

Commission Members

Todd Ripper, Chair
 Kelly Whiting, Vice Chair
 Trina Flack
 Glenn Hunter
 Lisa West
 Steve Odson
 Larry Anderson
 Sara Houlihan
 Clayton Ender

Original Appointment

10-24-2005
 04-01-2015
 02-01-2012
 03-04-2013
 02-21-2011
 05-07-1979
 02-01-2016
 10-17-2016
 10-17-2016

2017 Commission Activity & Actions

January 3, 2017

Request by JDEV LLC to amend the Comprehensive Plan Future Land Use Map / Closed the public hearing & received and filed documents.
Request by JDEV LLC for voluntary annexation into the City of Ankeny / Closed the public hearing & received and filed documents.
DRA Properties, LC request to rezone property amending a portion of property shown on the Prairie Trail PUD Land Use map (Vintage Hills Neighborhood) from Mixed Use Residential Neighborhood to Business Park / Closed the public hearing & received & filed documents and Recommended City Council approval.
DRA Properties, LC request to rezone property amending a portion of property shown on the Prairie Trail PUD Land Use map (SW Plaza Parkway Neighborhood) from Business Park to Residential Mixed Use Neighborhood and Neighborhood Commercial / Closed the public hearing & received & filed documents and Recommended City Council approval.
Northgate West Preliminary Plat / Recommend to rescind the Northgate West Preliminary Plat approved by Council on April 21, 2014 and Recommend City Council approval of new Northgate West Preliminary Plat.

January 17, 2017

Request by JDEV LLC to amend the Comprehensive Plan Future Land Use Map / Recommend City Council approval
Request by JDEV LLC for voluntary annexation into the City of Ankeny / Recommend City Council approval

Reviewed the 2016 Plan & Zoning Commission Annual Report

February 7, 2017

1315 N Ankeny Boulevard – Christian Brothers Automotive Site Plan / Approved

Elected Todd Ripper as Chair and Kelly Whiting as Vice Chair

February 21, 2017

Trestle Crossing Plat 3 Final Plat / Recommend City Council approval

Joint Plan & Zoning Commission / City Council Planning Session – *The Ankeny Plan 2040*

March 7, 2017

3720 N Ankeny Boulevard - Peddicord Family Dentistry Site Plan / Approved

March 21, 2017

2506 SE Tones Drive – My Place Hotel Site Plan / Approved
Classic Development, LLC request to rezone property from R-2, One-Family and Two-Family Residence District to PUD, Planned Unit Development / Closed the public hearing & received and filed documents.
SW Plaza Parkway Neighborhood Plan / Recommended City Council approval

April 4, 2017

2406 SE Tones Drive – Sleep Inn Site Plan / Approved
Autumn Crest Plat 7 Final Plat / Recommended City Council approval

Beverly A. Allen: and Dale and Dolores A. Stall Voluntary Annexation / Closed the public hearing & received and filed documents.

Dennis E. Jordan, Joseph & Elizabeth Origer, Leroy Brown III, Nello Medici Life Estate (North), Nello Medici Life Estate (South), Sante & Nello Medici, and Jerome & Josephine Schmitt Voluntary Annexation / Closed the public hearing & received and files documents.

Classic Development, LLC requests to rezone property from R-2, One-Family and Two-Family Residence District to PUD / Recommended City Council approval

April 18, 2017

Saylor Fire Station Plat 1 Final Plat (County) / Recommended City Council approval subject to applicable Polk County Subdivision requirements in lieu of the City of Ankeny Subdivision Regulations.

617 SW 3rd Street - Ankeny Market Village Site Plan / Approved

Deer Creek South Townhomes Plat 1 Final Plat / Recommended City Council approval

Deer Creek South Townhomes PUD Site Plan / Recommended City Council approval

Beverly A. Allen: and Dale and Dolores A. Stall Voluntary Annexation / Recommended City Council approval

Dennis E. Jordan, Joseph & Elizabeth Origer, Leroy Brown III, Nello Medici Life Estate (North), Nello Medici Life Estate (South), Sante & Nello Medici, and Jerome & Josephine Schmitt Voluntary Annexation / Recommended City Council approval

May 2, 2017

175 SW Oralabor Road - Canoyer's Garden Center Site Plan / Approved

May 16, 2017

Ankeny Fire Station No. 3 Final Plat / Recommended City Council approval

Ordinance amending Chapter 190 and 192, Zoning Ordinance of the Municipal Code / Recommend the proposed amendments to the Zoning Ordinance, as presented, to the City Council.

