

# THE STERLING AT ROCK CREEK

*An Amendment to the Brandywine PUD*

ANKENY, IOWA

Developed by

SLUSKY CRE, LLC

PUD PLAN

JUNE 14, 2024

REVISED: JULY 26, 2024

POTENTIAL  
FUTURE  
APARTMENT

HOUSE

POTENTIAL  
FUTURE SPORTS  
COURT

ROLL CALL	Plan & Zoning Commission
Date	August 6, 2024
Ayes	6
Nays	0
Abstain	—
Absent	1
APPROVED	
Chairperson	J. Bapp
Secretary	B. Dugan



**SNYDER**  
& ASSOCIATES

# TABLE OF CONTENTS

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## 1. REZONING AMENDMENT REQUEST

- Petition Cover Letter
- Rezoning Application Form
- Petitions for Rezoning
- Rezoning Map

## 2. PUD PLAN EXHIBITS

- PUD Master Plan

## 3. BULK REGULATIONS

- Bulk Regulations
- Architectural Character
- Multi-Family Attached Townhome Elevations
- Neighborhood Commercial Elevations

## 4. SUPPORTING EVIDENCE

- Supporting Evidence Statement
- Vicinity Map and Rezoning Description
- Existing Topography/Drainage Areas
- FIRM Map
- Water Usage Calculations
- Trip Generation Memo

# 1. REZONING AMENDMENT REQUEST

July 5, 2024

Honorable Mayor and City Council  
Plan and Zoning Commission  
City of Ankeny  
410 West 1st Street  
Ankeny, Iowa 50021

RE: THE STERLING AT ROCK CREEK PUD RESUBMITTAL  
PART OF THE SE ¼, SW ¼ OF SEC. 9, T80N, R24W  
S&A Project No. 123.0943.01

Dear Honorable Mayor, City Council and Plan and Zoning Commission:

On behalf of Jerry Slusky with Slusky CRE, LLC, as applicant, please find accompanying the revised PUD Master Plan, PUD Booklet and associated information for the above referenced project. These documents have been prepared in accordance with the City of Ankeny's standards and specifications. We respectfully request the City's review and approval of the documents. The plans illustrate a multi-family attached townhomes and neighborhood commercial development on approximately 34.51 acres located east of NW Weigel Drive and north of NW 18<sup>th</sup> Street.

As requested, we have addressed all items of the Tech Review through plan modification and discussions with Staff. Please find accompanying the following items:

- 4 copies of the PUD Booklet,
- 4 Full Size PUD Master Plan,
- 4 Half Size Rezoning Map, and
- Comment Response Letter addressing Staff Comments.

If there are additional questions or comments on this project, please contact me at your convenience. Thank you.

Sincerely,

SNYDER & ASSOCIATES, INC.



Brent K. Culp

Enclosure

cc: Jerry Slusky, Slusky CRE, LLC (w/enclosure emailed)  
File (electronic)

June 14, 2024

Honorable Mayor and City Council  
Plan and Zoning Commission  
City of Ankeny  
410 West 1st Street  
Ankeny, Iowa 50021

RE: PETITION FOR REZONING  
THE STERLING AT ROCK CREEK PUD  
PART OF THE SE ¼, SW ¼ OF SEC. 9, T80N, R24W  
S&A Project No. 123.0943.01

Dear Honorable Mayor, City Council and Plan and Zoning Commission:

On behalf of Jerry Slusky with Slusky CRE, LLC, as applicant, we respectfully submit the rezoning amendment request for the Moeckly Family Farm, LLC property located east of NW Weigel Drive and north of NW 18<sup>th</sup> Street.

With this petition for rezoning, we are requesting the rezoning of approximately 34.51 acres from the current zoning designation of PUD: Brandywine PUD to proposed zoning designation of PUD: The Sterling at Rock Creek PUD. We are requesting this modification to allow for multi-family attached townhomes and neighborhood commercial.

Attached are copies of the Rezoning Application form, Petitions for Rezoning, Rezoning Map, PUD Master Plan, and associated information. Please contact our office should you have any questions. Thank you.

Sincerely,

SNYDER & ASSOCIATES, INC.



