



Meeting Agenda

Plan and Zoning Commission

Wednesday, January 17, 2024

5:30 PM

Ankeny City Council Chambers

1250 SW District Drive, Second Floor, Ankeny, Iowa

Ted Rapp, Chair

Glenn Hunter, Vice Chair

Trina Flack
Randall Weisheit

Lisa West

Annette Renaud
Todd Ripper

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

CALL TO ORDER:

A. ROLL CALL:

B. AMENDMENTS TO AGENDA:

Consider MOTION to approve and accept the January 17, 2024 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes

Consider MOTION to approve and accept the January 3, 2024 minutes of the Plan and Zoning Commission meeting.

2. Delaware Landing Plat 3 Final Plat

Consider MOTION to recommend City Council approval of the Delaware Landing Plat 3 Final Plat.

3. 5575 SE Delaware Avenue - MHC Kenworth of Des Moines Site Plan

Consider MOTION to approve the site plan for 5575 SE Delaware Avenue, MHC Kenworth of Des Moines, subject to City Council approval of the Delaware Landing Plat 3 Final Plat.

Consider MOTION to approve the recommendations for Consent Agenda Item(s) #1, #2 and #3.

F. REMOVED CONSENT AGENDA ITEMS:

G. PUBLIC HEARINGS:

H. BUSINESS ITEMS:

I. OLD BUSINESS:

J. REPORTS:

1. January 16, 2024 City Council Report - Staff

2. Director's Report

Tentative agenda items for Tuesday, February 6, 2024

Plan and Zoning Commission 2023 Annual Report

3. Commissioner's Reports

K. MISCELLANEOUS ITEMS:

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

L. ADJOURNMENT:

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION

January 17, 2024

5 : 30 PM

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ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Minutes

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: <p>Consider MOTION to approve and accept the January 3, 2024 minutes of the Plan and Zoning Commission meeting.</p> <p> </p>

ADDITIONAL INFORMATION:

ATTACHMENTS:

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Meeting Minutes

Plan & Zoning Commission Meeting

Wednesday, January 3, 2024

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

CALL TO ORDER

Chair Ted Rapp called the January 3, 2024 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve and accept the January 3, 2024 agenda without amendments. Second by G.Hunter. All voted aye. Motion carried 7 – 0.

COMMUNICATIONS

There were no communications.

CITIZEN'S REQUEST

There were no requests.

CONSENT AGENDA ITEMS

Item #1. Minutes

Motion to approve and accept the December 19, 2023 minutes of the Plan and Zoning Commission meeting.

Motion by T.Ripper to approve the recommendations for Consent Agenda Item #1. Second by T.Flack. All voted aye. Motion carried 7 – 0.

PUBLIC HEARINGS

There were no public hearings.

BUSINESS ITEMS

Item #2. Request to rezone property owned by Beasley Farms Inc., Stephen L Banning Trust, and Bettye J Banning Trust from R-1, One Family Residence District, C-2, General Retail, Highway Oriented and Central Business District, and M-1, Light Industrial District, to PUD, Planned Unit Development

Staff Report: B.Morrissey reported that Beasley Farms Inc., Stephen L Banning Trust, and Bettye J Banning Trust are requesting to rezone property from R-1, One Family Residence District, C-2, General Retail, Highway Oriented and Central Business District, and M-1, Light Industrial District, to PUD, Planned Unit Development. The area subject to the proposed rezoning consists of three parcels totaling approximately 22.03 acres located near the SE Corporate Woods Drive and SE Four Mile Drive intersection. He presented the current zoning map and the future land use map for this area. He shared that a PUD book was included with this request that outlines bulk regulations, project exhibits, supporting evidence, flood maps, and traffic projections. B.Morrissey said the PUD is intended to be an extension of the existing Old Dominion site on SE Four Mile Drive. He commented the main purpose for this rezoning is to allow Old Dominion to expand their parking and storage operations in the area. In the PUD Book, it is proposed that an 8' chain link fence be installed with barbed wire for security and federal regulation purposes. He noted that barbed wire fences typically require Council approval; however, it was allowed with the original Old Dominion PUD with the condition that a type "C" screen be installed around the perimeter. There was one individual from the public who spoke at the public hearing who asked to be notified if there are ever any changes made to the area. B.Morrissey informed the Commission because this is a PUD, if there were proposed changes to the site that are not allowed within the PUD book, the request would have to come back before the Plan and Zoning Commission and public notification is required.

Staff's recommendation is for the Plan and Zoning Commission recommend City Council approval of the request by Beasley Farms Inc., Stephen L Banning Trust, and Bettye J Banning Trust to rezone property from R-1, One-Family Residence District, C-2, General Retail, Highway Oriented a District, and M-1, Light Industrial District, to PUD, Planned Unit Development.

Joe Paragano, Hoyt + Berenyi, LLC, 645 Meeting Street, Charleston, SC representing Old Dominion Freightline and ERG, Inc. said he would answer any questions the Commission may have. There were no questions.

Motion by R.Weisheit to recommend City Council approval of the request by Beasley Farms Inc., Stephen L Banning Trust, and Bettye J Banning Trust to rezone property from R-1, One-Family Residence District, C-2, General Retail, Highway Oriented a District, and M-1, Light Industrial District, to PUD, Planned Unit Development. Second by T.Flack. All voted aye. Motion carried 7 – 0.

Item #3. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope Kimberley, LLC from Low Density Residential to High Density Residential use classification (LUPA 'A')

Item #4. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to Planned Unit Development, PUD (Rezoning Area A)

Item #5. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3, Multiple-Family Residential District (Rezoning Area B)

Staff Report: J.Heil reported that Hope Kimberley LLC is requesting an amendment to The Ankeny Plan 2040 Comprehensive Plan Figure 12.10, Future Land Use Map consisting of 16.20 acres from Low Density Residential to High Density Residential; a request to rezone 36.60 acres, Area A, from R-1 One Family Residential District to Planned Unit Development, PUD and a request to rezone 28.16 acres, Area B, from R-1 One Family Residential District to R-3, Multiple Family Residence District. He noted that the properties are located south of NE 126th Avenue, and west of NE Delaware Avenue. J.Heil provided a brief overview of the PUD Conceptual Plan for Rezoning Area A, which includes, Outlot Y proposed as multi-family, Outlot Z dedicated as parkland, Outlot X proposed to be privately owned amenities and single-family lots to the south. J.Heil also provided an overview of Rezoning Area B, which is proposed to be rezoned from R-1, One Family Residential District to R-3, Multiple Family Residence District. He presented a map of the surrounding properties, which showed current zoning in the area. J.Heil proceeded to respond, in detail, with information that addressed the questions that were raised during the public hearing, which included concerns about changing the Future Land Use Map, whether there is a need for more developable multi-family land and provided examples of similar multi-family developments within the community for reference, the amount and location of parkland within the proposed PUD area, the existence of restrictive covenants for the Four Mile Four county plat, and traffic concerns. He commented that it is important for cities to have a balanced approach to housing by providing a variety of residential uses in order to continue to grow and be sustainable.

Staff's position is that the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area A, from Low Density Residential to High Density Residential; and

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area A from R-1, One-Family Residence District to Planned Unit Development, PUD; and

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area B from R-1, One-Family Residence District to R-3 Multiple-Family Residence District.

T.Rapp asked for clarification on the covenants for the Four Mile Four final plat. J.Heil responded that if the property is annexed into the City of Ankeny, and the land is platted, the covenants could then be modified or eliminated.

Jenna Kimberley, Kimberley Development Corporation and Erin Ollendike, Civil Design Advantage, said that they would answer any questions the Commission may have.

Motion by L.West to recommend City Council approval of the request by Hope Kimberley, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA A, from Low Density Residential to High Density Residential. Second by A.Renaud. All voted aye. Motion carried 7 – 0.

Motion by G.Hunter to recommend City Council approval of the request by Hope Kimberley, LLC to rezone property (Area A) from R-1, One-Family Residence District to PUD, Planned Unit Development. Second by A.Renaud. All voted aye. Motion carried 7 – 0.

Motion by A.Renaud to recommend City Council approval of the request by Hope Kimberley, LLC to rezone property (Area B) from R-1, One-Family Residence District to R-3 Multiple-Family Residence District. Second by R.Weisheit. All voted aye. Motion carried 7 – 0.

REPORTS

City Council Meeting

E.Jensen reported on the January 2, 2024 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the Wednesday, January 17, 2024 Plan and Zoning Commission meeting and presented the December 2023 Building Permit Report.

Commissioner's Reports

There were no reports.

MISCELLANEOUS ITEMS

January 16, 2024 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, T.Rapp motioned to adjourn. Meeting adjourned at 6:59 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

January 17, 2024

5 : 30 PM

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ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Delaware Landing Plat 3 Final Plat

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

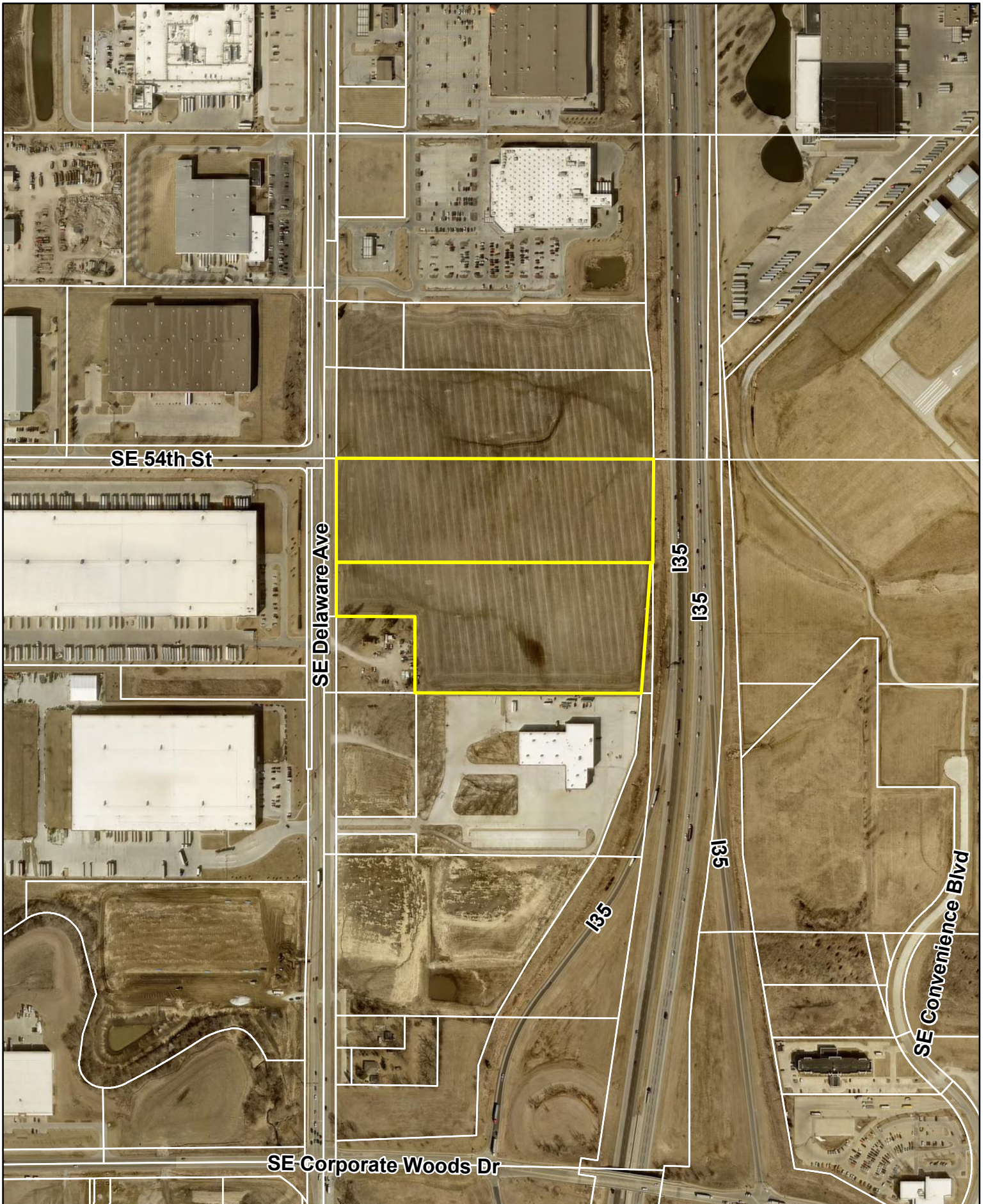
ACTION REQUESTED:

Action: Consider MOTION to recommend City Council approval of the Delaware Landing Plat 3 Final Plat.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download	
	Aerial Map
	Staff Report
	Applicant Letter
	Final Plat



Agenda Item: Delaware Landing Plat 3 – Final Plat
Report Date: January 9, 2024
Prepared By: Derek Silverthorn *ESC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Delaware Landing Plat 3 Final Plat.

Project Summary:

Delaware Landing Plat 3 is a 21.54-acre (+/-) plat generally located southeast of the intersection at SE Delaware Avenue and SE 54th Street. The plat area is zoned C-2, General Retail, Highway-Oriented, and Central Business Commercial District, with use restrictions, and is surrounded by properties to the north and south that are also zoned the same. Properties to the west are zoned M-1, Light Industrial District, and properties to the east across I-35 are zoned U-1, Conservation and Public Utility District for the Ankeny Regional Airport. There is one property to the southwest of the subject development zoned R-1, One-Family Residence District. The proposed plat includes two buildable lots—a 19.99-acre lot for 5575 SE Delaware Avenue, MHC Kenworth of Des Moines Site Plan, which is concurrently under review; and a 1.55-acre lot for future development.

Project Report:

- Streets:** No additional streets are proposed with this plat; however, there will be a northbound right-turn lane constructed along SE Delaware Avenue for the ingress/egress easement located at the intersection at SE Delaware Avenue and SE 54th Street. A traffic signal will be constructed at this intersection via CIP and cost participation, pursuant to an associated development agreement approved on August 7, 2023. Additional right-of-way may also be required as part of these improvements, and will be determined during the design phase of the traffic signal.
- Water:** 16-inch water main exists along SE Delaware Avenue, with an eight-inch stub near the northwest corner of the proposed plat. The subject plat will extend eight-inch water main from this stub and through the plat area, connecting with the existing eight-inch water main near the southwest corner of the plat area.
- Sewer:** Eight-inch sanitary sewer exists near the southwest corner of the proposed plat, which will be extended north throughout the plat area. This sewer will terminate at the northern plat boundary, and will be available to serve future development to the north. Wastewater within the subject plat will carry southerly off-site to the Polk County Lift Station near SE Corporate Woods Drive, and ultimately into the Four Mile Trunk Sewer.
- Drainage:** Stormwater within this plat will be primarily directed southeast into a proposed detention pond located in the southeast corner of the plat area, which will convey into a drainage ditch along southbound I-35. A proposed drainage easement along SE Delaware Avenue will collect a portion of stormwater from the plat and convey southerly off-site via 48-inch storm sewer along SE Delaware Avenue. Ultimately, all stormwater for this plat will outfall into Four Mile Creek.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Delaware Landing Plat 3
OWNER/DEVELOPER: M-H Property Enterprises, LLC

GENERAL INFORMATION:

PLAT LOCATION: Southeast of the intersection at SE Delaware Avenue and SE 54th Street
SIZE OF PLAT: 21.54 Acres
ZONING: C-2, General Retail, Highway-Oriented, and Central Business Commercial District, with Restrictions

LOTS:

NUMBER: Two buildable lots
SIZE/DENSITY: Lot 1 – 21.54 acres; Lot 2 – 1.55 acres
USE: Motor vehicle sales and service; office; warehouse
BUILDING LINES: 35' front yard setback
40' rear yard setback
0' side yard setback except when adjoining any R district, in which case, 25 feet

ADJACENT LANDS:

NORTH: Undeveloped – Pt. Parcel “K” (Bk: 8651, Pg. 594)
SOUTH: Peterbilt of Des Moines – Lot 1, Wilson Group Addition
EAST: Interstate 35
WEST: SE Delaware Avenue; Toro Distribution Center – Lot 1, Chapman Brothers Farm Plat 1

PARKLAND DEDICATION: Parkland dedication is not required for industrial development.

STREET DEVELOPMENT: No additional streets are proposed with this plat; however, there will be a northbound right-turn lane constructed along SE Delaware Avenue for the ingress/egress easement located at the intersection at SE Delaware Avenue and SE 54th Street. A traffic signal will be constructed at this intersection pursuant to an associated development agreement approved on August 7, 2023. Additional right-of-way may also be required as part of these improvements, and will be determined during the design phase of the traffic signal.

STORM WATER: This plat lies in the Middle Four Mile Creek Basin.

WASTE WATER:

PROJECTED FLOWS: 21.54 acres of developable land x 5,000 gal. per day = 107,700 GPD Est.

TREATMENT PLANT CAPACITY: 47 MGD; current daily avg. 18 MGD

NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Four Mile Interceptor

WATER SYSTEM:

USAGE: 21.54 acres of developable land x 1,000 gal. per day = 21,540 GPD Est.

SUPPLY CAPACITY: 15 MGD; Current daily avg. 6.5 MGD

FINAL PLAT: Staff recommends approval.

CONSTRUCTION PLANS: Approved on January 8, 2024.

**Re: MHC – Des Moines
Request for Final Plat Approval**

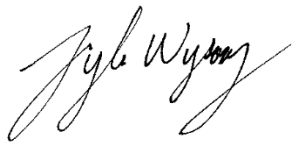
Planning and Zoning Commission,

The purpose of this letter is to request approval of the submitted “Delaware Landing Plat 3” Final Plat plan submitted in conjunction with the “MHC of Des Moines” Site Plan submittal on behalf of the property owner, M-H Property Enterprises, LLC.

The Final Plat submitted will support the development of MHC Kenworth’s new facility on the property along with the associated easements and dedications. We have worked closely with City of Ankeny Planning staff to ensure the plat meets all of the technical requirements necessary and the final plat was completed under the review of a registered professional land surveyor.

On behalf of the property owner, M-H Property Enterprises, LLC, we request that the Ankeny Planning and Zoning Commission approve our final plat as submitted.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.



Tyler Wysong. P.E.

DELAWARE LANDING PLAT 3

FINAL PLAT

AREA ABOVE RESERVED FOR RECORDER'S STAMP.

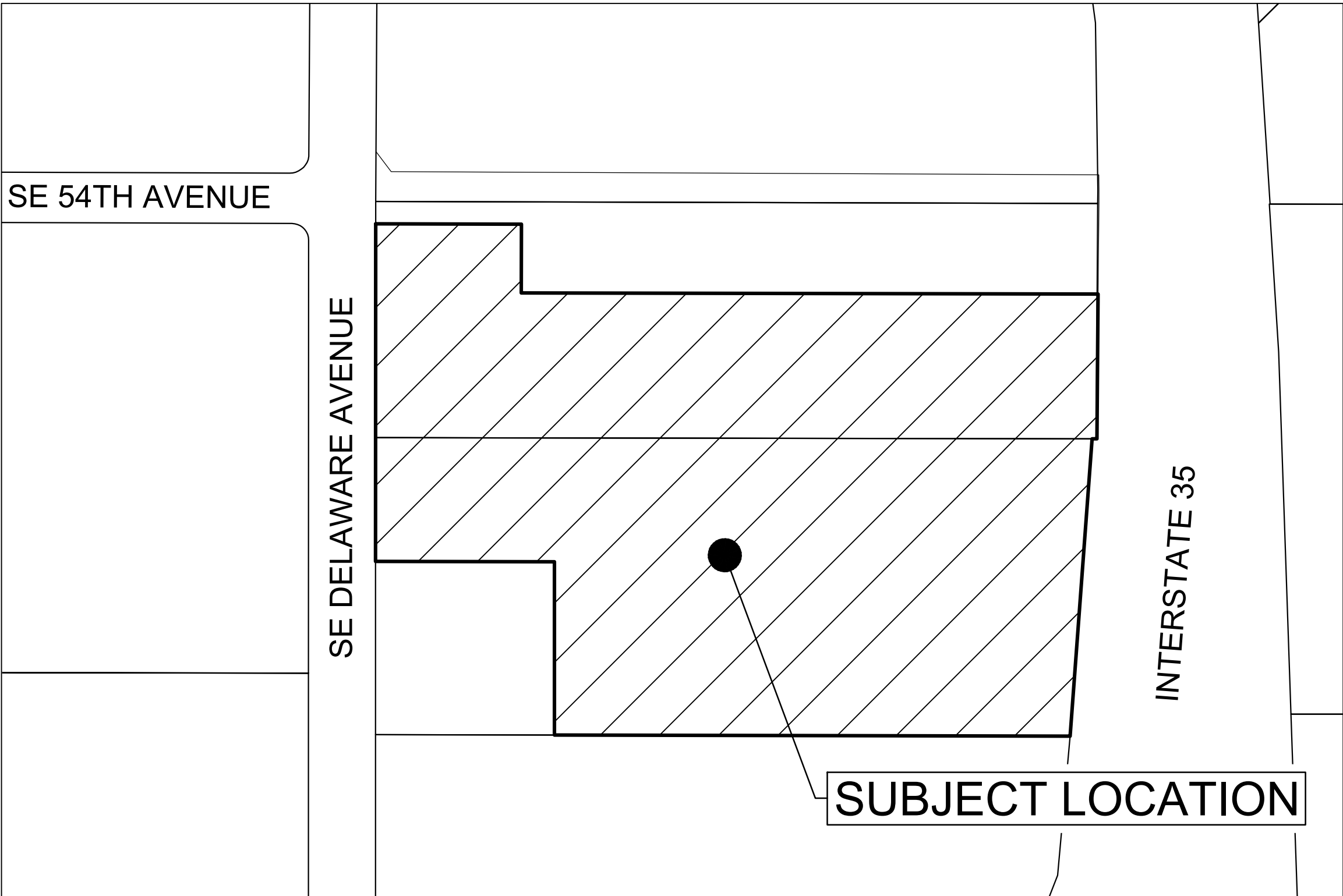
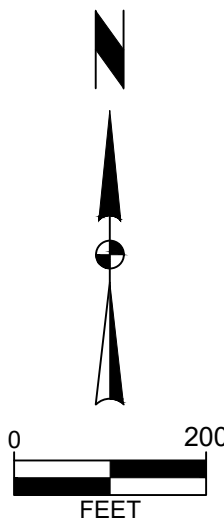
INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
ERIN GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
EGRIFIN@SNYDER-ASSOCIATES.COM

SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.

SURVEY LOCATED:
OUTLOT 'Y' & OUTLOT 'Z'
DELAWARE LANDING PLAT 2
SEC. 6-79-23

REQUESTED BY:
MHC PROPERTIES



VICINITY MAP
ANKENY, IOWA

LEGEND

FEATURES

Section Corner
1/2" Rebar, Cap #19710
w/Yellow Plastic Cap
(Unless Otherwise Noted)

ROW Marker

ROW Rail

Platted Distance

Measured Bearing & Distance

Recorded As

Deed Distance

Calculated Distance

Centerline

Section Line

1/4 Section Line

1/4 1/4 Section Line

Easement Line

FOUND	SET
▲	△
●	○
■	□
⊢	⊢
P	
M	
R	
D	
C	



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.

Erin D. Griffin, PLS _____ Date _____

License Number 19710

My License Renewal Date is December 31, 2023

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



Project No: 123.1238.01

Sheet 1 of 2

PROPERTY DESCRIPTION

OUTLOT 'Y', AND OUTLOT 'Z', DELAWARE LANDING PLAT 2, AN OFFICIAL PLAT, CITY OF ANKENY, POLK COUNTY, IOWA.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

LOT 1 OWNER

M-H PROPERTY ENTERPRISES, LLC
OWNER: MICHAEL P. MURPHY
OWNER CONTACT: JAY LANG
11120 TOMAHAWK CREEK PKWY, SUITE 200
LEAWOOD, KS 66211
TEL: (816) 912-5872
EMAIL: JAY.LANG@MHC.COM

LOT 2 OWNER

DENNY ELWELL FAMILY LC
2401 SE TONES DR STE 17
ANKENY, IA 50021-8886

ZONING

C-2: GENERAL RETAIL AND HIGHWAY ORIENTED COMMERCIAL BUSINESS DISTRICT, WITH RESTRICTIONS

AREA SUMMARY

GROSS AREA: 21.54 ACRES (938,358 SF)

DATE OF SURVEY

OCTOBER 12, 2023

FLOOD ZONE

THE FLOOD ZONE DESIGNATION FOR THE SUBJECT PROPERTY IS ZONE "X", BEING A AREA OF MINIMAL FLOOD HAZARD, AS PER THE FLOOD INSURANCE RATE MAP FOR THE CITY OF ANKENY, POLK COUNTY, IOWA, PANEL NUMBER 19153C0215F, EFFECTIVE DATE FEBRUARY 01, 2019.

NOTES

1. STREET LOT A IS TO BE DEDICATED TO THE CITY OF ANKENY.

DELAWARE LANDING PLAT 3

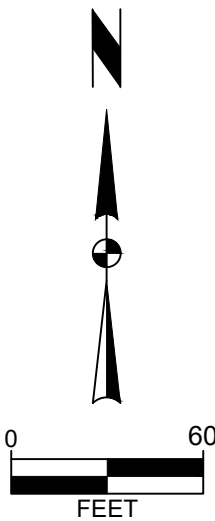
FINAL PLAT

ANKENY, IOWA

SNYDER & ASSOCIATES, INC. |

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

MARK	REVISION	DATE	BY
Engineer:	Checked By: EDG	Scale: 1" = 200'	
Technician: AJD	Date: 10-16-2023	T-R-S: 79N-23W-6	
Project No: 123.1238.01			Sheet 1 of 2



The logo for Snyder & Associates is centered in the lower half of the page. It consists of a large, bold, black stylized letter 'S' with a horizontal bar extending from its right side. Below the 'S' is the text 'SNYDER & ASSOCIATES' in a bold, black, sans-serif font.



PLAN AND ZONING COMMISSION

January 17, 2024

5 : 30 PM

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ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

5575 SE Delaware Avenue - MHC Kenworth of Des Moines Site Plan

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to approve the site plan for 5575 SE Delaware Avenue, MHC Kenworth of Des Moines, subject to City Council approval of the Delaware Landing Plat 3 Final Plat.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download [Aerial Map](#) [Staff Report](#) [Applicant Letter](#) [Site Plan](#) [Elevations](#)



Agenda Item: 5575 SE Delaware Avenue – MHC Kenworth of Des Moines Site Plan
Report Date: January 9, 2024
Prepared By: Derek Silverthorn
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 5575 SE Delaware Avenue, MHC Kenworth of Des Moines, subject to City Council approval of the Delaware Landing Plat 3 Final Plat.

Project Summary:

The property at 5575 SE Delaware Avenue is 19.99 acres, situated on Lot 1, Delaware Landing Plat 3, which is concurrently under review. The site is generally located southeast of the intersection at SE Delaware Avenue and SE 54th Street. The plat area is zoned C-2, General Retail, Highway-Oriented, and Central Business Commercial District, with use restrictions, and is surrounded by properties to the north and south that are also zoned the same. Properties to the west are zoned M-1, Light Industrial District, and properties to the east across I-35 are zoned U-1, Conservation and Public Utility District for the Ankeny Regional Airport. There is one property to the southwest of the subject development zoned R-1, One-Family Residence District.

The proposed development includes a 69,860 square-foot (+/-) facility for MHC Kenworth of Des Moines trucking sales, service, office, and warehouse, required parking stalls, truck and trailer staging and display, trash enclosure, landscaping, storm water management, utility service connections, and associated site improvements.

Project Report:

The site will be accessed from two proposed ingress/egress easements along SE Delaware Avenue—one located at the intersection of SE Delaware Avenue and SE 54th Street, and one located 350 feet south along SE Delaware Avenue. Traffic for this site is addressed via development agreement based on the traffic study approved on April 5, 2023. Said development agreement, approved on August 7, 2023, requires a traffic signal to be constructed via CIP and cost participation at the intersection of SE Delaware Avenue and SE 54th Street. Additional right-of-way may also be required as part of these improvements, and will be determined during the design phase of the traffic signal. The site provides 113 passenger vehicle parking stalls and 313 truck/trailer parking stalls—41 of which are intended for display purposes located in front of the building facing SE Delaware Avenue and along I-35.

The proposed 69,860 square-foot building will be a maximum height of 29 feet to the uppermost parapet, and will be constructed with a combination of colored pre-cast concrete panels and ground-face concrete block. The proposed building materials and colors conform to Section 192.02.3.B, providing for over 70% of primary materials on the west and east elevations along the SE Delaware Avenue and I-35 rights-of-way. A truck service area and canopy are located north of the building, and a loading/unloading dock space south

of the building. The building and accompanying trash enclosure, located south of the building, are complementary to other similar uses and neighboring sites. The site plan and elevations also indicate a monument sign location along SE Delaware Avenue, a modified pylon sign location along I-35, and various building signage. The signs shown on the submitted plans are conceptual only, and final design and allowances will be determined with future sign permits.

The landscaping shown on the site plan generally meets code requirements with the exception of pavement shade trees. Due to the site design primarily limiting pavement shade trees to the perimeter of the site, there are 55 out of 121 required pavement shade trees provided. The insufficient number of pavement shade trees has been attempted to be offset by providing an excess of open space landscaping with 188 out of 116 required open space trees. The total number of trees provided on the site—both for open space and pavement shading—equal 243 out of a total required 237.