June 6, 2017

2175 N Ankeny Boulevard – AAA Storage Site Plan / Approved

225 NW Autumn Crest Drive – Green Acres Storage Site Plan / Approved

1360 NE 36th Street – Ankeny Fire Station No. 3 Site Plan / Approved

Classic Development, LLC request to rezone property from R-2, One-Family and Two-Family Residence District to PUD, Planned Unit Development / Closed the public hearing & received and filed documents.

June 20, 2017

Georgetown Plat 11 Final Plat / Recommended City Council approval

Ankeny Business Park Plat 5 Final Plat / Recommended City Council approval

Christian Juon Estates Plat 2 Preliminary Plat (County) / Recommended City Council approval subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

The Crossings at Deer Creek Plat 1 Final Plat / Recommended City Council approval & authorization of cost participation in an amount not to exceed \$36,173.75 for 12-inch water main, 15-inch sanitary sewer, and 8-foot sidewalk.

Diamond Development, LLC request to rezone property owned by B & W Farms, LLC from R-1, One-Family Residence District to R-3, Multiple-Family Residence District, restricted to Single-Family residential / Closed the public hearing & received & filed documents.

Rock Creek Commercial, LLC request to rezone property from C-1, Neighborhood Retail Commercial District to PUD, Rock Creek Commercial Planned Unit Development / Closed the public hearing & received & filed documents.

PAR Partners, LLC request to rezone property owned by Dennis E. Jordan, Joseph & Elizabeth Origer, Leroy Brown III, Nello Medici Life Estate (North), Nello Medici Life Estate (South), Sante & Nello Medici, and Jerome & Josephine Schmitt from R-1 to PUD / Closed the public hearing & received & filed documents.

Classic Development, LLC request to rezone property from R-2, One-Family and Two-Family Residence District to PUD, Planned Unit Development / Recommend City Council approval subject to adding the language "The same single family detached model elevations will not be constructed next to each other" to the PUD document.

July 5, 2017

802 North Ankeny Boulevard – Starbucks Site Plan / Approved

Triple J Park Plat 1 Preliminary Plat (County) / Recommended City Council approval subject to applicable Polk County Subdivision requirements in lieu of the City of Ankeny Subdivision Regulations.

Diamond Development, LLC request to rezone property owned by B & W Farms, LLC from R-1, One-Family Residence District to R-3, Multiple-Family Residence District, restricted to Single-Family residential / Recommended City Council approval

Rock Creek Commercial, LLC request to rezone property from C-1, Neighborhood Retail Commercial District to PUD, Rock Creek Commercial Planned Unit Development / Recommended City Council approval

PAR Partners, LLC request to rezone property owned by Dennis E. Jordan, Joseph & Elizabeth Origer, Leroy Brown III, Nello Medici Life Estate (North), Nello Medici Life Estate (South), Sante & Nello Medici, and Jerome & Josephine Schmitt from R-1 to PUD / Recommended City Council approval

Villas at Brinmore Estates Plat 1 Preliminary Plat / Recommended City Council approval

July 18, 2017

Clover Ridge East Plat 3 Final Plat / Recommended City Council approval

Harvey Acres Plat 2 Preliminary Plat (County) / Recommended City Council approval subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

August 8, 2017

Villas at Brinmore Estates Plat 1 Final Plat and PUD Site Plan / Recommended City Council approval & authorization of cost participation in an amount estimated at \$32,476.77 for 12-inch water main and 8-foot trail along NW Irvinedale Drive.

PDI Place Plat 2 Final Plat / Recommended City Council approval

PDI Southeast Addition Site Plan / Approved

Christian Juon Estates Plat 2 Final Plat (County) / Recommended City Council approval subject to applicable Polk County Subdivision requirements in lieu of the City of Ankeny Subdivision Regulations.

