

ROCK CREEK COMMERCIAL P.U.D.

ANKENY, IOWA

P.U.D. PLAN

DEVELOPED BY

ROCK CREEK COMMERCIAL, LLC

April 21, 2017

Revised: June 2, 2017
June 12, 2017

COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS

June 1, 2017

City of Ankeny
210 S. Ankeny Blvd.
Ankeny, IA 50021

Attn: Honorable Mayor, City Council, and Plan & Zoning Commission

RE: Rock Creek Commercial PUD

Dear Council and Members of the Commission:

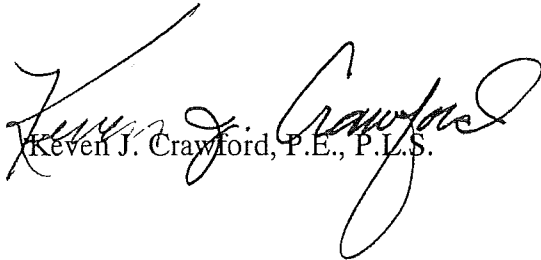
On behalf of Rock Creek Commercial, LLC., we are asking for your approval of the rezoning of approximately 3.355 acres in the northwest corner of the city. The proposed project is located approximately 660 feet east of NW Irvinedale Drive on NW 36th Street. We are requesting that the property be rezoned from C-1 (Neighborhood Commercial District) to P.U.D. The allowable uses will be restricted to any use allowed in C-1 and self-storage.

The developer of this property is also the developer of the adjacent Courtyards at Rock Creek. Several buyers at the Courtyards have made inquiries regarding self-storage.

If you have any questions or need additional information, please feel free to call at any time.

Respectfully Submitted,

COOPER CRAWFORD & ASSOCIATES, LLC


Kevin J. Crawford, P.E., P.L.S.

Rezoning Application Form

Property Location (street address and/or boundary description):

Gross acreage of rezoning: 3.355
Current property zoning: C-1 (NEIGHBORHOOD RETAIL COMMERCIAL)
Proposed property zoning: P.U.D.
Conditions: ANY USE ALLOWED IN C-1 AND SELF STORAGE

Is property within Ankeny's corporate limits ☒ yes ☐ no

Applicant/Contact Person:

Full Name: JUSTIN BAUER Company: ROCK CREEK COMMERCIAL, LLC
Address: 400 LOCUST STREET, SUITE 400
City, State, Zip: DES MOINES, IOWA 50309-3705
Office Phone: _____ Cell Phone: 515-710-5885
E-mail: justin@clarityconstruction.com

Property Owner:

Full Name: SAME AS APPLICANT Company: _____
Address: _____
City, State, Zip: _____
Office Phone: _____ Cell Phone: _____
E-mail: _____

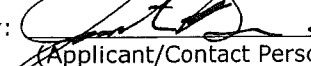
Attorney

Full Name: _____ Firm Name: _____
Address: _____
City, State, Zip: _____
Office Phone: _____ Cell Phone: _____
E-mail: _____

Land Surveyor/Engineer: COOPER CRAWFORD & ASSOCIATES

Address: 475 S. 50TH STREET, SUITE 800
City, State, Zip: WEST DES MOINES, IOWA 50265
Office Phone: 515-224-1344 Cell Phone: _____
E-mail: kcrawford@cooper-crawford.com

I (We) certify that I (we) am (are) familiar with applicable state and local codes and ordinances, the procedural requirements of the City of Ankeny, and have submitted all the required information.

Signed by:  as Rock Creek Commercial Date: 4-24-17
(Applicant/Contact Person)

Note: No other signature may be substituted for the Property Owner's Signature)

and: SAME Date: _____
(Property Owner)

Original signatures are required

Rezoning Application Checklist

Preapplication Conference ☐ held on _____ ☐ scheduled for _____ ☐ not held

The following is required information

Paper copies on sheets not to exceed 24" x 36".

1. ☒ Name, address, and phone number of the following:
 - ☒ Property Owner(s)
 - ☒ Developer
2. ☒ Date of preparation
3. ☒ North Arrow
4. ☒ Vicinity sketch showing location of the subject site
5. ☒ I.D. & ownership of adjacent land
6. ☒ Legal description of the property to be rezoned
7. ☒ Boundary lines including dimensions
8. ☒ Notation of existing zoning
9. ☒ Notation of proposed zoning
10. ☒ A letter requesting zoning change, identifying existing and proposed zoning, intended use and conditions/exception to allowable uses.

