



Meeting Agenda

Plan and Zoning Commission

Wednesday, January 3, 2024

6:30 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 3, 2024 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes

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

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

F. REMOVED CONSENT AGENDA ITEMS:

G. PUBLIC HEARINGS:

H. BUSINESS ITEMS:

- 2. Request to 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**

Consider MOTION 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 and Central Business District, and M-1, Light Industrial District, to PUD, Planned Unit Development.

- 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')**

Consider MOTION 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.

- 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)**

Consider MOTION 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.

- 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)**

Consider MOTION 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.

I. OLD BUSINESS:

J. REPORTS:

- 1. January 2, 2024 City Council Report - Staff**
- 2. Director's Report**
Tentative agenda items for Wednesday, January 17, 2024
- 3. Commissioner's Reports**

K. MISCELLANEOUS ITEMS:

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

L. ADJOURNMENT:

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION

January 3, 2024

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Minutes

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to approve and accept the December 19, 2023 minutes of the Plan and Zoning Commission meeting.

ADDITIONAL INFORMATION:

ATTACHMENTS:

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Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, December 19, 2023
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair Ted Rapp called the December 19, 2023 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 December 19, 2023 agenda without amendments. Second by G.Hunter. All voted aye. Motion carried 7 – 0.

COMMUNICATIONS

Communication received from Jack Stinogel, 736 SE Richland Court, Ankeny.

Motion by T.Flack to receive and file correspondence from Jack Stinogel. Second by A.Renaud. All voted aye. Motion carried 7 – 0.

CITIZEN'S REQUEST

There were no requests.

CONSENT AGENDA ITEMS

Item #1. Minutes

Motion to approve and accept the December 5, 2023 minutes of the Plan and Zoning Commission meeting.

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

PUBLIC HEARINGS

Chair T.Rapp opened the public hearing.

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 for the project site. B.Morrissey stated that this request is intended to be an extension of the existing Old Dominion site on SE Four Mile Drive. He commented that the Old Dominion Freight Line West PUD Book is intended to mimic, and is formatted, in a similar fashion to the PUD Book that was approved with the original Old Dominion rezoning in 2011. B.Morrissey stated that the main purpose for this rezoning is to allow Old Dominion to expand their parking and storage operations in the area. In the proposed PUD Book, is a request to install an 8' chain link fence 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 to screen the barbed wire

and other features from public view. The same barbed wire and screening features are being proposed by the applicant with this PUD as well. He said that the applicant has submitted the required rezoning petitions and all legal notifications were met. Staff will present a complete staff report and recommendation at the next Plan and Zoning Commission.

Doug Saltsgaver, President, Engineering Resource Group, Inc., 2413 Grand Avenue, Des Moines said staff did an excellent job explaining the request to rezone. He noted that this proposed lot will be a "relay lot" which means it will be used by Old Dominion truck drivers so they can drop loaded trailers off in the lot for another driver who can pick up and finish hauling the product on to its destination. This allows long-haul loads, west coast to east coast, to be hauled by multiple drivers so the truck drivers are able to be home more often. He commented that it is temporary trailer storage and there will not be any buildings on the site.

Eric Neddermeyer, 7180 SE Four Mile Drive, stated that he is not for or against the rezoning, but his property does abut the subject property to be rezoned. He asked that he be informed if plans for the property change or there is ever a decision to place a building on the property. He also asked for a copy of the PUD book, which was provided to him at the meeting.

Motion by G.Hunter to close the public hearing, and receive and file documents. Second by T.Flack. All voted aye. Motion carried 7- 0.

Chair T.Rapp opened the public hearings.

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; and, a proposed rezoning of 36.60 acres, Area A. There is also a proposed rezoning of 28.16 acres, Area B. The properties subject to the proposed map amendment and each rezoning consist of five parcels that are approximately 64.76 acres; and are located south of NE 126th Avenue, and west of NE Delaware Avenue.

J.Heil stated the proposed Land Use Plan Amendment, LUPA 'A', consists of three parcels comprised of approximately 16.20 acres; currently classified as Low Density Residential (LDR). J.Heil said that the applicant is now proposing to reclassify the 16.20 acres to High Density Residential (HDR). He stated accompanying the Land Use Plan Amendment request, is a request to rezone 36.60 acres, Area A from R-1 One Family Residential District to Planned Unit Development, PUD. J.Heil presented a concept for the LUPA 'A' and Rezoning A areas from the PUD book and provided information on the bulk regulations for the single-family lots, outlots including parkland and clubhouse; and the multi-family area including density, landscaping, architecture and building material requirements.

J.Heil further stated that the applicant is also requesting to rezone 28.16 acres, Area B from R-1 One Family Residential District to R-3, Multiple Family Residence District, which consists of rezoning portions of two parcels. He provided the current zoning for the properties surrounding the subject area. He said that this rezoning request is in conformance with The Ankeny Plan 2040 Comprehensive Plan Figure 12.10, Future Land Use Map, which shows the requested area as High Density Residential. J.Heil said the developer has submitted the required rezoning petitions and all legal notifications were met for all three requests. Staff will present a complete staff report at the next Plan and Zoning Commission meeting.

T.Rapp inquired whether the lots to the east of the north/south roadway shown on the concept were part of the previous PUD request. J.Heil stated, yes.

T.Flack asked if staff could provide examples of other high-density residential areas that are of similar size to these parcels within the community and what they actually look like built-out. E.Jensen responded that they will provide the information in the complete staff report.

Erin Ollendike, Civil Design Advantage, 4121 NW Urbandale Drive, Urbandale, Iowa on behalf of the developer, Bill Kimberley. She commented that staff gave a good overview of the request. She said that since the last time these requests were brought before the Commission, specifically the PUD area, the developer has taken the 30 acres that they were originally proposing for multi-family and have cut it in half by adding open space for parkland. She would be happy to answer any questions.

T.Rapp asked for clarification on the parkland that was shown on the conceptual plan. Erin Ollendike responded that nothing definite has been decided for the parkland areas and would be provided later.

Kevin Huss, 1957 NE 126th Avenue said that he and his family are against the LUPA 'A'. He said The Ankeny Plan 2040 Future Land Use Map shows Low Density Residential and that is what they were expecting next to them. He is not clear about why the change to high density is needed in this area and feels the need should not be because the developer wants it. He has looked at the PUD book, and commented that the acres of parkland are not clearly stated and he would like some clarification. He thanked the Commission for their time.

Chris Seuntjens, 2075 NE 126th Avenue said in regard to the Rezoning B request, he is against it being rezoned to R-3. He commented that they were expecting to see nice homes with large lots in the R-1 zoning. He has concerns with where and how the traffic will flow, if there are apartments. He said that he is not against development but there seems to be a large volume of apartments in Ankeny. He would like to see the area zoning stay as R-1. He thanked the Commission for their time.

Jeremy Nefzger, 1558 NE 126th Avenue said he is against the LUPA 'A' and Rezoning A requests. He shared that a portion of the requested area is covered by the covenants and restrictions of the Four Mile Four subdivision. He wanted to bring to the Commission's attention Article IV, Section 1. Use, which states: *"All lots shall be for residential home, single-family use, and shall not be occupied by more than one family or two unrelated persons and their family."* He thanked the Commission for their time.

Chair T.Rapp shared that staff will provide information regarding the questions/comments that were made during the public hearing in their full staff report, which will be presented at the next Plan and Zoning Commission meeting on January 3, 2024 at 6:30 p.m.

Motion by L.West to close the public hearing, and receive and file documents for Hope Kimberley Property Phase 2 Land Use Plan Amendment 'A'. Second by A.Renaud. All voted aye. Motion carried 7 – 0.

Motion by T.Ripper to close the public hearing, and receive and file documents for Hope Kimberley Property Phase 2 Rezoning Area A. Second by T.Flack. All voted aye. Motion carried 7 – 0.

Motion by G.Hunter to close the public hearing, and receive and file documents for Hope Kimberley Property Phase 2 Rezoning Area B. Second by R.Weisheit. All voted aye. Motion carried 7 – 0.

BUSINESS ITEMS

There were no business items.

REPORTS

City Council Meeting

E.Jensen reported on the December 18, 2023 City Council meeting. Commissioner Annette Renaud was re-appointed for another 4-year term on the Plan and Zoning Commission.

Director's Report

E.Jensen presented the tentative agenda items for the Wednesday, January 3, 2024 Plan and Zoning Commission meeting. He thanked the Commission for their service and wished them a happy holiday.

Commissioner's Reports

R.Weisheit asked whether the water main is complete along the bike trail. E.Jensen said that it is not complete but will send an email to the Commission with an update.

T.Ripper thanked city staff for all their work, and commented that staff's hard work has made Ankeny a great place to live.

MISCELLANEOUS ITEMS

January 2, 2024 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, T.Rapp motioned to adjourn. Meeting adjourned at 7:02 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

January 3, 2024

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

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

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

The Plan and Zoning Commission held a public hearing for the proposed rezoning at their meeting on December 19, 2023.

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

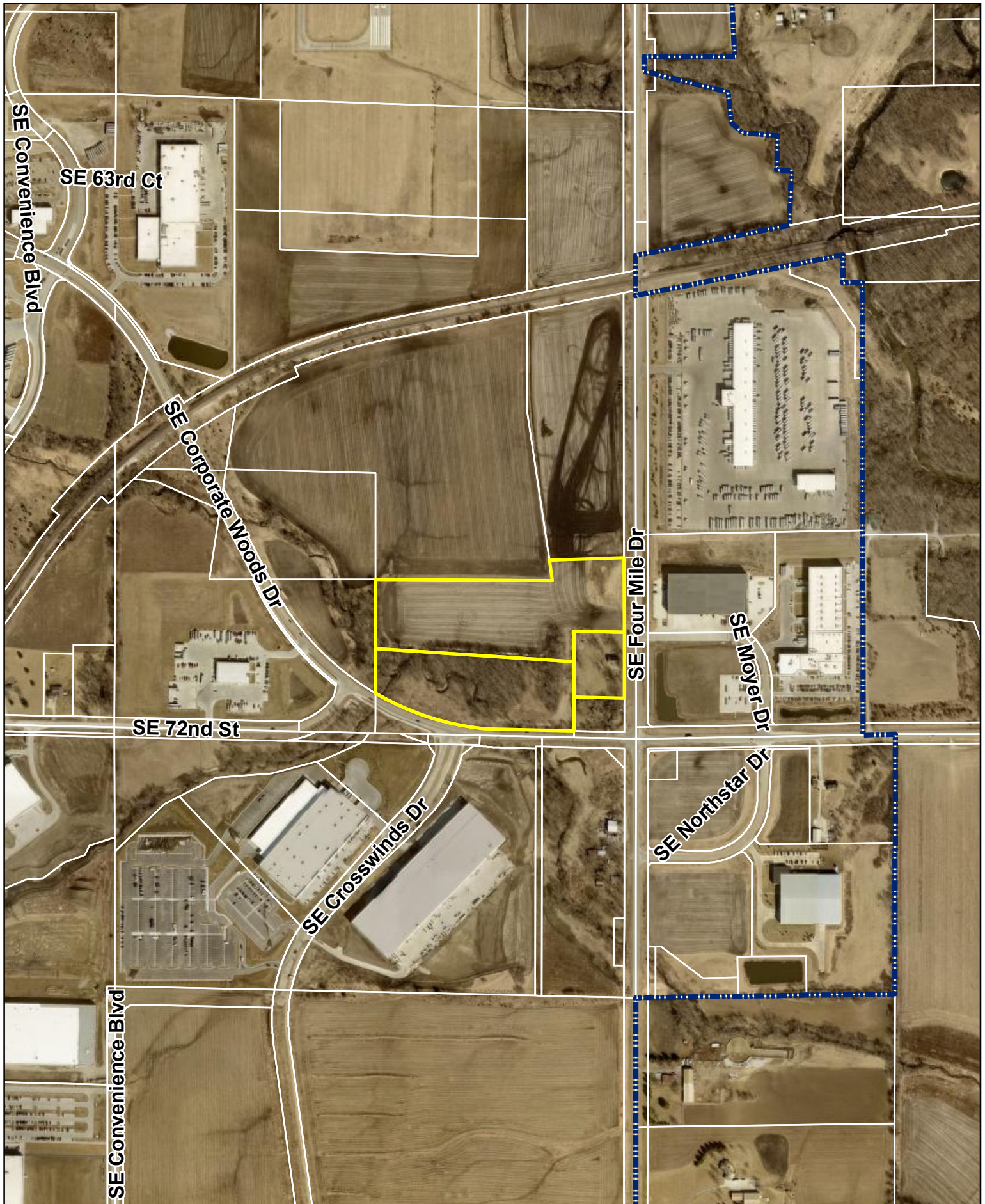
Action: Consider MOTION to recommend City Council approval of the request by Beasley Farms Inc., Stephen L Banning Trust, and Bettye J Banning Trust to rezone property from R-1, One-Family Residence District, C-2, General Retail, Highway Oriented and Central Business District, and M-1, Light Industrial

District, to PUD, Planned Unit Development.

ADDITIONAL INFORMATION:

ATTACHMENTS:

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



Agenda Item: Old Dominion Freight Line West – Action
Report Date: December 28, 2023
Prepared By: Bryan Morrissey *ESC*
Associate Planner

Staff Recommendation

That 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 and Central Business District, and M-1, Light Industrial District, to PUD, Planned Unit Development.

Project Report

The applicants, 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. The parcels subject to the rezoning have three different zoning classifications for each property; R-1, One Family Residence District, C-2, General Retail, Highway Oriented and Central Business District, and M-1, Light Industrial District. The project area is surrounded by properties that are zoned R-1 to the northwest & southeast, M-1 to the north, and PUD to the west and south. The Ankeny Plan 2040 Comprehensive plan, *Figure 12.10, Future Land Use Map* identifies the project area as being suitable for Light Industrial development.

The applicant is proposing that the project area be rezoned from their current zoning classifications (R-1, C-2, M-1) to PUD, Planned Unit Development. As is standard for PUD rezonings, a PUD book is included with this request that outlines bulk regulations, project exhibits, supporting evidence, flood maps, and traffic projections for the project site. As this request is intended to be an extension of the existing Old Dominion site on SE Four Mile Drive, the Old Dominion Freight Line West PUD Book is intended to mimic and is formatted in a similar fashion to the PUD Book that was approved with the original Old Dominion rezoning in 2011. The primary feature of this request is to allow Old Dominion to expand their parking and storage for operations in the area. Included in the PUD Book is a request to install an 8' chain link fence with barbed wire for security and federal regulation purposes. 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 to screen the barbed wire (and other features) from public view. The same barbed wire and screening features are being proposed by the applicant with this PUD as well. Other features within the PUD Book include the following:

- Bulk Regulations
 - Old Dominion Freight Line relay park lot as the primary use
 - Subject parcels to be combined
 - M-1 zoning regulations for features not in the PUD Book
- Master Plan
 - Area for trailer parking
 - Storm water detention area
 - Utility connections

- Screening
 - Access drive(s)
- Supporting Evidence
 - Existing site conditions

The applicant has submitted rezoning petitions consisting of 78.78% of the land within 250' of the project area. The submitted petitions exceed the 60% requirement for the surrounding properties within 250' of the rezoning area. Additionally, the applicant has submitted the required rezoning applications for the property owners, consisting of 100% of the land subject to the rezoning.

Notifications of the public hearing were mailed to the surrounding property owners within 250' on December 6, 2023; and a legal notice was published in the Des Moines Register on December 8, 2023. The City of Ankeny's Zoning Ordinance requires that the applicant post public notification signage on the property to inform the public of the proposed rezoning, as well as the time and place of the public hearing. The applicant posted the on-site signage on Monday, December 11, 2023, providing the required seven days of notification for the public hearing.

Public Hearing

The Plan and Zoning Commission held a public hearing for the proposed rezoning on December 19, 2023. A complete recap of the public hearing can be found in the minutes for the December 19, 2023 Plan and Zoning Commission meeting. The following questions and comments were presented during the public hearing:

Future Public Notification

A member of the public inquired about being notified should plans for the property change or if a structure were to be constructed on the site in the future. Typically, neighboring property owners are not notified if a site plan goes before the Commission for approval; however, since the proposed rezoning is for a PUD with a specific use and general layout in mind, if the applicant were to propose a site plan that deviated enough from the PUD Book, an amendment would be required. In the case of a PUD amendment, public notification similar to what was required for this rezoning request would be required once again. An amendment would likely not be required for minor/accessory structures that are related to the proposed use in the PUD Book.

ERG
ENGINEERING RESOURCE GROUP, INC.

ENGINEERS & SURVEYORS

PH. 515 / 288-4823

November 1, 2023

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

RE: OLD DOMINION FREIGHT LINE PUD
PART OF THE SE 1/4 OF SECTION 6, T79N, R23W

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

On behalf of Seth Collins of Old Dominion Freight Line, as owner and developer,
we respectfully submit the attached Petition for Rezoning.

This rezoning is for a Planned Unit Development on approximately 23.03 acres in southeast Ankeny in an area that is currently zoned R-1. We are requesting that the properties zoned C-1, M-1 and R-1 be modified to PUD.

Attached is a copy of the petition, the rezoning map, PUD Master Plan and associated information. Please contact our office directly should you have any questions.

Sincerely,

ENGINEERING RESOURCE GROUP, INC.



Doug Saltzgaver, P.E.
President

PROPERTY DESCRIPTION

The SE 1/4 of the SE 1/4 of Section 6, Township 79 North, Range 23, West of the 5th P.M., Polk County, Iowa, subject to legally established highways.

EXCEPTING THEREFROM any part of the above-described property that is contained in the following 7 described parcels:

1. The South 206.16 feet of the East 316.23 feet of the SE 1/4 of the SE 1/4 of said Section 6.
2. Parcel A of Plat of Survey recorded March 18, 1996, in Book 7359, Page 636.
3. Property conveyed from Beasley Farms, Inc., to Polk County Aviation Authority, in Warranty Deed dated October 30, 2000, recorded June 1, 2008, in Book 8854, Page 236.
4. Property conveyed from Beasley Farms, Inc., to Knapp-Elwell, L.C., an Iowa limited liability company, dated October 30, 2000, recorded June 1, 2008, in Book 8854, Page 239.
5. Property conveyed in Warranty Deed from Beasley Farms, Inc., an Iowa corporation, to Polk County, in Warranty Deed dated March 17, 2003, recorded April 7, 2003, in Book 9739, Page 126.
6. Parcel 2021-126 of Plat of Survey recorded August 23, 2021, in Book 18711, Page 953.
7. Property conveyed in Amended and Re-recorded Warranty Deed from Beasley Farms, Inc., an Iowa corporation, to Polk County, in Amended and Re-recorded Warranty Deed dated March 17, 2003, recorded April 11, 2006, in Book 11603, Page 213.

And

The North 334.38 feet of the South 540.54 feet of the East 316.23 feet of the Southeast Quarter (SE 1/4) of Section 6, Township 79 North, Range 23, West of the 5th P.M., Polk County, Iowa.

ALSO DESCRIBED AS:

Part of the Southeast Quarter of the Southeast Quarter of Section 6, Township 79 North, Range 23 West of the 5th P.M., including all of Parcel A of that Plat of Survey filed in Book 7359 at Page 636 in the Office of the Recorder for Polk County, Iowa, all now included in and forming a part of the City of Ankeny, Polk County, Iowa, being more particularly described as follows:

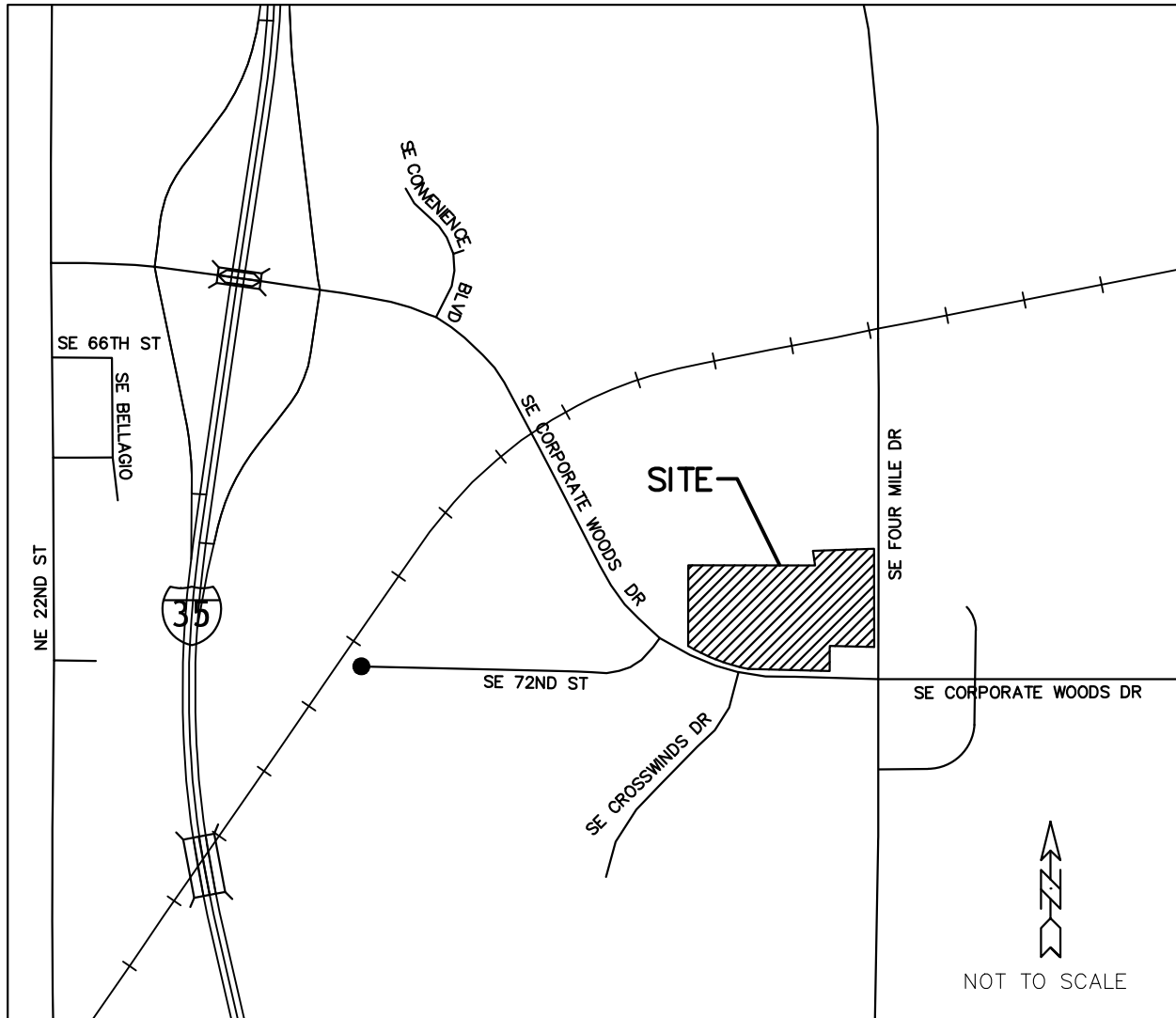
Commencing at the Southeast corner of said Section 6; thence North 00°(degrees) 02'(minutes) 30"(seconds) East, 206.76 feet along the East line of the Southeast Quarter of said Section 6 to the POINT OF BEGINNING at the Southeast corner of said Parcel A; thence North 88°32'49" West, 315.92 feet along the South line of said Parcel A to the Southwest corner of said Parcel A; thence South 00°01'32" West, 156.75 feet to the North right-of-way line of Corporate Woods Drive/ SE 72nd Street as established in that Warranty Deed filed in Book 11603 at Page 213 in the Office of the Recorder for Polk County, Iowa; thence North 88°32'49" West, 582.22 feet along the North right-of-way line of said Corporate Woods Drive/ SE 72nd Street to a point on the North right-of-way line of Corporate Woods Drive/ SE 72nd Street as established in that Warranty Deed filed in Book 9739 at Page 126 in the Office of the Recorder for Polk County, Iowa; thence northwesterly 460.56 feet along the arc of a curve in the North right-of-way line of said Corporate Woods Drive/ SE 72nd Street concave northeasterly and having a radius of 1,370.00 feet, a central angle of 19°15'41", and a 458.40 feet long chord that bears North 69°05'46" West to the West line of the Southeast Quarter of the Southeast Quarter of said Section 6; thence North 00°07'24" East, 576.33 feet along the West line of the Southeast Quarter of the Southeast Quarter of said Section 6 to the Southwest corner of Parcel G in the Southeast Quarter of said Section 6 per that Plat of Survey filed in Book 8854 at Page 242 in the Office of the Recorder for Polk County, Iowa; thence South 89°57'41" East, 904.87 feet along the South line of said Parcel G to the Southeast corner of said Parcel G; thence North 08°28'40" West, 104.58 feet along the East line of said Parcel G to the Southwest corner of FOUR MILE DISTRIBUTION CENTER PLAT 1, an Official Plat, now included in and forming a part of the City of Ankeny, Polk County, Iowa; thence North 87°56'11" East, 436.27 feet along the South line of said FOUR MILE DISTRIBUTION CENTER PLAT 1 to the East line of said Section 6; thence South 00°02'30" West, 724.46 feet along the East line of said Section 6 to the point of beginning.

Containing 22.03 acres, of which 0.99 acres is contained in present road right-of-way easement.

LAND AREAS

GROSS	959,860 SF	(22.03 AC)
ROAD EASEMENT	43,352 SF	(0.99 AC)
NET	916,508 SF	(21.04 AC)

VICINITY MAP



**OLD DOMINION FREIGHT LINE WEST
SE FOUR MILE DRIVE PROPERTY**

ANKENY, IOWA

**Developed for
OLD DOMINION FREIGHT LINE, INC.
22-077**

PUD PLAN

December 2023

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- iii Existing Topography/Drainage Areas
- iii FIRM Drawing
- iii Traffic Generation Projections
- iii Water Usage Calculations

1. REZONING AMENDMENT REQUEST

ERG
ENGINEERING RESOURCE GROUP, INC.

ENGINEERS & SURVEYORS

PH. 515 / 288-4823

November 1, 2023

Honorable Mayor and City Council
Plan and Zoning Committee
City of Ankeny
410 W. First Street
Ankeny, Iowa. 50023

RE: OLD DOMINION FREIGHT LINE PUD
PART OF THE SE 1/4 OF SEC. 6,
T79N, R23W

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

On behalf of Seth Collins of Old Dominion Freight Line, please find accompanying the revised PUD Master Plan, PUD Booklets and associated information for the above referenced project. These documents have been prepared in accordance with the City of Ankeny's standards and specifications. We respectfully request the City's review and approval of the documents. The plans illustrate a light industrial use development on approximately 22.03 acres.

Please find accompanying the following items:

- \$660.00 PUD Rezoning Fee
- 8 copies of the PUD Booklet

Due to future improvements of SE Four Mile Drive, we request that construction of the sidewalk be waived until such time that improvements are made to convert the existing rural section into the planned urban roadway section. Also, for site security purposes, the developer requests the use of barbed wire on the perimeter fencing for the site, as well as, the potential for electric fencing dependent upon future security concerns of the Developer. If there are additional questions or comments on this project, please contact me at your convenience. Thank You.

Sincerely,

ENGINEERING RESOURCE GROUP, INC.


Doug Saltsgaver, P.E.
President

ERG
ENGINEERING RESOURCE GROUP, INC.

ENGINEERS & SURVEYORS

PH. 515 / 288-4823

November 1, 2023

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

RE: OLD DOMINION FREIGHT LINE PUD
PART OF THE SE 1/4 OF SECTION 6, T79N, R23W

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

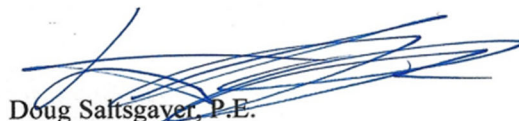
On behalf of Seth Collins of Old Dominion Freight Line, as owner and developer,
we respectfully submit the attached Petition for Rezoning.

This rezoning is for a Planned Unit Development on approximately 23.03 acres in southeast Ankeny in an area that is currently zoned R-1. We are requesting that the properties zoned C-1, M-1 and R-1 be modified to PUD.

Attached is a copy of the petition, the rezoning map, PUD Master Plan and associated information. Please contact our office directly should you have any questions.

Sincerely,

ENGINEERING RESOURCE GROUP, INC.


Doug Saltzgaver, P.E.
President

J:\2022 Proj\22-077\Admin\REQUEST-LETTER.docx

2413 GRAND AVENUE • DES MOINES, IOWA 50312

Old Dominion Freight

Old Dominion Freight Line West PUD

PROPERTY DESCRIPTION

The SE 1/4 of the SE 1/4 of Section 6, Township 79 North, Range 23, West of the 5th P.M., Polk County, Iowa, subject to legally established highways.

EXCEPTING THEREFROM any part of the above-described property that is contained in the following 7 described parcels:

1. The South 206.16 feet of the East 316.23 feet of the SE 1/4 of the SE 1/4 of said Section 6.
2. Parcel A of Plot of Survey recorded March 15, 1996, in Book 7359, Page 636.
3. Property conveyed from Beasley Farms, Inc., to Polk County Aviation Authority, in Warranty Deed dated October 30, 2000, recorded June 1, 2008, in Book 8854, Page 236.
4. Property conveyed from Beasley Farms, Inc., to Knapp-Cowell, L.L.C., an Iowa limited liability company, dated October 30, 2000, recorded June 1, 2008, in Book 8854, Page 239.
5. Property conveyed in Warranty Deed from Beasley Farms, Inc., an Iowa corporation, to Polk County, in Warranty Deed dated March 17, 2003, recorded April 7, 2003, in Book 9739, Page 126.
6. Parcel 2021-126 of Plot of Survey recorded August 23, 2021, in Book 18711, Page 953.
7. Property conveyed in Amended and Re-recorded Warranty Deed from Beasley Farms, Inc., an Iowa corporation, to Polk County, in Amended and Re-recorded Warranty Deed dated March 17, 2003, recorded April 11, 2006, in Book 11603, Page 213.

And

The North 334.38 feet of the South 540.54 feet of the East 316.23 feet of the Southeast Quarter (SE 1/4) of Section 6, Township 79 North, Range 23, West of the 5th P.M., Polk County, Iowa.

ALSO DESCRIBED AS:

Part of the Southeast Quarter of the Southeast Quarter of Section 6, Township 79 North, Range 23, West of the 5th P.M., including all of Parcel A of that Plot of Survey filed in Book 7359 at Page 636 in the Office of the Recorder for Polk County, Iowa, all now included in and forming a part of the City of Ankeny, Polk County, Iowa, being more particularly described as follows:

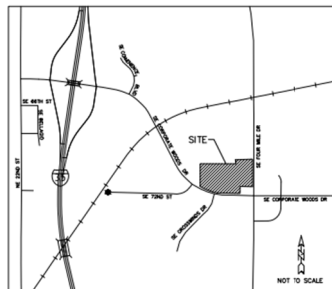
Commencing at the Southeast corner of said Section 6, thence North 00°(degrees) 02'(minutes) 20"(seconds) East, 206.76 feet along the East line of the Southeast Quarter of said Section 6 to the POINT OF BEGINNING at the Southeast corner of said Parcel A; thence North 88°32'49" West, 315.92 feet along the South line of said Parcel A to the Southeast corner of said Parcel A; thence South 00°01'32" West, 156.79 feet to the North right-of-way line of Corporate Woods Drive/ SE 72nd Street as established in that Warranty Deed filed in Book 11603 at Page 213 in the Office of the Recorder for Polk County, Iowa; thence North 88°32'49" West, 582.22 feet along the North right-of-way line of said Corporate Woods Drive/SE 72nd Street to a point on the North right-of-way line of Corporate Woods Drive/ SE 72nd Street as established in that Warranty Deed filed in Book 9739 at Page 126 in the Office of the Recorder for Polk County, Iowa; thence Northwesterly 460.56 feet along the arc of a curve in the North right-of-way line of said Corporate Woods Drive/SE 72nd Street concave northeasterly and having a radius of 1,370.00 feet, a central angle of 19°15'41", and a 458.40 feet long chord that bears North 69°05'46" West to the West line of the Southeast Quarter of the Southeast Quarter of said Section 6; thence North 00°07'24" East, 576.33 feet along the West line of the Southeast Quarter of the Southeast Quarter of said Section 6 to the Southeast corner of Parcel G in the Southeast Quarter of said Section 6 per that Plot of Survey filed in Book 8854 at Page 242 in the Office of the Recorder for Polk County, Iowa; thence South 89°07'41" East, 304.87 feet along the South line of said Parcel G to the Southeast corner of said Parcel 2; thence North 89°25'40" West, 104.58 feet along the East line of said Parcel G to the Southwest corner of FOUR MILE DISTRIBUTION CENTER PLAT 1, an Official Plat, now included in and forming a part of the City of Ankeny, Polk County, Iowa; thence North 87°50'11" East, 436.27 feet along the South line of said FOUR MILE DISTRIBUTION CENTER PLAT 1 to the East line of said Section 6; thence South 00°02'30" West, 724.46 feet along the East line of said Section 6 to the point of beginning.

Containing 22.03 acres, of which 0.99 acres is contained in present road right-of-way easement.