New utility service connections and stormwater management will be installed with this development. 16-inch water main exists along SE Delaware Avenue, with an eight-inch stub near the northwest corner of the property, which will be extended to serve the subject development. Eight-inch sanitary sewer exists near the southwest corner of the proposed plat, which will be extended north throughout the property to carry wastewater southerly off-site to the Polk County Lift Station near SE Corporate Woods Drive, and ultimately into the Four Mile Trunk Sewer. Stormwater on this site will be primarily directed southeast into a proposed detention pond located in the southeast corner of the property, which will convey into a drainage ditch along southbound I-35. A proposed drainage easement along SE Delaware Avenue will collect a portion of stormwater from the subject development and convey southerly off-site via 48-inch storm sewer along SE Delaware Avenue. Ultimately, all stormwater for this plat will outfall into Four Mile Creek.

Site Plan Worksheet
5575 SE Delaware Avenue
MHC Kenworth of Des Moines

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

A. Site Development

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

The site will be accessed from SE Delaware Avenue via two separate ingress/egress easements. The building is centrally located on the site, with the primary building façade oriented to the west toward SE Delaware Avenue. The access drives connect around the neighboring Lot 2, providing for parking and circulation throughout the subject site. There will be a service area located on the north side of the building, and loading dock space located on the south side of the building. The proposed development is compatible and complementary to similar uses on neighboring properties.

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

The proposed site is compatible with the existing streetscape along SE Delaware Avenue, with a similar use to that of neighboring properties. The primary building façade and large amount of open space is provided toward SE Delaware Avenue.

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

The site plan includes 113 passenger vehicle parking stalls and 313 truck/trailer parking stalls—41 of which are intended for display purposes located in front of the building facing SE Delaware Avenue and along I-35. Appropriate circulation for traffic is provided via drive aisle away from the primary entrance to the building.

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

Traffic for this site was addressed in the traffic study reviewed and accepted by City Staff on April 5, 2023. The site will be accessed from SE Delaware Avenue via two separate ingress/egress easements, with the addition of a traffic signal located at the intersection of SE Delaware Avenue and SE 54th Street. The internal circulation pattern is conducive to truck and trailer movement.

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

Passenger vehicle parking is located northwest of the proposed building, while truck and trailer parking is provided to the north, east, and south. Truck display parking is provided along I-35 and west of the building. All proposed parking stalls meet the requirements for off-street parking as stated in Chapter 194.01. Headlight screening is provided along the parking stalls facing SE Delaware Avenue and adjoining property.

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

A trash enclosure will be located south of the proposed building, and will be constructed of colored tilt-up concrete to complement the building.

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

All services to the building will be underground.

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

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

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

Stormwater on this site will be primarily directed southeast into a proposed detention pond located in the southeast corner of the property, which will convey into a drainage ditch along southbound I-35. A proposed drainage easement along SE Delaware Avenue will collect a portion of stormwater from the subject development and convey southerly off-site via 48-inch storm sewer along SE Delaware Avenue. Ultimately, all stormwater for this plat will outfall into Four Mile Creek.

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

16-inch water main exists along SE Delaware Avenue, with an eight-inch stub near the northwest corner of the property, which will be extended to serve the subject development. Eight-inch sanitary sewer exists near the southwest corner of the proposed plat, which will be extended north throughout the property to carry wastewater southerly off-site to the Polk County Lift Station near SE Corporate Woods Drive, and ultimately into the Four Mile Trunk Sewer.

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

This site provides open space in the southern and western portions of the site for stormwater management.

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

The landscaping shown on the site plan generally meets code requirements with the exception of pavement shade trees. Due to the site design primarily limiting pavement shade trees to the perimeter of the site, there are 55 out of 121 required pavement shade trees provided. The insufficient number of pavement shade trees has been attempted to be offset by providing an excess of open space landscaping with 188 out of 116 required open space trees. The total number of trees provided on the site—both for open space and pavement shading—equal 243 out of a total required 237.

B. Building Design

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

The proposed 69,860 square-foot building will be a maximum height of 29 feet to the uppermost parapet—similar in scale to neighboring commercial sites.

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

The proposed 69,860 square-foot building will be a maximum height of 29 feet to the uppermost parapet, and will be constructed with a combination of colored pre-cast concrete panels and ground-face concrete block. The proposed building materials and colors conform to Section 192.02.3.B, providing for over 70% of primary materials on the west and east elevations along the SE Delaware Avenue and I-35 rights-of-way. The building and accompanying trash enclosure, located south of the building, are complementary to other similar uses and neighboring sites.

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

One trash enclosure will be constructed south of the proposed building, away from public view, and will be constructed of colored pre-cast concrete to complement the building.

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

There is only one building proposed on this site, but it will have various architectural design features and material selections to complement adjacent development.

C. Signs

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

The site plan and elevations indicate a monument sign location along SE Delaware Avenue, a modified pylon sign location along I-35, and various building signage. The signs shown on the submitted plans are conceptual only. Final design and allowances will be determined with future sign permits.

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

Building signs shown on the elevations are conceptual only. Final design and allowances will be determined with future sign permits.

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

One tentative ground sign and a modified pylon sign have been indicated on the site plan, which will be approved through the sign permitting process.

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

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

D. Factors for Evaluation

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

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

The plans submitted generally conform to the written regulations of the City, with the exception of pavement shade trees being insufficiently provided due to site and use constraints. The applicant has attempted to offset the insufficient number of pavement shade trees with an excess of open space trees.

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

The building meets all setbacks required by code, and will share similar form and function with neighboring sites.

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

The proposed access, parking areas, and drive aisles are appropriate for the site, and will not adversely affect traffic flow of vehicles and pedestrians through the site. This site provides open space primarily on the south and west portions of the site along SE Delaware Avenue for the primary purpose of stormwater management and potential future parking.

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

The proposed 69,860 square-foot building will be a maximum height of 29 feet to the uppermost parapet, and will be constructed with a combination of colored pre-cast concrete panels and ground-face concrete block. The proposed building materials and colors conform to Section 192.02.3.B, and are complementary to other similar uses and neighboring sites.

5. Impact on sanitary sewer, storm sewer, drainage, water, and street systems.

It appears that the impacts on these utility systems can be accommodated adequately.



January 5, 2024

To: Ankeny Planning and Zoning Commission
Applicant: M-H Property Enterprises, LLC
Harold Mitts, Property & Facilities Manager
Re: **MHC Kenworth-Des Moines – Request for Site Plan Approval – Proposed two-story commercial development located at SE Delaware & SE 54th Street, Ankeny, IA 50021**

Planning and Zoning Commission:

M-H Property Enterprises, LLC has purchased a parcel of land totaling 20 acres with the intent of developing of a truck dealership. The parcel is located within the General Retail & Highway Oriented Commercial Business District (Zoning C-2). The ownership will develop under M-H Property Enterprises, LLC and then operate the dealership under Iowa Kenworth, LLC and do business as MHC Kenworth-Des Moines.

MHC Kenworth is a full service truck dealership which will have total building area of approximately 94,790 square feet, including the mezzanine. The activities we conduct include parts sales, service shop, and truck sales. There will be offices in the building for managers and salesmen. Our parking lot in the front is made up of cars from customers and employees, and in the back heavy-duty trucks that are waiting for service or waiting to be picked up by customers. The trailer parking is 30 spots and is for setting trailers while the truck is in the shop for service. We do not store anything on our lot long term, or longer than it takes to fix it and get back to customer. Trailers are only there as long as truck is being serviced, anywhere from 1-5 days. The large parking lot required for the dealership's use as well as the large trucks on site will be screened with landscaping to meet the intent of design guidelines, while still providing the visibility required for a successful business.

All of the business functions occur inside the facility and have little to no impact on neighboring commercial properties or businesses, such as air, water, or noise pollution. M-H Property Enterprises, LLC has entered into a Development Agreement with The City of Ankeny to share in the cost of the Traffic Signal that will be constructed as the east leg of the existing three-

Murphy-Hoffman Company

11120 Tomahawk Creek Parkway
Leawood, Kansas 66211

mhc.com



legged intersection of SE Delaware Avenue and SE 54th Street, which will serve as primary access to the facility.

We anticipate starting construction in the spring of 2024.

On behalf of the Applicant, we request that the Ankeny Planning and Zoning Commission approve our Site Plan Application and Submittal.

We appreciate your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Harold Mitts", is written over a horizontal line.

Harold Mitts
Property & Facilities Manager

Murphy-Hoffman Company

11120 Tomahawk Creek Parkway
Leawood, Kansas 66211

mhc.com



M-H Property Enterprises, LLC
11120 Tomahawk Creek Pkwy
Suite 200
Leawood, Kansas 66211
(816) 483-6444
FAX (816) 483-5842

[illegible]

**NOT FOR
CONSTRUCTION**

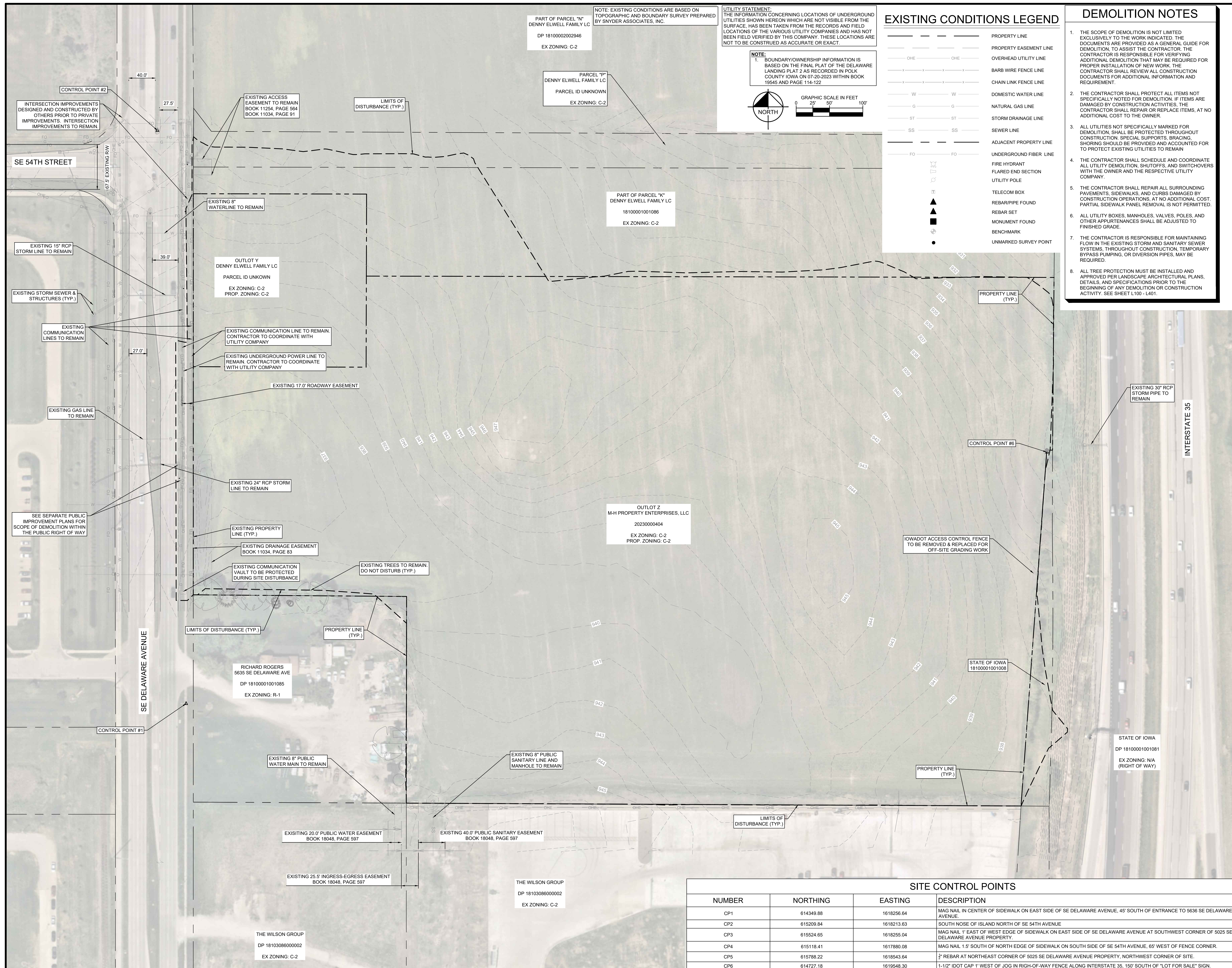
ARCHITECT	FINKLE+WILLIAMS ARCHITECTURE
CIVIL	KIMLEY-HORN
LANDSCAPE	KIMLEY-HORN
FOUNDATIONS	BSE
STRUCTURAL	BSE
PLUMBING	PKMR
MECHANICAL	PKMR
ELECTRICAL	PKMR
FIRE PROTECTION	N/A
CONTRACTOR	BRINKMANN CONSTRUCTION

Kimley»»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
3005 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
PHONE: 816-652-0350
WWW.KIMLEY-HORN.COM

EXISTING
CONDITIONS
DEMO PLAN

C001





M-H Property Enterprises, LLC
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Suite 200
Leawood, Kansas 66211
(816) 483-6444
FAX (816) 483-5842

[illegible]

**NOT FOR
CONSTRUCTION**

ARCHITECT	FINKLE+WILLIAMS ARCHITECTURE
CIVIL	KIMLEY-HORN
LANDSCAPE	KIMLEY-HORN
FOUNDATIONS	BSE
STRUCTURAL	BSE
PLUMBING	PKMR
MECHANICAL	PKMR
ELECTRICAL	PKMR
FIRE PROTECTION	N/A
CONTRACTOR	BRINKMANN CONSTRUCTION

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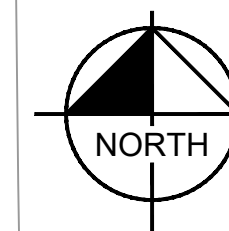
EROSION
CONTROL - PRE
CONSTRUCITON
PHASE

C101

NOTE: FOR GRAPHICAL CLARITY, PERIMETER EROSION MEASURES ARE SHOWN SLIGHTLY OFF THE PROPERTY, BUT ARE INTENDED TO BE FULLY INSTALLED WITHIN THE DEVELOPER'S PROPERTY.

NOTE: NO SOIL DISTURBING ACTIVITIES SHALL BE CONDUCTED BEFORE INSTALLATION OF ROCK DITCH CHECKS & PERIMETER SILT FENCE IS COMPLETE.

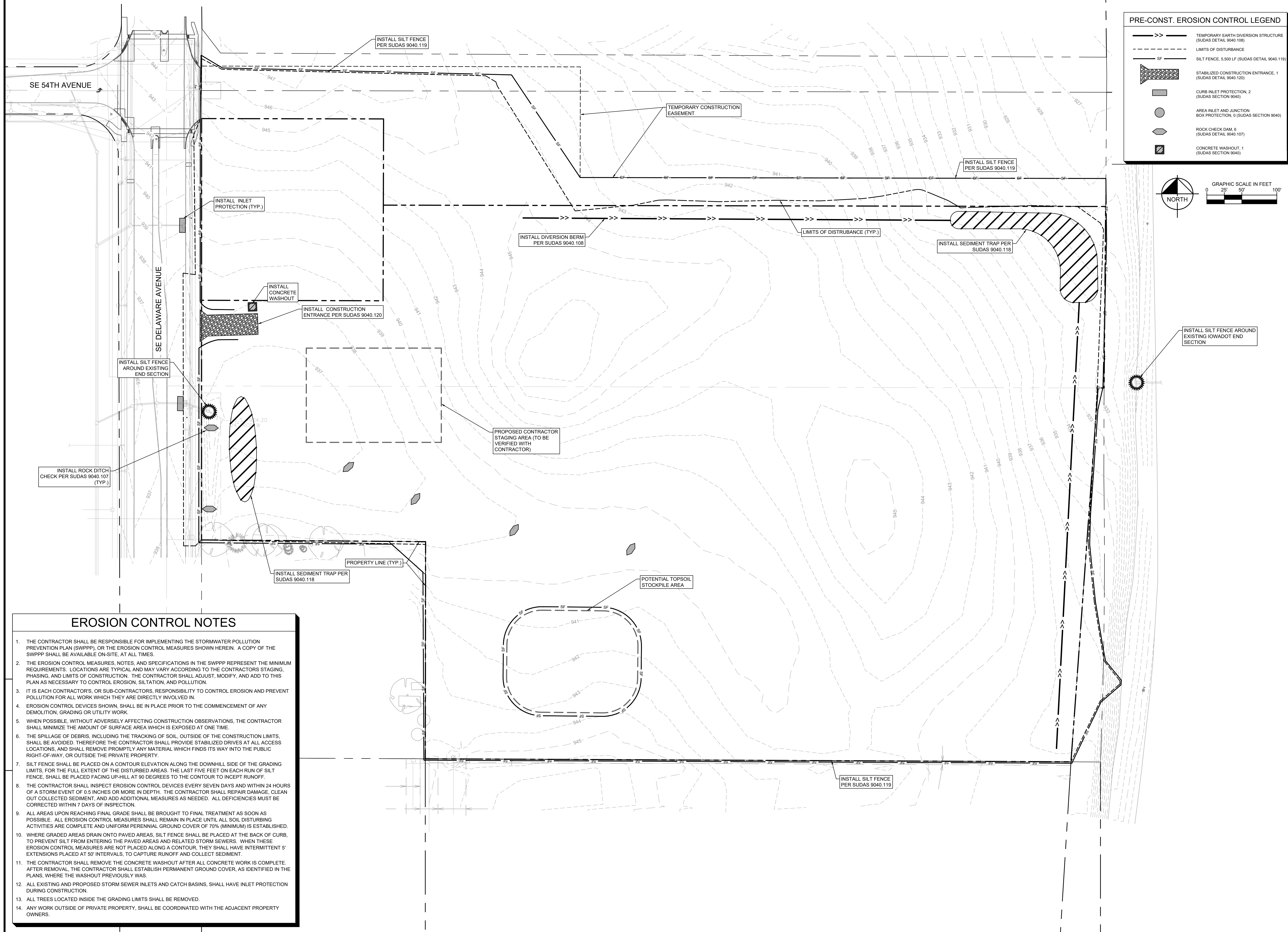
	TEMPORARY EARTH DIVERSION STRUCTURE (SUDAS DETAIL 9040.108)
	LIMITS OF DISTURBANCE
	SILT FENCE, 5,500 LF (SUDAS DETAIL 9040.1)
	STABILIZED CONSTRUCTION ENTRANCE, 1 (SUDAS DETAIL 9040.120)
	CURB INLET PROTECTION, 2 (SUDAS SECTION 9040)
	AREA INLET AND JUNCTION BOX PROTECTION, 0 (SUDAS SECTION 9040)
	ROCK CHECK DAM, 6 (SUDAS DETAIL 9040.107)
	CONCRETE WASHOUT, 1 (SUDAS SECTION 9040)



GRAPHIC SCALE IN FEET

A horizontal line with vertical tick marks at 0, 25, 50, and 100. The segment between 25 and 50 is shaded black.

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP), OR THE EROSION CONTROL MEASURES SHOWN HEREIN. A COPY OF THE SWPPP SHALL BE AVAILABLE ON-SITE, AT ALL TIMES.
2. THE EROSION CONTROL MEASURES, NOTES, AND SPECIFICATIONS IN THE SWPPP REPRESENT THE MINIMUM REQUIREMENTS. LOCATIONS ARE TYPICAL AND MAY VARY ACCORDING TO THE CONTRACTORS STAGING, PHASING, AND LIMITS OF CONSTRUCTION. THE CONTRACTOR SHALL ADJUST, MODIFY, AND ADD TO THIS PLAN AS NECESSARY TO CONTROL EROSION, SILTATION, AND POLLUTION.
3. IT IS EACH CONTRACTORS, OR SUB-CONTRACTORS, RESPONSIBILITY TO CONTROL EROSION AND PREVENT POLLUTION FOR ALL AREAS WHICH THEY ARE DIRECTLY INVOLVED IN.
4. EROSION CONTROL DEVICES SHOWN, SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION, GRADING OR UTILITY WORK.
5. WHEN POSSIBLE, WITHOUT ADVERSELY AFFECTING CONSTRUCTION OBSERVATIONS, THE CONTRACTOR SHALL MINIMIZE THE AMOUNT OF SURFACE AREA WHICH IS EXPOSED AT ONE TIME.
6. THE SPILLAGE OF DEBRIS, INCLUDING THE TRACKING OF SOIL, OUTSIDE OF THE CONSTRUCTION LIMITS, SHALL BE AVOIDED. THEREFORE THE CONTRACTOR SHALL PROVIDE STABILIZED DRIVES AT ALL ACCESS LOCATIONS, AND SHALL REMOVE PROMPTLY ANY MATERIAL WHICH FINDS ITS WAY INTO THE PUBLIC RIGHT-OF-WAY, OR OUTSIDE THE PRIVATE PROPERTY.
7. SILT FENCE SHALL BE PLACED ON A CONTOUR ELEVATION ALONG THE DOWNHILL SILE OF THE GRADING LIMITS, FOR THE FULL EXTENT OF THE DISTURBED AREAS. THE LAST FIVE FEET ON EACH RUN OF SILT FENCE, SHALL BE PLACED FACING UP-HILL AT 90 DEGREES TO THE CONTOUR TO INCEPT RUNOFF.
8. THE CONTRACTOR SHALL INSPECT EROSION CONTROL DEVICES EVERY SEVEN DAYS AND WITHIN 24 HOURS OF A STORM EVENT. IF 5 INCHES OR MORE IN DEPTH, THE CONTRACTOR SHALL REPAIR/DAMAGE, CLEAN OUT COLLECTED SEDIMENT, AND ADD ADDITIONAL MEASURES AS NEEDED. ALL DEFICIENCIES MUST BE CORRECTED WITHIN 7 DAYS OF INSPECTION.
9. ALL AREAS UPON REACHING FINAL GRADE SHALL BE BROUGHT TO FINAL TREATMENT AS SOON AS POSSIBLE. ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL ALL SOIL DISTURBING ACTIVITIES ARE COMPLETE AND UNIFORM PERENNIAL GROUND COVER OF 70% (MINIMUM) IS ESTABLISHED.
10. WHERE GRADED AREAS DRAIN ONTO PAVED AREAS, SILT FENCE SHALL BE PLACED AT THE BACK OF CURB, TO PREVENT SILT FROM ENTERING THE PAVED AREAS AND RELATED STORM SEWERS. WHEN THESE EROSION CONTROL MEASURES ARE NOT PLACED ALONG A CONTOUR, THEY SHALL HAVE INTERMITTENT 5' EXTENSIONS PLACED AT 60 INCHES TO CAPTURE RUNOFF AND COLLECT SEDIMENT.
11. THE CONTRACTOR SHALL REMOVE THE CONCRETE WASHOUT AFTER ALL CONCRETE WORK IS COMPLETE. AFTER REMOVAL, THE CONTRACTOR SHALL ESTABLISH PERMANENT GROUND COVER, AS IDENTIFIED IN THE PLANS, WHERE THE WASHOUT PREVIOUSLY WAS.
12. ALL EXISTING AND PROPOSED STORM SEWER INLETS AND CATCH BASINS, SHALL HAVE INLET PROTECTION DURING CONSTRUCTION.
13. ALL TREES LOCATED INSIDE THE GRADING LIMITS SHALL BE REMOVED.
14. ANY WORK OUTSIDE OF PRIVATE PROPERTY, SHALL BE COORDINATED WITH THE ADJACENT PROPERTY OWNERS.





M-H Property Enterprises, LLC
1120 Tomahawk Creek Pkwy
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Leawood, Kansas 66211
(816) 483-6444
FAX (816) 483-5842

NOT FOR INSTRUCTION

ACTOR BRINKMANN
CONSTRUCTORS

Kimley»»Horn

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PHONE: 816-652-0350
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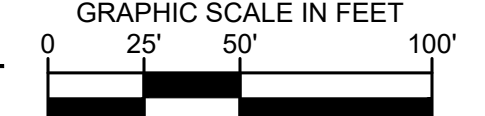
EROSION
CONTROL -
INSTRUCTION
PHASE

C102

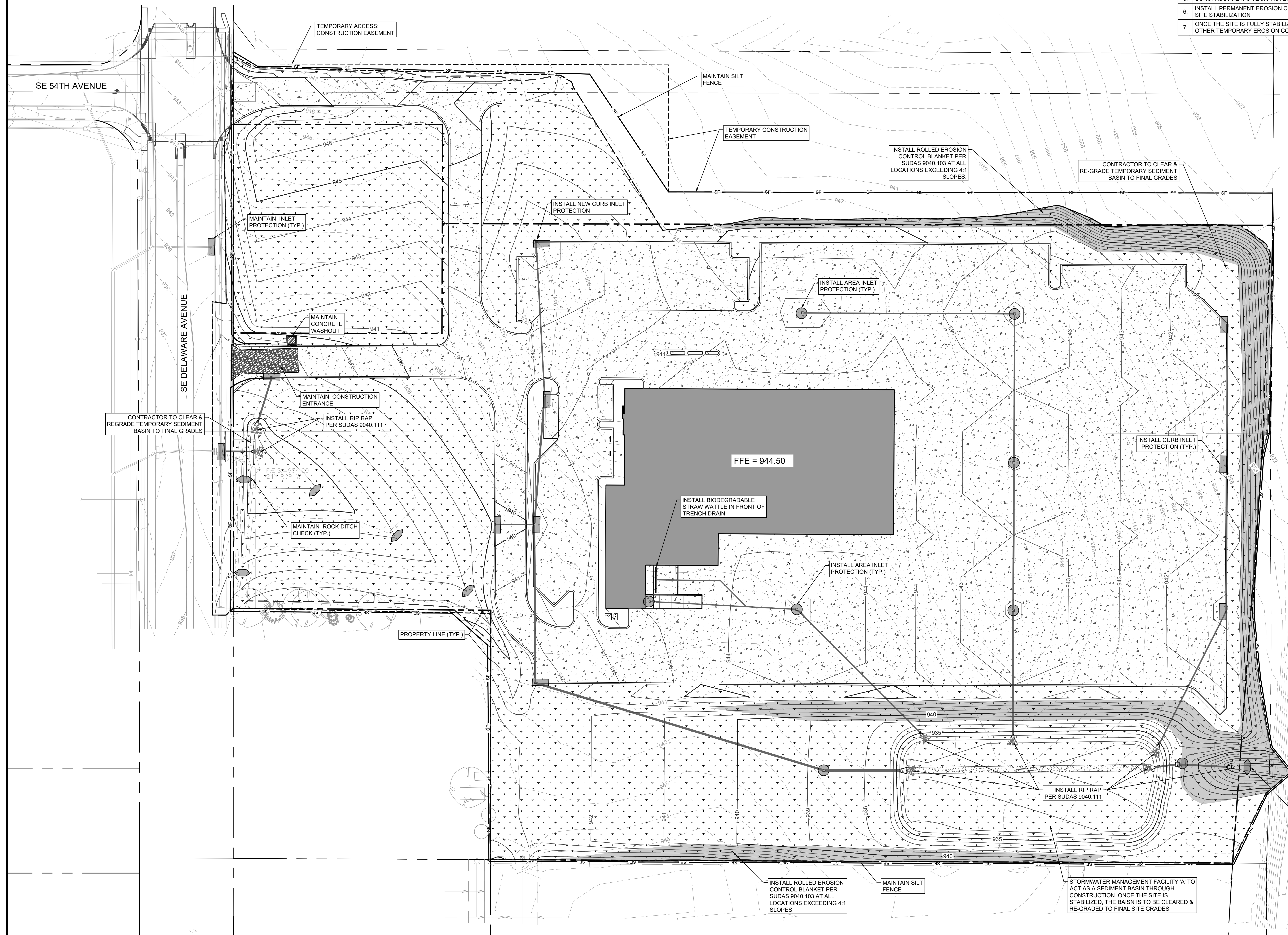
PHASE 2 EROSION CONTROL MEASURES SHALL CONSIST OF MAINTAINING PHASE 1 MEASURES, INSTALLATION OF INLET PROTECTION FOR NEW STORM STRUCTURES, & TEMPORARY SEEDING. ONCE SITE STABILIZATION IS ACHIEVED, ALL TEMPORARY MEASURES CAN BE REMOVED.

1.	ADJUST & MAINTAIN PERIMETER SILT FENCE, SEDIMENT TRAPS & CONSTRUCTION ENTRANCE
2.	BEGIN MASS GRADING
3.	INSTALL FINAL CURB & GUTTER, STORM PIPES AND STRUCTURES
4.	INSTALL NEW EROSION CONTROL MEASURES AS NOTED ON THE PLAN
5.	CONSTRUCT NEW SITE IMPROVEMENTS INCLUDING PAVEMENT
6.	INSTALL PERMANENT EROSION CONTROL MEASURES, SEED AS NECESSARY, & PERFORM PERMANENT SITE STABILIZATION
7.	ONCE THE SITE IS FULLY STABILIZED, REMOVE TEMPORARY INLET PROTECTION, SILT FENCE, & ALL OTHER TEMPORARY EROSION CONTROL MEASURES.