Required Signage for Rezoning

SPECIFICATIONS:

- ☐ Speed Limit 20 MPH to 35MPH
 - Minimum Size: 2' x 2'
 - Sign color: white
 - Sign lettering: black lettering no less than 3" in height
 - One sign for each 300' of width fronting on a public street & visible from the public street
- ☐ Speed Limit 36 MPH and greater
 - Minimum Size: 4' x 8'
 - Sign color: white
 - Sign lettering: black lettering no less than 6" in height
 - One sign for each 1000' of width fronting on a public street & visible from the public street

NOTICE OF PROPOSED REZONING

R-1 One-Family Residence District to
C-2 Neighborhood Commercial District
Time, Month XX, 2013
Ankeny City Hall, 410 W 1st Street

Questions? 963-3557

Sign(s) shall be erected no less than seven (7) days before the hearing before the Plan and Zoning Commission, and shall remain in place until the final hearing before the City Council. It shall be the responsibility of the property owner to ensure that the signs are erected and maintained to be visible from the street rights-of-way. Failure on the part of the property owner to erect and maintain the public notification signs may be considered by the Commission and Council, along with all other facts and circumstances, in determining whether the request for rezoning shall be granted.

The property owner shall remove the signage within seven days of the date of the final action on the rezoning by the City Council.

PETITION FOR REZONING

TO: Honorable Mayor and City Council
Plan and Zoning Commission

We, the undersigned owners of the following described real estate

Legal Description / Address:

SEE ATTACHED

request that said real estate be rezoned from its present classification of C-1 to P.U.D. for the purpose of allowing the following use(s):

SELF STORAGE

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

Parcel owner(s) signatures

Justin Bauer as Rock Creek Commercial (owner name) _____ (Signature)
Justin Bauer as Rock Creek Commercial (owner name) _____ (Signature)

Parcel owners within 250' of the above tract:

Property Owner: ROCK CREEK LAND, LLC
Address: 6004 LOCUST STREET, SUITE 22 DES MOINES, IA 50309
Signature: Justin Bauer as Rock Creek Land, LLC Date: 4-24-17
Printed Name: Justin Bauer, Rock Creek Land Title: Principal

Property Owner: ROCK CREEK BUILDERS
Address: 311 MISSION COURT, ANKENY, IOWA 50021
Signature: Justin Bauer as Rock Creek Builders LLC Date: 4-24-17
Printed Name: Justin Bauer a Rock Creek Builders Title: Principal

Property Owner: ROCK CREEK COMMERCIAL, LLC
Address: 400 LOCUST STREET, SUITE 400 DES MOINES, IA 50309
Signature: [Signature] as Rock Creek Commercial Date: _____
Printed Name: Justin Bauer as Rock Creek Comm Title: _____

Property Owner: FIVE STAR DEVELOPMENT #1, LLC
Address: 14914 BROOKVIEW DRIVE URBANDALE, IA 50323
Signature: _____ Date: _____
Printed Name: _____ Title: _____

