



PLAN AND ZONING COMMISSION

Meeting Agenda
Tuesday, November 19, 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:

Approval of the November 19, 2024 Agenda

Consider MOTION to approve and accept the November 19, 2024 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes of the November 5, 2024 Plan and Zoning Commission meeting

Consider MOTION to approve and accept the November 5, 2024 minutes of the Plan and Zoning Commission meeting.

2. Canyon Landing Plat 5 Final Plat

Consider MOTION to recommend City Council approval of Canyon Landing Plat 5 Final Plat.

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

F. PUBLIC HEARINGS:

3. **Elwell Family LC, request to rezone property from R-1, One-Family Residence District to C-2, General Retail, Highway Oriented, and Central Business Commercial District**

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

G. BUSINESS ITEMS:

4. **825 NW 36th Street - Prairie Ridge Church Site Plan Amendment**

Consider MOTION to approve the Prairie Ridge Church Site Plan at 825 NW 36th Street and approve the decorative metal panel proposed as a primary material for compliance with the Municipal Code, Chapter 192.02.3.B(6), Specific Building Material Standards, subject to City Council acceptance of a development agreement for traffic improvements and Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement.

H. REPORTS:

Director and Commissioner Reports

1. November 18, 2024 City Council Report - Staff
2. Tentative Agenda items for Tuesday, December 3, 2024
3. Commissioner's Reports.

I. MISCELLANEOUS ITEMS:

City Council Representative

December 2, 2024 - 5:30 p.m. - Staff

J. ADJOURNMENT:

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

November 19, 2024
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

Approval of the November 19, 2024 Agenda

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Enhance Quality of Life

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 November 19, 2024 agenda with/without amendments.

ATTACHMENTS

None



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

November 19, 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 November 5, 2024 Plan and Zoning Commission meeting

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Enhance Quality of Life

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 November 5, 2024 minutes of the Plan and Zoning Commission meeting.

ATTACHMENTS

1. P&Z Minutes 2024-11-05

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, November 5, 2024
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair Ted Rapp called the November 5, 2024 meeting of the Plan & Zoning Commission to order at 6:28 p.m.

ROLL CALL

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

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve and accept the November 5, 2024 agenda without amendments. Second by G.Hunter. All voted aye. Motion carried 7 – 0.

COMMUNICATIONS

There were no communications.

CITIZEN'S REQUEST

There were no requests.

CONSENT AGENDA ITEMS

Item #1. Minutes

Motion to approve and accept the October 22, 2024 minutes of the Plan and Zoning Commission meeting.

Item #2. First Street Commons Plat 3 Final Plat

Motion to recommend City Council approval of the First Street Commons Plat 3 Final Plat.

Item #3. 1900 NW 4th Street - Faith Baptist Bible College Dorm Site Plan

Motion to approve the site plan for 1900 NW 4th Street, Faith Baptist Bible College Dorm, subject to an approved storm water management facility easement and development agreement for a future left turn lane on NW 4th Street.

Item #4. 410 SE Creekview Drive - AirGas Ankeny PCC Pavement Expansion Site Plan

Motion to approve the site plan for 410 SE Creekview Drive, AirGas Ankeny PCC Pavement Expansion.

Item #5. 1201 S Ankeny Boulevard - Veridian Credit Union Site Plan

Motion to approve the site plan for 1201 S Ankeny Boulevard, Veridian Credit Union Site Plan; subject to City Council approval of the stormwater management facility maintenance covenant and permanent easement agreements; and subject to City Council approval of the ingress/egress easement vacation.

Motion by L.West to approve the recommendations for Consent Agenda Items #1 - #5. Second by A.Renaud. All voted aye. Motion carried 7 – 0.

REPORTS

City Council Meeting

E.Jensen reported on the November 4, 2024 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the Tuesday, November 19, 2024 Plan and Zoning Commission meeting and the October 2024 Building Permit Report.

E.Jensen shared that there will be a public hearing on a request by Denny Elwell Family, LC to rezone property from R-1 to C-2.

Commissioner's Reports

T.Rapp asked for clarification on staff's process related to the impending development agreement based on the traffic study for Item #3. E.Carstens responded by providing information relating to this project.

MISCELLANEOUS ITEMS

November 18, 2024 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, Chair Rapp adjourned the meeting. Meeting adjourned at 6:33 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

November 19, 2024
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

Canyon Landing Plat 5 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

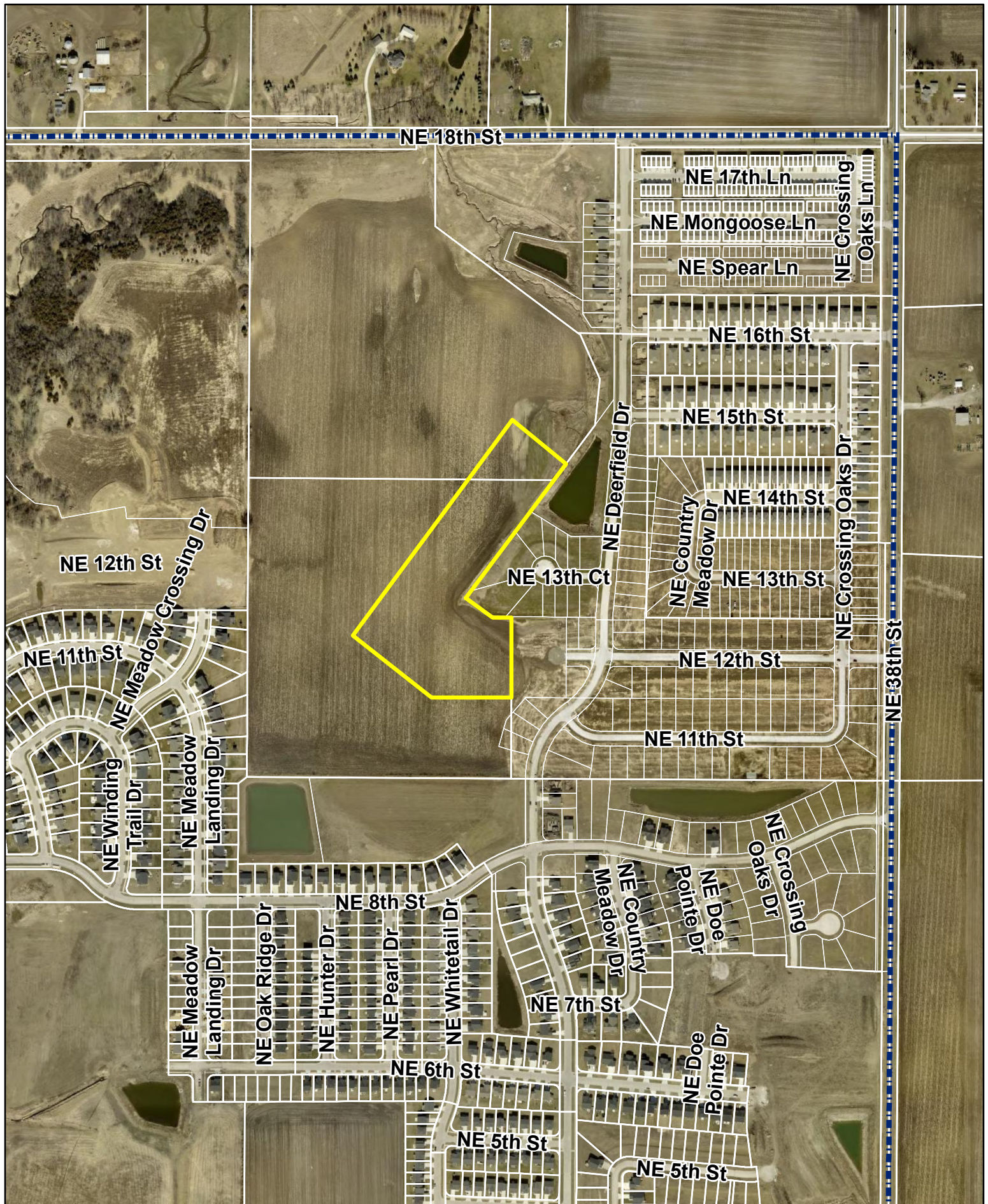
ACTION REQUESTED

Consider MOTION to recommend City Council approval of Canyon Landing Plat 5 Final Plat.

ATTACHMENTS

1. Aerial Map

2. Staff Report
3. Applicant Letter
4. Final Plat



1 inch = 500 feet

Date: 11/13/2024

Canyon Landing Plat 5 Final Plat





*Plan and Zoning Commission
Staff Report*

Meeting Date: November 19, 2024

Agenda Item: Canyon Landing Plat 5 – Final Plat
Report Date: October 31, 2024
Prepared By: Jake Heil *ETC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of Canyon Landing Plat 5 Final Plat.

Project Summary:

Canyon Landing Plat 5 is a proposed 10.71-acre (+/-) plat located primarily along NE 12th Street, just south of NE 13th Street and west of NE Deerfield Drive. The subject plat creates 50 single-family residential lots, a street lot, and associated utility easements and improvements. Lot widths adhere to ranges of 50+ and 70+ feet. The proposed plat is in general conformance with the Canyon Landing PUD.

Project Report:

- Streets:** The proposed plat will be accessed primarily from NE Deerfield Drive to the east, via NE 12th Street. The proposed plat will extend NE 12th Street approximately 580 feet to the west. From there a new street, NE Pearl Drive will extend north providing access to the remainder of the plat. All proposed roads in the development will be required to have five-foot sidewalks.
- Water:** The existing 10-inch water main along NE 12th Street will be extended west to the western plat boundary. 8-inch water main will be extended north along NE Pearl Drive.
- Sewer:** The existing 8-inch sanitary sewer main along NE 12th Street will be extended west to the western plat boundary and NE Pearl Drive will be serviced by an 8-inch sanitary sewer main.
- Drainage:** Storm water for this plat generally drains to the north via storm sewer mains, where it will empty into a series of storm water detention basins just north of the proposed plat. Storm water will then convey off-site to the west via a drainage ditch along NE 18th Street, eventually draining into Deer Creek to the west and ultimately outletting into Four Mile Creek.
- Parkland:** The parkland dedication requirement for Plat 5 is 0.77 acres, but parkland is not proposed with this plat. The developer will be dedicating 14.29 acres of parkland with a future Canyon Landing plat. The total park dedication for the Canyon Landing PUD is estimated at 13.12 acres.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Canyon Landing Plat 5
NAME OF OWNER/ DEVELOPER: Stubbs Development, Inc.

GENERAL INFORMATION:

PLAT LOCATION: South of NE 13th Street and west of NE Deerfield Drive
SIZE OF PLAT: 10.71 acres
ZONING: Canyon Landing PUD

LOTS:

NUMBER: 50 Single-Family lots; one street lot
SIZE/DENSITY: 4.66 units per acre
USE: Residential
BUILDING LINES: **50' + Lots**
Minimum lot width at front yard setback: 50'
Minimum lot area: 6,500 SF
Minimum yard requirements:
Front: 25'
Rear: 30'
Side: 10' total (min. 5' one side)

70' + Lots
Minimum lot width at front yard setback: 70'
Minimum lot area: 9,100 SF
Minimum yard requirements:
Front: 25'
Rear: 30'
Side: 10' total (min. 5' one side)

PARK SITE DEDICATION:

The parkland dedication requirement for Plat 5 is 0.77 acres, but parkland is not proposed with this plat. The developer will be dedicating 14.29 acres of parkland with a future Canyon Landing plat. The total park dedication for the Canyon Landing PUD is estimated at 13.12 acres.

ADJACENT LANDS:

NORTH: Canyon Landing PUD – future plat
SOUTH: Canyon Landing PUD – future parkland
EAST: Canyon Landing PUD – Plat 2 & 3
WEST: Canyon Landing PUD – future plat

STREET DEVELOPMENT:

NAME: NE 12th Street
LENGTH: 864'
CLASSIFICATION: Minor Collector
R.O.W. (REQ'D./PROV.): 70'/70'
PAVEMENT WIDTH: 31'

NAME: NE Pearl Drive
LENGTH: 705'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

WASTE WATER:

PROJECTED FLOWS: 50 lots X 300 gallons/lot for SF = 15,000 GPD

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

STORM WATER:

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

WATER SYSTEM:

USAGE: 50 lots X 3 pers. per lot X 100 gal. per day/person = 15,000 GPD

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

FINAL PLAT DRAWING:

Staff recommends approval.

CONSTRUCTION PLANS:

To be approved.