LAND AREAS

GROSS	959,860 SF	(22.03 AC)
ROAD EASEMENT	43,352 SF	(0.99 AC)
NET	916,508 SF	(21.04 AC)

LOCUNITY MAP



PREPARED FOR

HOYT+BERENYI
346 SEACAST PARKWAY, SUITE 200
MOUNT PLEASANT, SC 29464

KYLE HOYT
(843) 531-5336

RECORD TITLEHOLDERS

TRACT A
BEASLEY FARMS, INC.
1754 S. 40th COURT
WEST DES MOINES, IA 50265
TRUSTEE WARRANTY DEED: BK 8626, PG 335

TRACT B
STEPHEN L. BANNING AND BETTIE J. BANNING,
TRUSTEES OF THE STEPHEN L. BANNING TRUST
AND THE BETTIE J. BANNING TRUST
7140 SE FOUR MILE DRIVE
ANKENY, IA 50021
WARRANTY DEED: BK 14425, PG 543

EXISTING ZONING: M-1 & C-2
& R-1
PROPOSED ZONING: PUD

PART SW 1/4 SE 1/4
SEC. 6-79-23

PARCEL I
(BK 8629, PG 421)
181/00001-001-158
POLK COUNTY AVIATION AUTHORITY
(BK 8874, PG 272)

PART SE 1/4
SEC. 6-79-23
PARCEL G
(BK 8854, PG 242)

PART SW 1/4 SE 1/4
SEC. 6-79-23
SURVEY
(BK 10640, PG 849)

181/00001-001-135
DEBORAH L. GALLION
(BK 10850, PG 222)

LOT 1
RUAN CROSSWINDS PLAT 1

181/00554-730-001
RUAN TRANSPORT CORP
(BK 17142, PG 407)

LOT 1
CROSSWINDS PLAT 2
(BK 18372, PG 332)

181/00229-320-012
ALLEGRA IOWA LLC
(BK 18658, PG 538)

LOT 1
CROSSWINDS PLAT 3
(BK 18456, PG 1)

181/00001-002-242
SEALY SE CROSSWINDS DRIVE LLC
(BK 19168, PG 234)

181/00001-002-201
DTK PROPERTIES, LLC
(BK 15893, PG 853)

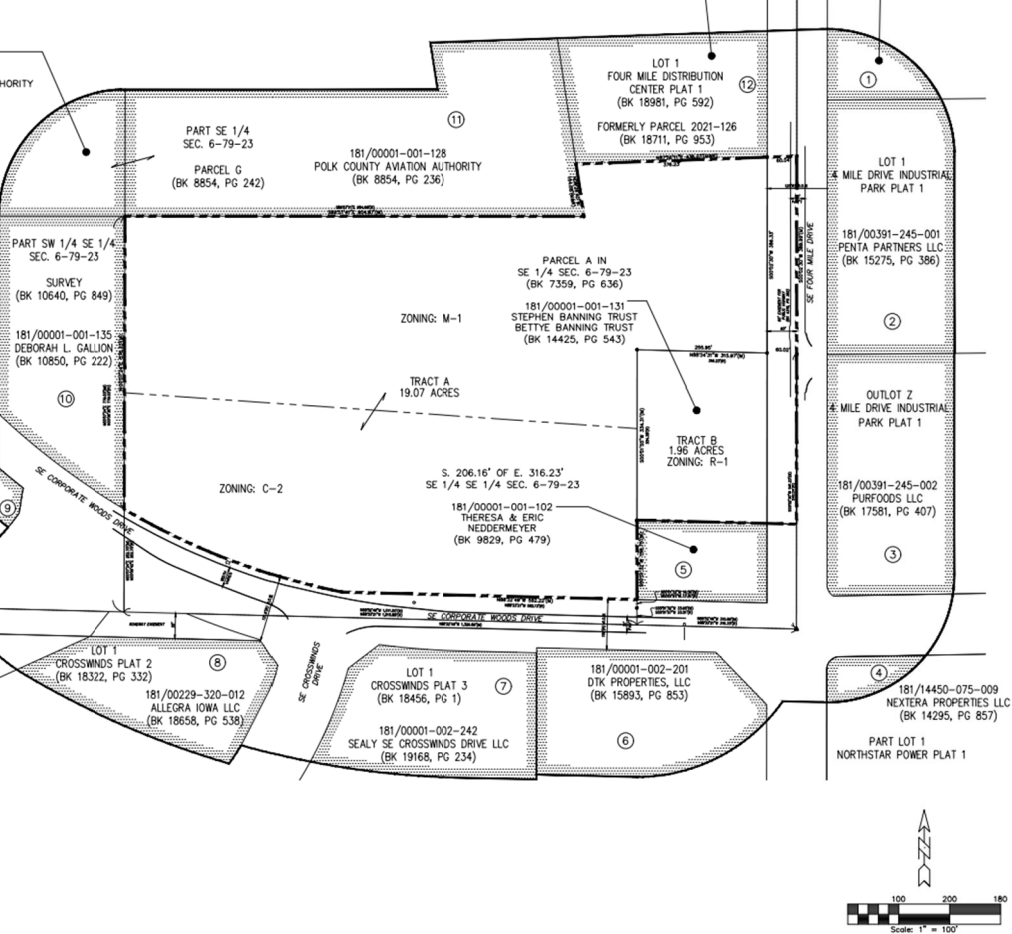
181/14450-075-009
NEXTERA PROPERTIES LLC
(BK 14295, PG 857)

PART LOT 1
NORTHSTAR POWER PLAT 1

LOT 1 OLD DOMINION
FREIGHT LINE PLAT 1
181/00553-070-540
OLD DOMINION FREIGHT LINES INC
(BK 14198, PG 687)

LOT 1
4 MILE DRIVE INDUSTRIAL
PARK PLAT 1
181/00391-245-001
PENTA PARTNERS LLC
(BK 15275, PG 386)

LOT 1
4 MILE DRIVE INDUSTRIAL
PARK PLAT 1
181/00391-245-002
PURFOODS LLC
(BK 17581, PG 407)



OLD DOMINION - REZONING

NO.	REVISION	DATE	BY	FOR	LOCATION	SCALE	1" = 100'	DESIGNED BY	DRAWN BY	CHECKED BY	DATE	FILE NO.
1											12/09/2023	22-077

SIGNED PETITIONS

REZONING FOR OLD DOMINION FREIGHT						
PROPERTY NO.	OWNER	PETITION RECEIVED (X)	IF YES "1"	250' NOTIFICATION AREA (ACRES)	% OF AREA	Response
1	Old Dominion Freight Line, Inc.	X	1	0.51	1.99%	1.99%
2	Penta Partners LLC	X	1	2.86	11.15%	11.15%
3	Purfoods LLC	X	1	2.72	10.61%	10.61%
4	Nextera Properties LLC			0.28	1.09%	0.00%
5	Eric J/Theresa Neddermeyer			0.92	3.59%	0.00%
6	DTK Properties, LLC	X	1	2.26	8.81%	8.81%
7	Sealy SE Crosswinds Drive LLC			2.26	8.81%	0.00%
8	Allegra Iowa LLC			1.83	7.14%	0.00%
9	Ruan Transport Corp.			0.15	0.59%	0.00%
10	Gallion, Deborah L.	X	1	2.81	10.96%	10.96%
11	Polk County /Aviation Authority	X	1	6.78	26.44%	26.44%
12	Four Mile Distribution I LLC	X	1	<u>2.26</u>	<u>8.81%</u>	<u>8.81%</u>
TOTALS				25.64	100.00%	78.78%
	REQUIRED: 60% OF LAND AREA;					

Property Owner: Polk County/Aviation Authority_____

Address: 3700 SE Convenience Blvd. Ankeny, IA_____

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Property Owner: Four Mile Distribution 1, LLC_____

Address: 6910 SE Four Mile Drive, Ankeny, IA_____

Signature: _____ Date: 11/1/2023

Printed Name: Doc Pietruszack, SUP Title: Hubbell Realty Company, Officer
HUBBELL REALTY COMPANY

Property Owner: _____

Address: _____

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Property Owner: _____

Address: _____

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Property Owner: _____

Address: _____

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Property Owner: _____

Address: _____

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Property Owner: _____

Address: _____

Signature: _____ Date: _____

Printed Name: _____ Title: _____

PETITION FOR REZONING

TO: Honorable Mayor and City Council
Plan and Zoning Commission

We, the undersigned owners of the following described real estate

Legal Description / Address:

Legal Description/Address is provided in the attached "Property Description - ODFL Rezoning" document.

request that said real estate be rezoned from its present classification of C-2 / M-1 / R-1 to PUD for the purpose of allowing the following use(s):

Old Dominion Freight Line Trailer Storage Yard.

The undersigned owners of real estate lying outside of said tract, but within two hundred and fifty (250') feet of the boundaries thereof, intervening streets and alleys not included in the computation of said distance, join in this petition for the purpose of having the above described real estate rezoned from C-2/M-1/R-1 to PUD.

Parcel owner(s) signatures

Beasley Farms, Inc. Stephen T. Beasley
(TRACT A, Owner Name)

Stephen T. Beasley
(TRACT A, Signature)

(TRACT B, Owner Name)

(TRACT B, Signature)

Parcel owners within 250' of the above tract:

Property Owner: Old Dominion Freight

Address: 6925 SE Four Mile Drive, Ankeny, IA

Signature: C.E. Overbey, Jr.

Date: 10/31/23

Printed Name: C.E. OVERBEY, JR.

Title: SR VP - STRATEGIC DEVELOPMENT

Property Owner: Penta Partners LLC

Address: 7075 SE Four Mile Drive, Ankeny

Signature: _____

Date: _____

Printed Name: _____

Title: _____

City of Ankeny

Page 3 of 7

PETITION FOR REZONING

TO: Honorable Mayor and City Council
Plan and Zoning Commission

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Parcel owner(s) signatures

Beasley Farms, Inc. Stephen T. Beasley
(TRACT A, Owner Name)

Stephen T. Beasley
(TRACT A, Signature)

(TRACT B, Owner Name)

(TRACT B, Signature)

Parcel owners within 250' of the above tract:

Property Owner: Old Dominion Freight

Address: 6925 SE Four Mile Drive, Ankeny, IA

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Property Owner: Penta Partners LLC

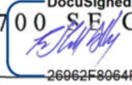
Address: 7075 SE Four Mile Drive, Ankeny

Signature: [Signature] Date: 2003-10-30

Printed Name: THOMAS J. Sisson Title: MANAGER

City of Ankeny

Page 3 of 3

Property Owner: Polk County/Aviation Authority
Address: 3700 SE Convenience Blvd. Ankeny, IA
Signature:  Date: 11/9/23
Printed Name: Todd Ashby Title: Acting Chairperson

Property Owner: Four Mile Distribution 1, LLC
Address: 6910 SE Four Mile Drive, Ankeny, IA
Signature: _____ Date: _____
Printed Name: _____ Title: _____

Property Owner: _____
Address: _____
Signature: _____ Date: _____
Printed Name: _____ Title: _____

Property Owner: _____
Address: _____
Signature: _____ Date: _____
Printed Name: _____ Title: _____

Property Owner: _____
Address: _____
Signature: _____ Date: _____
Printed Name: _____ Title: _____

Property Owner: _____
Address: _____
Signature: _____ Date: _____
Printed Name: _____ Title: _____

Property Owner: _____
Address: _____
Signature: _____ Date: _____
Printed Name: _____ Title: _____

Property Owner: Purfoods LLC _____
Address: 3210 SE Corporate Woods Drive, Ankeny, IA _____
Signature: _____ Date: _____
Printed Name: _____ Title: _____

Property Owner: Nextera Properties LLC _____
Address: 7315 SE Four Mile Drive, Ankeny, IA _____
Signature: _____ Date: _____
Printed Name: _____ Title: _____

Property Owner: Eric J./Theresa Neddermeyer _____
Address: 7180 SE Four Mile Drive, Ankeny, IA _____
Signature: _____ Date: _____
Printed Name: _____ Title: _____

Property Owner: DTK Properties, LLC _____
Address: 7460 SE Four Mile Drive, Ankeny, IA _____
Signature: _____ Date: _____
Printed Name: _____ Title: _____

Property Owner: Sealy SE Crosswinds Drive LLC _____
Address: 7305 SE Crosswinds Drive, Ankeny _____
Signature: _____ Date: _____
Printed Name: _____ Title: _____

Property Owner: Allegra Iowa LLC _____
Address: 7310 SE Crosswinds Drive, Ankeny _____
Signature: _____ Date: _____
Printed Name: _____ Title: _____

Property Owner: Ruan Transport Corp. _____
Address: 2005 SE Corporate Woods Drive, Ankeny, IA _____
Signature: _____ Date: _____
Printed Name: _____ Title: _____

Property Owner: Deborah L. Gallion _____
Address: 3700 SE Convenience Blvd., Ankeny, IA _____
Signature: Deborah L. Gallion Date: 11-6-23
Printed Name: Deborah L Gallion Title: owner

Property Owner: Purfoods LLC _____

Address: 3210 SE Corporate Woods Drive, Ankeny, IA _____

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Property Owner: Nextera Properties LLC _____

Address: 7315 SE Four Mile Drive, Ankeny, IA _____

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Property Owner: Eric J./Theresa Neddermeyer _____

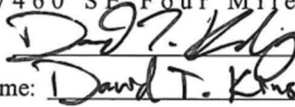
Address: 7180 SE Four Mile Drive, Ankeny, IA _____

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Property Owner: DTK Properties, LLC _____

Address: 7460 SE Four Mile Drive, Ankeny, IA _____

Signature:  _____ Date: 10/30/23

Printed Name: David T. Kinsley _____ Title: Owner

Property Owner: Sealy SE Crosswinds Drive LLC _____

Address: 7305 SE Crosswinds Drive, Ankeny _____

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Property Owner: Allegra Iowa LLC _____

Address: 7310 SE Crosswinds Drive, Ankeny _____

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Property Owner: Ruan Transport Corp. _____

Address: 2005 SE Corporate Woods Drive, Ankeny, IA _____

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Property Owner: Deborah L. Gallion _____

Address: 3700 SE Convenience Blvd., Ankeny, IA _____

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Old Dominion Freight Line, Inc.

Old Dominion Freight Line West PUD

Property Owner: Purfoods LLC
Address: 3210 SE Corporate Woods Drive, Ankeny, IA
Signature: Emily Kamish Date: 11-2-23
Printed Name: Emily Kamish Title: Director

Property Owner: Nextera Properties LLC
Address: 7315 SE Four Mile Drive, Ankeny, IA
Signature: _____ Date: _____
Printed Name: _____ Title: _____

Property Owner: Eric J./Theresa Neddermeyer
Address: 7180 SE Four Mile Drive, Ankeny, IA
Signature: _____ Date: _____
Printed Name: _____ Title: _____

Property Owner: DTK Properties, LLC
Address: 7460 SE Four Mile Drive, Ankeny, IA
Signature: _____ Date: _____
Printed Name: _____ Title: _____

Property Owner: Sealy SE Crosswinds Drive LLC
Address: 7305 SE Crosswinds Drive, Ankeny
Signature: _____ Date: _____
Printed Name: _____ Title: _____

Property Owner: Allegra Iowa LLC
Address: 7310 SE Crosswinds Drive, Ankeny
Signature: _____ Date: _____
Printed Name: _____ Title: _____

Property Owner: Ruan Transport Corp.
Address: 2005 SE Corporate Woods Drive, Ankeny, IA
Signature: _____ Date: _____
Printed Name: _____ Title: _____

Property Owner: Deborah L. Gallion
Address: 3700 SE Convenience Blvd., Ankeny, IA
Signature: _____ Date: _____
Printed Name: _____ Title: _____

2. PUD PLAN EXHIBITS

3. BULK REGULATIONS

OLD DOMINION FREIGHT LINE PUD BULK REGULATIONS

Light Industrial Use

- This project consists of three existing tax parcels that will be combined via a future Final Plat and developed for Old Dominion Freight Line relay parking lot.
- The provisions of Chapter 192.12, M-1 Light Industrial District Regulations of the City of Ankeny Municipal Code are incorporated as the basis for zoning except where listed as follows.
- The following uses shall be prohibited in the Old Dominion Freight Line development:

Chapter 192.12.1

- I. Circus, carnival or similar transient enterprise; provided, that such structures or buildings shall be at least two hundred feet from any R district.
- J. Coal yard, coke yard or wood yard.
- N. Enameling, lacquering or japanning.
- O. Foundry casting lightweight nonferrous metals or electric foundry not causing noxious fumes or odors.
- P. Experimental, film or testing laboratories.
- Q. Livery stable or riding academy.
- X. Sawmill and planing mill including manufacture of wood products not involving chemical treatment.
- Y. The manufacturing, compounding, processing, packaging or treatment of cosmetics, pharmaceuticals and food products, except fish and meat products, cereals, sauerkraut, vinegar, yeast, stock feed, flour; and the rendering or refining of fats and oils.
- Z. The manufacturing, compounding, assembling or treatment of articles or merchandise from previously prepared materials such as bone, cloth, cork, fiber, leather, paper, plastics, metals or stones, tobacco, wax, yarns and wood.
- CC. Vulcanizing, retreading and recapping of tires.

- Area and Size regulations shall be as follows:
 Building Setbacks:
 Front Yard: 75 Feet
 Side Yard: None required, except when adjacent to any residential district or street right-of-way line, in which case - 50 feet
 Rear Yard: 40 Feet, where a railroad right-of-way line lies immediately adjacent to the rear of the lot, the rear yard requirements need not apply.
 Max. Height: 50 Feet
 Max. Stories 3 Stories
 Min. Fence Setback 50 Feet along street right-of-way
 Min. Pavement Setback 60 Feet along street right-of-way, 10 feet on all other locations
- Off-street parking and loading. Spaces for off-street parking and loading shall be provided in accordance with the provisions of Section 194.01 of the Zoning Ordinance.
- The parking areas along SE Four Mile Drive shall be screened from public right-of-way by a combination of landscaping and earth berms. These berms shall be a minimum of six (6) feet above the existing grade at the right-of-way and be planted with trees and shrubs to create a Type 'C' screen. This same screen will be used along the southern portion of the east property line that is adjacent to an existing residence.
- Site lighting will be handled by 35' to 40' tall pole mounted lights. Light fixtures will include 1000 watt metal halide fixtures or other fixture types and shall be oriented on-site such that they direct light downward and keep light from encroaching into the right-of-way of SE Four Mile Drive or any neighboring property.
- Typical site fencing will consist of 8' of chain link fencing with 1' of 3-strand barb wire above, facing outwards. The Owner may also add interior electric fencing depending upon final security requirements for the site.

4. SUPPORTING EVIDENCE

OLD DOMINION FREIGHT LINE PUD SUPPORTING EVIDENCE STATEMENT

STORM WATER MANAGEMENT

This development generally drains to the south into an un-named waterway. As part of the site development, private storm sewer and or open ditches will be used to convey drainage to one or more on-site detention basins. The detention basin(s) will be provided as per City requirements as part of the Site Plan approval process. Un-named waterway to the south of the site is a FEMA regulated channel adjacent to this property. The 100-year floodplain is on the south side of the property. (See the attached drainage map and FIRM map.)

SANITARY SEWER

If required, the site will be serviced by an existing 8-inch sanitary sewer main running through the eastern portion of the site. This site is located within the Crosswinds Sanitary Sewer Connection Fee District 1.

WATER MAIN

Water service to this site will be provided by the existing 12-inch main that runs along the east side of SE Four Mile Drive. This site is located with the Crosswinds Water Connection Fee District 1.

FRANCHISE UTILITIES

The electric, telephone, and cable television and other franchise utilities are proposed for installation along the existing roadway within a public utility easement. The gas main will be located in a gas easement adjacent to the right-of-way.

SIGNAGE

All proposed signs will conform to City of Ankeny sign requirements. Details such as sign locations, sizes, materials, etc. will be provided as part of the City's Site Plan approval process.

PUBLIC STREETS

No public streets are proposed with this development. The development of this site will access the existing SE Four Mile Drive (NE 29th Street). SE Four Mile Drive is classified as a minor arterial street and ultimately will be subject to access control provisions. As such, entrance locations to this site will need to match the planned access locations for this roadway.

OPEN SPACE, LANDSCAPING AND PARKING LOT SHADING

Unique features, such as heavy tree cover on the south and a flood plain exists on the perimeter of the site that questions the need for full perimeter screening. The final Site Plan will include calculations for the planting requirements for this site. Due to the potential number of trees required for screening, open space and pavement shading on this site, the Developer will work with Staff during final Site Plan design to develop a landscape plan that meets the intent of the Ordinance.

VICINITY MAP AND LEGAL DESCRIPTION

A map showing the location of the site. The site is a hatched rectangular area located at the intersection of SE Corporate Woods Dr and SE 72nd St. SE Corporate Woods Dr runs diagonally from the top left to the bottom right. SE 72nd St runs horizontally across the middle. SE Crosswinds Dr branches off SE Corporate Woods Dr to the south. SE 66th St runs horizontally at the top, intersecting SE Corporate Woods Dr. SE Bellagio runs vertically on the left, intersecting SE 66th St. NE 22nd St runs vertically on the far left. SE 4th Mile Dr runs vertically on the right. A highway labeled '35' runs vertically on the left side of the map. A north arrow is located in the bottom right corner, pointing upwards. The text 'NOT TO SCALE' is written below the north arrow.

Property Description – ODFL Rezoning

The SE 1/4 of the SE 1/4 of Section 6, Township 79 North, Range 23, West of the 5th P.M., Polk County, Iowa, subject to legally established highways.

EXCEPTING THEREFROM any part of the above-described property that is contained in the following 7 described parcels:

1. The South 206.16 feet of the East 316.23 feet of the SE 1/4 of the SE 1/4 of said Section 6.
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4. Property conveyed from Beasley Farms, Inc., to Knapp-Elwell, L.C., an Iowa limited liability company, dated October 30, 2000, recorded June 1, 2008, in Book 8854, Page 239.
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And

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Also described as:

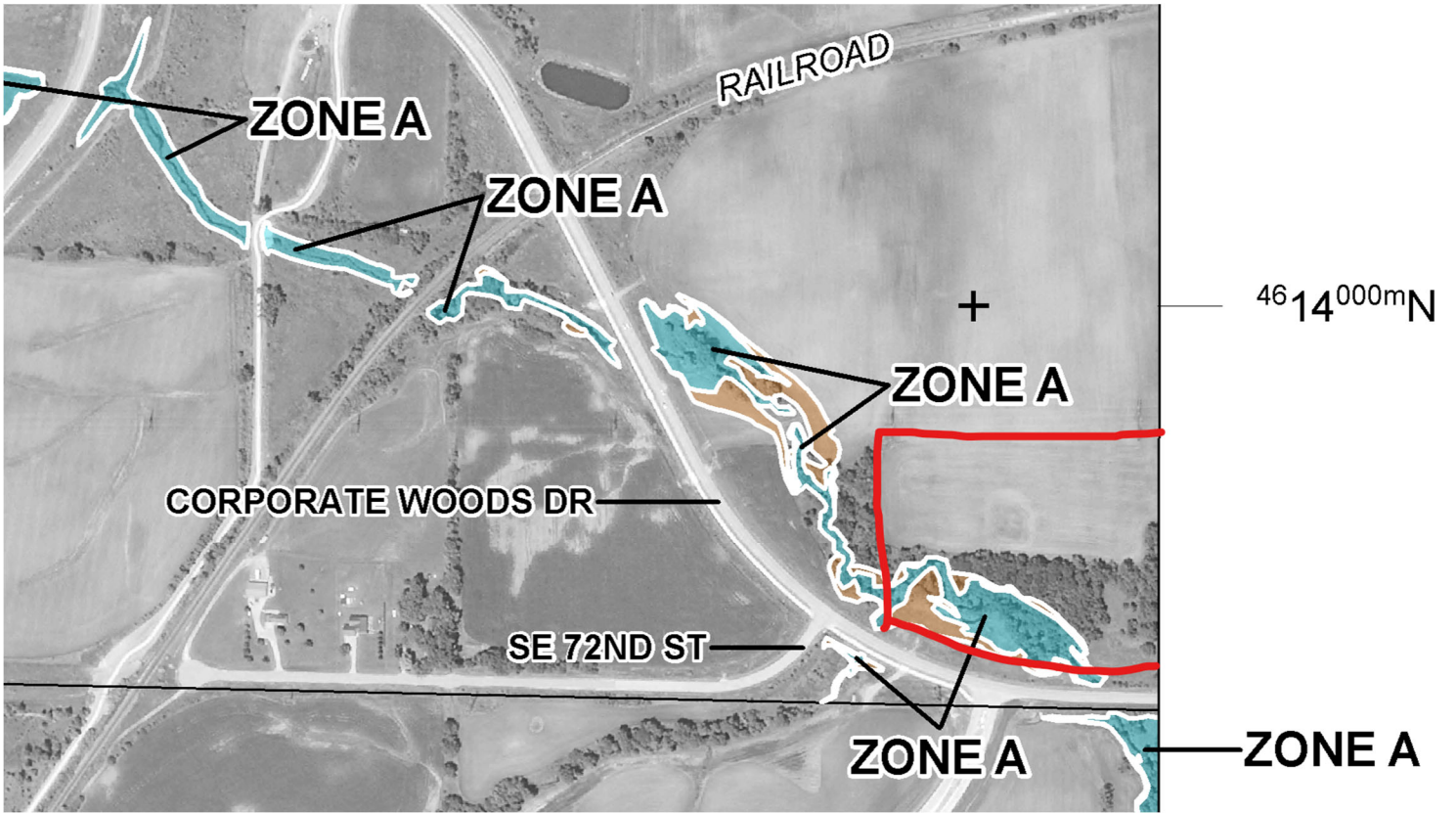
Part of the Southeast Quarter of the Southeast Quarter of Section 6, Township 79 North, Range 23 West of the 5th P.M., including all of Parcel A of that Plat of Survey filed in Book 7359 at Page 636 in the Office of the Recorder for Polk County, Iowa, all now included in and forming a part of the City of Ankeny, Polk County, Iowa, being more particularly described as follows:

Commencing at the Southeast corner of said Section 6; thence North 00°(degrees) 02'(minutes) 30"(seconds) East, 206.76 feet along the East line of the Southeast Quarter of said Section 6 to the POINT OF BEGINNING at the Southeast corner of said Parcel A; thence North 88°32'49" West, 315.92 feet along the South line of said Parcel A to the Southwest corner of said Parcel A; thence South 00°01'32" West, 156.75 feet to the North right-of-way line of Corporate Woods Drive/ SE 72nd Street as established in that Warranty Deed filed in Book 11603 at Page 213 in the Office of the Recorder for Polk County, Iowa; thence North 88°32'49" West, 582.22 feet along the North right-of-way line of said Corporate Woods Drive/SE 72nd Street to a point on the North right-of-way line of Corporate Woods Drive/ SE 72nd Street as established in that Warranty Deed filed in Book 9739 at Page 126 in the Office of the Recorder for Polk County, Iowa; thence northwesterly 460.56 feet along the arc of a curve in the North right-of-way line of said Corporate Woods Drive/SE 72nd Street concave northeasterly and having a radius of 1,370.00 feet, a central angle of 19°15'41", and a 458.40 feet long chord that bears North 69°05'46" West to the West line of the Southeast Quarter of the Southeast Quarter of said Section 6; thence North 00°07'24" East, 576.33 feet along the West line of the Southeast Quarter of the Southeast Quarter of said Section 6 to the Southwest corner of Parcel G in the Southeast Quarter of said Section 6 per that Plat of Survey filed in Book 8854 at Page 242 in the Office of the Recorder for Polk County, Iowa; thence South 89°57'41" East, 904.87 feet along the South line of said Parcel G to the Southeast corner of said Parcel G; thence North 08°28'40" West, 104.58 feet along the East line of said Parcel G to the Southwest corner of FOUR MILE DISTRIBUTION CENTER PLAT 1, an Official Plat, now included in and forming a part of the City of Ankeny, Polk County, Iowa; thence North 87°56'11" East, 436.27 feet along the South line of said FOUR MILE DISTRIBUTION CENTER PLAT 1 to the East line of said Section 6; thence South 00°02'30" West, 724.46 feet along the East line of said Section 6 to the point of beginning.

Containing 22.03 acres, of which 0.99 acres is contained in present road right-of-way easement.

EXISTING TOPOGRAGHY / DRAINAGE AREAS

FIRM DRAWING





NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

POLK COUNTY, IOWA
AND INCORPORATED AREAS

PANEL **215** OF **555**



FEMA

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
ANKENY, CITY OF	190226	0215	F
DES MOINES, CITY OF	190227	0215	F
POLK COUNTY	190901	0215	F

VERSION NUMBER
2.2.2.1

MAP NUMBER
19153C0215F

EFFECTIVE DATE
FEBRUARY 1, 2019

TRAFFIC GENERATION PROJECTIONS

memo

Kimberley L. Rouse Engineering

To: Leslie Hart
City of Ankeny

From: Kim Rouse
KLR Engineering

CC: Kyle Hoyt – Hoyt+Berenyi
Doug Saltsgaver – ERG Corp

Date: September 16, 2023

Re: Old Dominion Freight Line
Trip Generation and Distribution

As requested by the City of Ankeny, Kimberley L. Rouse Engineering (KLR) has reviewed the trip generation and distribution for the proposed relay lot for Old Dominion Freight Line (ODFL). **Figure 1** shows the site plan.

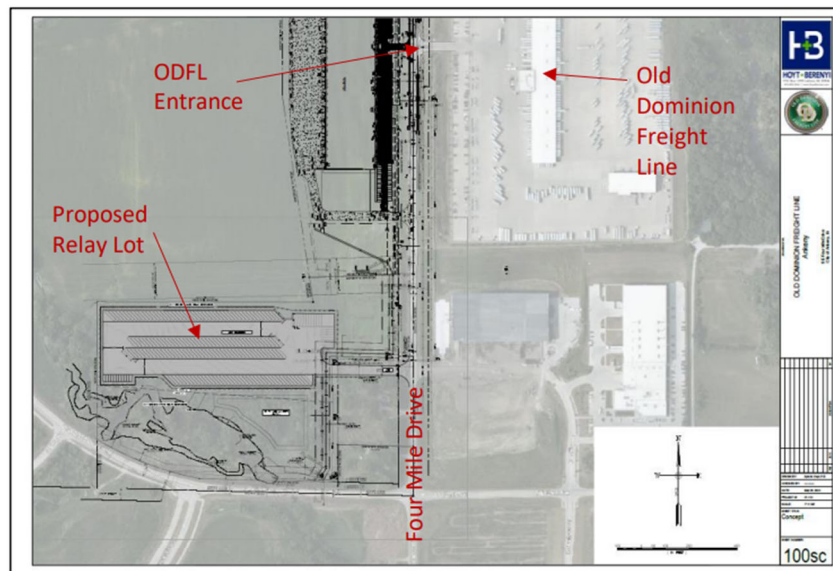


Figure 1 – Site Plan

Trip Generation

Old Dominion Freight Line (ODFL) is proposing a trailer relay lot with 196 parking spaces. A relay lot is an area where trucks can exchange trailers without having to enter the Old Dominion shipping yard. The trips that will be generated by a relay lot are existing trips that would have entered the Old Dominion shipping yard. The majority of the impact of the relay lot on the Four Mile Drive traffic will be from the Old Dominion shipping yard south to the relay lot and vice versa.

ODFL provided daily traffic numbers that would be using the relay lot. Typical daily peak hours of the shipping yard lot are 7:00-10:00 AM and 4:00-6:00 PM, with downtime from 11:00 AM -3:00 PM. The peak hours of the relay lot are anticipated to be midnight to 7:00 AM. After reviewing the shipping numbers provided, it is assumed that approximately 328 trips daily (163 in/165 out) enter ODFL. Approximately 114 trips (57 in/57 out) of those daily trips could potentially use the relay lot. Approximately 95% of the trucks accessing ODFL do so from the south using Corporate Woods Drive.

Traffic counts were taken at the ODFL entrance between the hours of 7:00-9:00 AM and 4:00-6:00 PM.

The **Table 1** shows the existing traffic counts at the ODFL entrance and Four Mile Drive taken on August 9, 2023. **Table 2** shows just the tractor trailers entering/exiting the ODFL existing site.