I-35 Business Park Plat 2 Preliminary Plat (County) / Recommended City Council approval subject to applicable Polk County Subdivision requirements in lieu of the City of Ankeny Subdivision Regulations.

Vintage Hills Neighborhood Plan Amendment / Recommended City Council approval replacing the Neighborhood Plan approved by City Council November 16, 2015.

August 22, 2017

1102 NW Weigel Drive – St. Luke’s Mobile Classrooms Site Plan / Approved with an expiration date 5 years from August 22, 2017.

309 N Ankeny Boulevard – Hintz Dental Site Plan / Approved

Courtyards at Rock Creek Plat 4 Final Plat / Recommended City Council approval

Woodside Estates West Commercial Park Plat 1 Preliminary Plat (County) / Recommended City Council approval subject to applicable Polk County Subdivision requirements in lieu of the City of Ankeny Subdivision Regulations.

Trestle Ridge Estates Preliminary Plat / Recommended City Council approval & accepted the public street name NW Harmon Court.

Amendment to Chapter 192.13 – M-2 Heavy Industrial District / Recommended City Council approval

September 5, 2017

Kinseth Subdivision Plat 1 Final Plat / Recommended City Council approval

The Grove Plat 4 Final Plat / Recommended City Council approval and cost participation estimated at \$12,484.50 for sidewalk oversizing along NW 13th Street.

September 19, 2017

Signature Village Plat 3 Final Plat / Recommended City Council approval

Bill Kimberley Plat 1 Final Plat / Recommended City Council approval

Willow Run West Plat 1 Final Plat and Final PUD Site Plan / Recommended City Council approval and approval of a development agreement for the City cost share of the contractor’s bid price of \$30,525.00 for storm sewer improvements, and approval of the private street name SE Willow Run Lane.

Mikel’s Place Plat 1 Preliminary Plat (County) / Recommended City Council approval subject to applicable Polk County Subdivision requirements in lieu of the City of Ankeny Subdivision Regulations.

Triple J Park Plat 1 Final Plat (County) / Recommended City Council approval subject to applicable Polk County Subdivision requirements in lieu of the City of Ankeny Subdivision Regulations.

I-35 Business Park Plat 2 - Final Plat (County) / Recommended City Council approval subject to applicable Polk County Subdivision requirements in lieu of the City of Ankeny Subdivision Regulations.

October 3, 2017

2006 S Ankeny Blvd - DMACC Building 4A Site Plan / Approved

2741 SE PDI Place - PDI East Dock Addition Site Plan / Approved subject to acceptance of the stormwater management facility easement agreement and City Council approval of the eight-foot chain-link fence with barbed wire, as indicated on the site plan.

Rock Creek Commercial Final Plat / Recommended City Council approval subject to a petition and waiver for future NW 36th Street improvements and a development agreement regarding future left turn land improvements.

Deer Creek Village Final Plat and the Deer Creek Village PUD Site Plan / Recommended City Council approval

Bauer Heights Plat 4 - Preliminary Plat (County) / Recommended City Council approval subject to applicable Polk County Subdivision requirements in lieu of the City of Ankeny Subdivision Regulations.

Harvey Acres Plat 2 Final Plat (County) / Recommended City Council approval subject to applicable Polk County Subdivision requirements in lieu of the City of Ankeny Subdivision Regulations.

October 17, 2017

2055 & 2125 NW State Street – Signature Village Plat 3, Lots 15 & 16 Site Plan / Approved subject to City Council approval of the Signature Village Plat 3 Final Plat.

501 NW 5th Street – Parkview Terrace Apartment Garages Site Plan / Approved

Brinmore Estates Plat 2 – Final Plat / Recommended City Council approval

October 23, 2017

Joint Plan & Zoning Commission / City Council Planning Session – *The Ankeny Plan 2040*

November 7, 2017

3055 N Ankeny Blvd. – Rainbow Child Care Center Site Plan / Approved

2750 NW 36th Street – JMC Holdings – Ankeny Storage Building Site Plan / Approved

Northpointe Village Center Plat 3 Final Plat / Recommended City Council approval

Northpointe Village Center Plat 3 Site Plan / Approved

The Crossings at Deer Creek Plat 2 Final Plat / Recommended City Council approval

James E. Rasmussen Industrial Park Plat 4 – Preliminary Plat (County) / Recommended City Council approval subject to applicable Polk County Subdivision requirements in lieu of the City of Ankeny Subdivision Regulations.