STUBBS ENGINEERING

1609 N Ankeny Blvd, Suite 203 Ankeny, IA 50023

10/25/2024

Planning and Zoning Commission

City of Ankeny

Canyon Landing Plat 5 Approval Request

Stubbs Engineering requests approval for Canyon Landing Plat 5 Construction Plans on October 25th 2024. This site is a residential development and consists 10.71 acres. The site also contains 50 lots for the purpose of building single family dwellings. Listed below are the cost shares for cost participation based on comments from city staff:

Sincerely,

Stubbs Engineering

Branden Stubbs

Branden Stubbs, P.E.

INDEX LEGEND		SPACE RESERVED FOR RECORDING PURPOSES
LOCATION:	PART OF NE 1/4, SEC. 17-T80N-R23W	
REQUESTOR:	STUBBS DEVELOPMENT INC	
PROPRIETORS:	STUBBS DEVELOPMENT INC BOULDER RIDGE DUPLEX, LLC CANYON LANDING, LLC	
SURVEYOR:	RYAN R. REMLING, P.L.S.	
COMPANY:	STUBBS ENGINEERING 1609 N ANKENY BLVD, SUITE 230 ANKENY, IA 50023 PHONE: (515) 259-1133 RYAN@STUBBS3.COM	
RETURN TO:	RYAN REMLING	

STUBBS ENGINEERING
1609 NORTH ANKENY BLVD SUITE 230 ANKENY, IOWA 50023
(515) 259-1133



1



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.27'	25.00'	90.00	S81° 44' 18"W	35.36'
C2	39.27'	25.00'	90.00	N8° 15' 42"W	35.36'
C3	189.61'	298.00'	36.46	N71° 29' 24"W	186.43'
C4	234.15'	368.00'	36.46	S71° 29' 24"E	230.22'
C5	51.12'	298.00'	9.83	N58° 10' 34"W	51.06'
C6	78.49'	298.00'	15.09	N70° 38' 11"W	78.26'
C7	60.00'	298.00'	11.54	N83° 57' 00"W	59.90'
C8	25.34'	368.00'	3.95	S85° 14' 04"E	25.34'
C9	56.24'	368.00'	8.76	S61° 35' 07"E	56.18'
C10	56.24'	368.00'	8.76	S70° 28' 28"E	56.18'
C11	56.24'	368.00'	8.76	S79° 05' 50"E	56.18'
C12	40.10'	368.00'	6.24	S86° 35' 48"E	40.08'

SURVEYOR: STUBBS ENGINEERING
1609 N. ANKENY BLVD.
ANKENY, IA 50023
515-259-1133
RYAN REMLING

OWNER/
DEVELOPERS: STUBBS DEVELOPMENT INC (PARCEL 2021-239)
1609 N. ANKENY BLVD.
ANKENY, IA 50023
515-259-1133
DAVID STUBBS

BOULDER RIDGE DUPLEX LLC (PARCEL 2022-66)
1609 N. ANKENY BLVD.
ANKENY, IA 50023
515-259-1133
DAVID STUBBS

BOULDER LANDING, LC (PARCEL 2022-65)
8519 NW 23RD CT
ANKENY, IA 50023
515-249-0069
JOSH MOULTON

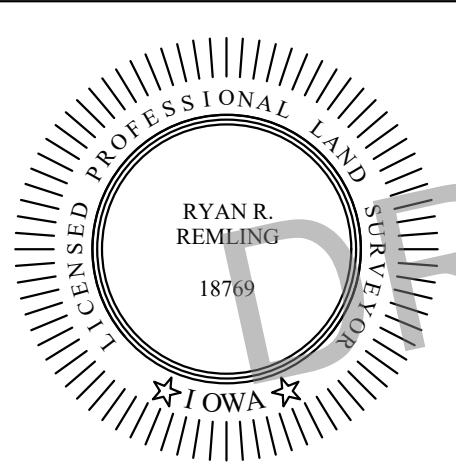
ZONING:	NOTES:
CANYON LANDING PUD - PLANNED UNIT DEVELOPMENT	1. BASIS OF BEARINGS: IOWA STATE PLANE SOUTH (IOWA RTN) - NAD83
BULK REGULATIONS:	2. THE PROPERTY IS LOCATED IN UNSHADED ZONE "X", MAP # 1915C0210F WITH AN EFFECTIVE DATE OF 2/1/2019.
SINGLE-FAMILY RESIDENTIAL (60' LOTS) MINIMUM LOT WIDTH AT FRONT YARD SETBACK - 60 FEET MINIMUM LOT AREA - 7,800 SF MINIMUM YARD REQUIREMENTS FRONT - 25 FEET REAR - 35 FEET SIDE - 10 FEET TOTAL (MIN 5' ONE SIDE)	3. SURVEY WORK COMPLETED IN 2021 AND JULY, 2024.
SINGLE-FAMILY RESIDENTIAL (50' LOTS) MINIMUM LOT WIDTH AT FRONT YARD SETBACK - 50 FEET MINIMUM LOT AREA - 6,500 SF MINIMUM YARD REQUIREMENTS FRONT - 25 FEET REAR - 35 FEET SIDE - 10 FEET TOTAL (MIN 5' ONE SIDE)	4. THE BOUNDARY FOR THIS PLAT HAS AN ERROR CLOSURE OF LESS THAN 1 FOOT IN 10,000 FEET AND EACH LOT HAS AN ERROR CLOSURE OF LESS THAN 1 FOOT IN 5,000 FEET.
	5. THE EASEMENTS SHOWN HERE ARE A 15 FOOT PUBLIC DRAINAGE EASEMENT AND A 15 FOOT PRIVATE STREET SEWER EASEMENT. THE PUBLIC DRAINAGE EASEMENT SHALL TERMINATE 10 FEET SOUTHWESTERLY OF THE NORTHEASTERLY LOT LINE OF LOT 12.
	6. LOT 17 DRIVEWAY NEEDS TO BE CONSTRUCTED TO AVOID THE PROPOSED INTAKE.
	7. THE DEVELOPER IS RESPONSIBLE FOR STREET LIGHT CONSTRUCTION WITHIN THIS PLAT.
	8. LOT A IS TO BE DEDICATED TO THE CITY OF ANKENY FOR PUBLIC ROAD RIGHT OF WAY.

PROPERTY DESCRIPTION:

PART OF PARCEL 2021-239 AS RECORDED IN BOOK 18903, PAGE 797 IN THE OFFICE OF THE POLK COUNTY, IOWA RECORDER AND PART OF PARCEL 2022-65 AND PARCEL 2022-66, BOTH RECORDED IN BOOK 19079, PAGE 487 IN THE OFFICE OF THE POLK COUNTY, IOWA RECORDER AND PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 23 NORTH, RANGE 23 WEST OF THE 5TH PRINCIPAL MERIDIAN, ANKENY, POLK COUNTY, IOWA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 38, CANYON LANDING PLAT 3 AS RECORDED IN BOOK 19608, PAGE 739 IN THE OFFICE OF THE POLK COUNTY, IOWA RECORDER; THENCE N58°43'06"W 421.22 FEET; THENCE N53°15'42"W 556.96 FEET; THENCE N30°44'18"E 130.00 FEET; THENCE N55°15'42"W 430.76 FEET; THENCE N30°44'18"E 130.00 FEET; THENCE S55°17'13"E 130.00 FEET TO THE WESTERLY LINE OF CANYON LANDING PLAT 2 AS RECORDED IN BOOK 19079, PAGE 487 IN THE OFFICE OF THE POLK COUNTY, IOWA RECORDER; THENCE S88°43'06"E 133.00 FEET ALONG SAID WESTERLY LINE TO THE SOUTHWEST CORNER THEREOF; THENCE S55°17'13"E 130.74 FEET ALONG SAID SOUTHERLY LINE OF SAID CANYON LANDING PLAT 2; THENCE S88°43'06"E 133.00 FEET ALONG SAID SOUTHERLY LINE TO THE SOUTHWEST CORNER OF CANYON LANDING PLAT 3; THENCE S88°43'06"E 133.00 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

○	SET 1/2" REBAR W/YELLOW PLASTIC CAP NO. 18765
○	FOUND 1/2" REBAR W/YPC #20757
	UNLESS NOTED OTHERWISE
()	RECORDED AS
_____	PLAT OR SURVEY BOUNDARY
_____	PLAT LOT LINE
_____	EXISTING LOT LINE
_____	EASEMENT LINE
_____	EASEMENT LINE
• • • • •	SETBACK LINE
POB	POINT OF BEGINNING
PUE	PUBLIC UTILITY EASEMENT
ST W & E	STORM WATER AND DRAINAGE EASEMENT
⑦⑦⑦	LOT ADDRESS



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

7-8-24
DATE

RYAN R. REMLING, P.L.S.

LICENSE NUMBER: 18769

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET ONLY



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

November 19, 2024
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

Elwell Family LC, request to rezone property from R-1, One-Family Residence District to C-2, General Retail, Highway Oriented, and Central Business Commercial District

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

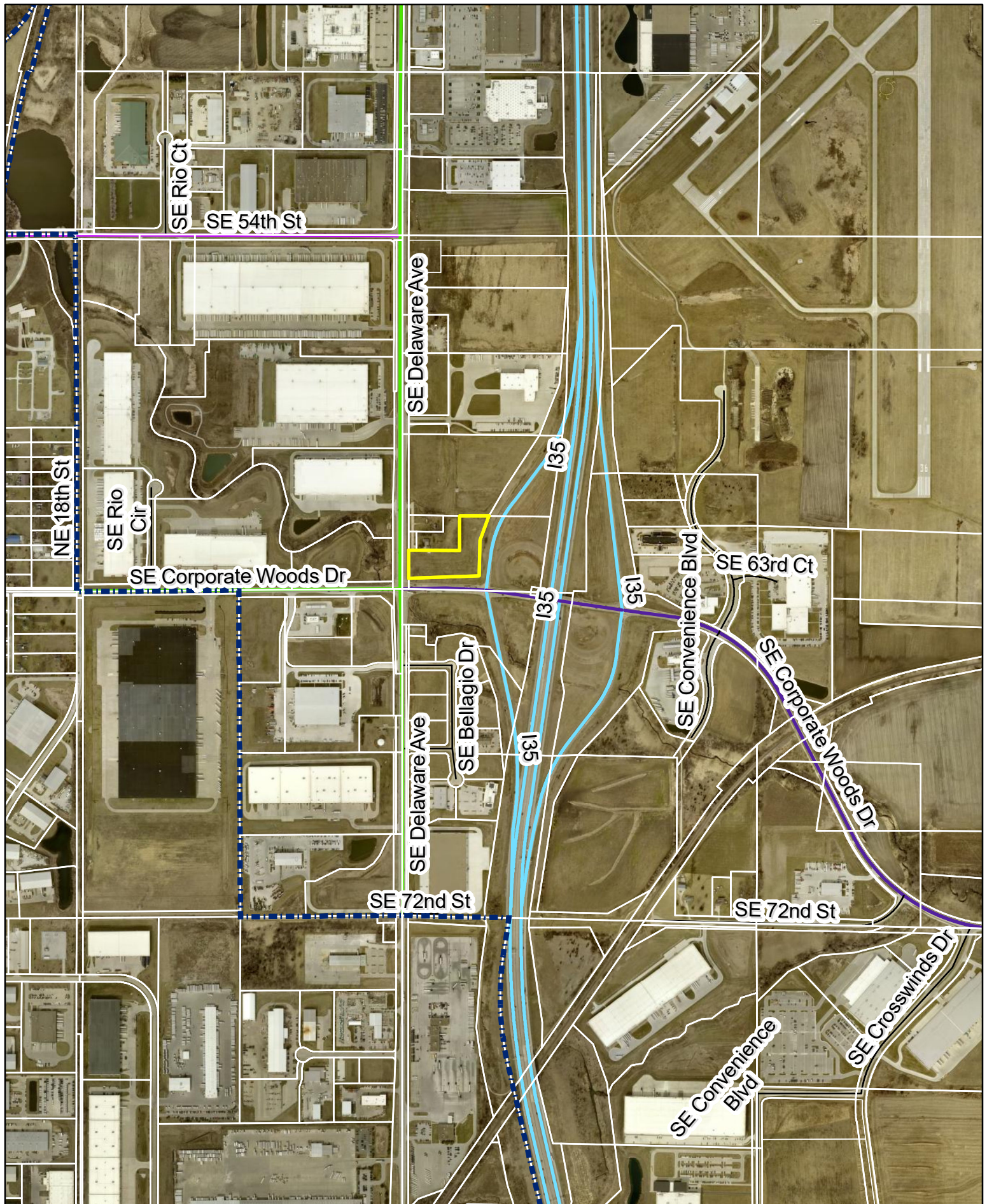
PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

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

ATTACHMENTS

1. Aerial
2. Staff Report
3. Applicant Letter
4. Rezoning Exhibit
5. Zoning Map
6. Future Land Use Map



N



1 inch = 990 feet

Date: 10/22/2024

Delaware & Corporate Woods Rezoning Aerial Map

Agenda Item: Delaware & Corporate Woods Rezoning – Public Hearing
Report Date: November 13, 2024
Prepared By: Laura Hutzell *EJC*
Associate Planner

Discussion:

The applicant, Elwell Family LC is requesting to rezone property from R-1, One Family Residential District to C-2, General Retail, Highway Oriented, and Central Business Commercial District.