Table 1 – ODFL Entrance and Four Mile Drive

Street Name	Four Mile Drive - Northbound			Four Mile Drive - Southbound			ODFL Entrance- Westbound			Office Building Entrance - Eastbound		
Start Time	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
7:00 AM	0	4	3	0	7	0	2	0	1	0	0	0
7:15 AM	0	9	2	0	9	0	1	0	0	0	0	0
7:30 AM	0	8	5	2	12	0	8	0	1	0	0	0
7:45 AM	0	9	11	0	16	0	2	0	2	0	0	0
8:00 AM	0	10	6	1	15	0	7	0	1	0	0	0
8:15 AM	0	11	7	0	14	0	4	0	1	0	0	0
8:30 AM	0	7	6	2	5	0	6	0	1	0	0	0
8:45 AM	0	9	8	0	11	0	3	0	3	0	0	0
Total	0	67	48	5	89	0	33	0	10	0	0	0
Peak Hour Total	0	38	29	3	57	0	21	0	5	0	0	0
Street Name	Four Mile Drive - Northbound			Four Mile Drive - Southbound			ODFL Entrance- Westbound			Office Building Entrance - Eastbound		
Start Time	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
4:00 PM	0	12	2	2	16	0	7	0	1	0	0	0
4:15 PM	0	10	6	1	17	0	2	0	0	0	0	0
4:30 PM	0	30	7	1	20	0	10	0	5	0	0	0
4:45 PM	0	17	4	1	18	0	4	0	3	0	0	0
5:00 PM	0	21	1	0	20	0	5	0	0	0	0	0
5:15 PM	0	19	9	0	24	0	5	0	1	0	0	0
5:30 PM	0	13	7	1	10	0	2	0	2	0	0	0
5:45 PM	0	10	3	0	11	0	1	0	0	0	0	0
Total	0	132	39	6	136	0	36	0	12	0	0	0
Peak Hour Total	0	87	21	2	82	0	24	0	9	0	0	0

Table 2 – ODFL Entrance and Four Mile Drive – Entering/Exiting Tractor Trailers

Street Name	Four Mile Drive - Northbound			Four Mile Drive - Southbound			ODFL Entrance- Westbound			Office Building Entrance - Eastbound		
Start Time	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
7:00 AM												
7:15 AM												
7:30 AM			1	1			4					
7:45 AM			5	0			2		1			
8:00 AM			3	0			4		0			
8:15 AM			2	0			2		0			
8:30 AM			0	2			1		0			
8:45 AM			2	0			2		0			
Total	0	0	13	3	0	0	15	0	1	0	0	0
Peak Hour Total	0	0	11	1	0	0	12	0	1	0	0	0

Street Name	Four Mile Drive - Northbound			Four Mile Drive - Southbound			ODFL Entrance- Westbound			Office Building Entrance - Eastbound		
Start Time	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
4:00 PM			2	0			3					
4:15 PM			6	1			1					
4:30 PM			4	0			1					
4:45 PM			2	0			2					
5:00 PM			0	0			2					
5:15 PM			4	0			2					
5:30 PM			4	1			1		1			
5:45 PM												
Total	0	0	22	2	0	0	12	0	1	0	0	0
Peak Hour Total	0	0	10	0	0	0	7	0	0	0	0	0

Figures 2 and 3 show the existing AM and PM peak hours of traffic.

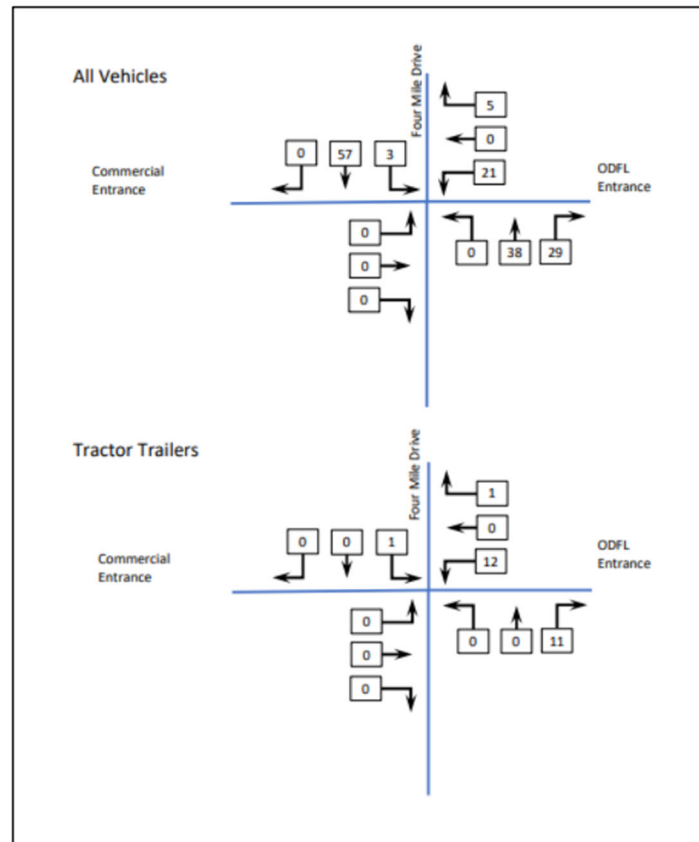


Figure 2 – Existing AM Peak – 7:30-8:30

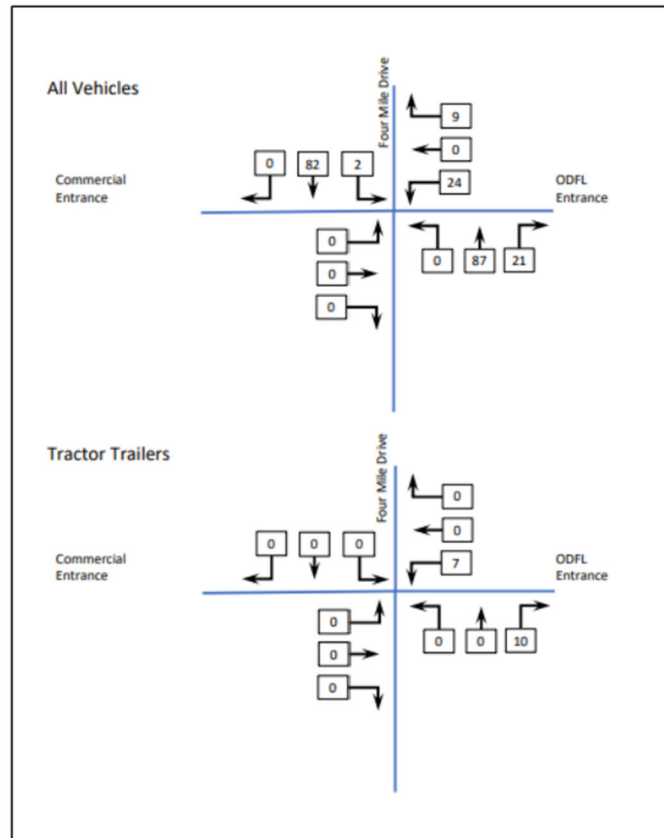


Figure 3 – Existing PM Peak – 4:30-5:30

When redistributing the tractor trailers to use the relay lot, based on empirical trip data provided for the ODFL facility, 65% of the trucks would still use the ODFL site. **Figures 4 and 5** show the redistributed trips for the AM and PM peaks.

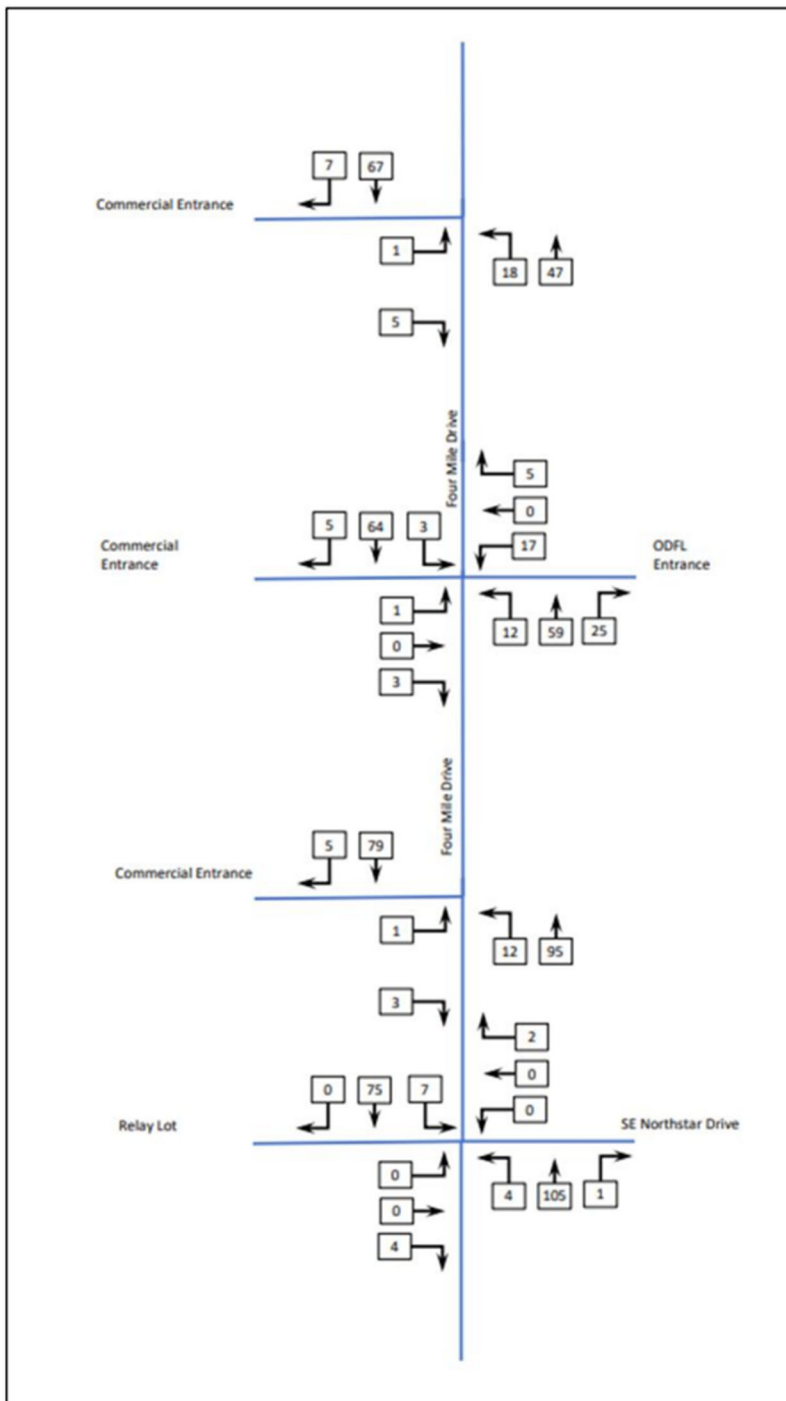


Figure 4 – AM Peak – Existing Counts Redistributed

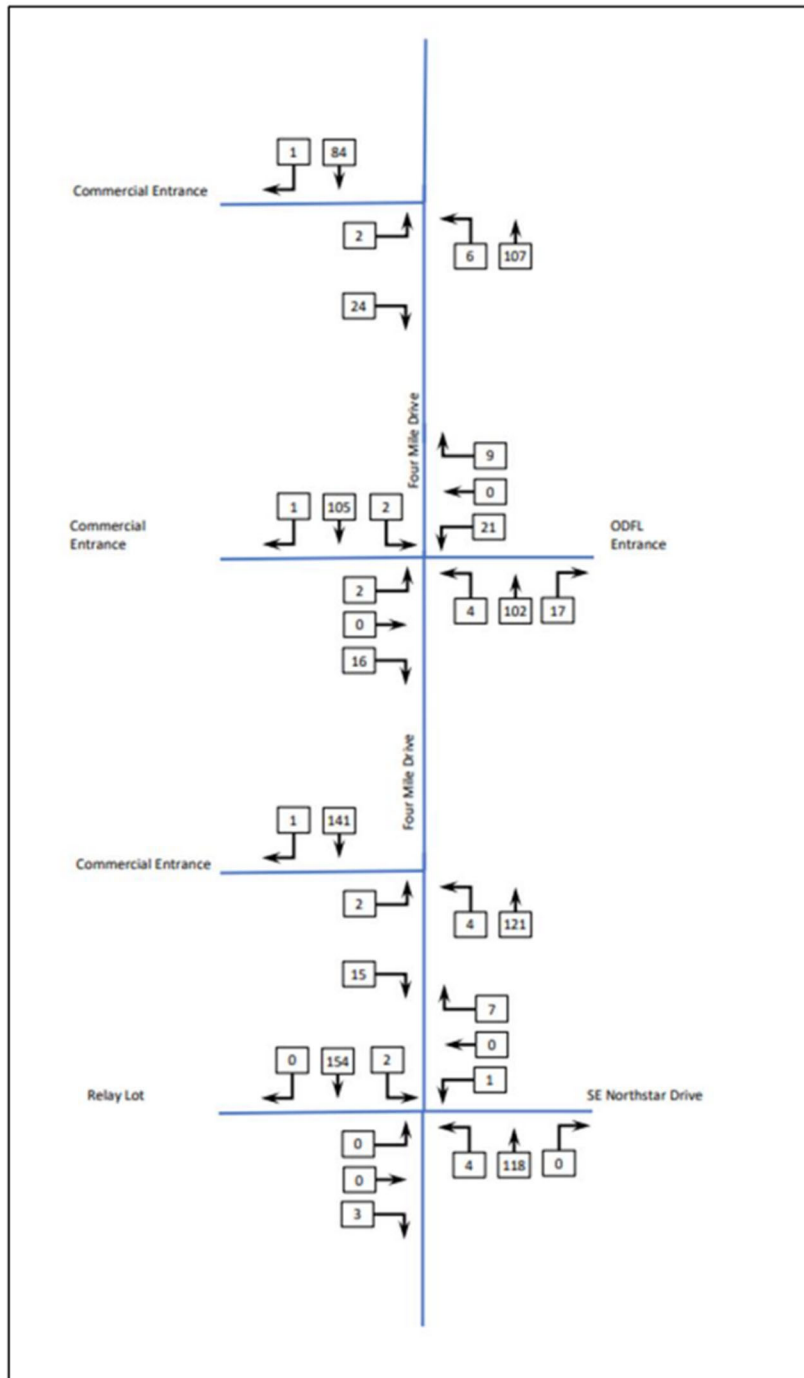


Figure 5 – PM Peak – Existing Counts Redistributed

Turn Lane Warrants

“NCHRP Report 745: Left-Turn Accommodations at Unsignalized Intersections” was used to evaluate the need for left turning bays at the proposed relay lot location. **Table 3 and Figure 6** show the information needed to determine if a left-turn bay is required. The PM peak is likely the worst-case scenario, so it was used to determine left-turn lane warrants. A left-turn lane will likely not be warranted at the relay lot entrance for northbound traffic.

Table 3 – Recommended left-turn lane warrants for rural two-lane highways

Left-Turn Lane Peak-Hour Volume (veh/hr)	Three-Leg Intersection, Major Two-Lane Highway Peak-Hour Volume (veh/hr/ln) That Warrants a Bypass Lane	Three-Leg Intersection, Major Two-Lane Highway Peak-Hour Volume (veh/hr/ln) That Warrants a Left-Turn Lane	Four-Leg Intersection, Major Two-Lane Highway Peak-Hour Volume (veh/hr/ln) That Warrants a Bypass Lane	Four-Leg Intersection, Major Two-Lane Highway Peak-Hour Volume (veh/hr/ln) That Warrants a Left-Turn Lane
5	50	200	50	150
10	50	100	< 50	50
15	< 50	100	< 50	50
20	< 50	50	< 50	< 50
25	< 50	50	< 50	< 50
30	< 50	50	< 50	< 50
35	< 50	50	< 50	< 50
40	< 50	50	< 50	< 50
45	< 50	50	< 50	< 50
50 or More	< 50	50	< 50	< 50

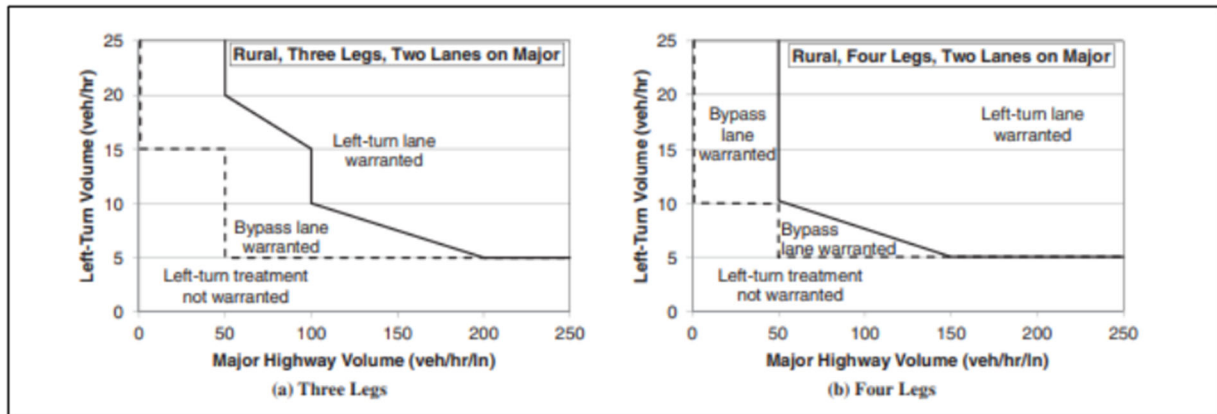


Figure 6 -Recommended left-turn treatment warrants for rural two-lane highways

Conclusion

Based on the assumptions stated in the report and resulting analysis, a left-turn lane is likely not warranted for northbound traffic at the relay lot entrance.

WATER USAGE CALCULATIONS

Note: The current project does not include any buildings which would need domestic or fire protection water service.

D. Density table

Table 1: Minimum Values

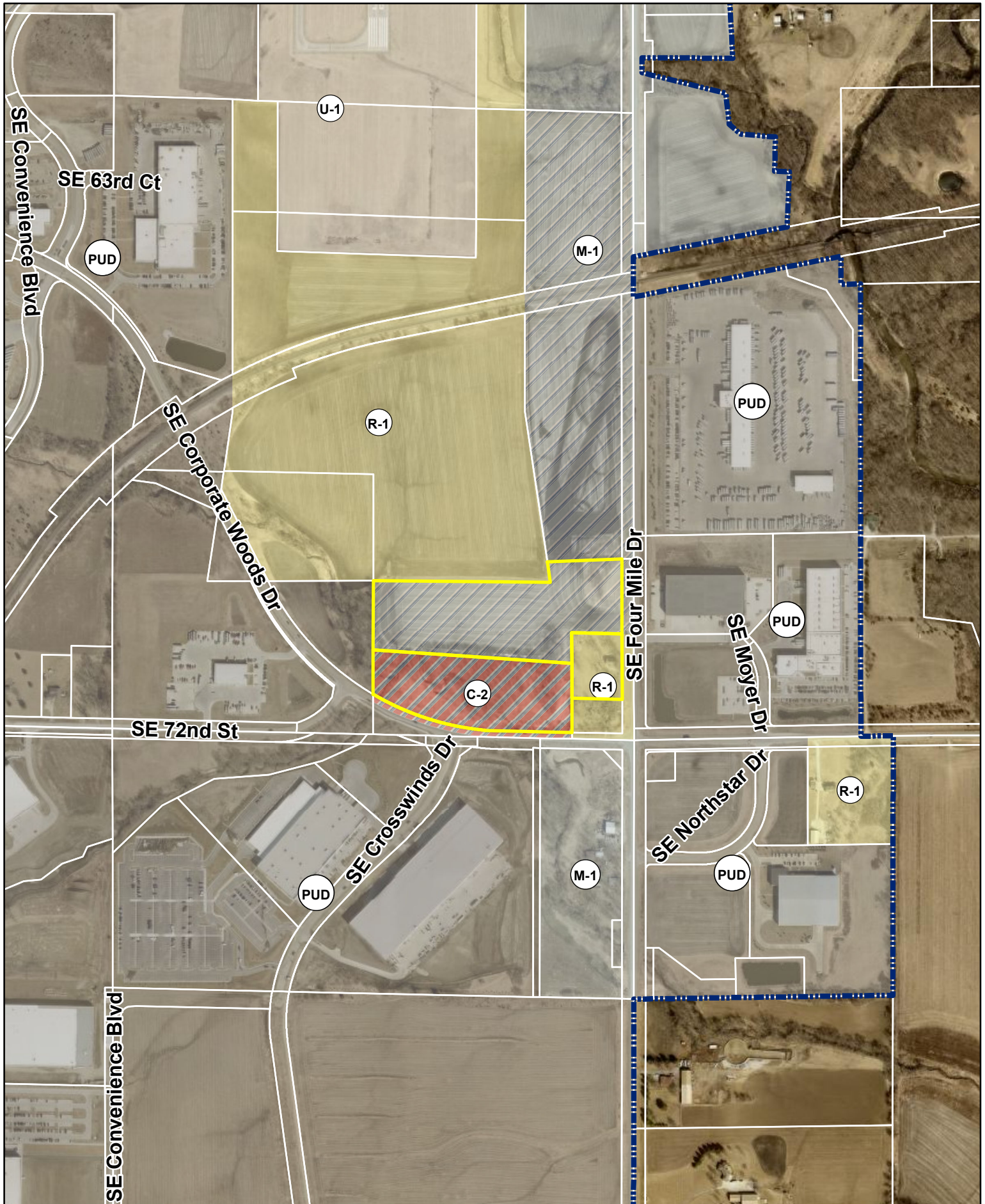
LAND USE	AREA DENSITY	UNIT DENSITY	<u>RATE</u>
Low Density (Single Family) Residential	JO people/ AC	3.3 people / unit	100 gpcd*
Medium Density (Multi-Family) Residential	12 to 15 people/ AC 6.0 people/ duplex	3.3 people / unit	100 gpcd*
High Density (Multi-Family) Residential	20 to 75 people / AC	2.5 people / unit	100 gpcd*
Office & Institutional	.5,000 gpd / AC (IDNR)	Special Design Density	
Commercial & Light Industrial	5,000 gpd/AC (<i>IDNR</i>)	Special Design Density	
Industrial	10,000 gpd/AC (IDNR)	Special Design Density	

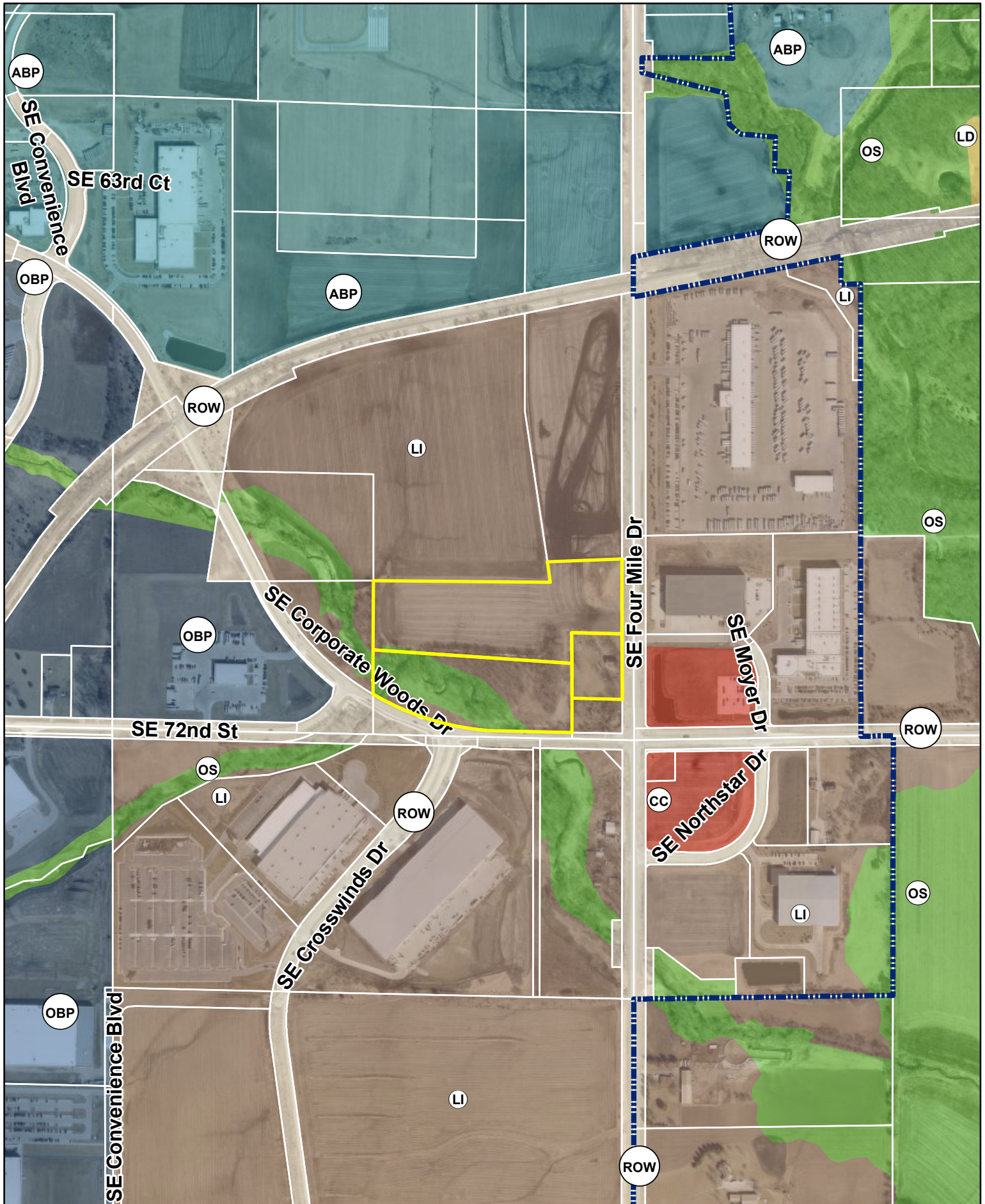
* Iowa Department of Natural Resources (IDNR) - Dry Weather Flow - One hundred gallons per capita per day (gpcd) should be used in design calculations as the minimum average dry weather flow. This 100 gpcd value may, with adequate justification, include maximum allowable infiltration for proposed sewer lines.

Note: If the Project Engineer uses values different from the above table, approval by the Jurisdictional Engineer is required.

E. Special design densities

Special design densities should be subject to approval by the Jurisdiction Engineer based on methodology provided by the Project Engineer.







PLAN AND ZONING COMMISSION

January 3, 2024

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Public Hearing

LEGAL:

SUBJECT:

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')

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

The Plan and Zoning Commission held a Public Hearing at their meeting on December 19, 2023.

PUBLIC OUTREACH EFFORTS:

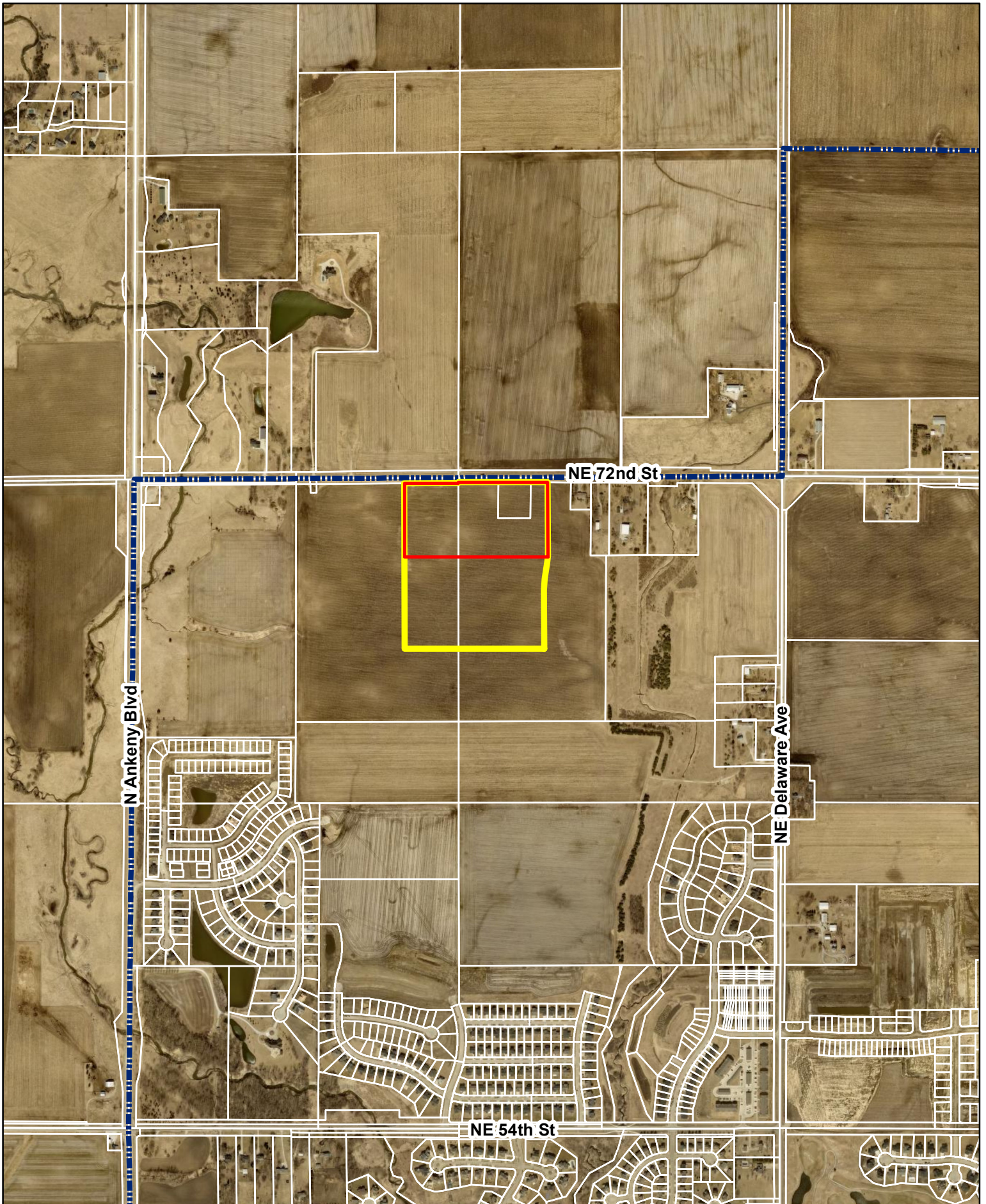
ACTION REQUESTED:

Action: Consider MOTION 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.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Aerial Map
 Staff Report
 LUPA Exhibit
 Future Land Use Map
 Applicant Letter
 Zoning Map
 Combined Aerial Map
 Combined Future Land Use Map
 Combined Zoning Map
 Overall Hope Kimberley Project Map



Agenda Item: Hope Kimberley Properties Phase 2 - Land Use Map Amendment and Rezoning – Action
Report Date: December 28, 2023 *ESC*
Prepared By: Jake Heil
Associate Planner

Staff Recommendation

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.

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.

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

Project Report

Hope Kimberley LLC is requesting an amendment to the Ankeny Plan 2040 Comprehensive Plan *Figure 12.10, Future Land Use Map*. This amendment is accompanied by two rezonings. The properties subject to the proposed map amendment and rezonings consist of five parcels that are approximately 64.76 acres; and are located south of NE 126th Avenue, and west of NE Delaware Avenue. The proposed land use map amendment and rezonings are as follows:

LUPA and Rezoning Area A:

The property subject to the proposed Land Use Plan Amendment consists of three parcels comprising of approximately 16.20 acres; and is located south of NE 126th Avenue and 1,600 feet west of the NE Delaware and NE 126th Avenue intersection. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Low Density Residential (LDR). The applicant is now proposing to reclassify the future land use to High Density Residential (HDR). The Future Land Use Map indicates surrounding properties to the amendment area as Low Density Residential.

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

Proposed: High Density Residential (HDR)

This land use category is designed for multi-family dwelling units both horizontally or vertically attached with two or more dwelling units, typically referred to as apartments or condominiums. Also, included in this category are mobile home subdivisions or parks. Densities are generally 12+ dwelling units per acre. Units may or may not have public street frontage and may be served by an alleyway. Garages may be tuck-under, first floor, or stand-alone garage units in a common parking area. Uses may also include horizontally attached single-family dwellings; manufactured housing developments; religious, educational, and institutional uses and structures; child day care centers; and public and private parks and recreational areas and structures.

Accompanying the Land Use Plan Amendment request, is a request to rezone 36.60 acres (Rezoning Area A) from R-1 One Family Residential District to Planned Unit Development, PUD. Properties to the north are zoned Agricultural District, Polk County and properties to the east, west and south are zoned PUD.

The Hope Kimberley Property PUD's concept shows a total of 40 single-family lots and three outlots. Outlot Y is being proposed as multi-family, Outlot Z would be dedicated to the City as parkland and Outlot X will be privately owned and maintained by the developer where they plan to build a clubhouse and other amenities. The bulk regulations for the single-family area within the PUD are: Minimum Lot Width – 50 ft, Minimum Two-Family Lot Width – 75 ft, Front Yard Setback – 25 ft, Rear Yard Setback – 25 ft, Side Yard Setback – min 5 ft one side. The bulk regulations for the multi-family area would be: Front Yard – 25 ft, Rear Yard – 35 ft, Side Yard – 15 ft, with a maximum density of 18 units per acre. The PUD book also details a berm with landscaping around the perimeter of the multi-family area, different types of architecture character for single-family and multi-family and specific building material requirements for the multi-family area with a minimum of 60% primary building materials required on all elevations.

In addition to the above land use plan amendment and rezoning, the applicant is also requesting to rezone an additional area:

Rezoning Area B:

The applicant is also requesting to rezone 28.16 acres (Area B) from R-1 One Family Residential District to R-3, Multiple Family Residence District. The area subject to the rezoning consists of portions of two parcels and is generally located south of NE 126th Avenue and west of NE Delaware Avenue. Properties to the north are zoned R-1, One-Family Residence District and C-2, General Retail, Highway-Oriented and central Business Commercial District, properties to the west are zoned R-3, Multiple-Family Residence District, restricted to single family, properties to the south are zoned R-1, One-Family Residence District and PUD, while properties to the east are zoned R-1, One-Family Residence District. This rezoning request is in conformance with the Ankeny Plan 2040 Comprehensive Plan *Figure 12.10, Future Land Use Map*, which shows the requested area as High Density Residential.