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

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

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

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

Property Owner: ROCK CREEK COMMERCIAL, LLC

Address: 400 LOCUST STREET, SUITE 400 DES MOINES, IA 50309

Signature: [Signature] as Rock Creek Commercial Date: _____

Printed Name: Justin Bauer as Rock Creek Commercial Title: _____

Property Owner: FIVE STAR DEVELOPMENT #1, LLC

Address: 14914 BROOKVIEW DRIVE URBANDALE, IA 50323

Signature: [Signature] Date: 5/3/17

Printed Name: Stephen R Grubb Title: Manager

Property Owner: _____

Address: _____

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Property Owner: _____

Address: _____

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Property Owner: _____

Address: _____

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Property Owner: _____

Address: _____

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Property Owner: _____

Address: _____

Signature: _____ Date: _____

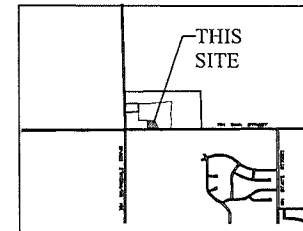
Printed Name: _____ Title: _____

Property Owner: _____

Address: _____

Signature: _____ Date: _____

Printed Name: _____ Title: _____



REZONING SKETCH ROCK CREEK COMMERCIAL PUD

OWNER/DEVELOPER
ROCK CREEK COMMERCIAL, LLC
400 LOCUST STREET, STE 400
DES MOINES, IOWA 50309

ZONING
EXISTING: C-1 (NEIGHBORHOOD RETAIL COMMERCIAL DISTRICT)
PROPOSED: ROCK CREEK COMMERCIAL PUD

LAND USE
EXISTING: AGRICULTURE
PROPOSED: COMMERCIAL DEVELOPMENT

LEGAL DESCRIPTION
A TRACT OF LAND BEING A PART OF PARCEL 'E' OF THE PLAT OF SURVEY OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 20 NORTH, RANGE 24 WEST OF THE 5TH P.M., ANKENY, POLK COUNTY, IOWA, RECORDED AT BOOK 18736, PAGE 612 IN THE OFFICE OF THE POLK COUNTY RECORDER. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 'E' OF THE PLAT OF SURVEY OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 20 NORTH, RANGE 24 WEST OF THE 5TH P.M., ANKENY, POLK COUNTY, IOWA, RECORDED AT BOOK 18736, PAGE 612 IN THE OFFICE OF THE POLK COUNTY RECORDER; THENCE S00°32'34"W, 812.34 FEET ALONG THE SOUTH LINE OF SAID PARCEL 'E'; THENCE N 02°27'56"W, 245.40 FEET TO A POINT OF CURVATURE OF A 300.00 FEET RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY 45.00 FEET ALONG SAID CURVE; SAID CURVE HAS A CHORD LENGTH OF 45.41 FEET AND A CHORD BEARING OF N02°45'14"W, TO THE NORTHERLY LINE OF SAID PARCEL 'E'; THENCE N02°00'00"E, 374.96 FEET, TO THE EAST LINE OF SAID PARCEL 'E'; THENCE S26°00'00"E, 366.75 FEET ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID PARCEL 'E' AND TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 3.355 ACRES MORE OR LESS.
SAID TRACT OF LAND BEING SUBJECT TO ALL EASEMENTS OF RECORD

LEGEND

- PLAT BOUNDARY
- A SECTION CORNER
- FOUND CORNER, AS NOTED
- O SET CORNER 5/8" I.R. 1/4" YELLOW CAP #3566
- I.R. IRON ROD
- G.P. GAS PIPE
- D. DEEDED DISTANCE
- DI. MEASURED DISTANCE
- R. PREVIOUSLY RECORDED EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- ADDRESS
- B.S.L. BUILDING SETBACK LINE
- M.O.E. MINIMUM OPENING ELEVATION
- N.R. NOT RADIAL

