



PLAN AND ZONING COMMISSION

Meeting Agenda
Tuesday, October 8, 2024
6:30 PM

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

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

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 Commission 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:

October 8, 2024 Agenda

Consider MOTION to approve and accept the October 8, 2024 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes of the September 17, 2024 Plan and Zoning Commission meeting

Consider MOTION to approve and accept the September 17, 2024 minutes of the Plan and Zoning Commission meeting.

2. The Crossings at Deer Creek Plat 16 Final Plat

Consider MOTION to recommend City Council preliminary approval of The Crossings at Deer Creek Plat 16 Final Plat.

3. Northgate Plat 7 Final Plat

Consider MOTION to recommend City Council preliminary approval of Northgate Plat 7 Final Plat; and authorize cost participation request for sidewalk oversizing and truncated domes along NE Trilein Drive in the amount estimated to be \$4,463.50.

4. Centennial Ridge Plat 4 Final Plat

Consider MOTION to recommend City Council approval of Centennial Ridge Plat 4 Final Plat; and recommend City Council authorization of cost-participation request for sidewalk oversizing along NW Reinhart Drive and NW Irvinedale Drive in the amount estimated to be \$14,469.

5. 3760 SE Convenience Boulevard - Casey's Aircraft Hangar Site Plan

Consider MOTION to approve the site plan for 3760 SE Convenience Boulevard, Casey's Aircraft Hangar.

Consider MOTION to approve the recommendations for Consent Agenda Item(s) #1 - #5.

F. REMOVED CONSENT AGENDA ITEMS:

G. REPORTS:

Director and Commissioner Reports

1. October 7, 2024 City Council Report - Staff
2. Tentative Agenda for Tuesday, October 22, 2024
3. September 2024 Building Permit Report
4. Commissioner's Reports

H. MISCELLANEOUS ITEMS:

City Council Representative

October 21, 2024 - 5:30 p.m. - Staff

I. ADJOURNMENT:

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

October 8, 2024
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

October 8, 2024 Agenda

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to approve and accept the October 8, 2024 agenda with/without amendments.

ATTACHMENTS

None



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

October 8, 2024
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

Minutes of the September 17, 2024 Plan and Zoning Commission meeting

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to approve and accept the September 17, 2024 minutes of the Plan and Zoning Commission meeting.

ATTACHMENTS

1. P&Z Minutes 2024-09-17

Meeting Minutes
Plan & Zoning Commission Meeting

Tuesday, September 17, 2024

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

CALL TO ORDER

Chair Ted Rapp called the September 17, 2024 meeting of the Plan & Zoning Commission to order at 6:44 p.m.

ROLL CALL

Members present: Ted Rapp, Randy Weisheit, Trina Flack, Glenn Hunter, Lisa West, Todd Ripper and Annette Renaud.
Staff present: Eric Jensen, Eric Carstens, Bryan Morrissey, Ryan Kirschman, Laura Hutzell, Jake Heil and Brenda Fuglsang.

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve and accept the September 17, 2024 agenda without amendments. Second by T.Ripper. All voted aye. Motion carried 7 – 0.

COMMUNICATIONS

There were no communications.

CITIZEN'S REQUEST

There were no requests.

CONSENT AGENDA ITEMS

Item #1. Minutes

Motion to approve and accept the September 4, 2024 minutes of the Plan and Zoning Commission meeting.

Item #2. Kimberley Villas - Updated Building Elevations

Motion to approve the updated building elevations for the Kimberley Villas Site Plan.

Item #3. 4703 N Ankeny Boulevard - Ankeny Community Baptist Church Parking Expansion Site Plan

Motion to approve the site plan for 4703 N Ankeny Boulevard, Ankeny Community Baptist Church Parking Expansion.

Item #4. Deer Creek Rowhomes Plat 1 Final Plat

Motion to recommend City Council approval of Deer Creek Rowhomes Plat 1 Final Plat.

Item #5. Deer Creek Rowhomes Site Plan

Motion to approve the site plan for Deer Creek Rowhomes, subject to recordation of the final plat.

Referencing Item #2, Commissioner Flack commented that she understands that it is State law, but she is disappointed in the change of building materials for this project. T.Ripper asked for additional details. E.Jensen said that last year the legislature approved HF2388, which basically states that municipalities can not regulate building materials for residential structures that have 12 units or fewer. He noted that he is paraphrasing, as he did not have HF2388 in front of him. There was a discussion between the Commission and staff regarding this change in law. E.Jensen said he would email a copy of HF2388 to the Commission for their review.

Motion by G.Hunter to approve the recommendations for Consent Agenda Item #1 - #5. Second by R.Weisheit. All voted aye. Motion carried 7 – 0.

REPORTS

City Council Meeting

E.Jensen reported on the September 16, 2024 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the Tuesday, October 8, 2024 Plan and Zoning Commission meeting. He also said that he would email the Commission information on the Public Input Workshop for the S Ankeny Boulevard Corridor Study that is being held on Monday, September 23 at 6:00-7:30 pm.

Commissioner's Reports

T.Rapp shared that there is a tentative date, March 25, 2025, to hold a Plan and Zoning Commission retreat.

MISCELLANEOUS ITEMS

October 7, 2024 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, Chair Ted Rapp adjourned the meeting. Meeting adjourned at 6:52 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

October 8, 2024
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

The Crossings at Deer Creek Plat 16 Final Plat

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure economic vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

See attached staff report.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to recommend City Council preliminary approval of The Crossings at Deer Creek Plat 16 Final Plat.

ATTACHMENTS

1. Aerial Map
2. Staff Report
3. Applicant Letter
4. Final Plat



1 inch = 800 feet

Date: 9/30/2024

The Crossings at Deer Creek Plat 16



Agenda Item: The Crossings at Deer Creek Plat 16 – Final Plat
Report Date: September 30, 2024
Prepared By: Derek Silverthorn *ESC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council preliminary approval of The Crossings at Deer Creek Plat 16 Final Plat.

Project Summary:

The Crossings at Deer Creek Plat 16 is a proposed 50.75-acre (+/-) plat located south of NE 18th Street, ½-mile east of NE Four Mile Drive, and ½-mile west of NE 38th Street. The subject plat creates 34 single-family detached residential lots, four street lots, and two outlots for Deer Creek and additional stormwater detention. All 34 residential lots are platted in accordance with the amended Deer Creek PUD Conceptual Master Plan approved in 2018; and the Deer Creek South Phase 4 Preliminary Plat approved in 2021.

Project Report:

- Streets:** The proposed development will be accessed from extensions of NE Meadow Landing Drive and NE Meadow Crossing Drive. These street extensions will continue north and intersect with a new portion of NE Avery Drive. NE Meadow Landing Drive and NE Avery Drive will both terminate via cul-de-sac as NE Meadow Landing Court to the north and NE Avery Court to the east, respectively. All proposed streets in the development will be required to have five-foot sidewalks.
- Water:** The proposed development will be served by eight-inch water main extended from existing water main along NE Meadow Landing Drive and NE Meadow Crossing Drive throughout the development. The new water mains will terminate at the cul-de-sacs of NE Avery Court and NE Meadow Landing Drive.
- Sewer:** Eight-inch sanitary sewer will be extended from existing sewer to serve the proposed plat area. Wastewater will convey off-site northwesterly into an existing trunk sewer, and ultimately into the Four Mile Outfall.
- Drainage:** Storm sewer and drainage easements are provided throughout the proposed plat area. A majority of stormwater within the plat area will be routed into a proposed stormwater detention pond within Outlot Y, which then outlets into Deer Creek.
- Parkland:** The developer requests that the City accept payment in lieu of parkland, in an amount equal to \$14,520.00 based on \$12,000.00 per acre, to fulfill the parkland dedication requirement as specified in the City's Subdivision Regulations in Chapter 200.35.A.1 (Criteria for Requiring Parkland Dedication) for Development.

**CITY OF ANKENY
SUBDIVISION DATA**

PLAT NAME: The Crossings at Deer Creek Plat 16

OWNER/ DEVELOPER: Deer Creek Estates, LLC

GENERAL INFORMATION:

PLAT LOCATION: South of NE 18th Street, ½-mile east of NE Four Mile Drive, and ½-mile west of NE 38th Street

SIZE OF PLAT: 50.75 acres

ZONING: Deer Creek PUD

LOTS:

NUMBER: 34 single-family detached residential lots, 4 street lots, 2 outlots

SIZE/DENSITY: 1.12 units per acre

USE: Residential

BUILDING LINES: Front: 30' for garage doors
25' for house and porch

Rear: 30 feet

10' for front- or side-loaded detached garage

Side: 15' total (min. 7' one side)

ADJACENT LANDS:

NORTH: NE 18th Street; Deer Creek Estates Plat 14

SOUTH: The Crossings at Deer Creek Plat 15

EAST: Unplatted, Canyon Landing PUD

WEST: NE Four Mile Drive

PARK SITE DEDICATION:

The developer requests that the City accept payment in lieu of parkland, in an amount equal to \$14,520.00 based on \$12,000.00 per acre, to fulfill the parkland dedication requirement as specified in the City's Subdivision Regulations in Chapter 200.35.A.1 (Criteria for Requiring Parkland Dedication) for Development.

STREET DEVELOPMENT:

NAME: NE 18th Street

LENGTH: 1007'

CLASSIFICATION: Arterial

R.O.W. (REQ'D./PROV.): 100'/100'

PAVEMENT WIDTH: To be determined via CIP

NAME: NE Meadow Landing Drive

LENGTH: 262'

CLASSIFICATION: Normal residential

R.O.W. (REQ'D./PROV.): 60'/60'

PAVEMENT WIDTH: 27'

NAME: NE Meadow Landing Court
LENGTH: 141'
CLASSIFICATION: Normal cul-de-sac
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: NE Meadow Crossing Drive
LENGTH: 701'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: NE Avery Drive
LENGTH: 399'
CLASSIFICATION: Normal residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: NE Avery Court
LENGTH: 465'
CLASSIFICATION: Normal cul-de-sac
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

WASTE WATER:

PROJECTED FLOWS: 34 units X 3 pers. per house X 100 gal. per day/pers.= 10,200 GPD

NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Four Mile Trunk Sewer

FOUR MILE TRUNK SEWER CAPACITY: 47 MGD; current daily avg. 11.2 MGD

STORM WATER:

BASIN FLOWS: This plat lies in the Four Mile Creek Drainage Basin.

WATER SYSTEM:

USAGE: 34 units X 3 pers. per house X 100 gal. per day/person = 10,200 GPD

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

FINAL PLAT DRAWING:

Staff recommends approval.

CONSTRUCTION PLANS:

To be approved.

September 6, 2024

Honorable Mayor, City Council and Plan and Zoning Commission Members
c/o Derek Silverthorn
City of Ankeny
1210 NW Prairie Ridge Dr.
Ankeny, Iowa 50023

RE: The Crossings at Deer Creek Plat 16
Final Plat and Construction Drawing Submittal

Dear Plan and Zoning Commission Members, Council Members, and Honorable Mayor;

On behalf of Deer Creek Ankeny Inc., we are pleased to submit herewith a final plat and construction drawings for The Crossings at Deer Creek Plat 16 located within the Deer Creek PUD, east of NE Four Mile Drive, north of E 1st Street. The property contains approximately 51 acres.

Plat 16 will include development of 34 single family lots, which is consistent with the Deer Creek PUD. The project contains several new public streets including the extension of NE Meadow Landing Drive and NE Meadow Crossing Drive and the construction of NE Avery Court. Public sanitary sewer will be extended from the trunk sewer, and water main will be extended from the public streets to provide service for the development. Storm water detention will be provided in a new dry-bottom detention basin in the NW corner of the property.

We are requesting that preliminary approval of the final plat be granted by City Council at the next regular City Council meeting.

Sincerely,
CIVIL DESIGN ADVANTAGE, LLC



Emily Harding, Project Manager

cc: Deer Creek Ankeny, Inc.

INDEX LEGEND			
LOCATION:	PT. NW1/4 SEC 17--80--23 ANKENY, POLK COUNTY, IOWA	SURVEYOR:	LOUIS M. KELEHAN
REQUESTOR:	DEER CREEK ESTATES, LLC	SURVEYOR COMPANY:	CIVIL DESIGN ADVANTAGE
PROPRIETOR:	DEER CREEK ESTATES, LLC 160 ADVENTURELAND DRIVE NW ALTOONA, IOWA 50009	PREPARED BY & RETURN TO:	CIVIL DESIGN ADVANTAGE 4121 NW URBANDALE DRIVE URBANDALE, IOWA 50322 PH: 515--369--4400

OWNER / DEVELOPER

DEER CREEK ANKENY, INC.
160 ADVENTURELAND DRIVE NW
ALTOONA, IOWA 50009
PH. (515) 208-5227

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: (515) 369-4400

DATE OF SURVEY

FIELDWORK: NOVEMBER, 2022

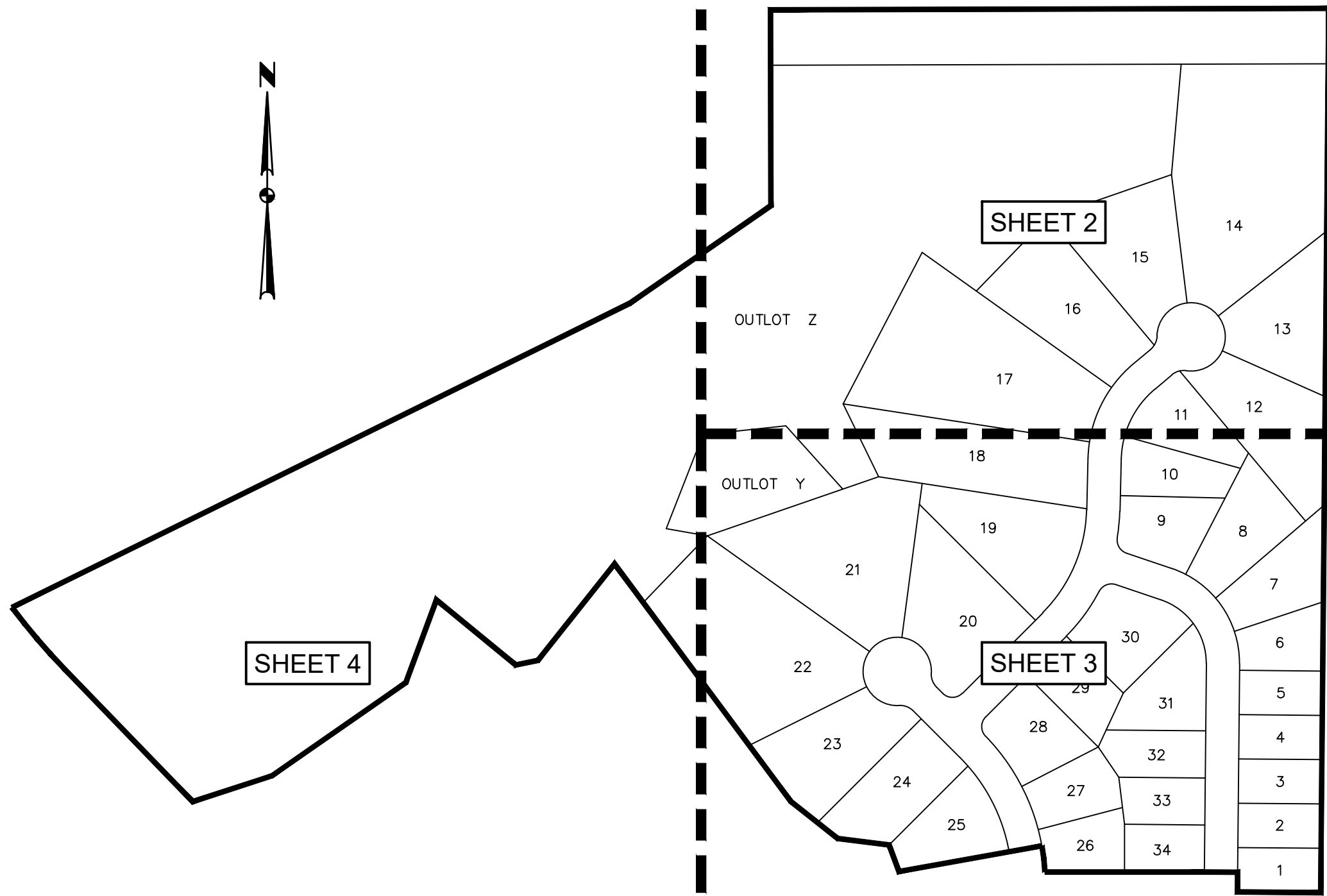
PLAT DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA, LYING SOUTH AND EAST OF DEER CREEK ESTATES PLAT 14, AN OFFICIAL PLAT, LYING EAST OF THE CROSSINGS AT DEER CREEK PLAT 7, AN OFFICIAL PLAT, LYING NORTH OF THE CROSSINGS AT DEER CREEK PLAT 15, AN OFFICIAL PLAT, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 17; THENCE SOUTH 00°31'59" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, 1595.94 FEET TO THE NORTHEAST CORNER OF SAID THE CROSSINGS AT DEER CREEK PLAT 15; THENCE NORTH 89°28'01" WEST ALONG THE NORTHERLY LINE OF SAID THE CROSSINGS AT DEER CREEK PLAT 15, A DISTANCE OF 150.00 FEET; THENCE NORTH 00°31'59" EAST CONTINUING ALONG SAID NORTHERLY LINE, 35.33 FEET; THENCE NORTH 89°28'01" WEST CONTINUING ALONG SAID NORTHERLY LINE, 60.00 FEET; THENCE NORTH 90°00'00" WEST CONTINUING ALONG SAID NORTHERLY LINE, 287.90 FEET; THENCE NORTHERLY CONTINUING ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 380.00 FEET, WHOSE ARC LENGTH IS 47.50 FEET AND WHOSE CHORD BEARS NORTH 06°34'30" WEST, 47.46 FEET; THENCE SOUTH 79°50'40" WEST CONTINUING ALONG SAID NORTHERLY LINE, 262.11 FEET; THENCE NORTH 20°12'40" WEST CONTINUING ALONG SAID NORTHERLY LINE, 51.02 FEET; THENCE NORTH 82°47'04" WEST CONTINUING ALONG SAID NORTHERLY LINE, 93.84 FEET; THENCE NORTH 51°39'37" WEST CONTINUING ALONG SAID NORTHERLY LINE, 107.78 FEET; THENCE NORTH 36°33'06" WEST CONTINUING ALONG SAID NORTHERLY LINE, 533.51 FEET; THENCE SOUTH 38°29'39" WEST CONTINUING ALONG SAID NORTHERLY LINE, 222.77 FEET; THENCE SOUTH 78°44'04" WEST CONTINUING ALONG SAID NORTHERLY LINE, 40.76 FEET; THENCE NORTH 50°38'42" WEST CONTINUING ALONG SAID NORTHERLY LINE, 184.87 FEET; THENCE SOUTH 20°20'26" WEST CONTINUING ALONG SAID NORTHERLY LINE, 159.18 FEET; THENCE SOUTH 55°10'50" WEST CONTINUING ALONG SAID NORTHERLY LINE, 294.66 FEET; THENCE SOUTH 72°00'00" WEST CONTINUING ALONG SAID NORTHERLY LINE, 150.33 FEET TO THE NORTHWEST CORNER OF SAID THE CROSSINGS AT DEER CREEK PLAT 15, SAID POINT ALSO BEING ON THE NORTHEASTERLY LINE OF SAID THE CROSSINGS AT DEER CREEK PLAT 7; THENCE NORTH 44°00'19" WEST ALONG SAID NORTHEASTERLY LINE, 333.65 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID NORTHEASTERLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 1160.00 FEET, WHOSE ARC LENGTH IS 145.38 FEET AND WHOSE CHORD BEARS NORTH 40°24'54" WEST, 145.29 FEET TO THE SOUTHWEST CORNER OF SAID DEER CREEK ESTATES PLAT 14; THENCE NORTH 63°48'06" EAST ALONG THE SOUTHERLY LINE OF SAID DEER CREEK ESTATES PLAT 14, A DISTANCE OF 1241.70 FEET; THENCE NORTH 55°20'57" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 310.83 FEET TO THE SOUTHEAST CORNER OF SAID DEER CREEK ESTATES PLAT 14; THENCE NORTH 00°08'16" WEST ALONG THE EASTERLY LINE OF SAID DEER CREEK ESTATES PLAT 14, A DISTANCE OF 353.40 FEET TO THE NORTHEAST CORNER OF SAID DEER CREEK ESTATES PLAT 14, SAID POINT ALSO BEING ON THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 89°50'49" EAST ALONG SAID NORTH LINE, 1007.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 50.75 ACRES (2,210,559 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