November 21, 2017

Kidman Estates Plat 4 Final Plat / Recommended City Council approval

Trestle Ridge Estates Plat 1 Final Plat / Recommended City Council approval

Community Baptist Church Final Plat / Recommended City Council approval

4703 N Ankeny Blvd. – Community Baptist Church Site Plan / Approved

719 SW 3rd Street – Uptown Ankeny Lofts Site Plan / Approved

December 5, 2017

Briarwood Plat 22 Final Plat / Recommended City Council approval

Mikel's Place Plat 1 Final Plat (County) / Recommended City Council approval subject to applicable Polk County Subdivision requirements in lieu of the City of Ankeny Subdivision Regulations.

December 19, 2017

Roger Bauer request to rezone property from R-1, Single-Family Residential District to M-1, Light Industrial District with use restrictions / Closed the public hearing & received & filed documents.

2017 Summary by Project Type

Annexations

- Beverly A. Allen: and Dale and Dolores A. Stall Voluntary Urbanized
- Dennis E. Jordan, Joseph & Elizabeth Origer, Leroy Brown III, Nello Medici Life Estate (North), Nello Medici Life Estate (South), Sante & Nello Medici, and Jerome & Josephine Schmitt Voluntary Urbanized
- JDEV LLC Voluntary Urbanized

Rezoning's / PUD Amendments

- Classic Development, LLC / Villas at Brinmore Estates
- Diamond Development, LLC / Trestle Ridge Estates
- DRA Properties, LC / Prairie Trail PUD Land Use Map – SW Plaza Parkway Neighborhood
- DRA Properties, LC / Prairie Trail PUD Land Use Map – Vintage Hills Neighborhood
- PAR Partners, LLC / Willow Run
- Rock Creek Commercial, LLC / Courtyards at Rock Creek PUD
- Roger Bauer / Roger Bauer Property

Ordinances

- Amendment to Chapter 41.13 Fireworks Use
- Amendment to Chapter 190.03 Fireworks Retail Sales
- Amendment to Chapter 192.13 - M2 Heavy Industrial District

Neighborhood Plans

- SW Plaza parkway Neighborhood Plan
- Vintage Hills Neighborhood Plan Amendment

Preliminary Plats

- Northgate West
- Trestle Ridge Estates Preliminary Plat
- Villas at Brinmore Estates Plat 1

Final Plats (*administratively approved)

- | | |
|---|---|
| <ul style="list-style-type: none">• Ankeny Business Park Plat 5• Ankeny Fire Station No. 3• Autumn Crest Plat 7• Bill Kimberley Plat 1• Briarwood Plat 22• Brinmore Estates Plat 2• Clover Ridge East Plat 3• Community Baptist Church• Courtyards at Rock Creek Plat 4• Deer Creek South Townhomes Plat 1• Deer Creek Village• Georgetown Plat 11• Heritage Townhomes at Prairie Trail Plat 3*• Kidman Estates Plat 4• Kineth Subdivision Plat 1• Northpointe Village Center Plat 3 | <ul style="list-style-type: none">• Park Sight Office Park at Prairie Trail Plat 3*• PDI Place Plat 2• Prairie Trail Park Plat 1*• Precedence West at Prairie Trail Plat 4*• Rock Creek Commercial• Signature Village Plat 3• The Crossings at Deer Creek Plat 1• The Crossings at Deer Creek Plat 2• The District at Prairie Trail Plat 6*• The District at Prairie Trail Plat 7*• The Grove Plat 4• The Vineyard at Prairie Trail Plat 1*• Trestle Crossing Plat 3• Trestle Ridge Estates Plat 1• Villas at Brinmore Estates Plat 1• Vintage Business Park at Prairie Trail Plat 5*• Vintage Hills Plat 4*• Willow Run West Plat 1 |
|---|---|

Site Plans (*administratively approved)