**COOPER CRAWFORD
& ASSOCIATES, L.L.C.**
CIVIL ENGINEERS

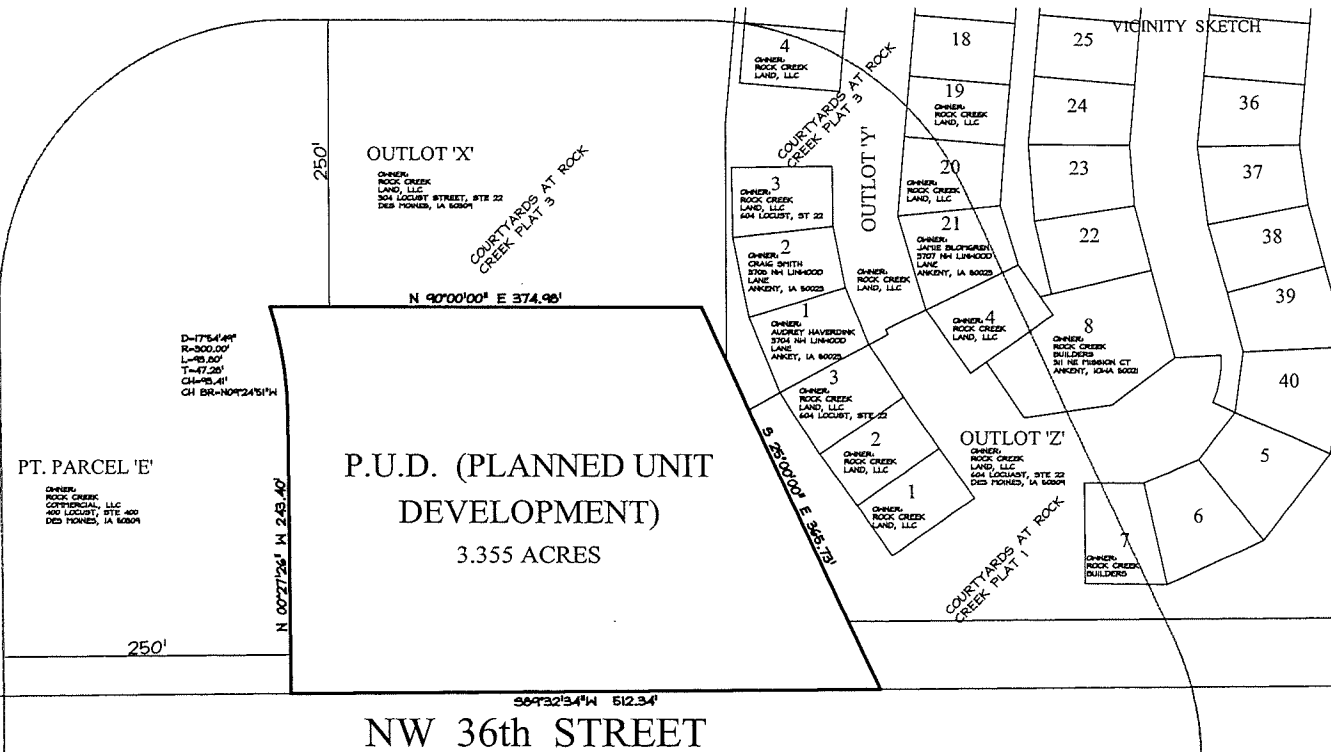
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 5-18-2013 REVISIONS: XX-XX-XXX JOB NUMBER

CC 1966

REZONING SKETCH
ROCK CREEK COMMERCIAL

SHEET
1 OF 1



SURROUNDING PROPERTY OWNERS

PTV STAR DEVELOPMENT NO. 1, LLC*	233,198 S.F. 40.28%	ROCK CREEK COMMERCIAL*	89,587 S.F. 15.48%
ROCK CREEK LAND*	236,670 S.F. 40.96%	JANIS HUNGATE*	4,919 S.F. 0.85%
ROCK CREEK HARBOR*	5,679 S.F. 0.95%		
ATKINS HARBOR*	3,383 S.F. 0.59%		
CHARI NORTH	3,348 S.F. 0.58%		
TOTAL SQUARE FOOTAGE:		576,663 S.F.	
TOTAL PERCENTAGE:		100.00%	
* SIGNED PETITION PETITIONS SKIPPED - 97.54%			

UNPLATTED
OWNER: FIVE STAR
DEVELOPMENT NO. 1, LLC
LARA BROOKSHAW DRIVE
URBANDALE, IA 50225

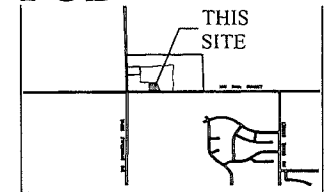


ROCK CREEK COMMERCIAL P.U.D. STATEMENT OF INTENT

Entire Site

- It is the intent of the developer to construct a self storage facility on the property. Some buyers of lots in Courtyards at Rock Creek have expressed an interest in renting storage units. The P.U.D. would allow all uses in C-1 and self storage.

PUD MASTER PLAN ROCK CREEK COMMERCIAL PUD



VICINITY SKETCH

OWNER/DEVELOPER
ROCK CREEK COMMERCIAL, LLC
400 LOCUST STREET, STE 400
DES MOINES, IOWA 50309

ZONING
EXISTING: C-1 (NEIGHBORHOOD RETAIL, COMMERCIAL DISTRICT)
PROPOSED: ROCK CREEK COMMERCIAL, P.U.D. (PLANNED UNIT DEVELOPMENT)