The area subject to the proposed rezoning consists of one parcel, approximately 4 acres in size. The subject property is located at the northeast corner of the SE Corporate Woods Drive and SE Delaware Avenue intersection, just west of Interstate 35 and the Corporate Woods exit. The property is currently zoned R-1, One-Family Residence District; property to the north is also zoned R-1, while properties to the west are zoned M-1, Light Industrial District, and properties to the south are zoned C-2, General Retail, Highway Oriented, and Central Business Commercial District.

The proposed rezoning generally aligns with The Ankeny Plan 2040 Future Land Use Map, which defines this property as Highway Commercial (HC). The Ankeny Plan 2040 defines the Highway Commercial land use category as designed to be located along major highways with the intent of providing commercial products and services to the motoring public. Typical uses include gas stations, car washes, car dealerships, fast food and sit-down restaurants, convenience stores, hotels, and banks.

The developer has submitted the required rezoning petitions consisting of signatures of more than 60% of the land area specifically providing 63.59%.

Notifications of the public hearing were sent to the surrounding property owners within 250' of the subject rezoning on November 6, 2024; and a legal notice of the proposed rezoning and amendments was published on November 8, 2024. The Zoning Ordinance also requires that the applicant post public notification signage. The applicant posted the signage by November 11, 2024 which meets the required seven days of notification for the proposed rezoning before the public hearing.

Staff will listen to any comments or questions that are discussed during the public hearing and will present a complete staff report at the next Plan & Zoning Commission meeting on December 3, 2024.



DENNY ELWELL COMPANY

Commercial Real Estate & Development

RECEIVED

SEP 25 2024

CITY OF ANKENY

September 25, 2024

City of Ankeny
Eric Jensen / Director of Community Development
1210 NW Prairie Ridge Dr.
Ankeny, IA 50023

Dear Eric,

Please accept this letter as my request to rezone our parcel of land, known locally as:

BEG 304.98F N & 50F E OF SW COR THN E 414.01F N
281.8F E 232.16F SW 208.06F S 286.9F SW 567.25F N
226.42F TO POB SW 1/4 NW FRL 1/4 SEC 6-79-23



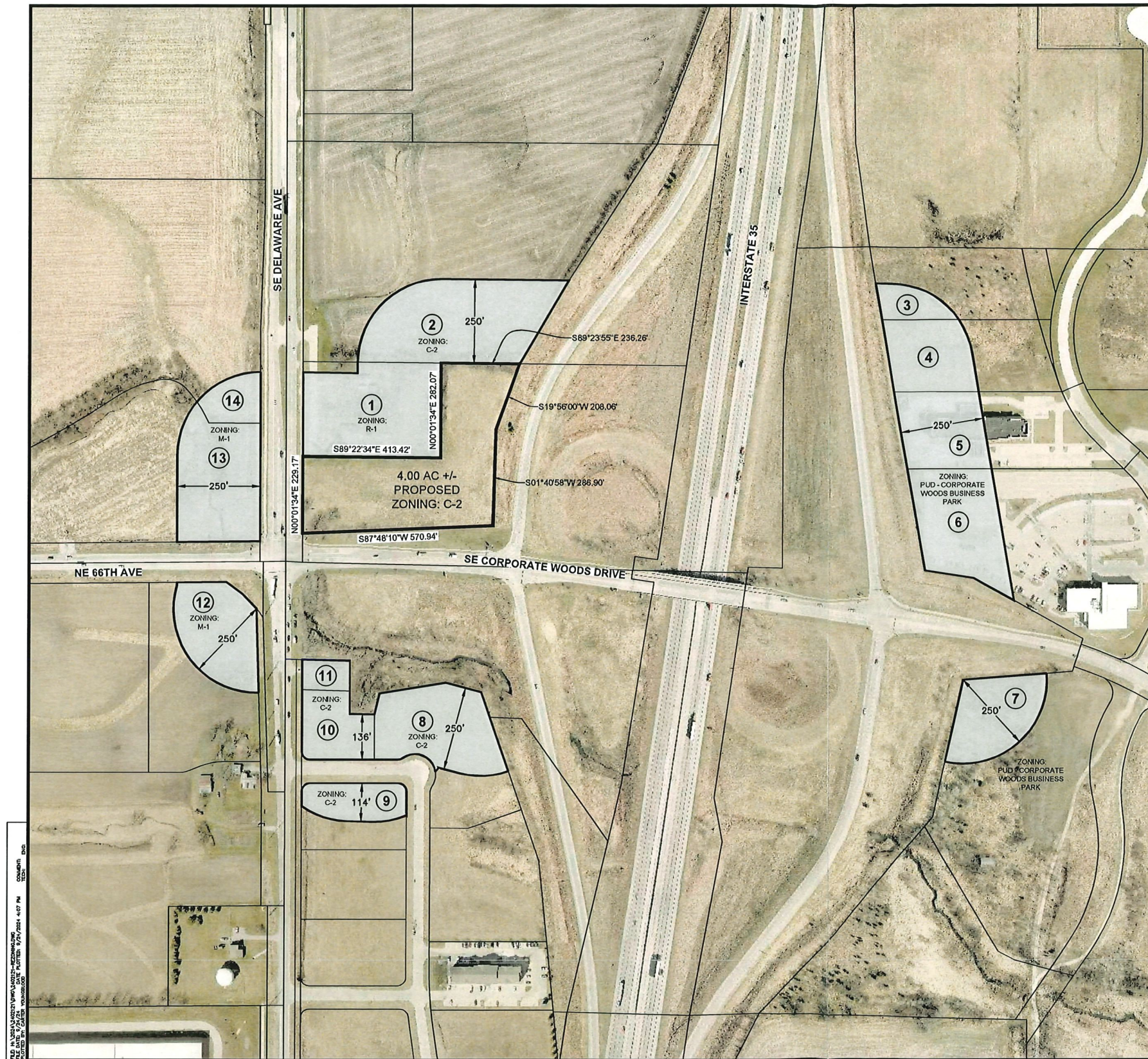
From R-1 Zoning to C-2 Zoning, in conformance with the city comprehensive land use plan. This location is approximately 4 Acres in size.

Attached you will also find the Rezoning Application Form, Petition for Rezoning with surrounding lot owners original signatures, and the Application Fee.

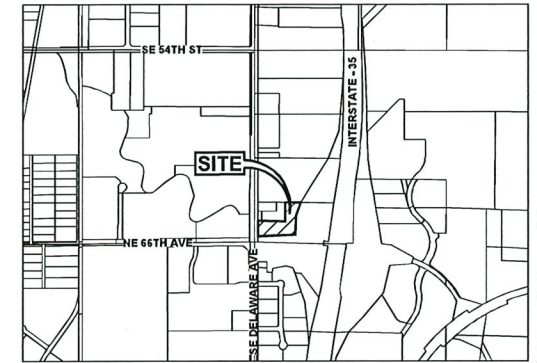
Please feel free to call me with any questions or to discuss this matter in person should you have any questions at (515) 964-1587

Respectfully,

Chris Murray, President & CEO
Denny Elwell Company/Denny Elwell Family LC
515-964-1587



VICINITY MAP
NOT TO SCALE



ANKENY, IOWA

OWNER/DEVELOPER

DENNY ELWELL FAMILY LC
2401 SE TONES DR STE 17
ANKENY, IA 50021
CONTACT: CHRIS MURRAY
EMAIL: CMURRAY@DENNYELWELLCOMPANY.COM
PH: (515) 984-1587

ZONING

EXISTING: R-1: ONE-FAMILY RESIDENCE DISTRICT

PROPOSED: C-2: GENERAL RETAIL, HIGHWAY ORIENTED, AND CENTRAL BUSINESS COMMERCIAL DISTRICT

ADJACENT OWNERSHIP

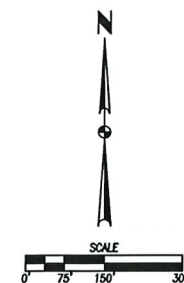
OWNER	ACRES	PERCENT	CONSENTING
1. KWIK TRIP INC	2.56 AC.	14.63%	Y
2. THE WILSON GROUP LLC	2.89 AC.	16.56%	Y
3. KNAPP-ELWELL LC	0.44 AC.	2.53%	Y
4. KNAPP-ELWELL LC	1.23 AC.	7.03%	Y
5. ABC INVESTMENT INC	1.34 AC.	7.67%	Y
6. STATE OF IOWA*	0 AC.	0%	Y
7. CASEY'S MARKETING COMPANY	1.34 AC.	7.67%	Y
8. WILLIAM KIMBERLEY DEVELOPMENT CORP	1.80 AC.	10.84%	Y
9. WILLIAM KIMBERLEY DEVELOPMENT CORP	0.76 AC.	4.33%	Y
10. MUB PROPERTIES LLC	0.91 AC.	5.21%	Y
11. POLK COUNTY*	0 AC.	0%	Y
12. QRS INVESTMENTS LLC	1.52 AC.	8.68%	Y
13. CHAPMAN BROS FARM LC	2.07 AC.	11.85%	Y
14. CHAPMAN INVESTORS I LLC & CHAPMAN INVESTORS II LLC	0.52 AC.	3.00%	Y
	17.48 AC.	100%	63.59%

*PUBLIC ENTITIES EXCLUDED

REZONING DESCRIPTION

WARRANTY DEED BOOK 19540, PAGE 810.
PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 6; THENCE NORTH 00°00'15" EAST ALONG THE WEST LINE OF SAID NORTHWEST FRACTIONAL 1/4, 304.98 FEET; THENCE SOUTH 89°38'17" EAST, 50.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF SE DELAWARE AVENUE; THENCE CONTINUING SOUTH 89°38'17" EAST, 414.01 FEET; THENCE NORTH 00°00'15" EAST, 281.80 FEET; THENCE SOUTH 89°38'17" EAST, 232.16 FEET; THENCE SOUTH 19°56'00" WEST, 208.06 FEET; THENCE SOUTH 01°40'58" WEST, 286.90 FEET; THENCE SOUTH 87°48'10" WEST, 587.25 FEET; THENCE NORTH 00°00'15" EAST, 226.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.00 ACRES MORE OR LESS.