The developer has submitted the required rezoning petitions consisting of signatures of more than 50% of the land area subject to the following rezonings, providing 82.29% for Area A, 60.17% for Area B of the property owners within 250 feet of the rezoning area.

Notifications of the public hearing were sent to the surrounding property owners within 350' of the property on December 7, 2023; and a legal notice of the proposed rezoning was published on December 8, 2023. The Zoning Ordinance also requires that the applicant of a proposed rezoning post public notification signage. The applicant posted the signage by December 6, 2023, providing the required seven days of notification for the proposed rezoning before the public hearing.

Public Hearing

The Plan and Zoning Commission held a public hearing for the proposed land use amendment and rezonings on December 19, 2023. During the public hearing there was discussion regarding the projects from City staff, the applicant, and multiple members of the public. A complete recap of the discussions and questions can be found in the minutes from the meeting. Additionally, members of the public who spoke at the meeting raised the following questions and concerns:

Ankeny Plan 2040 and Future Land Use Map

Several concerns were brought up about the Ankeny Plan 2040 Comprehensive Plan and the proposed changes to the Future Land Use Map. The Ankeny Plan 2040 is a Comprehensive Plan with goals and objectives that establish the City's vision for the future. It does not necessarily dictate how the community is to be developed, but is meant to serve as a guide for a possible future that could occur over the next 20 years. The Plans seeks to strike a balance among the many competing demands on land by creating development patterns that are orderly and rational, and provide the greatest benefits for individuals and the community as a whole. Through the development of this plan, citizens are asked to provide their input and turned into a collective vision for the future. The Ankeny Plan 2040 was officially adopted by the City Council on April 2, 2018, and has had six amendments since adoption. Comprehensive Plans are typically updated every five years based off of a community's growth and economic trends. The Polk County Comprehensive Plan shows this area as urban fringe which includes land within a portion of a City's identified growth area with a realistic opportunity of being annexed and converted to urbanized development within the Plan's time frame.

A major part of the Comprehensive Plan is the Future Land Use Map, which serves as a foundation for the growth and development patterns of the City. One important step in creating the future land use map is to examine the existing land use composition in a city. The distribution and amount of different existing land uses help guide future land use layouts. The final step before outlining the future land use plan is to define the type of future land uses to be present in Ankeny. Research and public input gathered during the planning process influenced the crafting of the current future land use plan. Over time, the distribution of land use categories may need to be adjusted to account for changes in population growth, consumer preferences or the local and national economy among other reasons. 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. Some of the goals that were laid out in the Ankeny Plan 2040, included providing neighborhoods that had a variety of residential uses, and to provide opportunities for higher density developments.

Need for Developable Land

Concerns were brought up about the need for multi-family and where some other similar sized projects within Ankeny are located. Currently there are approximately 1,100 acres remaining within the City limits that are undeveloped, this includes any land that has not been through some sort of development review, such as rezoning or platting. Taking a closer look, there is approximately 776 acres of undeveloped land north of 36th Street. The majority of the available land is currently shown as Low Density Residential, with little High Density Residential ground remaining. Over the past 10 years, the City of Ankeny has developed roughly 650 acres of land each year. That leaves a little less than two years of developable ground within the City's limits. Typically, in the past the City has tried to have a four-year supply of undeveloped land, as it takes time to get through the full entitlement process.

Hope Kimberley had previously asked for the entire 36.60 acres that make up Rezoning Area A, to become multi-family. The developer eventually ended up withdrawing that request, and has since made changes to their request including; reducing the multi-family area to 15 acres, adding 8.28 acres of parkland just south of the multi-family area, proposing single family transitions from the existing single-family homes, as well as substantial screening/buffering around the perimeter of the multifamily area, and design standards including 60% primary materials on all elevations. Possible similar developments on the north side of Ankeny, would be Fieldstone, which was developed at 15 units per acre on 44 acres approximately and Bricktowne at Piper, which was developed at 18 units per acre on approximately 27 acres.

Parkland

While there have been preliminary discussions on the amount of parkland and conceptual locations of parkland shown within the PUD, it is not something that the City specifically requires during the land use plan amendment and rezoning processes. Currently, the PUD assumes that 18.15 acres of parkland will be required and that 14.57 acres of parkland will be dedicated. Typically, details concerning dedicated parkland, access drives and street development are provided by the applicant and reviewed by staff during the platting process, which takes place once the rezoning and amendment process is complete. Parkland dedication will be required as part of the development and located appropriately. It would be expected that major collectors would have a trail on one side of the street.

Existing Plats and Restrictive Covenants

A concern was brought up about the existing Four Mile Four final plat and its private covenants, which makes up the western portion of the Land Use Plan Amendment and Rezoning Area A. Once land is annexed into the City, landowners would be able to plat their lots in accordance to Ankeny's Code. During the platting process any covenants or restrictions on existing lots could be modified or eliminated with the new plat.

Restrictive covenants, such as architectural guidelines, ensure not only a certain level of uniformity and standard of design, but also the consistent use of property within a neighborhood. While most neighborhoods/plats have restrictive covenants, some have a home owner's association that help enforce those covenants. The City of Ankeny does not enforce any private covenants, as it is a civil matter either between property owners and/or the home owner's association.

Transportation and Traffic Flows

Concerns were brought up about the future development of NE 126th Avenue and other streets in the area. Typically, City staff would review the anticipated traffic associated with a development via a traffic study that is provided by the applicant during the development process; preliminary plat, final plat and site plan. A traffic study is not required as part of the land use plan amendment or rezoning processes. Before any development occurs, plats and site plans are reviewed by staff and approved by the Commission and Council. Since this site is bordered by arterial streets; N Ankeny Boulevard to the west, NE Delaware Avenue to the east, and NE 126th Avenue to the north, traffic will need to be controlled and limited. The traffic study or memo would be required to determine any impacts the development's associated traffic may have on the area. Should staff deem the proposed uses to have a significant enough impact, public improvements would be required.

NE 126th Avenue is considered a major arterial and would most likely be improved in the future similarly to other major arterials. Most recent example would be NE 36th Street, just south of this area. As the area fully develops it would be expected this would be a 4-lane arterial street, similar to others in and around Ankeny. Staff would also expect NE Delaware Avenue and N Ankeny Boulevard to be improved in the future.

Summary

The conditions outlined above influence City staff in determining that the proposed change in land use from Low Density to High Density is appropriate. In addition, City staff also determines the proposed rezoning for Area A and Area B are also appropriate.

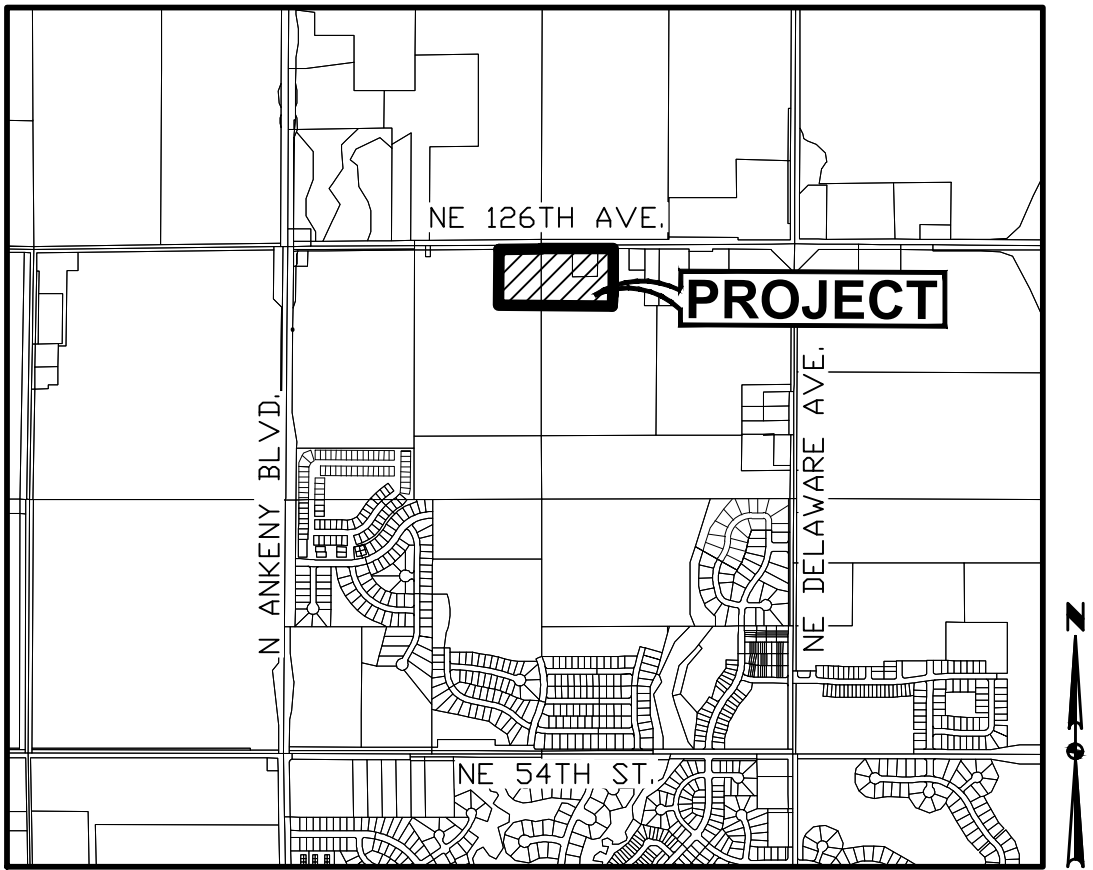
Therefore, staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying from Low Density Residential to High Density Residential; and that the Plan and Zoning Commission recommend City Council approval of the request to rezone Area A from R-1, One-Family Residence District to PUD, Planned Unit Development.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the requests to rezone Area B, from R-1, One-Family Residence District to R-3 Multiple-Family Residence District.



VICINITY MAP

SCALE 1"=2000'



ANKENY, IOWA

OWNER

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

APPLICANT

KIMBERLEY DEVELOPMENT CORPORATION
CONTACT: JENNA KIMBERLEY
2785 NORTH ANKENY BOULEVARD, SUITE 22
ANKENY, IOWA 50023
PH: (515) 963-8335

LAND USE DESIGNATION

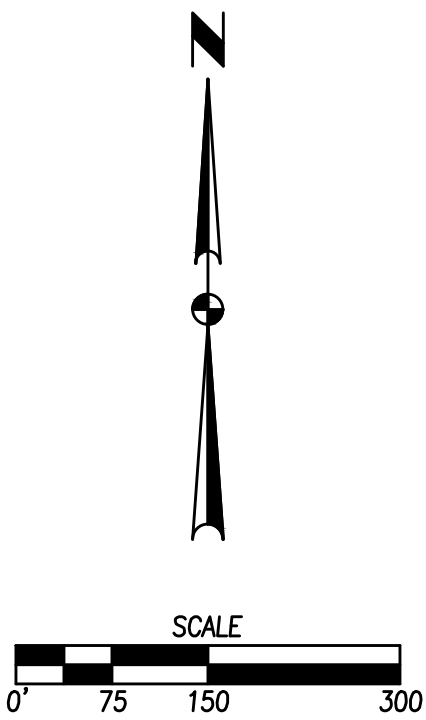
EXISTING: LDR: LOW DENSITY RESIDENTIAL

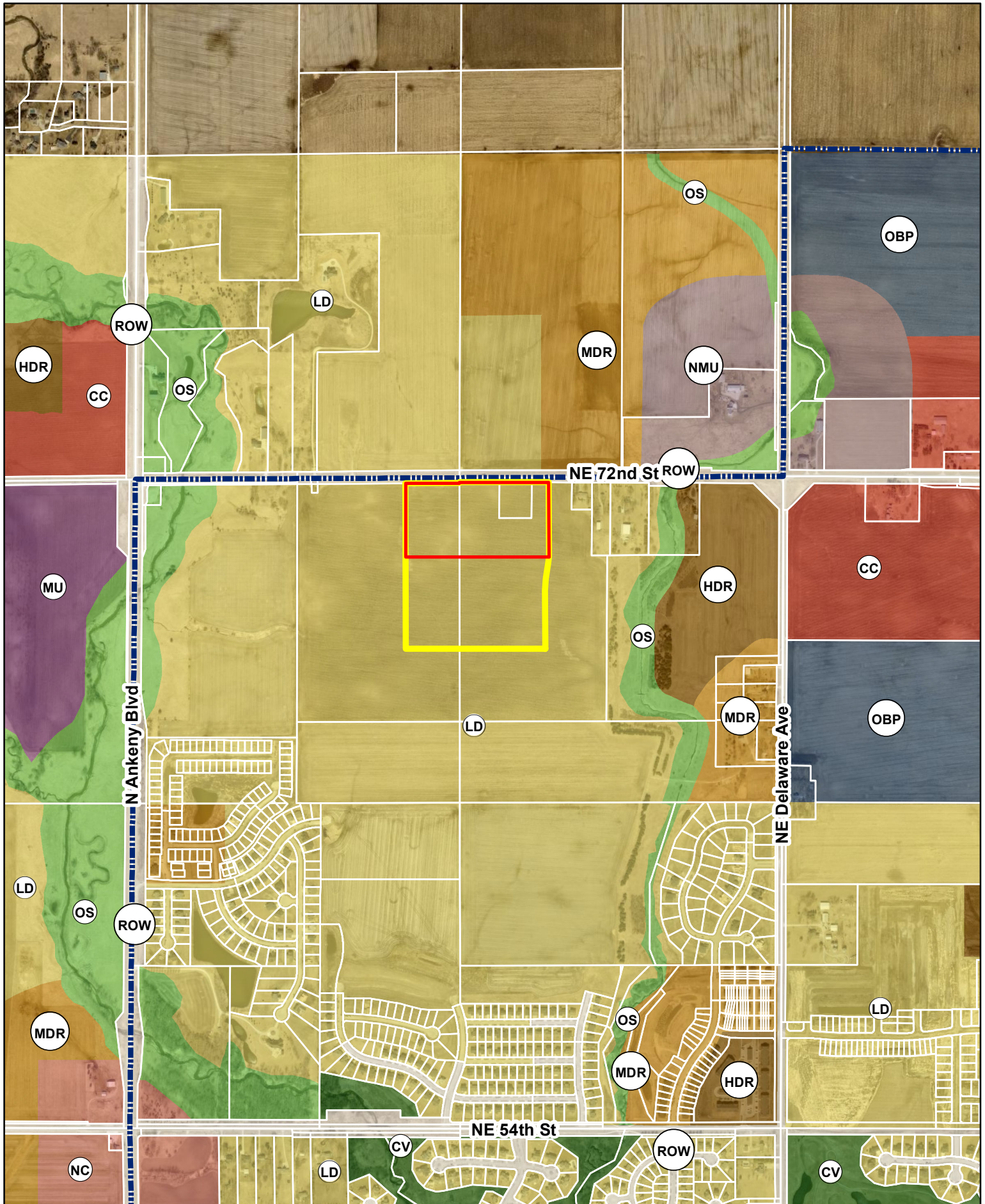
PROPOSED: HDR: HIGH DENSITY RESIDENTIAL

PROPOSED LAND USE AMENDMENT DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND A PART OF OUTLOT 'Y', FOUR MILE FOUR, AN OFFICIAL PLAT, ALL IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID OUTLOT 'Y'; THENCE NORTH 00°23'32" EAST ALONG THE EAST LINE OF STREET LOT 'D', SAID FOUR MILE FOUR, 6.90 FEET; THENCE SOUTH 89°44'12" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF NE 126TH AVENUE, 750.29 FEET; THENCE SOUTH 00°13'22" WEST, 481.31 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 118.90 FEET AND WHOSE CHORD BEARS SOUTH 03°37'45" WEST, 118.83 FEET; THENCE NORTH 89°30'43" WEST, 1182.92 FEET; THENCE NORTH 00°29'17" EAST, 582.59 FEET TO THE NORTH LINE OF SAID OUTLOT 'Y'; THENCE NORTH 89°30'09" EAST ALONG SAID NORTH LINE, 437.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.20 ACRES MORE OR LESS.





October 20, 2023

Honorable Mayor, City Council & Planning & Zoning Commission
c/o Jacob Heil
City of Ankeny
Planning & Building Department
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Hope Kimberley – Comprehensive Plan Amendment

Honorable Mayor, City Council and Planning & Zoning Commission;

On behalf of Hope Kimberley LLC, we are submitting a request to modify the city's comprehensive plan from 16.20 acres of low density residential to high-density residential. When the comprehensive plan was created for this large tract of property that overall contains 318.50 acres the majority of the property was assigned a low-density residential land use. As the property is now annexed into the city of Ankeny and is under one ownership the market would back a diversification of housing to support this area of Ankeny. The property is bordered by NE 126th Avenue/NE 72nd Street which leads to Interstate 35 on the north, NE Delaware to the east and US Highway 69 to the west. We are proposing to have higher density along these major thoroughfares that would then transition to lower density as you enter the property.

Please accept this submittal for the next available Planning & Zoning and City Council meetings. Let me know if you have any questions or require any further information to complete your review. Thanks.

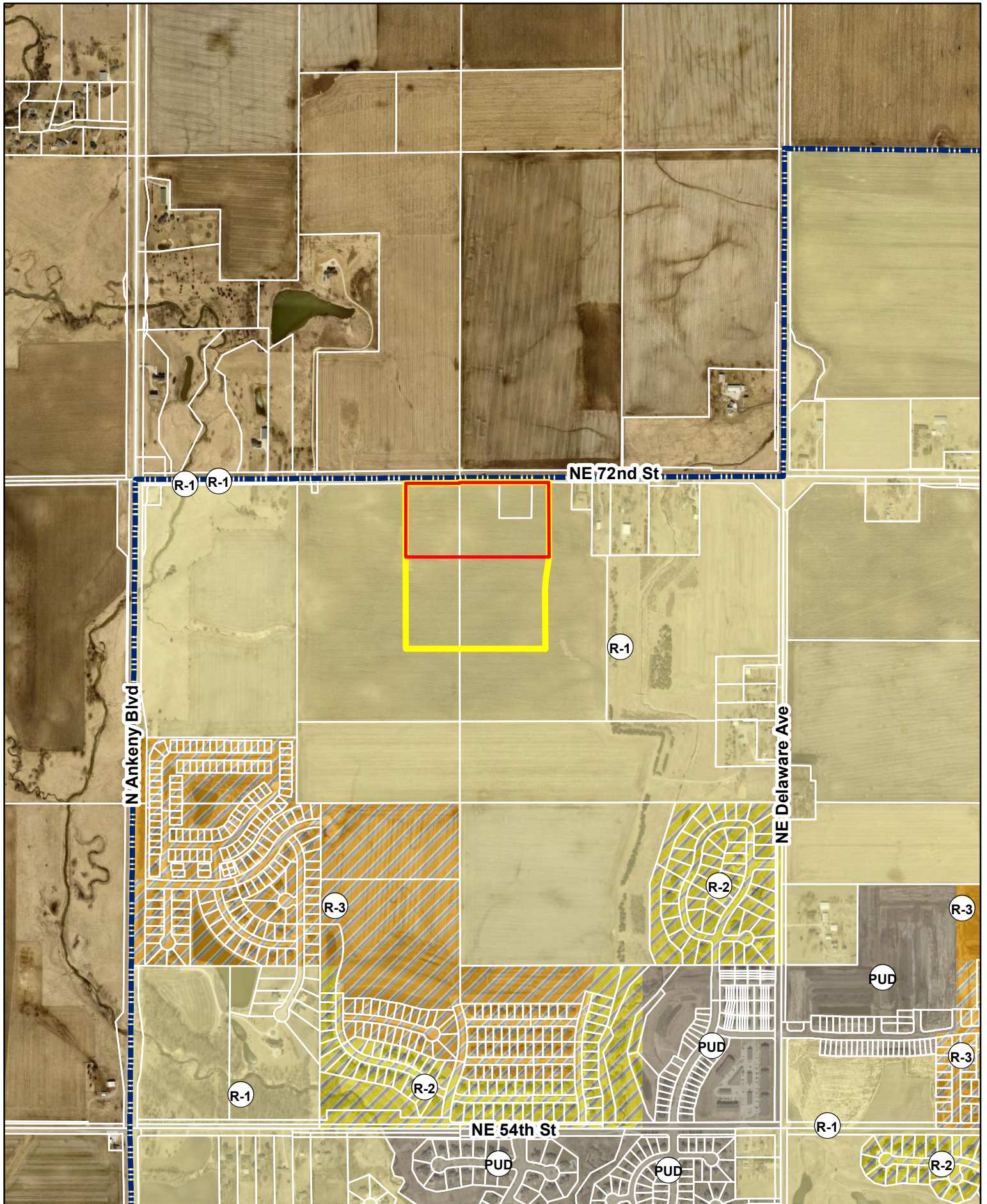
Sincerely,

CIVIL DESIGN ADVANTAGE, LLC



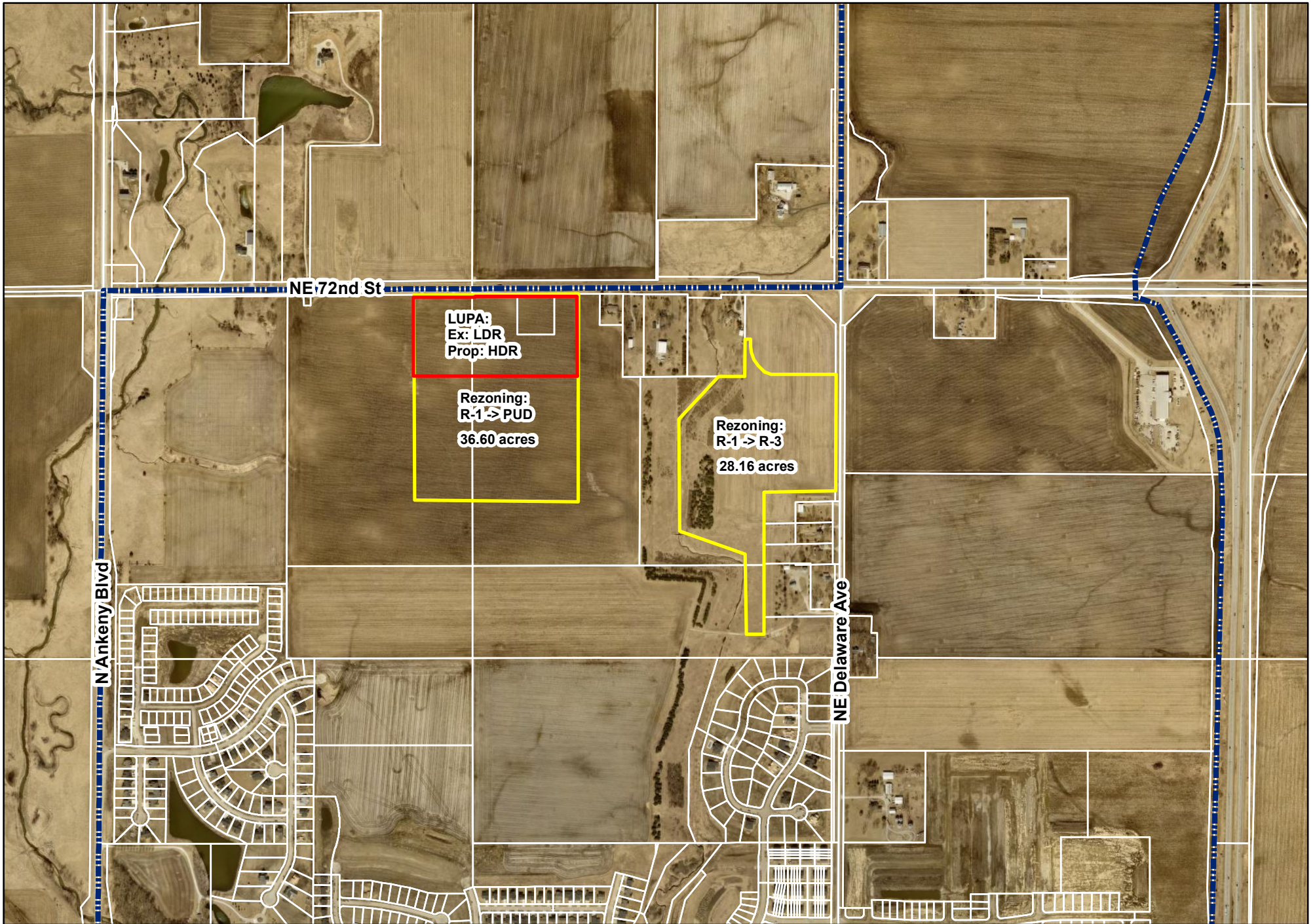
Erin K. Ollendike, P.E.

cc: Jenna Kimberley, Kimberley Development Corporation



N
1 inch = 1,000 feet
Date: 12/14/2023

**Hope Kimberley Properties - Phase 2
Land Use Plan Amendment & Rezoning Area A
Zoning Map**



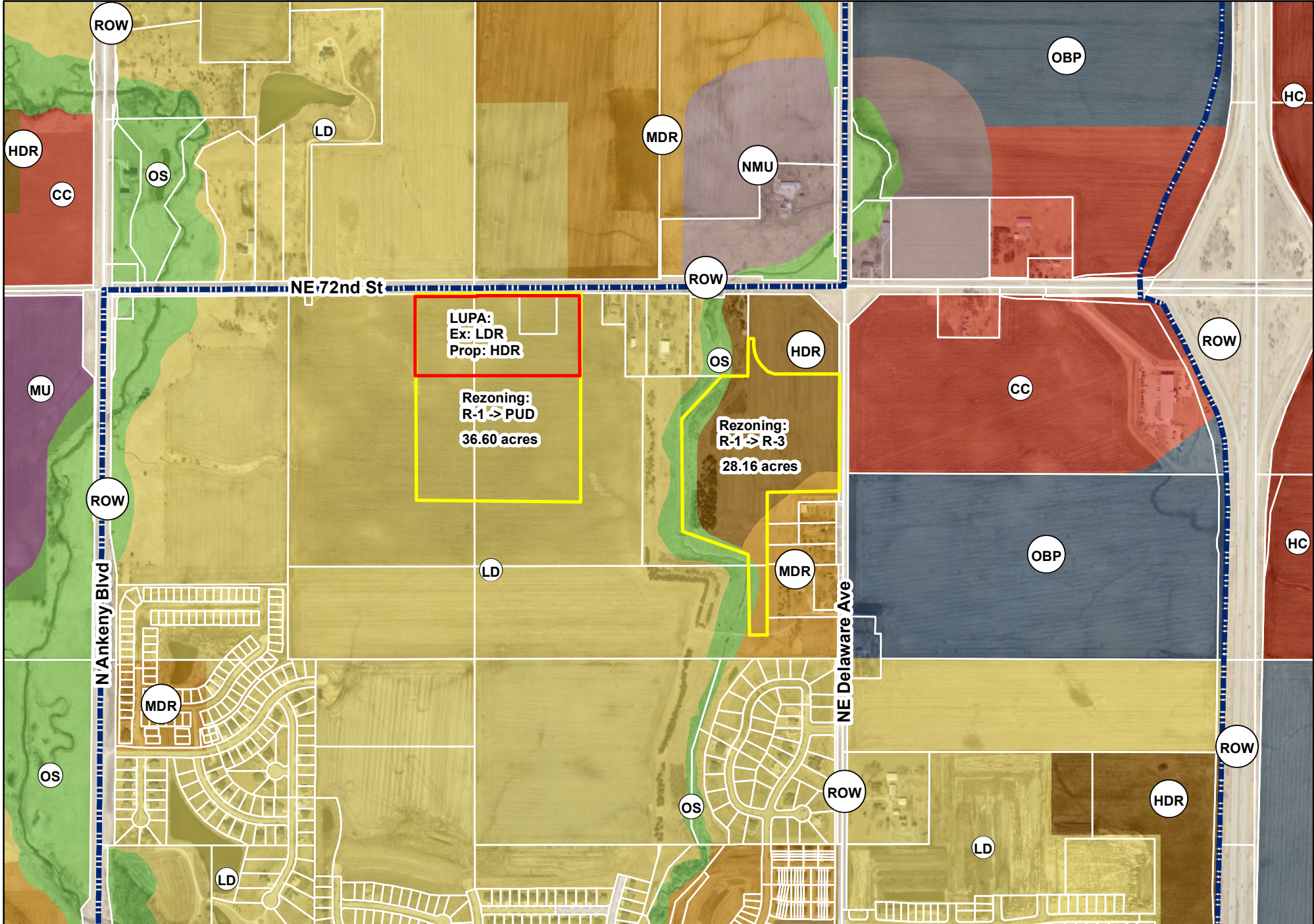
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1 inch = 900 feet

Date: 12/14/2023

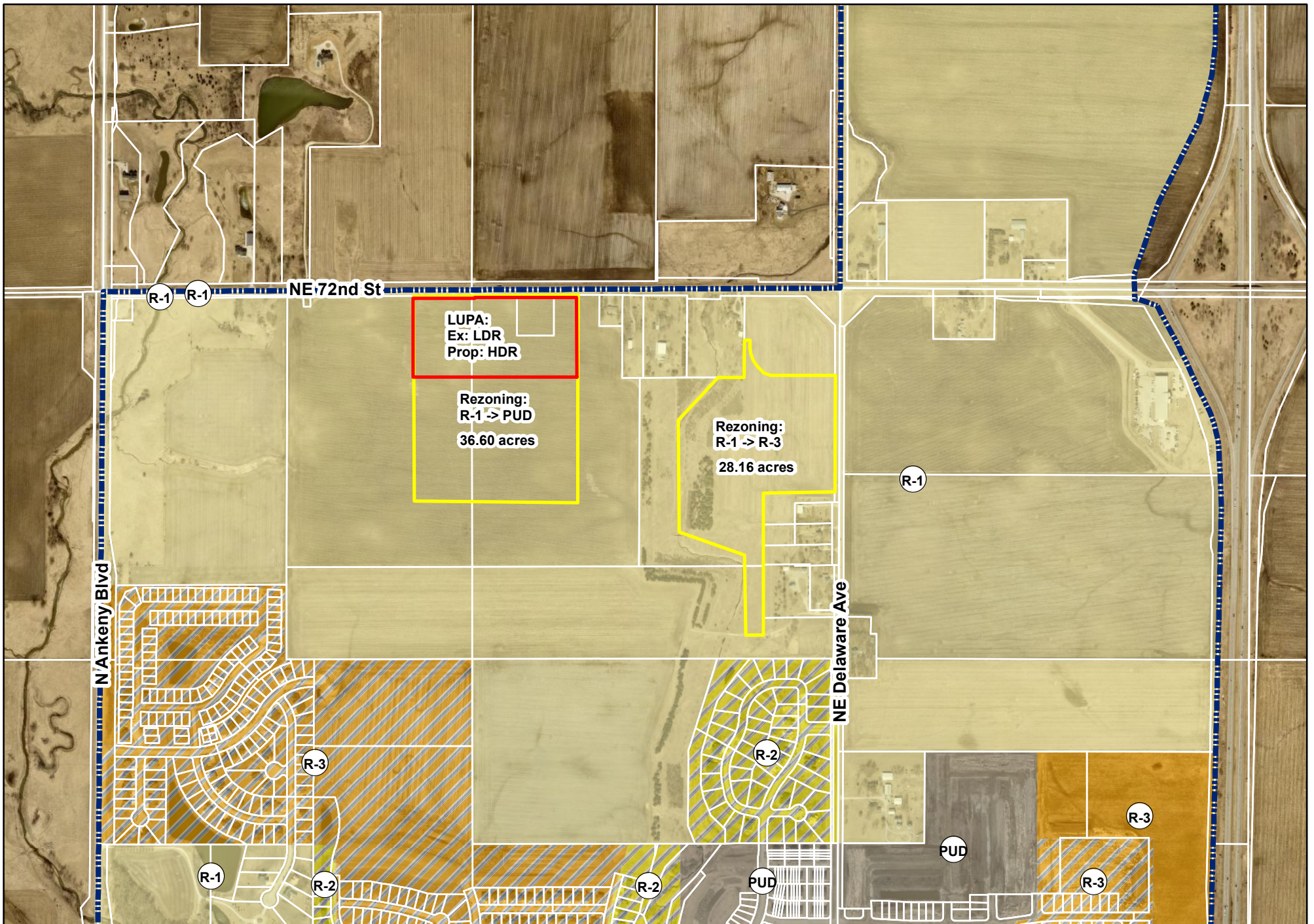
**Hope Kimberley Properties - Phase 2
Land Use Plan Amendment & Rezoning
Aerial Map**



1 inch = 900 feet
Date: 12/14/2023

**Hope Kimberley Properties - Phase 2
Land Use Plan Amendment & Rezoning
Future Land Use Map**





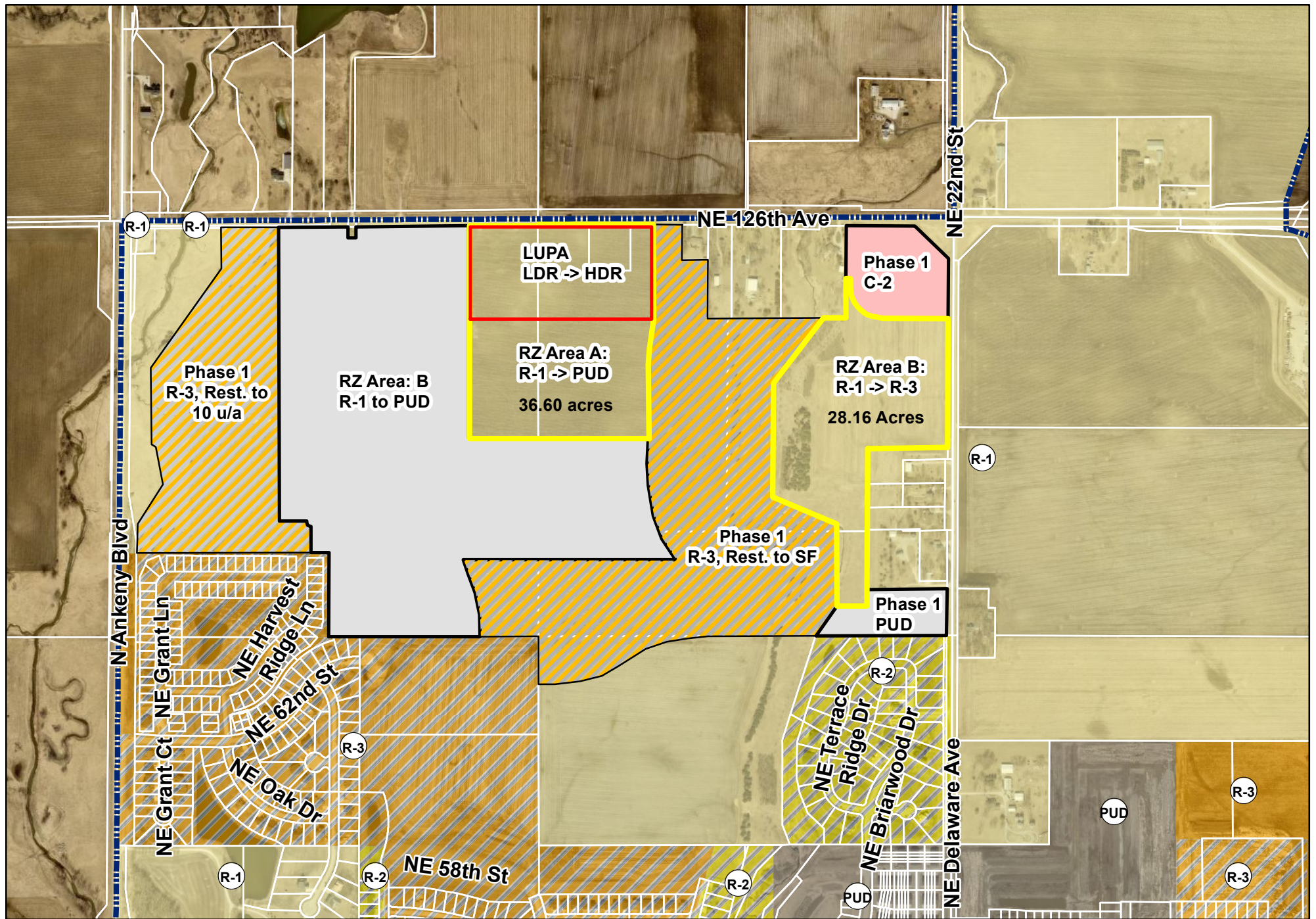
N



1 inch = 900 feet

Date: 12/14/2023

**Hope Kimberley Properties - Phase 2
Land Use Plan Amendment & Rezoning
Zoning Map**



1 inch = 800 feet

Date: 12/28/2023

Hope Kimberley Properties **Land Use Plan Amendments & Rezoning** **Updated Zoning Map**



PLAN AND ZONING COMMISSION

January 3, 2024

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

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

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

The Plan and Zoning Commission held a Public Hearing at their meeting on December 19, 2023.