LAND USE
EXISTING: AGRICULTURE
PROPOSED: COMMERCIAL DEVELOPMENT

LEGAL DESCRIPTION
A TRACT OF LAND BEING A PART OF PARCEL "E" OF THE PLAT OF SURVEY OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., ANKENY, POLK COUNTY, IOWA, RECORDED AT BOOK 15735, PAGE 812 IN THE OFFICE OF THE POLK COUNTY RECORDER, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

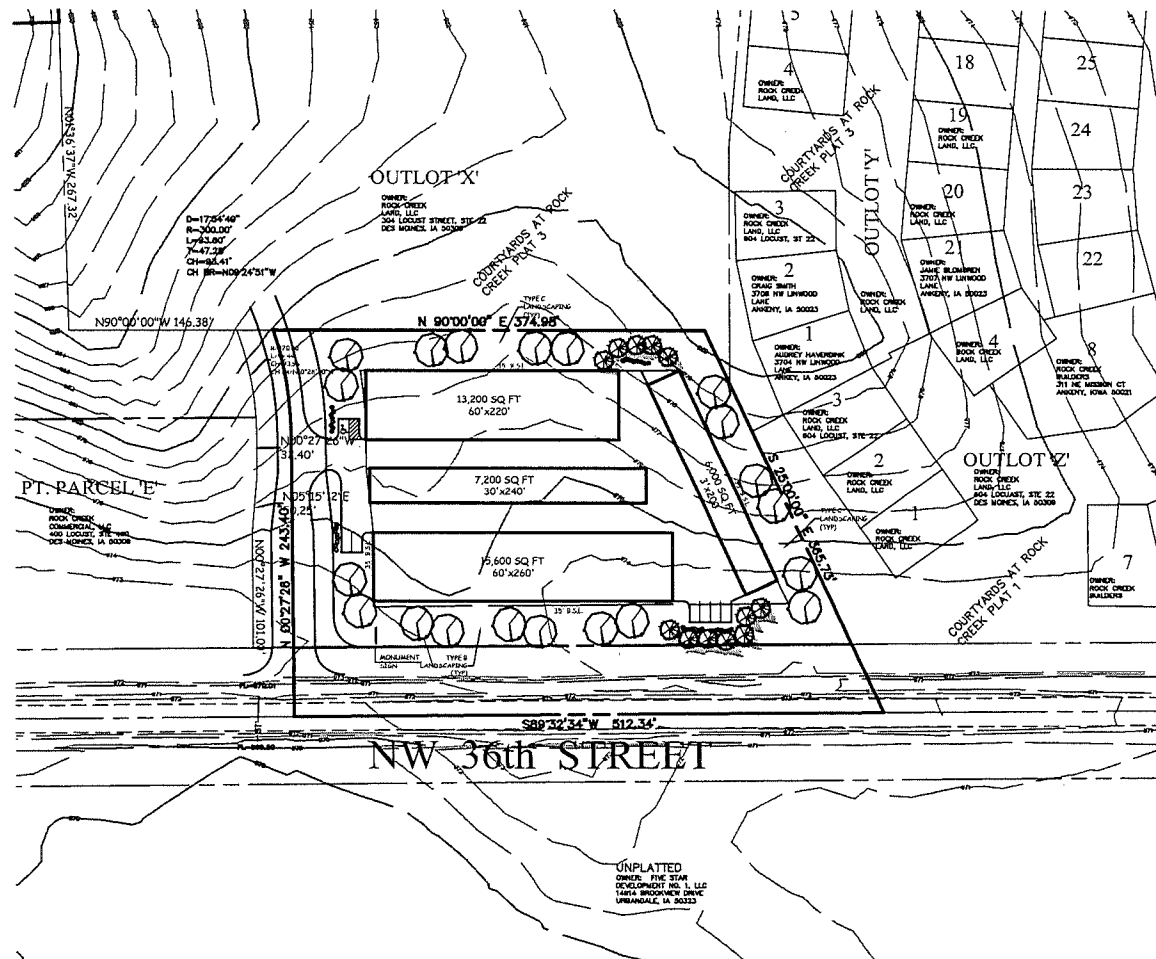
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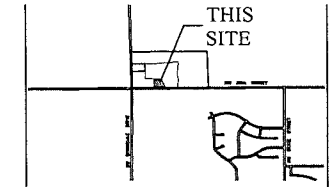
LEGEND	PLAT BOUNDARY
▲	SECTION CORNER
●	FOUND CORNER, AS NOTED
○	SET CORNER 5/8" I.R. W/ YELLOW CAP #13155
I.R.	IRON ROD
G.P.	GAS PIPE
D.	DEEDED DISTANCE
M.	MEASURED DISTANCE
R.	PREVIOUSLY RECORDED EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
1315	ADDRESS
B.S.L.	BUILDING SETBACK LINE
M.O.E.	MINIMUM OPENING ELEVATION
M.P.E.	MINIMUM PROTECTION ELEVATION
N.R.	NOT RADICAL