- The District Building 3 at Prairie Trail*
- 1705 NE Trilein Drive – *Northeast Elementary Grease Interceptor Improvement Amendment**
- District Plat 5 – Outlot Z Parking Lot 2017*
- SW Campus Lane - *Heritage Townhomes at Prairie Trail Plat 3**
- 825 SW Irvinedale Drive - *John Deere North Test Track**
- 1315 N Ankeny Boulevard – *Christian Brothers Automotive*
- 3720 N Ankeny Boulevard – *Peddicord Family Dentistry*
- 2506 SE Tones Drive – *My Place Hotel*
- 2610 SW White Birch Drive - *U of I Community Credit Union at Prairie Trail**
- 2842 SW 3rd Street – *Ankeny Baptist Church Addition**
- 2406 SE Tones Drive – *Sleep Inn*
- 617 SW 3rd Street - *Ankeny Market Village*
- 2502 SE Delaware Avenue - *McDonald's Amendment**
- Deer Creek South Townhomes PUD
- 175 SW Oralabor Road – *Canoyer's Garden Center*
- 2175 N Ankeny Boulevard – *AAA Storage*
- 225 NW Autumn Crest Drive – *Green Acres Storage*
- 1360 NE 36th Street – *Ankeny Fire Station No. 3*
- 802 North Ankeny Boulevard – *Starbucks*
- Brownstones at the District Phase 2*
- 2410 SW White Birch Drive – *Plaza Shops Plat 1, Lot 6**
- Villas at Brinmore Estates Plat 1 PUD
- PDI Southeast Addition Site Plan
- 309 N Ankeny Boulevard – *Hintz Dental*
- 1201 SW State Street - *Vintage Hills at Prairie Trail Plat 4, Lot 1**
- 1102 NW Weigel Drive – *St. Luke's Mobile Classrooms*
- Willow Run West Final PUD
- 2006 S Ankeny Boulevard – *DMACC Building 4A*
- 2741 SE PDI Place – *PDI East Dock Addition*
- Deer Creek Village PUD
- 2055 & 2125 NW State Street – *Signature Village Plat 3, Lots 15 & 16*
- 501 NW 5th Street – *Parkview Terrace Apartment Garages*
- 1551 SW Prairie Trail Parkway – *Park Sight Office Park at Prairie Trail Plat 3, Lot 1**
- Rock Creek Commercial Private Street and Storm*
- 3055 N Ankeny Boulevard – *Rainbow Child Care Center*
- 2750 NW 36th Street – *JMC Holdings-Ankeny Storage Building*
- Northpointe Village Center Plat 3
- 4703 N Ankeny Boulevard – *Community Baptist Church*
- 719 SW 3rd Street – *Uptown Ankeny Lofts*
- 1580 SW Market Street – *B&B Theaters – Ankeny 12**
- Main Street Pedestrian Corridor at Prairie Trail Plat 3 & 5 Amendment*
- 1515 SW Main Street – *Residence Inn by Marriott at Prairie Trail**
- 2401 SW Vineyard Lane - *The Vineyard at Prairie Trail, Lot 41**

Plats (Rural)

- Bauer Heights Plat 4 Preliminary Plat
- Christian Juon Estates Plat 2 Preliminary Plat
- Christian Juon Estates Plat 2 Final Plat
- Harvey Acres Plat 2 Preliminary Plat
- Harvey Acres Plat 2 Final Plat
- I-35 Business Park Plat 2 Preliminary Plat
- I-35 Business Park Plat 2 Final Plat
- James E. Rasmussen Industrial Park Plat 4 Preliminary Plat
- Mikel's Place Plat 1 Preliminary Plat
- Mikel's Place Plat 1 Final Plat
- Saylor Fire Station Plat 1 Final Plat
- Triple J Park Plat 1 Preliminary Plat
- Triple J Park Plat 1 Final Plat
- Woodside Estates West Commercial Park Plat 1 Preliminary Plat