PUBLIC OUTREACH EFFORTS:

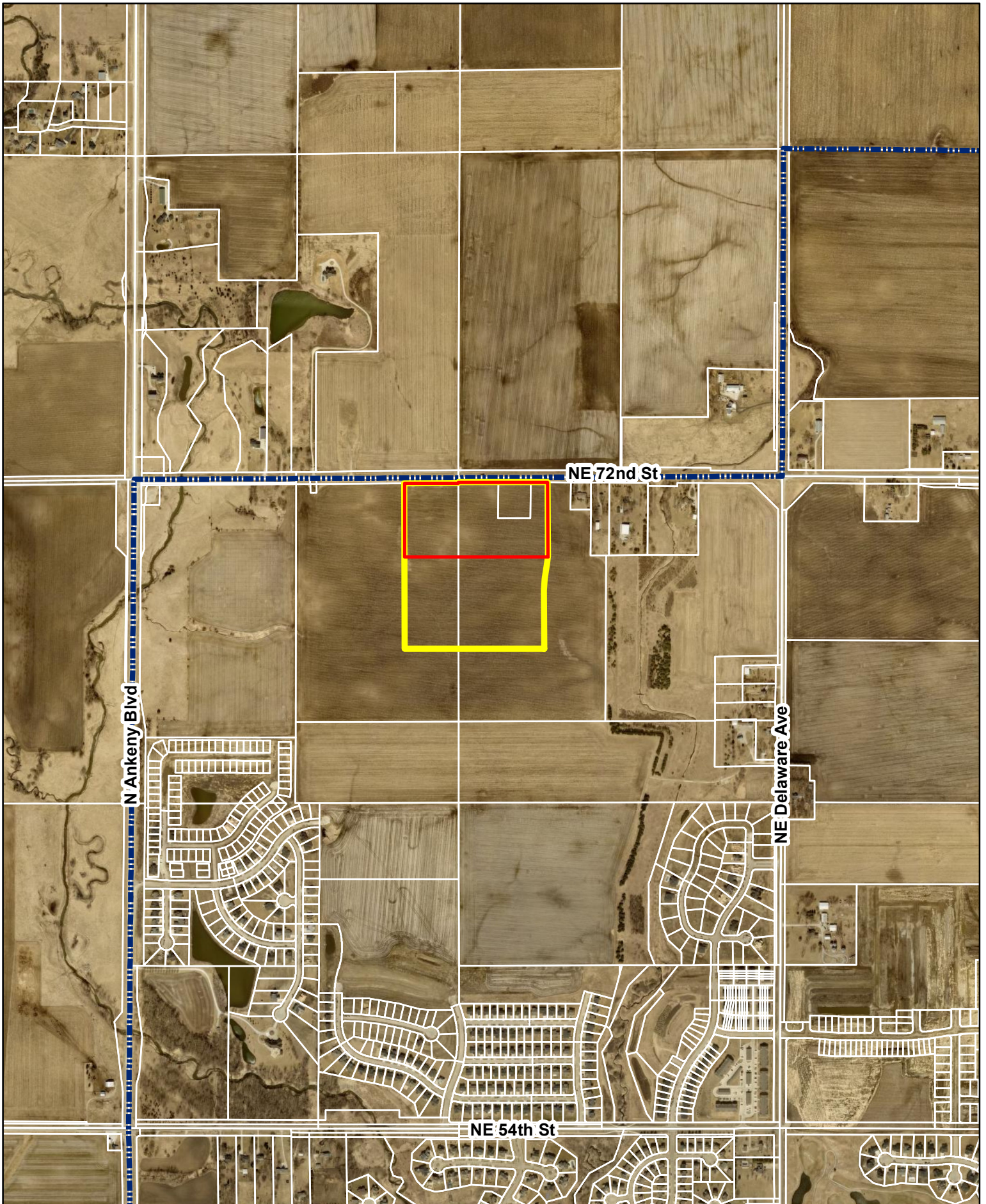
ACTION REQUESTED:

Action: Consider MOTION 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.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Aerial Map
 Staff Report
 Applicant Letter
 Rezoning A Exhibit
 PUD Book
 Zoning Map
 Future Land Use Map
 Combined Aerial Map
 Combined Future Land Use Map
 Combined Zoning Map
 Overall Hope Kimberley Project Map



1 inch = 1,000 feet
Date: 12/14/2023

**Hope Kimberley Properties - Phase 2
Land Use Plan Amendment & Rezoning Area A
Aerial Map**



Agenda Item: Hope Kimberley Properties Phase 2 - Land Use Map Amendment and Rezoning – Action
Report Date: December 28, 2023 *ESC*
Prepared By: Jake Heil
Associate Planner

Staff Recommendation

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.

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.

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

Project Report

Hope Kimberley LLC is requesting an amendment to the Ankeny Plan 2040 Comprehensive Plan *Figure 12.10, Future Land Use Map*. This amendment is accompanied by two rezonings. The properties subject to the proposed map amendment and rezonings consist of five parcels that are approximately 64.76 acres; and are located south of NE 126th Avenue, and west of NE Delaware Avenue. The proposed land use map amendment and rezonings are as follows:

LUPA and Rezoning Area A:

The property subject to the proposed Land Use Plan Amendment consists of three parcels comprising of approximately 16.20 acres; and is located south of NE 126th Avenue and 1,600 feet west of the NE Delaware and NE 126th Avenue intersection. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Low Density Residential (LDR). The applicant is now proposing to reclassify the future land use to High Density Residential (HDR). The Future Land Use Map indicates surrounding properties to the amendment area as Low Density Residential.

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

Proposed: High Density Residential (HDR)
This land use category is designed for multi-family dwelling units both horizontally or vertically attached with two or more dwelling units, typically referred to as apartments or condominiums. Also, included in this category are mobile home subdivisions or parks. Densities are generally 12+ dwelling units per acre. Units may or may not have public street frontage and may be served by an alleyway. Garages may be tuck-under, first floor, or stand-alone garage units in a common parking area. Uses may also include horizontally attached single-family dwellings; manufactured housing developments; religious, educational, and institutional uses and structures; child day care centers; and public and private parks and recreational areas and structures.

Accompanying the Land Use Plan Amendment request, is a request to rezone 36.60 acres (Rezoning Area A) from R-1 One Family Residential District to Planned Unit Development, PUD. Properties to the north are zoned Agricultural District, Polk County and properties to the east, west and south are zoned PUD.

The Hope Kimberley Property PUD's concept shows a total of 40 single-family lots and three outlots. Outlot Y is being proposed as multi-family, Outlot Z would be dedicated to the City as parkland and Outlot X will be privately owned and maintained by the developer where they plan to build a clubhouse and other amenities. The bulk regulations for the single-family area within the PUD are: Minimum Lot Width – 50 ft, Minimum Two-Family Lot Width – 75 ft, Front Yard Setback – 25 ft, Rear Yard Setback – 25 ft, Side Yard Setback – min 5 ft one side. The bulk regulations for the multi-family area would be: Front Yard – 25 ft, Rear Yard – 35 ft, Side Yard – 15 ft, with a maximum density of 18 units per acre. The PUD book also details a berm with landscaping around the perimeter of the multi-family area, different types of architecture character for single-family and multi-family and specific building material requirements for the multi-family area with a minimum of 60% primary building materials required on all elevations.

In addition to the above land use plan amendment and rezoning, the applicant is also requesting to rezone an additional area:

Rezoning Area B:

The applicant is also requesting to rezone 28.16 acres (Area B) from R-1 One Family Residential District to R-3, Multiple Family Residence District. The area subject to the rezoning consists of portions of two parcels and is generally located south of NE 126th Avenue and west of NE Delaware Avenue. Properties to the north are zoned R-1, One-Family Residence District and C-2, General Retail, Highway-Oriented and central Business Commercial District, properties to the west are zoned R-3, Multiple-Family Residence District, restricted to single family, properties to the south are zoned R-1, One-Family Residence District and PUD, while properties to the east are zoned R-1, One-Family Residence District. This rezoning request is in conformance with the Ankeny Plan 2040 Comprehensive Plan *Figure 12.10, Future Land Use Map*, which shows the requested area as High Density Residential.

The developer has submitted the required rezoning petitions consisting of signatures of more than 50% of the land area subject to the following rezonings, providing 82.29% for Area A, 60.17% for Area B of the property owners within 250 feet of the rezoning area.

Notifications of the public hearing were sent to the surrounding property owners within 350' of the property on December 7, 2023; and a legal notice of the proposed rezoning was published on December 8, 2023. The Zoning Ordinance also requires that the applicant of a proposed rezoning post public notification signage. The applicant posted the signage by December 6, 2023, providing the required seven days of notification for the proposed rezoning before the public hearing.

Public Hearing

The Plan and Zoning Commission held a public hearing for the proposed land use amendment and rezonings on December 19, 2023. During the public hearing there was discussion regarding the projects from City staff, the applicant, and multiple members of the public. A complete recap of the discussions and questions can be found in the minutes from the meeting. Additionally, members of the public who spoke at the meeting raised the following questions and concerns:

Ankeny Plan 2040 and Future Land Use Map

Several concerns were brought up about the Ankeny Plan 2040 Comprehensive Plan and the proposed changes to the Future Land Use Map. The Ankeny Plan 2040 is a Comprehensive Plan with goals and objectives that establish the City's vision for the future. It does not necessarily dictate how the community is to be developed, but is meant to serve as a guide for a possible future that could occur over the next 20 years. The Plans seeks to strike a balance among the many competing demands on land by creating development patterns that are orderly and rational, and provide the greatest benefits for individuals and the community as a whole. Through the development of this plan, citizens are asked to provide their input and turned into a collective vision for the future. The Ankeny Plan 2040 was officially adopted by the City Council on April 2, 2018, and has had six amendments since adoption. Comprehensive Plans are typically updated every five years based off of a community's growth and economic trends. The Polk County Comprehensive Plan shows this area as urban fringe which includes land within a portion of a City's identified growth area with a realistic opportunity of being annexed and converted to urbanized development within the Plan's time frame.

A major part of the Comprehensive Plan is the Future Land Use Map, which serves as a foundation for the growth and development patterns of the City. One important step in creating the future land use map is to examine the existing land use composition in a city. The distribution and amount of different existing land uses help guide future land use layouts. The final step before outlining the future land use plan is to define the type of future land uses to be present in Ankeny. Research and public input gathered during the planning process influenced the crafting of the current future land use plan. Over time, the distribution of land use categories may need to be adjusted to account for changes in population growth, consumer preferences or the local and national economy among other reasons. 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. Some of the goals that were laid out in the Ankeny Plan 2040, included providing neighborhoods that had a variety of residential uses, and to provide opportunities for higher density developments.

Need for Developable Land

Concerns were brought up about the need for multi-family and where some other similar sized projects within Ankeny are located. Currently there are approximately 1,100 acres remaining within the City limits that are undeveloped, this includes any land that has not been through some sort of development review, such as rezoning or platting. Taking a closer look, there is approximately 776 acres of undeveloped land north of 36th Street. The majority of the available land is currently shown as Low Density Residential, with little High Density Residential ground remaining. Over the past 10 years, the City of Ankeny has developed roughly 650 acres of land each year. That leaves a little less than two years of developable ground within the City's limits. Typically, in the past the City has tried to have a four-year supply of undeveloped land, as it takes time to get through the full entitlement process.

Hope Kimberley had previously asked for the entire 36.60 acres that make up Rezoning Area A, to become multi-family. The developer eventually ended up withdrawing that request, and has since made changes to their request including; reducing the multi-family area to 15 acres, adding 8.28 acres of parkland just south of the multi-family area, proposing single family transitions from the existing single-family homes, as well as substantial screening/buffering around the perimeter of the multifamily area, and design standards including 60% primary materials on all elevations. Possible similar developments on the north side of Ankeny, would be Fieldstone, which was developed at 15 units per acre on 44 acres approximately and Bricktowne at Piper, which was developed at 18 units per acre on approximately 27 acres.

Parkland

While there have been preliminary discussions on the amount of parkland and conceptual locations of parkland shown within the PUD, it is not something that the City specifically requires during the land use plan amendment and rezoning processes. Currently, the PUD assumes that 18.15 acres of parkland will be required and that 14.57 acres of parkland will be dedicated. Typically, details concerning dedicated parkland, access drives and street development are provided by the applicant and reviewed by staff during the platting process, which takes place once the rezoning and amendment process is complete. Parkland dedication will be required as part of the development and located appropriately. It would be expected that major collectors would have a trail on one side of the street.

Existing Plats and Restrictive Covenants

A concern was brought up about the existing Four Mile Four final plat and its private covenants, which makes up the western portion of the Land Use Plan Amendment and Rezoning Area A. Once land is annexed into the City, landowners would be able to plat their lots in accordance to Ankeny's Code. During the platting process any covenants or restrictions on existing lots could be modified or eliminated with the new plat.

Restrictive covenants, such as architectural guidelines, ensure not only a certain level of uniformity and standard of design, but also the consistent use of property within a neighborhood. While most neighborhoods/plats have restrictive covenants, some have a home owner's association that help enforce those covenants. The City of Ankeny does not enforce any private covenants, as it is a civil matter either between property owners and/or the home owner's association.

Transportation and Traffic Flows

Concerns were brought up about the future development of NE 126th Avenue and other streets in the area. Typically, City staff would review the anticipated traffic associated with a development via a traffic study that is provided by the applicant during the development process; preliminary plat, final plat and site plan. A traffic study is not required as part of the land use plan amendment or rezoning processes. Before any development occurs, plats and site plans are reviewed by staff and approved by the Commission and Council. Since this site is bordered by arterial streets; N Ankeny Boulevard to the west, NE Delaware Avenue to the east, and NE 126th Avenue to the north, traffic will need to be controlled and limited. The traffic study or memo would be required to determine any impacts the development's associated traffic may have on the area. Should staff deem the proposed uses to have a significant enough impact, public improvements would be required.

NE 126th Avenue is considered a major arterial and would most likely be improved in the future similarly to other major arterials. Most recent example would be NE 36th Street, just south of this area. As the area fully develops it would be expected this would be a 4-lane arterial street, similar to others in and around Ankeny. Staff would also expect NE Delaware Avenue and N Ankeny Boulevard to be improved in the future.

Summary

The conditions outlined above influence City staff in determining that the proposed change in land use from Low Density to High Density is appropriate. In addition, City staff also determines the proposed rezoning for Area A and Area B are also appropriate.

Therefore, staff recommends 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 from Low Density Residential to High Density Residential; and that the Plan and Zoning Commission recommend City Council approval of the request to rezone Area A from R-1, One-Family Residence District to PUD, Planned Unit Development.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the requests to rezone Area B, from R-1, One-Family Residence District to R-3 Multiple-Family Residence District.

October 20, 2023

Honorable Mayor, City Council & Planning & Zoning Commission
c/o Jacob Heil
City of Ankeny
Planning & Building Department
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Hope Kimberley – Rezoning

Honorable Mayor, City Council and Planning & Zoning Commission;

On behalf of Hope Kimberley, we submit herewith the following rezoning request to rezone approximately 64.76 acres located south of NE 126th Avenue/NE 72nd Street, east of Highway 69 (Ankeny Boulevard) and west of NE Delaware Avenue. The existing zoning on the property is R-1 One Family Residential and we are requesting to rezone 36.60 acres to a Planned Unit Development and 28.16 acres to R-3 Multiple-Family Residence District. Please accept this submittal for the next available Planning & Zoning and City Council meetings. Let me know if you have any questions or require any further information to complete your review. Thanks.

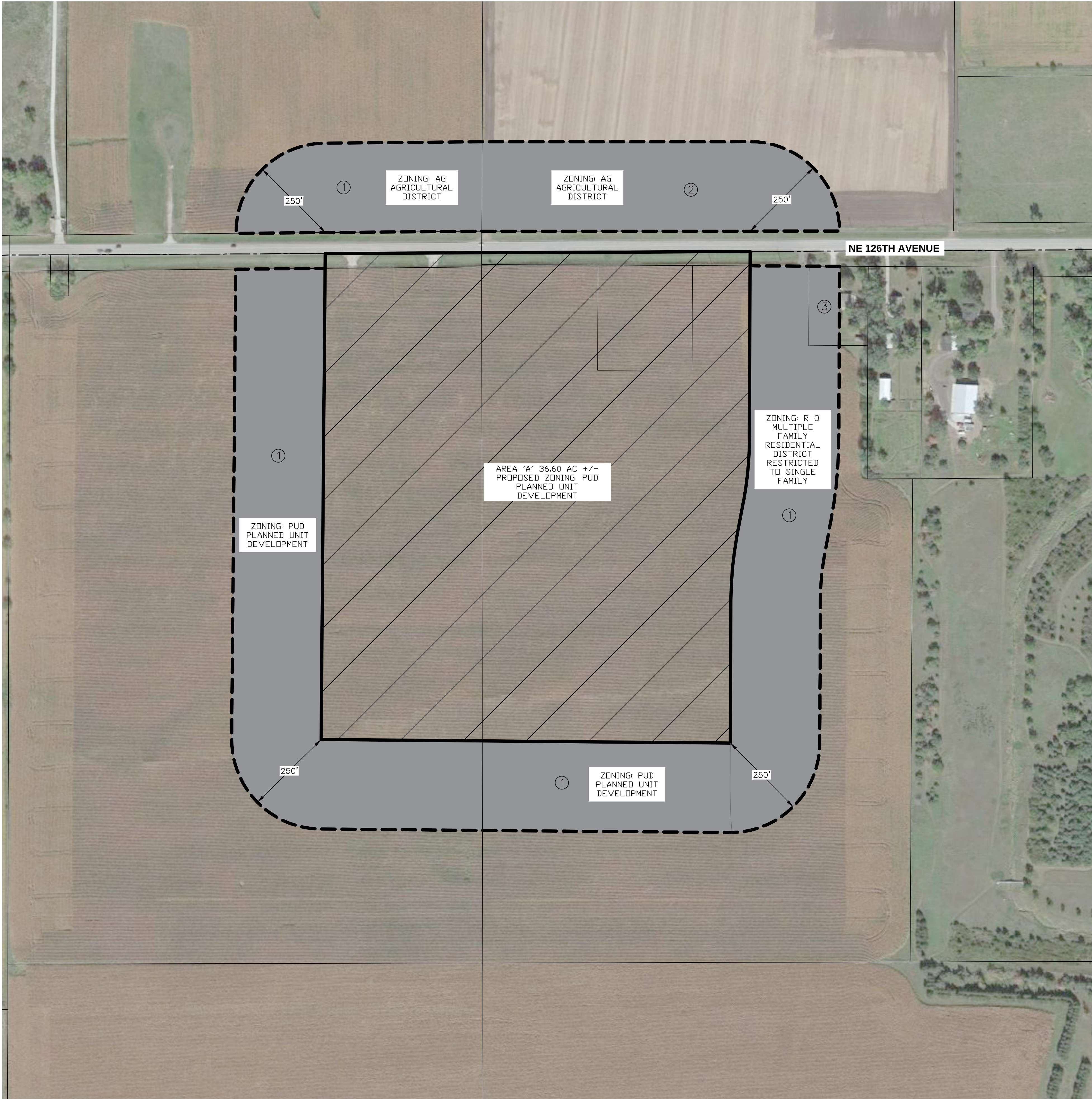
Sincerely,

CIVIL DESIGN ADVANTAGE, LLC



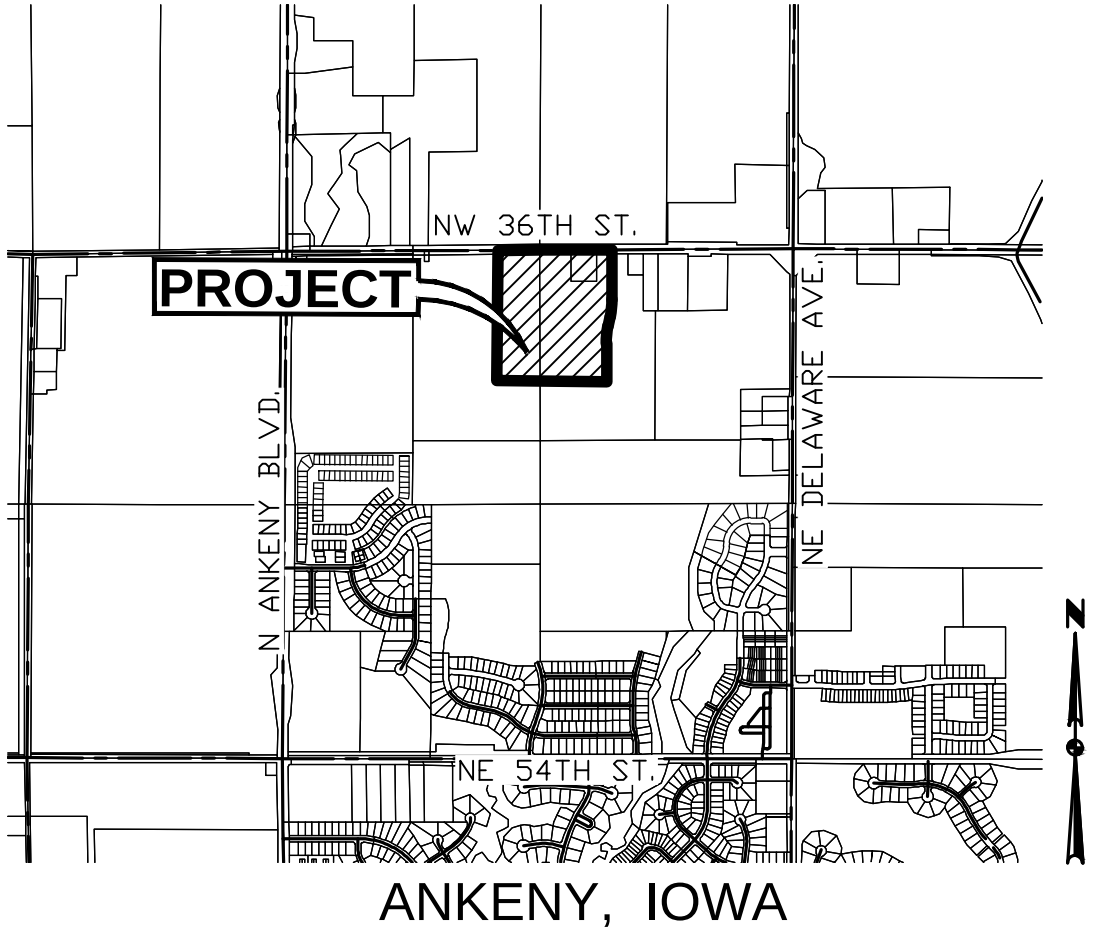
Erin K. Ollendike, P.E.

cc: Jenna Kimberley, Kimberley Development Corporation



VICINITY MAP

SCALE 1"=2000'



OWNER

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

APPLICANT

KIMBERLEY DEVELOPMENT CORPORATION
CONTACT: JENNA KIMBERLEY
2785 NORTH ANKENY BOULEVARD, SUITE 22
ANKENY, IOWA 50023
PH: (515) 963-8335

ZONING:

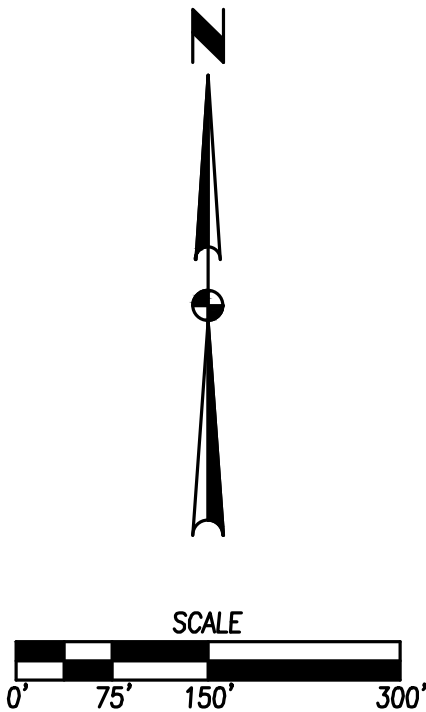
EXISTING: R-1 - SINGLE FAMILY RESIDENTIAL
PROPOSED: PUD - PLANNED UNIT DEVELOPMENT

REZONING DESCRIPTION - AREA 'A':

A PART OF THE NORTH HALF OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND A PART OF OUTLOT 'Y', FOUR MILE FOUR, AN OFFICIAL PLAT, ALL IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 36; THENCE NORTH 89°43'12" EAST ALONG THE NORTH LINE OF SAID SECTION 36, A DISTANCE OF 750.22 FEET; THENCE SOUTH 00°13'22" WEST, 521.42 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 181.57 FEET AND WHOSE CHORD BEARS SOUTH 05°25'28" WEST, 181.32 FEET; THENCE SOUTH 10°37'33" WEST, 94.16 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 181.57 FEET AND WHOSE CHORD BEARS SOUTH 05°25'28" WEST, 181.32 FEET; THENCE SOUTH 00°13'22" WEST, 398.26 FEET; THENCE NORTH 89°30'43" WEST, 1143.50 FEET; THENCE NORTH 00°29'17" EAST, 1357.74 FEET TO SAID NORTH LINE; THENCE NORTH 89°43'12" EAST ALONG SAID NORTH LINE, 436.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 36.60 ACRES MORE OR LESS.

ADJACENT OWNERSHIP:

	OWNER	ACRES	PERCENT	CONSENTING
1	HOPE KIMBERLEY LLC	27.24	82.29%	X
2	NORTHSTAR LTD	5.43	16.40%	
3	HUSS, EMILY & KEVIN	0.43	1.31%	
		33.10	100.00%	82.29%



PLANNED UNIT DEVELOPMENT – PHASE 2



November 21, 2023

HOPE KIMBERLEY PROPERTY

Planned Unit Development

TABLE OF CONTENTS

1 THE PLAN

Overview Narrative
PUD Master Plan
Bulk Regulations

2 REZONING REQUEST

Rezoning Petition
Rezoning Map

3 SUPPORTING EVIDENCE

Supporting Evidence Statement
Parkland Dedication Calculation
Parkland Exhibit

4 ARCHITECTURAL CHARACTER

Architectural Character Statement

THE PLAN

Hope Kimberley Property - Ankeny

OVERVIEW NARRATIVE

The Hope Kimberley property consists of 284.22 acres offering a variety of uses including single-family residential, multi-family residential, commercial and parkland. The property is generally located west of NE Delaware Avenue, south of NE 72nd Street and east of Highway 69 (North Ankeny Boulevard). The property was annexed into the City of Ankeny in 2022 and came into the city as an R-1 zoning classification.

A portion of the property (36.60 acres) is being proposed as a Planned Unit Development with an underlying R-3 zoning that would allow single family residential lots with a minimum width of 50 feet and the development of multi-family residential housing. This product allows further diversity within the development and will allow a more affordable product for the residents. A city neighborhood park is being proposed that will be situated between the single family residential and multi-family residential properties. An additional park is being proposed in the northwest corner of the development that will be situated off a creek that runs north/south through the development.

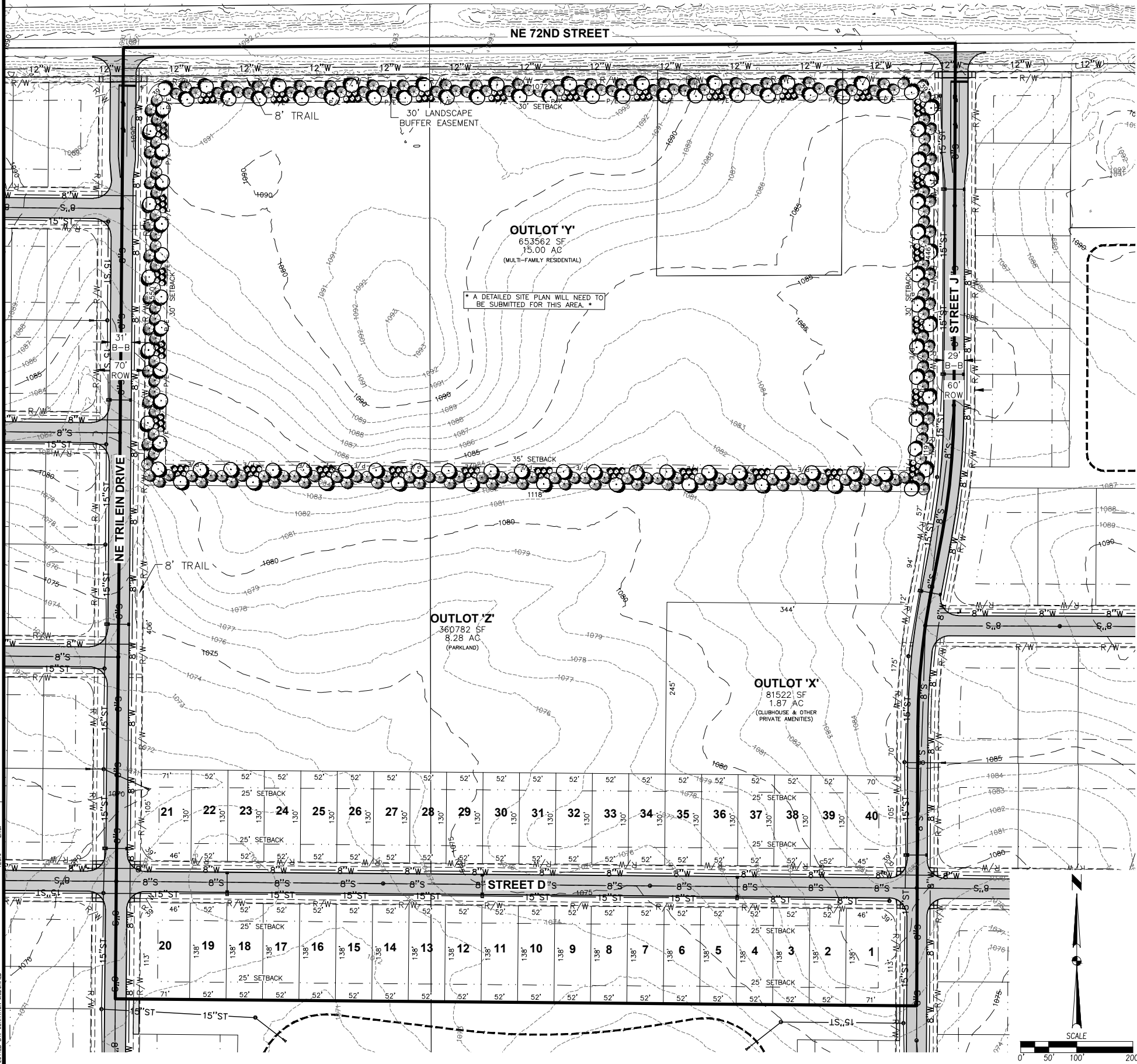
Architecture will be enhanced to maintain curb appeal and blend into the other residential products by providing additional features such as front porches, stone/brick on the front elevation, front dormers, columns, front window accents and varied roof articulations. Examples of the architecture can be found further into this document.