REVISIONS

DATE	REVISIONS
09/24/2024	2ND SUBMITTAL
05/31/2024	1ST SUBMITTAL

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

TECH: ENGINEER: RDR

DELAWARE & CORPORATE
WOODS 4 ACRES
REZONING MAP

ANKENY, IOWA

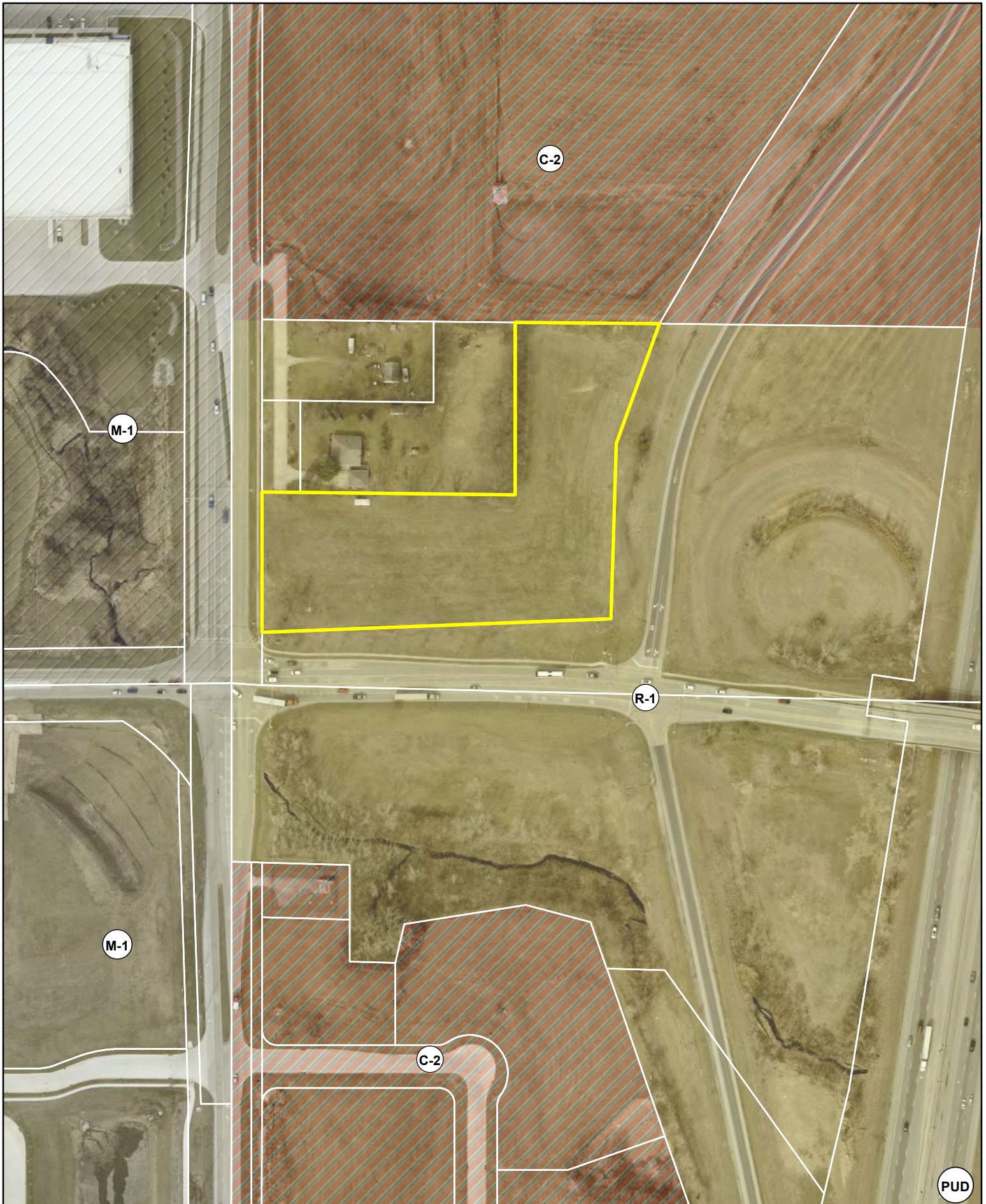
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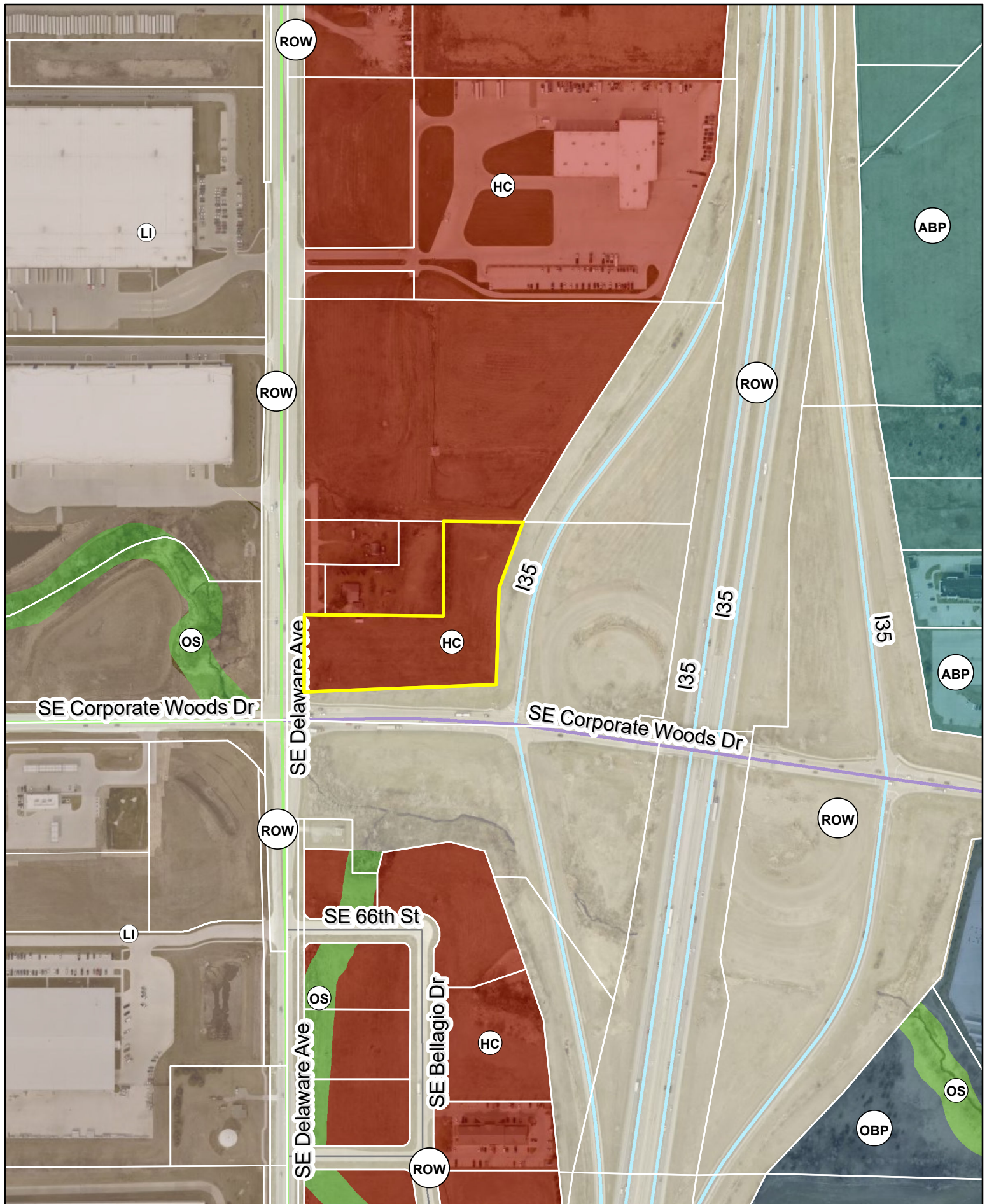
2402.121

RECEIVED

SEP 25 2024

CITY OF ANKENY







PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

November 19, 2024
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

825 NW 36th Street - Prairie Ridge Church Site Plan Amendment

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL
No review required

EXECUTIVE SUMMARY

See attached staff report.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

No

PUBLIC OUTREACH EFFORTS

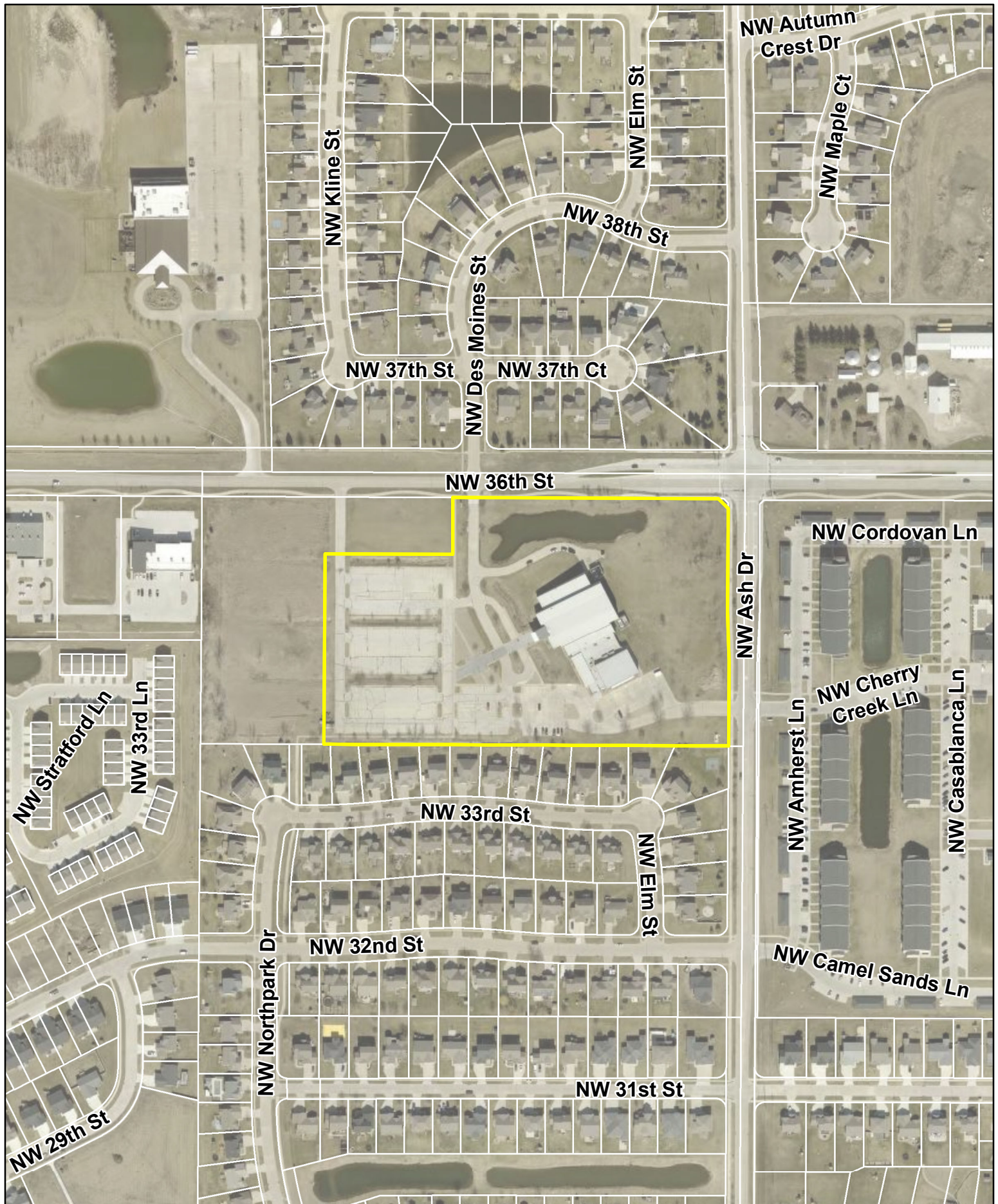
ACTION REQUESTED

Consider MOTION to approve the Prairie Ridge Church Site Plan at 825 NW 36th Street and approve the decorative metal panel proposed as a primary material for compliance with the Municipal Code, Chapter 192.02.3.B(6), Specific Building Material Standards, subject to City Council acceptance of a development agreement for traffic improvements and Storm Water Management Facility Maintenance Covenant and

Permanent Easement Agreement.

ATTACHMENTS

1. Aerial
2. Staff Report
3. Applicant Letter
4. Prairie Ridge Church Site Plan Amendment
5. Color Elevations



1 inch = 300 feet

Date: 11/14/2024

Prairie Ridge Church
825 NW 36th Street



Agenda Item: 825 NW 36th Street – Prairie Ridge Church Site Plan

Report Date: November 14, 2024

Prepared by: Deb Gervais, AICP
Senior Planner

ETC

Staff Recommendation:

That the Plan and Zoning Commission approve the Prairie Ridge Church Site Plan at 825 NW 36th Street and approve the decorative metal panel proposed as a primary material for compliance with the Municipal Code, Chapter 192.02.3.B(6), Specific Building Material Standards, subject to City Council acceptance of a development agreement for traffic improvements and Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement.

Project Summary:

Prairie Ridge Church is proposing to construct an addition to the building located at the southwest corner of NW 36th Street and NW Ash Drive. The property at 825 NW 36th Street is located on Lot 1, Prairie Ridge Church Plat 1. The comprehensive plan land use designation for this property is Low Density. The site is 12.5 acres (+/-), and is zoned R-1, One-Family Residence District. Surrounding properties to the west are zoned C-1, Neighborhood Retail Commercial District, while properties to the north and south are zoned R-2, Two-Family Residence District with conditions, and to the east are zoned R-3, Multiple-Family Residence District.