SHEET INDEX



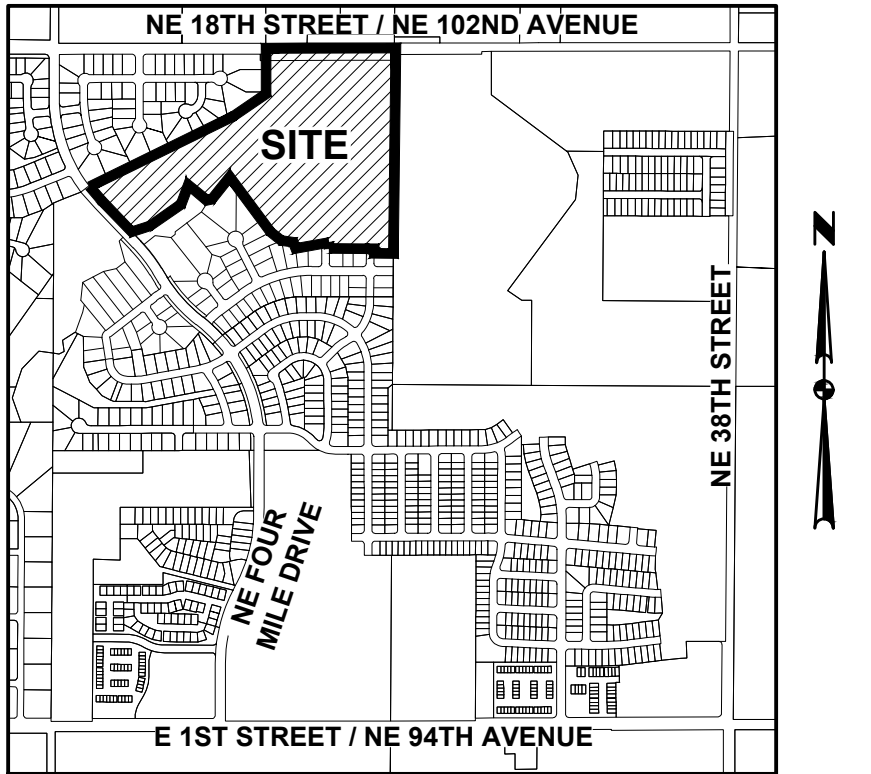
ZONING AND BULK REGULATIONS

ZONING
DEER CREEK PUD

BULK REGULATIONS

- DETACHED RESIDENTIAL HOMES WITH MINIMUM TWO-CAR ATTACHED OR DETACHED GARAGES
- MINIMUM LOT WIDTH AT FRONT YARD SETBACK: 80 FEET
- MINIMUM LOT AREA: 10,000 S.F.
- MINIMUM YARD REQUIREMENTS:
 - FRONT: 30 FEET FOR GARAGE DOORS, 25 FEET FOR HOUSE/PORCH
 - REAR: 30 FEET (DECKS MAY EXTEND 12 FEET INTO RYSB), 10' FOR FRONT OR SIDE LOADED DETACHED GARAGE
 - SIDE: 15 FEET TOTAL (MIN. 7' ONE SIDE)
- SCREENING REQUIRED: NONE
- R-1 ZONING REGULATIONS SHALL APPLY TO ANY ITEMS NOT COVERED WITHIN THIS PUD

VICINITY MAP



LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP#18660 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	---	---
SECTION LINE	----	----
EASEMENT LINE	- - - -	- - - -
BUILDING SETBACK LINE		
PLAT BOUNDARY	=====	=====

NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
3. STREET LOTS 'A', 'B', 'C' AND 'D' SHALL BE DEDICATED TO THE CITY OF ANKENY FOR PUBLIC STREET RIGHT-OF-WAY.
4. OUTLOT 'Z' (FLOODPLAIN) & OUTLOT 'Y' (DETENTION) ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
5. THE DEVELOPER IS RESPONSIBLE FOR STREETLIGHT INSTALLATION WITHIN THIS SUBDIVISION AND ALONG NW 18TH STREET.
6. DRIVEWAYS FOR LOTS 9, 13, 17, 19, 21, 24, 25, 31, 33 AND 34 NEED TO AVOID STORM STRUCTURES, RAMPS, SIDEWALK OVERFLOWS AND WATER VALVES.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	71°55'27"	150.00'	188.30'	N35°25'44"W	176.18'	C31	48°03'17"	33.50'	28.10'	N20°58'22"W	27.28'
C2	48°33'30"	200.00'	169.50'	N25°43'15"E	164.47'	C32	85°32'47"	61.50'	91.82'	N39°43'07"W	83.53'
C3	17°10'02"	300.00'	89.89'	N10°01'31"E	89.55'	C33	62°00'53"	61.50'	66.57'	S66°30'03"W	63.36'
C4	26°23'28"	300.00'	138.18'	N31°48'16"E	136.96'	C34	62°00'53"	61.50'	66.57'	S04°29'10"W	63.36'
C5	34°50'40"	350.00'	212.85'	N27°34'40"W	209.59'	C35	66°32'00"	61.50'	71.42'	S59°47'17"E	67.47'
C6	19°00'39"	180.00'	59.72'	N08°58'20"W	59.45'	C36	48°03'17"	33.50'	28.10'	S69°01'38"E	27.28'
C7	22°05'41"	180.00'	69.41'	N29°31'30"W	68.98'	C37	3°46'10"	320.00'	21.05'	S43°06'55"E	21.05'
C8	22°05'41"	180.00'	69.41'	N51°37'11"W	68.98'	C38	31°04'29"	320.00'	173.55'	S25°41'35"E	171.44'
C9	8°43'26"	180.00'	27.41'	N67°01'45"W	27.38'	C39	0°59'27"	313.00'	5.41'	N40°39'02"W	5.41'
C10	81°05'14"	25.00'	35.38'	N30°50'51"W	32.50'	C40	2°20'12"	320.00'	13.05'	N11°19'26"W	13.05'
C11	17°49'32"	330.00'	102.67'	N18°36'32"E	102.25'	C41	2°10'58"	313.00'	11.92'	N11°14'50"W	11.92'
C12	8°15'16"	330.00'	47.54'	N05°34'08"E	47.50'	C42	11°40'50"	380.00'	77.47'	N08°50'05"W	77.33'
C13	14°02'40"	170.00'	41.67'	N08°27'50"E	41.57'	C43	12°36'09"	380.00'	83.58'	N20°58'34"W	83.41'
C14	3°13'36"	170.00'	9.57'	S17°05'59"W	9.57'	C44	16°51'49"	380.00'	111.84'	N35°42'33"W	111.44'
C15	2°45'38"	163.00'	7.85'	N16°51'59"E	7.85'	C45	89°08'28"	25.00'	38.90'	N00°25'46"E	35.09'
C16	34°30'49"	170.00'	102.40'	N32°44'35"E	100.86'	C46	38°49'53"	25.00'	16.94'	S25°35'04"W	16.62'
C17	27°05'24"	33.50'	15.84'	S63°32'42"W	15.69'	C47	17°28'42"	330.00'	100.67'	N36°15'39"E	100.28'
C18	15°26'39"	26.50'	7.14'	N77°25'31"E	7.12'	C48	11°45'35"	330.00'	67.73'	N39°07'13"E	67.61'
C19	20°57'53"	33.50'	12.26'	N87°34'20"E	12.19'	C49	11°38'06"	337.00'	68.43'	N39°10'57"E	68.32'
C20	74°02'20"	61.50'	79.47'	N61°02'07"E	74.06'	C50	81°05'14"	25.00'	35.38'	N68°03'55"E	32.50'
C21	62°01'06"	61.50'	66.57'	N06°59'36"W	63.37'	C51	16°26'33"	25.00'	7.17'	N79°36'44"W	7.15'
C22	58°57'25"	61.50'	63.28'	N67°28'51"W	60.53'	C52	34°42'11"	120.00'	72.68'	S54°02'22"E	71.58'
C23	81°05'43"	61.50'	87.05'	S42°29'35"W	79.96'	C53	5°18'07"	113.00'	10.46'	S38°49'12"E	10.45'
C24	30°22'39"	33.50'	17.76'	S17°08'03"W	17.55'	C54	37°13'16"	120.00'	77.96'	S18°04'39"E	76.59'
C25	17°40'38"	33.50'	10.34'	S41°09'41"W	10.29'						
C26	14°32'40"	230.00'	58.38'	S42°43'40"W	58.23'						
C27	26°41'05"	230.00'	107.12'	S22°06'48"W	106.15'						
C28	7°19'45"	230.00'	29.42'	S05°06'23"W	29.40'						
C29	43°33'30"	270.00'	205.26'	S23°13'15"W	200.36'						
C30	90°00'00"	25.00'	39.27'	N90°00'00"W	35.36'						

FILE: H:\2024\2407516\DWG\2407516-FINAL PLAT.DWG
DATE PLOTTED: 9/26/2024 9:00 AM
PLOT BY: LOUIS KELEHAN, DEC

COMMENTS:
END

LOUIS M. KELEHAN, P.L.L.C.
18660
PROFESSIONAL LAND SURVEYOR
STATE OF IOWA

NOT FOR CONSTRUCTION

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

LOUIS M. KELEHAN, P.L.L.C.
LICENSE NUMBER 18660
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 - 4

DATE

THE CROSSINGS AT
DEER CREEK PLAT 16
FINAL PLAT

1/4
2407.516

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

ENGINEER:
TECH:
REVIEW:

REVISIONS

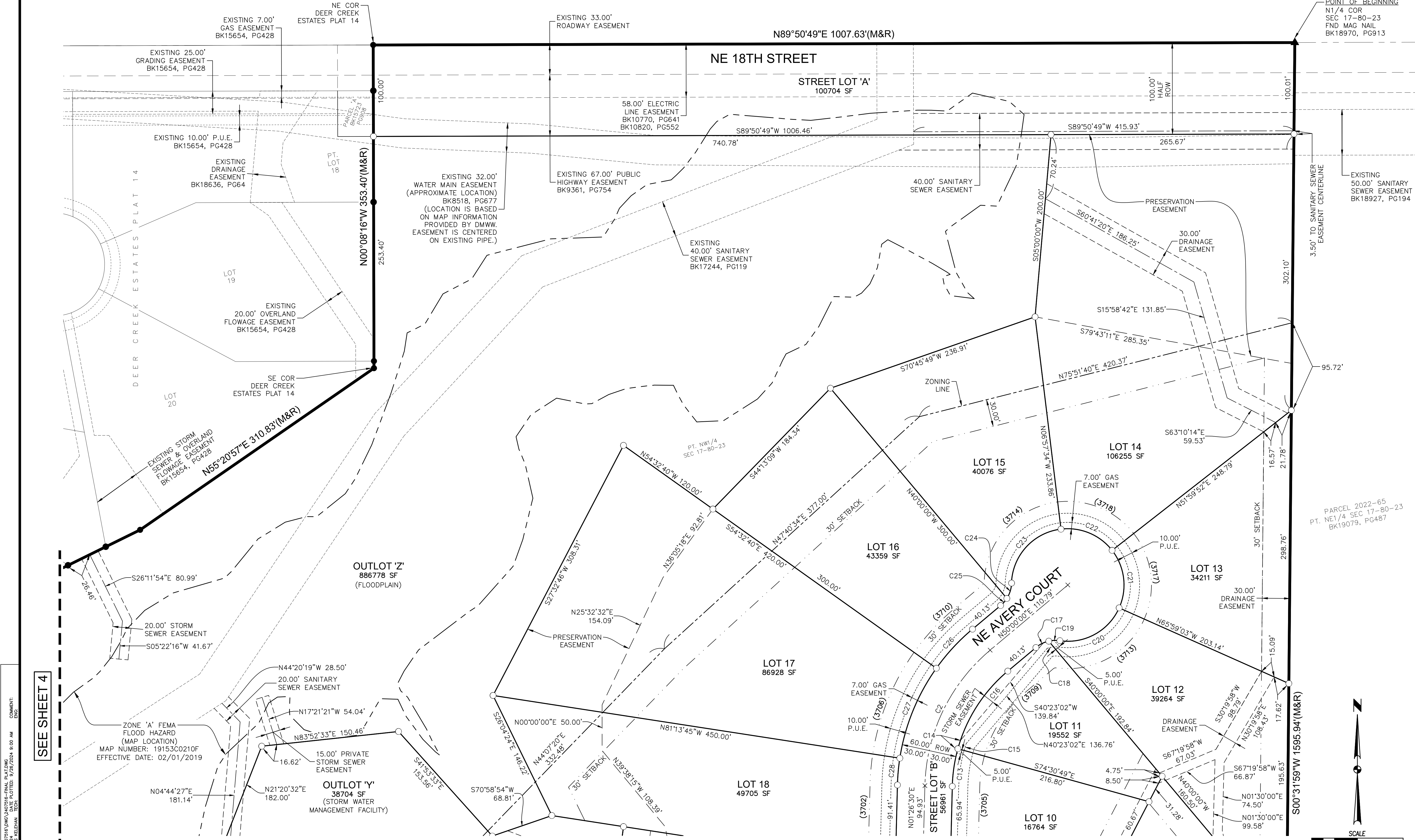
DATE	REVISIONS
09/27/24	THIRD SUBMITTAL
09/06/24	SECOND SUBMITTAL
08/16/24	FIRST SUBMITTAL

CSA
CIVIL DESIGN ADVANTAGE

ANKENY, IOWA

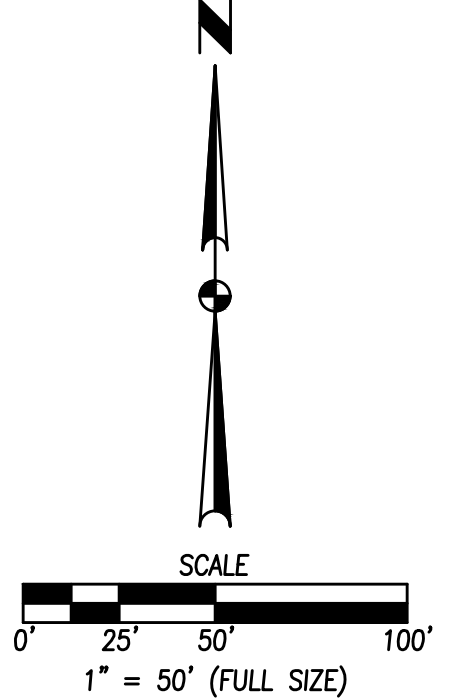
Page 15 of 62

THE CROSSINGS AT DEER CREEK PLAT 16
FINAL PLAT



SEE SHEET 4

SEE SHEET 3



DATE

09/27/24

09/06/24

08/16/24

REVISIONS

THIRD SUBMITTAL

SECOND SUBMITTAL

FIRST SUBMITTAL

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

TECH: REVIEW:

ENGINEER:

THE CROSSINGS AT
DEER CREEK PLAT 16
FINAL PLAT

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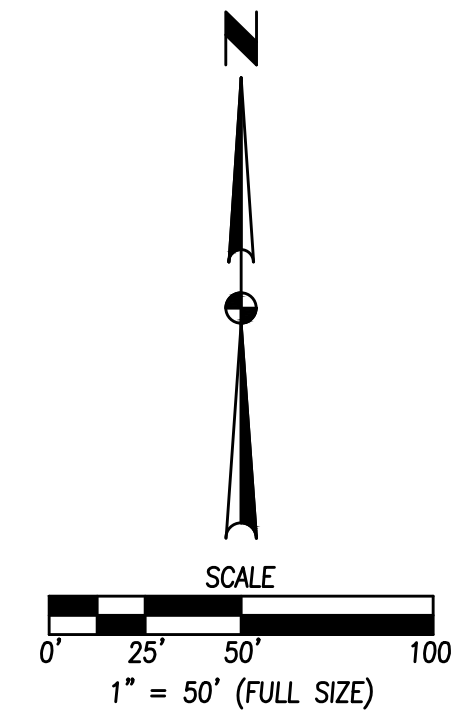
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THE CROSSINGS AT DEER CREEK PLAT 16