This PUD establishes bulk regulations, supporting evidence and development character for development within the PUD area. A conceptual master plan has been provided that illustrates the proposed land use, public street locations and city park location. A preliminary plat will be prepared for review by the City for the development of the property that will further address street design, utilities, traffic generations and sewer/storm water calculations.

As detailed throughout the information provided, the Hope Kimberley PUD offers guidelines allowing some flexibility in development beyond standard zoning. That flexibility includes allowing smaller lot sizes and a reduction in building setbacks. In return, the city of Ankeny is receiving a unique development that offers amenities that are not provided in a standard development. A variety of architectural elements are being added to the homes being built within the PUD area to enhance curb appeal and additional landscaping is required to provide more trees to the property.

HOPE KIMBERLEY - AREA "A"

P.U.D. CONCEPTUAL PLAN



Hope Kimberley Property – Ankeny Planned Unit Development

BULK REGULATIONS

AREA 'A' – SINGLE-FAMILY RESIDENTIAL (50'+ Lots)

- Detached homes with minimum two-car attached
- Minimum Lot Width at front yard setback – 50 feet (One-Family Homes)
- Minimum Lot Width at front yard setback – 75 feet (Two-Family Homes)
- Minimum Lot Area – 6,000 s.f. (One-Family Home)
- Minimum Lot Area – 10,000 s.f. (Two-Family Home)
- Minimum Yard Requirements:
 - Front – 25 feet
 - Rear – 25 feet (covered or non-covered decks may extend into rear yard setback)
 - Side – 10 feet total (min. 5' one side)
- Additional Landscaping: A minimum of one overstory/ornamental tree shall be planted within the front yard of each lot.
- R-3 Zoning Regulations shall apply to any items not covered within this PUD

AREA 'A' – MULTI-FAMILY RESIDENTIAL

- R-3 Zoning Regulations shall apply to any items not covered within this PUD
- Minimum Yard Requirements:
 - Front – 30 feet
 - Rear – 35 feet
 - Side – 20 feet total (Min. 8' on one side) – 1 Story
 - Side – 22 feet total (Min. 9' on one side) - > 1 Story
- Sanitary sewer capacities will need to be evaluated at the time the multi-family project is developed.

REZONING REQUEST

PETITION FOR REZONING

TO: Honorable Mayor and City Council
Plan and Zoning Commission

We, the undersigned owners of the following described real estate

Legal Description / Address:

A PART OF THE NORTH HALF OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND A PART OF OUTLOT "Y", FOUR MILE FOUR, AN OFFICIAL PLAT, ALL IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 16; THENCE NORTH 69°43'12" EAST ALONG THE NORTH LINE OF SAID SECTION 16, A DISTANCE OF 150.22 FEET; THENCE SOUTHERLY 152° WEST, 571.47 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 141.47 FEET AND WHOSE CHORD BEARS SOUTH 05°25'24" WEST, 15.34 FEET; THENCE SOUTH 10°27'45" WEST, 24.18 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 181.57 FEET AND WHOSE CHORD BEARS SOUTH 05°25'24" WEST, 181.52 FEET; THENCE SOUTH 00°13'21" WEST, 199.16 FEET; THENCE NORTH 49°30'43" WEST, 114.10 FEET; THENCE NORTH 00°29'17" EAST, 1357.74 FEET TO SAID NORTH LINE; THENCE NORTH 69°43'12" EAST ALONG SAID NORTH LINE, 416.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 36.50 ACRES MORE OR LESS.

request that said real estate be rezoned from its present classification of R-1 to PUD for the purpose of allowing the following use(s):

Construction of single-family and multi-family residential housing.

The undersigned owners of real estate lying outside of said tract, but within two hundred and fifty (250') feet of the boundaries thereof, intervening streets and alleys not included in the computation of said distance, join in this petition for the purpose of having the above described real estate rezoned from R-1 to PUD.

Parcel owner(s) signatures

Jenna Kimberley
(owner name)

Jenna Kimberley
(Signature)

(owner name)

(Signature)

Parcel owners within 250' of the above tract:

Property Owner: Hope Kimberley LLC

Address: 4500 Westown Parkway Suite 277 - West Des Moines, Iowa 50266

Signature: Jenna Kimberley

Date: 10/18/2023

Printed Name: Jenna Kimberley

Title: VP

Property Owner: _____

Address: _____

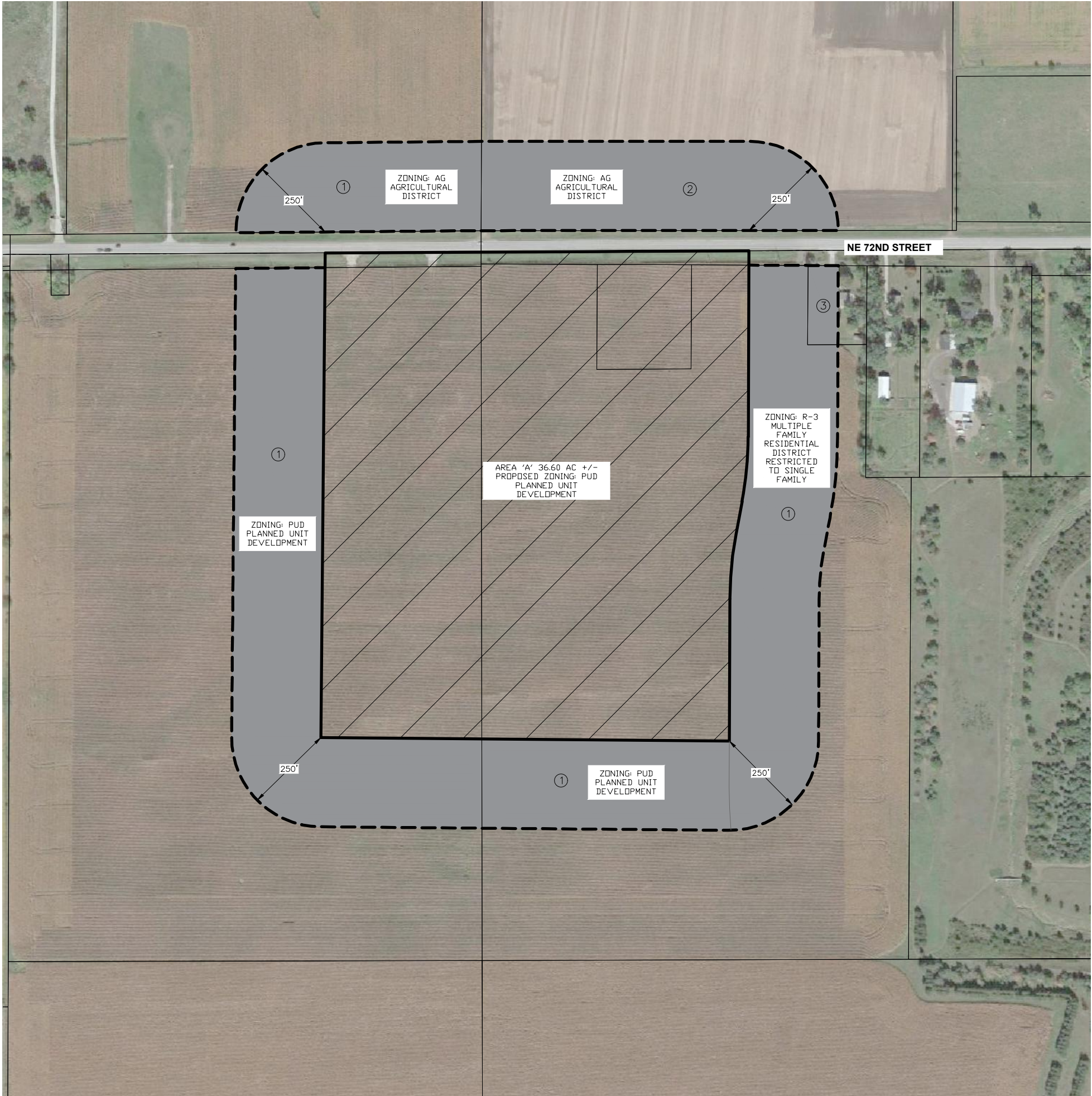
Signature: _____

Date: _____

Printed Name: _____

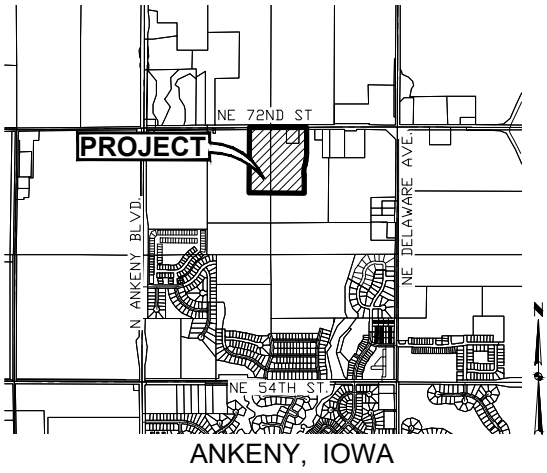
Title: _____

FILE: H:\2021\2108-69\2108-69-REZONE-C.DWG
PLOT: 11/9/2023 8:29 AM
PLOT: 11/9/2023 8:29 AM
PLOT: 11/9/2023 8:29 AM



VICINITY MAP

SCALE 1"=2000'



OWNER

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

APPLICANT

KIMBERLEY DEVELOPMENT CORPORATION
CONTACT: JENNA KIMBERLEY
2785 NORTH ANKENY BOULEVARD, SUITE 22
ANKENY, IOWA 50023
PH: (515) 963-8335

ZONING:

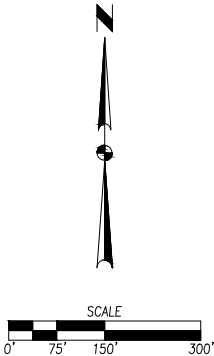
EXISTING: R-1 - SINGLE FAMILY RESIDENTIAL
PROPOSED: PUD - PLANNED UNIT DEVELOPMENT

REZONING DESCRIPTION - AREA 'A':

A PART OF THE NORTH HALF OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND A PART OF OUTLOT 'Y', FOUR MILE FOUR, AN OFFICIAL PLAT, ALL IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 36; THENCE NORTH 89°43'12" EAST ALONG THE NORTH LINE OF SAID SECTION 36, A DISTANCE OF 750.22 FEET; THENCE SOUTH 00°13'22" WEST, 521.42 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 181.57 FEET AND WHOSE CHORD BEARS SOUTH 05°25'28" WEST, 181.32 FEET; THENCE SOUTH 10°37'33" WEST, 94.16 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 181.57 FEET AND WHOSE CHORD BEARS SOUTH 05°25'28" WEST, 181.32 FEET; THENCE SOUTH 00°13'22" WEST, 398.26 FEET; THENCE NORTH 89°30'43" WEST, 1143.50 FEET; THENCE NORTH 00°29'17" EAST, 1357.74 FEET TO SAID NORTH LINE; THENCE NORTH 89°43'12" EAST ALONG SAID NORTH LINE, 436.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 36.60 ACRES MORE OR LESS.

ADJACENT OWNERSHIP:

	OWNER	ACRES	PERCENT	CONSENTING
1	HOPE KIMBERLEY LLC	27.24	82.29%	X
2	NORTHSTAR LTD	5.43	16.40%	
3	HUSS, EMILY & KEVIN	0.43	1.31%	
		33.10	100.00%	82.29%



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2108.649

HOPE KIMBERLEY PROPERTY

REZONING MAP - AREA 'A'

CIVIL DESIGN ADVANTAGE

ANKENY, IOWA

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

TECH: MAE / MST
ENGINEER: EKO

DATE

10/20/2023

REVISIONS

SUPPORTING EVIDENCE

Hope Kimberley Property - Ankeny

Supporting Evidence

VEHICULAR CIRCULATION

The primary access to the Hope Kimberley Property will be from NE Delaware Avenue to the east, NE 72nd Street to the north, Highway 69 (North Ankeny Boulevard) to the west, NE Hillcrest Drive and NE 62nd Street to the south. Internal public streets will be extended throughout the development that connect to the major thoroughfares surrounding the property. Internal streets will be local public streets and collectors with on-street parking.

A more detailed traffic study will be prepared by a traffic engineer for the city to review.

PEDESTRIAN CIRCULATION

Five-foot wide public sidewalks will be constructed on both sides of all public streets to provide pedestrian access to all site amenities including the city park. An 8-foot wide public trail will be constructed on the south side of NE 72nd Street, the east side of NE Trilein Drive and the west side of NE Delaware Avenue. Pedestrian ramps will be provided at all major roadways such as North Ankeny Boulevard, NE Delaware Avenue and NE 72nd Street to connect the existing surrounding neighborhoods.

UTILITIES

Sanitary sewer service will be provided by connecting into an existing 18-inch sanitary sewer line to the south currently located within the Kimberley Estates development. A second connection will be provided in the future by the city of Ankeny in the southwest corner of the property. All sanitary sewer mains will be public.

Water main that will serve this development will come from a 12-inch watermain along NE Delaware Avenue, NE 72nd Street and NE Ankeny Boulevard. A 10-inch watermain will also be constructed along NE Trilein Drive and NE 62nd Avenue. All internal watermain will be 8-inch diameter.

Storm sewer will be provided within public right-of-ways and sized per city code ultimately discharging into one of the detention basins provided onsite. This particular site has two major creeks/drainageways that run through this site so discharge points will occur along these areas.

Franchise utilities will service the PUD with 10' public utility easements and 7' gas easements generally connecting to services along NE Delaware Avenue, NE Ankeny Boulevard and NE 72nd Street. These easements will be located adjacent to the public right-of-ways or within rear yards of residential lots as requested by the utility companies.

STORM WATER MANAGEMENT

The Hope Kimberley property generally drains from a high point that runs through the center of the property to the east into an unnamed tributary of Fourmile Creek or the west directly into Fourmile Creek. Detention for the single-family residential areas will be provided in a combination of wet-bottom ponds provided throughout the site. Detention for the multi-family and commercial parcels will be provided onsite by the entity developing the property. All detention facilities shall be privately owned and maintained.

PARKS

Two public parks totaling approximately 21.76 acres in size within floodplain areas will be provided to satisfy parkland dedication requirements for all of the residential uses within the development. Parkland dedication calculations are included.

NEIGHBORHOOD AMENITIES

The areas shown as wet bottom ponds shall be privately owned and maintained by the neighborhood association. These amenities will only be accessible to the residents living within the Hope Kimberley development. Within this PUD area the developer is also proposing an area approximately 1.87 acres in size that will contain a clubhouse, pool and other outdoor amenities for use by the citizens within the overall Hope Kimberley development. These facilities will be privately owned and maintained by the homeowner's association.

PARKLAND DEDICATION CALCULATION

Hope Kimberley Property

Ankeny, Iowa

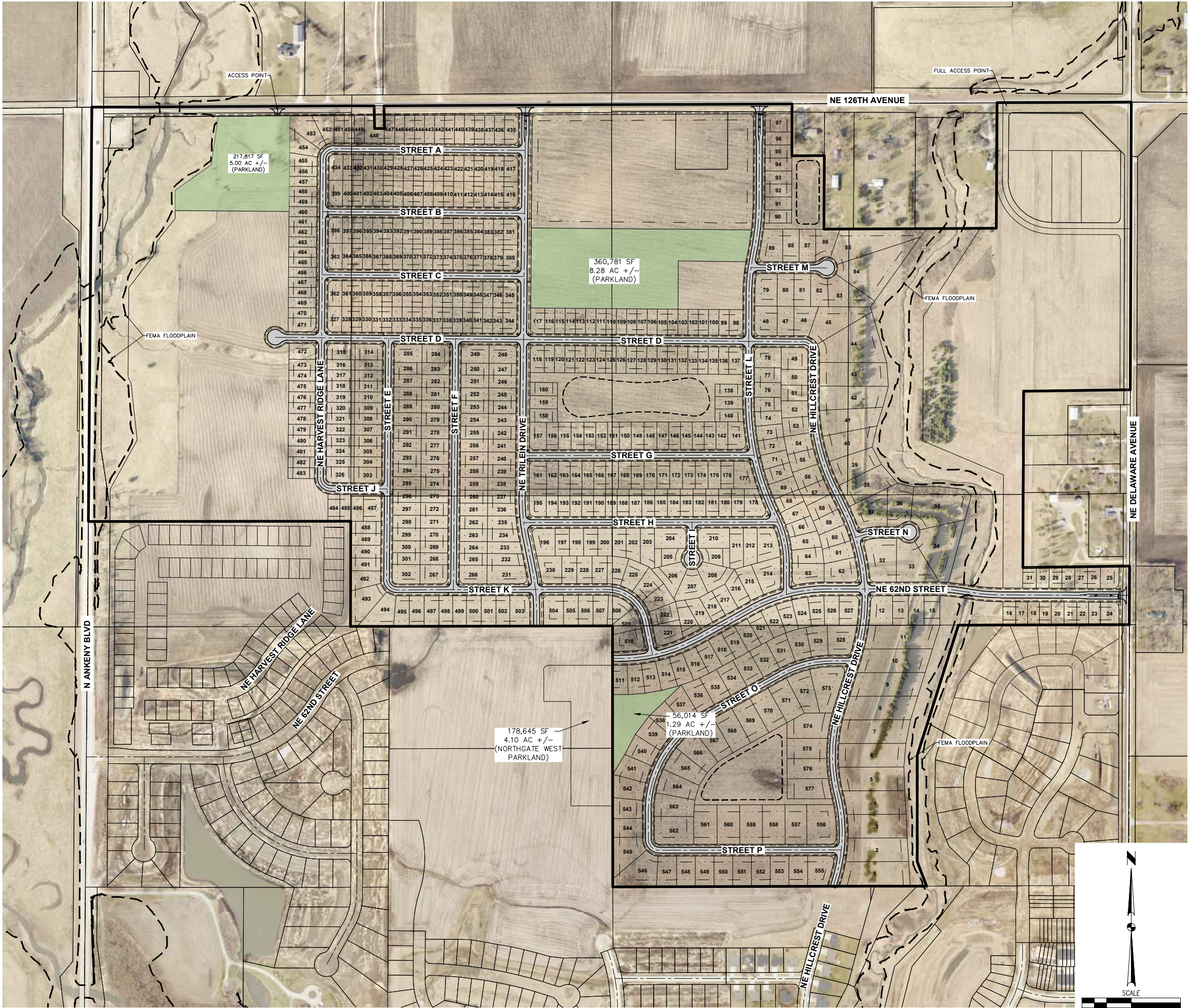
AREA	ZONING	ACRES	Parkland % Required	Park Dedication Acres
A (Phase 1)	R-3 Rest. To 10 units/Ac	29.17	10%	2.92
B (Phase 1)	PUD	64.10	10%	6.41
D (Phase 1)	R-3 Rest. To Single Family	46.41	5%	2.32
E (Phase 1)	PUD	2.77	10%	0.28
F (Phase 1)	C-2	6.63	0%	0.00
A (Phase 2)	PUD	23.49	10%	2.35
B (Phase 2)	R-3	22.89	10%	2.29
	R-1	31.83	5%	1.59
	Private open space / ROW	75.29	0%	0.00
	Detention Ponds	5.81	0.00%	0.00
	City Park	14.57	0.00%	0.00
TOTAL		322.96		18.15

City Park Land Provided = 14.57 Acres

City Park Dedication Required = 18.15 Acres

*Note: Any additional parkland being required outside of what is being proposed as land dedication shall be provided to the city as a fee amount. Exact calculations and park land locations outside of PUD area shall be determined at the time preliminary platting occurs.

FILE: H:\2021\2108649\DWG\01-EXHIBIT\2108649-PARKLAND EXHIBIT.DWG
PLOT: 11/8/2023 5:36 PM
COMMENTS: 1. PARKLAND SHOWN OUTSIDE OF PUD AREA IS APPROXIMATE. FURTHER DISCUSSIONS WITH CITY STAFF WILL NEED TO OCCUR DURING THE PRELIMINARY PLAT PROCESS.
PLANNED BY: ANTHONY MICHAELIS
ENGINEER: EKO



LEGEND
PARKLAND

NOTE:
1. PARKLAND SHOWN OUTSIDE OF PUD AREA IS APPROXIMATE. FURTHER DISCUSSIONS WITH CITY STAFF WILL NEED TO OCCUR DURING THE PRELIMINARY PLAT PROCESS.

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2108.649

HOPE KIMBERLEY PROPERTY

PROPOSED PARKLAND EXHIBIT

AN KENY, IOWA

CIVIL DESIGN ADVANTAGE

ENGINEER: EKO

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

ENGINEER: GH/JWM

DATE

REVISIONS

GA

ARCHITECTURAL CHARACTER

Hope-Kimberley Property – Ankeny

ARCHITECTURAL CHARACTER STATEMENT

The following are examples of the type of architecture that will be constructed within the PUD area. A range of residential plans and custom features will be provided to promote curb appeal and a sense of neighborhood. Quality building materials will be used to construct the homes and natural colors such as earth tones, grays or natural wood colors will be used.









MULTI-FAMILY RESIDENTIAL

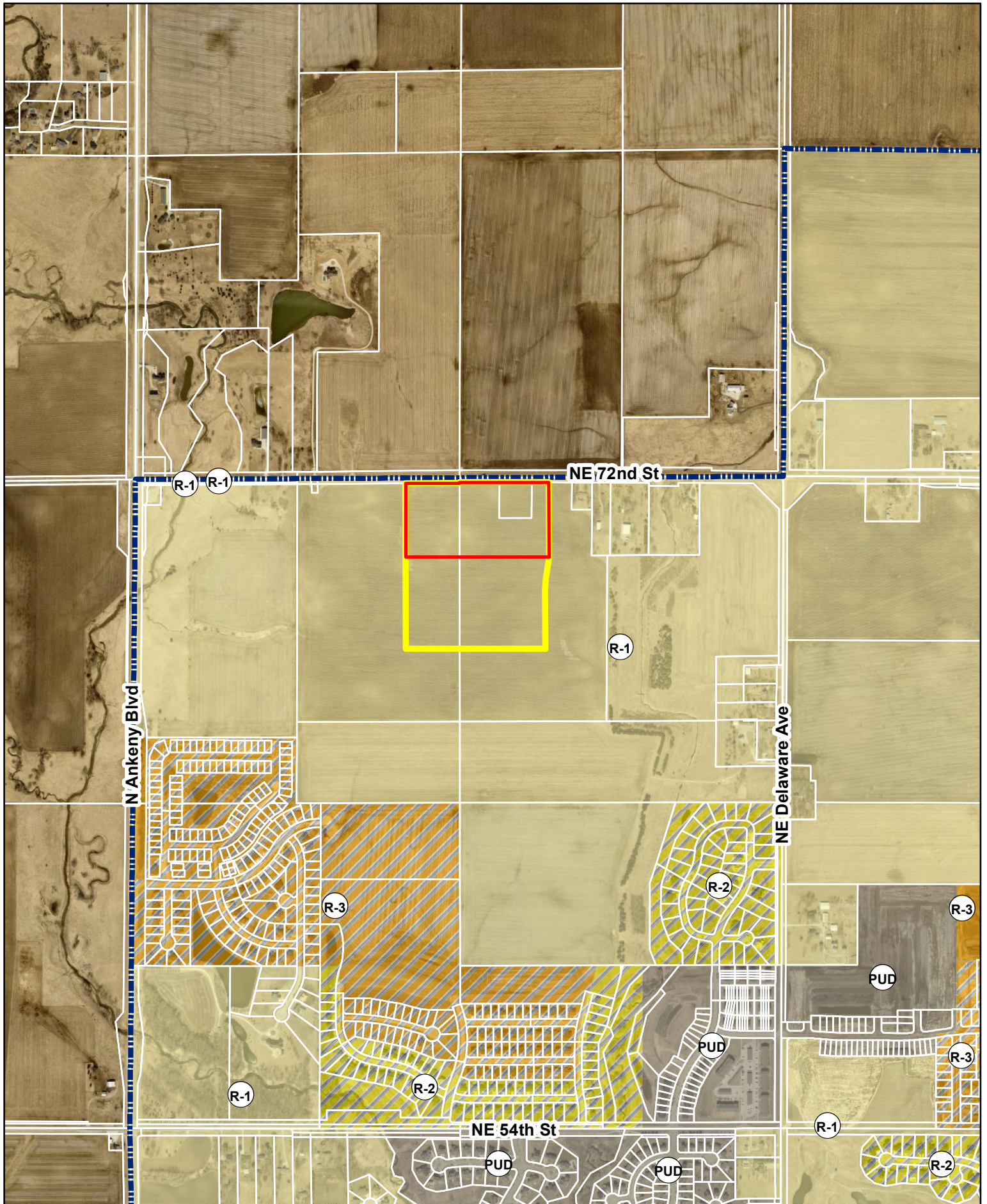


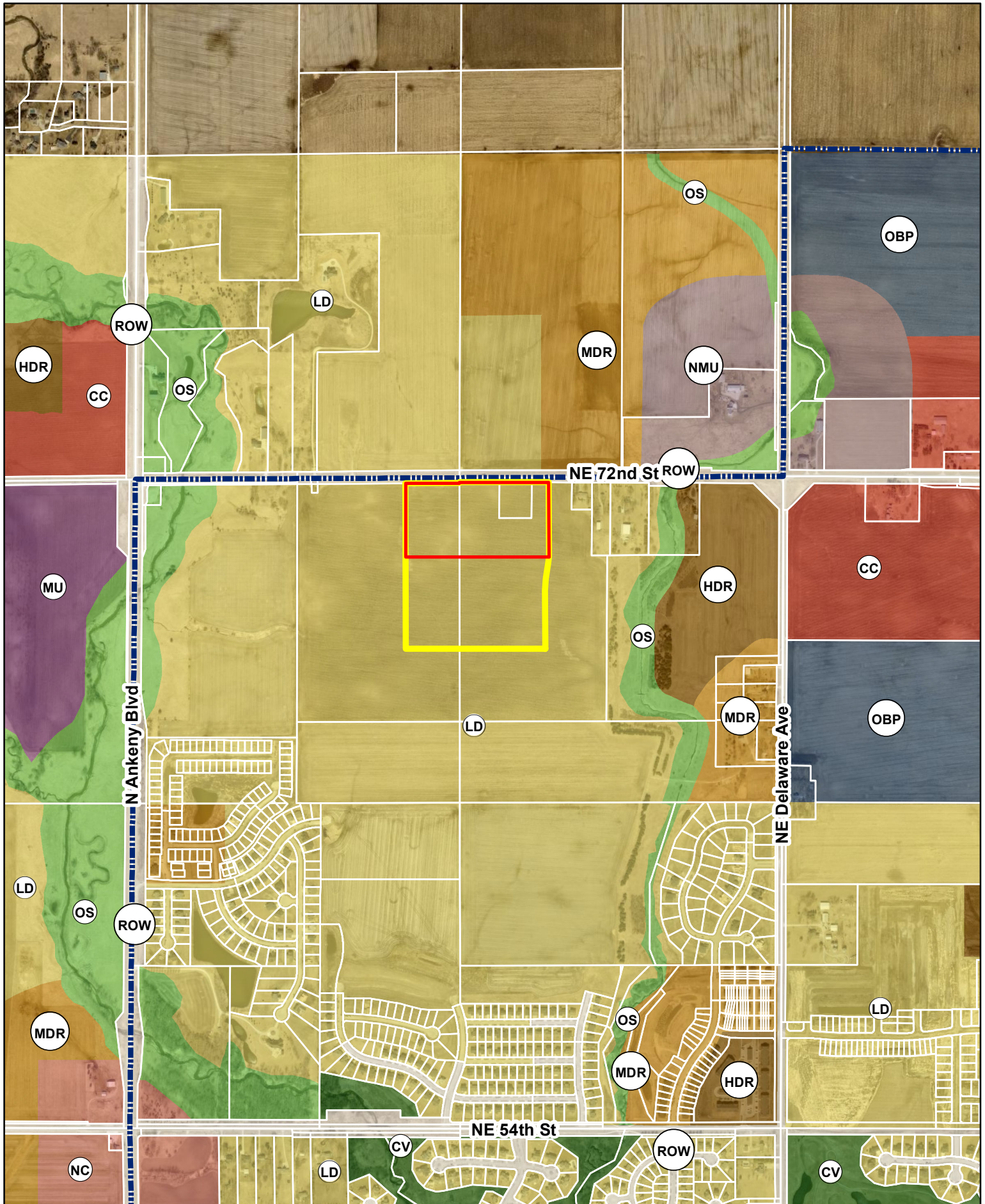
Multi-Family Building Material Requirements

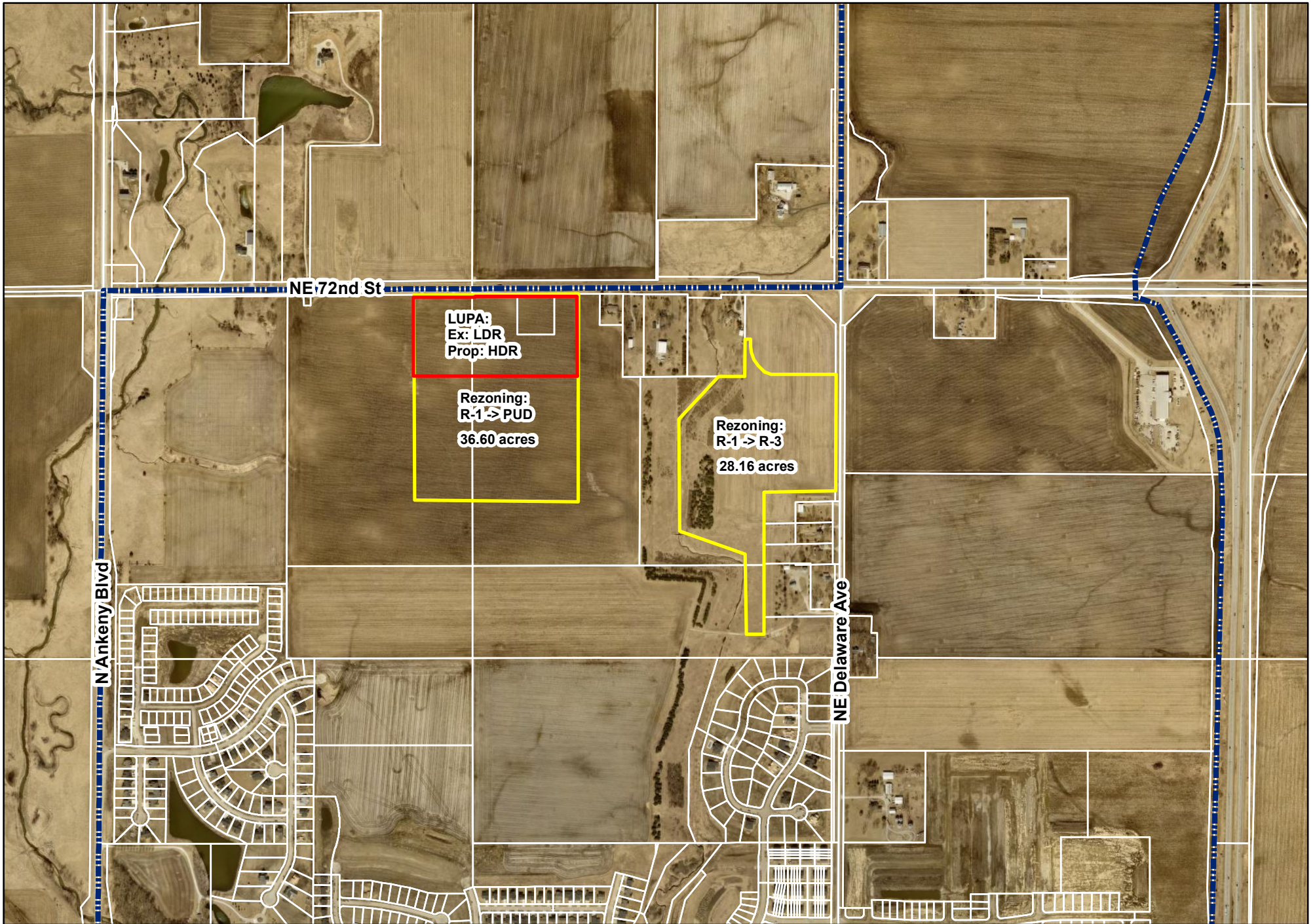
- 1) Buildings shall have good scale and maintain or enhance the established scale of buildings and sites of neighboring buildings and sites.
- 2) Materials selected for buildings shall provide compatible textures and colors with those of neighboring buildings.
- 3) Materials selected for buildings shall be compatible with the architecture of the building. Materials selected for suitability to the type of buildings and the design in which they are used. Materials should provide for strength and permanence.
- 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.
- 5) Multiple buildings on the same site shall provide for compatible and complimentary design materials while limiting repetitive, monotonous design.
- 6) Specific Building Material Standards:
 - a. Base. All buildings will have a base, at least three feet in height, around the entire perimeter of the building that consists of a durable, permanent material, such as:
 - i. Brick, including full-depth and thin brick;
 - ii. Stone, including natural or cultured stone that simulates natural stone, limestone, granite, and marble;
 - iii. Architectural (textured, not smooth face) concrete masonry units (CMU), including split face, weathered face, sandblasted face, or ground face block;
 - iv. Pre-cast concrete; or,
 - v. Other similar durable material as approved by the Plan and Zoning Commission.
 - b. Primary Materials. The primary building materials used for exterior finishes must be of high-quality and durability. These include:
 - i. Brick, including full-depth and thin brick;
 - ii. Stone, including natural or cultured stone that simulates natural stone, limestone, granite, and marble;
 - iii. Glass;
 - iv. Architectural (textured, not smooth face) concrete masonry units (CMU), including split face, weathered face, sandblasted face, or ground face block;
 - v. Pre-cast concrete; or,
 - vi. Other similar high quality materials as approved by the Plan and Zoning Commission.
 - c. Secondary Materials. The secondary building materials used for exterior building walls include:
 - i. Stucco (Portland cement plaster) with three coats of metal lath or wire fabric lath;
 - ii. Exterior Insulation Finish System (EIFS), provided use of a wall drainage system (barrier wall systems are prohibited) and used only

- above the base of the building;
 - iii. Lap siding (wood, composite, fiber cement, vinyl, steel or aluminum);
 - iv. Pre-finished architectural panel;
 - v. Architectural metal panel (minimum 26 gauge) with concealed fasteners;
 - vi. Metal siding with concealed fasteners; or,
 - vii. Other similar appropriate accent materials as approved by the Plan and Zoning Commission.
- d. Prohibited Materials. The following exterior walls, siding, and cladding are prohibited:
- i. Corrugated galvanized metal;
 - ii. Corrugated metal panel;
 - iii. Smooth-face concrete block;
 - iv. Vinyl siding (non-residential development);
 - v. Plastic siding;
 - vi. Plywood or wood fiber; and,
 - vii. Unfired clay, sand, or shale rock.
- e. Material Requirements. Set out in Table 192.02.01, are the minimum percentage of Primary materials required on the applicable building elevations within each Zoning District or identified, applicable land uses.