The existing church building is 38,712 square-foot and the proposed building addition is 19,457 square-foot for a finished total of 58,169 square-foot (+/-). The building materials for existing building and addition include: precast concrete, brick, stone, glass, and three varieties of metal paneling.

Generally, metal panels are considered a secondary material. However, the church has proposed to use a metal panel from Millennium Forms that is more decorative than a traditional metal panel. They have requested that the Plan & Zoning Commission consider this panel to be a primary material for purposes of meeting the exterior material requirements of Municipal Code, Chapter 192.02.3.B(6), Specific Building Material Standards. The applicant sited that this same type of material is used on the new Blank Children's Hospital Unity Point Health building located at 4055 Westown Parkway, in West Des Moines. Staff has asked that the applicant be prepared with a sample and to discuss the products high-quality and durability at the Plan and Zoning Commission meeting.

The City concurs with a completed traffic study which concludes that westbound and eastbound left-turn lanes on NW 36th Street at the NW Des Moines Street intersection and a westbound left-turn lane on NW 36th Street at the western Prairie Ridge Church access are warranted. Therefore, a development agreement for traffic related public improvements will be needed.

Additional work on site includes the addition of two outdoor patio areas, one with a pergola and the other with a fire pit as well as pond and landscaping improvements. This lot was platted prior to easement documents being recorded for public storm water improvements, so a Stormwater Management Easement will need to be established and recorded.

**Site Plan Worksheet
Prairie Ridge Church Site Plan
825 NW 36th Street**

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 building addition is proposed to be setback approximately 136 feet from NW 36th Street, which is 36 feet closer than the existing building. The addition will not be any closer to NW Ash Drive than what exists today. The building addition orientation will parallel the existing building which is approximately 30 degrees counterclockwise off NW 36th Street. There are three existing driveway accesses, two from NW 36th Street to the north and another from NW Ash Drive. The building addition's setback, orientation, and the site's open space will provide a unique element for the area and will not adversely impact neighboring sites.

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

There are no changes proposed to the streetscape. The existing trees and meandering 8-foot trail are to remain along NW 36th Street and the west side of NW Ash Drive. The site provides adequate open space to meet requirements.

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

The site provides for adequate parking and circulation. The existing parking provided on site meets the parking requirements of the City's off-street parking ordinance. No additional parking spaces are required. Sidewalks already exist along NW 36th Street and NW Ash Drive. The Church provides a sidewalk connection to NW 36th Street and through their site to Prairie Ridge Estates to the south. This sidewalk connection is located in a public pedestrian easement that was provided with the Prairie Ridge Church Plat 1 Final Plat.

- 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.**

The site has two existing access points on NW 36th Street and a third onto NW Ash Drive. The main building and parking lot have a drop off area and a grid design for maneuvering and turnaround. A traffic study has been completed for this addition showing a need for westbound and eastbound left-turn lanes on NW 36th Street at the NW Des Moines Street intersection and a westbound left-turn lane on NW 36th Street at the western Prairie Ridge Church access point. Therefore, a development agreement for traffic related public improvements will be needed.

This building addition will utilize existing parking which provides for an internal traffic circulation pattern that will not unduly increase congestion on surrounding streets.

- 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.**

No additional parking is required and existing decorative elements will remain along NW 36th Street and NW Ash Drive. The shading and open space trees are scattered throughout the perimeter of the parking areas and in a few parking lot islands.

- 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 service area for this building is in the northeast corner and is screened by the mechanical and trash enclosure located east of the service entry area. The detention area for the site is a wet bottom pond also serving as a decorative element for the site.

- 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 this 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.**

No changes to the site lighting are proposed.

- 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 on the site is collected in a detention area on the north side of the site along NW 36th Street. Within the parking areas storm water flows to the parking islands where prairie grasses are planted. Excess water in the parking islands from the parking areas will flow into the storm water system and travel to the detention areas.

- 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.**

An existing 12" water line runs along the north side of NW 36th Street. An 8-inch main will continue to serve the building in order to provide water service and fire protection. A 6" sanitary sewer service line will serve the building off an existing 8" sanitary sewer along NW 36th Street.

- 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 site meets open space requirements, including open space in the front and side yards.

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

The proposed landscaping conforms to the open space and parking shading requirements of the code. Landscaping will be used to help screen the rear (south) side of the site from the adjacent residential uses.

B. Building Design

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

The existing building and proposed building addition are an appropriate scale considering the size and use of the building and the distance maintained from public streets. The addition area's maximum height is 27'4", while the existing worship area height is 34'9".

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

The building materials for existing building and addition include: precast concrete, brick, stone, glass, and three varieties of metal paneling. These materials, textures and colors are compatible with the single-family and multi-family residential and the commercial uses of neighboring buildings.

- 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.**

The mechanical equipment storage area and trash enclosure are located on the northeast corner of the building. These uses will remain screened from public view.

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

Only one building is shown on this site plan. The building addition will connect to the northeast side of the existing building with complimentary design and materials.

C. Signs

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

An existing monument sign is located west of the eastern driveway entrance on NW 36th Street. The elevations show a new 40 square-foot building sign on the northwest building elevation.

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

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

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

No additional ground sign location has been indicated on the site, but any proposed ground sign and its location will be approved through the sign permitting process.

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

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

D. Factors for Evaluation

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

1. Conformance to Design Standards and other applicable code requirements

The project was reviewed by various City departments and public agencies, the site and use proposed comply with City Code requirements. The project has complied with or has been conditioned to comply with all City Code requirements.

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

The building meets all setbacks, and will provide substantial distance from nearby residential properties, minimizing the difference in scale between the neighboring sites.

3. Layout and utilization of building, parking, driveways and open spaces.

Traffic circulation is well designed for a use of this type. Open spaces are throughout the site and allow for the public both off-site and onsite to enjoy

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

The proposed 19,457 square-foot building addition is to be constructed with glass, brick, stone, and metal panels. The addition area's maximum height is 27'4", while the existing worship area height is 34'9". Generally, metal panels are considered a secondary material. However, the church has proposed to use a metal panel from Millennium Forms that is more decorative than a traditional metal panel. They have requested that the Plan & Zoning Commission consider this panel to be a primary material for purposes of meeting the exterior material requirements of Municipal Code, Chapter 192.02.3.B(6), Specific Building Material Standards. The applicant sited that this same type of material is used on the new Blank Children's Hospital Unity Point Health building located at 4055 Westown Parkway, in West Des Moines. Staff has

asked that the applicant be prepared with a sample and to discuss the products high-quality and durability at the Plan and Zoning Commission meeting.

5. Circulation - vehicular and pedestrian

The site provides for adequate parking and circulation. Eight-foot trails exist along NW 36th Street and NW Ash Drive. This site also has a pedestrian easement through it, connecting the neighborhood to the south with NW 36th Street to the north.

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

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

7. Conformance to the Comprehensive Plan.

The proposed development and use have been reviewed for consistency with the Comprehensive Plan.

November 09, 2024

Plan & Zoning Commission
Community Development Department
City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, IA 50023

RE: SITE PLAN RE-SUBMITTAL LETTER – Prairie Ridge Church Addition

To Members of the Plan and Zoning Commission,

We are writing to request the City of Ankeny process and approve our Site Plan Submittal for the Prairie Ridge Church Expansion. Improvements to the project include:

1. Sunday School room additions to the northwest side of the building.
2. Enlarged entryway.
3. Chapel space for weddings and funerals.
4. Meeting space addition.
5. Existing space that will be renovated into office space.
6. Site utility modifications to accommodate the building expansion.
7. Site vehicular and pedestrian area improvements to accommodate the building expansion.

Please review this information and provide comments regarding the Site Plan Submittal.

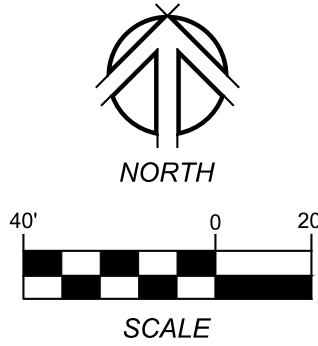
Please feel free to contact me if additional information is required or if there are any questions regarding this submittal.

Sincerely,

RDG Planning & Design



Jason Blome, PLA, ASLA, LEED AP



SURVEY NOTES

- Vertical Datum: NAVD88 (GPS derived)
- Horizontal datum: NAD83 (2011)
Iowa State Plane South Zone (U.S. Survey Feet)

CONTROL POINTS

CP #	NORTHING	EASTING	ELEVATION	DESCRIPTION
100	640955.82'	1610451.36'	971.89'	CP CUT X
101	641101.13'	1610224.79'	975.42'	CP CUT X
102	640947.30'	1610110.13'	973.92'	CP CUT X
103	640944.84'	1609855.76'	977.45'	CP CUT X
104	641120.11'	1609836.55'	975.91'	CP CUT X
105	641309.54'	1609785.67'	974.44'	CP CUT X
106	641574.66'	1609747.30'	975.94'	CP CUT X
107	641543.82'	1609586.34'	976.65'	CP CUT X
108	641458.75'	1609460.38'	977.06'	CP CUT X
109	641572.62'	1609281.34'	979.50'	CP CUT X
110	641541.76'	1610034.28'	973.29'	CP CUT X
111	641534.54'	1610184.09'	972.19'	CP CUT X
112	641530.21'	1610358.92'	974.08'	CP CUT X
113	641248.31'	1610394.68'	973.99'	CP CUT X
114	641374.32'	1610047.55'	975.81'	CP CUT X

Design Inquiry Results for Request # 552404149

(M52G) MIDAMER-GAS
Company name : MIDAMER-GAS
Design contact: Jaime Neer
Phone: 5152526972
Email: MECDSDesignLocates@midamerican.com

(AKY) ANKENY, CITY OF
Company name : ANKENY, CITY OF
Design contact (Water): Shawn Buckner
Phone: 515963-3524
Email: sbuckner@ankenyiowa.gov

Design contact (Sanitary): Roger McFarland
Phone: 5159656483
Email: RMcFarlandr@ankenyiowa.gov

Design contact (Storm): Jared Bright
Phone: 5159633534
Email: JBright@ankenyiowa.gov

(AKYT) ANKENY TRAFFIC
Company name : ANKENY TRAFFIC
Design contact: TOM DOZLER
Phone: 5159633527
Email: tdozler@ankenyiowa.gov

(ANK) ANKENY COMMUNITY SCHOOLS
Company name : ANKENY COMMUNITY SCHOOLS
Design contact: JOHN PATTERSON
Phone: 6415212358
Email: maintenance@ankenschools.org

(CLECIA) WINDSTREAM ENTERPRISE
Company name : WINDSTREAM ENTERPRISE
Design contact: CLEC LOCATE DESK
Phone: 8009413430
Email: wci.clec.locate@windstream.com

(CTUA01) CENTURYLINK
Company name : CENTURYLINK
Design contact: SADIE HULL
Phone: 9185470147
Email: sadie.hull@lumen.com

(ICN) IOWA COMMUNICATIONS NETWORK
Company name : IOWA COMMUNICATIONS NETWORK
Design contact: DAVE AUGSPURGER
Phone: 5157254604
Email: icnoutsidelantiwaonecall@iowa.gov

(INS) AUREON NETWORK SERVICES
Company name : AUREON NETWORK SERVICES
Design contact: Jeff Klocko
Phone: 5158300445
Email: jeff.klocko@aureon.com

(M52E) MIDAMER-ELEC
Company name : MIDAMER-ELEC
Design contact: Jaime Neer
Phone: 5152526972
Email: MECDSDesignLocates@midamerican.com

(MET) METRO FIBERNET, LLC
Company name : METRO FIBERNET, LLC
Design contact: LORI KEMPER
Phone: 8122131050
Email: 811design@metronet.com