	TEMPORARY EARTH DIVERSION STRUCTURE (SUDAS DETAIL 9040.108)
	LIMITS OF DISTURBANCE
	SILT FENCE, 4,800 LF (SUDAS DETAIL 9040.119)
	STABILIZED CONSTRUCTION ENTRANCE, 1 (SUDAS DETAIL 9040.120)
	CURB INLET PROTECTION, 11 (SUDAS SECTION 9040)
	AREA INLET AND JUNCTION BOX PROTECTION, 6 (SUDAS SECTION 9040)
	ROCK CHECK DAM, 5 (SUDAS DETAIL 9040.107)
	CONCRETE WASHOUT, 1 (SUDAS SECTION 9040)
	TEMPORARY SEEDING, 9,16 AC
	RIP RAP FOR PIPE OUTLET, 7 (SUDAS DETAIL 9040.110 & 9040.111)
	ROLLED EROSION CONTROL BLANKET, 1,26 AC (SUDAS DETAIL 9040.103)



MAINTAIN SILT
FENCE AROUND
END SECTION



No.:	268445002
	11/17/2023
For:	PERMIT SET

[illegible]

REGISTRATION

**NOT FOR
CONSTRUCTION**

PROJECT TEAM

TECT FINKLE+WILLIAMS
ARCHITECTURE

KIMLEY-HORN

CAPE KIMLEY-HORN

Estimates	BSE
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TURAL BSE

ING PKMR

CLINICAL	PKMR
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IRICAL	PKMR
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PROTECTION N/A

ACTOR BRINKMANN

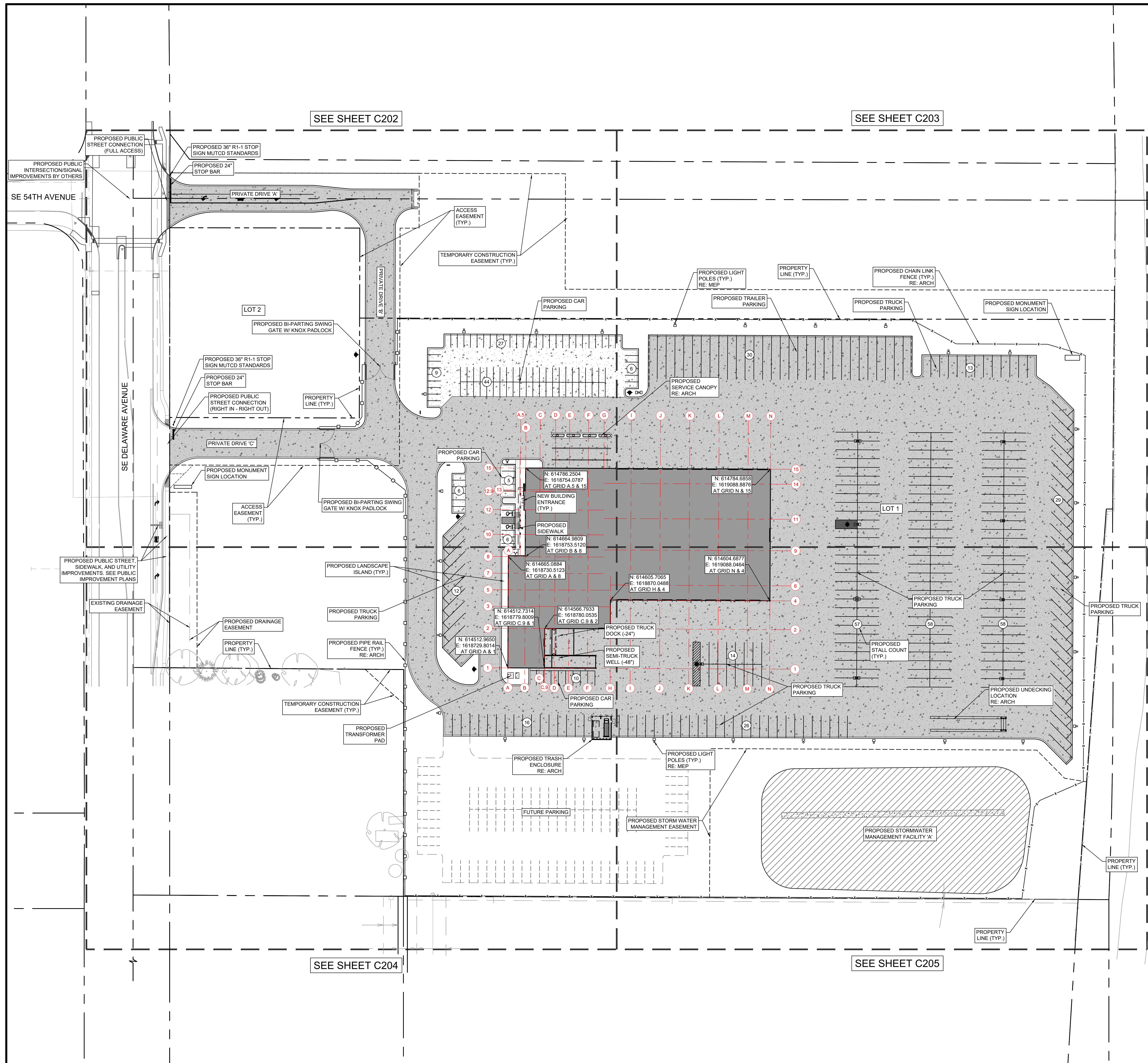
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PHONE: 816-662-0350
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SHEET TITLE

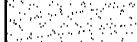
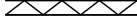
OVERALL SITE PLAN

SHEET NUMBER

C201



SITE PLAN LEGEND

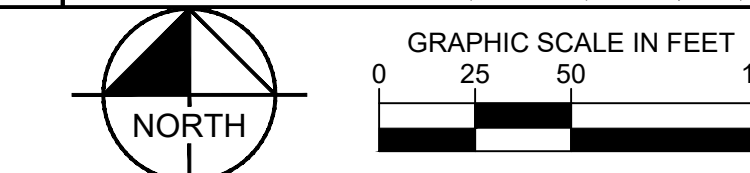
	4" CONCRETE SIDEWALK
	8" HEAVY DUTY CONCRETE
	6" STANDARD DUTY CONCRETE
	6" CURB & GUTTER
	12" CURB & GUTTER
	FLUSH CURB & GUTTER
	TRANSITION CURB & GUTTER
	PIPE RAIL FENCE
	CHAIN LINK FENCE
	GRADE BREAK LINE
	ADA ACCESSIBLE RAMP

GENERAL NOTES

1. SEE SUR1 AND SUR2 FOR LOCATION OF ALL PROPOSED EASEMENTS & TRACTS
2. ALL DIMENSIONS LISTED ARE TO BACK OF CURB, OR EDGE OF PAVED SURFACE, UNLESS SPECIFICALLY NOTED OTHERWISE.
3. ALL ADA DETECTABLE WARNING SURFACE SHALL BE PER CITY OF ANKENY STANDARDS
4. THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
5. A KNOX BOX SHALL BE INSTALLED AT THE MAIN ENTRANCE TO THE BUILDING PER CITY OF ANKENY FIRE DEPARTMENT STANDARDS.

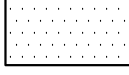
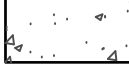
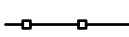
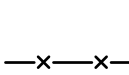
SITE SUMMARY

A	ZONING	
	LOT 1	
	AREA =	19.99 AC
	ZONING (EX/PROP)=	C-2
	LOT 2	
B	AREA =	1.55 AC
	ZONING (EX/PROP)=	C-2
	PROPOSED USE	
	LOT 1	
	TRUCK SALES/SERVICE/FACILITY (WAREHOUSE, OFFICE, SHOP)	
C	LOT 2	
	COMMERCIAL (UNKNOWN)	
	BUILDING INFORMATION (LOT 1)	
	NUMBER OF FLOORS	2
	STRUCTURE HEIGHT (FT)	29
D	FLOOR AREA (SF)	69,860
	WAREHOUSE AREA (SF)	38,991
	OFFICE AREA (SF)	15,330
	SHOP AREA (SF)	40,469
	TOTAL GROSS FLOOR AREA (SF)	94,790
E	PROPERTY SETBACK REQUIREMENTS	
	FRONT YARD (FT)	35
	SIDE YARD (FT)	25 WHEN ABBUTTING R- DISTRICT, 0 OTHERWISE
	REAR YARD (FT)	40
	OFF-STREET PARKING	
F	PASSENGER VEHICLE PARKING	113
	TRUCK VEHICLE PARKING	283
	TRAILER VEHICLE PARKING	30
	TOTAL PARKING PROVIDED	426
	TOTAL PARKING REQUIRED*	252
G	PARKING REQUIREMENTS	
	SHOP PARKING	1 SPACE / 200 SF OF SHOP
	OFFICE PARKING	1 SPACE / 400 SF OF OFFICE
	WAREHOUSE PARKING	1 SPACE / 2 EMPLOYEES, WITH MAX SHIFT = 20 EMPLOYEES



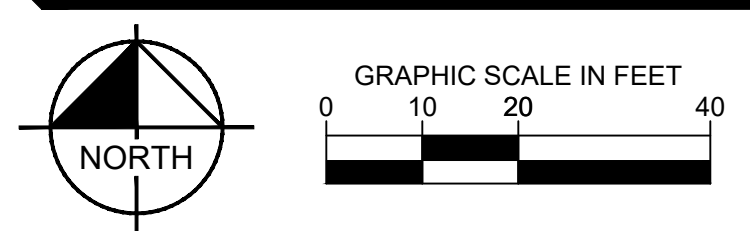
INTERSTATE 25



	4" CONCRETE SIDEWALK
	8" HEAVY DUTY CONCRETE
	6" STANDARD DUTY CONCRETE
	6" CURB & GUTTER
	12" CURB & GUTTER
	FLUSH CURB & GUTTER
	TRANSITION CURB & GUTTER
	PIPE RAIL FENCE
	CHAIN LINK FENCE
	GRADE BREAK LINE
	ADA ACCESSIBLE RAMP

GENERAL NOTES

1. ALL DIMENSIONS LISTED ARE TO BACK OF CURB, OR EDGE OF PAVED SURFACE, UNLESS SPECIFICALLY NOTED OTHERWISE.
2. ALL ADA DETECTABLE WARNING SURFACE SHALL BE PER CITY OF ANKENY STANDARDS.
3. ALL BACK OF CURD RADII SHALL BE 5' UNLESS OTHERWISE NOTED.



MHC
KENWORTH
DES MOINES

For
M-H Property Enterprises, LLC
11120 Tomahawk Creek Pkwy
Suite 200
Leawood, Kansas 66211
(816) 483-6444
FAX (816) 483-5842

Project No.: 268445002
Date: 11/17/2023
Issued For: PERMIT SET

[illegible]

REGISTRATION

**NOT FOR
CONSTRUCTION**

PROJECT TEAM

ARCHITECT FINKLE+WILLIAMS
ARCHITECTURE

VIL KIMLEY-HORN

LANDSCAPE KIMLEY-HORN

FOUNDATIONS BSE

STRUCTURAL BSE

LUMBING PKMR

MECHANICAL PKMR

ELECTRICAL PMMR

RET PROTECTION 10A

CONTRACTOR
BRINKMANN
CONSTRUCTO

Kimley»Horn

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PHONE: 816-652-0350
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SHEET TITLE

ENLARGED SITE
PLAN - 2

SHEET NUMBER

C203

No.:	268445002
	11/17/2023
For:	PERMIT SET

[illegible]

REGISTRATION

**NOT FOR
CONSTRUCTION**

PROJECT TEAM

TECT	FINKLE+WILLIAMS ARCHITECTURE
	KIMLEY-HORN
CAPE	KIMLEY-HORN
ATIONS	BSE
CUTURAL	BSE
ING	PKMR
INICAL	PKMR
IRICAL	PKMR
PROTECTION	N/A
ACTOR	BRINKMANN CONSTRUCTORS

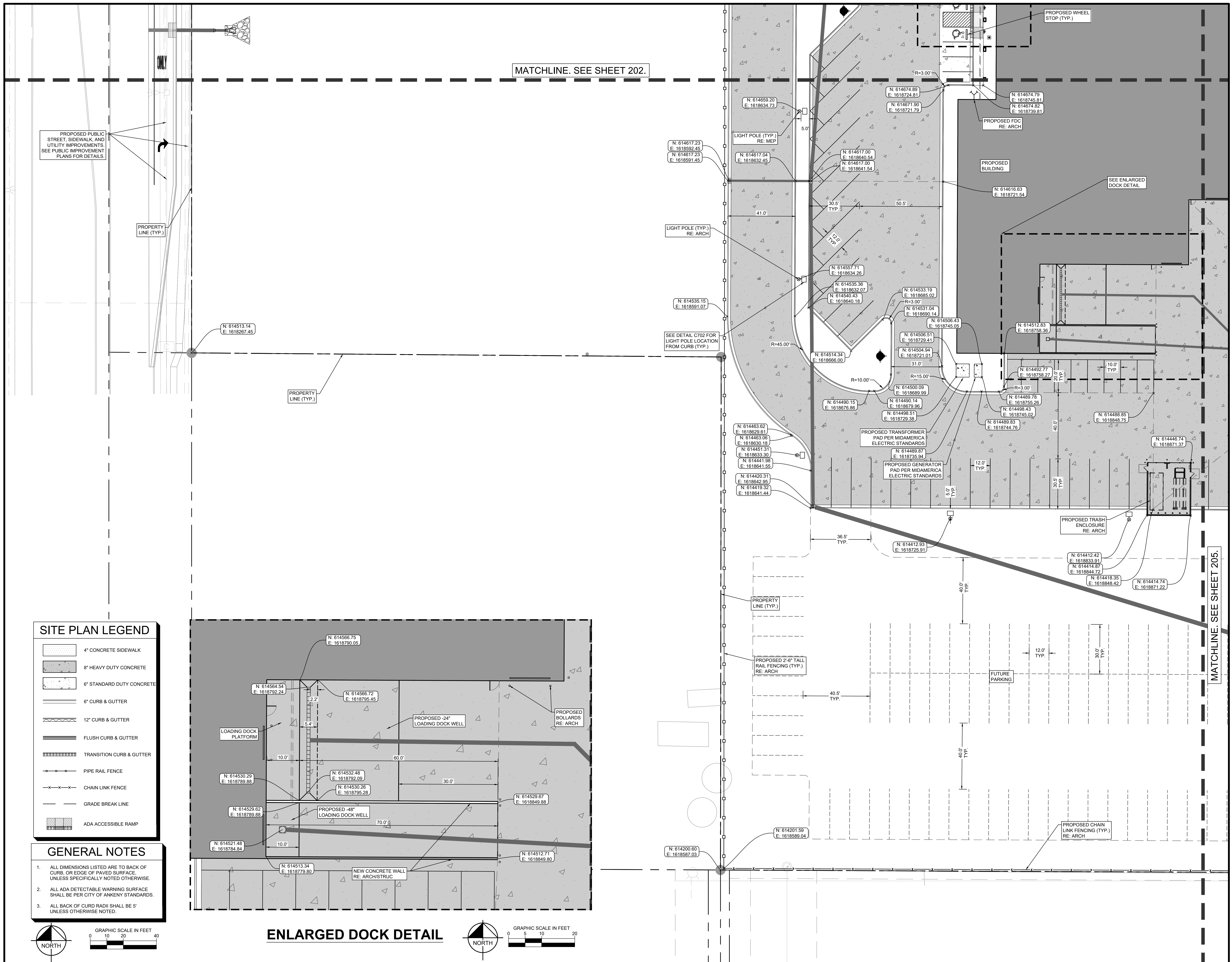
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805 PENNSYLVANIA AVENUE, SUITE 150
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PHONE: 816-662-0350
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SHEET TITLE

LARGED SITE
PLAN - 3

SHEET NUMBER

C204



1

M-H Property Enterprises, LLC
1120 Tomahawk Creek Pkwy
Suite 200
Leawood, Kansas 66211
(816) 483-6444
FAX (816) 483-5842

No.: 268445002

11/17/2023

For: PERMIT SET

REVISIONS

[illegible]

DISCUSSION

**NOT FOR
CONSTRUCTION**

T TEAM

TECT	FINKLE+WILLIAMS ARCHITECTURE	KIMLEY-HORN
CAPE		KIMLEY-HORN
ATIONS	BSE	
TURAL	BSE	
ING	PKMR	
INICAL	PKMR	
IRICAL	PKMR	
PROTECTION	N/A	
CTOR	BRINKMANN CONSTRUCTORS	

Kimley»»Horn

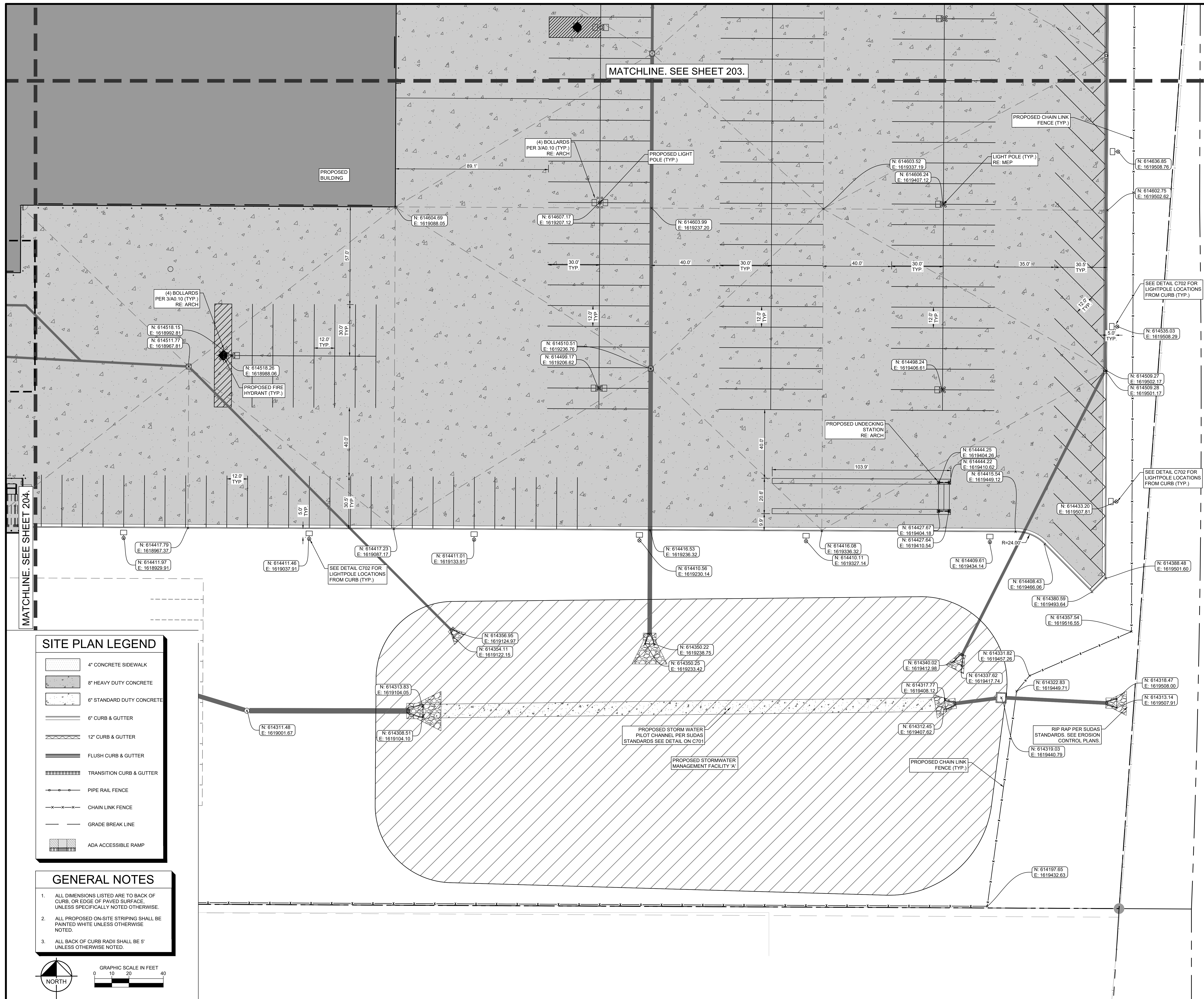
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TITLE

LARGED SITE
PLAN - 4

NUMBER

C205





M-H Property Enterprises, LLC
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Leawood, Kansas 66211
(816) 483-6444
FAX (816) 483-5842

REVISIONS

[illegible]

**NOT FOR
CONSTRUCTION**

FINKLE+WILLIAMS

TURAL BSE

ING PKMR

NICAL PKMR

ACTOR BRINKMANN
CONSTRUCTORS

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HEET TITLE

OVERALL LOADING PLAN

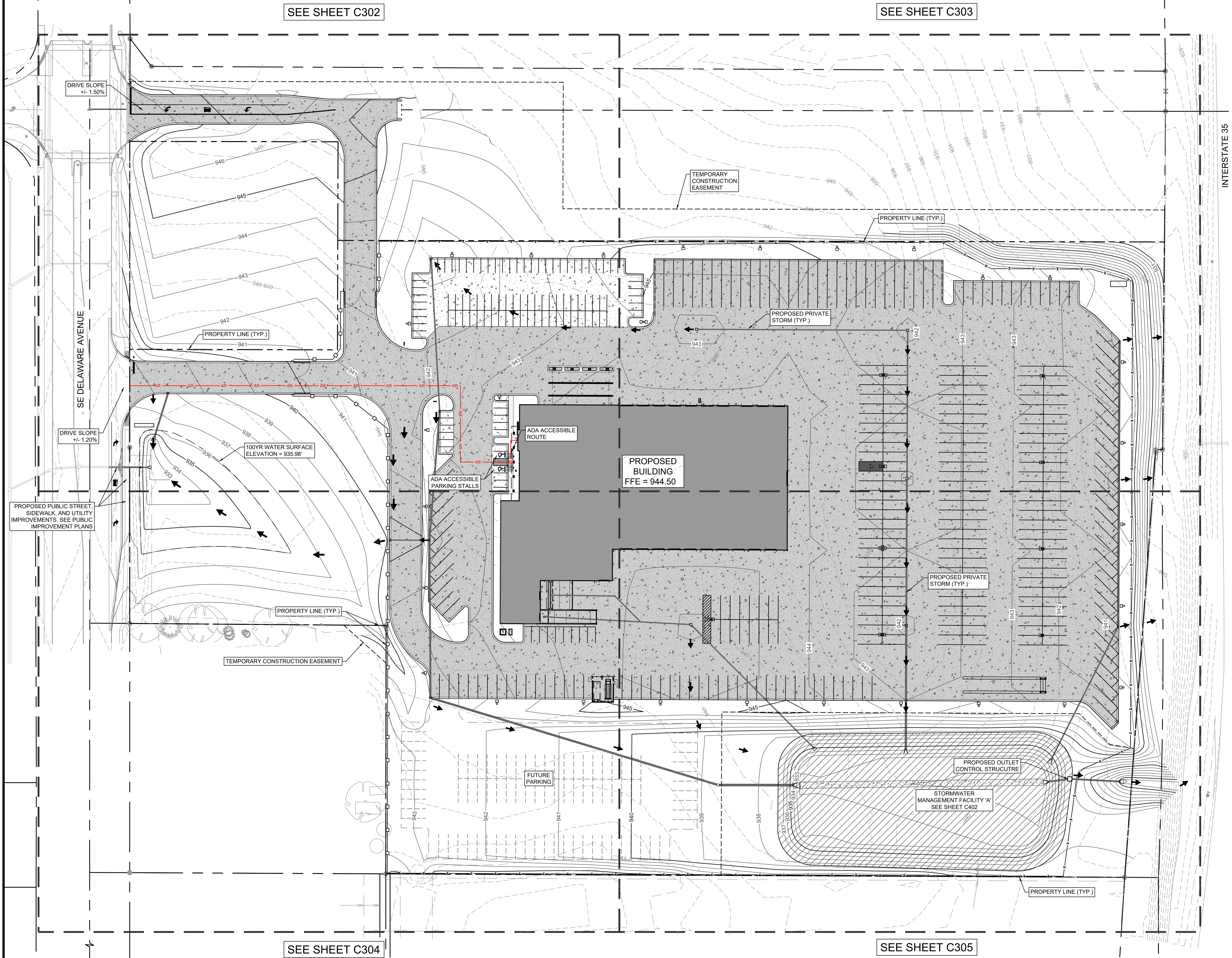
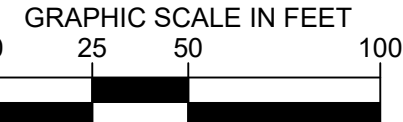
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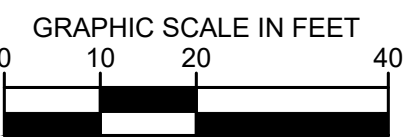
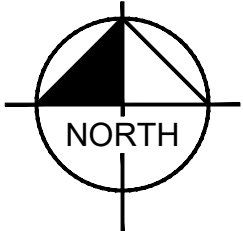
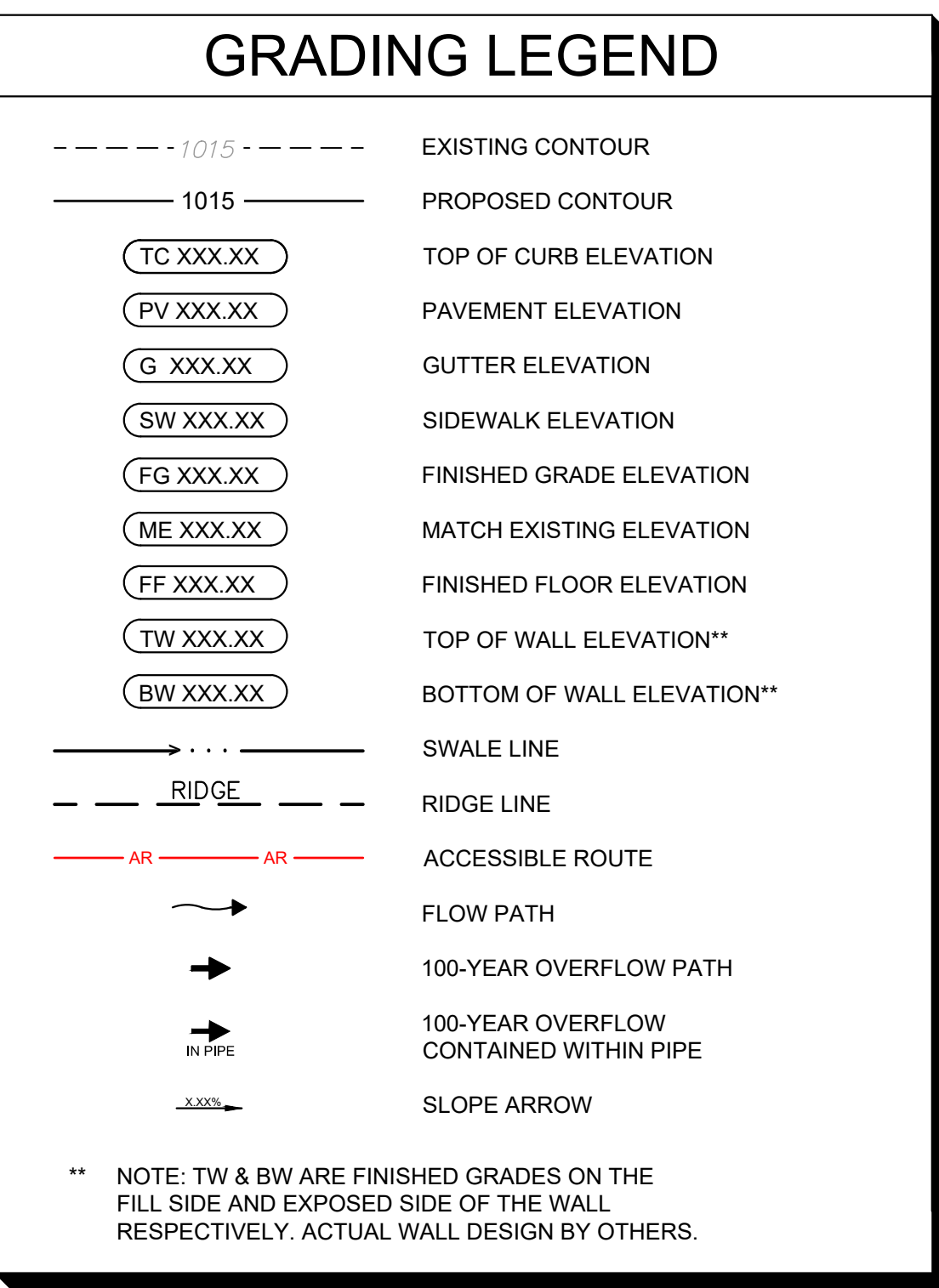
C301

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S STORMWATER DIVISION.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATION AND ALL CITY SUPPLEMENTALS, IF APPLICABLE.
4. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
5. ALL ELEVATIONS SHOWN ARE TO FINISHED GRADE.
6. ALL GRADING OPERATIONS (EXCAVATION, FILL, COMPACTION, ETC.) SHALL BE OBSERVED AND TESTED BY A QUALIFIED GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER WILL BE DESIGNATED AND PAID FOR BY THE OWNER.
7. NO PAYMENTS SHALL BE PLACED PRIOR TO APPROVAL OF THE SUB-GRADE BY THE GEOTECHNICAL ENGINEER.
8. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
9. ALL FILL MATERIAL AND TRENCH BACKFILL SHALL BE ATLEAST 95% MODIFIED PROCTOR. ALL FILL MATERIAL MUST BE IN COMPLIANCE WITH THE CITY SPECIFICATIONS, OR THE GEOTECHNICAL ENGINEER'S RECOMMENDATION. POND LINER OR SOIL STABILIZATION MEASURES TO BE INSTALLED BASED ON GEOTECH RECOMMENDATIONS.
10. ALL GRADING OPERATIONS SHALL BE STAKED BY A LICENSED LAND SURVEYOR.
11. ALL ACCESSIBLE PARKING STALLS, AISLES, AND SIDEWALK LANDING AREAS SHALL HAVE A CROSS SLOPE OF 1.5% WITH CONSTRUCTION TOLERANCE FOR 1.0% MINIMUM, AND 2.0% MAXIMUM.
12. ALL SIDEWALKS SHALL HAVE A MAXIMUM RUN SLOPE OF 4% WITH CONSTRUCTION TOLERANCE OF 1.0% MINIMUM, AND 5.0% MAXIMUM.
13. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL "D" CURB OR REVERSE CURB PITCH.
14. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS UNLESS OTHERWISE INDICATED.
15. CONTRACTOR TO SUBMIT JOINTING PLAN TO ENGINEER FOR APPROVAL BEFORE CONSTRUCTION BEGINS.