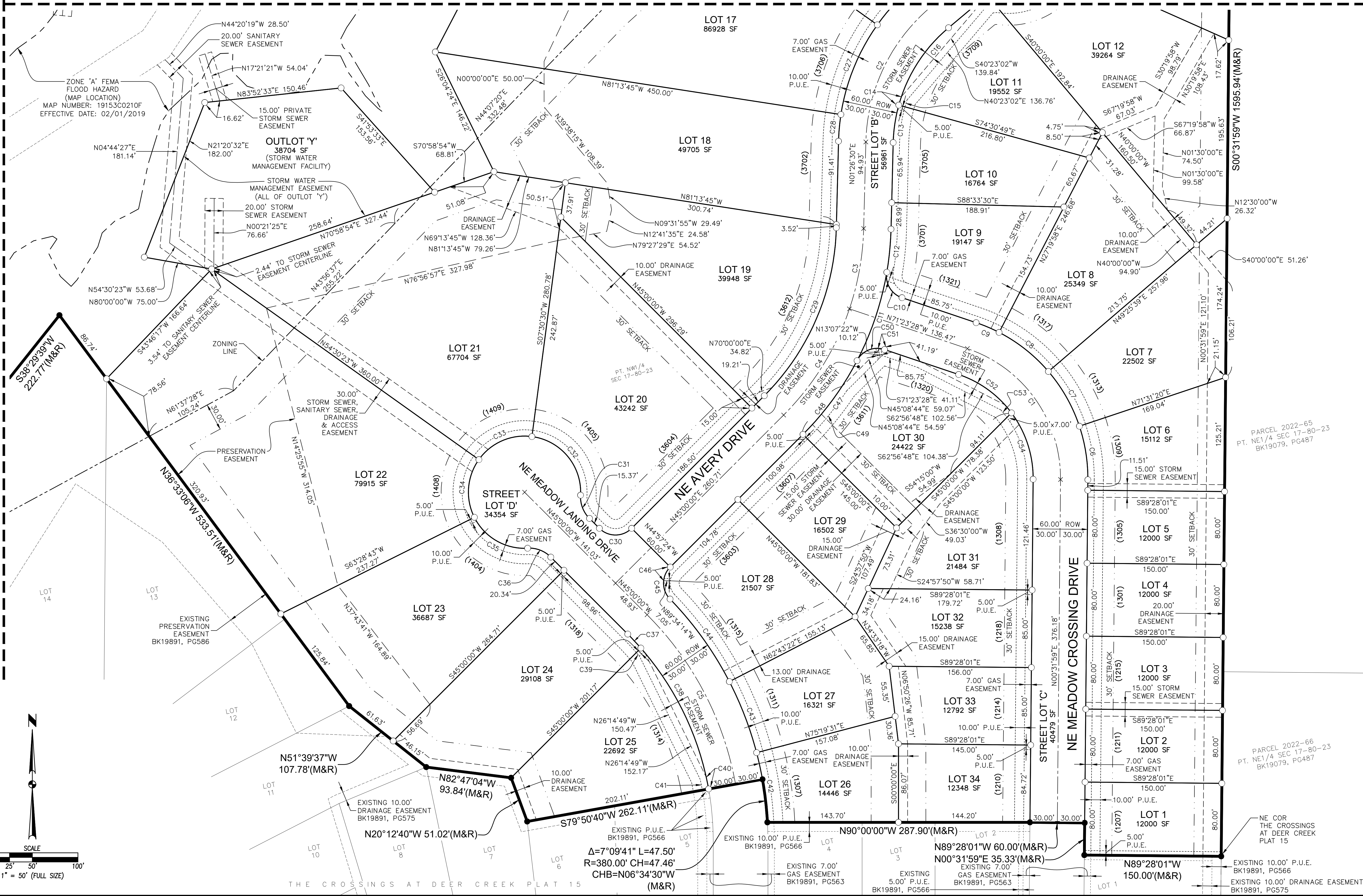
FINAL PLAT

SEE SHEET 2

SEE SHEET 4



FILE: H:\2024\207516\DWG\207516-FINAL PLAT.DWG COMMENT: 9/26/2024 9:00 AM
PLOTTER: C:\GEOGRAPHIC\GEOGRAPHIC.DWG



REVISIONS		DATE
		09/27/24
		09/06/24
		08/16/24

ENGINEER:	TECH:	REVIEW:

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

THE CROSSINGS AT DEER CREEK PLAT 16
FINAL PLAT

3
4
2407.516

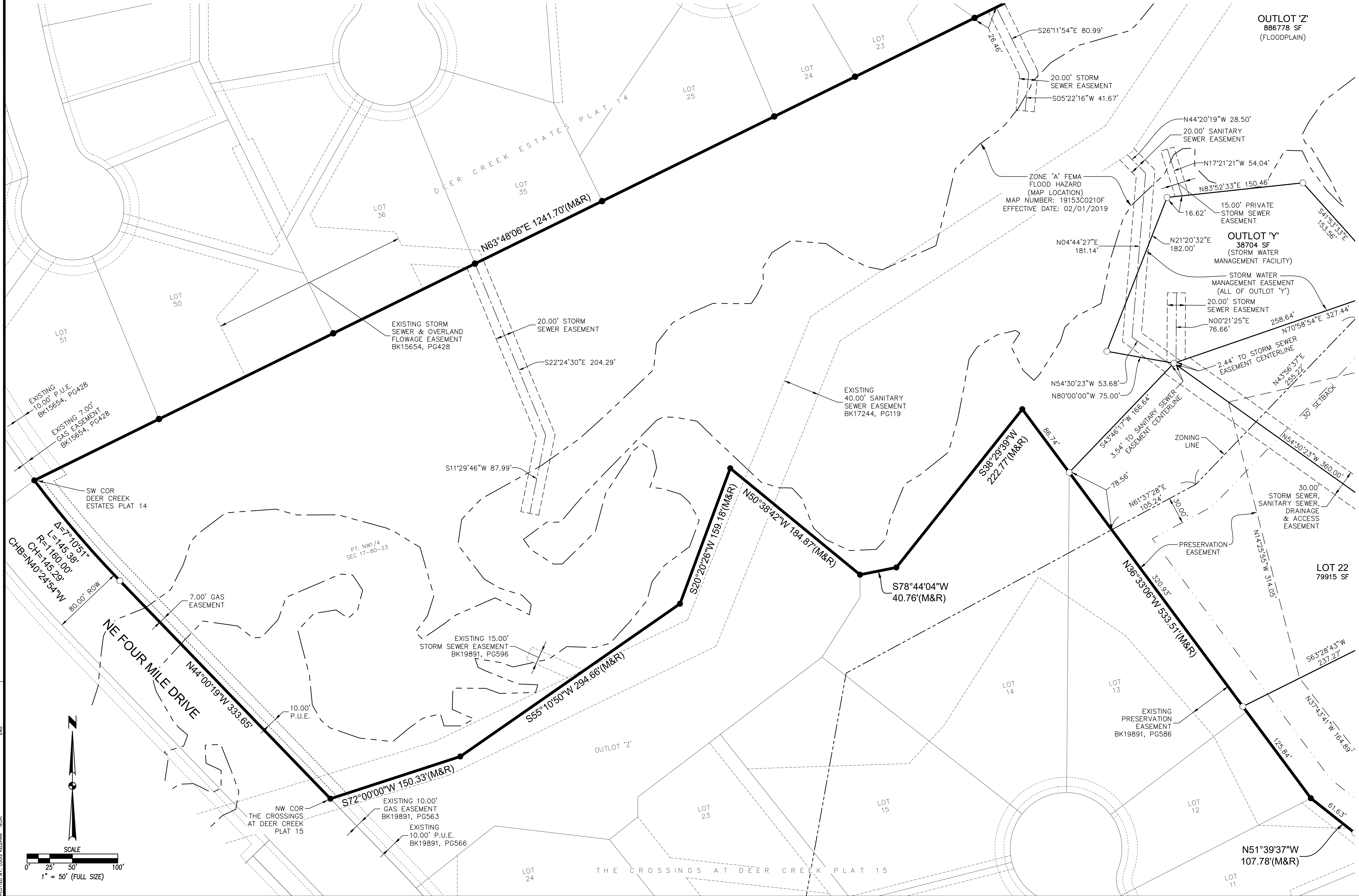
ANKENY, IOWA

CIVIL DESIGN ADVANTAGE

EA

THE CROSSINGS AT DEER CREEK PLAT 16

FINAL PLAT

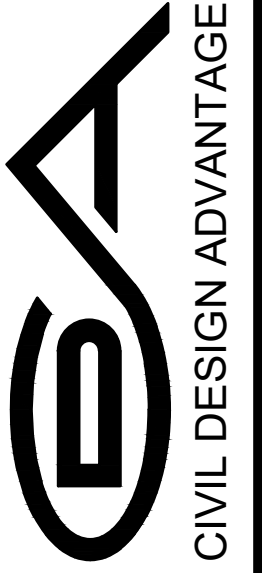


SEE SHEET 2

SEE SHEET 3

DATE	REVISIONS
09/27/24	
09/06/24	THIRD SUBMITTAL
08/16/24	FIRST SUBMITTAL

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



CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

THE CROSSINGS AT
DEER CREEK PLAT 16
FINAL PLAT



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

October 8, 2024
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

Northgate Plat 7 Final Plat

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

See attached staff report.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

Cost participation request for sidewalk oversizing and truncated domes along NE Trilein Drive in the amount estimated to be \$4,463.50.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to recommend City Council preliminary approval of Northgate Plat 7 Final Plat; and authorize cost participation request for sidewalk oversizing and truncated domes along NE Trilein Drive in the amount estimated to be \$4,463.50.

ATTACHMENTS

1. Aerial Map
2. Staff Report
3. Applicant Letter
4. Final Plat



N



1 inch = 500 feet

Date: 10/2/2024

Northgate Plat 7 Final Plat

Agenda Item: Northgate Plat 7 – Final Plat
Report Date: October 3, 2024
Prepared by: Jake Heil *EJC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council preliminary approval of Northgate Plat 7 Final Plat; and authorize cost participation request for sidewalk oversizing and truncated domes along NE Trilein Drive in the amount estimated to be \$4,463.50.

Project Summary:

Northgate Plat 7 is a proposed 8-acre (+/-) plat located north of NE 54th Street and about ¼ mile east of N Ankeny Boulevard, situated between NE Trilein Drive and NE Northgate Drive. The subject plat is zoned R-3, Multiple-Family Residence District, restricted to single-family detached residential housing. The subject plat creates 21 single-family lots, three street lots and associated utilities and easements. The street lots include the extensions of NE Trilein Drive and NE Northgate Drive to the north and the construction of NE 59th Street and NE 59th Court. The proposed plat is generally consistent with the Northgate West Preliminary Plat approved by City Council on January 16, 2017.

Project Report:

- Streets:** This plat will be primarily accessed from NE 54th Street via NE Trilein Drive. The proposed plat extends both NE Trilein Drive and NE Northgate Drive to the north and constructs a new east/west street in NE 59th Street/Court. 8-foot sidewalks will be required on the east side of NE Trilein Drive and all other proposed roads in the development will be required to have five-foot sidewalks.
- Water:** The existing 10-inch water main along NE Trilein Drive will be extended north to the proposed plat's northern boundary. 8-inch water main will be extended north along NE Northgate Drive and 8-inch water mains will be installed throughout the remainder of the plat.
- Sewer:** The existing 8-inch sanitary sewer main will be extended north along NE Northgate Drive. 8-inch sanitary sewer mains will then be installed throughout the remainder of the plat.
- Drainage:** Stormwater for the majority of the plat drains towards the west. The remainder of the plat drains towards the north and then west, with a series of temporary drainage ditches that will handle stormwater until the remaining stormwater detention ponds are installed with future plats. Stormwater for the plat eventually drains to the southwest ultimately outletting into Fourmile Creek.
- Parkland:** The parkland dedication requirement for Northgate Plat 7 is 0.29 acres, but parkland is not proposed with this plat. The developer will be dedicating 4.10 acres of parkland with a future Northgate plat. The total park dedication for the Northgate West preliminary plat is estimated at 3.5 acres.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Northgate Plat 7
NAME OF OWNER/ DEVELOPER: Jerry's Homes Inc.

GENERAL INFORMATION:

PLAT LOCATION: North of NE 54th Street, ¼ mile East of N Ankeny Boulevard
SIZE OF PLAT: 8.00 acres
ZONING: R-3 restricted to single-family detached residential housing

LOTS:

NUMBER: 21 single-family lots, three street lots
SIZE/DENSITY: 2.63 units per acre
USE: Residential
BUILDING LINES: **R-3: Restricted to Single Family Detached Residential Housing:**
Front: 30'
Rear: 35'
Side: 17' (> 1-story - 8' one side)
15' (1 story – 7' min.)

PARK SITE DEDICATION:

The parkland dedication requirement for Northgate Plat 7 is 0.29 acres, but parkland is not proposed with this plat. The developer will be dedicating 4.10 acres of parkland with a future Northgate plat. The total park dedication for the Northgate West preliminary plat is estimated at 3.5 acres.

ADJACENT LANDS:

NORTH: Undeveloped, future Northgate Plat
SOUTH: Northgate Plat 6
EAST: R-1, One-Family Residence District
WEST: Northgate Plat 5 and future Northgate plat

STREET DEVELOPMENT:

NAME: NE Trilein Drive
LENGTH: Approximately 430.0 feet
CLASSIFICATION: Minor Collector
R.O.W. (REQ'D./PROV.): 70'/70'
PAVEMENT WIDTH: 31'

NAME: NE Northgate Drive
LENGTH: Approximately 316.0 feet
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 29'

NAME: NE 59th Street
LENGTH: Approximately 346 feet
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 29'

NAME: NE 59th Court
LENGTH: Approximately 94 feet
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 29'

WASTE WATER:

PROJECTED FLOWS: 21 lots X 300 gallons/lot for SF = 6,300 GPD

WRA CAPACITY: 47 MGD; current daily avg. 17 MGD

NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: North Four Mile Trunk Sewer

STORM WATER:

BASIN FLOWS: This plat lies in the Upper Four Mile Creek Drainage Basin.

WATER SYSTEM:

USAGE: 21 lots X 3 pers. per lot X 100 gal. per day/person = 6,300 GPD

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

FINAL PLAT DRAWING:

Staff recommends approval.

CONSTRUCTION PLANS:

To be approved.

September 27, 2024

Honorable Mayor, City Council & Planning & Zoning Commission
City of Ankeny
Planning & Building Department
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50021

RE: Northgate Plat 7
Construction Drawings & Preliminary Approval of Final Plat

Honorable Mayor, City Council and Planning and Zoning Commission;

On behalf of Jerry's Homes, we submit herewith the following final plat and construction drawings for review and approval. The project area contains 8.00 acres and is located northeast of the intersection of NE Northgate Drive and NE 58th Drive. The final plat includes the development of 21 single family lots that fall within the R-3 Multiple Family Residential zoning district restricted to single family. We are requesting that preliminary approval of the final plat be granted by City Council. We will bring the final plat with bonds back before the City Council for approval once construction is complete. We would like to request cost sharing in the amount of \$4,463.50 for the upsizing of 387 linear feet of sidewalk along NW Trilein Drive to 8 feet and the installation of two detectable warnings.

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.

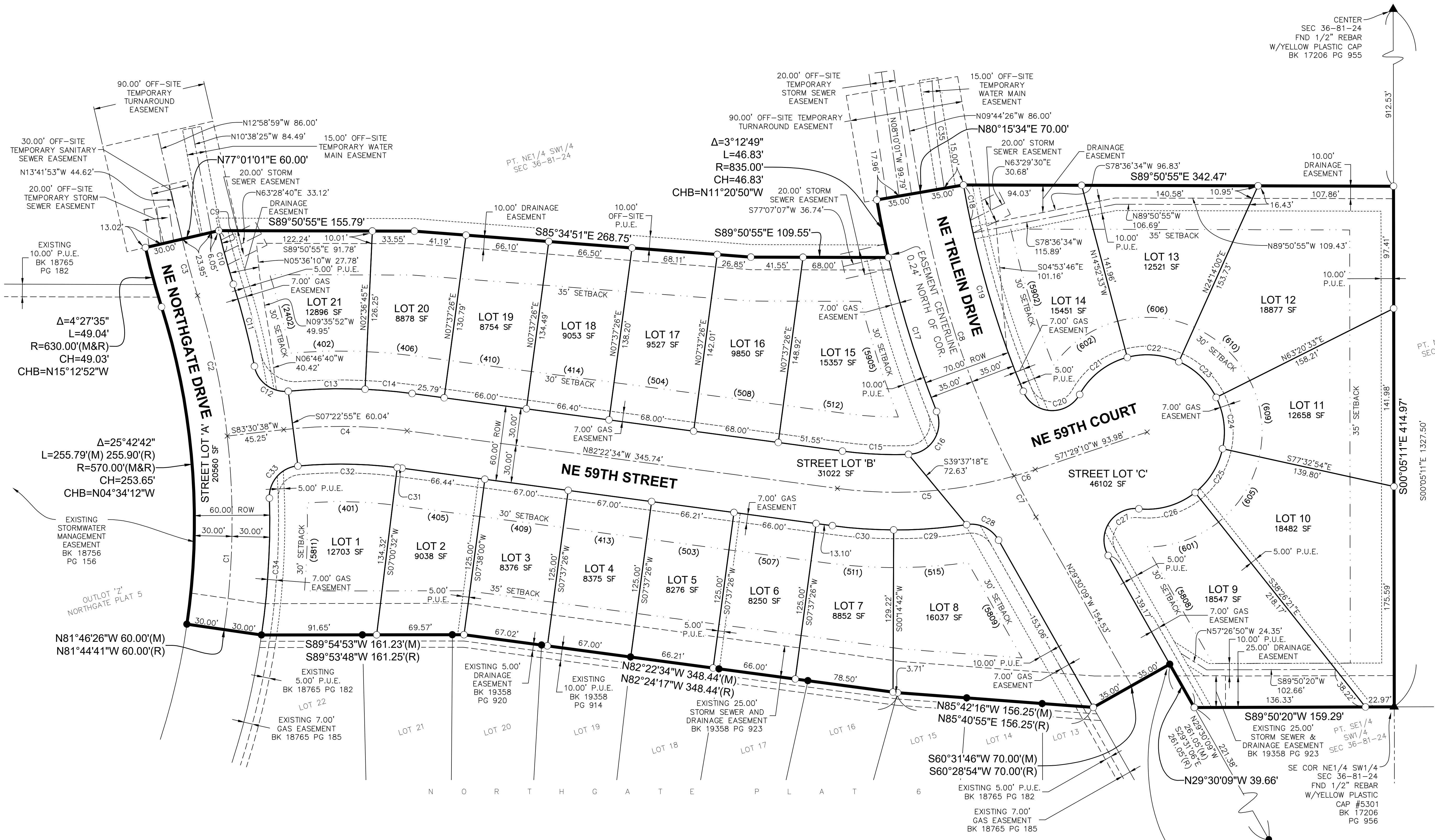
Sincerely,

CIVIL DESIGN ADVANTAGE, LLC



Erin K. Ollendike, P.E.