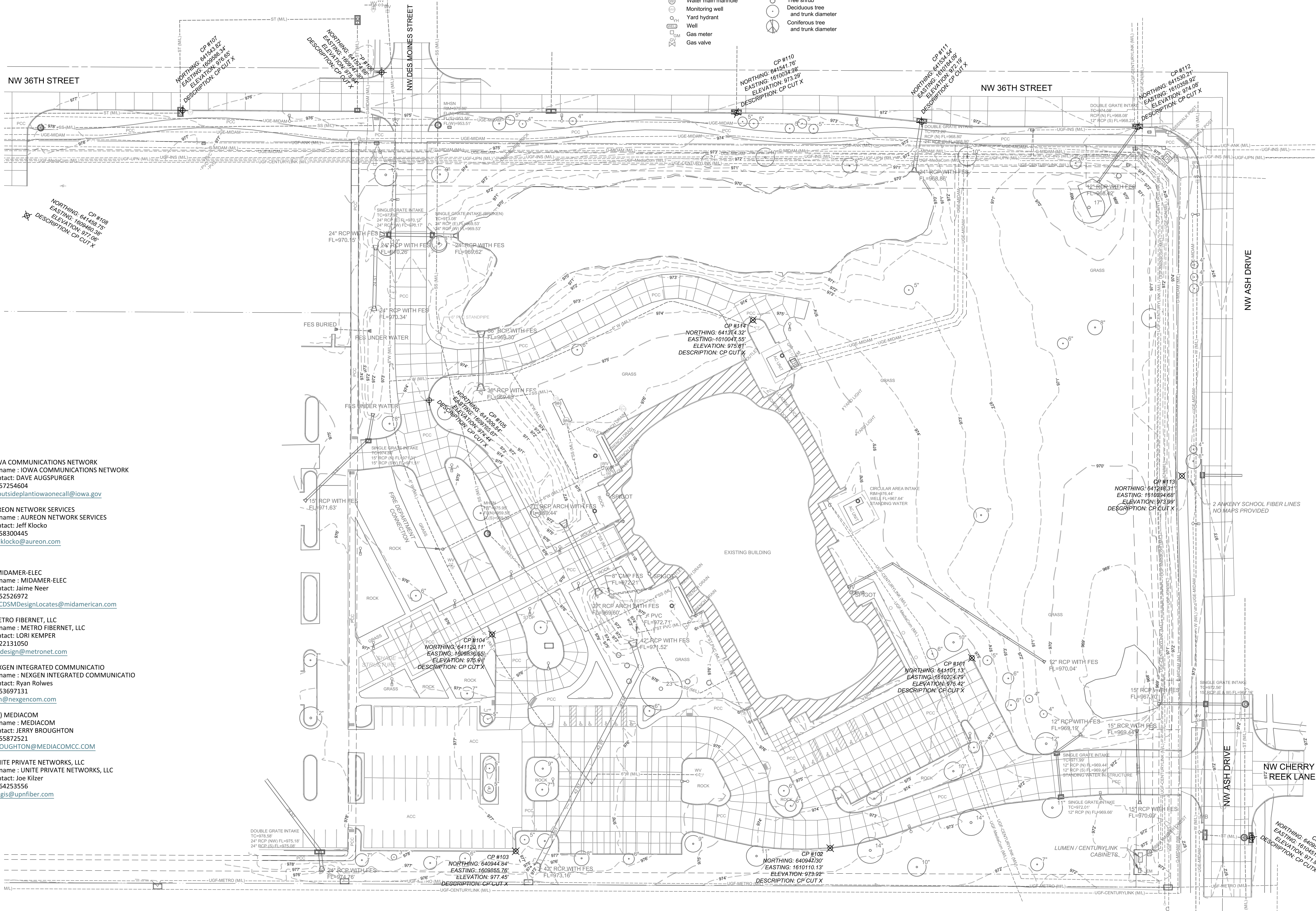
(NGI) NEXGEN INTEGRATED COMMUNICATIO
Company name : NEXGEN INTEGRATED COMMUNICATIO
Design contact: Ryan Rolwes
Phone: 5153697131
Email: ryan@nexgencom.com

(POLK1A1) MEDIACOM
Company name : MEDIACOM
Design contact: JERRY BROUGHTON
Phone: 8455872521
Email: JBROUGHTON@MEDIACOMCC.COM

(UPN) UNITE PRIVATE NETWORKS, LLC
Company name : UNITE PRIVATE NETWORKS, LLC
Design contact: Joe Kilzer
Phone: 8164253556
Email: upngis@upnfiber.com

LEGEND

	Subject boundary line		PCC	Portland cement concrete		Air conditioning unit
	Section line		ACC	Asphaltic cement concrete		Electric manhole
	Existing boundary line		FL	Pipe flowline elevation		Electric meter
	Existing easement line		RCP	Reinforced concrete pipe		Electric pedestal
	Setback line		CMP	Corrugated metal pipe		Electric transformer
	Barbed wire fence line		CPP	Corrugated plastic pipe		Utility hand hole
	Chain-link fence line		PVC	Polyvinyl chloride pipe		Utility pole
	Sanitary sewer & size		CIP	Cast iron pipe		Utility pole with light
	Storm sewer & size		(ML)	Utility Mapped Location		Light pole
	Water main & size		1234	Address		Ground up light
	Gas main & size		Spot elevation			Guy wire
	Overhead electric & wires		Sanitary sewer manhole			Traffic signal
	Overhead fiber line		Cleanout			Traffic signal with light
	Underground electric line		Storm sewer manhole			Traffic manhole
	Underground television line		Storm sewer intake			Telephone booth
	Underground fiber line		Storm sewer beehive			TV pedestal
	Underground communication line		Flared end section			Billboard sign
	Contour elevation		Water hydrant			Street sign
	Swale flowline		Water valve			Down spout
	Edge of water		Water service shut-off			Tree shrub
	Edge of tree dripline		Water main manhole			Deciduous tree and trunk diameter
			Monitoring well			Coniferous tree and trunk diameter
			Well			
			Gas meter			
			Gas valve			



REVISIONS:

NOTE: NILLES ASSOCIATES, INC. MAKES NO WARRANTY, EXPRESS OR IMPLIED, FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ENGINEER'S INTENT IS TO PROVIDE A DESIGN FOR THE PROJECT AND NOT TO GUARANTEE THE RESULTS. THE ENGINEER'S INTENT IS TO PROVIDE A DESIGN FOR THE PROJECT AND NOT TO GUARANTEE THE RESULTS. THE ENGINEER'S INTENT IS TO PROVIDE A DESIGN FOR THE PROJECT AND NOT TO GUARANTEE THE RESULTS.

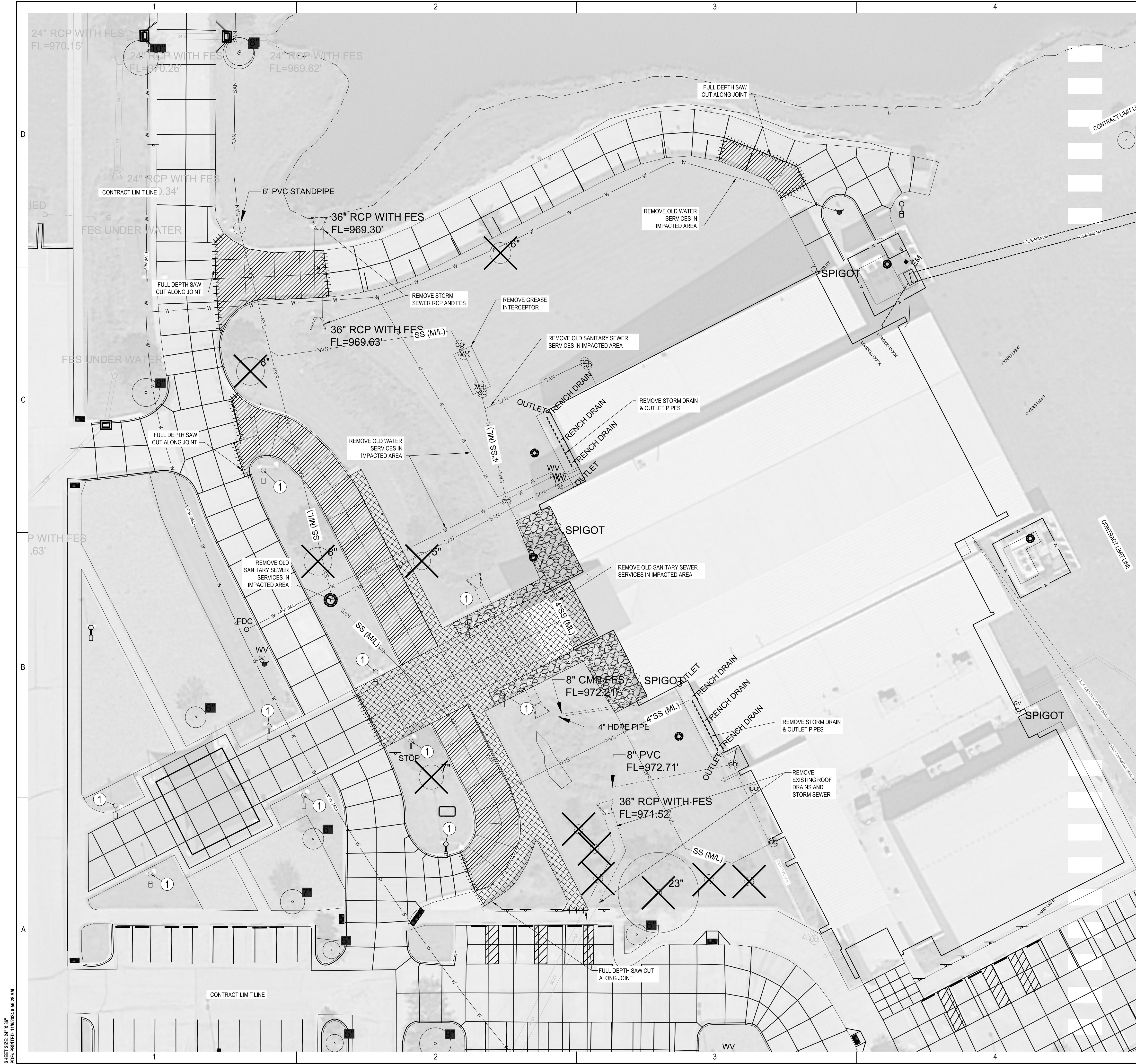
PRAIRIE RIDGE CHURCH

ANKENY, POLK COUNTY, IOWA

EXISTING CONDITIONS

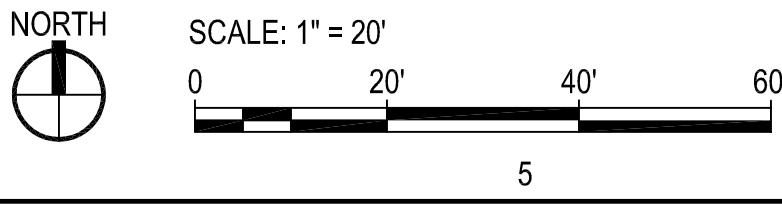
PROJECT NAME

NAI NO.:	24110
DATE:	09/18/24
DRAWN BY:	JHP
CHECKED BY:	RAM
SHEET NO.:	24" X 36"
SHEET TITLE:	SP-02
SHEET NO.:	1/1



- SITE PREPARATION PLAN NOTES
1. All demolished items shall be legally disposed of off-site.
2. Prior to demolition or removal of items, meet with owner's representative to review list of potential salvage items and delivery to owner's storage location.
- SITE PREPARATION KEYED NOTES
1. Remove and legally dispose of lights and footings.
- SITE PREPARATION LEGEND

- REMOVE AND LEGALLY DISPOSE OF CONCRETE
- REMOVE AND LEGALLY DISPOSE OF ROADWAY AND CURBS
- REMOVE AND LEGALLY DISPOSE OF ROCK
- FULL-DEPTH SAW CUT. REVIEW WITH LANDSCAPE ARCHITECT & OWNER PRIOR TO CUT.
- CONTRACT LIMIT LINE
- REMOVE AND LEGALLY DISPOSE OF TREE



PRAIRIE RIDGE CHURCH - ADDITION & RENOVATION

NOT FOR CONSTRUCTION

SITE PLAN SUBMITTAL

RDG

PLANNING & DESIGN

ARCHITECT

RDG Planning & Design

301 Grand Avenue

Des Moines, IA 50309

Phone: (515) 288-3141

STRUCTURAL

KPFF

604 Locust Street

Des Moines, IA 50305

Phone: (515) 278-3900

MECH/ELEC/PLUMB

KPFF

300 1st Street

Des Moines, IA 50305

Phone: (515) 242-7033

LIGHTING

RDG Planning & Design

301 Grand Avenue

Des Moines, IA 50309

Phone: (515) 288-3141

CIVIL / LANDSCAPE

RDG Planning & Design

301 Grand Avenue

Des Moines, IA 50309

Phone: (515) 288-3141

825 NW 36TH STREET

ANKENY, IA

PRAIRIE RIDGE CHURCH

KEY PLAN

TECHNICAL SITE PLAN

11/09/2024

PROJECT NO:

Project Number

RDG Planning & Design

THESE DOCUMENTS HAVE BEEN PREPARED

BY RDG SPECIFICALLY FOR THE

PRAIRIE RIDGE CHURCH - ADDITION & RENOVATION

PROJECT. THEY ARE NOT SUITABLE FOR USE

ON OTHER PROJECTS OR IN OTHER

LOCATIONS WITHOUT THE EXPRESS WRITTEN

APPROVAL AND PARTICIPATION OF RDG

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OR CONSTRUCTION PHASES. CONSTRUCTION

DOCUMENTS, ADDENDA AND CHANGE

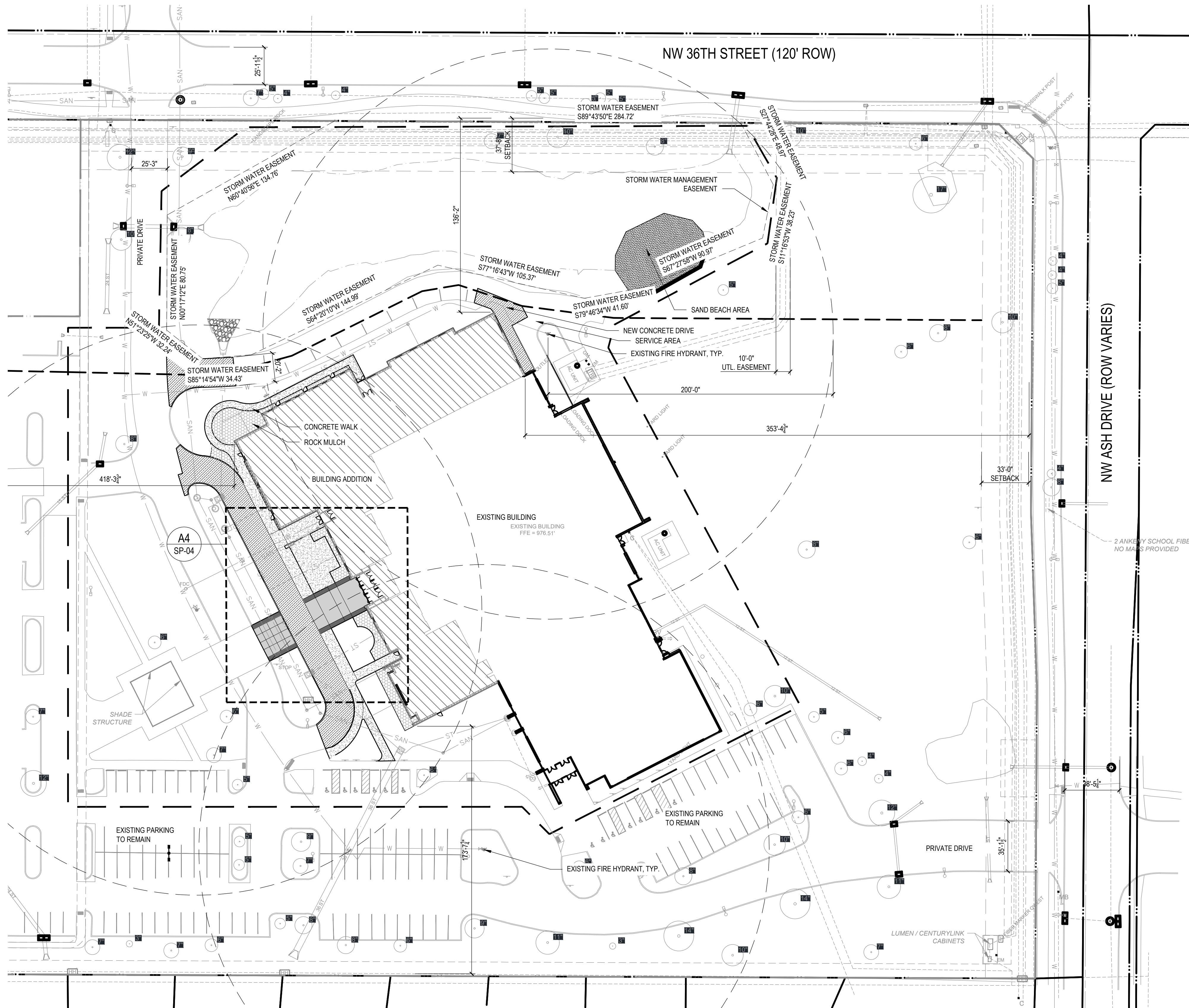
ORDERS REMAIN THE OFFICIAL

CONSTRUCTION DOCUMENTS.

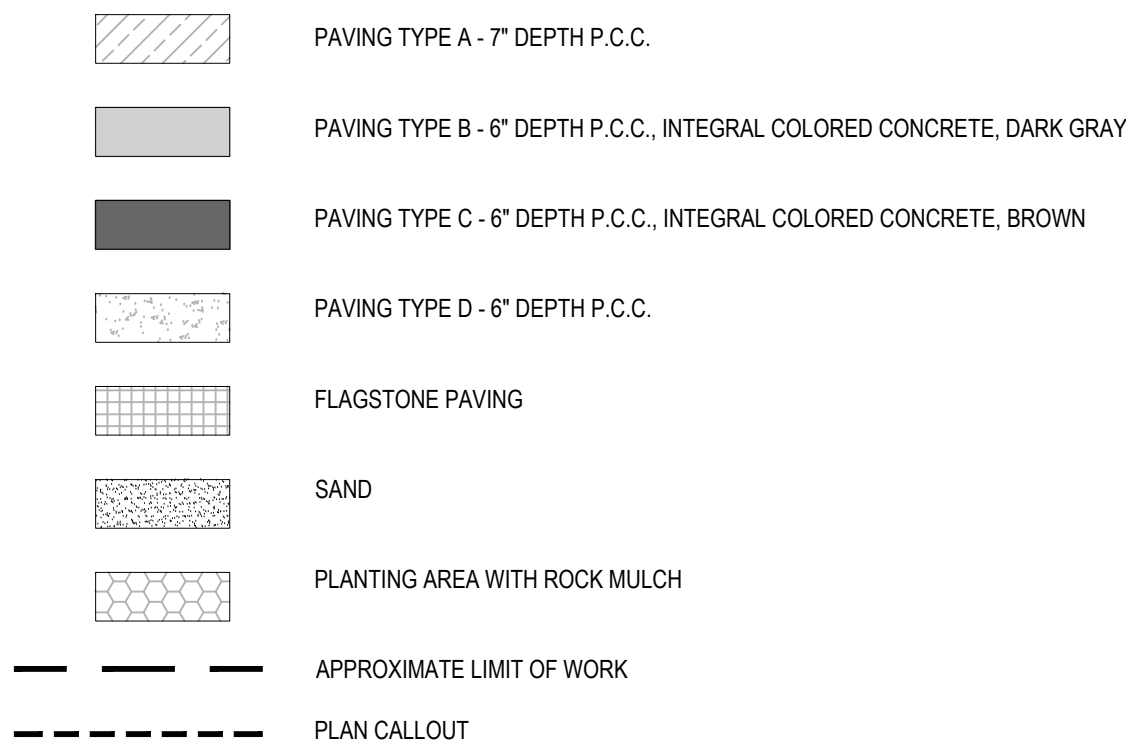
SITE PREPARATION PLAN

SP-03

A1 SITE PLAN
1" = 40'



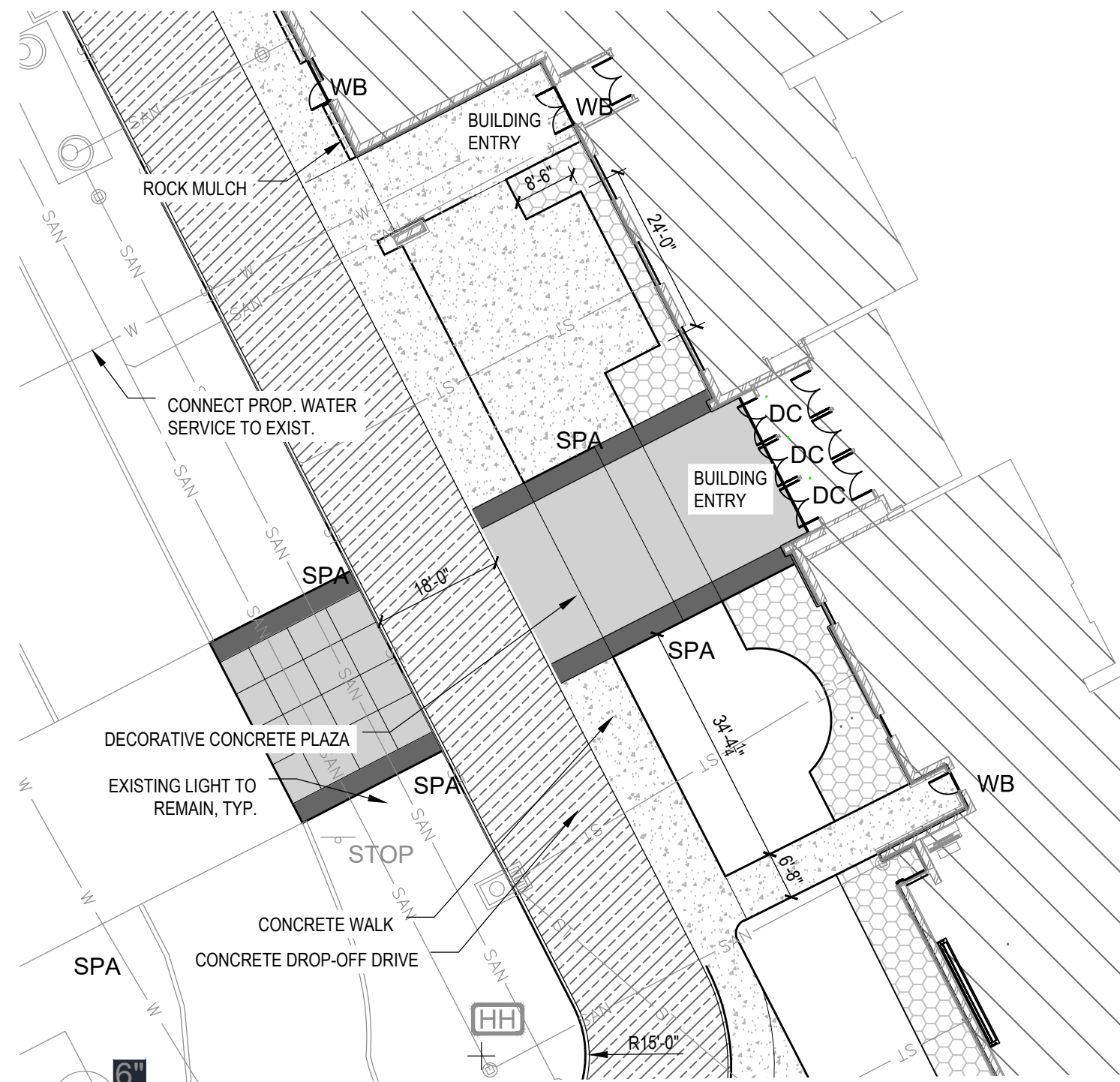
SITE LAYOUT LEGEND



SITE LAYOUT PLAN NOTES

1. Verify coordinates prior to construction.
2. All dimensions are from back of curb to back of pavements, property lines, or face of foundation walls, unless otherwise noted.
3. The Paving Contractor shall submit a pavement jointing plan, based on the recommendations of Portland Cement Association and the Iowa Ready Mixed Concrete Association, for review a minimum of 15 days prior to commencement of paving operations. No compensation for removal and replacement of installed pavement, due to unacceptable joint placement, will be allowed resulting from failure to comply with this requirement.
4. The Contractor shall furnish and place all necessary traffic signs and/or barricades during construction in accordance with the Manual of Uniform Traffic Control Devices for Streets and Highways as amended and accepted by the local controlling authority. Contractor shall submit a traffic control plan to Public Works/Engineering prior to commencing any work within the City R.O.W.
5. If required by the Irrigation Plan, Mechanical Plan, or Electrical Plan, the Paving Contractor shall provide and place all sleeves or conduit under the paving and provide locates for future use.