	EXISTING CONTOUR
	PROPOSED CONTOUR
	TOP OF CURB ELEVATION
	PAVEMENT ELEVATION
	GUTTER ELEVATION
	SIDEWALK ELEVATION
	FINISHED GRADE ELEVATION
	MATCH EXISTING ELEVATION
	FINISHED FLOOR ELEVATION
	TOP OF WALL ELEVATION**
	BOTTOM OF WALL ELEVATION**
	SWALE LINE
	RIDGE LINE
	ACCESSIBLE ROUTE
	FLOW PATH
	100-YEAR OVERFLOW PATH
	100-YEAR OVERFLOW CONTAINED WITHIN PIPE
	SLOPE ARROW

** NOTE: TW & BW ARE FINISHED GRADES ON THE
FILL SIDE AND EXPOSED BASE ON THE WALL
RESPECTIVELY. ACTUAL WALL DESIGN BY OTHERS.





MHC
KENWORTH
DES MOINES

For

M-H Property Enterprises, LLC
11120 Tomahawk Creek Pkwy
Suite 200
Leawood, Kansas 66211
(816) 483-6444
FAX (816) 483-5842

Project No.: 268445002

Date: 11/17/2023

Issued For: PERMIT SE

REVISION

[illegible]

REGISTRATION

**NOT FOR
CONSTRUCTION**

PROJECT TEAM

ARCHITECT	FINKLE+WILLIAMS ARCHITECTURE
CIVIL	KIMLEY-HORN
LANDSCAPE	KIMLEY-HORN
FOUNDATIONS	BSE
STRUCTURAL	BSE
PLUMBING	PKMR
MECHANICAL	PKMR
ELECTRICAL	PKMR
FIRE PROTECTION	N/A
CONTRACTOR	BRINKMANN CONSTRUCTORS

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SHEET TITLE

ENLARGED
GRADING PLAN - 2

SHEET NUMBER

C303

No.:	268445002
	11/17/2023
For:	PERMIT SET

[illegible]

REGISTRATION

**NOT FOR
CONSTRUCTION**

PROJECT TEAM

PROJECT	FINKLE+WILLIAMS ARCHITECTURE
SCAPE	KIMLEY-HORN
ATIONS	BSE
UTURAL	BSE
ING	PKMR
INICAL	PKMR
IRICAL	PKMR
ROTECTION	N/A
ACTOR	BRINKMANN CONSTRUCTORS

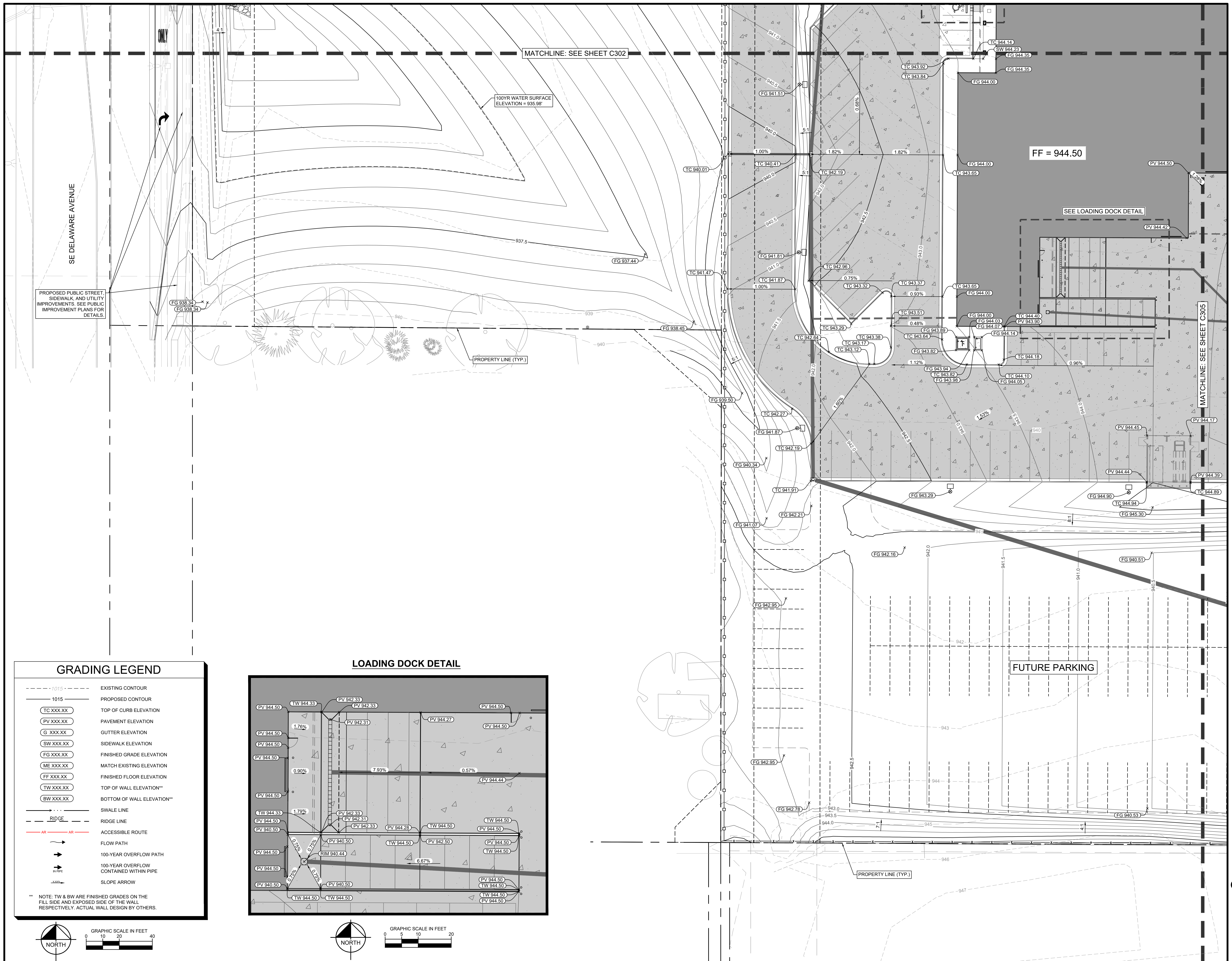
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SHEET TITLE

ENLARGED BINDING PLAN -

SHEET NUMBER

C304





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FAX (816) 483-5842

No.: 268445002
11/17/2023
For: PERMIT SET

[illegible]

DISCUSSION

**NOT FOR
CONSTRUCTION**

SUBJECT TEAM

TECT FINKLE+WILLIAMS
ARCHITECTURE

KIMLEY-HORN

CAPE KIMLEY-HORN

Estimates	BSE
-----------	-----

TURAL BSE

ING PKMR

CLINICAL	PKMR
----------	------

IRICAL	PKMR
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PROTECTION N/A

ACTOR BRINKMANN
CONSTRUCTORS

Kimley»»Horn

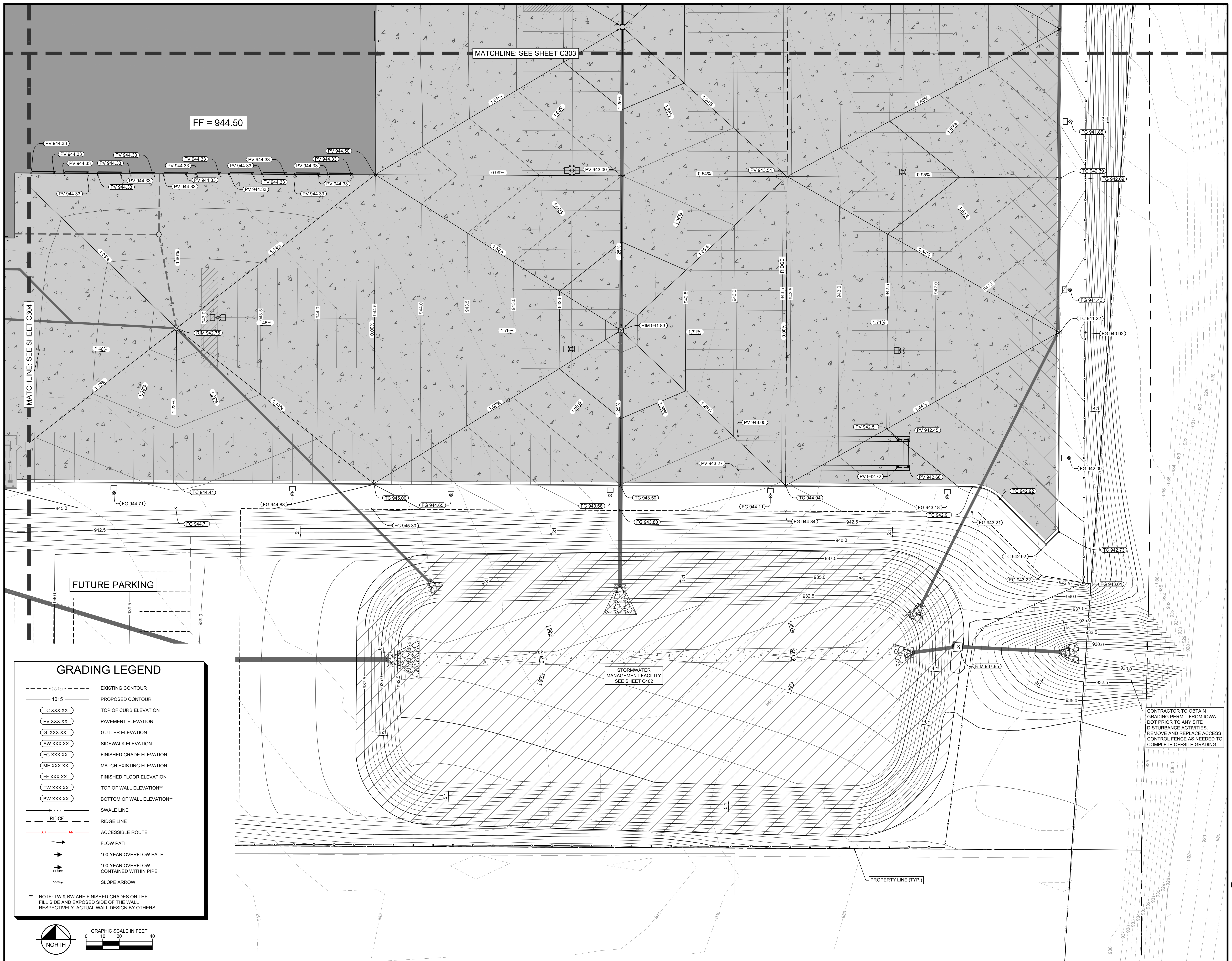
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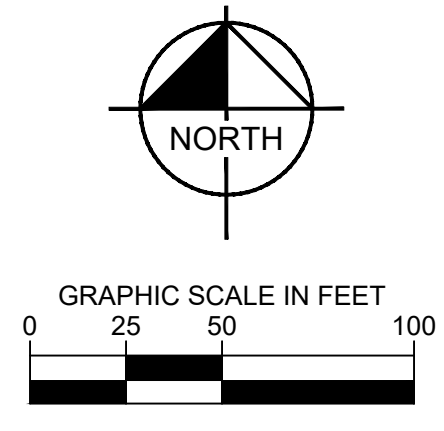
HEET TITLE

ENLARGED
GRADING PLAN -

ET NUMBER

C305





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Project No.: 268445002
Date: 11/17/2023
Issued For: PERMIT SET

[illegible]

REGISTRATION

**NOT FOR
CONSTRUCTION**

PROJECT TEAM

ARCHITECT	FINKLE+WILLIAMS ARCHITECTURE
CIVIL	KIMLEY-HORN
LANDSCAPE	KIMLEY-HORN
FOUNDATIONS	BSE
STRUCTURAL	BSE
PLUMBING	PKMR
MECHANICAL	PKMR
ELECTRICAL	PKMR
FIRE PROTECTION	N/A
CONTRACTOR	BRINKMANN CONSTRUCTORS

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SHEET TITLE

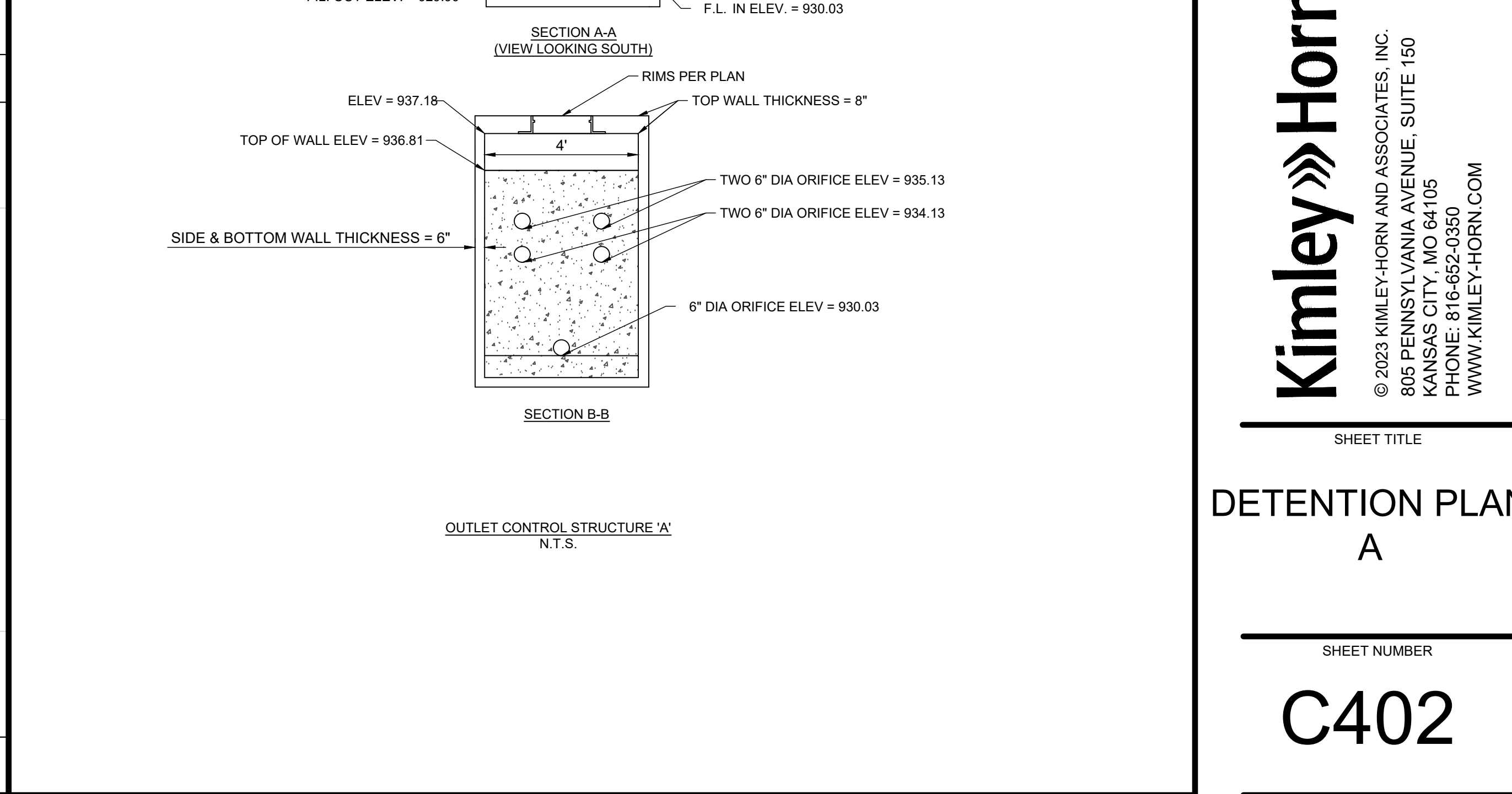
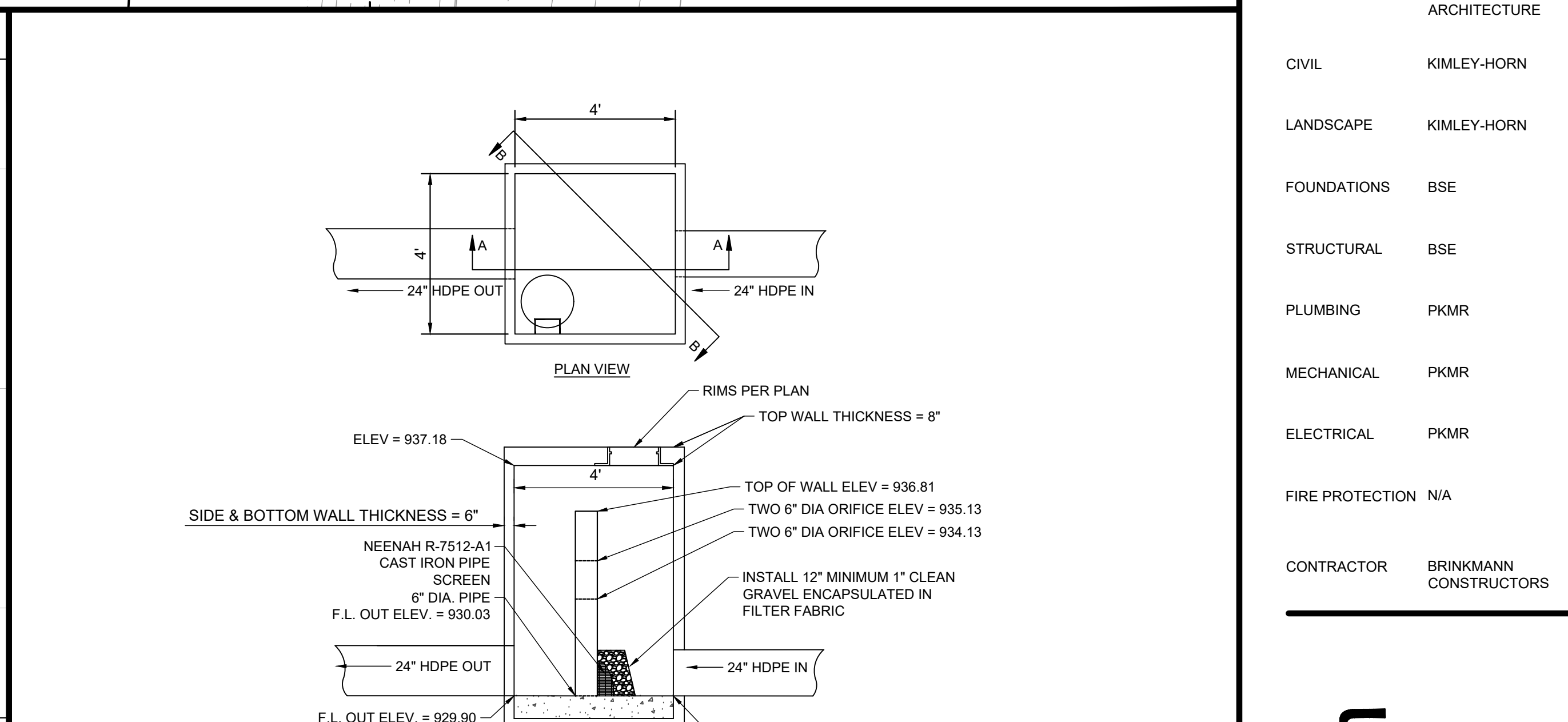
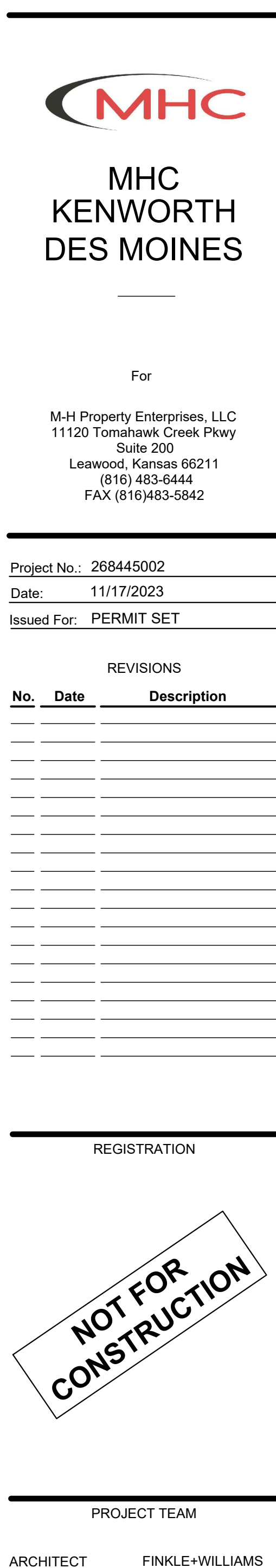
DRAINAGE AREA MAP

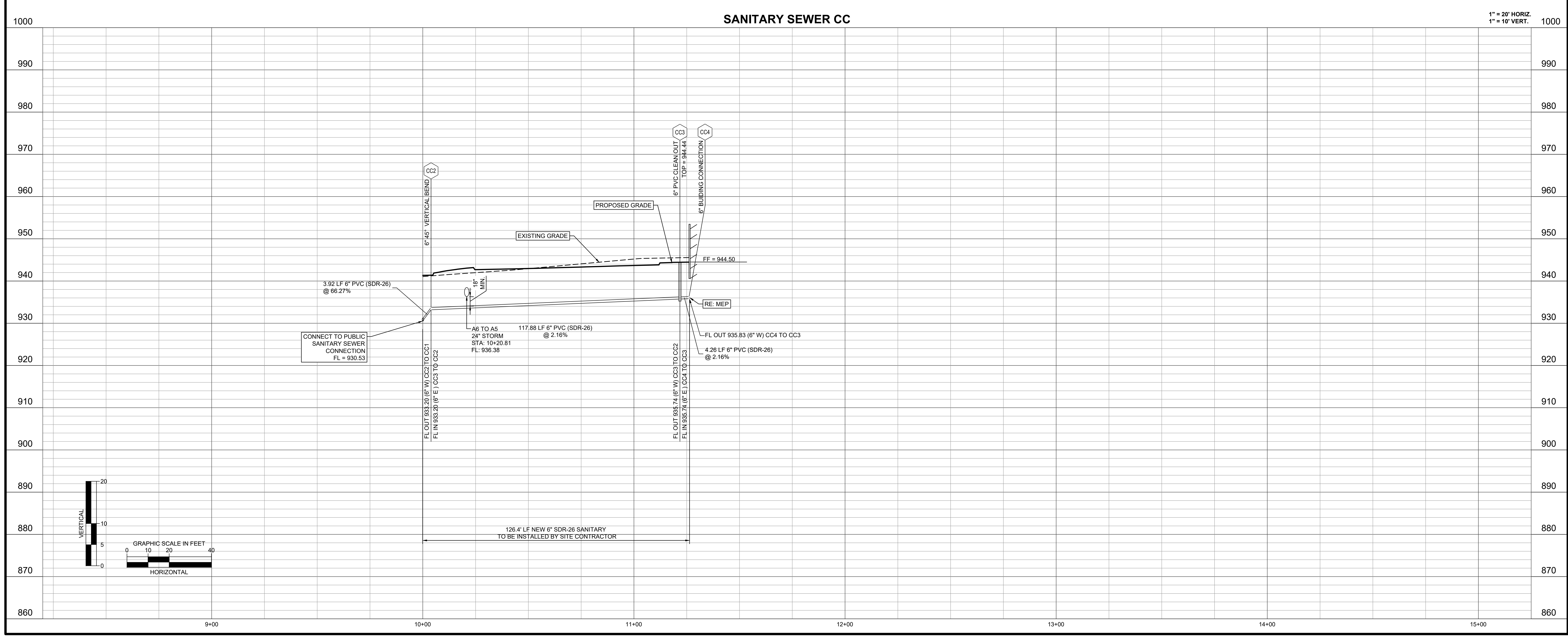
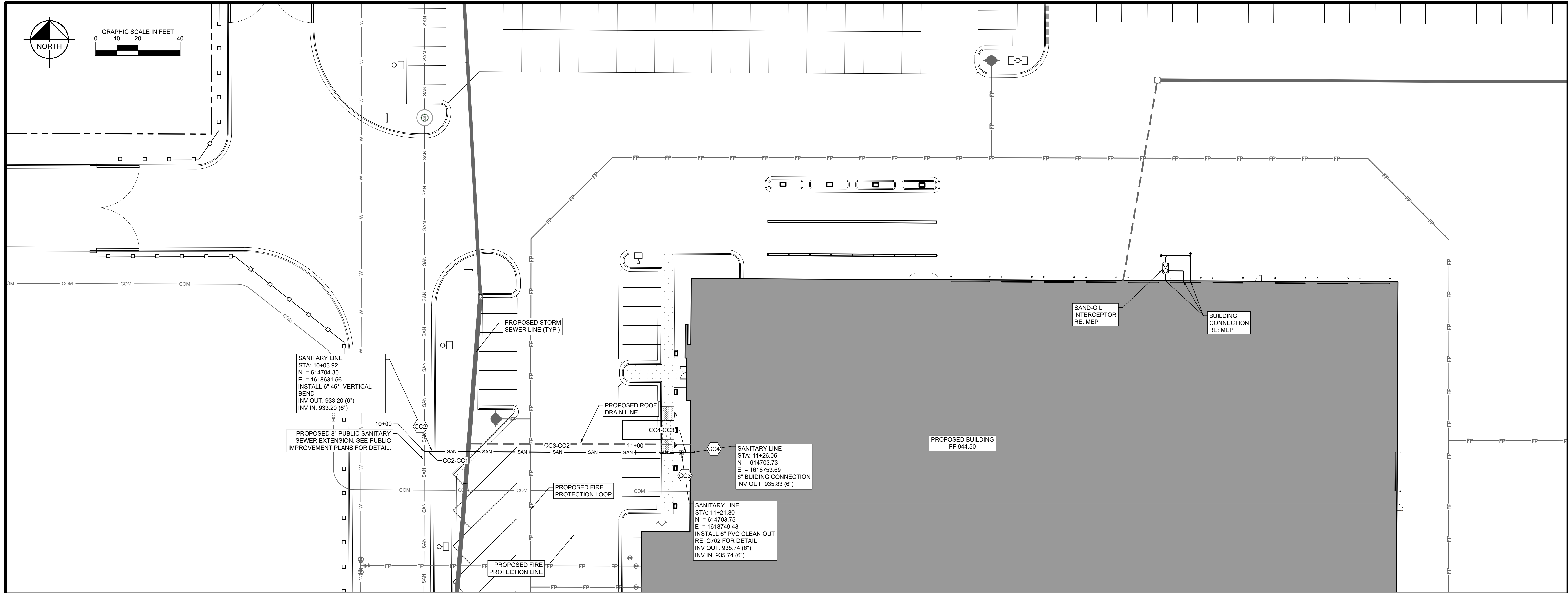
SHEET NUMBER

C401

Rip Rap Calculations Per SUDAS - Chapter 7										
End Section ID	Q Full (cfs)	Pipe Size (in)	Calculated Min. D50 Dia. (ft*)	Class D & E D50 Max Dia. (ft)	Apron Length (ft*)	Apron Width (ft*)	Apron Depth (ft)	Area (ft*2)	Volume (ft*3)	Tonnage (tons*)
A1	52.45	36.00	0.60	1.40	20.00	23.00	2.10	278.00	583.80	48.16
C1	6.43	15.00	0.30	1.40	8.00	9.25	2.10	45.00	94.50	7.80
E1	34.39	30.00	0.50	1.40	18.00	20.50	2.10	219.00	459.90	37.94
F1	10.15	18.00	0.30	1.40	10.00	11.50	2.10	75.00	157.50	12.99
G1	32.09	24.00	0.60	1.40	20.00	22.00	2.10	274.00	575.40	47.47
H3	25.39	24.00	0.50	1.40	15.00	17.00	2.10	150.00	315.00	25.99
I1	19.23	24.00	0.4*	1.40	12.00	14.00	2.10	104.00	218.40	18.02
Totals	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1145.00	2404.50	198.37