NORTHGATE PLAT 7
FINAL PLAT



DATE

09/25/24

REVISIONS

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

TECH: REVIEW:

CIVIL DESIGN ADVANTAGE, INC.
ANKENY, IOWA

NORTHGATE PLAT 7
FINAL PLAT

2
2
2407.593

FILE: H:\2024\2407593\DWG\PLAT 7\2407593 - FINAL PLATING
DATE PLOTTED: 9/27/2024 3:12 PM
PLOT BY: MAX EVANS



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

October 8, 2024
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

Centennial Ridge Plat 4 Final Plat

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

See attached staff report.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

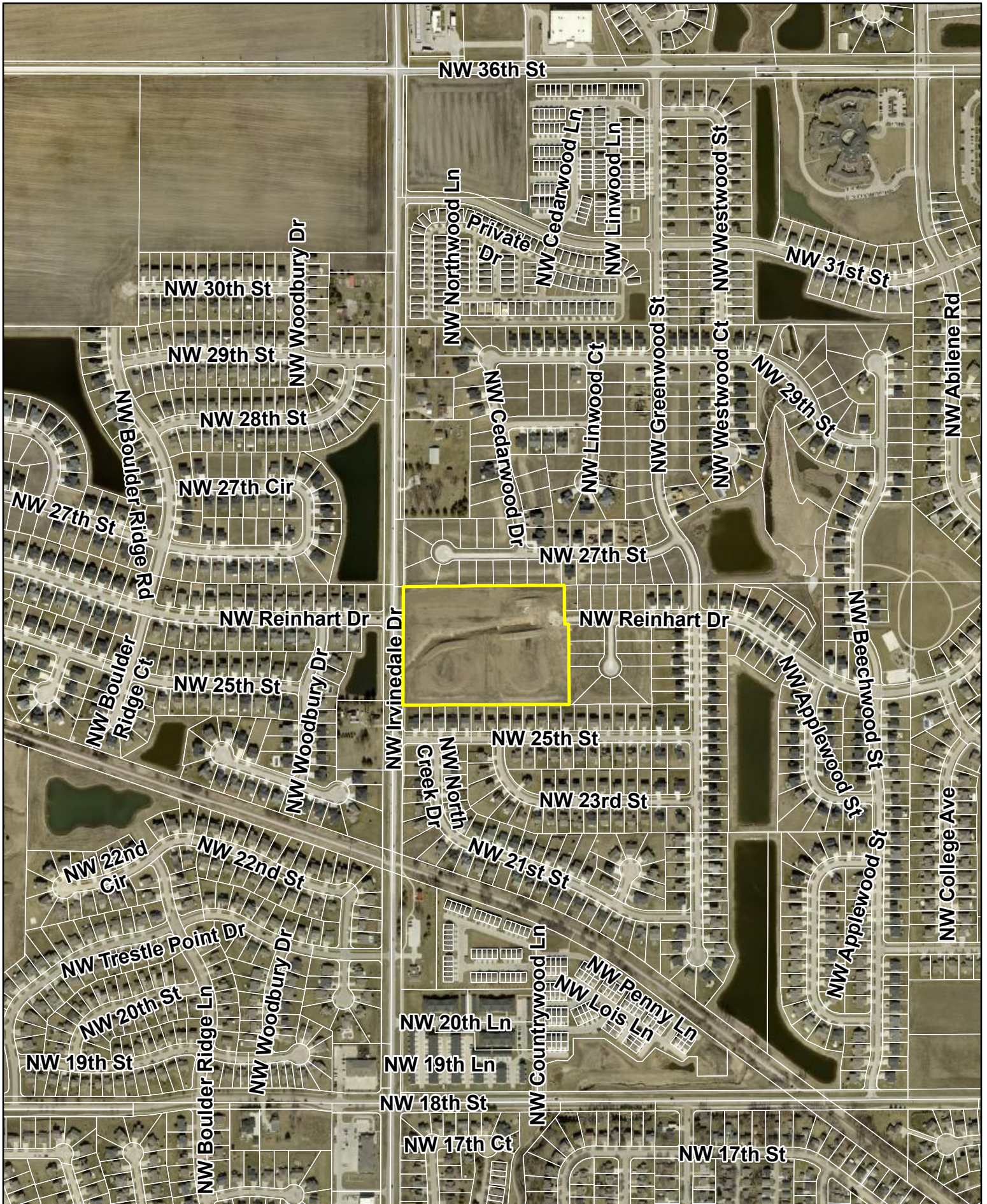
PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to recommend City Council approval of Centennial Ridge Plat 4 Final Plat; and recommend City Council authorization of cost-participation request for sidewalk oversizing along NW Reinhart Drive and NW Irvinedale Drive in the amount estimated to be \$14,469.

ATTACHMENTS

1. Aerial Map
2. Staff Report
3. Applicant Letter
4. Final Plat



1 inch = 625 feet

Date: 10/2/2024

Centennial Ridge Plat 4 - Final Plat



Agenda Item: Centennial Ridge Plat 4 - Final Plat
Report Date: October 3, 2024
Prepared By: Bryan Morrissey *ESL*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Centennial Ridge Plat 4 Final Plat; and recommend City Council authorization of cost-participation request for sidewalk oversizing along NW Reinhart Drive and NW Irvinedale Drive in the amount estimated to be \$14,469.

Project Summary:

Centennial Ridge Plat 4 is an approximate 12.47-acre (+/-) final plat located east of NW Irvinedale Drive and south of NW 36th Street, immediately west of Centennial Ridge Plat 3. The proposed final plat is zoned R-3, Restricted to Single Family Residential, contains 32 single family lots, and four street lots that will be deeded to the City for right-of-way purposes. The proposed final plat conforms with the Centennial Ridge Preliminary Plat approved in 2018.

Project Report:

Streets: The general layout of the plat extends NW Reinhart Drive west from Centennial Ridge Plat 3 to NW Irvinedale Drive. NW North Creek Court and NW Cedarwood Court are the two cu-de-sacs that extend south off NW Reinhart Drive, while Street Lot 'A' is being deeded for future NW Irvinedale Drive expansion. The applicant is also proposing eight-foot sidewalks along NW Reinhart Drive and NW Irvinedale Drive.

Water: Ten-inch water mains will be installed along NW Reinhart Drive, while eight-inch water mains will be installed along NW North Creek Court and NW Cedarwood Court.

Sewer: Eight-inch sanitary service will be extended throughout the entirety of the development.

Drainage: Stormwater intakes and lines will be installed throughout the entirety of the development. Stormwater for the entire project area will be conveyed via storm sewer to the existing detention basins located east of the site in Centennial Ridge Plat 1.

Parkland: A 1.88-acre (+/-) piece of parkland was dedicated with Centennial Ridge Plat 1. That piece of parkland covered dedication requirements for Centennial Ridge Plats 1-4.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Centennial Ridge Plat 4

NAME OF OWNER/ DEVELOPER: Jerry's Homes Inc.

GENERAL INFORMATION:

PLAT LOCATION: East of the NW Reinhart Drive and NW Irvinedale Drive Intersection
SIZE OF PLAT: 12.47-acres
ZONING: R-3, Restricted to Single Family Residential

LOTS:

NUMBER: 32 single-family lots
SIZE/DENSITY: 2.56 units per acre
USE: Residential
BUILDING LINES: **Lots 1-32:** 65' minimum lot width, 30' front yard setback; 17' (minimum 8' one side) side yard setback; 35' rear yard setback

PARK SITE DEDICATION:

Parkland requirements for this plat have been satisfied with previous dedications.

ADJACENT LANDS:

NORTH: R-3, Restricted to Single Family Residential
SOUTH: R-3, Restricted to Single Family Residential
EAST: R-3, Restricted to Single Family Residential
WEST: R-3, Restricted to Single Family Residential

STREET DEVELOPMENT:

NAME: NW Reinhart Drive
LENGTH: 824.71'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/70'
PAVEMENT WIDTH: 31'

NAME: NW Cedarwood Court
LENGTH: 253.12'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: NW North Creek Court
LENGTH: 253.12'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

WASTE WATER:

PROJECTED FLOWS: 32 units X 3 person. per house X 330 gal. per day/pers.= 31,680 GPD
WRA CAPACITY: 200 MGD; current daily avg. 132 MGD
NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Northern Interceptor

STORM WATER:

BASIN FLOWS: This plat lies in the Rock Creek Drainage Basin

WATER SYSTEM:

USAGE: 32 units X 3 persons/house X 100 gal. per day/person = 9,600 GPD

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

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved.

September 27, 2024

Honorable Mayor, City Council & Planning & Zoning Commission
City of Ankeny
Planning & Building Department
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50021

RE: Centennial Ridge Plat 4
Construction Drawings & Preliminary Approval of Final Plat

Honorable Mayor, City Council and Planning and Zoning Commission;

On behalf of Jerry's Homes, we submit herewith the following final plat and construction drawings for review and approval. The project area contains 12.47 acres and is located east of the intersection of NW Irvinedale Drive and NW Reinhart Drive. The final plat includes the development of 32 single family lots that fall within the R-3 Multiple Family Residential zoning district restricted to single family. We are requesting that preliminary approval of the final plat be granted by City Council. We will bring the final plat with bonds back before the City Council for approval once construction is complete. We would like to request cost sharing in the amount of \$14,469 for the upsizing of 1,378 linear feet of sidewalk along NW Reinhart Drive and NW Irvinedale Drive to 8 feet.

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.

INDEX LEGEND

LOCATION: SEC 10-80-24, PT. NW1/4 SW1/4
CITY OF ANKENY, POLK COUNTY, IOWA

REQUESTOR: JERRY'S HOMES INC

PROPRIETOR: JERRY'S HOMES INC
3900 WESTOWN PKWY STE 100
WEST DES MOINES, IOWA 50266

SURVEYOR: JONATHAN A. ERDAHL

COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: 515-369-4400

AREA ABOVE RESERVED FOR RECORDER

JERRY'S HOMES INC
CONTACT: JENNIFER ELLISON
3900 WESTOWN PKWY STE 100
WEST DES MOINES, IOWA 50266
PH: (515) 727-0356

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

AUGUST 23, 2024

R-3 MULTIPLE-FAMILY RESIDENCE DISTRICT
RESTRICTED TO SINGLE FAMILY RESIDENTIAL

SETBACKS:
FRONT = 30'
REAR = 35'
SIDE = 17' (> 1-STORY - 8' MIN.)
= 15 (1 STORY - 7' MIN.)

MIN. SIDE YARD (ONE SIDE): 8' (GREATER THAN 1 STORY)
MIN. SIDE YARD (ONE SIDE): 7' (1 STORY)
MINIMUM LOT AREA: 8,000 SF
MINIMUM LOT WIDTH: 65'

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°44'47"	25.00'	39.60'	N45°05'49"W	35.58'
C2	90°00'00"	25.00'	39.27'	N44°31'47"W	35.36'
C3	152°29'	33.40'	1.09'	N012°24'27"W	1.09'
C4	44°47'58"	33.40'	26.12'	N24°44'40"W	25.46'
C5	45°34'54"	59.00'	46.94'	N24°21'13"W	45.71'
C6	45°42'48"	59.00'	47.07'	N21°17'38"E	45.83'
C7	45°22'45"	59.00'	46.73'	N66°50'25"E	45.52'
C8	45°22'45"	59.00'	46.73'	S67°46'50"E	45.52'
C9	45°42'48"	59.00'	47.07'	S22°14'03"E	45.83'
C10	45°33'17"	59.00'	46.91'	S23°32'59"W	45.68'
C11	44°42'16"	33.50'	26.14'	S23°49'30"W	25.48'
C12	1°56'34"	33.50'	1.14'	S00°30'05"W	1.14'
C13	90°00'00"	25.00'	39.27'	S45°28'13"E	35.36'
C14	90°00'00"	25.00'	39.27'	N44°31'47"W	35.36'
C15	152°29'	33.40'	1.09'	N012°24'27"W	1.09'
C16	44°47'58"	33.40'	26.12'	N24°44'40"W	25.46'
C17	45°34'54"	59.00'	46.94'	N24°21'13"W	45.71'
C18	45°42'48"	59.00'	47.07'	N21°17'38"E	45.83'
C19	45°22'45"	59.00'	46.73'	N66°50'25"E	45.52'
C20	45°22'45"	59.00'	46.73'	S67°46'50"E	45.52'
C21	45°42'48"	59.00'	47.07'	S22°14'03"E	45.83'
C22	45°33'17"	59.00'	46.91'	S23°32'59"W	45.68'
C23	44°42'16"	33.50'	26.14'	S23°49'30"W	25.48'
C24	1°56'34"	33.50'	1.14'	S00°30'05"W	1.14'
C25	90°00'00"	25.00'	39.27'	S45°28'13"E	35.36'
C26	43°56'44"	25.00'	19.17'	N68°29'51"E	18.71'
C27	89°15'31"	25.00'	38.94'	N44°54'11"E	35.12'
C28	62°81'11"	99.00'	11.18'	S03°30'39"W	11.17'
C29	712°57'	109.00'	13.73'	S03°08'16"W	13.72'
C30	150°00'00"	109.00'	28.54'	S07°58'13"E	28.45'
C31	154°44'47"	99.00'	27.01'	S25°35'49"E	27.12'

SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP#16747 (UNLESS OTHERWISE NOTED)	●	
1/2" REBAR, YELLOW PLASTIC CAP#15980 (UNLESS OTHERWISE NOTED)	●	
1/2" REBAR, YELLOW PLASTIC CAP#26866 (UNLESS OTHERWISE NOTED)	○	
MEASURED BEARING & DISTANCE	(M)	
RECORDED BEARING & DISTANCE	(R)	
DEEDED BEARING & DISTANCE	(D)	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	A.L.	
LOT ADDRESS	(1234)	
CENTERLINE	_____	
SECTION LINE	_____	
EASEMENT LINE	_____	
BUILDING SETBACK LINE	_____	
PLAT BOUNDARY	_____	

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. THERE SHALL BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
3. THE DEVELOPER WILL BE RESPONSIBLE FOR STREETLIGHT INSTALLATION WITHIN THE SUBDIVISION AND ALONG NW IRVINE DRIVE. THIS DEVELOPMENT WILL BE PART OF A HOMEOWNER'S ASSOCIATION.
4. STREET LOTS "A", "B", "C" AND "D" SHALL BE DEDICATED TO THE CITY OF DENVER AS AN ARTERIAL FOR PUBLIC RIGHT-OF-WAY.
5. THE RIGHT-OF-WAY FOR THE CITY OF DENVER SHALL BE 100 FEET WIDE. THE EAST SIDE OF NW IRVINE DRIVE SHALL BE 8 FEET WIDE. ALL OTHER SIDEWALKS SHALL BE 5 FEET WIDE.
6. THE CITY OF DENVER SHALL NOT BE ALLOWED DRIVEWAYS OFF OF NW IRVINE DRIVE.
7. FENCES ON LOTS ADJACENT TO NW IRVINE DRIVE SHALL BE SETBACK 20' FROM THE NW IRVINE DRIVE.
8. RIGHT-OF-WAY, FENCES WILL BE ALLOWED AT A 10' SETBACK FROM THE NW IRVINE DRIVE RIGHT-OF-WAY, WITH THE DRIVEWAYS SETBACK 20' FROM THE NW IRVINE DRIVE RIGHT-OF-WAY.
9. THE DRIVEWAYS ON LOTS 4 AND 9 SHALL BE CONSTRUCTED TO AVOID THE SIDEWALK RAMP.

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

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

JONATHAN A. ERDAHL, P.L.S. DATE

LICENSE NUMBER 26686

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

PAGES OR SHEETS COVERED BY THIS SEAL:

SHEETS 1 AND 2

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 FILE DATE: 9/27/24
 DATE PLOTTED: 9/27/2024 3:44 PM
 COMMENT:
 E.M.C.

REVISIONS	DATE

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

ENGINEER:



IAL RIDGE PLAT 4

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AT 4
MANKYEN, IOWA
CIVIL DESIGN ADVANTAGE
ENGINEERING

CENTENNIAL RIDGE PLAT
FINAL PLAT

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PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

October 8, 2024
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

3760 SE Convenience Boulevard - Casey's Aircraft Hangar Site Plan

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

See attached staff report.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

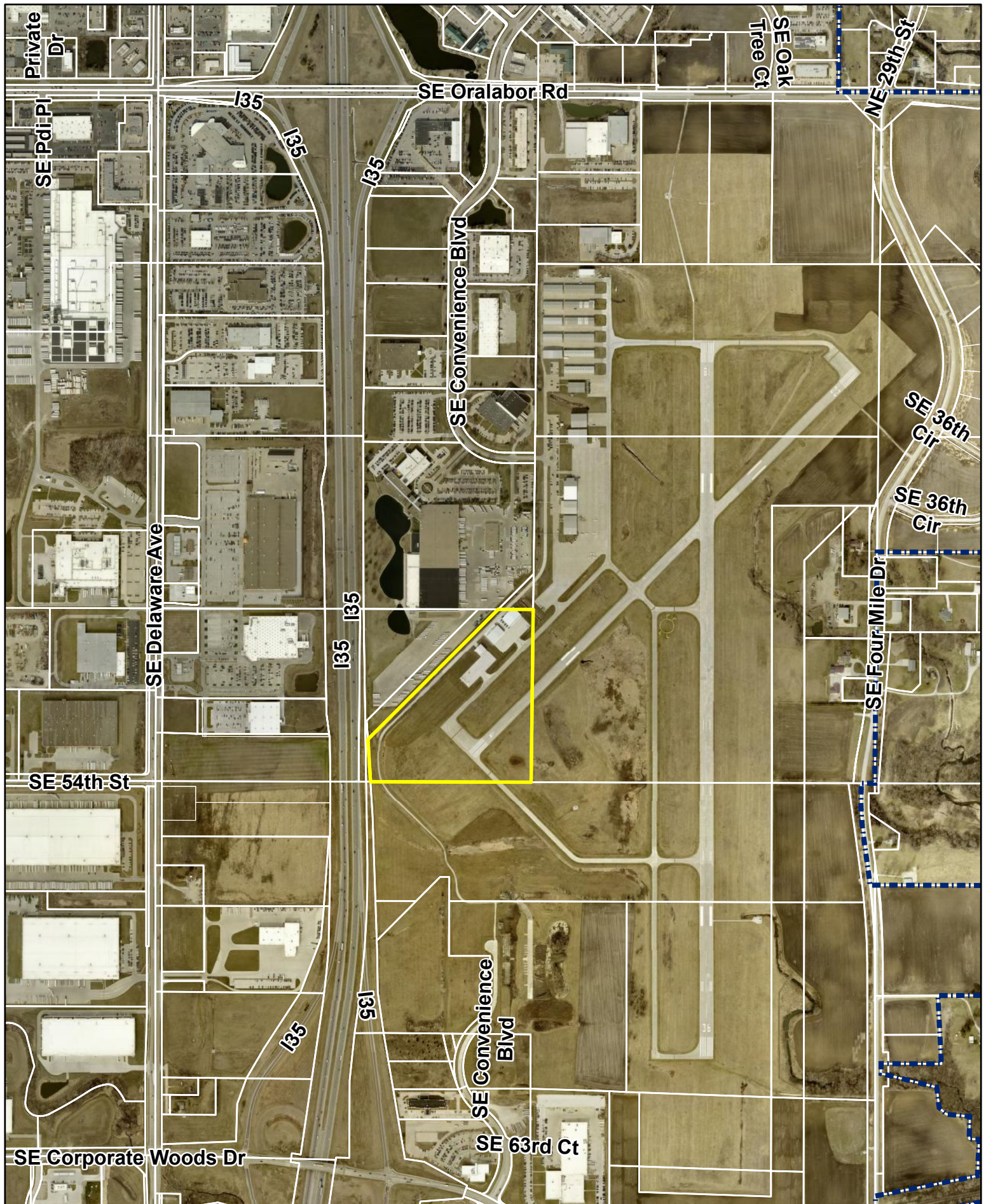
ACTION REQUESTED

Consider MOTION to approve the site plan for 3760 SE Convenience Boulevard, Casey's Aircraft Hangar.