A4 SITE PLAN ENLARGEMENT
1" = 20'



SITE PLAN SUBMITTAL

NOT FOR CONSTRUCTION

PRAIRIE RIDGE CHURCH - ADDITION & RENOVATION

825 NW 36TH STREET
ANKENY, IA

PRAIRIE RIDGE CHURCH

ARCHITECT

RDG Planning & Design
301 Grand Avenue
Ankeny, IA 50009
Phone: (515) 268-3141

STRUCTURAL

KPFF
604 Local Street
Ankeny, IA 50009
Phone: (515) 279-3900

MECH/ELEC/PLUMB

WCL Engineering
300 1st Street
Ankeny, IA 50009
Phone: (515) 269-7633

CIVIL / LANDSCAPE

RDG Planning & Design
301 Grand Avenue
Ankeny, IA 50009
Phone: (515) 268-3141

LIGHTING

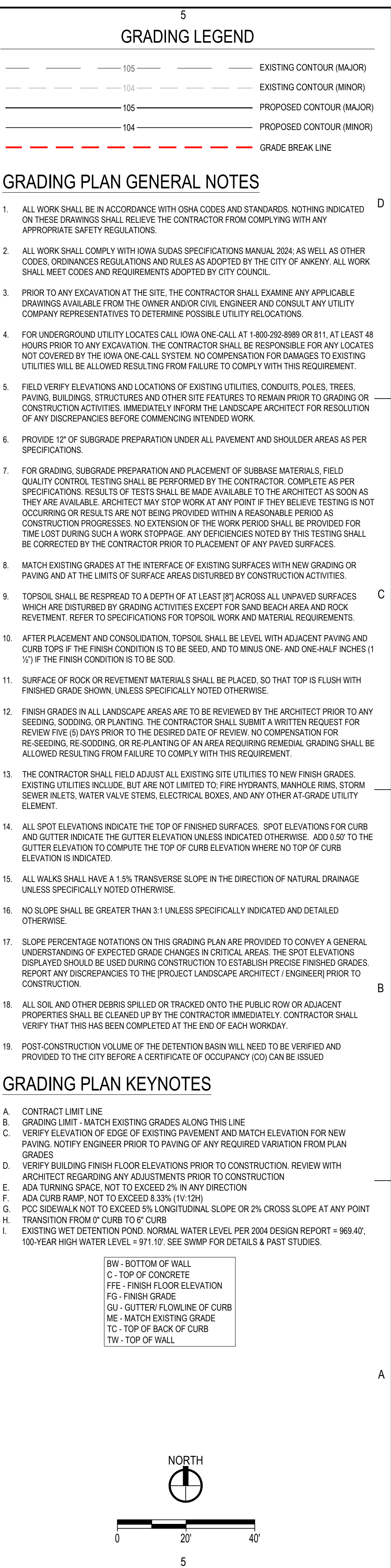
RDG Planning & Design
301 Grand Avenue
Ankeny, IA 50009
Phone: (515) 268-3141

KEY PLAN

TECHNICAL SITE PLAN 11/06/2024
PROJECT NO. Project Number
RDG Planning & Design
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SITE PLAN

SP-04



RDG

PLANNING • DESIGN

825 NW 36TH STREET
ANKENY, IA

STRUCTURAL
RDG Planning & Design
301 Cedar Street
Des Moines, Iowa 50309
Phone: (515) 259-3360
Fax: (515) 259-3141

MECH/ELEC/PLUMB
RDG Planning & Design
301 Cedar Street
Des Moines, IA 50309
Phone: (515) 259-3360
Fax: (515) 259-3141

CIVIL / LANDSCAPE
RDG Planning & Design
301 Cedar Street
Des Moines, Iowa 50309
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ARCHITECT
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Fax: (515) 259-3141

LIGHTING
RDG Planning & Design
301 Cedar Street
Des Moines, Iowa 50309
Phone: (515) 259-3360
Fax: (515) 259-3141

KEY PLAN

PRAIRIE RIDGE CHURCH

PROJECT NO. _____

Project Number **110002024**

DATE: _____

11/05/2024

PROJECT: THEY ARE NOT SUITABLE FOR USE ON CONSTRUCTION PHASES. CONSTRUCTION DOCUMENTS REMAIN THE OFFICIAL RECORD.

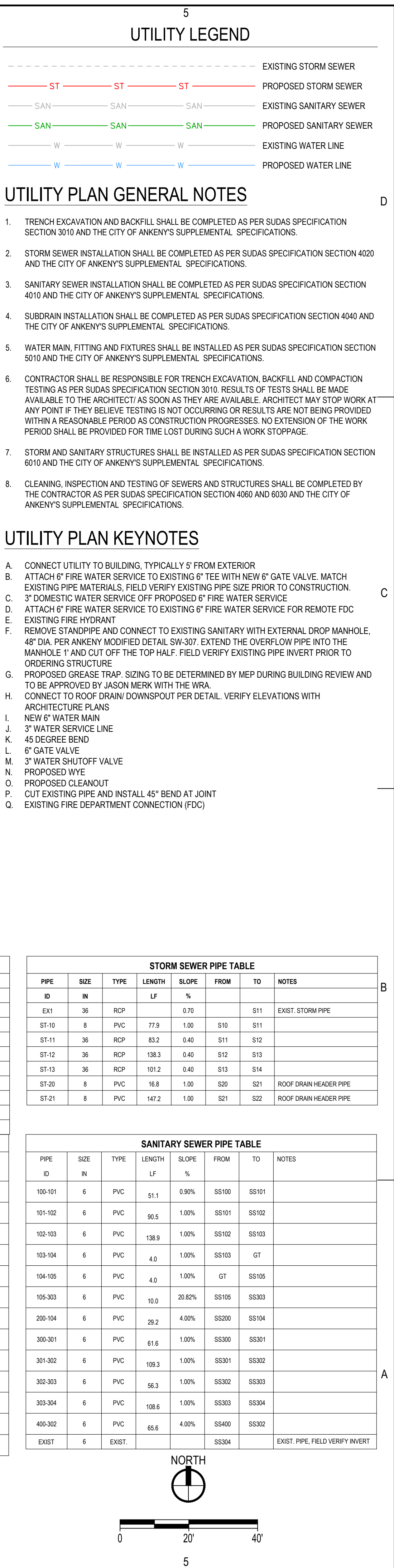
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GRADING PLAN

SP-05



RDG

PLANNING • DESIGN

825 NW 36TH STREET
ANKENY, IA

MECH/ELEC/PLUMB

RDG Engineering
1000 Grand Avenue
West Des Moines, IA 50265
Phone: (515) 288-3141

ARCHITECT

RDG Planning & Design
1000 Grand Avenue
West Des Moines, Iowa 50269
Phone: (515) 288-3141

LIGHTING

RDG Planning & Design
1000 Grand Avenue
West Des Moines, Iowa 50269
Phone: (515) 288-3141

CIVIL / LANDSCAPE

RDG Planning & Design
1000 Grand Avenue
West Des Moines, Iowa 50269
Phone: (515) 288-3141

UTILITY PLAN

PRAIRIE RIDGE CHURCH

825 NW 36TH STREET
ANKENY, IA

PRAIRIE RIDGE CHURCH

KEY PLAN

11/06/2024

PROJECT NO: _____

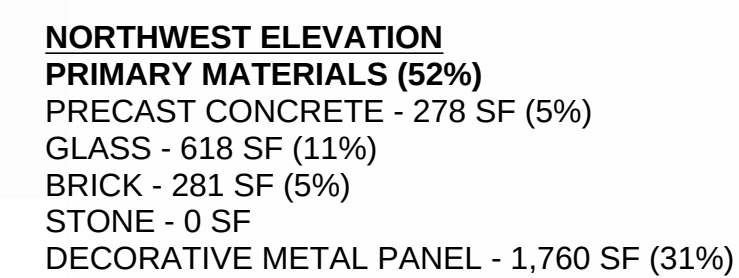
Project Number

RDG Planning & Design
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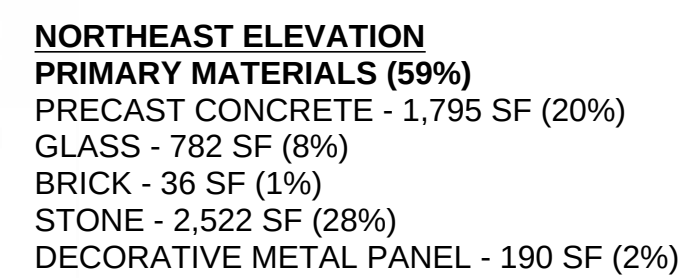
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DOCUMENTS, ADDENDUM AND CHANGE
DOCUMENTS REMAIN THE OFFICIAL
CONSTRUCTION DOCUMENTS.

UTILITY
PLAN

SP-06

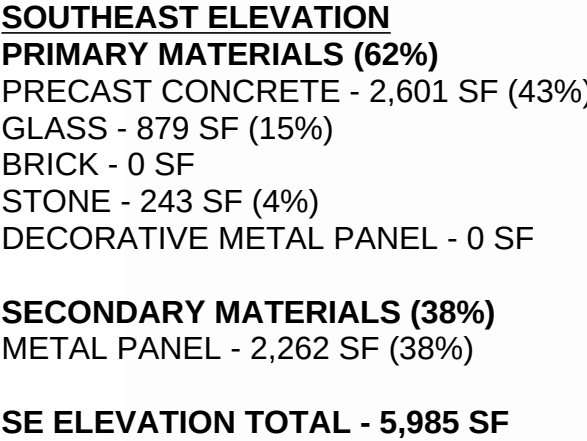


(D1) BUILDING ELEVATION NORTHWEST
1/16" = 1'-0"



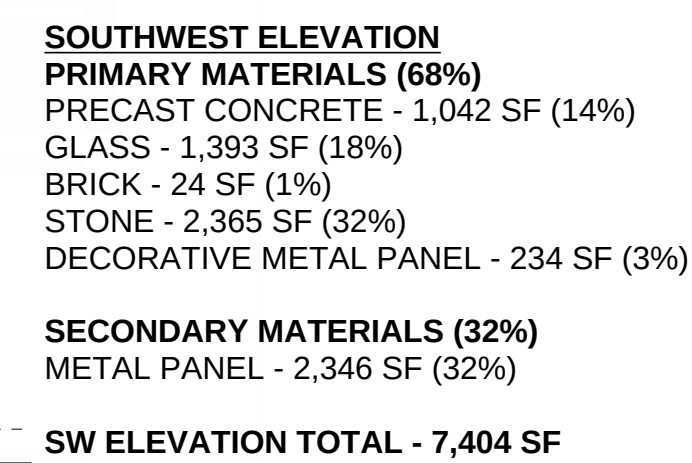
(C1) BUILDING ELEVATION NORTHEAST
1/16" = 1'-0"





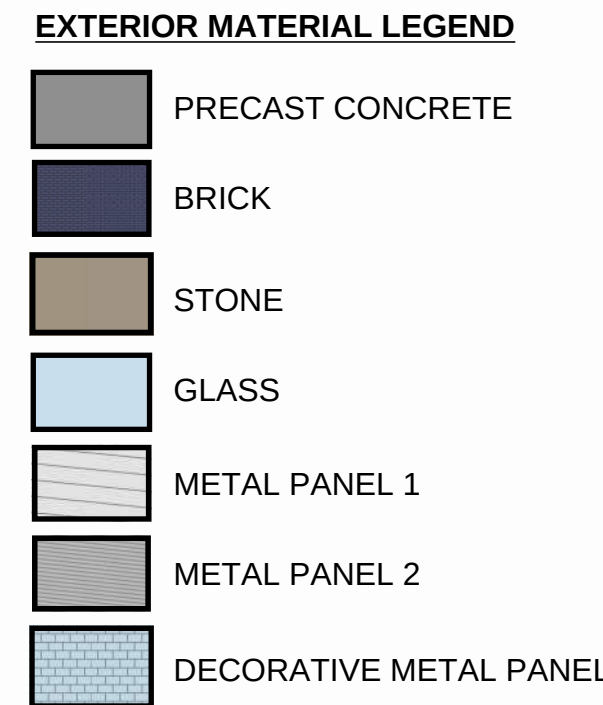
SECONDARY MATERIALS (38%)
METAL PANEL - 2,262 SF (38%)

SE ELEVATION TOTAL - 5,985 SF



SECONDARY MATERIALS (32%)
METAL PANEL - 2,346 SF (32%)

SW ELEVATION TOTAL - 7,404 SF





PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

November 19, 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. November 18, 2024 City Council Report - Staff
2. Tentative Agenda items for Tuesday, December 3, 2024
3. Commissioner's Reports.

ATTACHMENTS

None



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

November 19, 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

December 2, 2024 - 5:30 p.m. - Staff

ATTACHMENTS

None



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

November 19, 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

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

None