*Calculated per Figure 7E-10.03
**Assumed 165 lb/ft³ density of rip rap





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Project No.: 268445002
Date: 11/17/2023
Issued For: PERMIT SET

REVISIONS		
No.	Date	Description

REGISTRATION

NOT FOR
CONSTRUCTION

PROJECT TEAM	
ARCHITECT	FINKLE-WILLIAMS ARCHITECTURE
CIVIL	KIMLEY-HORN
LANDSCAPE	KIMLEY-HORN
FOUNDATIONS	BSE
STRUCTURAL	BSE
PLUMBING	PKMR
MECHANICAL	PKMR
ELECTRICAL	PKMR
FIRE PROTECTION	N/A
CONTRACTOR	BRINKMANN CONSTRUCTORS

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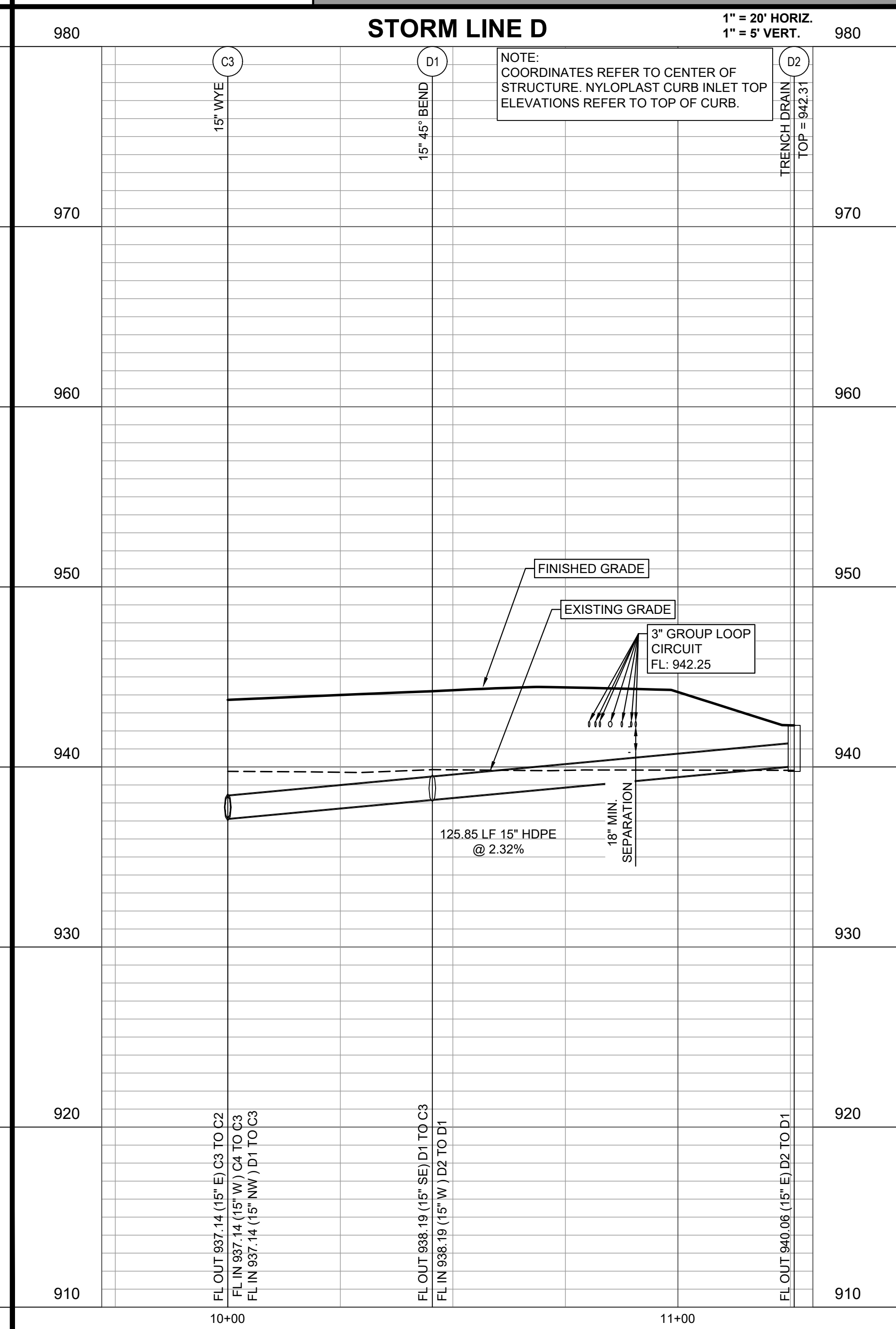
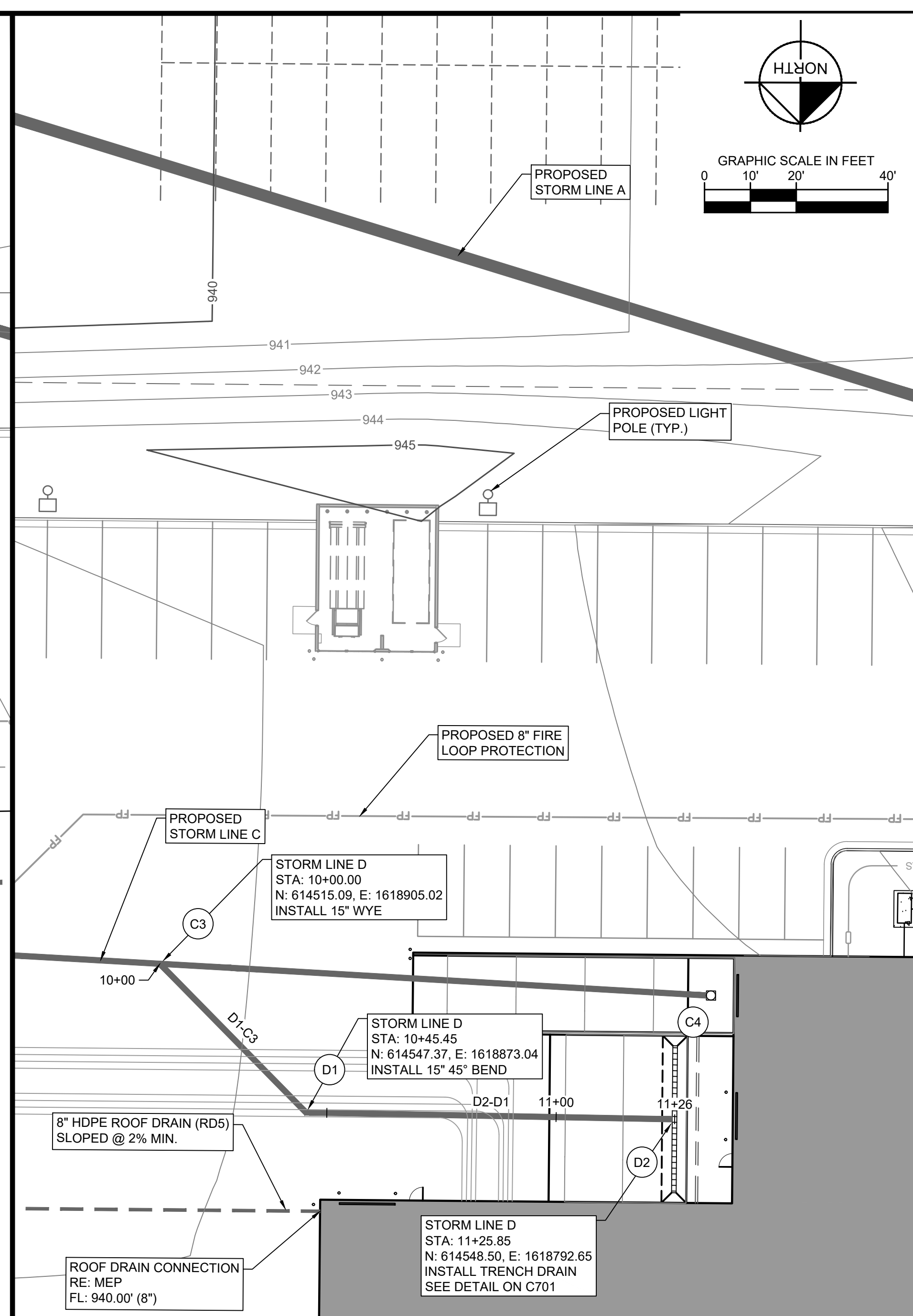
SHEET TITLE

SANITARY PLAN &
PROFILE

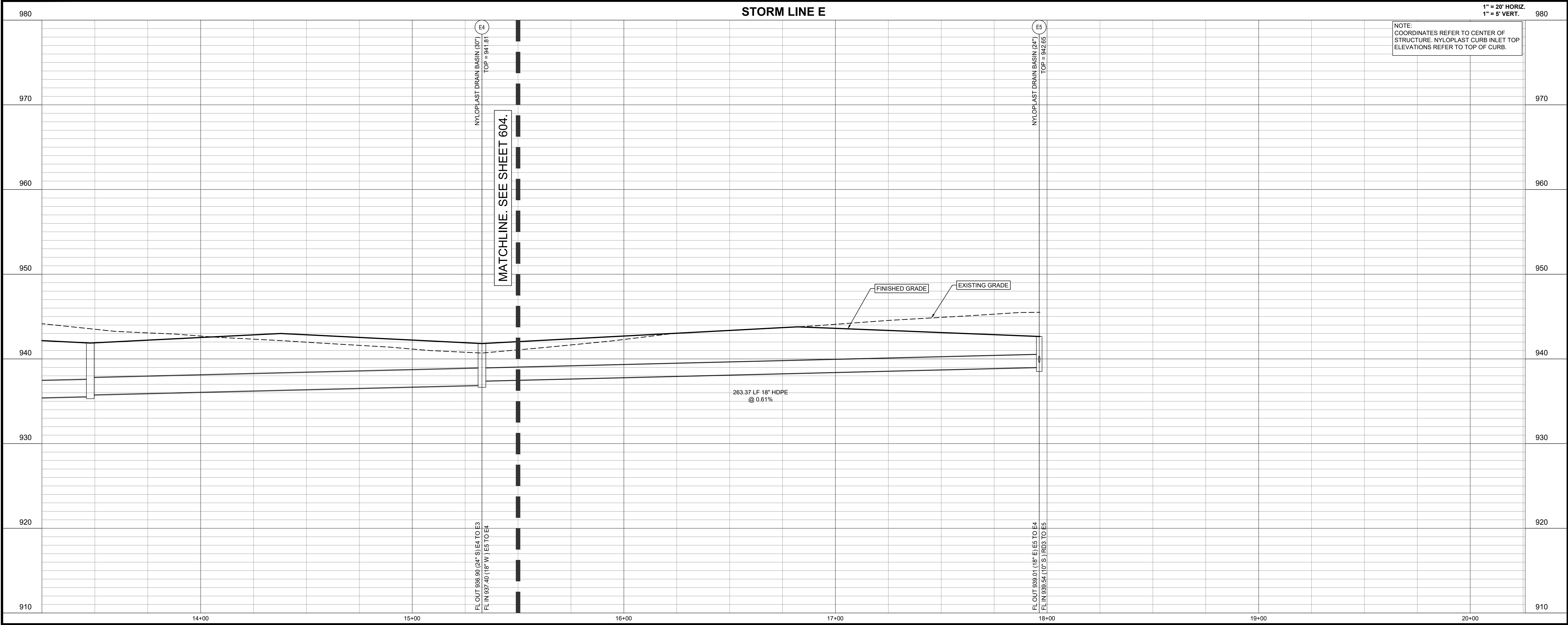
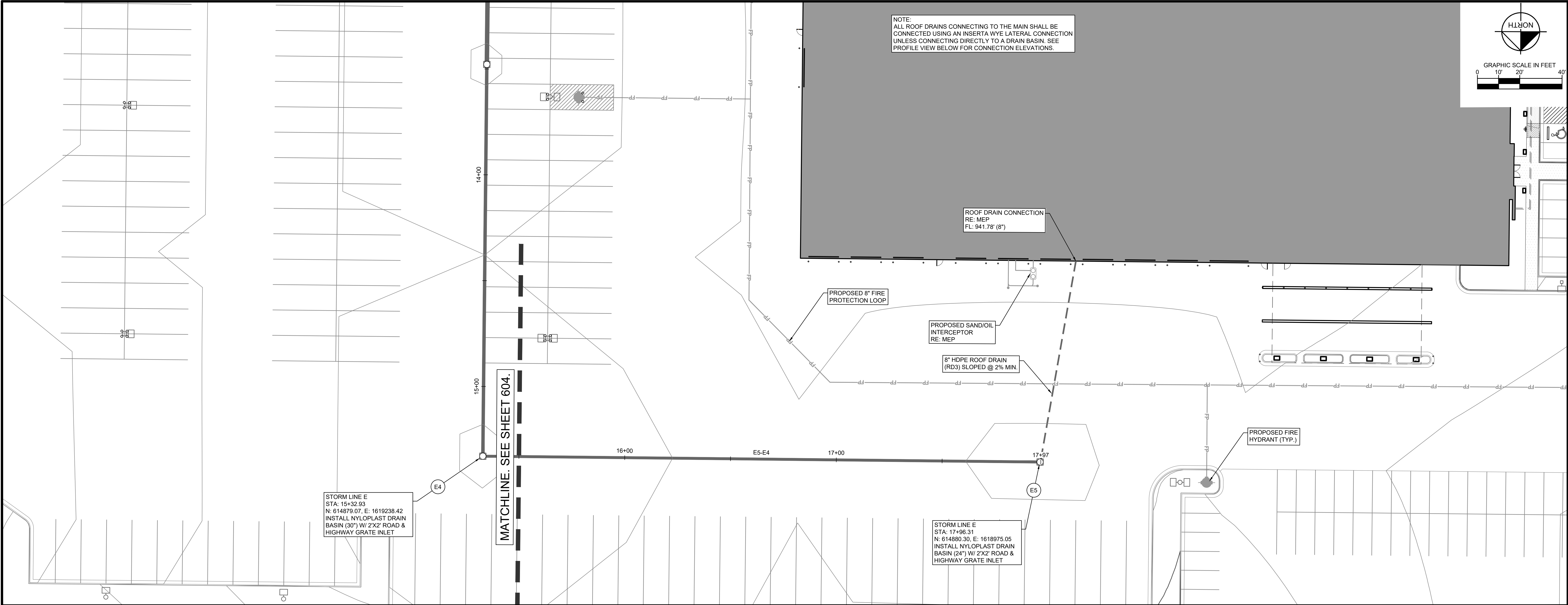
SHEET NUMBER

C501

C602







MHC
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Project No.: 268445002
Date: 11/17/2023
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No. Date Description

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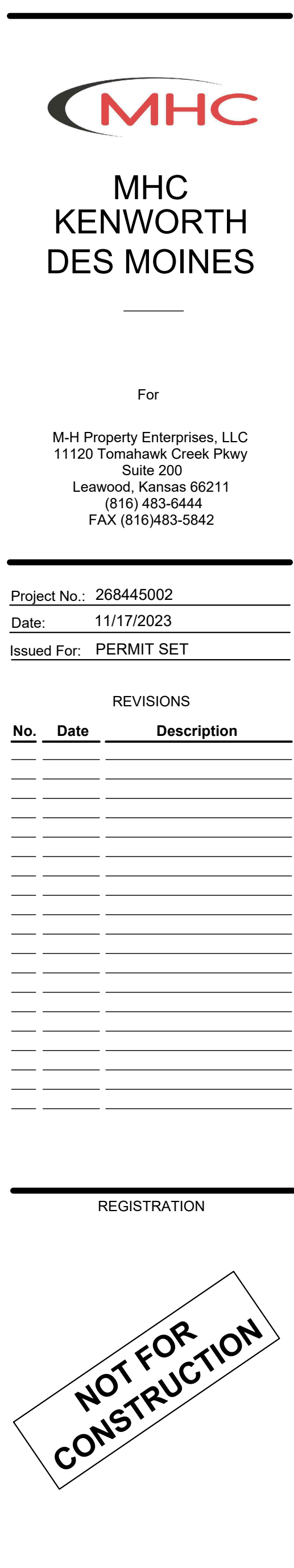
NOT FOR CONSTRUCTION

PROJECT TEAM
ARCHITECT FINKLE+WILLIAMS ARCHITECTURE
CIVIL KIMLEY-HORN
LANDSCAPE KIMLEY-HORN
FOUNDATIONS BSE
STRUCTURAL BSE
PLUMBING PKMR
MECHANICAL PKMR
ELECTRICAL PKMR
FIRE PROTECTION N/A
CONTRACTOR BRINKMANN CONSTRUCTORS

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SHEET TITLE
STORM PLAN & PROFILE - LINE E
(2)

SHEET NUMBER
C605



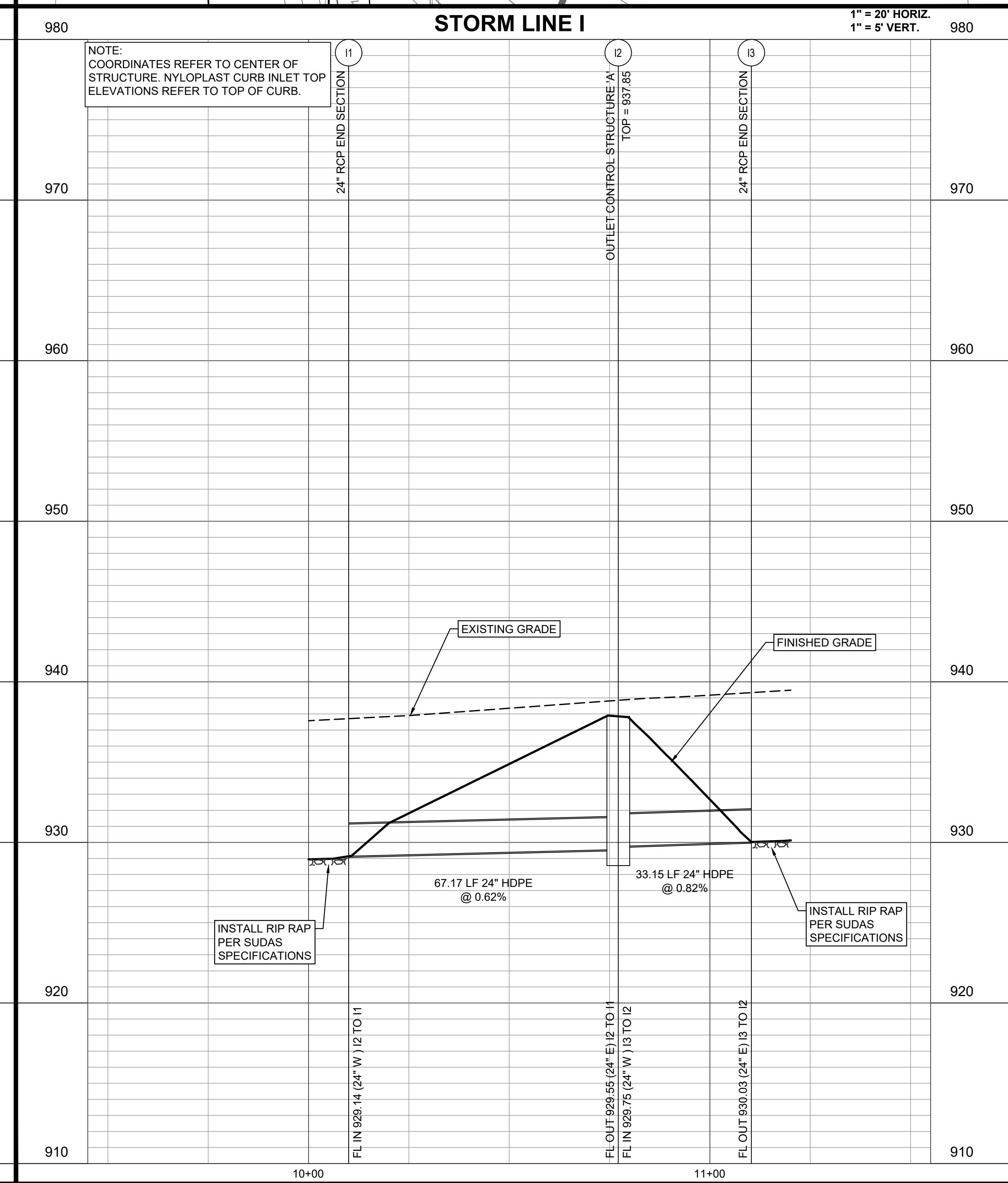
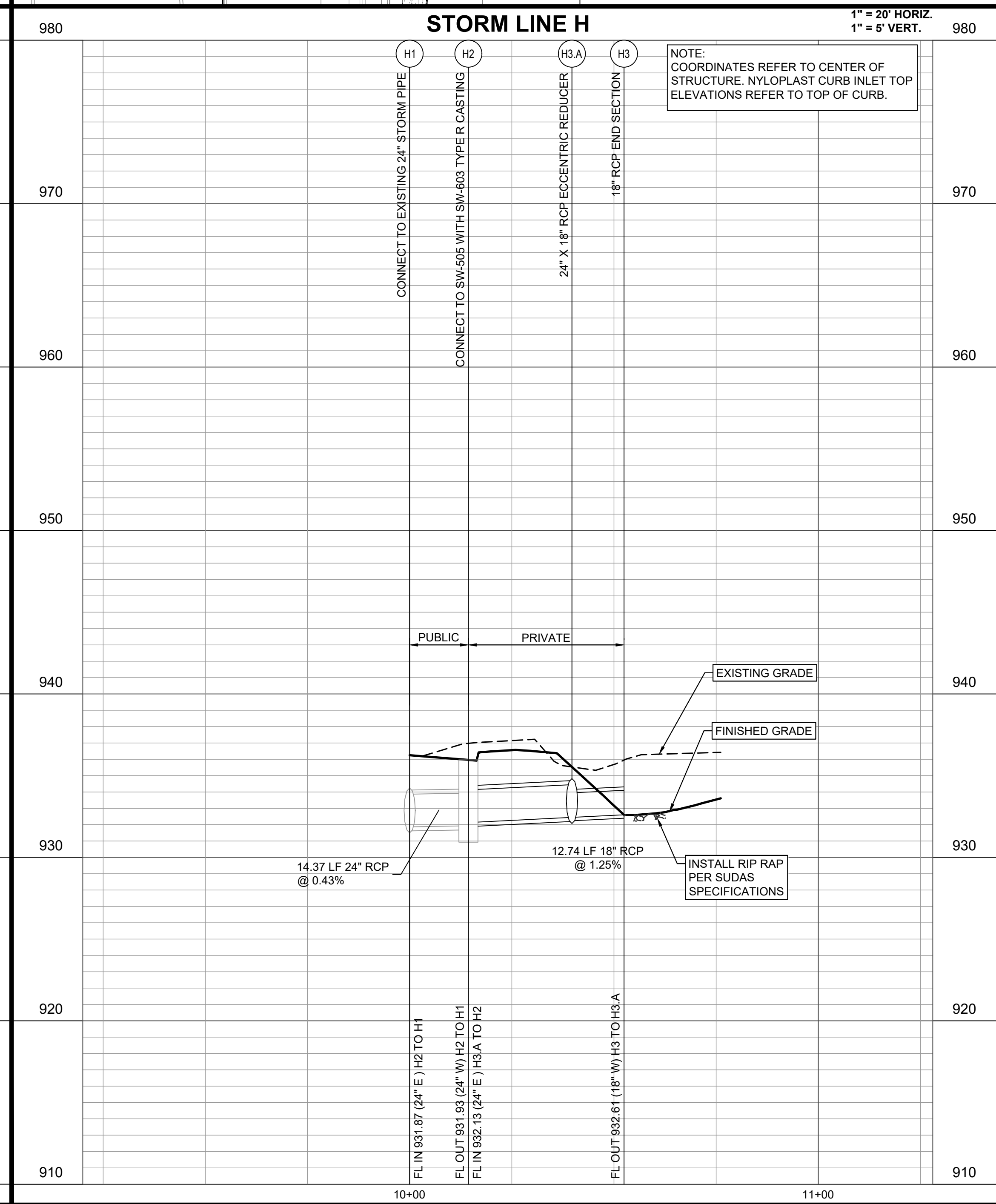
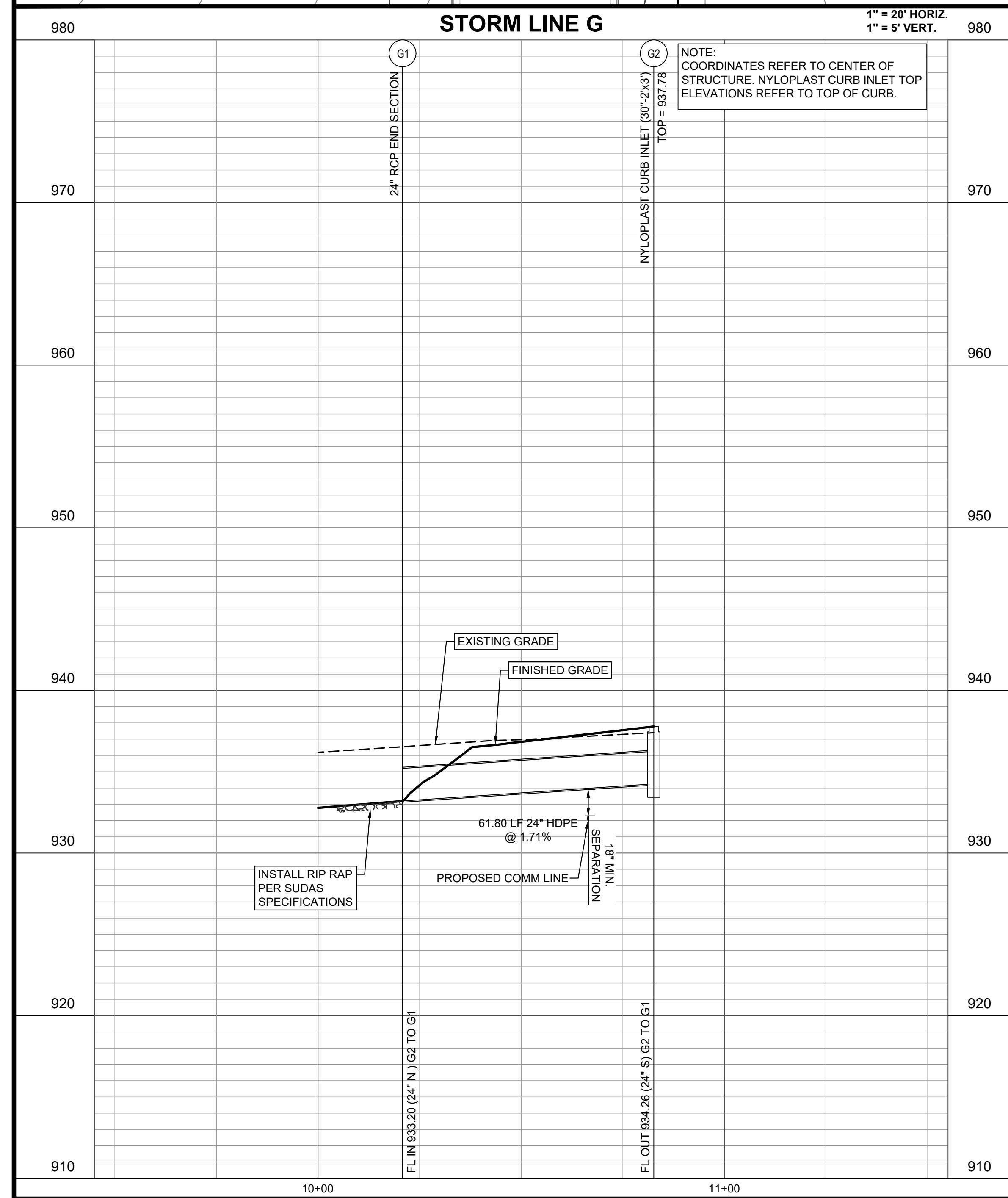


Figure 1 is a cross-sectional diagram of a concrete deck on a steel girder. The deck has a total width of 24 inches. The top flange of the steel girder is 6 inches wide. The concrete deck has a thickness of 3 inches at the top and 5 inches at the bottom. The deck is reinforced with 3 #5 diameter smooth dowels at the joints. The deck is reinforced with 3 #5 diameter smooth dowels at the joints. The deck is reinforced with 3 #5 diameter smooth dowels at the joints.