**COOPER CRAWFORD
& ASSOCIATES, L.L.C.**
CIVIL ENGINEERS
475 S. 50th STREET, SUITE 300, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 4-28-2017	JOB NUMBER
REVISIONS:	CC
APPROVED: _____	1966
INITIALED: _____	SHEET
AS-BUILT: _____	1 OF 1
PUD MASTER PLAN ROCK CREEK COMMERCIAL	



PUD PHASING PLAN ROCK CREEK COMMERCIAL PUD



VICINITY SKETCH

OWNER/DEVELOPER
ROCK CREEK COMMERCIAL, LLC
400 LOCUST STREET, STE 400
DES MOINES, IOWA 50309

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EXISTING: C-1 (NEIGHBORHOOD RETAIL COMMERCIAL DISTRICT)
PROPOSED: ROCK CREEK COMMERCIAL P.U.D. (PLANNED UNIT DEVELOPMENT)

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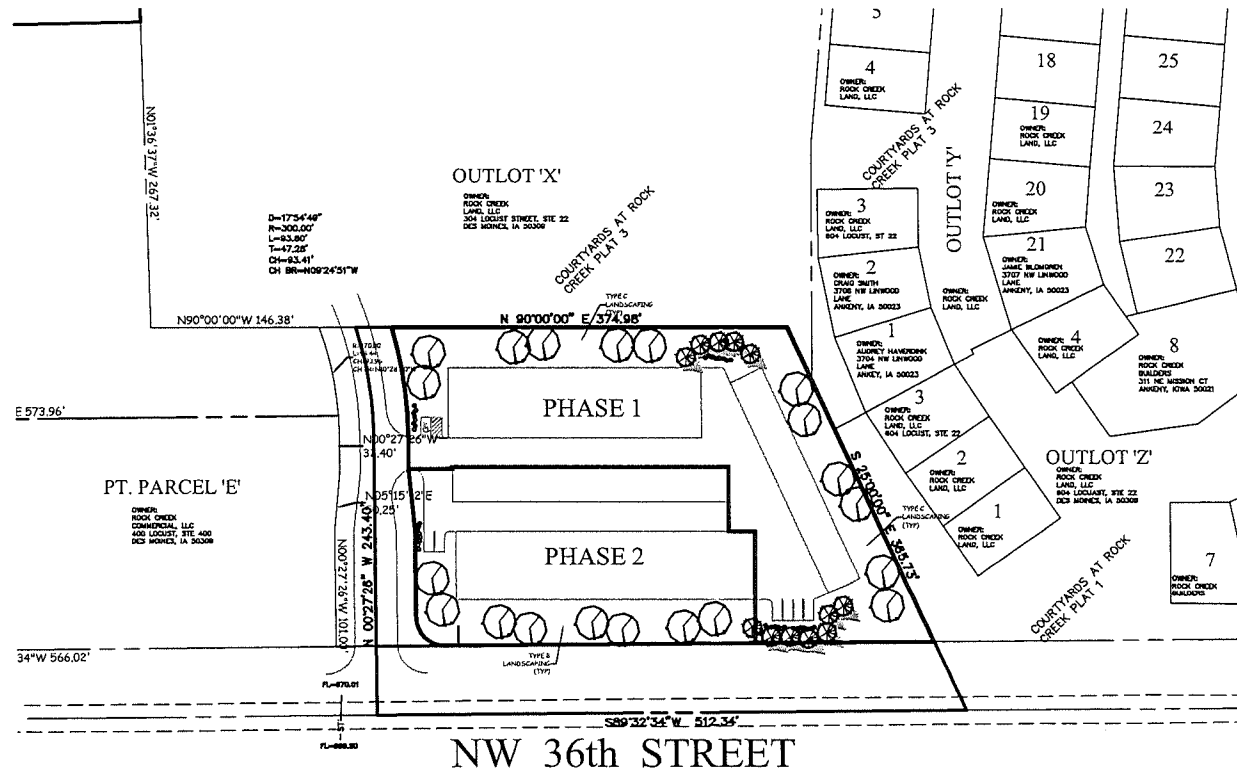
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- G.P. GAS PIPE
- D. DEEDED DISTANCE
- M. MEASURED DISTANCE
- R. PREVIOUSLY RECORDED EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- 1333 ADDRESS
- B.S.L. BUILDING SETBACK LINE
- M.O.E. MINIMUM OPENING ELEVATION
- M.P.E. MINIMUM PROTECTION ELEVATION
- N.R. NOT MADE