ATTACHMENTS

1. Aerial Map

2. Staff Report
3. Applicant Letter
4. Site Plan
5. Elevations





Plan and Zoning Commission
Staff Report

Meeting Date: October 8, 2024

Agenda Item: Casey's Airport Hangar - 3760 SE Convenience Boulevard
Report Date: October 3, 2024
Prepared by: Ryan Kirschman *ESC*
Planner I

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for the Casey's Airport Hangar at 3760 SE Convenience Boulevard.

Project Summary:

The developer, Casey's Retail Co., is proposing to construct an approximate 12,840 square-foot private airplane hanger at the Ankeny Regional Airport. The project area is located south of SE Oralabor Road and east of SE Convenience Boulevard. Although the landowner of the subject property is the Polk County Aviation Authority, the applicant will be leasing the space from them. Despite there being a general address for the Ankeny Regional Airport (3700 SE Convenience Boulevard), each hanger on the property has their own address. The address for the proposed hanger is 3760 SE Convenience Boulevard.

The footprint of the proposed hanger is approximately 12,840 square feet in size, the hanger will have an office space and space for private aircraft storage. Infrastructure improvements were made previously through the Phase III Taxiway D Improvements project that included grading, street paving, utility, and drainage improvements. Future plans for hangers on the site were anticipated when the taxiway improvements were made to the airport.

The exterior of the proposed building will be comprised entirely of metal paneling. The proposed building materials are similar to the existing hangers located at the airport. Per usual for these hanger site plans, landscaping is not included as it is recommended by the FAA to limit landscaping to avoid attracting wildlife to the area. Parking stalls are located on the northeast side of the structure, while the hanger will be accessed from the existing limited access drive at the airport.

Site Plan Worksheet
Casey's Airport Hangar – 3760 SE Convenience Boulevard

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

A. Site Development

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

The project area is located at the Ankeny Regional Airport and is consistent with previously approved hangar site plans.

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

The project site is located at the Ankeny Regional Airport. Although the airport is accessed from SE Convenience Boulevard, the hangar is not adjacent to any public streetscape.

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

Adequate parking is provided considering the private use of the hanger.

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

Access to the site will come from the general entrance to the Ankeny Regional Airport off of SE Convenience Boulevard. The hangar is for private use only and is not anticipated to have a significant impact on traffic patterns in the area.

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

Landscaping is not included as a part of this site plan. FAA regulations advise that landscaping be kept to a minimum to avoid attracting wildlife.

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

The project will not be visible from public ways. Therefore, no screening is required by Code.

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

All services to the building will be underground.

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

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

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

Storm water drainage was previously addressed with the Phase III Taxiway D improvements.

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

The applicant is proposing to connect to the existing water and sanitary sewer lines that are located to the northeast of the proposed site.

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

The overall airport layout provides for adequate open space.

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

There is no landscaping proposed with this site plan. The FAA recommends that landscaping be kept at a minimum to avoid attracting wildlife.

B. Building Design

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

The building design will conform to the existing architecture of adjacent hangars.

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

The proposed building is comprised entirely of metal paneling.

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

Trash containers will be kept inside the hangar and will be the responsibility of the lessee to dispose of.

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

The proposed hangar is consistent with the architecture of the existing hangars at the Ankeny Regional Airport.

C. Signs

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

Final design and allowances will be determined with future sign permits should the applicant wish to install signage.

D. Factors for Evaluation

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

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

The plans submitted conform to the written regulations of the City.

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

The site layout is compatible with setbacks and scale to the other hangars in the area.

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

The site layout is consistent with the Airport Plan.

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

The proposed building conforms to existing architecture at the Ankeny Regional Airport.

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

The proposed building is connecting to the existing utilities installed with Phase III Taxiway D improvements and appears that the impacts on these utility systems can be accommodated adequately.

September 25, 2024

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

RE: ANKENY AIRPORT HANGAR DEVELOPMENT
3760 SE CONVENIENCE BOULEVARD
CASEYES HANGAR
ANKENY MUNICIPAL AIRPORT
S&A Project No. 124.0829.01

Dear City Council Members, & Planning and Zoning Commission:

On behalf Charlie Dunn of Jensen Builders, as Applicant, we are proposing to construct a 80' deep by 180' wide hangar building at the Ankeny Regional Airport. The building will include approximately 20' by 80' for office space at the east side of the building and 20' by 80' exterior canopy for covered parking on the east side of the building. The steel framed metal building will be white with gray trim and will include a 100' wide single panel hydraulic door on the Airport side for aircraft access and a 10' overhead garage door for vehicle access on the back side of the building along the Airport access road. Vehicle parking stalls will be provided on the east side of the building. The building will include all typical utilities required that are already within the vicinity of the area.

We respectfully request the City's approval of the above mentioned project. Please let me know if you have any questions or require further information. Thank you.

Sincerely,

SNYDER & ASSOCIATES, INC.



Justin F. Strom

Enclosure

cc: Charlie Dunn, Jensen (w/enclosures emailed)
Aaron Wolfe, Casey's (w/enclosures emailed)
file (electronic)

SITE PLAN
FOR
CASEY'S AIRCRAFT HANGAR

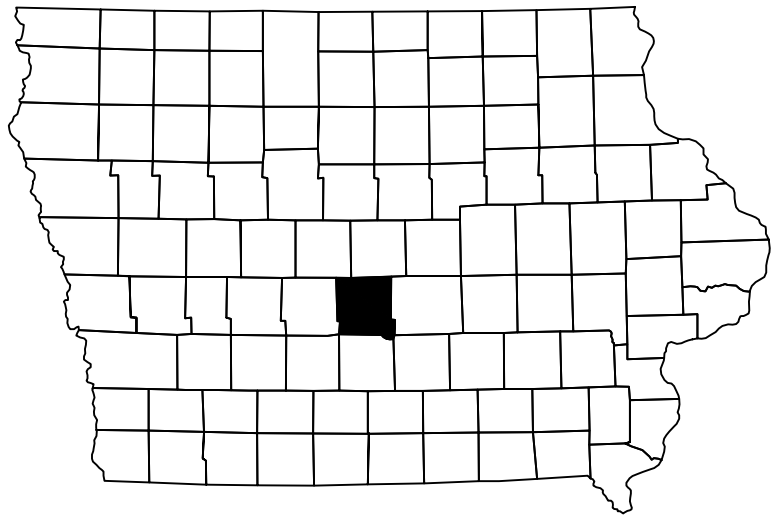
3760 SE CONVENIENCE BLVD
ANKENY MUNICIPAL AIRPORT
CITY OF ANKENY, POLK COUNTY, IOWA

OWNER
POLK COUNTY AVIATION AUTHORITY

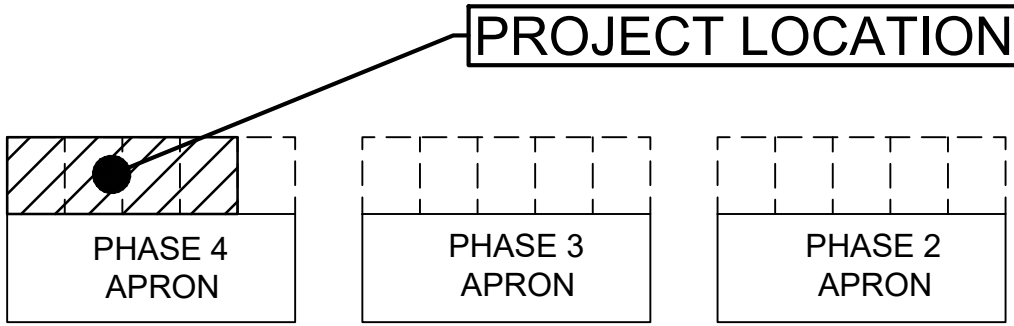
DEVELOPER / LESSEE
CASEY'S RETAIL CO
1 SE CONVENIENCE BLVD
ANKENY, IA 50021
CONTACT: AARON WOLFE
PHONE: 515-985-9622

ENGINEER
SNYDER & ASSOCIATES, INC
2727 SW SNYDER BLVD
ANKENY, IA 50023
CONTACT: JUSTIN STROM
PHONE: 319-330-0303

BUILDING
JENSEN BUILDERS
2097 NE 60TH AVENUE
DES MOINES, IA 50313
CONTACT: CHARLIE DUNN
PHONE: 515-269-0403



VICINITY MAP



VICINITY MAP - TAXIWAY D
DEVELOPMENT AREA

Sheet List Table	
C100	TITLE SHEET
C101	PROJECT INFORMATION
C200	DIMENSION AND UTILITY PLAN
C300	GRADING AND EROSION CONTROL PLAN

CASEY'S AIRCRAFT HANGAR

TITLE SHEET

ANKENY, IOWA

SNYDER & ASSOCIATES, INC.

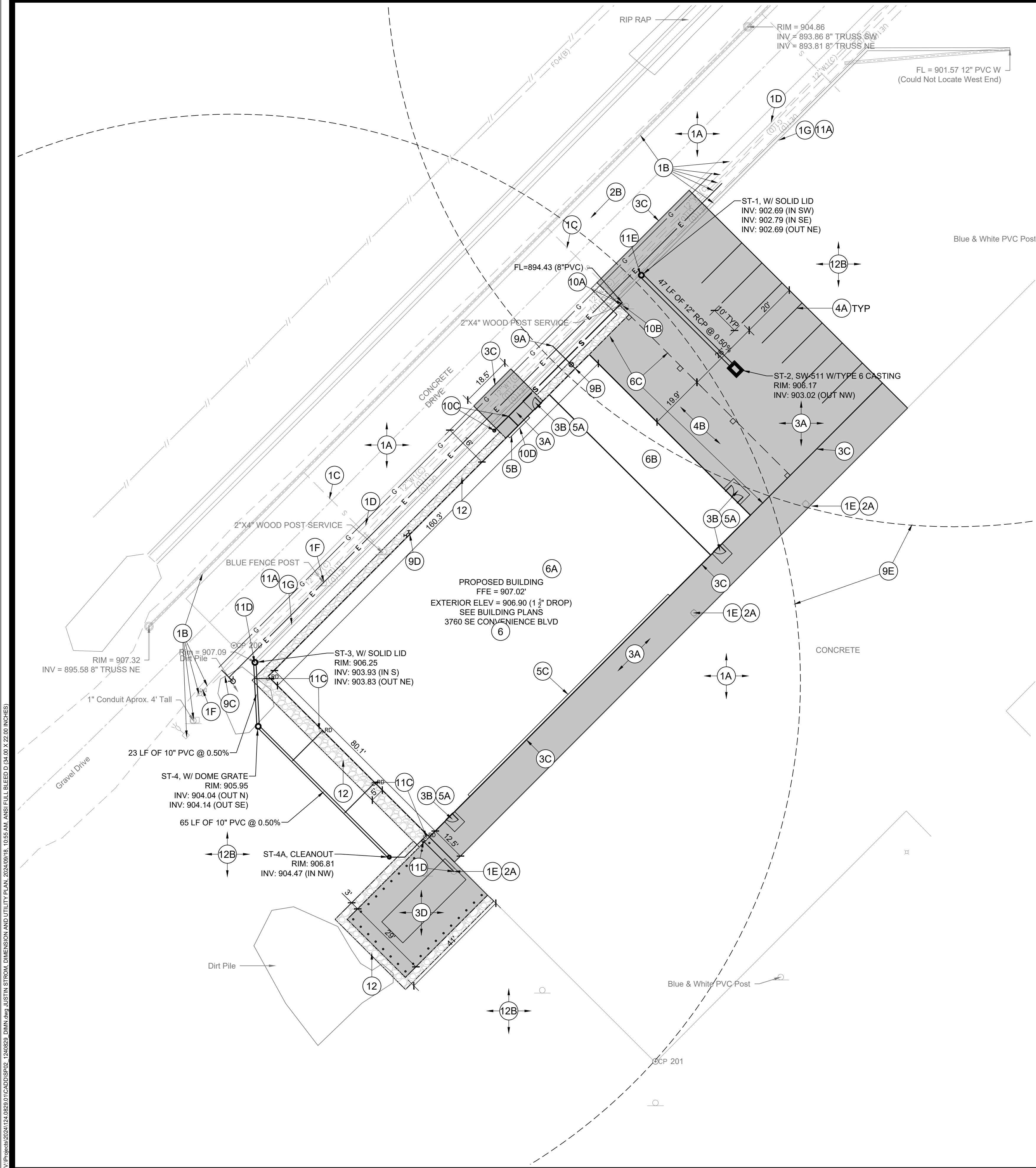
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ANKENY, IOWA 50023
515-984-2020 | www.snyder-associates.com

Project No: 124.0829.01
Sheet C100

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Technician:	TLS	Date:	08-30-24	T-R-S:	TTN-RRW-SS	

Project No: 124.0829.01
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DIMENSION AND UTILITY PLAN GENERAL NOTES

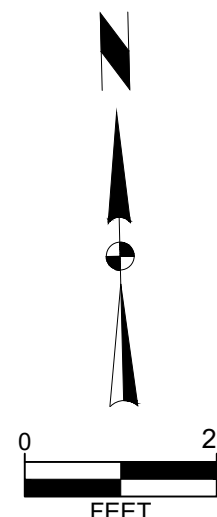
- A. UTILITY WARNING:
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- B. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT SIZE, TYPE, LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
- C. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND FEATURES WHICH ARE TO REMAIN. DAMAGE TO EXISTING UTILITIES OR SITE IMPROVEMENTS SHALL BE REPAIRED BY THE CONTRACTOR TO THE OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
- D. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION. CONTRACTOR TO CONSTRUCT ALL SITE IMPROVEMENTS AND UTILITIES IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- E. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING TRAFFIC CONTROL IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 'MUTCD'. ALL PROPOSED SIGNS SHALL CONFORM TO THE 'MUTCD' MANUAL.
- F. THE CONTRACTOR SHALL LOAD AND TRANSPORT ALL MATERIALS NOT DESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE OR AS COORDINATED WITH THE AIRPORT MANAGER (PAUL MORITZ). SEE GRADING NOTES.
- G. SAW-CUT AT TERMINATION TO FULL DEPTH ALL PAVEMENTS TO BE REMOVED.