Brent K. Culp

Enclosure

cc: Jerry Slusky, Slusky CRE, LLC (w/enclosure emailed)  
File (electronic)

**Rezoning Application Form**

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

Northeasterly corner of the intersection of NW 18th Street and NW Wiegel Drive, SE 1/4 of the SW 1/4, Section 9, T. 80 N., R. 24 W.

Gross acreage of rezoning: 34.51 acres  
Current property zoning: Brandywine PUD  
Proposed property zoning: The Sterling at Rock Creek PUD  
Conditions:

Is property within Ankeny's corporate limits  yes  no

Applicant/Contact Person:

Full Name: Jerry Slusky Company: Slusky CRE, LLC, a Nebraska limited liability company  
Address: 1404 S 181st Plaza  
City, State, Zip: Omaha, Nebraska 68130  
Office Phone: \_\_\_\_\_ Cell Phone: 402-598-6010  
E-mail: jerry@sgrecommunications.com

Property Owner:

Full Name: Steven L. Moeckly Company: Moeckly Family Farm, LLC  
Address: 4121 NW 110th Avenue  
City, State, Zip: Polk City, Iowa 50226  
Office Phone: 515-250-4477 Cell Phone: \_\_\_\_\_  
E-mail: \_\_\_\_\_

Attorney

Full Name: Same as Above Applicant Firm Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Office Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_  
E-mail: \_\_\_\_\_

Land Surveyor/Engineer: Snyder and Associates, Inc.

Address: 2727 SW Snyder Blvd.  
City, State, Zip: Ankeny, Iowa 50023  
Office Phone: 515-964-2020 Cell Phone: 515-669-1419  
E-mail: bkculp@snyder-associates.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:  Date: 6/12/24  
(Applicant/Contact Person)

and: \_\_\_\_\_ Date: \_\_\_\_\_  
(Property Owner)

**Rezoning Application Form**

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

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Gross acreage of rezoning: 34.51 acres

Current property zoning: Brandywine PUD

Proposed property zoning: The Sterling at Rock Creek PUD

Conditions:

Is property within Ankeny's corporate limits  yes  no

Applicant/Contact Person:

Full Name: Jerry Slusky Company: Slusky CRE, LLC, a Nebraska limited liability company

Address: 3555 Farnam Street, Suite 1000

City, State, Zip: Omaha, Nebraska 68131

Office Phone: 402-392-0101

Cell Phone: 402-598-6010

E-mail: jslusky@smithpaully.com

Property Owner:

Full Name: Steven L. Moeckly Company: Moeckly Family Farm, LLC

Address: 4121 NW 110th Avenue

City, State, Zip: Polk City, Iowa 50226

Office Phone: 515-250-4477

Cell Phone: 515-681-6051

E-mail:

Attorney

Full Name: Same as Above Applicant

Firm Name:

Address:

City, State, Zip:

Office Phone:

Cell Phone:

E-mail:

Land Surveyor/Engineer: Snyder and Associates, Inc.

Address: 2727 SW Snyder Blvd.

City, State, Zip: Ankeny, Iowa 50023

Office Phone: 515-964-2020

Cell Phone: 515-669-1419

E-mail: bkculp@snyder-associates.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: \_\_\_\_\_ Date: \_\_\_\_\_

(Applicant/Contact Person)

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

and: Steven L Moeckly Date: 6-12-24

(Property Owner)

\*\*Original signatures are required\*\*

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 Exhibit 'A'

request that said real estate be rezoned from its present classification of PUD to Amended PUD for the purpose of allowing the following use(s):  
Neighborhood Commercial and Multiple Family Townhome Development

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 PUD to Amended PUD.

Parcel owner(s) signatures

Moeckly Family Farm, LLC, Steven L. Moeckly  
(owner name)

*Steven L. Moeckly*  
(Signature)

\_\_\_\_\_  
(owner name)

\_\_\_\_\_  
(Signature)

Parcel owners within 250' of the above tract:

Property Owner: Fareway Stores, Inc.