**COOPER CRAWFORD
& ASSOCIATES, L.L.C.**
CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE	REVISIONS	JOB NUMBER
4-28-2017		CC 1966
APPROVED: _____	INITIALS: _____	AS-BUILT: _____
PUD PHASING PLAN ROCK CREEK COMMERCIAL		
SHEET 1 OF 1		



UNPLATTED
OWNER: FIVE STAR
DEVELOPMENT, INC. & L.L.C.
1814 BROOKVIEW DRIVE
URBANA, IL 62521

ROCK CREEK COMMERCIAL P.U.D. BULK REGULATIONS

Entire Site

- Zoning items not addressed within these Bulk Regulations shall refer to City of Ankeny, 192.08 C-1 Neighborhood Commercial District.
- Any use permitted in C-1, Neighborhood Commercial District
- Self Storage is a principal permitted use.
- Rear Yard Setback to be 35 feet.

ROCK CREEK COMMERCIAL P.U.D. ARCHITECTURAL CHARACTER

Brick or stone elevation are required around the perimeter of the project.

COURTYARDS AT ROCK CREEK P.U.D. SIGNAGE

- Signage may be allowed per Chapter 195, Zoning Ordinance Signs.
 - The monument sign shall not exceed 32 square feet of copy area.
- The monument sign shall be setback 5 feet from the public street right-of-way line.
- The monument sign height shall be 8 feet or less.
- Building signage allowed at 1.0 square foot/ lineal foot, with a maximum size not to exceed 60 square feet.
- Any other item not discussed needs to
- Any other item not discussed needs to follow Chapter 195: Signs.

COURTYARDS AT ROCK CREEK P.U.D. PARKING

- 1 space for 2 employees but not less than 1 space per 5000 square feet of area devoted to storage (inside ore outside).

COURTYARDS AT ROCK CREEK P.U.D. SCREENING

- Type B Semi-Opaque Screen to be installed along all public streets (South and West property lines). Type B Semi-Opaque Screen is defined as: A screen that is opaque from the ground to a height of three feet, with intermittent visual obstruction from above the opaque portion to a height of at least 20 feet. The semi-opaque screen is intended to partially block visual contact between uses and to create a strong impression of the separation of spaces. The semi-opaque screen may be composed of a wall, fence, landscaped earth berm, planted vegetation, or existing vegetation. Compliance of planted vegetative screens or natural vegetation will be judged on the basis of the average mature height and density of foliage of the subject species, or field observation of existing vegetation. At maturity, the portion of intermittent visual obstructions should not contain any completely unobstructed opening more than ten feet wide. The zone of intermittent visual obstruction may contain deciduous plants.
- Type C Opaque Screen to be installed along the North and East property lines. Type C Opaque Screen is defined as: A screen that is opaque from the ground to a height of at least six feet, with intermittent visual obstruction from the opaque portion to a height of at least 20 feet. An opaque screen is intended to exclude all visual contact between uses and to create a strong impression of spatial separation. The opaque screen may be composed of a wall, fence, landscaped earth berm, planted vegetation, or existing vegetation. Compliance of planted vegetative screens or natural vegetation will be judged on the basis of the average mature height and density of foliage of the subject species, or field observation of existing vegetation. The opaque portion of the screen must be opaque in all seasons of the year. At maturity, the portion of the intermittent visual obstructions should not contain any completely unobstructed openings more than ten feet wide. The portion of intermittent visual obstructions may contain deciduous plants.
- Any fencing is required to be wrought iron style fencing.