DIMENSION AND UTILITY PLAN CONSTRUCTION NOTES

1. EXISTING FEATURES, PROTECT THE FOLLOWING:
A. PAVEMENTS TO REMAIN. ANY DAMAGE TO PAVEMENT SHALL BE REPAIRED AT CONTRACTORS EXPENSE.
B. PROTECT EXISTING UTILITIES. VERIFY LOCATION PRIOR TO CONSTRUCTION. ANY DAMAGE TO UTILITIES DUE TO CONSTRUCTION SHALL BE REPAIRED AT CONTRACTORS EXPENSE. ADJUST EXISTING UTILITIES WHEN REQUIRED TO MATCH PROPOSED GRADE.
C. 8" SANITARY SERVICE.
D. 12" WATER MAIN.
E. 4" SUBDRAIN AND CLEANOUTS.
F. 12" WATER VALVES.
G. 12" STORM SEWER.
2. EXISTING FEATURES, REMOVE THE FOLLOWING:
A. REMOVE AND REPLACE SUBDRAIN CLEANOUTS AS NECESSARY.
B. REMOVE AND REPLACE PAVEMENT AS NEEDED FOR STORM SEWER IMPROVEMENTS. INSTALL MINIMUM 7" PCC OR MATCH THICKNESS ENCOUNTERED. REMOVE AND REPLACE FULL PANELS.
3. PAVEMENTS, PROVIDE THE FOLLOWING:
A. 7" DEPTH PCC WITH 6" MODIFIED SUBBASE ON 12" SUBGRADE PREPARATION COMPACTED TO 95% STANDARD PROCTOR. (SIMILAR TO EXISTING CONCRETE APRON AND CONCRETE DRIVE)
B. PCC STOOP. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS.
C. INSTALL EXPANSION JOINT.
D. FUELING TANK PAD. SEE FUELING TANK DETAILS FOR MORE INFORMATION ON LAYOUT, THICKNESS, BOLLARDS, APPURTENANCES, AND LOCATION OF SHUT OF BUTTONS.
4. PAVEMENT MARKINGS, PROVIDE THE FOLLOWING:
A. 4" WIDE PAINTED PARKING STALL LINES, YELLOW.
B. UNDER CANOPY PARKING. COORDINATE WITH OWNER ON ANY STRIPING NECESSARY. APPROXIMATELY 5 TO 6 AVAILABLE PARKING SPACES DUE TO DOORS AND COLUMN LOCATIONS. ALL STRIPING SHOULD BE YELLOW.
5. BUILDING DOORS:
A. WALK DOOR. SEE BUILDING PLANS.
B. 10' WIDE OVERHEAD DOOR. SEE BUILDING PLANS.
C. 100' WIDE SINGLE PANEL HYDRAULIC DOOR. SEE BUILDING PLANS.
6. REFER TO ARCHITECTURAL PLANS FOR DETAILED BUILDING CONSTRUCTION INFORMATION.
A. MAIN HANGAR SPACE. SEE BUILDING PLANS.
B. OFFICE SPACE. SEE BUILDING PLANS.
C. COVERED CANOPY FOR VEHICLE PARKING. SEE BUILDING PLANS.
7. <NOTE REMOVED>
8. COORDINATE ELECTRICAL AND GAS SERVICES WITH PROVIDER PRIOR TO CONSTRUCTION.
9. WATER SERVICES, PROVIDE THE FOLLOWING:
A. CONNECT 1" SERVICE LINE TO EXISTING 12" MAIN WITH TAPPING SLEEVE AND CURB STOP. CURB STOP SHALL BE PLACED IN CONCRETE. MIN 6" AROUND OUTSIDE OF CURB STOP.
B. CONNECT TO PROPOSED BUILDING SERVICE. COORDINATE WITH PLUMBING PLANS FOR EXACT LOCATION PRIOR TO CONSTRUCTION.
C. CONNECT TO EXISTING 12" MAIN WITH AND INSTALL HYDRANT ASSEMBLY WITHIN 100' OF FDC LOCATION.
D. FIRE DEPARTMENT CONNECTION (FDC) REFER TO BUILDING PLANS.
E. 200' HYDRANT COVERAGE.
10. SANITARY SEWER SERVICES.
A. EXISTING SANITARY SEWER SHOWN BASED ON WOOD STAKE LOCATION FOUND IN THE FIELD MATCHING LOCATION OF AIRPORT DESIGN PLANS EXISTING 6" FLOWLINE SHOWN BASED ON DESIGN FILES PROVIDED. CONTRACTOR TO VERIFY SIZE, LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.
B. CONNECT 6" PIPE TO EXISTING SANITARY SEWER STUB OUT, WITH BENDS. INSTALL PIPE AT 1.0% MINIMUM. MAINTAIN MINIMUM 4' OF COVER. COORDINATE WITH PLUMBING PLANS AND INSTALL 1:1 RISERS AS NEEDED TO SERVICE BUILDING.
C. INSTALL BENDS AND EXTEND SERVICE LINE TO OUTSIDE EDGE OF PAVEMENT FOR INSTALLATION OF CLEANOUT.
D. CONNECT TO PROPOSED BUILDING SERVICE. REFER TO MECHANICAL PLANS FOR DETAIL AND EXACT LOCATION.
11. STORM SEWER.
A. EXISTING 12" STORM SEWER.
B. REMOVE EXISTING SUBDRAIN CLEANOUT, EXTEND SUBDRAIN AND INSTALL CLEANOUT OUTSIDE OF FUEL PAVING PAD. COORDINATE FUEL PAD BOLLARD LOCATIONS AS NOT TO CONFLICT WITH EXISTING SUBDRAIN TILE.
C. CONNECT ROOF DRAINS TO 10" COLLECTOR LINE AT MINIMUM 1.0%. COORDINATE LOCATION WITH BUILDING PLANS. COORE DRILL WITH INSERTA TEE AND CONNECT OR PROVIDE TEES AND WYES.
D. REMOVE AND REPLACE 12" CLEANOUT WITH NYLOPLAST STRUCTURE AS SHOWN.
E. CONNECT TO EXISTING STORM SEWER WITH NYLOPLAST MANHOLE AS SHOWN.
12. LANDSCAPING, PROVIDE THE FOLLOWING:
A. LANDSCAPE ROCK WITH FABRIC. MATCH LANDSCAPE ROCK OF SURROUNDING HANGAR DEVELOPEMENTS.
B. SEED ALL DISTURBED AREAS WITH TYPE 2 LAWN MIX.

PAVEMENT LEGEND

- 5" PCC SIDEWALK
- 7" PCC PAVEMENT



CASEY'S AIRCRAFT HANGAR

DIMENSION AND UTILITY PLAN

ANKENY, IOWA

SNYDER & ASSOCIATES, INC. |



Project No: 124.0829.01

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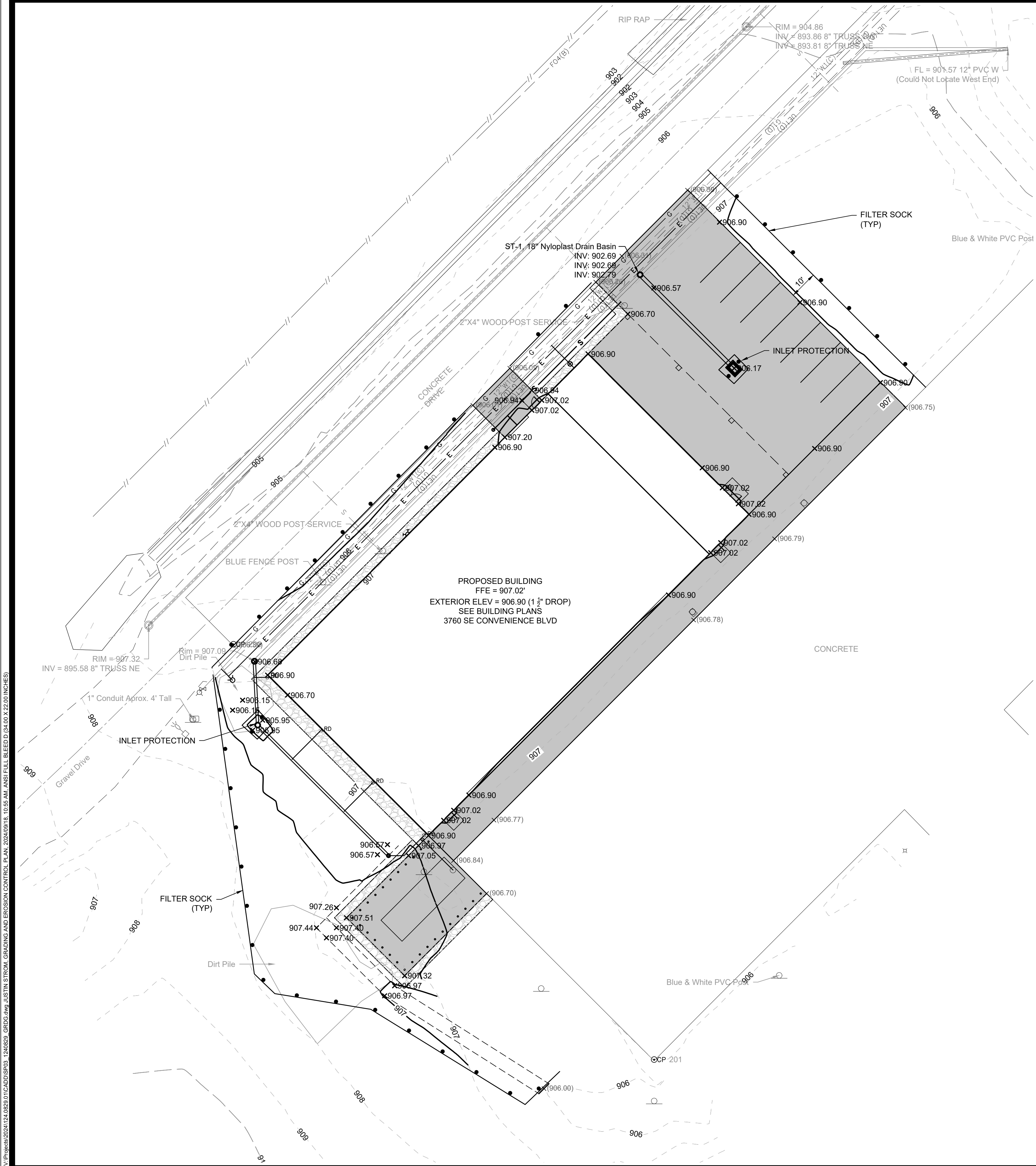
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ANKENY, IOWA 50023
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Project No: 124.0829.01

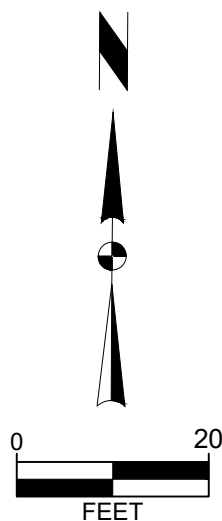
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1	Technician: TLS	T-R-S: TTN-RRW-SS	

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GRADING NOTES

1. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL ON ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 6" DEPTH TO FINISH GRADES.
2. ANY EXCESS CUT TO BE SPREAD ON SITE AS DIRECTED BY ENGINEER DURING CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.
3. EROSION CONTROL: SEED AND MULCH THE SITE AFTER ROUGH GRADING HAS BEEN COMPLETED. PLACE FILTER SOCK AND MAINTAIN IN PROBLEM AREAS AFTER GROUND COVER HAS BEEN ESTABLISHED. INSTALL TEMPORARY ROLLED EROSION CONTROL MATS IN FRONT OF SOUTHERN SPLASH BLOCKS. COMPLY WITH EROSION CONTROL LAW.
4. THERE IS A LOCATION AT THE FAR SOUTH END OF THE AIRPORT WHERE EXCESS MATERIAL CAN BE SPOILED. IT IS ACCESSIBLE FROM INSIDE THE AIRPORT FENCE. COORDINATE WITH THE POLK COUNTY AVIATION AUTHORITY (PAUL MORITZ) AND EXEC 1 PERSONNEL TO UTILIZE THE SITE.



CASEY'S AIRCRAFT HANGAR

GRADING AND EROSION CONTROL PLAN

ANKENY, IOWA



Project No: 124.0829.01

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Technician:	TLS	Date:	08-30-24	T-TN-RRW-SS

Project No: 124.0829.01

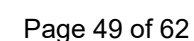
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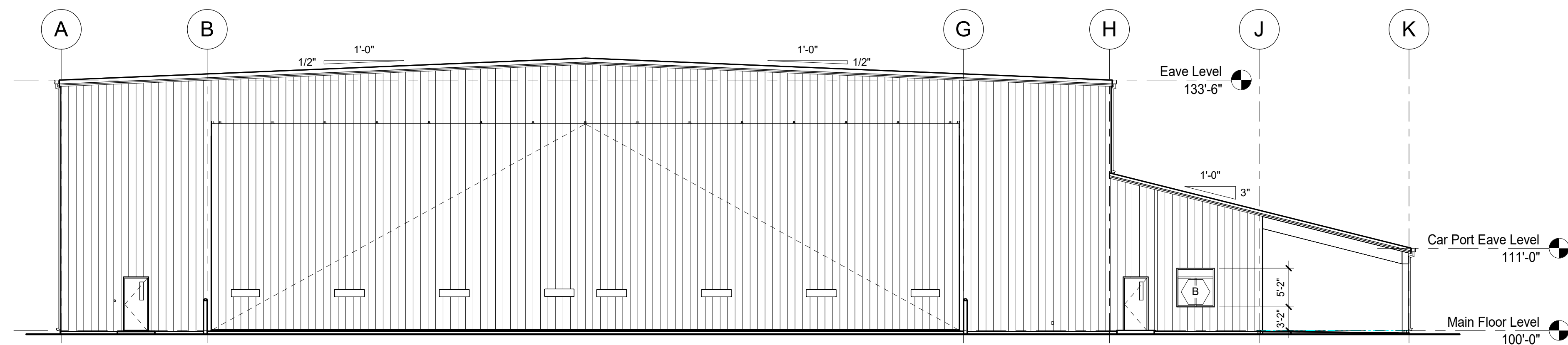
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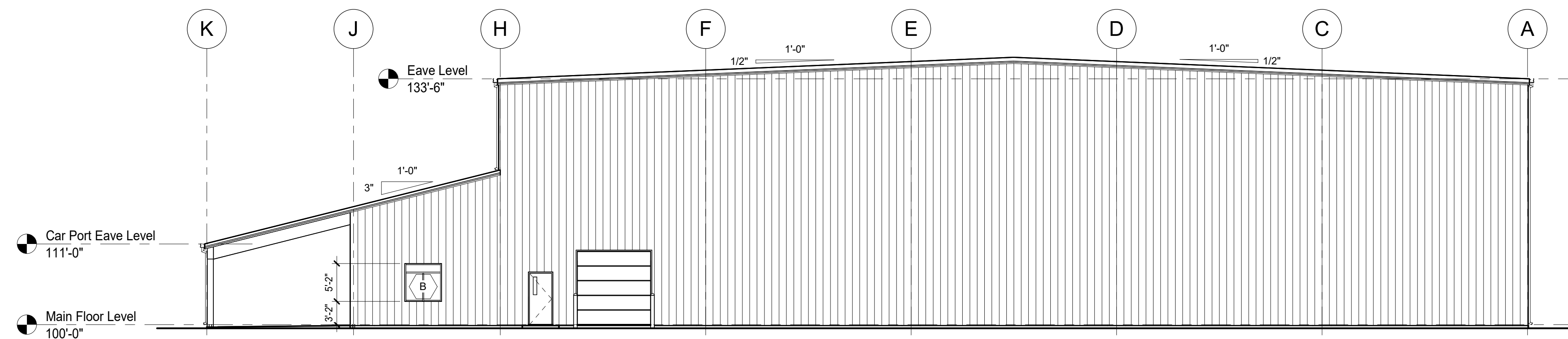
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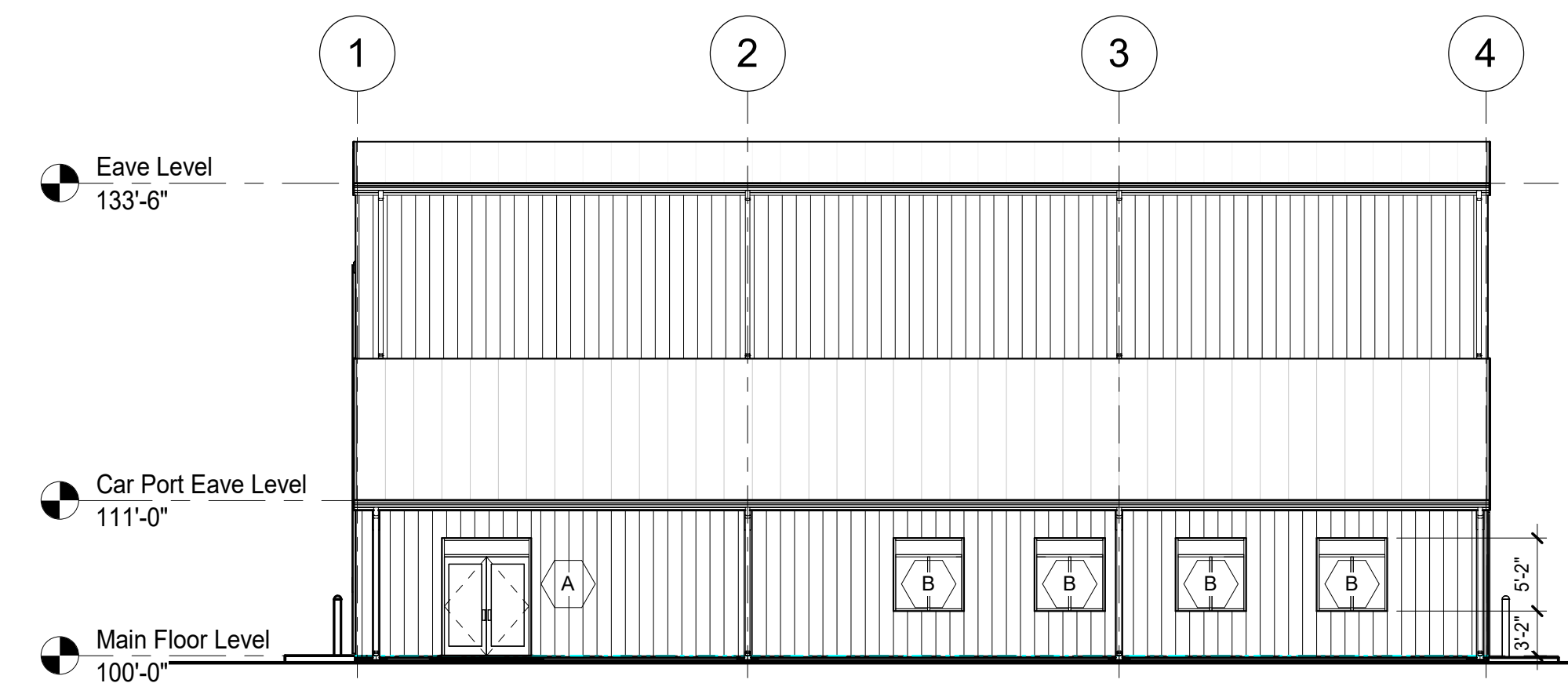