Address: NW corner of 18<sup>th</sup> + Weigel

Signature: *K. Pritchard* Date: 12-6-23

Printed Name: Koby M. Pritchard Title: Director of Real Estate

Property Owner: \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Title: \_\_\_\_\_



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Parcel owner(s) signatures

Moeckly Family Farm, LLC, Steven L. Moeckly  
(owner name)

  
(Signature)

\_\_\_\_\_  
(owner name)

\_\_\_\_\_  
(Signature)

Parcel owners within 250' of the above tract:

Property Owner: Greenland Homes

Address: Grave Lending (multiple lots)

Signature:  Date: 11-22-23

Printed Name: COREY PRUISMANN Title: Director of Operations

Property Owner: \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Title: \_\_\_\_\_

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Parcel owner(s) signatures

Moeckly Family Farm, LLC, Steven L. Moeckly  
(owner name)

*Steven L. Moeckly*  
(Signature)

\_\_\_\_\_  
(owner name)

\_\_\_\_\_  
(Signature)

Parcel owners within 250' of the above tract:

Property Owner: B+W FARMS LLC

Address: 3510 NW 18<sup>th</sup> St Ankeny IA 50023

Signature: David Harmon Date: 12-7-2023

Printed Name: David Harmon Title: owner

Property Owner: \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Title: \_\_\_\_\_

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Parcel owner(s) signatures

Moeckly Family Farm, LLC, Steven L. Moeckly  
(owner name)

Steven L Moeckly  
(Signature)

\_\_\_\_\_  
(owner name)

\_\_\_\_\_  
(Signature)

Parcel owners within 250' of the above tract:

Property Owner: Terry's Home, Inc.

Address: 3900 Westman Park, Se. 100 West Delmar, IA 50206

Signature: Adam J. Gubb Date: 12-4-23

Printed Name: Adam J. Gubb Title: President

Property Owner: \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Title: \_\_\_\_\_

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**Parcel owner(s) signatures**

Moeckly Family Farm, LLC, Steven L. Moeckly  
(owner name)

  
(Signature)

\_\_\_\_\_  
(owner name)

\_\_\_\_\_  
(Signature)

**Parcel owners within 250' of the above tract:**

Property Owner: SCS Ankeny, LLC

Address: 4102 NW 18th Street, Ankeny IA

Signature: Anthony D. Rodriguez Digitally signed by Anthony D. Rodriguez  
Date: 2023.12.07 10:59:27 -06'00' Date: 12/7/2023

Printed Name: Anthony D. Rodriguez Title: SVP

Property Owner: \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Title: \_\_\_\_\_

