

November 13, 2018



ADDRESS

3700 SE Convenience Blvd
Ankeny, IA 50021

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Planning and Building Department
City of Ankeny
220 West First Street
Ankeny, Iowa 50023

RE: Application for Rezoning Real Estate within Ankeny

On behalf of the Polk County Aviation Authority (PCAA), I am submitting this request to rezone approximately 16 acres of property located near the southwest corner of the Ankeny Regional Airport. This property was acquired by the PCAA when the airport was originally constructed, and has recently been deemed by the FAA to have no aeronautical use.

The PCAA is extending SE Convenience Boulevard from its current terminus north 1,200 feet to provide public street access to this property. That street extension was recently paved, and the project will be fully completed next spring. This street extension will provide access along the east side of the subject 16 acres, which will be available for sale and private development. Proceeds from this sale will finance critical capital improvements at the Ankeny Regional Airport. Details of this proposed rezoning include:

Existing Zoning:

The property is currently part of the overall airport property, which is zoned U-1, Conservation and Public Utility District

Proposed Zoning:

M-1, Light Industrial with Restrictions

Intended Use

The PCAA intends to sell the property so that it can be developed by a private entity into a light-industrial and/or mixed office use that utilizes the Interstate 35 frontage which runs along the west side of the property.

Conditions / Exceptions to Allowable Uses:

It is proposed that the principle permitted uses that are allowed in the M-1 District according to Section 192.12 of the Zoning Ordinance will apply to this property, except for the following exclusions:

G. Contractor's equipment storage yard or plant, or rental of equipment commonly used by contractors, storage and sale of livestock feed, and storage yards for vehicles of a delivery or draying service.

I. Circus, carnival or similar transient enterprise.

J. Coal yard, coke yard or wood yard.

K. Concrete mixing, concrete products manufacture.



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N. Enameling, lacquering or japanning.

Q. Livery stable or riding academy.

X. Sawmill and planing mill, including manufacture of wood products.

Z. The manufacturing, compounding, assembling or treatment of articles or merchandise from previously prepared materials such as bone, cloth, cork, fiber, leather paper, plastics, metals or stones, tobacco, wax, yarns and wood.

AA. Automobile body or fender repair shops.

BB. Lumberyards and building materials sales yards.

CC. Vulcanizing, retreading and recapping of tires.

It is also proposed that the following specific conditions apply to this property:

1. Permitted Building Materials: Buildings can be constructed only with these exterior wall materials: Precast concrete, brick, stone, split face block, dryvitt, decorative poured concrete, glass, alumabond, or other quality materials as approved by the PCAA. Limestone as a building accent is encouraged.
2. Prohibited Building Materials: Hardboard siding, composite siding, metal-faced plywood, woodcore panels, pre-engineered metals, plain concrete block, and asphalt shingles are specifically prohibited as exterior wall or roof materials.
3. HVAC Units: Screening of rooftop HVAC units is required.

The above three conditions will be included in the purchase agreement for the property. On behalf of the PCAA Board of Directors, thank you for the consideration of this rezoning request. Please advise if additional information is needed at this time. Thank you.

Sincerely,
Polk County Aviation Authority


Paul Moritz, PE
Airport Board Manager