Table 192.02.01 Minimum Primary Material Requirements (% of each building wall)	
Districts or Uses	MF ³
Public-Facing ¹	60
Other Facades ²	60
Table Notes: 1. Public Facing refers to building elevation(s) fronting on or most directly facing a public street or a rear/side elevation that abuts a parking lot of a separate use, e.g., shopping center with pad sites. 2. Other Facades refers to interior side or rear elevations. 3. MF = Multiple Family Structures regardless of Zoning District.	

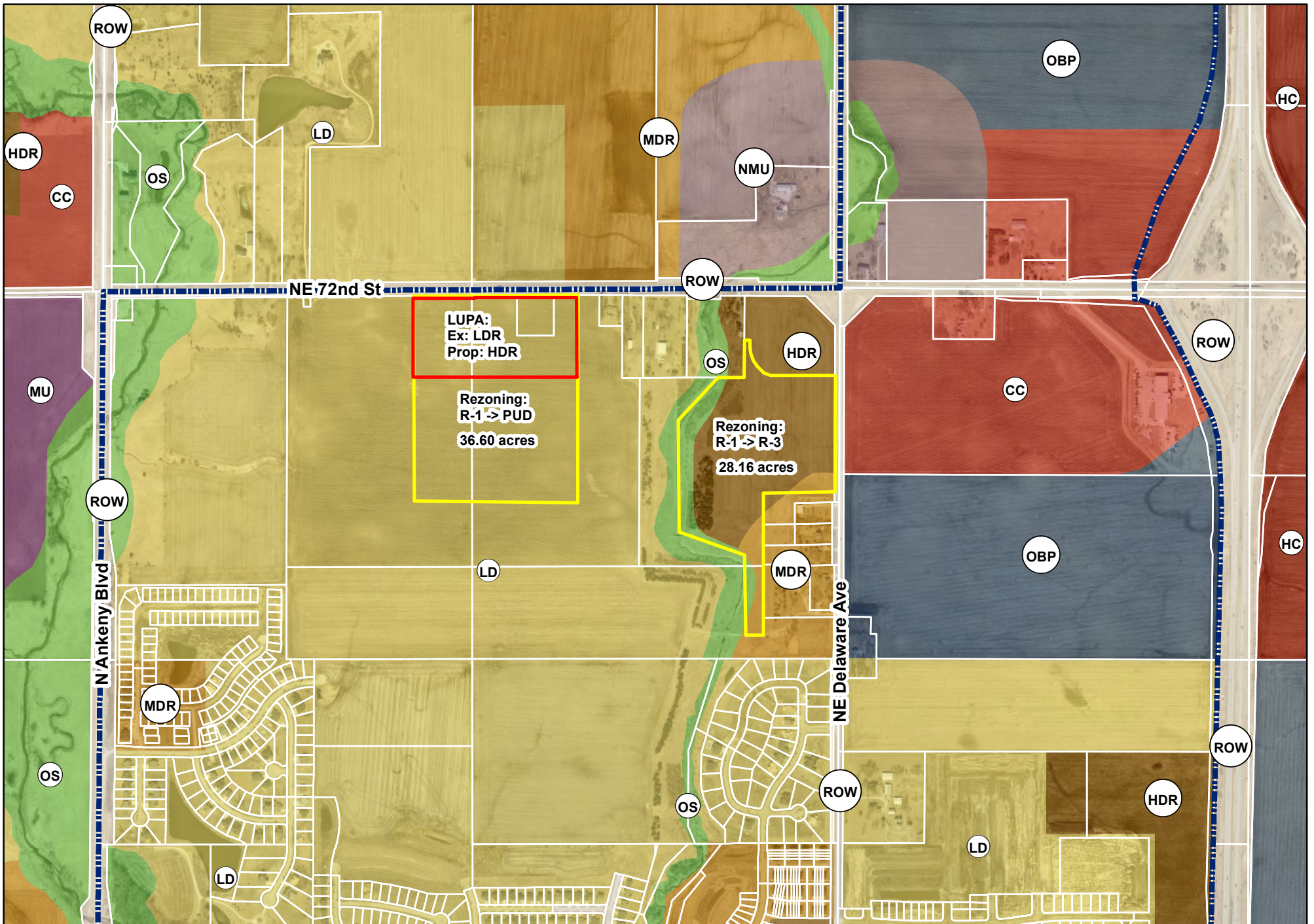






1 inch = 900 feet
Date: 12/14/2023

**Hope Kimberley Properties - Phase 2
Land Use Plan Amendment & Rezoning
Aerial Map**



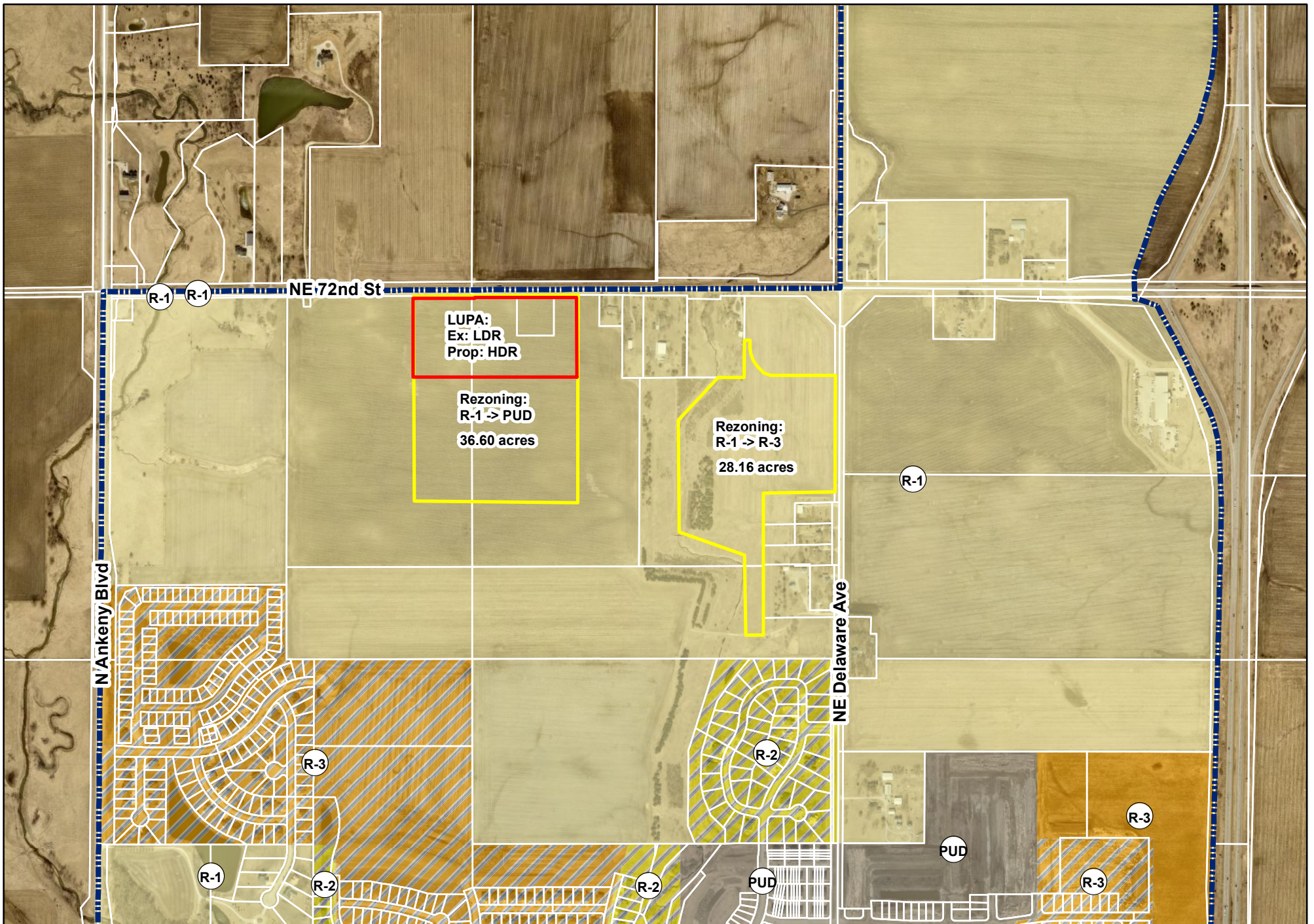
N



1 inch = 900 feet

Date: 12/14/2023

**Hope Kimberley Properties - Phase 2
Land Use Plan Amendment & Rezoning
Future Land Use Map**



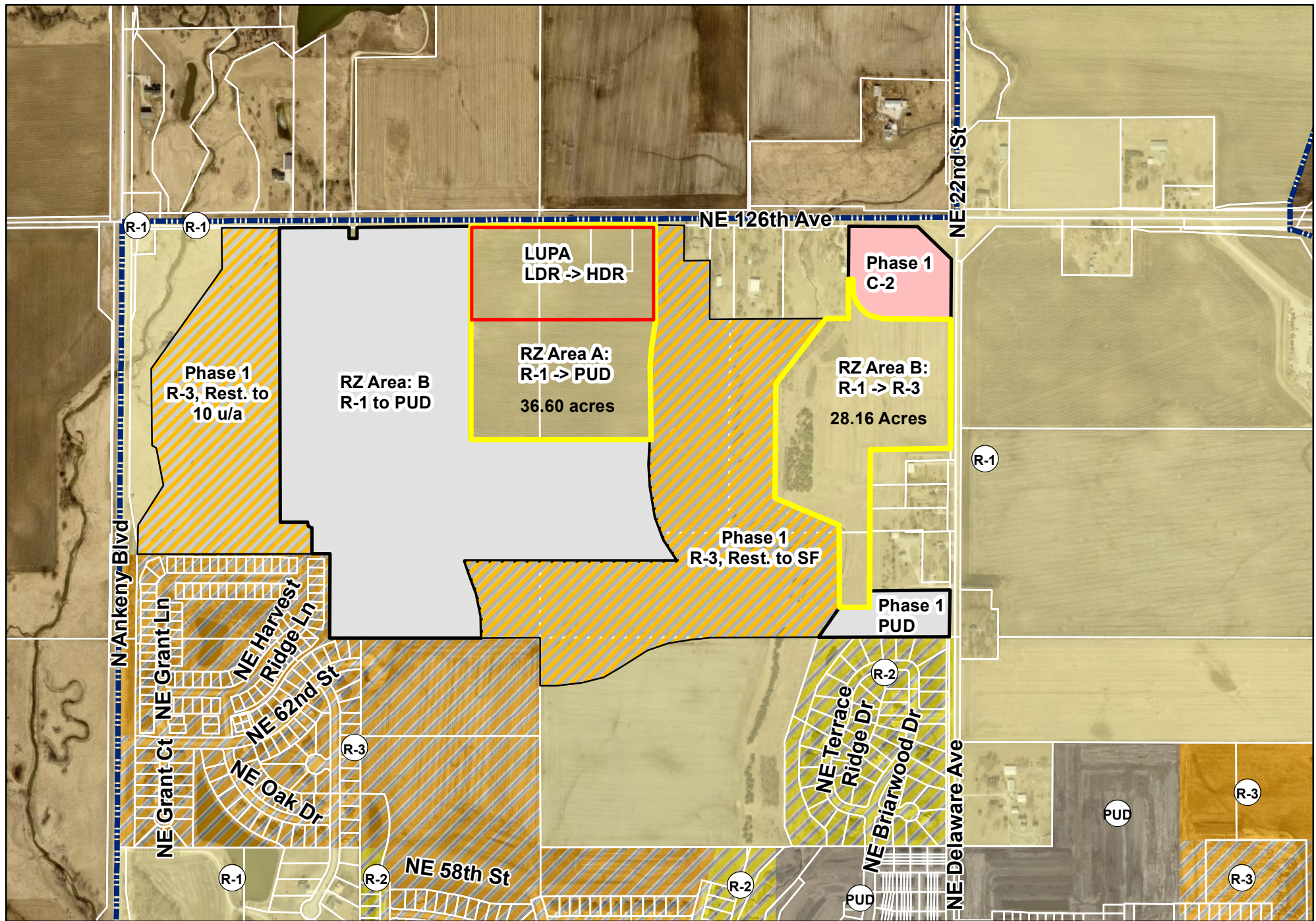
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1 inch = 900 feet

Date: 12/14/2023

**Hope Kimberley Properties - Phase 2
Land Use Plan Amendment & Rezoning
Zoning Map**



1 inch = 800 feet

Date: 12/28/2023

Hope Kimberley Properties
Land Use Plan Amendments & Rezoning
Updated Zoning Map



PLAN AND ZONING COMMISSION

January 3, 2024

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

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)

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

The Plan and Zoning Commission held a Public Hearing at their meeting on December 19, 2023.

PUBLIC OUTREACH EFFORTS:

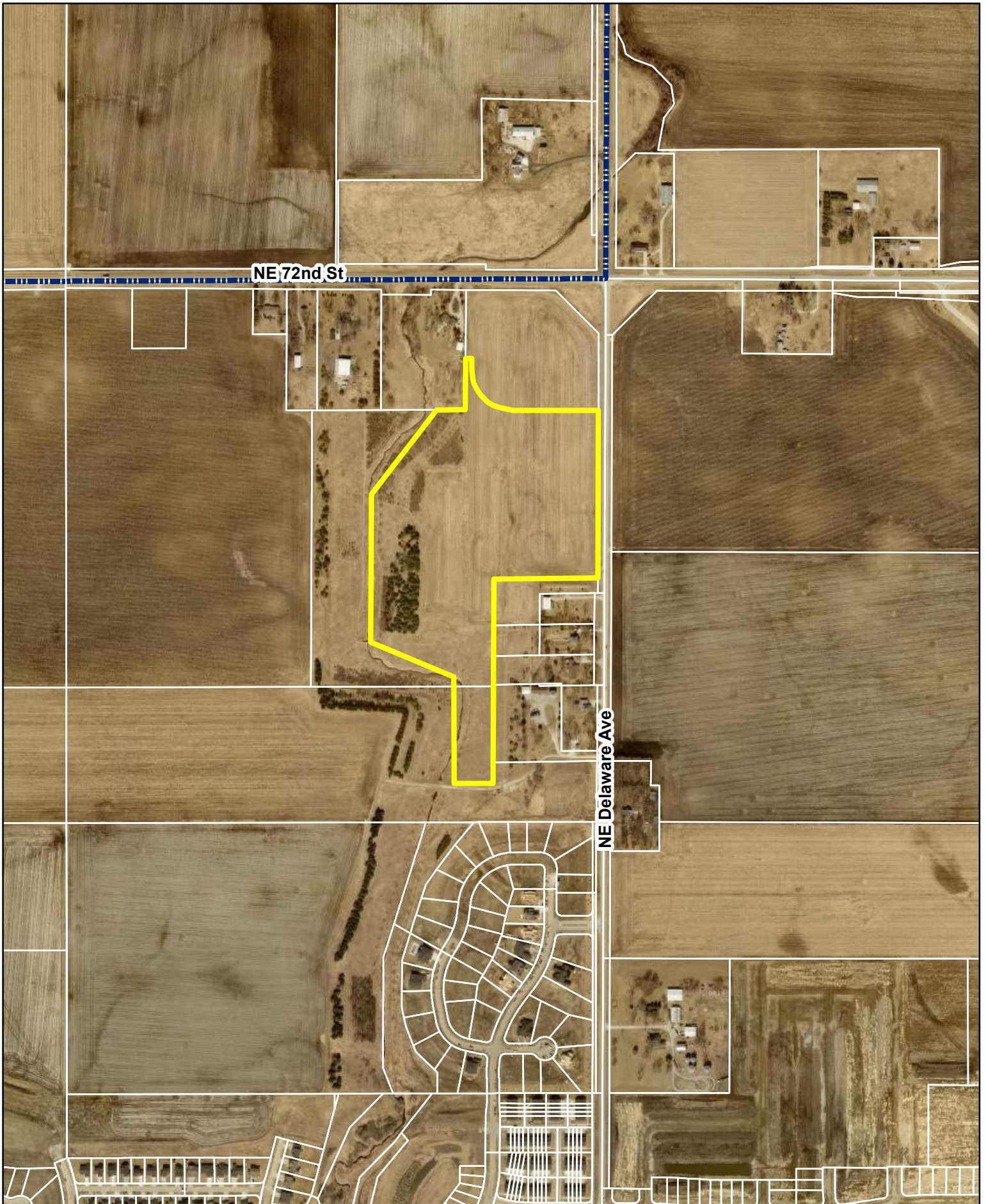
ACTION REQUESTED:

Action: Consider MOTION 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.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Aerial Map
 Staff Report
 Applicant Letter
 Rezoning Area B Exhibit
 Zoning Map
 Future Land Use Map
 Combined Aerial Map
 Combined Future Land Use Map
 Combined Zoning Map
 Overall Hope Kimberley Project Map



1 inch = 600 feet
Date: 12/14/2023

**Hope Kimberley Properties Phase 2
Rezoning Area B
Aerial Map**

Agenda Item: Hope Kimberley Properties Phase 2 - Land Use Map Amendment and Rezoning – Action
Report Date: December 28, 2023 *ESC*
Prepared By: Jake Heil
Associate Planner

Staff Recommendation

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.

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.

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

Project Report

Hope Kimberley LLC is requesting an amendment to the Ankeny Plan 2040 Comprehensive Plan *Figure 12.10, Future Land Use Map*. This amendment is accompanied by two rezonings. The properties subject to the proposed map amendment and rezonings consist of five parcels that are approximately 64.76 acres; and are located south of NE 126th Avenue, and west of NE Delaware Avenue. The proposed land use map amendment and rezonings are as follows:

LUPA and Rezoning Area A:

The property subject to the proposed Land Use Plan Amendment consists of three parcels comprising of approximately 16.20 acres; and is located south of NE 126th Avenue and 1,600 feet west of the NE Delaware and NE 126th Avenue intersection. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Low Density Residential (LDR). The applicant is now proposing to reclassify the future land use to High Density Residential (HDR). The Future Land Use Map indicates surrounding properties to the amendment area as Low Density Residential.

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

Proposed: High Density Residential (HDR)

This land use category is designed for multi-family dwelling units both horizontally or vertically attached with two or more dwelling units, typically referred to as apartments or condominiums. Also, included in this category are mobile home subdivisions or parks. Densities are generally 12+ dwelling units per acre. Units may or may not have public street frontage and may be served by an alleyway. Garages may be tuck-under, first floor, or stand-alone garage units in a common parking area. Uses may also include horizontally attached single-family dwellings; manufactured housing developments; religious, educational, and institutional uses and structures; child day care centers; and public and private parks and recreational areas and structures.

Accompanying the Land Use Plan Amendment request, is a request to rezone 36.60 acres (Rezoning Area A) from R-1 One Family Residential District to Planned Unit Development, PUD. Properties to the north are zoned Agricultural District, Polk County and properties to the east, west and south are zoned PUD.

The Hope Kimberley Property PUD's concept shows a total of 40 single-family lots and three outlots. Outlot Y is being proposed as multi-family, Outlot Z would be dedicated to the City as parkland and Outlot X will be privately owned and maintained by the developer where they plan to build a clubhouse and other amenities. The bulk regulations for the single-family area within the PUD are: Minimum Lot Width – 50 ft, Minimum Two-Family Lot Width – 75 ft, Front Yard Setback – 25 ft, Rear Yard Setback – 25 ft, Side Yard Setback – min 5 ft one side. The bulk regulations for the multi-family area would be: Front Yard – 25 ft, Rear Yard – 35 ft, Side Yard – 15 ft, with a maximum density of 18 units per acre. The PUD book also details a berm with landscaping around the perimeter of the multi-family area, different types of architecture character for single-family and multi-family and specific building material requirements for the multi-family area with a minimum of 60% primary building materials required on all elevations.

In addition to the above land use plan amendment and rezoning, the applicant is also requesting to rezone an additional area:

Rezoning Area B:

The applicant is also requesting to rezone 28.16 acres (Area B) from R-1 One Family Residential District to R-3, Multiple Family Residence District. The area subject to the rezoning consists of portions of two parcels and is generally located south of NE 126th Avenue and west of NE Delaware Avenue. Properties to the north are zoned R-1, One-Family Residence District and C-2, General Retail, Highway-Oriented and central Business Commercial District, properties to the west are zoned R-3, Multiple-Family Residence District, restricted to single family, properties to the south are zoned R-1, One-Family Residence District and PUD, while properties to the east are zoned R-1, One-Family Residence District. This rezoning request is in conformance with the Ankeny Plan 2040 Comprehensive Plan *Figure 12.10, Future Land Use Map*, which shows the requested area as High Density Residential.

The developer has submitted the required rezoning petitions consisting of signatures of more than 50% of the land area subject to the following rezonings, providing 82.29% for Area A, 60.17% for Area B of the property owners within 250 feet of the rezoning area.

Notifications of the public hearing were sent to the surrounding property owners within 350' of the property on December 7, 2023; and a legal notice of the proposed rezoning was published on December 8, 2023. The Zoning Ordinance also requires that the applicant of a proposed rezoning post public notification signage. The applicant posted the signage by December 6, 2023, providing the required seven days of notification for the proposed rezoning before the public hearing.

Public Hearing

The Plan and Zoning Commission held a public hearing for the proposed land use amendment and rezonings on December 19, 2023. During the public hearing there was discussion regarding the projects from City staff, the applicant, and multiple members of the public. A complete recap of the discussions and questions can be found in the minutes from the meeting. Additionally, members of the public who spoke at the meeting raised the following questions and concerns:

Ankeny Plan 2040 and Future Land Use Map

Several concerns were brought up about the Ankeny Plan 2040 Comprehensive Plan and the proposed changes to the Future Land Use Map. The Ankeny Plan 2040 is a Comprehensive Plan with goals and objectives that establish the City's vision for the future. It does not necessarily dictate how the community is to be developed, but is meant to serve as a guide for a possible future that could occur over the next 20 years. The Plans seeks to strike a balance among the many competing demands on land by creating development patterns that are orderly and rational, and provide the greatest benefits for individuals and the community as a whole. Through the development of this plan, citizens are asked to provide their input and turned into a collective vision for the future. The Ankeny Plan 2040 was officially adopted by the City Council on April 2, 2018, and has had six amendments since adoption. Comprehensive Plans are typically updated every five years based off of a community's growth and economic trends. The Polk County Comprehensive Plan shows this area as urban fringe which includes land within a portion of a City's identified growth area with a realistic opportunity of being annexed and converted to urbanized development within the Plan's time frame.

A major part of the Comprehensive Plan is the Future Land Use Map, which serves as a foundation for the growth and development patterns of the City. One important step in creating the future land use map is to examine the existing land use composition in a city. The distribution and amount of different existing land uses help guide future land use layouts. The final step before outlining the future land use plan is to define the type of future land uses to be present in Ankeny. Research and public input gathered during the planning process influenced the crafting of the current future land use plan. Over time, the distribution of land use categories may need to be adjusted to account for changes in population growth, consumer preferences or the local and national economy among other reasons. 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. Some of the goals that were laid out in the Ankeny Plan 2040, included providing neighborhoods that had a variety of residential uses, and to provide opportunities for higher density developments.

Need for Developable Land

Concerns were brought up about the need for multi-family and where some other similar sized projects within Ankeny are located. Currently there are approximately 1,100 acres remaining within the City limits that are undeveloped, this includes any land that has not been through some sort of development review, such as rezoning or platting. Taking a closer look, there is approximately 776 acres of undeveloped land north of 36th Street. The majority of the available land is currently shown as Low Density Residential, with little High Density Residential ground remaining. Over the past 10 years, the City of Ankeny has developed roughly 650 acres of land each year. That leaves a little less than two years of developable ground within the City's limits. Typically, in the past the City has tried to have a four-year supply of undeveloped land, as it takes time to get through the full entitlement process.

Hope Kimberley had previously asked for the entire 36.60 acres that make up Rezoning Area A, to become multi-family. The developer eventually ended up withdrawing that request, and has since made changes to their request including; reducing the multi-family area to 15 acres, adding 8.28 acres of parkland just south of the multi-family area, proposing single family transitions from the existing single-family homes, as well as substantial screening/buffering around the perimeter of the multifamily area, and design standards including 60% primary materials on all elevations. Possible similar developments on the north side of Ankeny, would be Fieldstone, which was developed at 15 units per acre on 44 acres approximately and Bricktowne at Piper, which was developed at 18 units per acre on approximately 27 acres.

Parkland

While there have been preliminary discussions on the amount of parkland and conceptual locations of parkland shown within the PUD, it is not something that the City specifically requires during the land use plan amendment and rezoning processes. Currently, the PUD assumes that 18.15 acres of parkland will be required and that 14.57 acres of parkland will be dedicated. Typically, details concerning dedicated parkland, access drives and street development are provided by the applicant and reviewed by staff during the platting process, which takes place once the rezoning and amendment process is complete. Parkland dedication will be required as part of the development and located appropriately. It would be expected that major collectors would have a trail on one side of the street.

Existing Plats and Restrictive Covenants

A concern was brought up about the existing Four Mile Four final plat and its private covenants, which makes up the western portion of the Land Use Plan Amendment and Rezoning Area A. Once land is annexed into the City, landowners would be able to plat their lots in accordance to Ankeny's Code. During the platting process any covenants or restrictions on existing lots could be modified or eliminated with the new plat.

Restrictive covenants, such as architectural guidelines, ensure not only a certain level of uniformity and standard of design, but also the consistent use of property within a neighborhood. While most neighborhoods/plats have restrictive covenants, some have a home owner's association that help enforce those covenants. The City of Ankeny does not enforce any private covenants, as it is a civil matter either between property owners and/or the home owner's association.

Transportation and Traffic Flows

Concerns were brought up about the future development of NE 126th Avenue and other streets in the area. Typically, City staff would review the anticipated traffic associated with a development via a traffic study that is provided by the applicant during the development process; preliminary plat, final plat and site plan. A traffic study is not required as part of the land use plan amendment or rezoning processes. Before any development occurs, plats and site plans are reviewed by staff and approved by the Commission and Council. Since this site is bordered by arterial streets; N Ankeny Boulevard to the west, NE Delaware Avenue to the east, and NE 126th Avenue to the north, traffic will need to be controlled and limited. The traffic study or memo would be required to determine any impacts the development's associated traffic may have on the area. Should staff deem the proposed uses to have a significant enough impact, public improvements would be required.

NE 126th Avenue is considered a major arterial and would most likely be improved in the future similarly to other major arterials. Most recent example would be NE 36th Street, just south of this area. As the area fully develops it would be expected this would be a 4-lane arterial street, similar to others in and around Ankeny. Staff would also expect NE Delaware Avenue and N Ankeny Boulevard to be improved in the future.

Summary

The conditions outlined above influence City staff in determining that the proposed change in land use from Low Density to High Density is appropriate. In addition, City staff also determines the proposed rezoning for Area A and Area B are also appropriate.

Therefore, staff recommends 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 from Low Density Residential to High Density Residential; and that the Plan and Zoning Commission recommend City Council approval of the request to rezone Area A from R-1, One-Family Residence District to PUD, Planned Unit Development.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the requests to rezone Area B, from R-1, One-Family Residence District to R-3 Multiple-Family Residence District.

October 20, 2023

Honorable Mayor, City Council & Planning & Zoning Commission
c/o Jacob Heil
City of Ankeny
Planning & Building Department
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Hope Kimberley – Rezoning

Honorable Mayor, City Council and Planning & Zoning Commission;

On behalf of Hope Kimberley, we submit herewith the following rezoning request to rezone approximately 64.76 acres located south of NE 126th Avenue/NE 72nd Street, east of Highway 69 (Ankeny Boulevard) and west of NE Delaware Avenue. The existing zoning on the property is R-1 One Family Residential and we are requesting to rezone 36.60 acres to a Planned Unit Development and 28.16 acres to R-3 Multiple-Family Residence District. Please accept this submittal for the next available Planning & Zoning and City Council meetings. Let me know if you have any questions or require any further information to complete your review. Thanks.