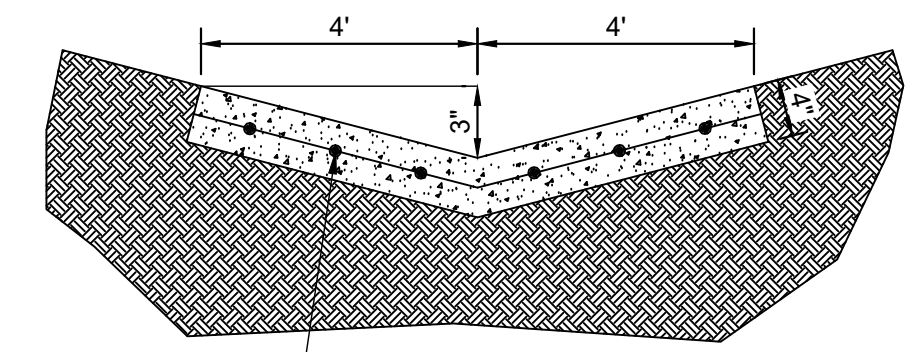
The technical drawing shows a cross-section of a concrete curb. The total height is 18" MAX. The top width is 6". The base width is 24". The curb has a vertical face on the left and a sloped face on the right. Reinforcement includes top bars with R₃ hooks, bottom bars with R₃ hooks, and vertical bars with R₁ hooks. A note indicates "3 - #5 DIA SMOOTH DOWELS AT JOINTS". Dimensions include 12" for the main body height, 1" for the base thickness, 8" for the base segments, and various radii (R=1 1/2", R=3/4"). Slopes are indicated as 1/2" ft.

[illegible]

FLUSH CURB

Isometric view of a mechanical part. The part is a rectangular block with a length of 6.00, a width of 4.50, and a height of 6.00. The front face has a width of 9.00. The top surface is divided into two sections by a vertical line. The left section is shaded and has a width of 1.50. The right section is unshaded and has a width of 4.50. The part is shown in an isometric view with a 30-degree angle.

WHEEL STOP DETAIL
N.T.S



PILOT CHANNEL DETAIL
N.T.S

REINFORCING WITH
6X6-W2.9XW2.9
WELDED WIRE FABRIC

TYPE	LOCATION
'A'	100' MAX. SPACING, P.C./P.T. OF CURVES, JUNCTION OF EXISTING AND NEW SIDEWALKS.
'B'	MATCH SIDEWALK WIDTH OR UP TO 1.25X SIDEWALK WIDTH
'C'	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES.

NOTE:

SIDEWALK DETAILS

SIDEWALK SECTION AT BUILDING

SIDEWALK NOTES:

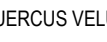
-
- $\frac{1}{2}$ " PREMOLDED EXPANSION JOINT WITH SEALANT
 #4X39" DOWEL HALF WRAPPED IN TAR PAPER 18" O.C.
 SEE SIDEWALK DETAIL FOR TYPICAL PAVEMENT SECTION
 SEE STANDARD SIDEWALK FOR SUBGRADE REQUIREMENTS
 6" 6"

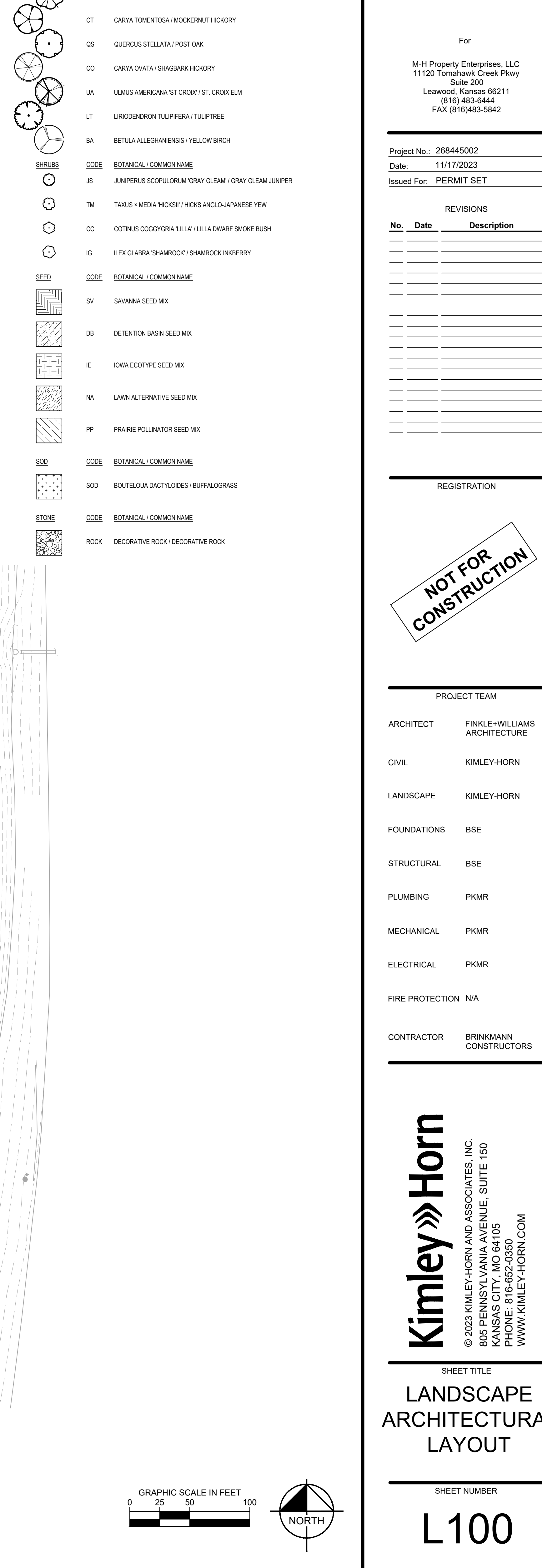
SIDEWALK SECTION AT CURBS

TRENCH DRAIN DETAIL
N.T.S





PLANT SCHEDULE			NOTE: SEE SHEET L200 FOR FULL PLANT SCHEDULE.	
TREES	CODE	BOTANICAL / COMMON NAME		
	QV	QUERCUS VELLUTINA / BLACK OAK		
	QM	QUERCUS MACROCARPA / BURR OAK		
	TD	TAXODIUM DISTICHUM VAR. DISTICHUM / COMMON BALD CYPRESS		
	MA	MAGNOLIA ACUMINATA / CUCUMBERTREE		
	GB	GINKGO BILOBA / MAIDENHAIR TREE		

[illegible]



H Property Enterprises, LLC
120 Tomahawk Creek Pkwy
Suite 200
Leawood, Kansas 66211
(816) 483-6444
FAX (816)483-5842

Project No.: 268445002

ate: 11/17/2023

Issued For: PERMIT SET

REVISIONS

[illegible]

REGISTRATION

**NOT FOR
CONSTRUCTION**

PROJECT TEAM

ARCHITECT	FINKLE+WILLIAMS ARCHITECTURE
CIVIL	KIMLEY-HORN
LANDSCAPE	KIMLEY-HORN
FOUNDATIONS	BSE
STRUCTURAL	BSE
UMBING	PKMR
MECHANICAL	PKMR
ELECTRICAL	PKMR
ER PROTECTION	N/A
CONTRACTOR	BRINKMANN CONSTRUCTORS

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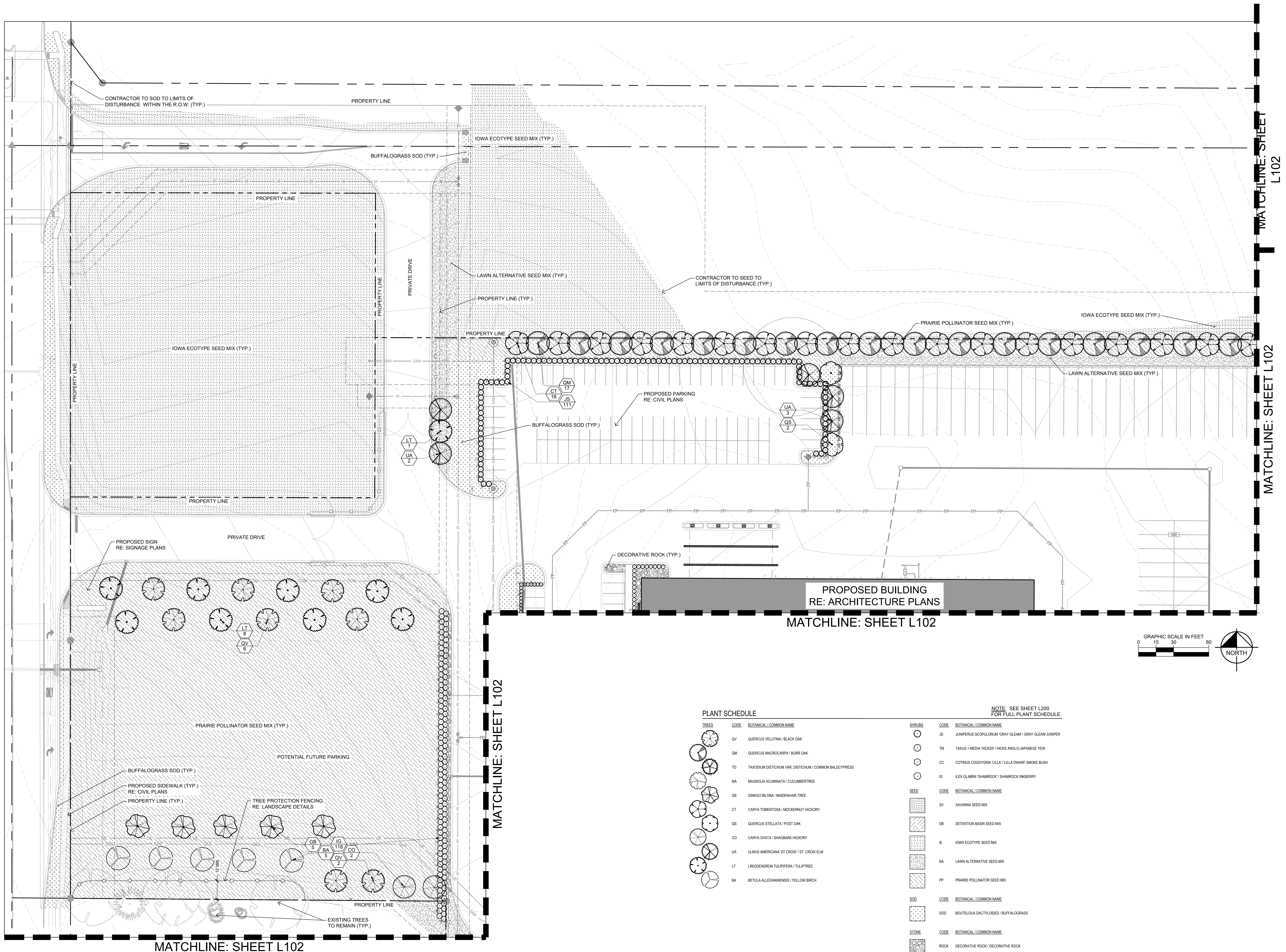
805 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
PHONE: 816-652-0350
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HEET TITLE

LANDSCAPE
ARCHITECTURAL
PLAN

SHEET NUMBER

L101





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(816) 483-6444
FAX (816)483-5842

o.: 268445002
11/17/2023
or: PERMIT SET

[illegible]

REGISTRATION

**NOT FOR
CONSTRUCTION**

PROJECT TEAM	
PROJECT	FINKLE+WILLIAMS ARCHITECTURE
SHAPE	KIMLEY-HORN
POSITIONS	BSE
CIVIL	BSE
DESIGN	PKMR
STRUCTURAL	PKMR
MECHANICAL	PKMR
PROTECTION	N/A
CONTRACTOR	BRINKMANN CONSTRUCTORS

Kimley»»Horn

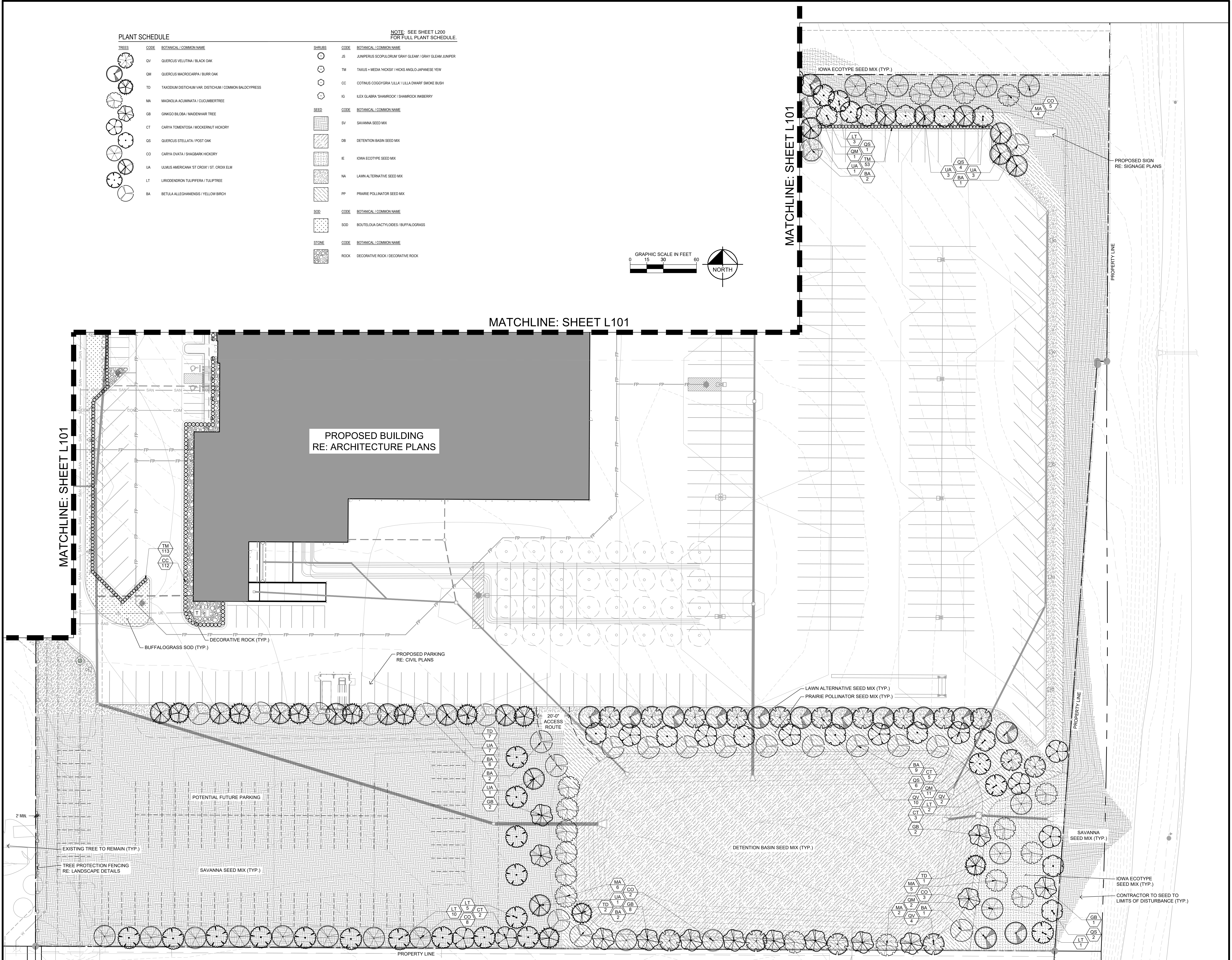
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KANSAS CITY, MO 64105
PHONE: 816-652-0350
WWW.KIMLEY-HORN.COM

SHEET TITLE

LANDSCAPE
ARCHITECTURAL
PLAN

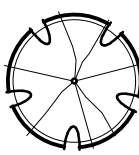
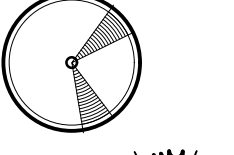
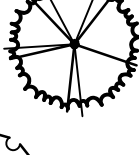
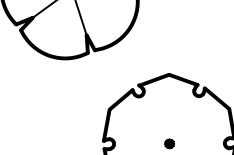
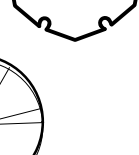
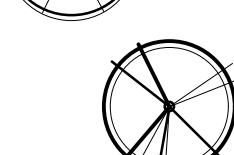
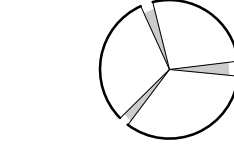
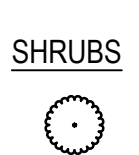
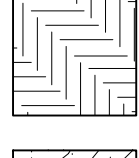
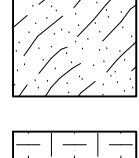
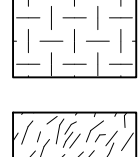
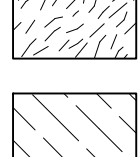
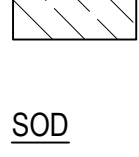
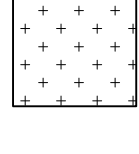
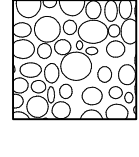
SHEET NUMBER

L102



PLANT SCHEDULE

NOTES: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CALIPER	HEIGHT	REMARKS
	QV	24	QUERCUS VELUTINA / BLACK OAK	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
	QM	31	QUERCUS MACROCARPA / BURR OAK	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
	TD	10	TAXODIUM DISTICHUM VAR. DISTICHUM / COMMON BALDCYPRESS	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
	MA	17	MAGNOLIA ACUMINATA / CUCUMBERTREE	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
	GB	18	GINKGO BILOBA / MAIDENHAIR TREE	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
	CT	28	CARYA TOMENTOSA / MOCKERNUT HICKORY	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
	QS	15	QUERCUS STELLATA / POST OAK	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
	CO	20	CARYA OVATA / SHAGBARK HICKORY	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
	UA	21	ULMUS AMERICANA 'ST CROIX' / ST. CROIX ELM	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
	LT	30	LIRIODENDRON TULIPIFERA / TULIPTREE	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
	BA	28	BETULA ALLEGHANIENSIS / YELLOW BIRCH	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING	REMARKS
	JS	111	JUNIPERUS SCOPULORUM 'GRAY GLEAM' / GRAY GLEAM JUNIPER	CONT.	4" HT. MIN.	54" O.C.	FULL AND MATCHING
	TM	166	TAXUS * MEDIA 'HICKSII' / HICKS ANGLO-JAPANESE YEW	CONT.	2" HT. MIN.	36" O.C.	FULL AND MATCHING
	CC	112	COTINUS COGGYGRIA 'LILLA' / LILLA DWARF SMOKE BUSH	CONT.	2" HT. MIN.	42" O.C.	FULL AND MATCHING
	IG	118	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY	CONT.	4" HT. MIN.	54" O.C.	FULL AND MATCHING
SEED	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
	SV	133,896 SF	SAVANNA SEED MIX	SEED	N/A	N/A	WEED FREE--SEE NOTES FOR MIXES
	DB	59,047 SF	DETENTION BASIN SEED MIX	SEED	N/A	N/A	WEED FREE--SEE NOTES FOR MIXES
	IE	126,246 SF	IOWA ECOTYPE SEED MIX	SEED	N/A	N/A	WEED FREE--SEE NOTES FOR MIXES
	NA	25,641 SF	LAWN ALTERNATIVE SEED MIX	SEED	N/A	N/A	WEED FREE--SEE NOTES FOR MIXES
	PP	131,262 SF	PRAIRIE POLLINATOR SEED MIX	SEED	N/A	N/A	WEED FREE--SEE NOTES FOR MIXES
SOD	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
	SOD	13,256 SF	BOUTELOUA DACTYLOIDES / BUFFALOGRASS	SOD	N/A	N/A	SOD TO HAVE TIGHT, SAND-FILLED JOINTS, ROLLED, SOD TO BE FREE OF WEEDS, PESTS, AND DISEASE.
STONE	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
	ROCK	2,750 SF	DECORATIVE ROCK / DECORATIVE ROCK	N/A			SEE LANDSCAPE DETAILS

A NATIVE LAWN SEED MIX

Turf Alternative--Sun/Shade		
Pure Air Natives, Inc. (636) 357-6433 4630 West Florissant Avenue, Saint Louis, MO 63115 https://pureairnatives.com/		
% seed psl	Botanical Name	Common Name
21.71%	Juncus tenuis	Poverty rush
15.00%	Bouteloua gracilis	Blue Grama
16.66%	Carex vulpinoidea	Fox sedge
21.71%	Poa palustris	Fowl bluegrass
2.78%	Carex brevior	Plains oval sedge
20.00%	Elymus trachycaulus	Slender wheatgrass
1.03%	Bouteloua dactyloides	Buffalograss
1.11%	Sporobolus heterolepis	Prairie dropseed

E SAVANNA SEED MIX

Savanna and Open Woodland Mix 20/25		
Taylor Creek Restoration Nurseries (785) 594-2245 224 East 1260 Road, Baldwin City, KS 66006 https://www.taylorcreeknurseries.com/		
% seed psl	Botanical Name	Common Name
3.03%	Andropogon gerardii	Big bluestem
0.15%	Bouteloua curtipendula	Side oats grama
0.77%	Bromus pubescens	Woodland brome
0.63%	Carex normalis	Spreading oval sedge
0.51%	Carex radiata	Curly wood sedge
0.43%	Carex shortiana	Short's sedge
0.13%	Carex spregelii	Long-beaked sedge
6.31%	Elymus canadensis	Canada wild rye
3.07%	Elymus hystrix	Bottlebrush grass
0.83%	Luzula multiflora	Common wood rush
4.42%	Muhlenbergia mexicana	Leely satin grass
0.35%	Panicum virgatum	Switch grass
24.27%	Schizachyrium scoparium	Little bluestem
0.56%	Allium cernuum	Nodding wild onion
0.04%	Anemone canadensis	Meadow anemone
0.14%	Anemone virginiana	Tall/Virginia anemone
0.96%	Aquilegia canadensis	Wild columbine
0.04%	Baptisia alba	White wild indigo
0.41%	Chamaecrista fasciculata	Partridge pea
0.13%	Coreopsis palmata	Prairie coreopsis
0.30%	Claytonia virginica *	Spring beauty
0.06%	Thalictrum dasycarpum	Purple meadow rue
0.08%	Amorpha canescens	Pale Indian plantain
1.37%	Dalea purpurea	Purple prairie clover
0.14%	Desmodium canadense	Showy tick trefoil
0.35%	Dicentra cucullaria	Dutchman's britches
0.76%	Dodecatheon meadia *	Shooting star
1.01%	Eupatorium altissimum	Tall bonaset
1.49%	Eutrochium purpureum	Purple joe pye weed
0.13%	Geranium maculatum	Wild geranium
0.06%	Helianthus pauciflorus	Prairie sunflower
3.54%	Heuchera richardsonii	Prairie alum root
2.88%	Hypericum ascyron	Great St. Johns wort
0.04%	Lupinus perennis	Wild lupine
1.77%	Monarda fistulosa	Wild bergamot
2.28%	Oenothera biennis	Common evening primrose
0.03%	Oenothera gaumii	Biennial gaumii
3.58%	Solidago juncea	Early goldenrod
0.35%	Parthenium integrifolium	Wild quinine
1.52%	Penstemon caryocarpus	Small beardtongue
2.30%	Penstemon digitalis	Beardtongue
0.02%	Polygonatum biflorum	Smooth Solomon's seal
4.65%	Potentilla arguta	Prairie cinquefoil
1.52%	Ratibida pinnata	Yellow coneflower
9.30%	Rudbeckia hirta	Black-eyed Susan
1.72%	Rudbeckia triloba	Brown-eyed susan
0.05%	Sanguinaria canadensis	Bloodroot
3.58%	Solidago juncea	Early goldenrod
1.31%	Solidago ulmifolia	Elm-leaved goldenrod
1.39%	Symphoricarpos laevis	Smooth blue aster
2.12%	Verbena stricta	Hoary vervain
6.07%	Veronicastrum virginicum	Culver's root
0.22%	Zizia aurea	Golden alexanders

B DETENTION BASIN SEED MIX

IA 327 Rare and Declining Habitat (Wet-Mesic Tallgrass Prairie -- 20/20 Diverse)		
Taylor Creek Restoration Nurseries (785) 594-2245 224 East 1260 Road, Baldwin City, KS 66006 https://www.taylorcreeknurseries.com/		
% seed psl	Botanical Name	Common Name
3.75%	Calamagrostis canadensis	Blue joint grass
5.74%	Elymus canadensis	Canada wild rye
7.49%	Juncus effusus	Common rush
7.49%	Carex vulpinoidea	Fox sedge, Brown fox sedge
7.49%	Scirpus atrovirens	Green bolusht
0.50%	Spartina pectinata	Prairie cord grass
7.49%	Scirpus cyperinus	Wool grass
5.00%	Elymus virginicus	Virginia wild rye
5.00%	Andropogon gerardii	Big bluestem
5.00%	Oenothera biennis	Common evening primrose
0.32%	Allium cernuum	Nodding wild onion
0.06%	Asclepias incarnata	Swamp milkweed
0.05%	Asclepias syriaca	Common milkweed
0.62%	Chamaecrista fasciculata	Partridge pea
1.03%	Dalea purpurea	Purple prairie clover
2.83%	Veronicastrum virginicum	Culver's root
1.25%	Oligoneuron rigidum	Stiff goldenrod
0.62%	Zizia aurea	Golden alexanders
0.62%	Helianthus helianthoides	Oxeye False Sunflower
0.62%	Dalea purpurea	Purple Prairie Clover
0.13%	Asclepias syriaca	Common Milkweed
0.25%	Echinacea pallida	Pale Purple Coneflower
1.25%	Symphoricarpos laevis	Blue Sky Aster
0.63%	Solidago speciosa	Showy Goldenrod
2.50%	Astragalus canadensis	Canadian Milkvech
0.12%	Desmodium illinoense	Illinois Ticktrefoil
0.25%	Vernonia fasciculata	Ironweed
0.13%	Asclepias incarnata	Swamp Milkweed
0.25%	Gentiana alba	Gentian
0.62%	Penstemon grandiflorus	Large-flowered beardtongue
0.03%	Helianthus pauciflorus	Prairie Sunflower
0.13%	Eryngium yuccifolium	Rattlesnake Master
0.03%	Physostegia virginiana	Obedient Plant
0.13%	Lespedeza capitata	Round-headed Bush Clover

C IOWA ECOTYPE SEED MIX

23F CP25 Iowa Ecotype Mix 30-10		
Allendean Seed Company (515) 462-1241 1966 175th Lane, Winterset, IA 50273 https://www.allendseed.com/		
% seed psl	Botanical Name	Common Name
10.00%	Andropogon gerardii	Big Bluestem
5.00%	Sorghastrum nutans	Indiangrass
3.75%	Bouteloua curtipendula	Sideoats Grama
7.50%	Panicum virgatum	Switchgrass
2.50%	Elymus virginicus	Virginia Wildrye
5.00%	Schizachyrium scoparium	Little Bluestem
20.00%	Sporobolus compositus	Rough Dropseed
20.00%	Carex vulpinoidea	Fox Sedge
1.25%	Carex brevior	Prairie Oval Sedge
5.00%	Rudbeckia hirta	Black-eyed Susan
0.25%	Rudbeckia subtomentosa	Sweet Coneflower
1.25%	Ratibida pinnata	Gray-headed Coneflower
0.50%	Monarda fistulosa	Wild Bergamot
3.75%	Potentilla arguta	Prairie Cinquefoil
2.83%	Veronicastrum virginicum	Culver's Root
1.25%	Oligoneuron rigidum	Stiff Goldenrod
0.23%	Zizia aurea	Golden Alexanders
4.01%	Helianthus scaberrimus	Oxeye False Sunflower
0.52%	Dalea purpurea	Purple Prairie Clover
4.13%	Asclepias syriaca	Common Milkweed
4.59%	Echinacea pallida	Pale Purple Coneflower
2.35%	Symphoricarpos laevis	Blue Sky Aster
3.73%	Penstemon digitalis	Beardtongue
6.72%	Potentilla arguta	Prairie cinquefoil
1.89%	Ratibida pinnata	Yellow coneflower
2.37%	Rudbeckia hirta	Black-eyed Susan
8.60%	Solidago nemoralis	Old-field goldenrod
0.92%	Symphoricarpos laevis	Sky-blue aster
0.23%	Tradescantia ohiensis	Spiderwort
2.58%	Triodanis perfoliata	Venus's looking glass
3.21%	Verbena stricta	Hoary vervain
0.47%	Zizia aurea	Golden alexanders

D PRAIRIE POLLINATOR SEED MIX

IA 643 Rare and Declining Habitat (CP42 Dry-Mesic Prairie -- Pollinator 20/20)		
Taylor Creek Restoration Nurseries (785) 594-2245 224 East 1260 Road, Baldwin City, KS 66006 https://www.taylorcreeknurseries.com/		
% seed psl	Botanical Name	Common Name
4.59%	Andropogon gerardii	Big bluestem
5.50%	Bouteloua curtipendula	Side oats grama
0.00%	Carex bicknellii	Bicknell's sedge
1.86%	Carex brevior	Short beak sedge
2.38%	Elymus canadensis	Canada wild rye
5.73%	Koeleria macrantha	June grass
4.81%	Panicum virgatum	Switch grass
9.46%	Schizachyrium scoparium	Little bluestem
5.50%	Sorghastrum nutans	Indian grass
10.03%	Sporobolus cryptandrus	Sand dropseed
0.92%	Sporobolus heterolepis	Prairie dropseed
0.18%	Amorpha canescens	Leadplant
0.15%	Chamaecrista fasciculata	Partridge pea
2.06%	Dalea purpurea	Purple prairie clover
0.24%	Desmanthus illinoensis	Illinois sensitive plant
0.23%	Lespedeza capitata	Round-headed bush clover
0.23%	Liatris aspera	Rough blazing star
4.01%	Monarda fistulosa	Wild bergamot
0.52%	Monarda punctata	Horse mint
4.13%	Oenothera biennis	Common evening primrose
4.59%	Oligoneuron album	Stiff aster (goldenrod)
2.35%	Oligoneuron rigidum	Stiff goldenrod
3.73%	Penstemon digitalis	Beardtongue
6.72%	Potentilla arguta	Prairie cinquefoil
1.89%	Ratibida pinnata	Yellow coneflower
2.37%	Rudbeckia hirta	Black-eyed Susan
8.60%	Solidago nemoralis	Old-field goldenrod
0.92%	Symphoricarpos laevis	Sky-blue aster
0.23%	Tradescantia ohiensis	Spiderwort
2.58%	Triodanis perfoliata	Venus's looking glass
3.21%	Verbena stricta	Hoary vervain
0.47%	Zizia aurea	Golden alexanders