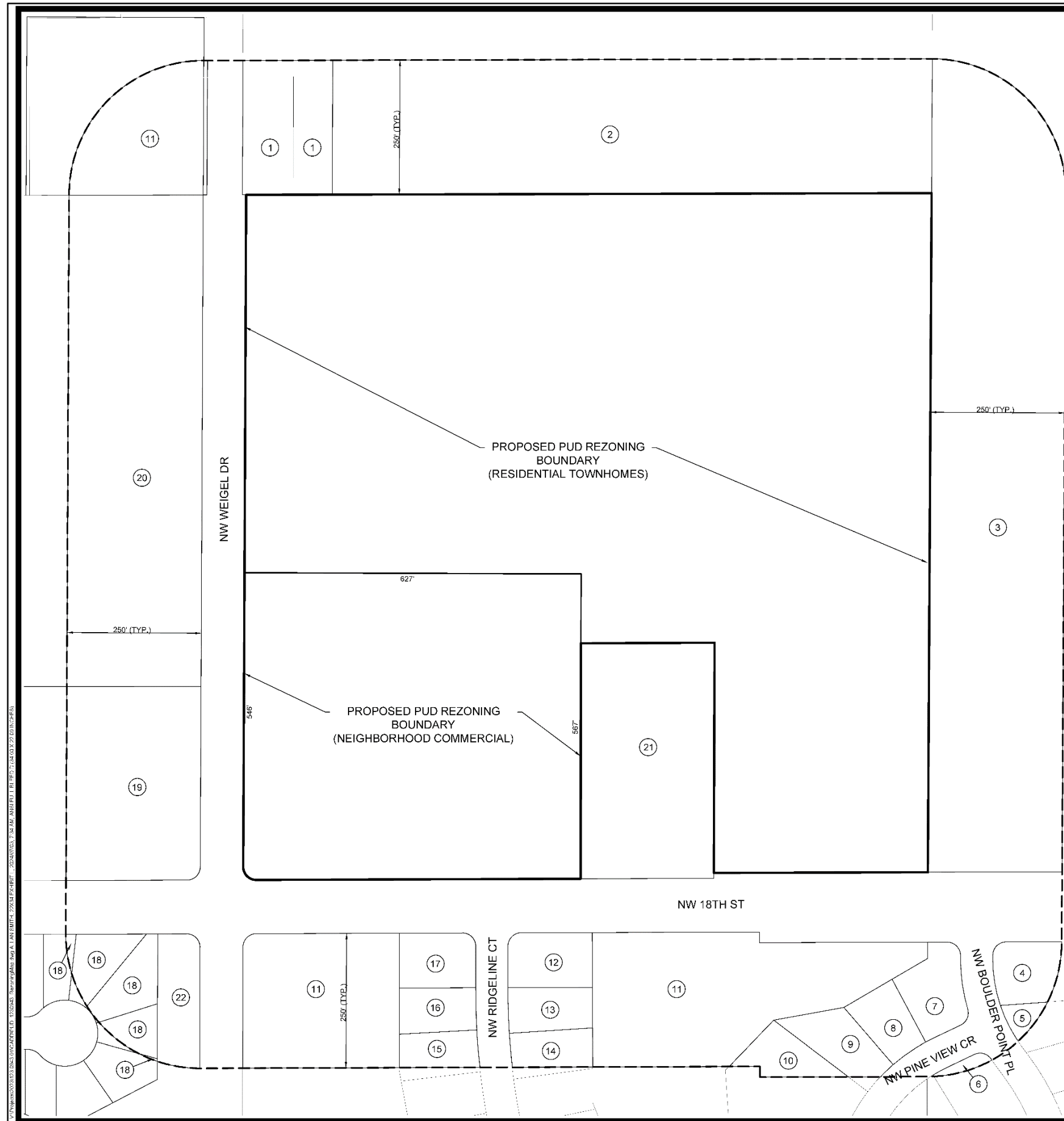
**EXHIBIT 'A'**

**THE STERLING AT ROCK CREEK PUD REZONING DESCRIPTION**

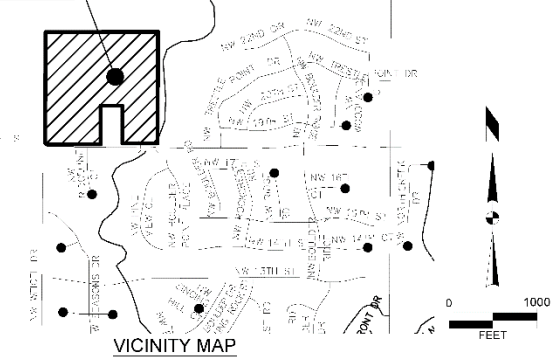
A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF ANKENY, POLK COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH 0°15'42" WEST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 1262.18 FEET TO THE NORTH RIGHT OF WAY LINE OF NW 18TH ST.; THENCE SOUTH 89°58'47" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 404.68 FEET; THENCE NORTH 0°34'09" EAST, 427.74 FEET; THENCE SOUTH 89°38'34" WEST, 249.00 FEET; THENCE SOUTH 0°34'17" WEST, 436.27 FEET TO SAID NORTH RIGHT OF WAY LINE; THENCE SOUTH 89°58'49" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 592.06 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE AND ALONG A CURVE CONCAVE NORTHEAST WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.38 FEET, AND WHOSE CHORD BEARS NORTH 44°54'08" WEST, 35.43 FEET TO THE EAST RIGHT OF WAY LINE OF NW WEIGEL DR.; THENCE NORTH 0°12'58" EAST ALONG SAID EAST RIGHT OF WAY LINE, 1245.17 FEET TO THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 89°53'39" EAST ALONG SAID NORTH LINE, 1271.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 34.51 ACRES (1,503,235 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