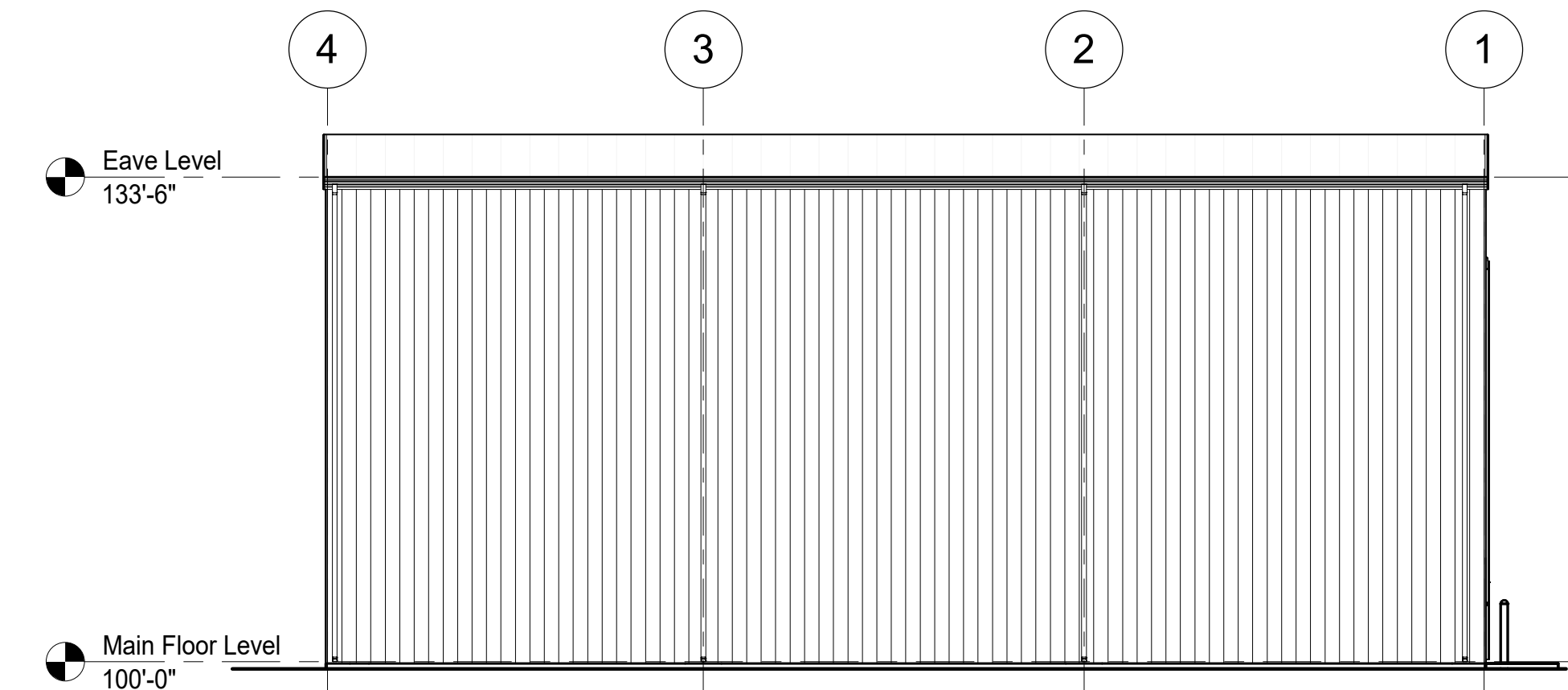
1 **East Elevation**
A201 3/32" = 1'-0"



3 West Elevation
A201 3/32" = 1'-0"



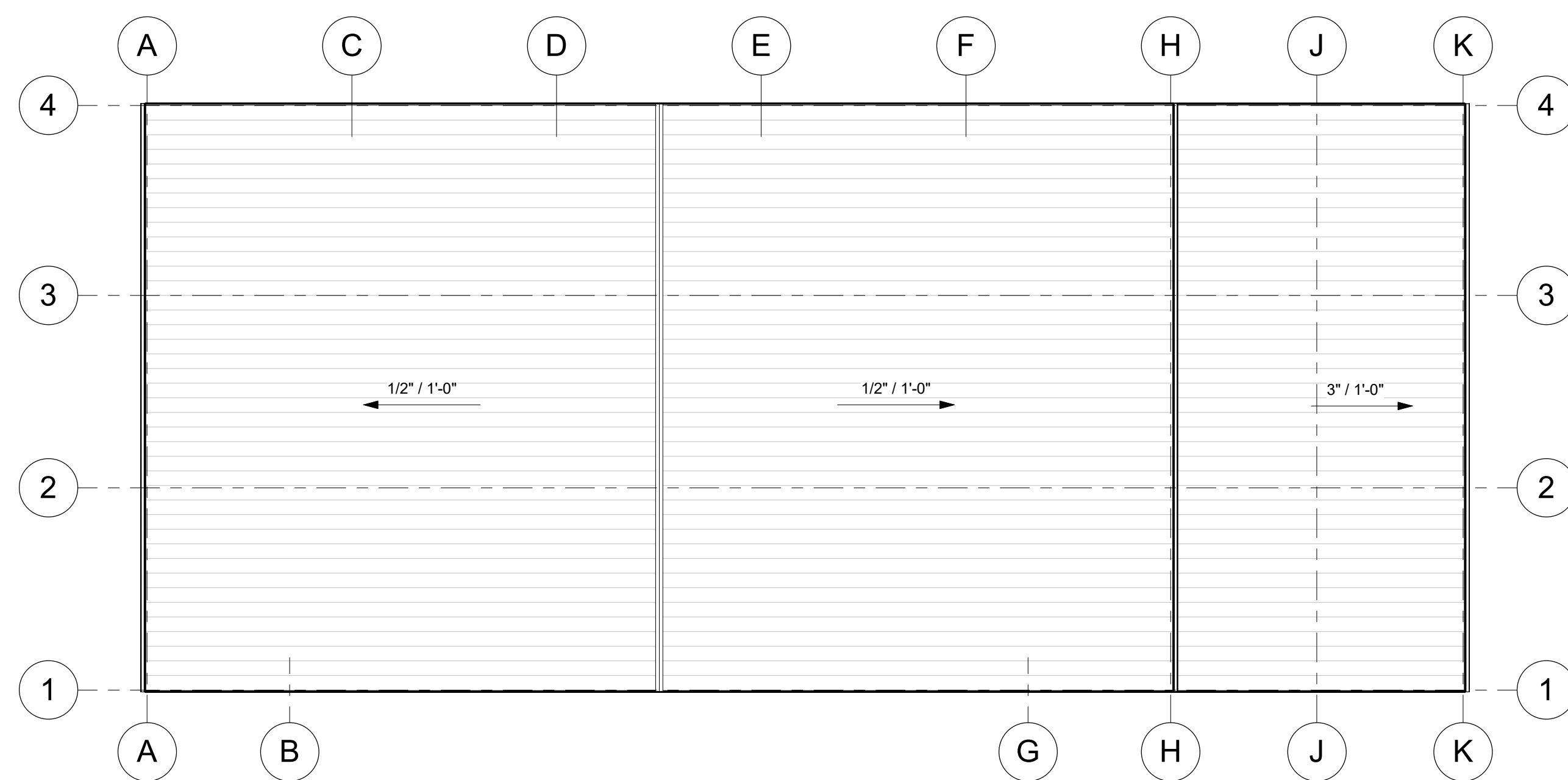
2 North Elevation
A201 $3/32" = 1'-0"$



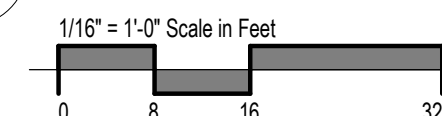
4
A201

South Elevation

$3/32" = 1'-0"$



  **Roof Plan**
1/16" = 1'-0"

[illegible]

PROJECT NO:	24-159
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SHEET TITLE

Exterior Elevations, Roof Plan

A201



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

October 8, 2024
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

Director and Commissioner Reports

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL

ACTION REQUESTED

LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

1. October 7, 2024 City Council Report - Staff
2. Tentative Agenda for Tuesday, October 22, 2024
3. September 2024 Building Permit Report
4. Commissioner's Reports

ATTACHMENTS

1. September 2024 Building Permits Report

**City of Ankeny
Building Permit Report**

Month of September 2024

	Issued		Issued		Issued Calendar Year				Issued Fiscal Year	
	September-24		September-23		1/1/2024-9/30/2024		1/1/2023-9/30/2023		7/1/2024-9/30/2024	
	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation
RESIDENTIAL										
New Dwellings										
New Single Family Detached	26	\$10,246,518	26	\$10,039,426	323	\$122,787,435	338	\$113,834,823	74	\$28,442,461
New Single Family Attached/Duplex	6	\$1,833,568	2	\$794,064	122	\$30,692,807	183	\$47,054,655	46	\$11,055,004
New Multi - Family*	1	\$1,290,000	0	\$0	8	\$17,372,346	1	\$7,270,821	5	\$15,757,580
Total New Residential Permits	33	\$13,370,086	28	\$10,833,490	453	\$170,852,588	522	\$168,160,299	125	\$55,255,045
Additions/Alterations/Other (1)	70	\$657,673	69	\$1,631,373	604	\$6,925,627	627	\$8,283,531	238	\$2,613,630
Total New Dwelling Units	32		28		529		572		204	
NON-RESIDENTIAL										
New Commercial	1	\$9,629,461	3	\$10,734,256	9	\$23,809,541	21	\$51,739,282	4	\$13,144,461
COM Additions/Alterations/Other	9	\$2,967,331	4	\$371,400	85	\$42,339,536	66	\$41,659,661	31	\$10,578,055
New Church	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CHR Additions/Alterations/Other	0	\$0	0	\$0	3	\$259,708	1	\$17,000	1	\$177,960
New School	0	\$0	1	\$6,186,000	0	\$0	2	\$6,256,000	0	\$0
SCH Additions/Alterations/Other	0	\$0	0	\$0	3	\$3,612,000	5	\$325,913	0	\$0
Total Non Residential Permits	10	\$12,596,792	8	\$17,291,656	100	\$70,020,785	95	\$99,997,856	36	\$23,900,476
MISC PERMITS (2)	70	\$27,914	111	\$209,705	639	\$951,856	731	\$845,371	210	\$201,271
TOTALS	183	\$26,652,465	216	\$29,966,224	1796	\$248,750,856	1975	\$277,287,057	609	\$81,970,422

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

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

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

* includes footing & foundation permits

The City Of Ankeny
Building Permit Report (Monthly)
Date xlRange from September 2024

Type of Use	Type of Work	Issue Date	Valuation	Permit Number	Street Address	Applicant Name	Contractor Name
Single Family Detached	New Building	9/4/2024	\$394,774	24-4621-NEW	5515 NE Sienna Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	9/9/2024	\$349,296	24-4580-NEW	510 NE 58th St	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	9/9/2024	\$364,865	24-4582-NEW	506 NE 58th St	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	9/9/2024	\$364,865	24-4583-NEW	416 NE 58th St	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	9/9/2024	\$332,963	24-4584-NEW	502 NE 58th St	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	9/9/2024	\$423,578	24-4585-NEW	420 NE 58th St	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	9/9/2024	\$397,589	24-4589-NEW	412 NE 58th St	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	9/12/2024	\$412,879	24-4625-NEW	405 SW 17th St	Haven Homes Design Build	Haven Homes Design Build
Single Family Detached	New Building	9/12/2024	\$398,811	24-4650-NEW	4204 NE 8th St	Haris Hambasic	Haris Hambasic
Single Family Detached	New Building	9/13/2024	\$285,217	24-4729-NEW	4317 NW 17th St	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	9/16/2024	\$399,658	24-4741-NEW	3405 NE 12th St	Sead Hambasic	DS Solid Construction LLC
Single Family Detached	New Building	9/16/2024	\$400,534	24-4719-NEW	1116 NE Meadow Crossing Dr	Sead Hambasic	DS Solid Construction LLC
Single Family Detached	New Building	9/16/2024	\$414,534	24-4718-NEW	1120 NE Meadow Crossing Dr	Sead Hambasic	DS Solid Construction LLC
Single Family Detached	New Building	9/16/2024	\$428,800	24-4721-NEW	3601 NE 12th St	Sead Hambasic	DS Solid Construction LLC
Single Family Detached	New Building	9/16/2024	\$459,610	24-4720-NEW	3602 NE 12th St	Sead Hambasic	DS Solid Construction LLC
Single Family Detached	New Building	9/16/2024	\$416,056	24-4722-NEW	3605 NE 12th St	Sead Hambasic	DS Solid Construction LLC
Single Family Detached	New Building	9/16/2024	\$412,677	24-4723-NEW	3609 NE 12th St	Sead Hambasic	DS Solid Construction LLC
Single Family Detached	New Building	9/16/2024	\$442,488	24-4740-NEW	3613 NE 12th St	Sead Hambasic	DS Solid Construction LLC
Single Family Detached	New Building	9/18/2024	\$481,363	24-4792-NEW	409 SW 17th St	Caliber Homes	Caliber Homes
Single Family Detached	New Building	9/20/2024	\$395,142	24-4735-NEW	3223 NW 27th Cir	Happe Homes, LLP	Happe Homes, LLP
Single Family Detached	New Building	9/20/2024	\$392,555	24-4736-NEW	3227 NW 27th Cir	Happe Homes, LLP	Happe Homes, LLP
Single Family Detached	New Building	9/20/2024	\$392,870	24-4848-NEW	127 NE 64th Ln	Harvest Ridge Builders	Harvester Ridge Builders LLC
Single Family Detached	New Building	9/24/2024	\$375,528	24-4894-NEW	3008 NW Beechwood Ct	Happe Homes, LLP	Happe Homes, LLP
Single Family Detached	New Building	9/26/2024	\$377,474	24-4602-NEW	311 SW 17th St	Hubbell Homes LC	Hubbell Homes LC
Single Family Detached	New Building	9/27/2024	\$384,116	24-4854-NEW	1611 NW Jackson Dr	Sage Homes Inc.	Sage Homes Inc
Single Family Detached	New Building	9/30/2024	\$348,276	24-4923-NEW	1605 NW Benjamin Dr	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Attached	New Building	9/10/2024	\$336,652	24-4295-NEW	4518 NW 17th St	Happe Homes, LLP	Happe Homes, LLP
Single Family Attached	New Building	9/10/2024	\$319,723	24-4296-NEW	4522 NW 17th St	Happe Homes, LLP	Happe Homes, LLP
Single Family Attached	New Building	9/10/2024	\$336,652	24-4507-NEW	4510 NW 17th St	Happe Homes, LLP	Happe Homes, LLP
Single Family Attached	New Building	9/10/2024	\$319,723	24-4508-NEW	4514 NW 17th St	Happe Homes, LLP	Happe Homes, LLP
Single Family Attached	New Building	9/23/2024	\$260,409	24-4737-NEW	4321 NE 13th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	9/23/2024	\$260,409	24-4738-NEW	4317 NE 13th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Multi-Family	Footing/Found	9/16/2024	\$1,290,000	24-4003-FND	2820 NE 38th St	JCorp Inc	JCorp Design Build
Single Family Detached	Solar	9/3/2024	\$16,700	24-4627-SOL	5009 NW 7th St	Purelight Power	Purelight Power
Single Family Detached	Building Addition	9/3/2024	\$10,000	24-4630-ADD	815 SW Cohasset Dr	B&L Electric LLC	B&L Electric LLC
Single Family Detached	Solar	9/5/2024	\$37,500	24-4696-SOL	1310 SE Trilein Dr	Purelight Power	Purelight Power
Single Family Detached	Solar	9/6/2024	\$16,088	24-2658-SOL	612 NE Deerfield Dr	True Solar LLC	True Solar LLC
Single Family Detached	Building Alteration	9/6/2024	\$12,946	24-4717-ALT	405 SE 3rd St	Halbrook Jason	Halbrook Jason
Single Family Detached	Porch	9/9/2024	\$5,096	24-4355-PRCH	4908 NE Rio Dr	Timberline Builders Corp Inc	Timberline Builders Corp Inc
Single Family Detached	Building Addition	9/9/2024	\$33,134	24-4649-ADD	1521 SW Des Moines St	Caliber Homes	Caliber Homes

Single Family Detached	Building Alteration	9/9/2024	\$3,024	24-4732-ALT	2116 NW Reinhart Dr	Knox Construction LLC	Knox Construction LLC
Single Family Detached	Building Alteration	9/9/2024	\$5,000	24-4734-ALT	502 NW Cherry Glen Dr	BAM Basements	BAM Basements
Single Family Detached	Building Addition	9/10/2024	\$38,104	24-4746-ADD	3711 NW Linwood Ln	Kampen Contracting	Kampen Contracting
Single Family Detached	Building Alteration	9/10/2024	\$41,170	24-4748-ALT	1616 SW Franklin Dr	Sara Huey	Sara Huey
Single Family Detached	Building Alteration	9/11/2024	\$25,389	24-4811-ALT	2101 NW Linwood Ct	Ronda DeMoss	Ronda DeMoss
Single Family Detached	Building Alteration	9/12/2024	\$23,877	24-4611-ALT	2604 NW Reinhart Dr	Jerome Calderon	Jerome Calderon
Single Family Attached	Solar	9/12/2024	\$16,700	24-4833-SOL	4116 NE 6th St	Purelight Power	Purelight Power
Single Family Detached	Building Alteration	9/13/2024	\$3,000	24-4702-ALT	326 NW Ridgeline Dr	Toby Hughes	Toby Hughes
Single Family Detached	Porch	9/13/2024	\$5,600	24-4803-PRCH	2226 NW Parkridge Dr	The HomeLife Brothers	The Homelife Brothers
Single Family Detached	Solar	9/16/2024	\$12,800	24-4844-SOL	1201 NW Benjamin Dr	One Source Solar	1 Source Solar
Single Family Detached	Porch	9/17/2024	\$5,120	24-4221-PRCH	819 SW 47th Cir	Scott Escherich Samuel	Scott Escherich Samuel
Single Family Detached	Solar	9/17/2024	\$17,387	24-2447-SOL	3126 NW 30th St	True Solar LLC	True Solar LLC
Single Family Detached	Porch	9/18/2024	\$3,120	24-4512-PRCH	4118 SW Snyder Blvd	Matt Pullen	Matt Pullen
Single Family Detached	Porch	9/19/2024	\$5,840	24-4835-PRCH	2502 SE 17th St	T & E Construction Inc	T & E Construction Inc
Single Family Detached	Building Addition	9/20/2024	\$95,426	24-4911-ADD	601 SE Sherman Dr	Alex Wheeler	Alex Wheeler
Single Family Detached	Building Alteration	9/24/2024	\$4,800	24-5002-ALT	2809 NW 5th St	BAM Basements	BAM Basements
Single Family Detached	Building Alteration	9/24/2024	\$15,844	24-5023-ALT	1101 NE Crossing Oaks Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	Building Alteration	9/24/2024	\$21,798	24-5035-ALT	4311 NE 12th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	Building Alteration	9/24/2024	\$21,798	24-5048-ALT	4106 NE 13th Ct	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	Building Addition	9/30/2024	\$19,880	24-5065-ADD	533 NW Autumn Crest Dr	Midwest Construction	Midwest Construction
Single Family Detached	Building Alteration	9/30/2024	\$5,702	24-5160-ALT	614 NE 57th St	Mathew Beaman	Mathew Beaman
Single Family Detached	Solar	9/30/2024	\$35,700	24-5166-SOL	825 SE Summerbrook Ct	Purelight Power	Purelight Power
Single Family Detached	Deck	9/5/2024	\$2,100	24-4693-DECK	2805 NW 25th St	ETCH Outdoor Living	ETCH Outdoor Living
Single Family Detached	Deck	9/5/2024	\$1,596	24-4695-DECK	2941 SW Meadow Ridge Dr	Compassion Builders Iowa	Compassion Builders Iowa
Single Family Detached	Deck	9/6/2024	\$1,200	24-4681-DECK	4707 NW 13th St	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	Deck	9/6/2024	\$516	24-4700-DECK	3904 SW 3rd Ct	Srivathsan Pichai	Lee Reed
Single Family Detached	Deck	9/9/2024	\$2,064	24-4021-DECK	1104 NW Rolling Rock Rd	Renomads LLC	Renomads LLC
Single Family Detached	Deck	9/9/2024	\$1,980	24-4633-DECK	1117 SW 50th St	Custom Decks, LLC	Custom Decks, LLC
Single Family Detached	Deck	9/10/2024	\$2,304	24-4767-DECK	1214 NW Applewood St	Grace Fox	Grace Fox
Single Family Detached	Deck	9/11/2024	\$3,120	24-4790-DECK	1206 NE Cold Harbor Dr	Ultimate Construction Services	Ultimate Construction Services
Single Family Detached	Deck	9/12/2024	\$192	24-4804-DECK	5605 NE Verona Dr	Salazar Builders	Salazar Builders
Single Family Detached	Deck	9/13/2024	\$3,600	24-4708-DECK	1509 W 1st St	The HomeLife Brothers	The Homelife Brothers
Single Family Detached	Deck	9/13/2024	\$588	24-4791-DECK	1305 SE Wanda Dr	Buresh Homes Solutions	Buresh Homes Solutions
Single Family Detached	Deck	9/16/2024	\$6,468	24-4841-DECK	515 NE 44th Ct	Deck & Drive Solutions	Deck and Drive Solutions
Single Family Detached	Deck	9/17/2024	\$2,688	24-4269-DECK	819 SW 47th Cir	Scott Escherich Samuel	Scott Escherich Samuel
Single Family Detached	Deck	9/17/2024	\$2,736	24-4879-DECK	801 SE Michael Dr	Home Solutions of Iowa	Home Solutions of Iowa
Single Family Detached	Deck	9/17/2024	\$6,420	24-4362-DECK	3010 SW 25th Ct	Reese Builders Inc	Reese Builders Inc
Single Family Attached	Deck	9/20/2024	\$1,200	24-4967-DECK	816 SW Ankeny Rd	All Lines Properties LLC	Stratton Construction LLC
Single Family Attached	Deck	9/20/2024	\$1,200	24-4968-DECK	818 SW Ankeny Rd	All Lines Properties LLC	Stratton Construction LLC
Single Family Attached	Deck	9/20/2024	\$1,200	24-4969-DECK	820 SW Ankeny Rd	All Lines Properties LLC	Stratton Construction LLC
Single Family Detached	Deck	9/25/2024	\$1,920	24-4976-DECK	1105 SE Chaparal Dr	Mark Nehring	Mark Nehring
Single Family Detached	Deck	9/26/2024	\$1,728	24-4773-DECK	2307 SW 38th St	Vishal Patel	Ankeny Deck Specialist
Single Family Detached	Deck	9/27/2024	\$2,160	24-5132-DECK	707 SW 50th St	Thomas Crowley	Thomas Crowley
Single Family Detached	Deck	9/30/2024	\$6,312	24-4955-DECK	203 NW Rock Creek Cir	Kennedy Custom Builds	Kennedy Custom Builds
Single Family Detached	Shed	9/3/2024	\$2,880	24-4619-SHD	1914 NW Pleasant St	Thomas Wubben	Thomas Wubben
Single Family Detached	Shed	9/4/2024	\$2,240	24-4637-SHD	1510 NW Beechwood St	Mike Larsen	Premier Portable Buildings