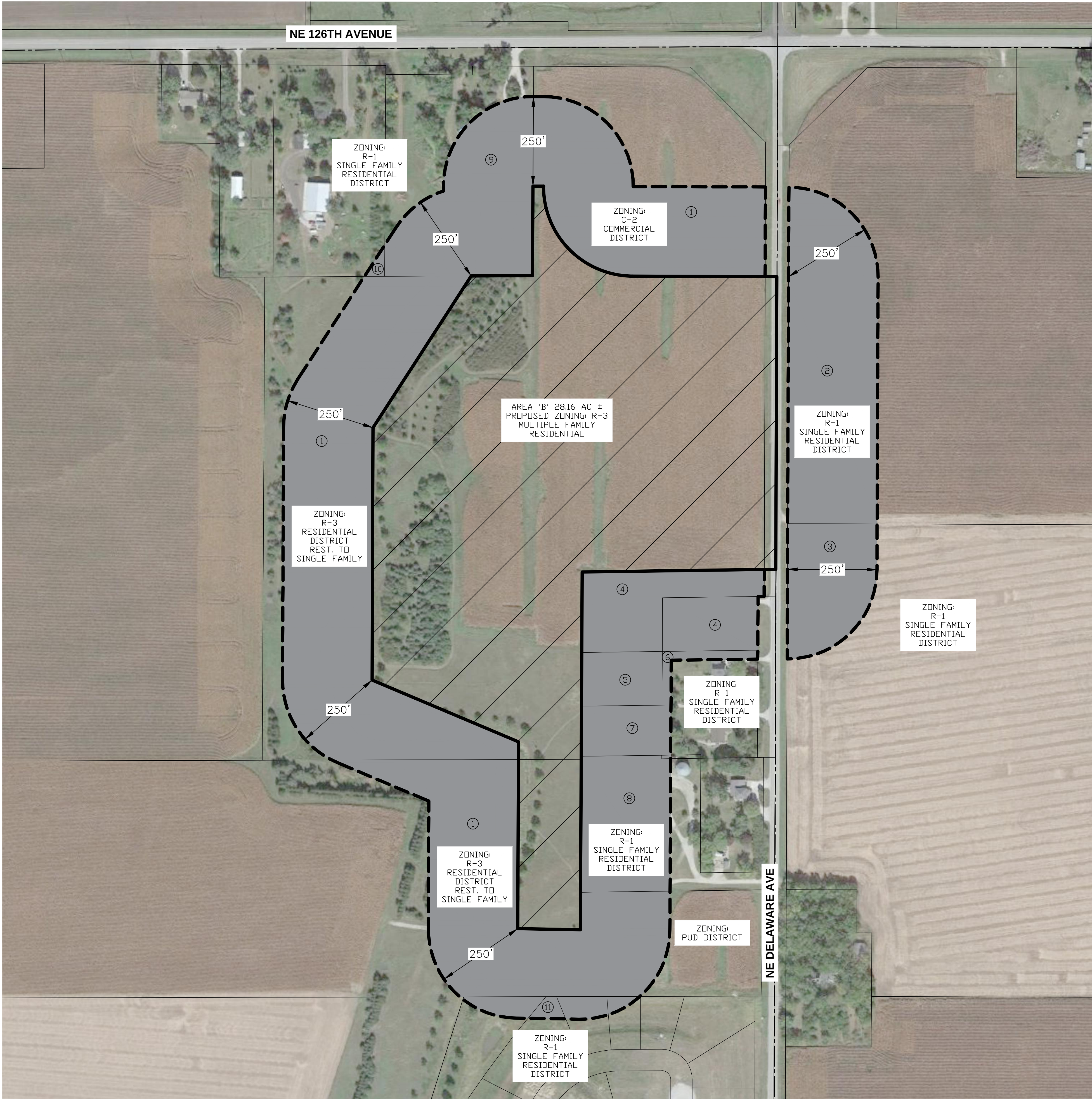
Sincerely,

CIVIL DESIGN ADVANTAGE, LLC



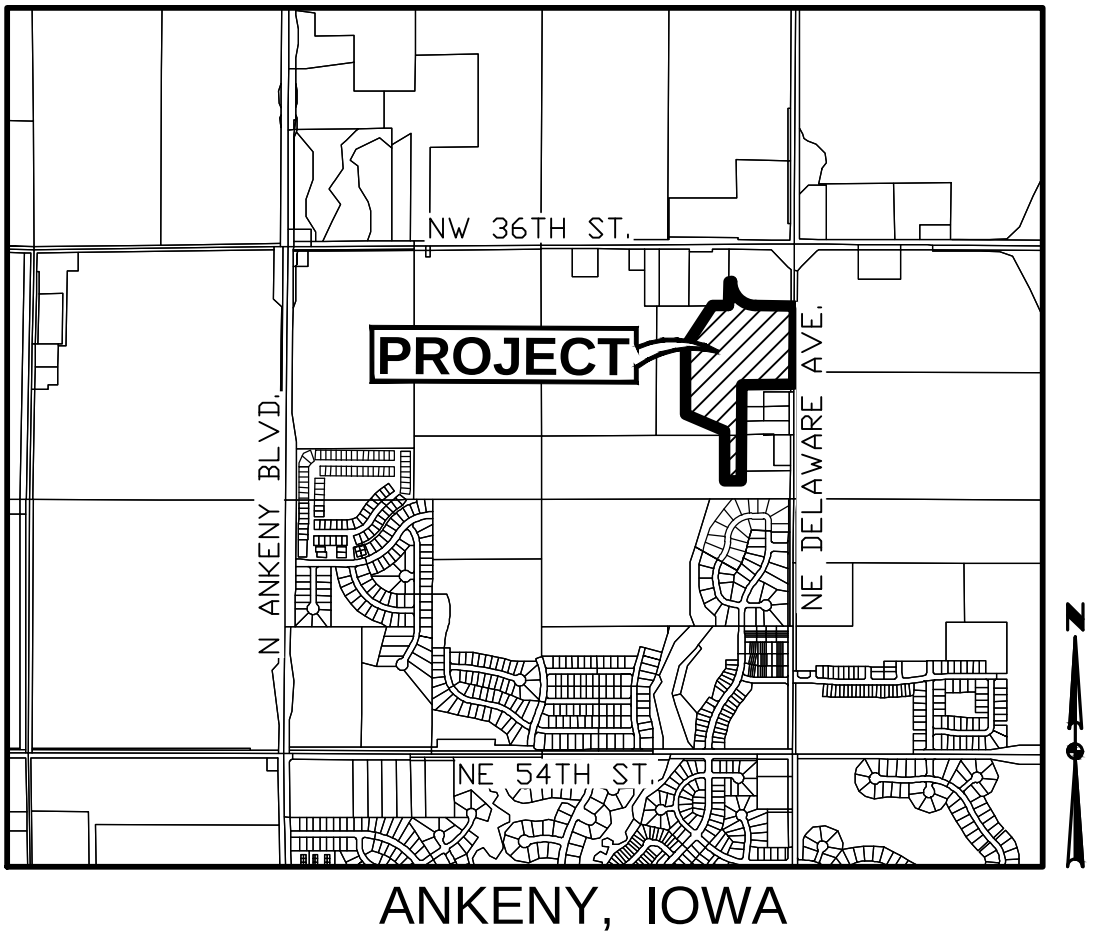
Erin K. Ollendike, P.E.

cc: Jenna Kimberley, Kimberley Development Corporation



VICINITY MAP

SCALE 1"=2000'



OWNER

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

APPLICANT

KIMBERLEY DEVELOPMENT CORPORATION
CONTACT: JENNA KIMBERLEY
2785 NORTH ANKENY BOULEVARD, SUITE 22
ANKENY, IOWA 50023
PH: (515) 963-8335

ZONING:

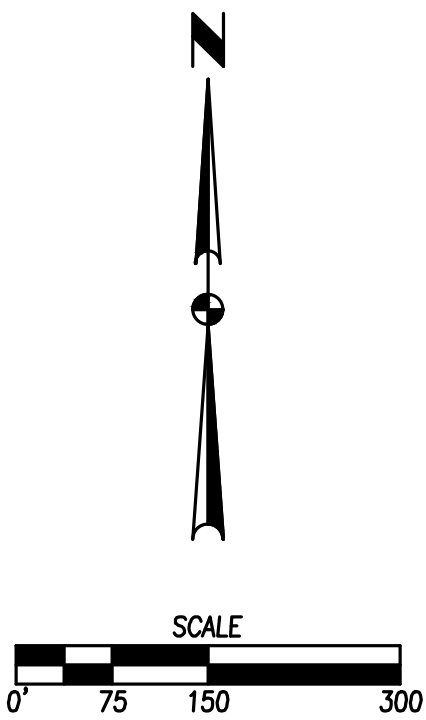
EXISTING: R-1 - SINGLE FAMILY RESIDENTIAL
PROPOSED: R-3 - MULTIPLE FAMILY RESIDENTIAL

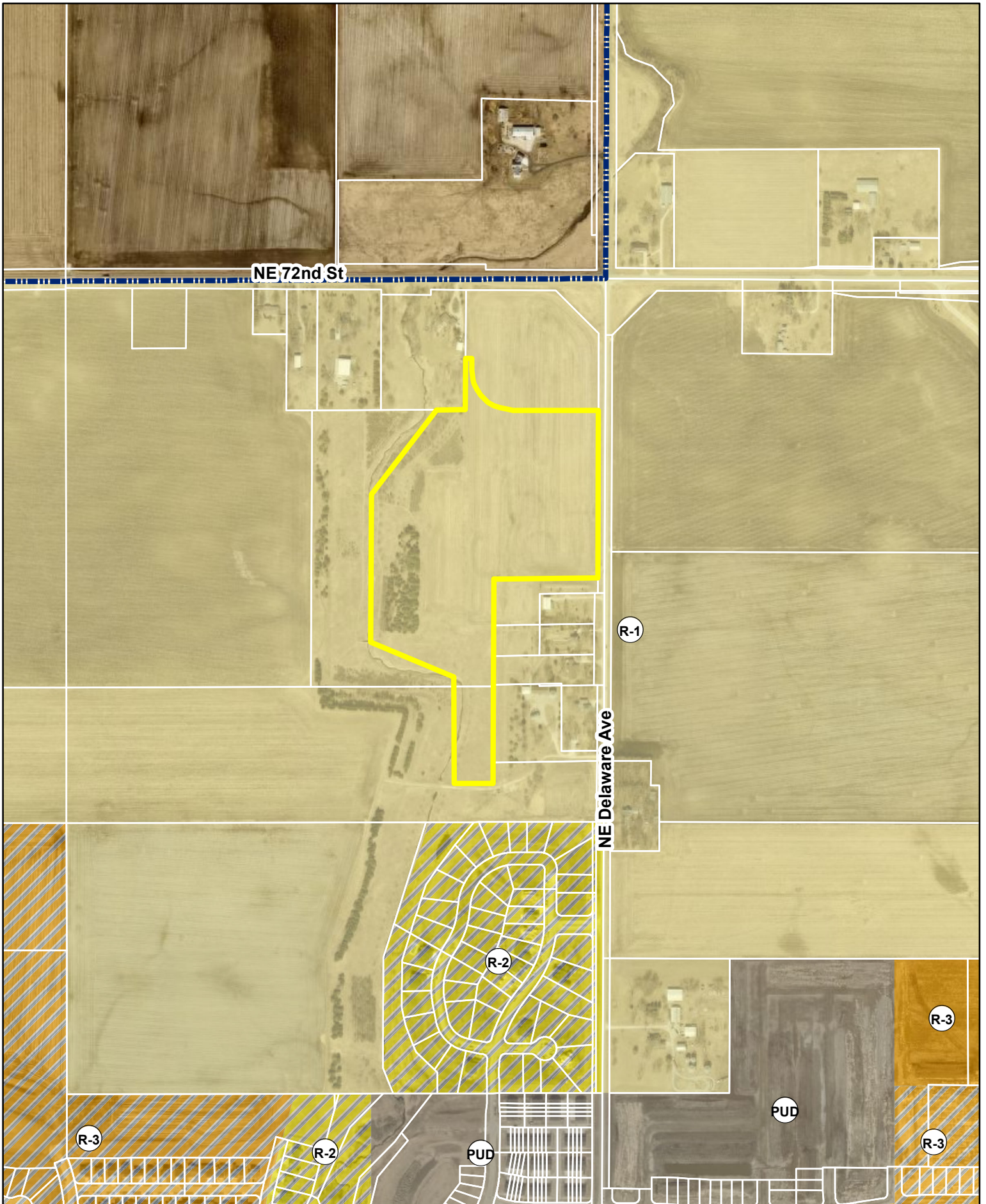
REZONING DESCRIPTION - AREA 'B':

A PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT SOUTHEAST CORNER OF THE WEST 413.00 FEET OF THE EAST 1,095 FEET OF THE NORTH 637.00 FEET OF SAID NORTHEAST QUARTER; THENCE NORTH 00°17'54" EAST ALONG THE EAST LINE OF SAID WEST 413.00 FEET OF THE EAST 1,095 FEET OF THE NORTH 637.00 FEET, A DISTANCE OF 250.37 FEET; THENCE SOUTH 89°42'06" EAST, 30.00 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 250.00 FEET, WHOSE ARC LENGTH IS 393.03 FEET AND WHOSE CHORD BEARS SOUTH 44°44'22" EAST, 353.79 FEET; THENCE SOUTH 89°46'18" EAST, 402.52 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00°13'22" WEST ALONG SAID EAST LINE, 817.78 FEET TO THE NORTHEAST CORNER OF PARCEL "2018-191" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 17102, PAGE 203; THENCE SOUTH 89°15'05" WEST ALONG THE NORTH LINE OF SAID PARCEL "2018-191", A DISTANCE OF 541.03 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "2018-191"; THENCE SOUTH 00°17'05" WEST ALONG THE WEST LINE OF SAID PARCEL "2018-191", A DISTANCE OF 895.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "2018-191"; THENCE SOUTH 00°17'05" WEST, 104.49 FEET; THENCE NORTH 89°04'19" WEST, 174.76 FEET; THENCE NORTH 00°12'25" EAST, 522.09 FEET; THENCE NORTH 67°10'04" WEST, 444.03 FEET; THENCE NORTH 00°13'22" EAST, 705.09 FEET; THENCE NORTH 32°56'05" EAST, 505.04 FEET TO THE SOUTH LINE OF SAID WEST 413.00 FEET OF THE EAST 1,095 FEET OF THE NORTH 637.00 FEET OF THE NORTHEAST QUARTER; THENCE NORTH 89°42'59" EAST ALONG SAID SOUTH LINE, 171.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 28.16 ACRES MORE OR LESS.

ADJACENT OWNERSHIP:

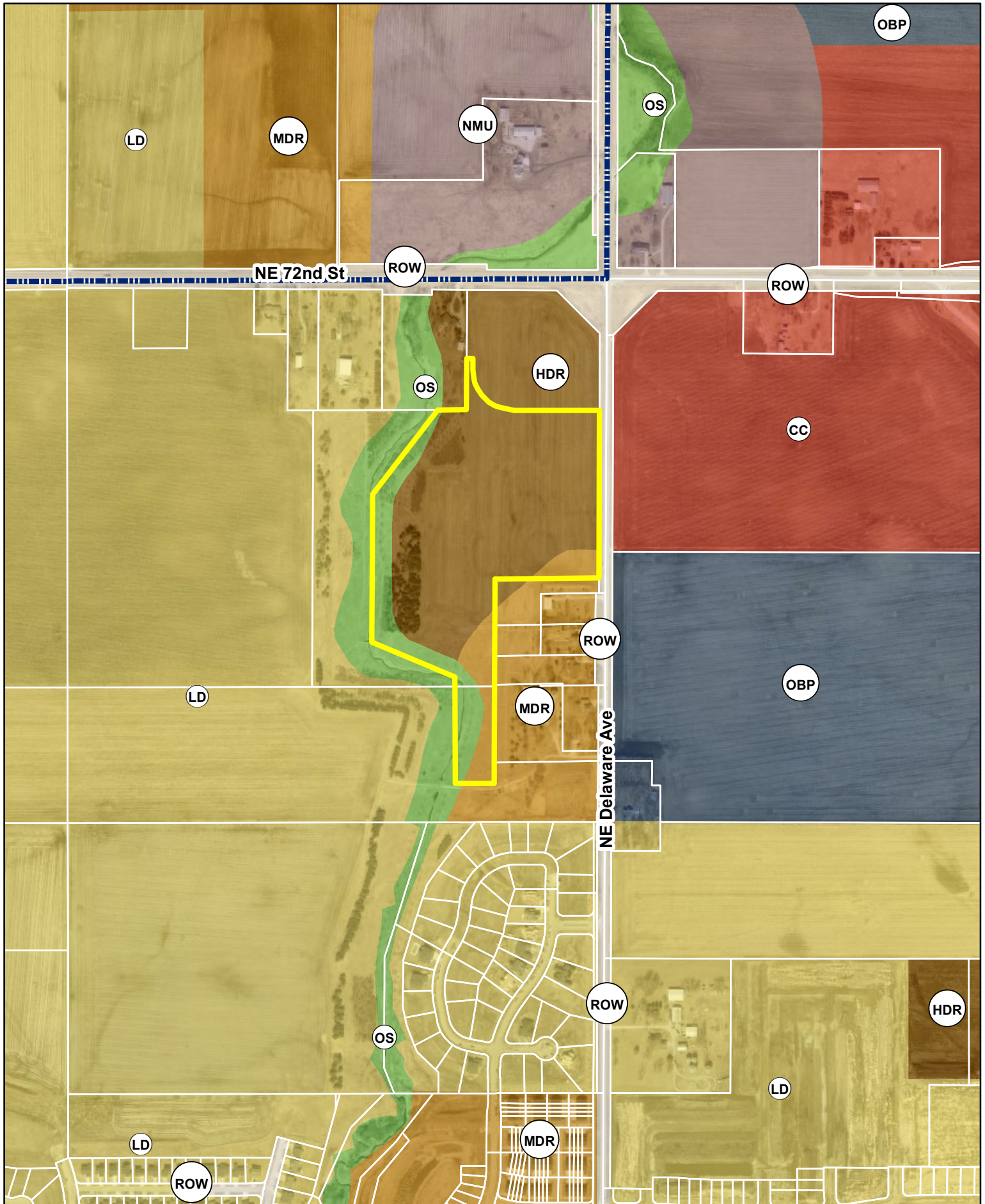
	OWNER	ACRES	PERCENT	CONSENTING
1	HOPE KIMBERLEY LLC	20.2	53.72%	X
2	RUETER, TODD & ALEX; PAIGE BENLAALA	5.1	13.55%	
3	HOPE K FARMS LLC	1.9	4.95%	X
4	ABDUHL, ALAN	2.6	6.84%	
5	ABDUHL, WAYNE	0.8	2.06%	
6	KEASLER, SAMUEL & KEASLER	0.2	0.60%	
7	HAUS, JILL & SHANNON	0.8	2.14%	
8	VAN DYKE, JUDITH & ROBIN	2.2	5.81%	
9	SEUNTJENS, CHRISTOPHER & IRENE	3.3	8.67%	
10	GROVE, KELLY & KATIE	0.1	0.15%	
11	BILL KIMBERLEY, LC	0.6	1.50%	X
		37.5	98.50%	60.17%





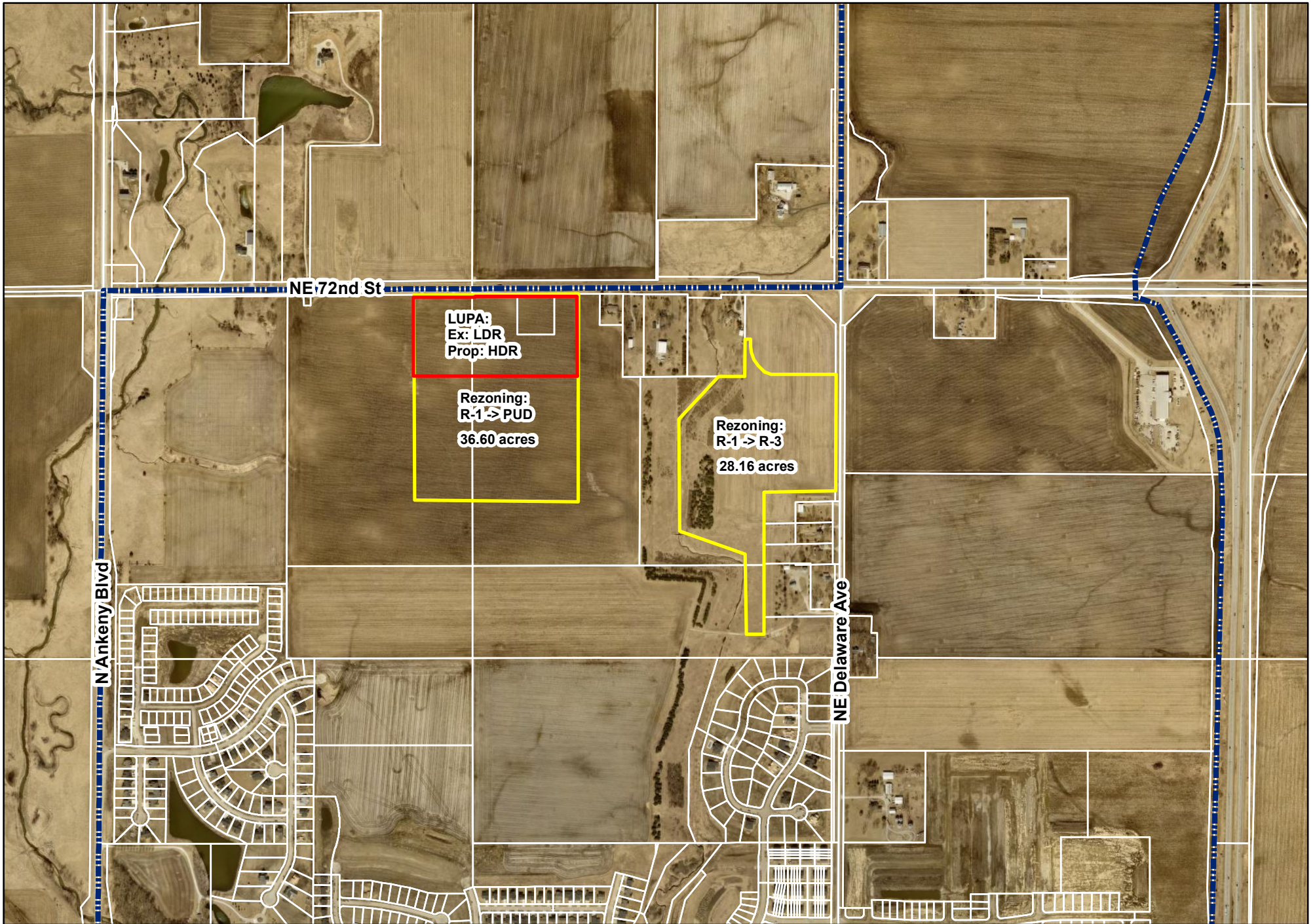
1 inch = 600 feet
Date: 12/14/2023

Hope Kimberley Properties Phase 2 Rezoning Area B Zoning Map



N
1 inch = 600 feet
Date: 12/14/2023

**Hope Kimberley Properties Phase 2
Rezoning Area B
Future Land Use Map**



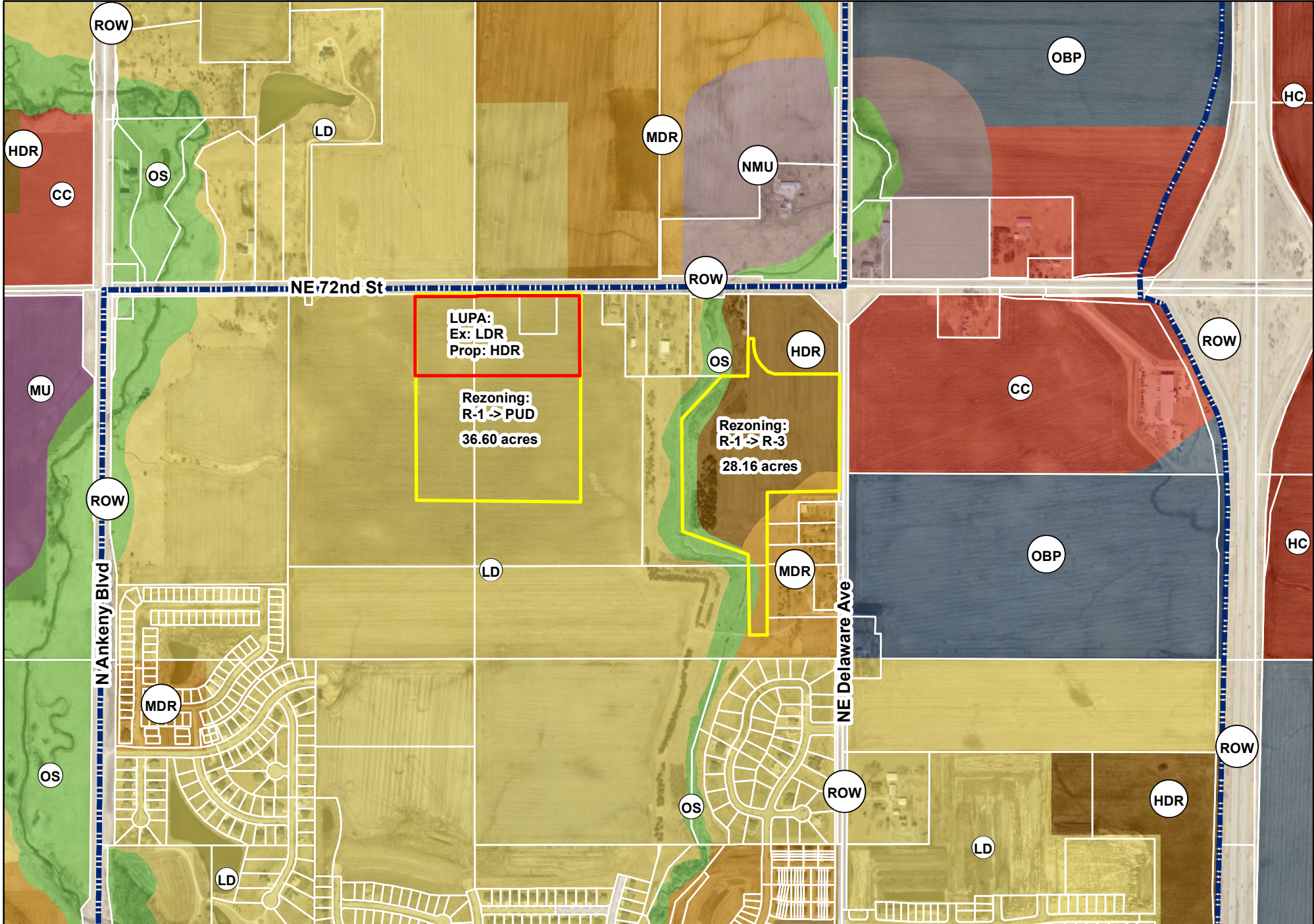
N



1 inch = 900 feet

Date: 12/14/2023

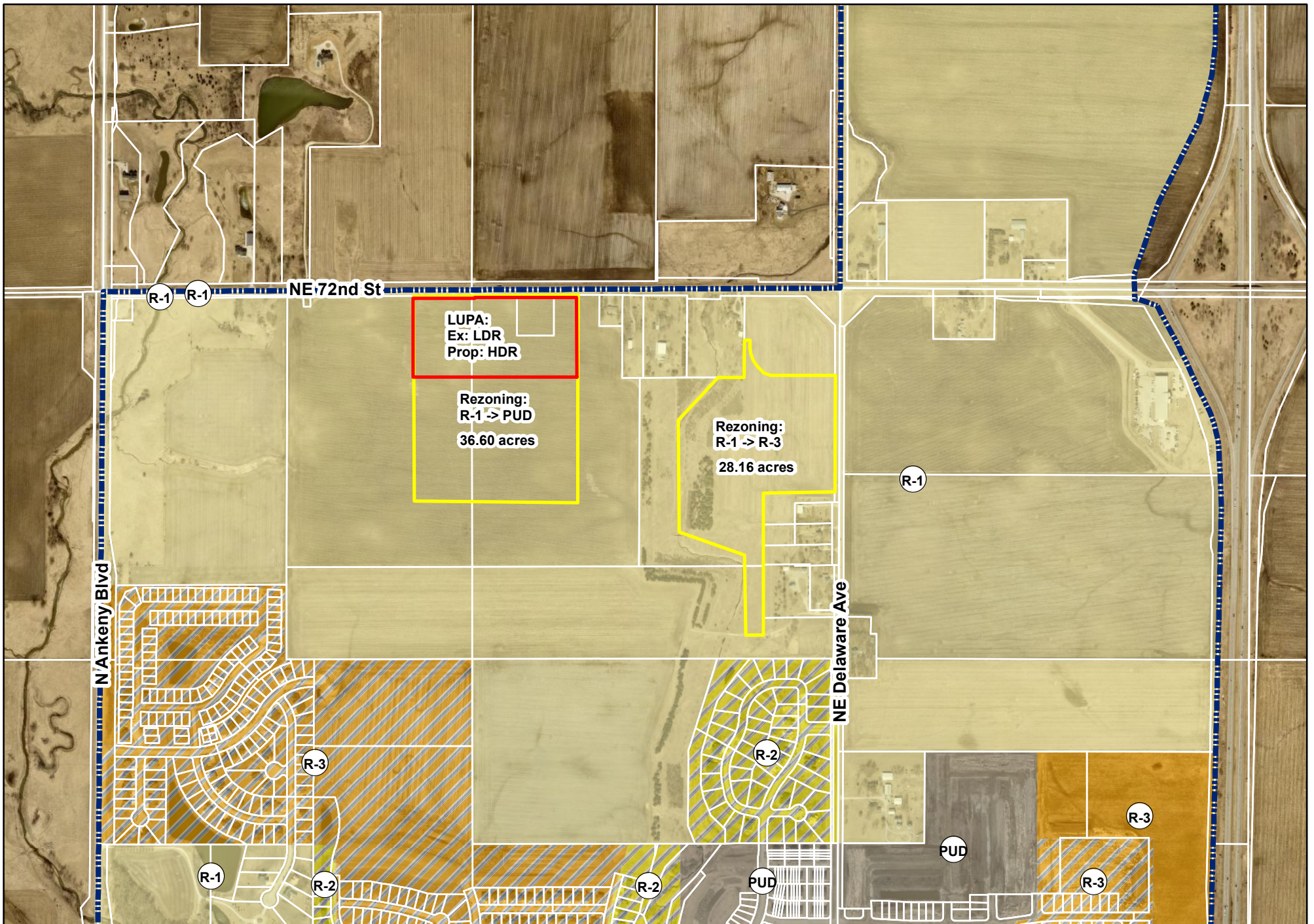
**Hope Kimberley Properties - Phase 2
Land Use Plan Amendment & Rezoning
Aerial Map**



1 inch = 900 feet
Date: 12/14/2023

**Hope Kimberley Properties - Phase 2
Land Use Plan Amendment & Rezoning
Future Land Use Map**





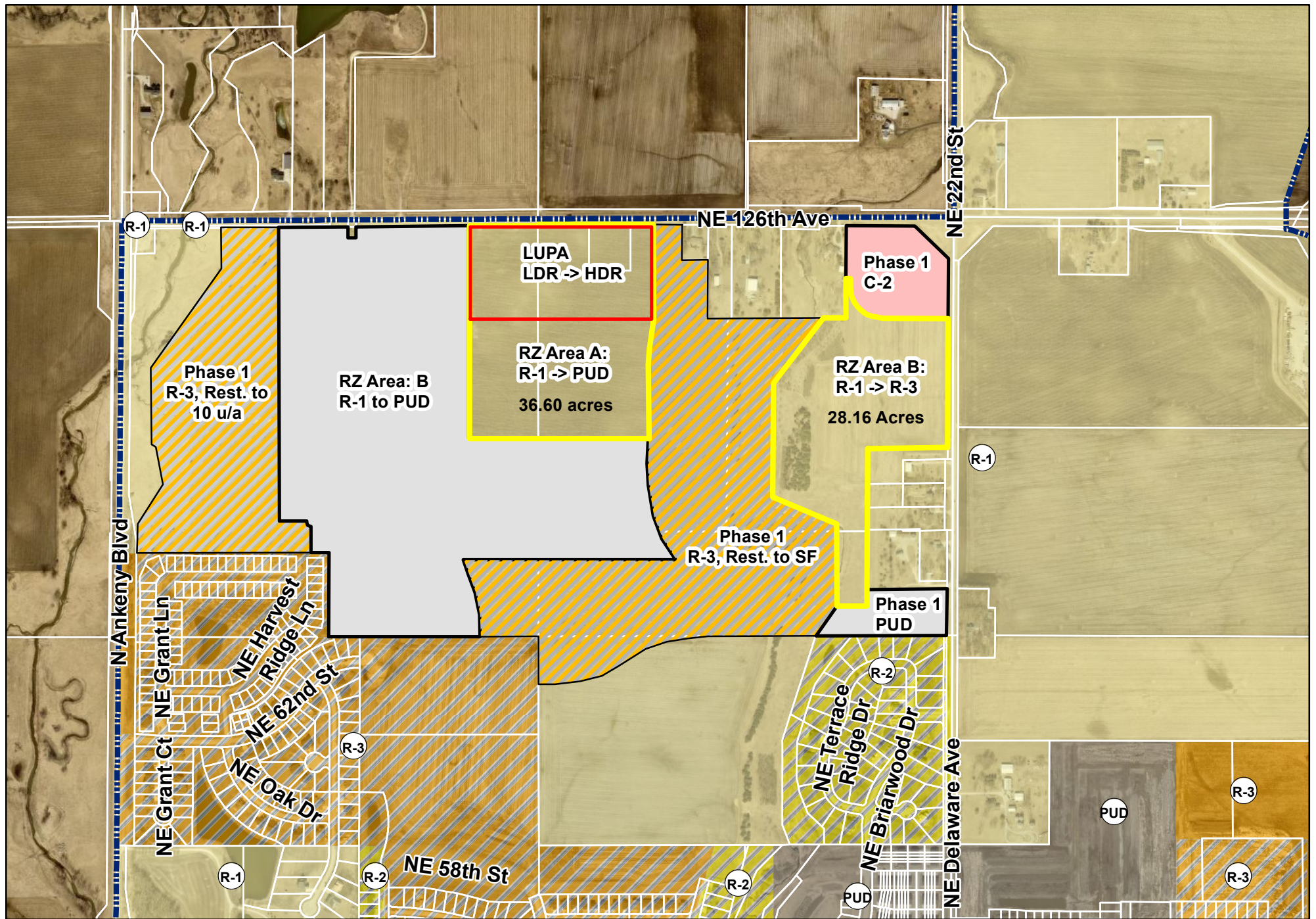
N



1 inch = 900 feet

Date: 12/14/2023

**Hope Kimberley Properties - Phase 2
Land Use Plan Amendment & Rezoning
Zoning Map**



1 inch = 800 feet

Date: 12/28/2023

**Hope Kimberley Properties
Land Use Plan Amendments & Rezoning
Updated Zoning Map**