**PROJECT LOCATION**



**REZONING DESCRIPTION**

A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF ANKENY, POLK COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH 0°15'42" WEST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 1262.18 FEET TO THE NORTH RIGHT OF WAY LINE OF NW 18TH ST.; THENCE SOUTH 89°58'47" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 404.68 FEET; THENCE NORTH 0°34'09" EAST, 427.74 FEET; THENCE SOUTH 89°38'34" WEST, 240.00 FEET; THENCE SOUTH 0°34'17" WEST, 436.27 FEET TO SAID NORTH RIGHT OF WAY LINE; THENCE SOUTH 89°58'49" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 562.06 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE AND ALONG A CURVE CONCAVE NORTHEAST WHOSE RADIUS IS 26.90 FEET, WHOSE ARC LENGTH IS 39.36 FEET, AND WHOSE CHORD BEARS NORTH 44°54'08" WEST, 35.43 FEET TO THE EAST RIGHT OF WAY LINE OF NW WEIGEL DR.; THENCE NORTH 0°12'58" EAST ALONG SAID EAST RIGHT OF WAY LINE, 1245.17 FEET TO THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 89°53'39" EAST ALONG SAID NORTH LINE, 1271.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 34.51 ACRES (1,503,235 S.F.). PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

**OWNER**

MOECKLY FAMILY FARM LLC  
4121 NW 110TH AVE  
POLK CITY, IA 50226-1111  
STEVEN L. MOECKLY  
(515) 250-4477

**DEVELOPER**

SLUSKY CRE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY  
3555 FARNAM ST, SUITE 1000  
OMAHA, NE 68131  
JERRY SLUSKY  
(402) 505-8100

**ZONING**

EXISTING: BRANDYWINE PUD  
PROPOSED: THE STERLING AT ROCK CREEK PUD

**ADJACENT OWNERS**

1. POLLARD FAMILY FARMS  
1620 S KELLOGG AVE STE 107  
AMES, IA 50010-8001
2. JERRY'S HOMES, INC.  
3600 WESTOWN PKWY, SUITE 100  
WEST DES MOINES, IA 50266-1054
3. WALTER & BONITA HARMON  
B & W FARMS LLC  
3510 NW 18TH ST  
ANKENY, IA 50023-7844
4. ERIC & MEREDITH JACOBSON  
1707 NW BOULDER POINT PL  
ANKENY, IA 50023-9335
5. JARED & ARMEDA TICHY  
1703 NW BOULDER POINT PL  
ANKENY, IA 50023-9335
6. DENNY & BETTY NUESSE  
1701 NW PINE VIEW CIR  
ANKENY, IA 50023-2369
7. DONALD & KRISTI WOLFE  
1702 NW PINE VIEW CIR  
ANKENY, IA 50023-2369
8. STEPHEN & LORI GRIFFITH  
1628 NW PINE VIEW CIR  
ANKENY, IA 50023-2379
9. RICK & MICHELLE SANDER  
1624 NW PINE VIEW CIR  
ANKENY, IA 50023-2379
10. DAVID & CHARLENE HARMON  
3510 NW 18TH ST  
ANKENY, IA 50023-7844
11. CITY OF ANKENY  
410 W 1ST ST  
ANKENY, IA 50023-1557
12. ZACHARY & KAYLEE DURHAM  
1709 NW RIDGELINE CT  
ANKENY, IA 50023-2753
13. DOUGLAS & KATHRYN WISGERHOF  
1705 NW RIDGELINE CT  
ANKENY, IA 50023-2753
14. DANIEL & KIMBERLY BACH  
1701 NW RIDGELINE CT  
ANKENY, IA 50023-2753
15. DANIELA DOTY  
1704 NW RIDGELINE CT  
ANKENY, IA 50023-2753
16. CALVIN & YOLANDA GRIFFITHS  
1708 NW RIDGELINE CT  
ANKENY, IA 50023-2753
17. JOSEPH & KELSEY PATAVA  
1712 NW RIDGELINE CT  
ANKENY, IA 50023-2753
18. GREENLAND HOMES INC  
1201 SW STATE ST STE 105  
ANKENY, IA 50023-2672
19. KOBY M. PRITCHARD  
FAREWAY STORES, INC  
715 8TH ST  
BOONE, IA 50036-2727
20. SCS ANKENY LLC  
760 W MAIN ST  
BARRINGTON, IL 60010-4120
21. GREGG TODD  
3802 NW 18TH ST  
ANKENY, IA 50023-7842
22. THE RESERVE & THE VILLAGE AT THE  
GROVE STORM WATER ASSOCIATION INC  
1201 SW STATE ST STE 105  
ANKENY, IA 50023-2672