Ankeny, Iowa - Landscape Data Table		
Site Area: 19.98 acres (871,000 sqft) - Zoning (CP-2) Proposed Use: Commercial		
REQUIRED		PROVIDED
GENERAL CODE PROVISIONS		
CHAPTER 191 ZONING ORDINANCE GENERAL REGULATIONS		
191.06 THROUGH LOTS.		
The front yard regulations shall apply to each street side of a through lot for the principal building or structure and the Zoning Administrator shall designate the front yard of a through lot which shall generally be the yard adjacent to the local street or the street with the lower classification designation. For through lots with a platted landscape or open space buffer or easement across the designated rear yard, accessory buildings shall be located outside any easements and visibility triangles and may be located adjacent to the edge of the buffer or easement opposite the street right-of-way. In zone districts where one and two-family homes are permitted as a use-by-right and the one and two-family lots are platted without a landscape or open space buffer or easement across the designated rear yard, setbacks for accessory buildings shall be outside any visibility triangles and easements and set back a minimum of three (3) feet from the designated rear property line. For one-family and two-family residential lots there shall be no vehicular access to through lots from arterial streets. Buildings and structures for other than one-family and two-family residential lots shall conform to Section 192.02 Site Plan Requirements.	Yes	Yes
191.14 FENCES, WALLS, AND PLANTINGS.		
3. Fences shall be permitted in any yard in commercial and industrial zoning districts except that fences or walls shall not in any case exceed eight feet in height in side and rear yards. Fences in yards adjacent to street right-of-way lines on corner and interior lots shall be at the height and location shown on the approved site plan. Fences in the designated rear yard of a through lot shall be located no closer to the street right-of-way than the far edge from the street right-of-way of a landscape or open space buffer or easement or, when there is no buffer or easement, shall be at the height and location shown on the approved site plan. All fences shall adhere to the requirements for visibility at intersections. (See Section 191.15.)	Yes	Yes
191.15 MINIMUM OPEN SPACE		
The total land area devoted to open space, exclusive of one-family and two-family lots, shall not be less than twenty percent of the gross land area included in the building lot. Such open space shall be maintained as grassed and landscaped areas, interior or exterior malls, pedestrian walks, and ornamental structures, when part of the landscaping theme. Open space shall not include structures or buildings, off-street parking areas and access drives. Trees and shrubbery shall be provided at a minimum of one landscape unit per 5,000 square feet of required open space with one landscape unit consisting of two trees and six shrubs or three trees and three shrubs. There shall be a minimum of one landscape unit per building lot. Landscape units are in addition to screen plantings.	Yes	Yes
871,000 sqft x 0.2 = 174,200 sqft Landscape Area	174,200 sqft Landscape Area	174,200 sqft Landscape Area
174,200 sqft Landscape Area / 3,000 sqft = 58 Landscape Units	58 Landscape Units	58 Landscape Units
58 Type B Landscape Units: 58 x 2 = 116 Trees, 58 x 6 = 348 Shrubs	116 Trees 348 Shrubs	116 Trees 348 Shrubs
CHAPTER 192 DISTRICT ESTABLISHMENT AND ZONING MAP		
192.02 SITE PLAN REQUIREMENTS		
3. Design Standards: The standards of design provided in this section are intended to establish criteria for those items that affect the physical aspect of Ankeny's environment. These criteria are not intended to restrict design; however, they are intended to create a focus on development that maintains a satisfactory function and appearance within the City. It is the intent of these regulations to maintain or enhance neighborhood character, preserve values, and promote the public health, safety, and general welfare.	Yes	Yes
A. Site Development		
(2) The site shall be planned to be compatible with the streetscape that is prevalent in the area.	Yes	
(3) The site shall provide for adequate parking and circulation for vehicles, bicycles, and pedestrians. This includes safe bicycle and pedestrian movement from public walks to the building and from parking areas to the building.	Yes	Yes
(5) Parking areas shall be treated with decorative elements, building wall extensions, plantings, berms, or other means so as to reduce their impact on public ways and adjoining properties.	Yes	Yes
(5) Parking areas shall be treated with decorative elements, building wall extensions, plantings, berms, or other means so as to reduce their impact on public ways and adjoining properties.	Yes	Yes
(6) Service areas, loading and unloading docks, delivery areas, dumpsters, outside storage areas and large storm water detention basins shall be treated with decorative elements, building wall extensions, plantings, berms, or other means so as to screen them from view from public ways and adjoining properties.	Yes	Yes
(7) All newly installed utility lines shall be underground and entry fixtures located away from high use areas or screened in an approved manner.	Yes	Yes
(12) Landscaping shall enhance architectural features and contribute to the beauty and utility of a development. Existing trees should be protected whenever possible to maintain the maturity of the site.	Yes	Yes
B. Building Design		
(4) All mechanical equipment or other utility hardware on roof, ground or buildings, refuse and waste removal areas, service yards, storage yards, and exterior work areas shall be screened from or located as not to be visible from public view, using materials consistent with the building and site.	Yes	Yes
A. Site Plan		
(14) Location of existing trees six inches or larger in diameter, landscape areas, springs and streams and other bodies of water, and any area subject to flooding by a one hundred year storm.	Yes	Yes
(15) Location, amount and type of any proposed landscaping, plantings, fences, walls, or other screening as required by the zoning regulations and the design standards.	Yes	Yes
192.09 C-2 GENERAL RETAIL, HIGHWAY ORIENTED, AND CENTRAL BUSINESS COMMERCIAL DISTRICT		
3. Area and Site Regulations: The following minimum requirements shall be observed in the C-2 District, subject to Section 191.11 height limitations and the modifications contained in Section 196.03 of this Zoning Ordinance.	Yes	Yes
D. Front Yard: 35 feet.		
4. Off-Street Parking and Loading: Spaces for off-street parking and loading shall be provided in accordance with the provision of Section 194.01 of the Zoning Ordinance.	Yes	Yes
CHAPTER 194 ZONING ORDINANCE PARKING, LOADING, AND SCREENING		
194.01 OFF-STREET PARKING AND LOADING		
6. Off-Street Parking - Requirements Generally: Every parcel of land used as a public or private parking area after the effective date of the Zoning Ordinance shall be developed and maintained in accordance with the following requirements:	Yes	Yes
E. Parking Area Landscaping: Parking areas shall be required to provide natural shading through the use of deciduous trees, in an amount equal to twenty percent of the parking area. Trees used for this purpose should be those encouraged as street trees and will be presumed to shade a circular area having a radius of fifteen feet. New trees used for this purpose shall be located so that they are surrounded by at least one hundred ninety square feet of unimproved area. New and existing trees should be protected from damage by vehicles. Parking Area Landscaping: 425,734 sqft Parking Area x 0.2 = 85,147 sqft Tree Canopy Coverage 17,030 sqft Tree Canopy Coverage / (11 x 15') = 121 Parking Lot Trees	121 Parking Lot Trees	55 Parking Lot Trees



MHC
KENWORTH
DES MOINES

For

M-H Property Enterprises, LLC
11120 Tomahawk Creek Pkwy
Suite 200
Leawood, Kansas 66211
FAX: (816) 483-5842

Project No.: 26845002
Date: 11/17/2023
Issued For: PERMIT SET

REVISIONS

No.	Date	Description



H Property Enterprises, LLC
120 Tomahawk Creek Pkwy
Suite 200
Leawood, Kansas 66211
(816) 483-6444
FAX (816)483-5842

o.: 268445002
11/17/2023
or: PERMIT SET

REVISIONS

[illegible]

REGISTRATION

**NOT FOR
CONSTRUCTION**

PROJECT TEAM

ECT	FINKLE+WILLIAMS ARCHITECTURE	KIMLEY-HORN
SHAPE		KIMLEY-HORN
CTIONS	BSE	
JURAL	BSE	
IG	PKMR	
ICAL	PKMR	
CAL	PKMR	
DETECTION	N/A	
CTOR	BRINKMANN CONSTRUCTORS	

Kimley»»Horn

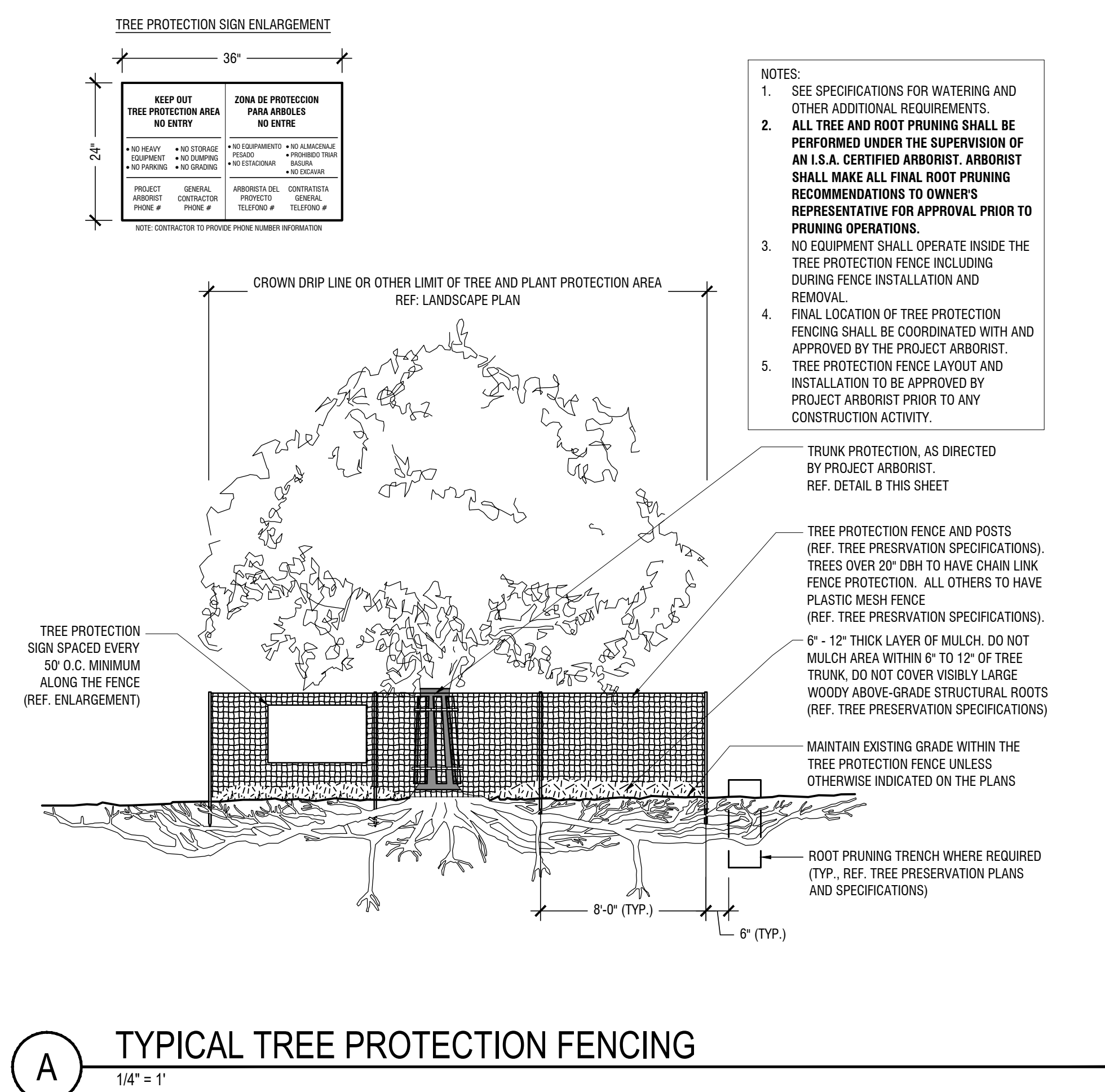
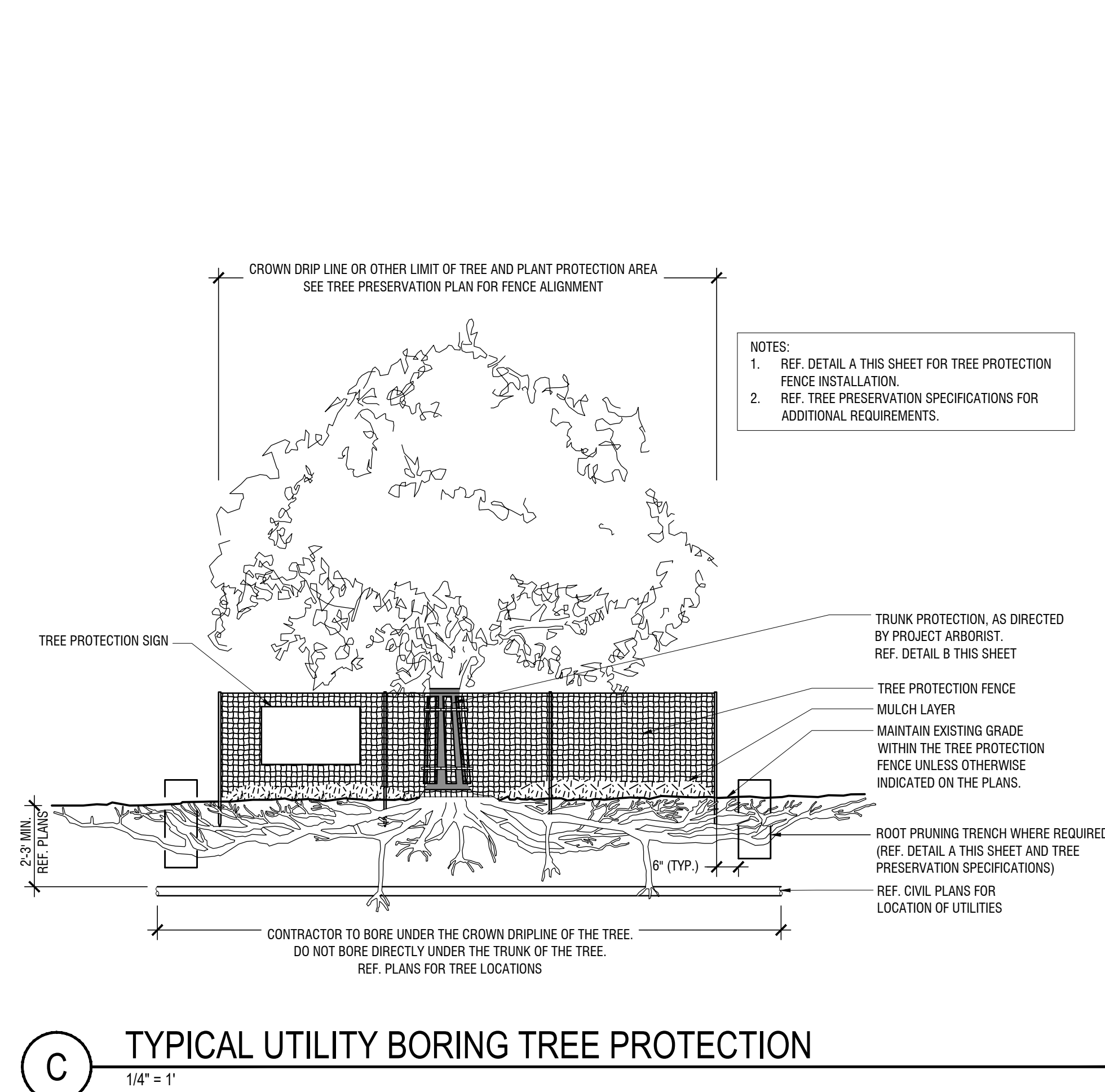
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KANSAS CITY, MO 64105
PHONE: 816-652-0350
WWW.KIMLEY-HORN.COM

HEET TITLE

LANDSCAPE
ARCHITECTURAL
DETAILS

SHEET NUMBER

300





✶

1

Tennessee M-H, LLC
1120 Tomahawk Creek Pkwy
Suite 200
Leawood, Kansas 66211
(816)483-6444
FAX (816)483-5842

Project No.: 22054

ate: 11.21.23

Issued For: For Permit

REVISIONS

[illegible]

REGISTRATION

PROJECT TEAM

ARCHITECT	FINKLE+WILLIAMS ARCHITECTURE
CIVIL	KIMLEY-HORN
LANDSCAPE	KIMLEY-HORN
FOUNDATIONS	BSE
STRUCTURAL	BSE
PLUMBING	PKMR
MECHANICAL	PKMR
ELECTRICAL	PKMR
WATER PROTECTION	N/A
CONTRACTOR	BRINKMANN CONSTRUCTORS



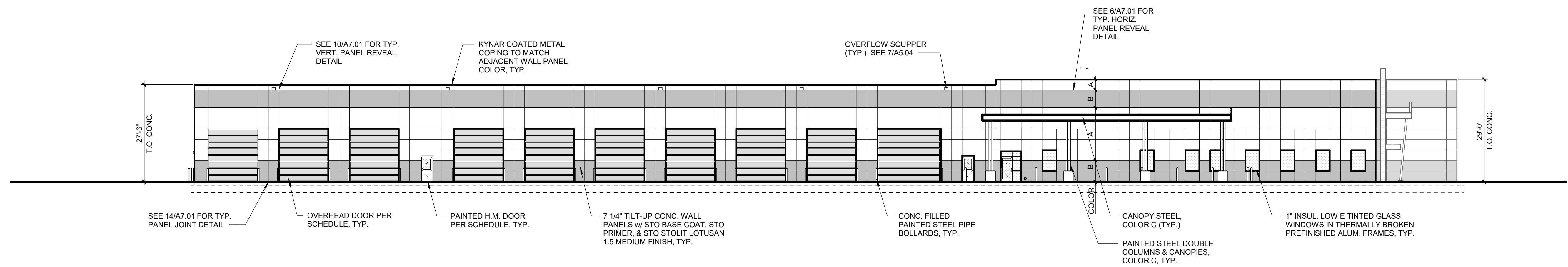
8787 RENNER BLVD., SUITE 100
LENEXA, KANSAS 66219
913.498.1550
www.finklewilliams.com

SHEET TITLE

EXTERIOR ELEVATIONS

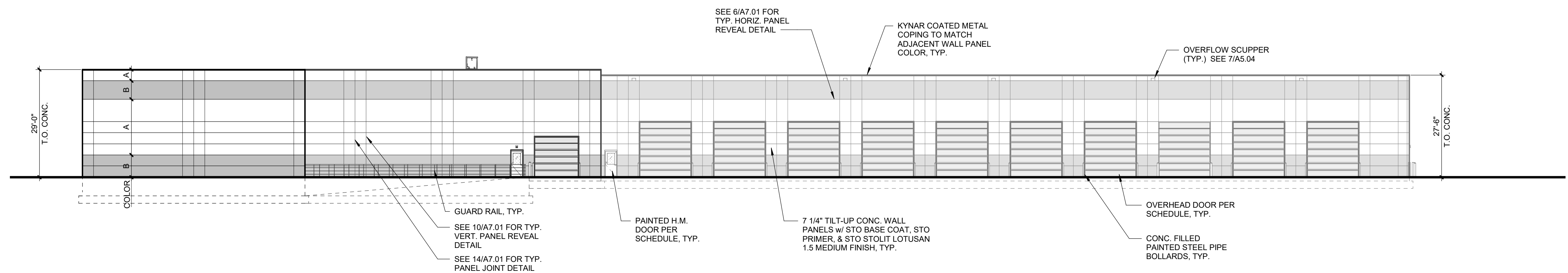
EET NUMBER

F4.01



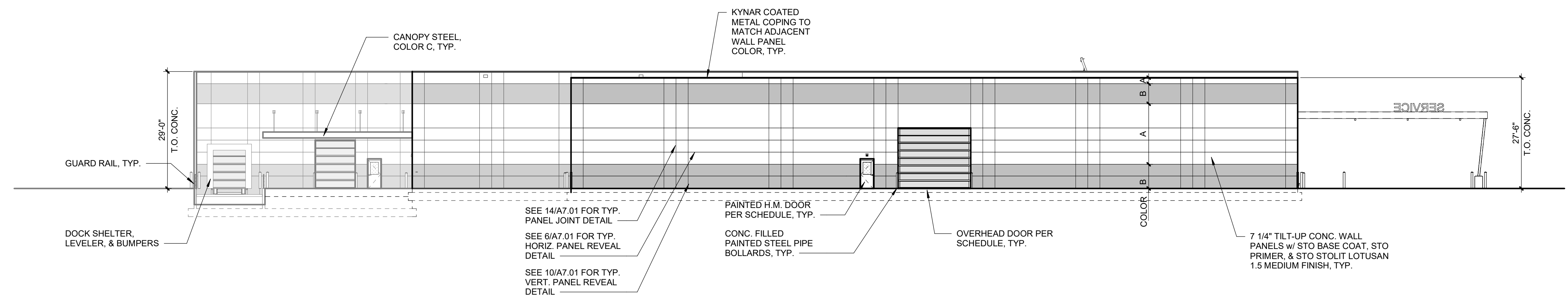
1 NORTH ELEVATION

F4.01	SCALE : 1/16" = 1'-0"
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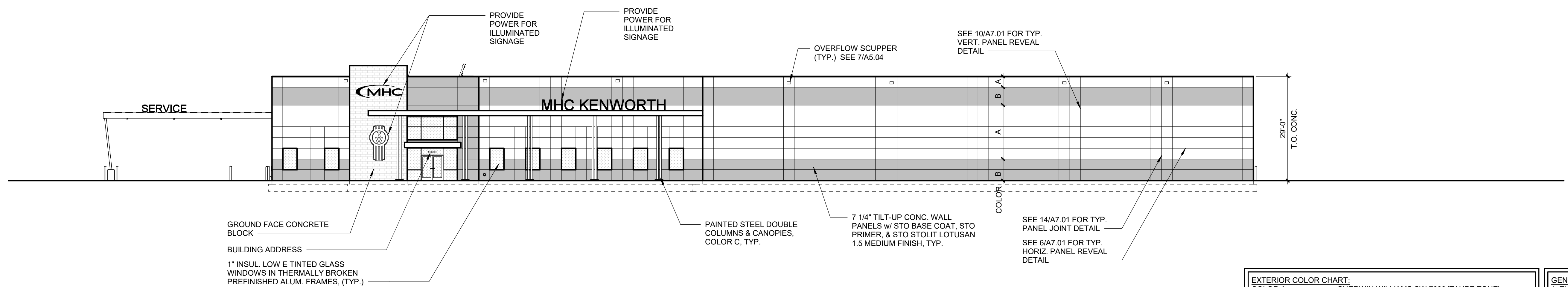
2 | SOUTH ELEVATION

F4.01	SCALE : 1/16" = 1'-0"
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3	EAST ELEVATION
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F4.01	SCALE : 1/16" = 1'-0"
--------------	-----------------------



4	WEST ELEVATION
---	----------------

F4.01	SCALE : 1/16" = 1'-0"
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EXTERIOR COLOR CHART:

COLOR A: SHERWIN WILLIAMS SW 7633 'TAUPE TONE'
COLOR B: SHERWIN WILLIAMS SW 7032 'WARM STONE'
COLOR C: SHERWIN WILLIAMS BOND-PLEX:
B71W00211 EXTRA WHITE/

GROUND FACE CMU: BORAL CONCRETE PRODUCTS 'CHARCOAL'

GENERAL NOTES:

1. THE BLUE GLASS REFERENCED IN THE DOCUMENTS IS TO BE INSULITE GLASS CO. INC., 1/4" BLUE ANNEALED, 1/2" MILL SPACER, & 1/4" CLEAR ANNEALED, OR EQUAL. SAMPLES TO BE PROVIDED FOR APPROVAL.
2. ALL EXTERIOR CONTROL JOINTS TO MATCH ADJACENT WALL COLOR PER EXTERIOR COLOR CHART. BREAK SEALANT COLOR PER MANUF. STANDARD.



For

Tennessee M-H, LLC
11120 Tomahawk Creek Pkwy
Suite 200
Leawood, Kansas 66211
(816)483-6444
FAX (816)483-5842

Project No.:	22054
Date:	11.21.23
Issued For:	For Permit

[illegible]

REGISTRATION

PROJECT TEAM

ARCHITECT FINKLE+WILLIAMS
ARCHITECTURE

CIVIL KIMLEY-HORN

LANDSCAPE KIMLEY-HORN

FOUNDATIONS BSE

STRUCTURAL BSE

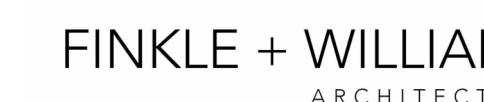
PLUMBING	PKMR
----------	------

MECHANICAL PKMR

ELECTRICAL PKMR

FIRE PROTECTION N/A

CONTRACTOR BRINKMANN
CONSTRUCTO



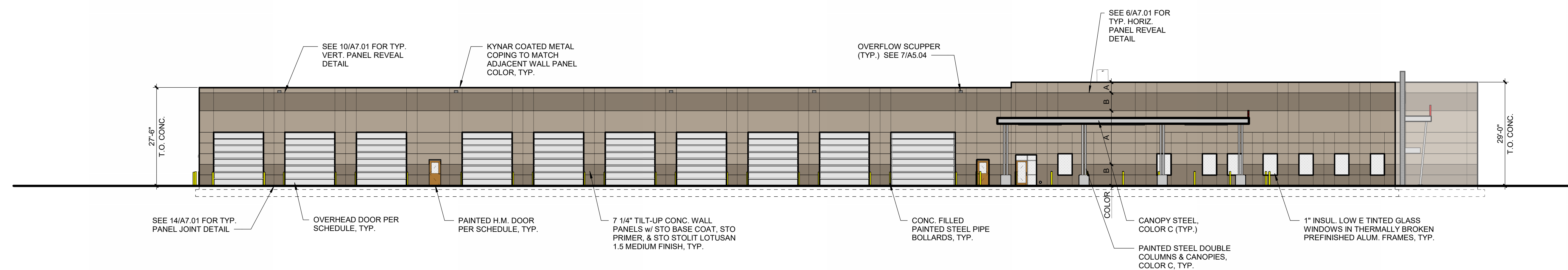
8787 RENNER BLVD., SUITE 100
LENEXA, KANSAS 66219
913.498.1550
www.finklewilliams.com

SHEET TITLE

COLOR
EXTERIOR
ELEVATIONS

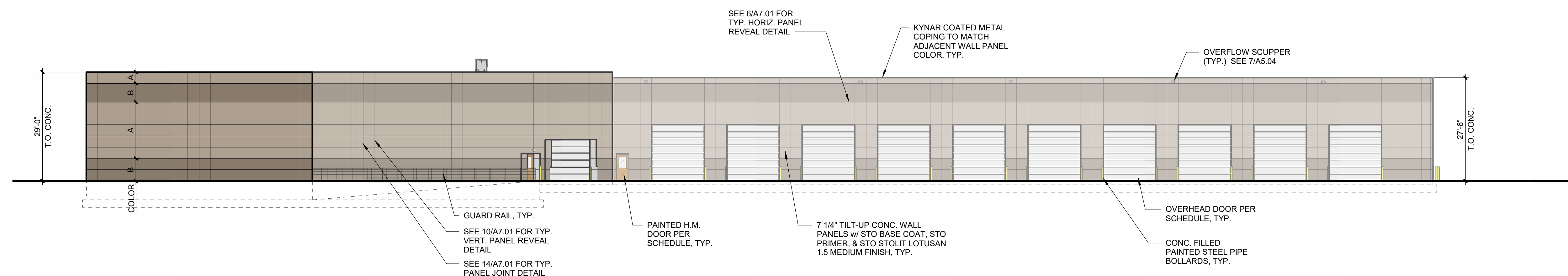
SHEET NUMBER

F4.02



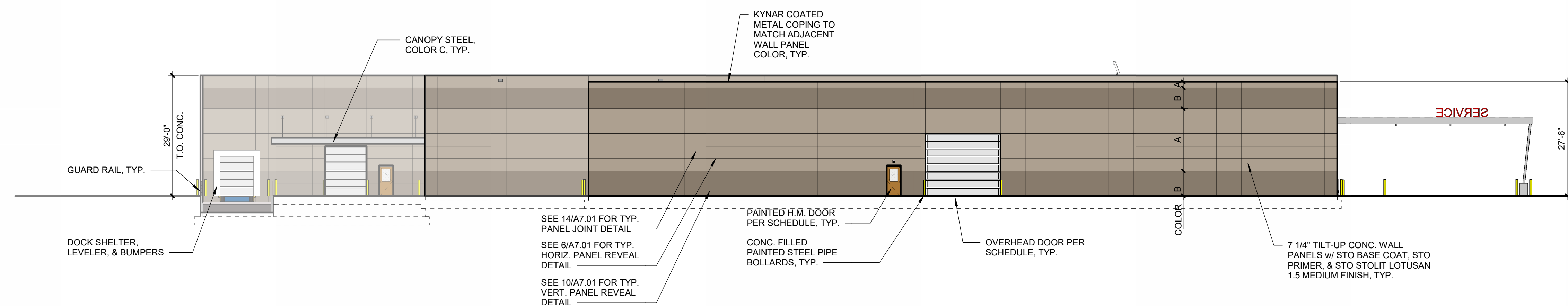
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F4.02	SCALE : 1/16" = 1'-0"
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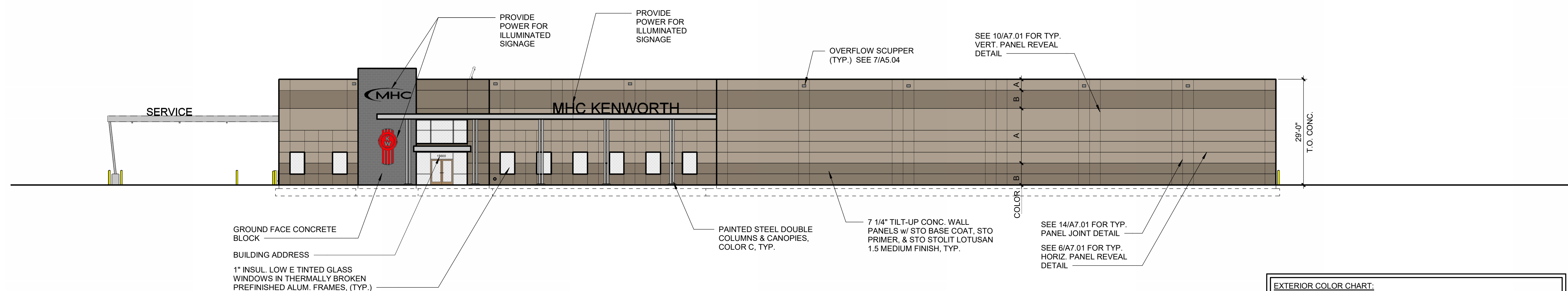
2	SOUTH ELEVATION
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F4.02	SCALE : 1/16" = 1'-0"
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3	EAST ELEVATION
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F4.02	SCALE : 1/16" = 1'-0"
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4	WEST ELEVATION
---	----------------

F4.02	SCALE : 1/16" = 1'-0"
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EXTERIOR COLOR CHART:	
COLOR A:	SHERWIN WILLIAMS SW 7633 'TAUPE TONE'
COLOR B:	SHERWIN WILLIAMS SW 7032 'WARM STONE'
COLOR C:	SHERWIN WILLIAMS BOND-PLEX: B71W00211 EXTRA WHITE/ B71T00204 CLEAR TINT BASE/ B71S00200 ALUMINUM
GROUND FACE CMU:	BORAL CONCRETE PRODUCTS 'CHARCOAL'

GENERAL NOTES:

1. THE BLUE GLASS REFERENCED IN THE DOCUMENTS IS TO BE INSULITE GLASS CO. INC., 1/4" BLUE ANNEALED, 1/2" MILL SPACER, & 1/4" CLEAR ANNEALED, OR EQUAL. SAMPLES TO BE PROVIDED FOR APPROVAL.