Single Family Detached	Shed	9/4/2024	\$5,000	24-4666-SHD	1006 NE 25th Ct	Eric Wall	Eric Wall
Single Family Detached	Shed	9/9/2024	\$3,360	24-4751-SHD	3304 SE Jasmine Ct	Luis Saravia	Luis Saravia
Single Family Detached	Shed	9/10/2024	\$440	24-4667-SHD	1006 NE 25th Ct	Eric Wall	Eric Wall
Single Family Detached	Shed	9/11/2024	\$3,360	24-4810-SHD	2711 NW Greenwood St	Tuff Shed	Tuff Shed
Single Family Detached	Shed	9/13/2024	\$10,400	24-4840-SHD	4305 NE Par View Ct	Rob Moffitt	Rob Moffitt
Single Family Detached	Shed	9/13/2024	\$2,880	24-4859-SHD	2302 NW North Creek Dr	Mark Adams	Mark Adams
Single Family Detached	Shed	9/16/2024	\$2,880	24-4881-SHD	4208 NW 8th Ct	Tuff Shed	Tuff Shed
Single Family Detached	Shed	9/17/2024	\$3,200	24-4575-SHD	1602 NW Maple Pl	Jeff Winkel	Jeff Winkel
Single Family Detached	Shed	9/18/2024	\$2,400	24-4912-SHD	3422 NE Briar Creek Pl	Ben Piepho	Ben Piepho
Single Family Detached	Shed	9/19/2024	\$3,200	24-4937-SHD	418 NE 17th Ct	Craig D Logemann	Craig D Logemann
Single Family Detached	Shed	9/20/2024	\$2,400	24-4801-SHD	2516 NW 40th St	Tuff Shed	Tuff Shed
Single Family Detached	Shed	9/30/2024	\$1,200	24-5168-SHD	407 NE 58th St	Nguyen Stephanie	Nguyen Stephanie
Single Family Detached	Swimming Pool	9/3/2024	\$0	24-4359-POOL	1222 NE 53rd Ct	CMC Pools of Iowa	CMC Pools of Iowa
Single Family Detached	Swimming Pool	9/20/2024	\$0	24-4960-POOL	526 NE 9th St	Janet S Peck	Janet S Peck
Single Family Detached	Swimming Pool	9/20/2024	\$0	24-4947-POOL	3211 NW Greenwood St	juarez landclearing & excavating	juarez landclearing & excavating
Single Family Detached	Spa/Hot Tub	9/18/2024	\$0	24-4830-SPA	4118 SW Snyder Blvd	Matt Pullen	Matt Pullen
Single Family Detached	Spa/Hot Tub	9/27/2024	\$0	24-5136-SPA	2213 NW Greenwood St	Charles D Moore	Charles D Moore
Office	Building Shell	9/5/2024	\$9,629,462	24-3776-SHELL	2750 NE 36th St	Graham Construction	Graham Construction
Retail	Building Alteration	9/5/2024	\$57,040	24-3844-ALT	2410 SW White Birch Dr Ste 105	DRA Properties	DRA Properties LLC
Office	Building Addition	9/12/2024	\$8,000	24-4561-ADD	315 SW Maple St Ste E	Pals Services LLC	Pals Services LLC
Industrial	Building Alteration	9/18/2024	\$1,200,000	24-3424-ALT	6910 SE Four Mile Dr	CESO Inc	Ryan Companies US, Inc.
Other	Slab	9/18/2024	\$25,000	24-4874-SLAB	3301 N Ankeny Blvd	SMJ International	HM Cragg Co
Office	Building Alteration	9/20/2024	\$350,000	24-4647-ALT	3001 SE Convenience Blvd	Edge Commercial	Edge Commercial
Retail	Building Alteration	9/23/2024	\$68,550	24-4896-ALT	1605 SE Delaware Ave Ste I	MDM Equity - 2011 LLC	Denny Elwell Company
Storage	Building Alteration	9/25/2024	\$650,000	24-3283-ALT	221 SE Magazine Rd	Dean Snyder Construction	Dean Snyder Construction
Hospital	Building Alteration	9/27/2024	\$67,097	24-4135-ALT	3625 N Ankeny Blvd	Hubbell Construction Services	Hubbell Construction Services
Manufacturing	Building Alteration	9/27/2024	\$541,644	24-4929-ALT	7305 SE Crosswinds Dr	Estes Construction	Estes Construction
Single Family Detached	Fence/Wall	9/3/2024	\$0	24-4632-FNCE	1222 NE 53rd Ct	Absolute Fence LLC	Absolute Fence LLC
Single Family Detached	Fence/Wall	9/4/2024	\$0	24-4638-FNCE	1510 NW Beechwood St	Mike Larsen	Mike Larsen
Single Family Detached	Fence/Wall	9/4/2024	\$0	24-4653-FNCE	524 NW 31st St	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	9/4/2024	\$0	24-4654-FNCE	427 NE 55th St	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	9/4/2024	\$0	24-4655-FNCE	3019 NW Greenwood St	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	9/4/2024	\$0	24-4661-FNCE	106 SW Cherry St	Timothy Pitts	Timothy Pitts
Single Family Detached	Fence/Wall	9/5/2024	\$0	24-4651-FNCE	2813 NW Boulder Point Pl	Wyatt Smith	Wyatt Smith
Single Family Detached	Fence/Wall	9/5/2024	\$0	24-4680-FNCE	216 NE 51st St	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	9/9/2024	\$0	24-4727-FNCE	5605 NE Verona Dr	Halcyon Fencing	Halcyon Fencing
Single Family Detached	Fence/Wall	9/9/2024	\$0	24-4744-FNCE	2602 SW 31st St	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	9/10/2024	\$0	24-4271-FNCE	2305 NW 29th St	Bos Fencing	Bos Fencing
Single Family Detached	Fence/Wall	9/10/2024	\$0	24-4730-FNCE	1419 NE Crossing Oaks Dr	Jonathan Grimm	Jonathan Grimm
Single Family Detached	Fence/Wall	9/10/2024	\$0	24-4774-FNCE	3011 NW Maple Ct	Sturdy Fence Company	Sturdy Fence Company
Single Family Detached	Fence/Wall	9/11/2024	\$0	24-4440-FNCE	401 NE 57th Ct	Sturdy Fence Company	Sturdy Fence Company
Single Family Detached	Fence/Wall	9/11/2024	\$0	24-4569-FNCE	3005 SW Meadow Ridge Dr	Dorothy L Guazzo	Chase A Rose
Single Family Detached	Fence/Wall	9/11/2024	\$0	24-4808-FNCE	417 SE 10th St	Huber Fencing	Huber Fencing

Single Family Detached	Fence/Wall	9/11/2024	\$0 24-4809-FNCE	1313 NE 56th St	Garry Buckner	Garry Buckner
Single Family Detached	Fence/Wall	9/12/2024	\$0 24-4839-FNCE	5129 NE Ledgestone Ct	Thrive Fencing	Thrive Fencing
Single Family Detached	Fence/Wall	9/12/2024	\$0 24-4842-FNCE	209 SE 2nd St	Chuck Whitney	Chuck Whitney
Single Family Detached	Fence/Wall	9/13/2024	\$0 24-4863-FNCE	3016 NW Cedarwood Ln	Leonard H Odegaard	Leonard H Odegaard
Single Family Attached	Fence/Wall	9/16/2024	\$0 24-4873-FNCE	412 NW Irvinedale Dr	Laurie Fein	Precision Fencing
Single Family Detached	Fence/Wall	9/16/2024	\$0 24-4882-FNCE	314 SW 16th St	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	9/16/2024	\$0 24-4883-FNCE	2301 NW Greenwood St	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	9/16/2024	\$0 24-4889-FNCE	2901 NW 30th Ln	Bret Staples	Bret Staples
Single Family Detached	Fence/Wall	9/17/2024	\$0 24-4340-FNCE	5023 NE Ledgestone Ct	American Fence Company	American Fence Company
Other	Fence/Wall	9/18/2024	\$0 24-4160-FNCE	217 S Ankeny Blvd	Rock Valley Construction	Rock Valley Construction
Single Family Detached	Fence/Wall	9/18/2024	\$0 24-4890-FNCE	4115 NW Linwood Dr	Halcyon Fencing	Halcyon Fencing
Single Family Detached	Fence/Wall	9/18/2024	\$0 24-4921-FNCE	505 NW 19th St	Dustin Albrecht	Precision Fencing
Single Family Detached	Fence/Wall	9/19/2024	\$0 24-2460-FNCE	512 NE 57th Ct	Dylan Courtney	Dylan Courtney
Single Family Detached	Fence/Wall	9/19/2024	\$0 24-4920-FNCE	756 NE Spring St	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	9/20/2024	\$0 24-4958-FNCE	4305 NW Sharmin Dr	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	9/20/2024	\$0 24-4966-FNCE	3211 NW Greenwood St	Jeff Thede	Jeff Thede
Single Family Detached	Fence/Wall	9/23/2024	\$0 24-4963-FNCE	1003 NE Williamsburg Ct	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	9/23/2024	\$0 24-4981-FNCE	510 SW Franklin Dr	Beau Iske	Beau Iske
Single Family Detached	Fence/Wall	9/24/2024	\$0 24-4665-FNCE	2312 NW 31st St	Bos Fencing	Bos Fencing
Single Family Detached	Fence/Wall	9/24/2024	\$0 24-5041-FNCE	4414 NW 13th St	Bret Staples	Bret Staples
Single Family Detached	Fence/Wall	9/25/2024	\$0 24-5046-FNCE	1106 NW Jackson Dr	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	9/25/2024	\$0 24-5047-FNCE	1002 NE Otter Ridge Cir	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	9/25/2024	\$0 24-5084-FNCE	1115 NW Boulder Dr	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	9/26/2024	\$0 24-5091-FNCE	3203 NW 15th St	Huber Fencing	Huber Fencing
Single Family Detached	Fence/Wall	9/27/2024	\$0 24-5138-FNCE	2213 NW Greenwood St	Charles D Moore	Charles D Moore
Single Family Detached	Fence/Wall	9/27/2024	\$0 24-4971-FNCE	3402 SE 18th ST	Bret Staples	Bret Staples
Single Family Detached	Fence/Wall	9/30/2024	\$0 24-5027-FNCE	2922 SW Coves Dr	Halcyon Fencing	Halcyon Fencing
Single Family Detached	Fence/Wall	9/30/2024	\$0 24-5140-FNCE	810 NW 22nd St	Superior Fence & Rail of Central IA	Superior Fence & Rail of Central IA
Office	Sign	9/3/2024	\$7,000 24-4484-SIGNP	2501 SE Tones Dr Ste 500	Fastsigns	Fastsigns
Other	Sign	9/4/2024	\$174 24-4674-SIGNP	217 S Ankeny Blvd	Lashier Graphics & Signs	Lashier Graphics & Signs
Other	Sign	9/4/2024	\$109 24-4676-SIGNP	217 S Ankeny Blvd	Lashier Graphics & Signs	Lashier Graphics & Signs
Other	Sign	9/4/2024	\$545 24-4677-SIGNP	217 S Ankeny Blvd	Lashier Graphics & Signs	Lashier Graphics & Signs
Mixed Use	Sign	9/16/2024	\$1,460 24-4538-SIGNP	2575 N Ankeny Blvd Ste 219	Chesnut Signs	Chesnut Signs
Retail	Sign	9/16/2024	\$2,990 24-4855-SIGNP	713 N Ankeny Blvd	Image 360	Image 360
Retail	Sign	9/17/2024	\$5,811 24-4845-SIGNP	1610 SW Main St Ste 104	Lashier Graphics & Signs	Lashier Graphics & Signs
Retail	Sign	9/17/2024	\$1,325 24-4846-SIGNP	1610 SW Main St Ste 104	Lashier Graphics & Signs	Lashier Graphics & Signs
Industrial	Sign	9/18/2024	\$8,500 24-4907-SIGNP	1 SE Convenience Blvd	Clover Signs LLC	Clover Signs LLC
Restaurant	Temporary Sign	9/10/2024	\$0 24-4780-SIGNT	2010 SE Delaware Ave Ste 230	Miguel Hernandez Hernandez	Miguel Hernandez Hernandez
Retail	Temporary Sign	9/13/2024	\$0 24-4701-SIGNT	317 E 1st St	Michael Prichard	Michael Prichard
Single Family Detached	Drive Approach	9/4/2024	\$0 24-4668-RSTRM	1905 NW 10th St	Jamie Grimm	Jamie Grimm
Single Family Detached	Drive Approach	9/4/2024	\$0 24-4673-RSTRM	202 SW Pleasant St	CR Concrete LLC	CR Concrete LLC
Single Family Detached	Drive Approach	9/9/2024	\$0 24-4742-RSTRM	3415 SW 35th St	HS Concrete Inc	HS Concrete Inc
Single Family Detached	Drive Approach	9/16/2024	\$0 24-4886-RSTRM	2806 NW 5th St	HS Concrete Inc	HS Concrete Inc
Single Family Detached	Drive Approach	9/17/2024	\$0 24-4901-RSTRM	417 SE 10th St	Karla Fuentes	Alvarez Construction
Single Family Detached	Drive Approach	9/30/2024	\$0 24-5175-RSTRM	403 SW 32nd St	HS Concrete Inc	HS Concrete Inc

Single Family Detached	Sidewalk	9/6/2024	\$0 24-4731-RSWRP	1001 NE Trilein Dr	Gary W Hydorn	Brothers Construction Inc
Single Family Detached	Sidewalk	9/9/2024	\$0 24-4743-RSWRP	3415 SW 35th St	HS Concrete Inc	HS Concrete Inc
Multi-Family	Sidewalk	9/9/2024	\$0 24-4761-RSWRP	2502 NE Oak Dr	Matt Barker	Speck USA
Single Family Detached	Sidewalk	9/12/2024	\$0 24-4831-RSWRP	1814 NW 9th St	RMC Concrete	RMC Concrete
Single Family Detached	Sidewalk	9/16/2024	\$0 24-4877-RSWRP	106 SW Flynn Dr	JCV Construction, Inc	JCV Construction, Inc
Single Family Detached	Sidewalk	9/16/2024	\$0 24-4887-RSWRP	2806 NW 5th St	HS Concrete Inc	HS Concrete Inc
Single Family Detached	Sidewalk	9/17/2024	\$0 24-4243-RSWRP	2905 NW Park Ln	Matthew Prado	Matthew Prado
Single Family Detached	Sidewalk	9/18/2024	\$0 24-4909-RSWRP	2506 SW Ridgeway Ct	Castillo Construction	Castillo Construction
Single Family Detached	Sidewalk	9/24/2024	\$0 24-4986-RSWRP	1204 NE 49th St	JCV Construction, Inc	JCV Construction, Inc



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

October 8, 2024
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

City Council Representative

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL

ACTION REQUESTED

LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

October 21, 2024 - 5:30 p.m. - Staff

ATTACHMENTS

None



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

October 8, 2024
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

Consider MOTION to adjourn the meeting.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL

ACTION REQUESTED

LEGAL

EXECUTIVE SUMMARY

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ATTACHMENTS

None