**ADJACENT OWNERSHIP AREAS**

OWNER	AREA (AC)	PERCENTAGE OF OWNERSHIP	
		OWNERSHIP	APPROVAL
1	0.96	3.19%	
2	6.41		21.31%
3	8.37		27.85%
4	0.30	1.01%	
5	0.08	0.26%	
6	0.04	0.14%	
7	0.38	1.25%	
8	0.27	0.91%	
9	0.34	1.12%	
10	0.26	0.87%	
11	5.35	NEUTRAL	
12	0.37	1.21%	
13	0.29	0.96%	
14	0.24	0.79%	
15	0.22	0.74%	
16	0.27	0.90%	
17	0.33	1.10%	
18	0.68		2.26%
19	2.07		6.87%
20	5.25		17.46%
21	2.50	8.32%	
22	0.44	1.47%	
<b>Total</b>	<b>30.07</b>	<b>24.25%</b>	<b>75.75%</b>

MARK	REVISION	DATE	BY
1	REVISED PER CITY COMMENTS	7/3/24	AVMS

Engineer: CDD  
Checked By: BKC  
Scale: 1" = 100'  
Technician: AVMS  
Date: 06/14/2024  
T-R-S: 80N-24W-09  
Project No: 123.0943.01  
Sheet C100

**THE STERLING AT ROCK CREEK PUD**

**REZONING MAP**

**ANKENY, IOWA**

**SNYDER & ASSOCIATES, INC.**

2727 S.W. SNYDER BLVD  
ANKENY, IOWA 50023  
515-964-2020 | www.snyder-associates.com

Project No: 123.0943.01  
Sheet C100

## **2. PUD PLAN EXHIBIT**

**LEGEND**

**FEATURES**

- Section Corner
- 1/2" Rebar, Cap # 11579  
(Unless Otherwise Noted)
- ROW Marker
- ROW Rail
- Control Point
- Bench Mark
- Platted Distance
- Measured Bearing & Distance
- Recorded As
- Deed Distance
- Calculated Distance
- Minimum Protection Elevation
- Centerline
- Section Line
- 1/4 Section Line
- 1/4 1/4 Section Line
- Easement Line