2. ALL EXTERIOR CONTROL JOINTS TO MATCH ADJACENT WALL COLOR PER EXTERIOR COLOR CHART. BREAK SEALANT COLOR PER MANUF. STANDARD.



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FAX (816)483-5842

Issued For:	For Permit
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[illegible]

REGISTRATION

PROJECT TEAM

ARCHITECT	FINKE+WILLIAMS ARCHITECTURE
CIVIL	KIMLEY-HORN
LANDSCAPE	KIMLEY-HORN
FOUNDATIONS	BSE
STRUCTURAL	BSE
PLUMBING	PKMR
MECHANICAL	PKMR
ELECTRICAL	PKMR
FIRE PROTECTION	N/A
CONTRACTOR	BRINKMANN CONSTRUCTORS



8787 RENNER BLVD., SUITE 100
LENEXA, KANSAS 66219
913.498.1550
www.finklewilliams.com

MEET TITLE

RENDERING

SHEET NUMBER

F4.04





PLAN AND ZONING COMMISSION

January 17, 2024

5 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

ACTION REQUESTED:

LEGAL:

SUBJECT:

1. January 16, 2024 City Council Report - Staff

2. Director's Report

Tentative agenda items for Tuesday, February 6, 2024

Plan and Zoning Commission 2023 Annual 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:

Click to download
 Plan and Zoning Commission 2023 Annual Report

CITY OF ANKENY PLAN & ZONING COMMISSION 2023 REPORT

Commission Members Original Appointment

Ted Rapp, Chair	03-04-2013
Glenn Hunter, Vice Chair	01-18-2021
Trina Flack	02-01-2012
Todd Ripper	10-24-2005
Lisa West	02-21-2011
Annette Renaud	02-05-2018
Randy Weisheit	02-21-2022

2023 Commission Activity and Actions

January 4, 2023

Consent Item(s):	2	Public Hearing Item(s):	1	Business Item(s):	1
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- **December 20, 2022 Minutes** / Approved
- **1450 SW Tradition Drive – Rocket Carwash Site Plan** / Approved
- **Hubbell Realty Company, on behalf of NGR, Inc., 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.
- **Albaugh Four Mile Industrial Preliminary Plat** / Recommended City Council approval

January 18, 2023

Consent Item(s):	1	Public Hearing Item(s):	0	Business Item(s):	2
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- **January 4, 2023 Minutes** / Approved
- **Hubbell Realty Company, on behalf of NGR, Inc., request to rezone property from R-1, One-Family Residence District to M-1, Light Industrial District** / Recommended City Council approval
- **Aspen Ridge Commercial Plat 2 Preliminary Plat** / Recommended City Council approval

2022 Plan & Zoning Commission Annual Report

February 7, 2023

Consent Item(s):	5	Public Hearing Item(s):	0	Business Item(s):	0
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- **January 18, 2023 Minutes** / Approved
- **1503 S Ankeny Boulevard – U-Haul Phase 1 & 2 Site Plan** / Approved, subject to conditions.
- **221 SE Magazine Road – U-Haul Phase 3 Site Plan** / Approved
- **965 SE Corporate Woods Drive – Kum & Go Site Plan** / Approved, subject to conditions.
- **Georgetown Plat 12 Final Plat** / Recommended City Council approval

Elected Ted Rapp as Chair and Glenn Hunter as Vice Chair

February 21, 2023

Consent Item(s):	4	Public Hearing Item(s):	0	Business Item(s):	0
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- **February 7, 2023 Minutes** / Approved
- **Aspen Ridge Commercial Plat 2 Final Plat** / Recommended City Council approval
- **3425 NW State Street – New Horizon Site Plan** / Approved, subject to conditions
- **1302 N Ankeny Boulevard – Northview Stadium Phase 3 Site Plan** / Approved, subject to conditions

March 7, 2023

Consent Item(s):	5	Public Hearing Item(s):	0	Business Item(s):	0
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- **February 21, 2023 Minutes** / Approved
- **Savannah at Ankeny Final Plat** / Recommended City Council approval
- **Savannah at Ankeny Site Plan** / Approved
- **2401 W 1st Street – Treehouse Growing and Learning Center Parking Lot Expansion Site Plan** / Approved
- **Treasure Acres Plat 1 Final Plat (County)** / subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

Prairie Trail Update:

Site Plans:

Nelson Senior Living
District Place
Southview Middle School Restroom Outbuilding
The Fieldhouse at Prairie Trail Sports Complex – West Gym
The Diamond – Prairie Trail Sports Complex, Phase 2
District Building 7
District Building 7 Parking Lot

Crosswinds PUD Update:

Site Plans:

Lot 1, Crosswinds Plat 1 – DIA 5 Amazon
DIA5 Redevelopment
Crosswinds Distribution Center II
Kreg Tool Corporate Headquarters
Ruan Transportation
Lot 1, Swanwood Logistics Center Plat 2
Lot 1, Swanwood Logistics Center Plat 1-Brown Warehouse
Housby Ankeny

March 21, 2023

Consent Item(s):	3	Public Hearing Item(s):	0	Business Item(s):	0
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- **March 7, 2023 Minutes** / Approved
- **Delaware Landing Plat 1 Final Plat** / Recommended City Council approval
- **5075 SE Delaware Avenue – Copeland Commercial Site Plan** / Approved, subject to conditions

April 4, 2023

Consent Item(s):	4	Public Hearing Item(s):	0	Business Item(s):	2
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- **March 21, 2023 Minutes** / Approved
- **350 NE 36th Street – DMOS Temporary MRI Trailer Site Plan** / Approved until November 2023.
- **1505 NE 36th Street – Talons of Tuscany Pavilion Site Plan** / Approved
- **2012 SE Delaware Avenue – Chase Bank Site Plan** / Approved, subject to conditions
- **Request by Hope K Farms, LLC and Clayton Mitchell Living Trust for 80/20 voluntary urbanized annexation of property into the City of Ankeny** / Recommended City Council Approval
- **Request to vacate a portion of Roadway Easement along SW 3rd Street at 2943 SW 3rd Street** / Recommended City Council approval

April 18, 2023

Consent Item(s): 3 Public Hearing Item(s): 0 Business Item(s): 0

- **April 4, 2023 Minutes** / Approved
- **245 NW 18th Street – Lot 5 Northview Centre Plat 2 Site Plan** / Approved, subject to conditions
- **575 NE 47th Street – Creekside Park Improvements Site Plan** / Approved

May 2, 2023

Consent Item(s): 2 Public Hearing Item(s): 0 Business Item(s): 1

- **April 18, 2023 Minutes** / Approved
- **825 SW Irvinedale Drive – John Deere Des Moines Works Building 40, 2023 East Expansion Site Plan** / Approved
- **Request to vacate a portion of public right-of-way described as Lot B, Crosswinds Business Park Plat 1** / Recommended City Council approval

May 16, 2023

Consent Item(s): 2 Public Hearing Item(s): 0 Business Item(s): 3

- **May 2, 2023 Minutes** / Approved
- **255 NW 36th Street – Culver's Site Plan** / Approved, subject to conditions
- **36th Street Centre Preliminary Plat** / Recommended City Council approval
- **36th Street Centre Final Plat** / Recommended City Council approval
- **Request by Hope K Farms, LLC for 80/20 voluntary urbanized annexation to property into the City of Ankeny** / Recommended City Council approval

June 6, 2023

Consent Item(s): 5 Public Hearing Item(s): 0 Business Item(s): 0

- **May 16, 2023 Minutes** / Approved
- **Four Mile Distribution Center Plat 2 Final Plat** / Recommended City Council approval
- **5775 SE Four Mile Drive – NGR East Site Plan** / Approved, subject to conditions
- **3713-3715 SE Convenience Boulevard – Ankeny Regional Airport North Property Line Box Hangars Site Plan** / Approved, subject to conditions
- **4325 SE Delaware Avenue – Banfield Pet Hospital Site Plan** / Approved

June 20, 2023

Consent Item(s): 4 Public Hearing Item(s): 0 Business Item(s): 1

- **June 6, 2023 Minutes** / Approved
- **2201 W 1st Street – Sleister Properties, LLC Building Addition Site Plan** / Approved
- **Piper Properties Plat 4 Final Plat** / Recommended City Council approval
- **Albaugh Four Mile Industrial Park Final Plat** / Recommended City Council approval
- **Hope Crest Preliminary Plat** / Recommended City Council approval

July 5, 2023

Consent Item(s): 2 Public Hearing Item(s): 0 Business Item(s): 0

- **June 20, 2023 Minutes** / Approved
- **Delaware Landing Plat 2 Final Plat** / Recommended City Council approval

July 18, 2023

Consent
Item(s): 3

Public Hearing
Item(s): 10

Business
Item(s): 2

- **July 5, 2023 Minutes / Approved**
- **Kimberley Crossing Plat 3 Final Plat / Recommended City Council preliminary approval**
- **120 NW Reinhart Drive – Nelson Ankeny Senior Living – Piper Site Plan / Approved**
- **Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope Kimberley, LLC from Low Density Residential to High Density Residential use classification (LUPA Area A) / Public Hearing continued to August 8, 2023 meeting**
- **Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3 Multiple-Family Residence District (Rezoning Area C) / Public Hearing continued to August 8, 2023 meeting**
- **Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope Kimberley, LLC from Low Density Residential to Medium Density Residential use classification (LUPA Area B) / Public Hearing continued to August 8, 2023 meeting**
- **Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre (Rezoning Area A) / Public Hearing continued to August 8, 2023 meeting**
- **Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope Kimberley, LLC from High Density Residential to Community Commercial use classification (LUPA Area C) / Public Hearing continued to August 8, 2023 meeting**
- **Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to C-2, General Retail, Highway Oriented and Central Business Commercial District (Rezoning Area F) / Public Hearing continued to August 8, 2023 meeting**
- **Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope Kimberley, LLC from High Density Residential to Medium Density Residential use classification (LUPA Area D) / Public Hearing continued to August 8, 2023 meeting**
- **Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3 Multiple-Family Residence District, Restricted To 10 Units Per Acre (Rezoning Area G) / Public Hearing continued to August 8, 2023 meeting**
- **Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to Planned Unit Development, PUD (Rezoning Area B and E) / Public Hearing continued to August 8, 2023 meeting**
- **Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3, Multiple Family Residence District, Restricted to Single Family (Rezoning Area D) / Public Hearing continued to August 8, 2023 meeting**
- **Heritage Commercial at Prairie Trail Neighborhood Plan / Recommended City Council approval**
- **Pine Lake Estates Plat 1 Preliminary Plat / Recommended City Council approval**

August 8, 2023

Consent
Item(s): 6

Public Hearing
Item(s): 10*

Business
Item(s): 10

- **July 18, 2023 Minutes / Approved**
- **317 SE Magazine Road - First Family Church Parking Lot Expansion Site Plan / Approved**
- **1804 NW Briargate Drive - Ankeny Children's Dentistry Site Plan / Approved**
- **Canyon Landing Townhomes Plat 2 Final Plat / Recommended City Council approval**
- **Kimberley Crossing Plat 4 Final Plat / Recommended City Council approval**
- **5075 SE Delaware Avenue - Hobby Lobby Modified Pylon Sign / Approved**
**Public hearings were continued from July 18, 2023 meeting*
- ***Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope Kimberley, LLC from Low Density Residential to High Density Residential use classification (LUPA Area A) / Closed the public hearing, received and filed documents and recommended City Council denial**
- ***Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3 Multiple-Family Residence District (Rezoning Area C) / Closed the public hearing, received and filed documents and recommended City Council denial**

- ***Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope Kimberley, LLC from Low Density Residential to Medium Density Residential use classification (LUPA Area B) / Closed the public hearing, received and filed documents and recommended City Council approval**
- ***Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre (Rezoning Area A) / Closed the public hearing, received and filed documents and recommended City Council approval**
- ***Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope Kimberley, LLC from High Density Residential to Community Commercial use classification (LUPA Area C) / Closed the public hearing, received and filed documents and recommended City Council approval**
- ***Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to C-2, General Retail, Highway Oriented and Central Business Commercial District (Rezoning Area F) / Closed the public hearing, received and filed documents and recommended City Council approval**
- ***Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope Kimberley, LLC from High Density Residential to Medium Density Residential use classification (LUPA Area D) / Closed the public hearing, received and filed documents and recommended City Council approval**
- ***Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3 Multiple-Family Residence District, Restricted To 10 Units Per Acre (Rezoning Area G) / Closed the public hearing, received and filed documents and recommended City Council approval**
- ***Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to Planned Unit Development, PUD (Rezoning Area B and E) / Closed the public hearing, received and filed documents and recommended City Council approval**
- ***Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3, Multiple Family Residence District, Restricted to Single Family (Rezoning Area D) / Closed the public hearing, received and filed documents and recommended City Council approval**

August 22, 2023

Consent Item(s):	6	Public Hearing Item(s):	1	Business Item(s):	1
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- **August 8, 2023 Minutes / Approved**
- **Aspen Ridge Commercial Plat 3 Final Plat / Recommended City Council approval**
- **Canyon Landing Duplexes Plat 2 Final Plat / Recommended City Council approval**
- **Canyon Landing Plat 3 Final Plat / Recommended City Council approval**
- **Ankeny Northwest Water Tower Plat 1 Final Plat / Recommended City Council approval**
- **3755 NW Irvinedale Drive - Elevated Water Storage Tank Site Plan / Approved**
- **98 Investments, LLC, request to rezone property from C-2, General Retail, Highway-Oriented, and Central Business Commercial District, to C-2A, Central Business Commercial District / Closed the public hearing, received and filed documents**
- **Request by Hope Kimberley, LLC, BK Linnemeyer Trust, Brian K. and Kelli K. Linnemeyer, Richard R. and Stacey Martin, A. Byron Gustafson, Northstar, LTD., DRA Properties, LLC, and Gene C. Hildreth, Jr. for 80/20 Voluntary Urbanized Annexation of property into the City of Ankeny (Hope Kimberley 2.0) / Recommended City Council approval**

September 6, 2023

Consent Item(s):	3	Public Hearing Item(s):	0	Business Item(s):	1
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- **August 22, 2023 Minutes / Approved**
- **Canyon Landing Plat 4 Final Plat / Recommended City Council approval**
- **Pine Lake Estates Plat 1 Final Plat / Recommended City Council approval**
- **98 Investments, LLC, request to rezone property from C-2, General Retail, Highway-Oriented, and Central Business Commercial District, to C-2A, Central Business Commercial District / Recommended City Council approval**

September 19, 2023

Consent Item(s):	2	Public Hearing Item(s):	0	Business Item(s):	0
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- **September 6, 2023 Minutes** / Approved
- **Trestle Ridge Estates Phase 2 Preliminary Plat** / Recommended City council approval

Prairie Trail Update:

Site Plans:

Veridian Credit Union
Midway Park Phase 2
Lot 2, Vintage Business Park at Prairie Trail Plat 10
Vintage Business Park at Prairie Trail Plat 10, Phase 1
Vintage Commercial
Rally Complex Development Project
District Flats

October 3, 2023

Consent Item(s):	4	Public Hearing Item(s):	0	Business Item(s):	1
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- **September 19, 2023 Minutes**
- **710 SE Creekview Drive - Ankeny Kitchen & Bath Site Plan** / Approved, subject to conditions.
- **3525 NW State Street - McDonald's Site Plan** / Approved, subject to conditions.
- **The Crossings at Deer Creek Plat 13 Final Plat** / Recommended City Council approval
- **Request by Legacy Housby, LLC for 80/20 Voluntary Urbanized Annexation of property into the City of Ankeny (Legacy Housby)** / Recommended City Council approval

October 17, 2023

Meeting Cancelled

November 7, 2023

Consent Item(s):	3	Public Hearing Item(s):	0	Business Item(s):	0
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- **October 3, 2023 Minutes**
- **710 SW 3rd Street – Trailside Tap Building Addition Site Plan** / Approved
- **2806 SE Peachtree Drive - Des Moines Mobile Wash Addition Site Plan** / Approved

November 21, 2023

Consent Item(s):	4	Public Hearing Item(s):	0	Business Item(s):	0
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- **November 7, 2023 Minutes**
- **Deer Creek South Plat 3 Final Plat** / Recommended City Council approval
- **Ankeny Fire Station No. 4 Final Plat** / Recommended City Council approval
- **2320 NW Weigel Drive - Ankeny Fire Station No. 4 Site Plan** / Approved, subject to conditions

December 5, 2023

Consent Item(s):	5	Public Hearing Item(s):	0	Business Item(s):	0
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- **November 21, 2023 Minutes**
- **Kimberley Villas Plat 1 Final Plat** / Recommended City Council approval
- **Kimberley Villas Plat 2 Final Plat** / Recommended City Council approval
- **Kimberley Villas Plat 3 Final Plat** / Recommended City Council approval
- **Kimberley Villas Site Plan** / Approved, subject to conditions

- **December 5, 2023 Minutes**
- **Request to rezone property owned by Beasley Farms Inc., Stephen L Banning Trust, and Bettye J Banning Trust from R-1, One Family Residence District, C-2, General Retail, Highway Oriented and Central Business District, and M-1, Light Industrial District, to PUD, Planned Unit Development / Closed the public hearing, received and filed documents**
- **Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope Kimberley, LLC from Low Density Residential to High Density Residential use classification (LUPA 'A') / Closed the public hearing, received and filed documents**
- **Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to Planned Unit Development, PUD (Rezoning Area A) / Closed the public hearing, received and filed documents**
- **Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3, Multiple-Family Residential District (Rezoning Area B) / Closed the public hearing, received and filed documents**

2023 Summary by Project Type

Annexations

- Hope K Farms, LLC and Clayton Mitchell Living Trust / Berwick – ATI
- Hope K Farms, LLC / Hope Crest
- Hope Kimberley 2.0
- Legacy Housby, LLC

Rezoning's / PUD Amendments

- NGR, Inc.
- Hope Kimberley, LLC – Area C
- Hope Kimberley, LLC – Area A
- Hope Kimberley, LLC – Area F
- Hope Kimberley, LLC – Area G
- Hope Kimberley, LLC – Area B and E
- Hope Kimberley, LLC – Area D
- 98 Investments, LLC
- Beasley Farms Inc., Stephen L Banning Trust, and Bettye J Banning Trust
- Hope Kimberley, LLC Phase 2 – Area A
- Hope Kimberley, LLC Phase 2 – Area B

Land Use Plan Amendment

- Hope Kimberley, LLC – Area A
- Hope Kimberley, LLC – Area B
- Hope Kimberley, LLC – Area C
- Hope Kimberley, LLC – Area D
- Hope Kimberley, LLC Phase 2 – Area A

Neighborhood Plans

- Heritage Commercial at Prairie Trail

Preliminary Plats

- Albaugh Four Mile Industrial
- Aspen Ridge Commercial Plat 2
- 36th Street Centre
- Hope Crest
- Pine Lake Estates Plat 1
- Trestle Ridge Estates Phase 2

Vacations

- 2943 SW 3rd Street – Roadway Easement
- Lot B, Crosswinds Business Park Plat 1 – Right-of-Way

Final Plats

- Georgetown Plat 12
- Aspen Ridge Commercial Plat 2
- Savannah at Ankeny
- Delaware Landing Plat 1
- 36th Street Centre
- Four Mile Distribution Center Plat 2
- Piper Properties Plat 4
- Albaugh Four Mile Industrial Park
- Delaware Landing Plat 2
- Kimberley Crossing Plat 3
- Canyon Landing Townhomes Plat 2
- Kimberley Crossing Plat 4
- Aspen Ridge Commercial Plat 3
- Canyon Landing Duplexes Plat 2
- Canyon Landing Plat 3
- Ankeny Northwest Water Tower Plat 1
- Canyon Landing Plat 4
- Pine Lake Estates Plat 1
- The Crossings at Deer Creek Plat 13
- Deer Creek South Plat 3
- Ankeny Fire Station No. 4
- Kimberley Villas Plat 1
- Kimberley Villas Plat 2
- Kimberley Villas Plat 3

Final Plats *administratively approved

- * The District at Prairie Trail Plat 13
- * Vintage Business Park at Prairie Trail Plat 13
- * SPAL Automotive USA Plat 1
- * Heritage Commercial at Prairie Trail Plat 1

Site Plans

- 1450 SW Tradition Drive – Rocket Carwash
- 1503 S Ankeny Boulevard – U-Haul Phase 1 & 2
- 221 SE Magazine Road – U-Haul Phase 3
- 965 SE Corporate Woods Drive – Kum & Go
- 3425 NW State Street – New Horizon
- 1302 N Ankeny Boulevard – Northview Stadium Phase 3
- Savannah at Ankeny
- 2401 W 1st Street – Treehouse Growing and Learning Center Parking Lot Expansion
- 5075 SE Delaware Avenue – Copeland Commercial
- 350 NE 36th Street – DMOS Temporary MRI Trailer
- 1505 NE 36th Street – Talons of Tuscany Pavilion
- 2012 SE Delaware Avenue – Chase Bank
- 245 NW 18th Street – Lot 5, Northview Centre Plat 2
- 575 NE 47th Street – Creekside Park Improvements
- 825 SW Irvinedale Drive – John Deere Des Moines Works Building 40, East Expansion
- 255 NW 36th Street – Culver's
- 5775 SE Four Mile Drive – NGR East

- 3713-3715 SE Convenience Boulevard – Ankeny Regional Airport North Property Line Box Hangars
- 4325 SE Delaware Avenue – Banfield Pet Hospital Site Plan
- 2201 W 1st Street – Sleister Properties, LLC Building Addition
- 120 NW Reinhart Drive – Nelson Ankeny Senior Living – Piper
- 317 SE Magazine Road – First Family Church Parking Lot Expansion
- 1804 NW Briargate Drive – Ankeny Children's Dentistry
- 5075 SE Delaware Avenue – Hobby Lobby Modified Pylon Sign
- 3755 NW Irvinedale Drive – Elevated Water Storage Tank
- 710 SE Creekview Drive – Ankeny Kitchen & Bath
- 3525 NW State Street – McDonald's
- 710 SW 3rd Street – Trailside Tap Building Addition
- 2806 SE Peachtree Drive – Des Moines Mobile Wash Addition
- 2320 NW Weigel Drive – Ankeny Fire Station No. 4
- Kimberley Villas

Site Plans *administratively approved

- * 1610 SW White Birch Circle - White Birch Worship Center Elevations Amendment
- * 1230 SW District Drive - Home 2/TRU Hotel by Hilton Amendment
- * 2222 SW Vintage Pkwy - The Diamond - Prairie Trail Sports Complex Phase 2
- * 1535 SW Market St - District Building 7
- * 1102 NW Weigel Dr - Northern Access Drive Extension-St Luke's the Evangelist Catholic Church
- * 5525 NE Delaware Ave - Keystone Church SP Amendment
- * 1255 SW Prairie Trail Parkway - Iowa Soybean Association Addition SP Amendment
- * 2115 SW State Street - Veridian Credit Union
- * 1500 SW Des Moines Street – Midway Park Phase 2
- * 1960 SW Magazine Rd - Lot 2, Vintage Business Park at Prairie Trail Plat 10
- * 410 N Ankeny Blvd. - Ankeny #1 HyVee Aisle Online (5th Concept)
- * 1615 SW Magazine Rd - Vintage Commercial
- * 2330 SW Vintage Parkway - Fieldhouse Access Drive
- * 3405 N Ankeny Blvd. - Natural Health Chiropractic
- * 1950 SW Magazine Rd - Vintage Business Park at Prairie Trail Plat 10
- * 725 SW Prairie Trail Parkway - Rally Complex Development Project
- * The Sterling North at Prairie Trail Plat 1, Lot 1 Addendum 1
- * 1380 SW District Dr – District Flats SP
- * 1535 SW Market St - District Building 7 Amendment
- * 1212 NW 36th St - Heartland Church Drive Expansion

Plats (Rural)

- Treasure Acres Plat 1

Attendance at Plan & Zoning Commission Meetings

MEMBER	JAN		FEB		MAR		APRIL		MAY		JUNE		JULY		AUG		SEPT		OCT		NOV		DEC		TOTAL
	4	18	7	21	7	21	4	18	2	16	6	20	5	18	8	22	6	19	3	17	7	21	5	19	
Lisa West	1	1	1	0	1	1	0	1	1	1	1	1	0	0	1	1	1	1	1	No Mtg	0	1	1	1	18
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	1	1	1	1	1	1	1	1	1	1	0	0	1	1	1	1	1		1	0	1	1	20
Glenn Hunter - V	1	1	1	0	1	1	1	1	0	0	1	0	1	1	1	1	1	0	0		1	1	0	1	16
Annette Renaud	1	0	1	1	1	1	1	1	1	0	0	1	0	1	1	1	0	1	1		1	0	1	1	17
Ted Rapp - C	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	0	1	22
Randy Weisheit	1	1	1	1	1	1	1	1	1	1	0	1	1	1	1	1	1	1	1		0	1	0	1	20
TOTAL	7	6	7	5	7	7	6	7	6	5	5	6	4	5	7	7	6	6	6		5	5	4	7	

Plan & Zoning Commission items by type 2019 – 2023

	2023	2022	2021	2020	2019
Annexations	4	4	0	1	4
Site Plans	31	28	33	35	37
Site Plans (administratively approved)	20	34	26	17	19
Comprehensive Plan Amendments	5	2	1	1	1
Rezoning's	12	9	8	17	13
Neighborhood Plans/Amendments	1	1	4	3	6
Preliminary Plats	6	3	2	5	8
Final Plats	24	16	27	23	21
Final Plats (administratively approved)	4	11	8	6	12
Rural Plats	1	7	4	7	16
Vacations	2	2	3	0	2
Miscellaneous	0	0	0	0	1
Code Changes	0	0	1	2	0
Public Hearings	*26	14	9	21	14
Retreat/Work Sessions	0	0	0	0	2
Meetings	23	23	23	22	24

*Reflects 10 public hearings that were continued from previous meeting.