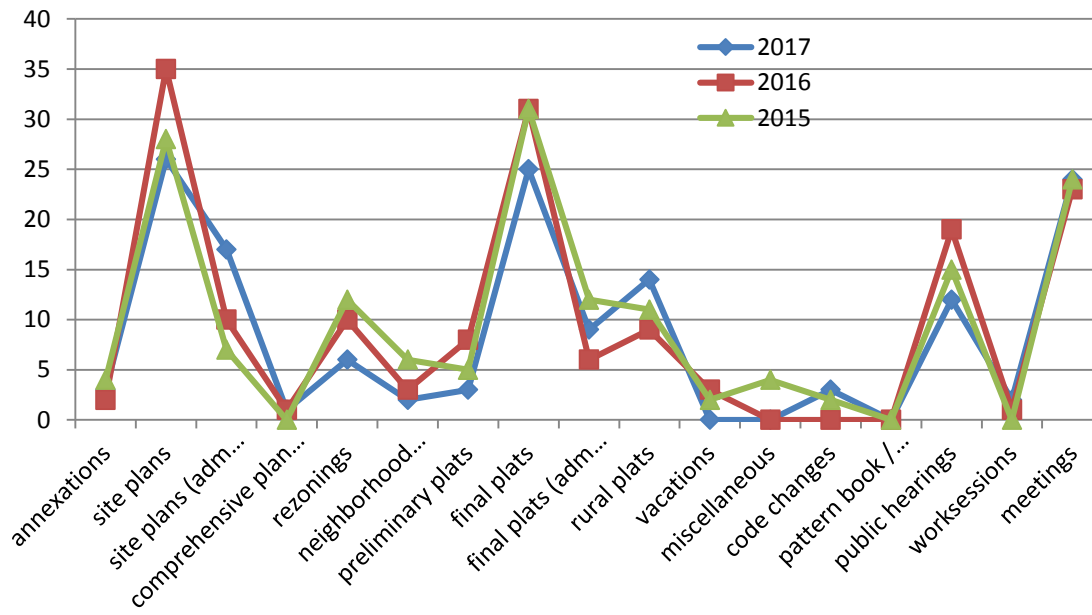
Comprehensive Plan Amendment

- JDEV LLC request to amend the Comprehensive Plan Future Land Use Map adding Low Density Residential and Medium Density Residential land use classification.

Attendance at Plan & Zoning Commission Meetings

MEMBER	JAN		FEB		MAR		APRIL		MAY		JUNE		JULY		AUG		SEPT		OCT		NOV		DEC		TOTAL
	3	17	7	21	7	21	4	18	2	16	6	20	5	18	8	22	5	19	3	17	7	21	5	19	
Lisa West	0	1	1	1	1	1	1	1	0	1	1	1	0	0	1	1	1	1	0	0	0	1	0		16
Steve Odson	1	1	1	1	1	1	1	1	1	1	0	1	1	1	0	1	1	1	1	1	1	1	1	1	22
Todd Ripper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	1	1	1	1	1	1	1	1	1	23
Trina Flack	1	1	1	1	0	1	1	1	1	1	0	1	1	0	0	1	1	0	1	0	1	1	1	1	18
Glenn Hunter	1	1	0	1	1	1	1	1	1	1	0	1	1	0	1	1	1	1	0	1	0	1	1	0	18
Kelly Whiting	0	1	0	1	0	0	1	0	1	1	0	1	1	1	1	0	1	0	1	0	0	1	0	1	13
Larry Anderson	1	1	1	1	1	1	1	0	1	1	1	1	1	1	1	1	1	1	1	1	0	1	1	22	
Sara Houlihan	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	22	
Clayton Ender	1	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	1	0	1	0	1	1	1	20
TOTAL	6	8	7	9	7	8	9	7	8	9	5	9	8	6	6	8	8	7	7	6	5	7	8	6	

Plan & Zoning Commission items by type 2015 – 2017



	2017	2016	2015	2014	2013
annexations	3	2	4	0	1
site plans	26	35	23	27	27
site plans (adm approved)	17	10	5	9	5
comprehensive plan amendments	1	1	0	2	2
rezonings	6	10	12	7	14
neighborhood plans/amendments	2	3	6	4	4
preliminary plats	3	8	5	9	1
final plats	25	31	26	33	31
final plats (adm approved)	9	6	7	10	4
rural plats	14	9	11	14	7
vacations	0	3	2	3	0
miscellaneous	0	0	4	1	1
code changes	3	0	1	0	0
pattern book / amendments	0	0		0	0
public hearings	12	19	15	7	12
worksessions	2	1	0	2	2
meetings	24	23	24	23	23