**FOUND**

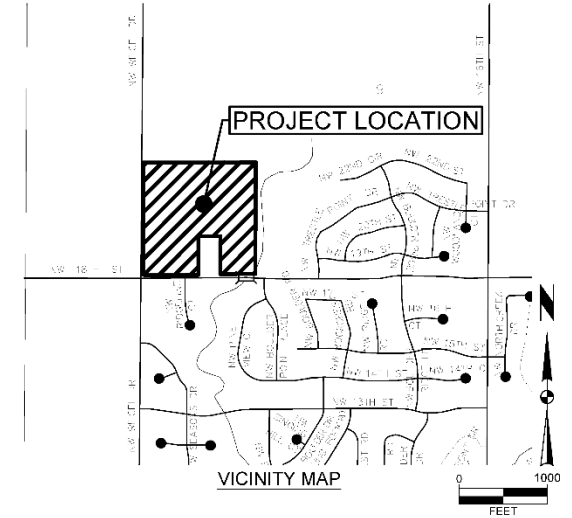
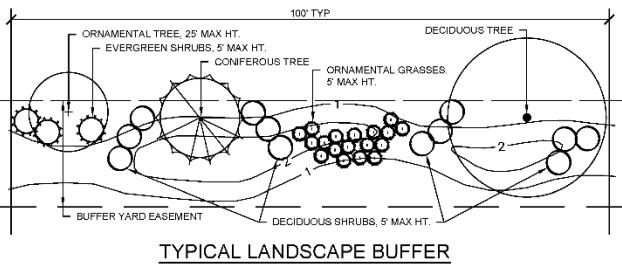
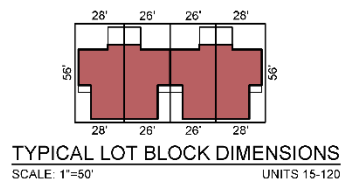
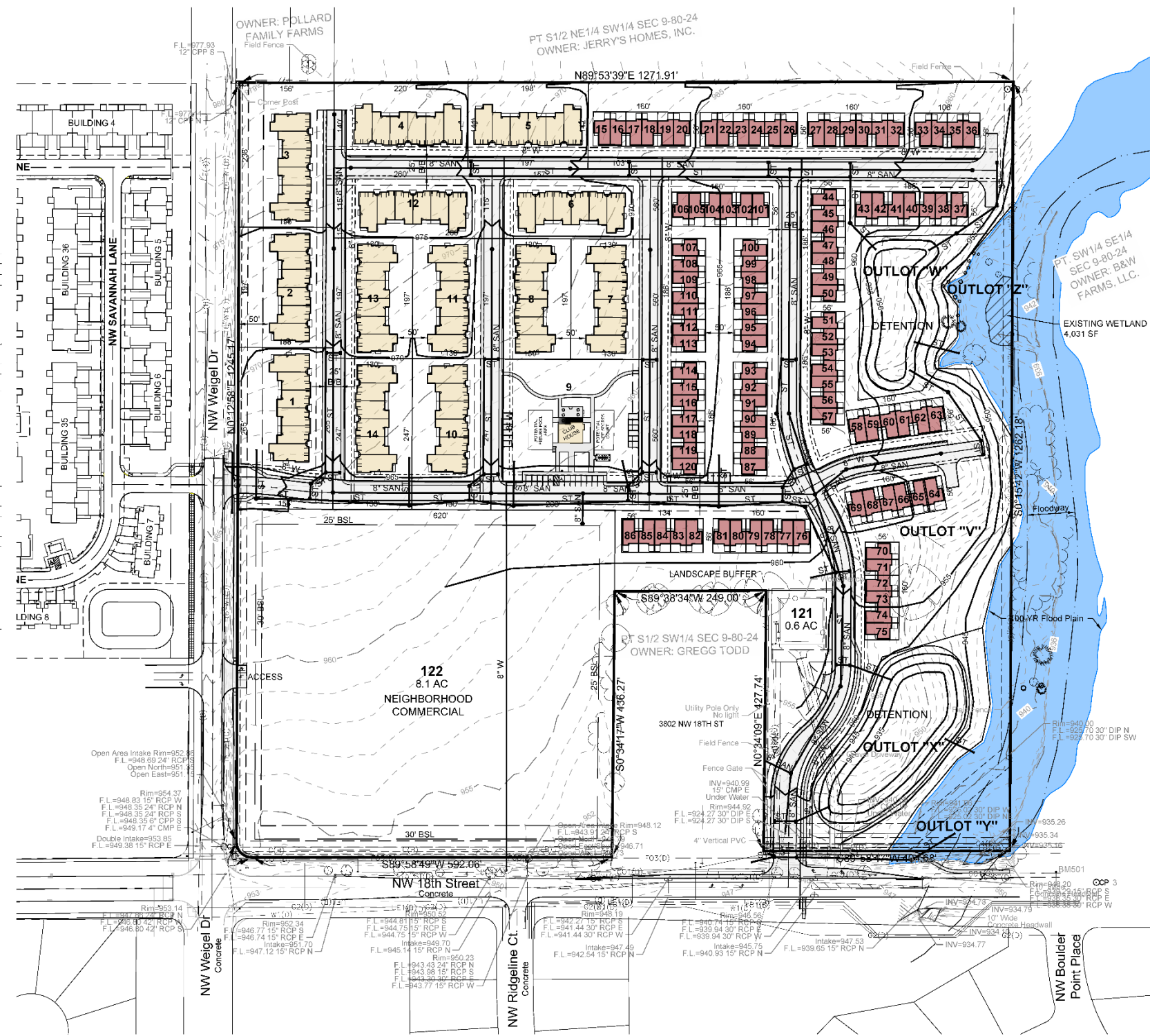
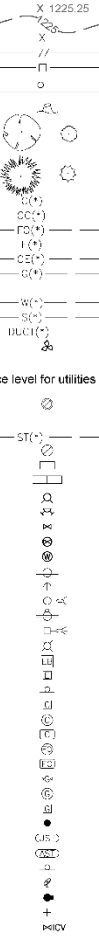
- Spot Elevation
- Contour Elevation
- Fence (Barbed, Field, Hog)
- Fence (Chain Link)
- Fence (Wood)
- Fence (Slit)
- Tree Line
- Tree Stump
- Deciduous Tree \ Shrub
- Coniferous Tree \ Shrub
- Communication
- Overhead Communication
- Fiber Optic
- Underground Electric
- Overhead Electric
- Gas Main with Size
- High Pressure Gas Main with Size
- Water Main with Size
- Sanitary Sewer with Size
- Duct Bank
- Test Hole Location for SUE WID

(\*) Denotes the survey quality service level for utilities

- Sanitary Manhole
- Storm Sewer with Size
- Storm Manhole
- Single Storm Sewer Intake
- Double Storm Sewer Intake
- Fire Hydrant
- Fire Hydrant on Building
- Water Main Valve
- Water Service Valve
- Well
- Utility Pole
- Guy Anchor
- Utility Pole with Light
- Utility Pole with Transformer
- Street Light
- Yard Light
- Electric Box
- Electric Transformer
- Traffic Sign
- Communication Pedestal
- Communication Manhole
- Communication Handhole
- Fiber Optic Manhole
- Fiber Optic Handhole
- Gas Valve
- Gas Manhole
- Gas Apparatus
- Fence Post or Guard Post
- Underground Storage Tank
- Above Ground Storage Tank
- Sign
- Satellite Dish
- Mailbox
- Sprinkler Head
- Irrigation Control Valve



**EXISTING**



**REZONING DESCRIPTION**  
A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF ANKENY, POLK COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNINGS AT THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH 0°15'42" WEST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 1262.18 FEET TO THE NORTH RIGHT OF WAY LINE OF NW 18TH ST.; THENCE SOUTH 89°58'47" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 404.68 FEET; THENCE NORTH 0°34'08" EAST, 427.74 FEET; THENCE SOUTH 89°38'34" WEST, 249.00 FEET; THENCE SOUTH 0°34'17" WEST, 436.27 FEET TO SAID NORTH RIGHT OF WAY LINE; THENCE SOUTH 89°58'49" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 592.06 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE AND ALONG A CURVE CONCAVE NORTHEAST WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.38 FEET, AND WHOSE CHORD BEARS NORTH 44°54'08" WEST, 35.43 FEET TO THE EAST RIGHT OF WAY LINE OF NW WEIGEL DR.; THENCE NORTH 0°12'58" EAST ALONG SAID EAST RIGHT OF WAY LINE, 1245.17 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 89°53'39" EAST ALONG SAID NORTH LINE, 1271.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 34.51 ACRES (1,503,235 S.F.). PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

**OWNER**  
MOECKLY FAMILY FARM LLC  
4121 NW 110TH AVE  
POLK CITY, IA 50226-1111  
STEVEN L. MOECKLY  
(515) 250-4477

**DEVELOPER**  
SLUSKY CRE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY  
3555 FARNAM ST, SUITE 1000  
OMAHA, NE 68131  
JERRY SLUSKY  
(402) 505-8100

**ZONING**  
EXISTING: BRANDYWINE PUD  
PROPOSED: THE STERLING AT ROCK CREEK PUD

**FLOOD PLAIN**  
ZONE X - AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN AND ZONE AE - AREAS WITH BASE FLOOD ELEVATIONS AS PER THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 1902260185F WITH A DATE OF FEBRUARY 1, 2019.

**NOTES**

- REFER TO THE STERLING AT ROCK CREEK PUD SUPPLEMENTAL MANUAL FOR ADDITIONAL INFORMATION REGARDING THE PUD PLAN.
- FEATURES AS SHOWN ARE FOR GRAPHIC PRESENTATION PURPOSES ONLY. FINAL DESIGN MAY VARY.
- LANDSCAPE PLANS WILL BE APPROVED AT THE TIME OF EACH FINAL PLAT AND SITE PLAN.
- NO LOT SHALL HAVE DIRECT DRIVEWAY ACCESS TO NW 18TH STREET OR NW WEIGEL DRIVE.
- DEVELOPER SHALL BE RESPONSIBLE FOR STREETLIGHT INSTALLATION ALONG PUBLIC STREETS, INCLUDING NW WEIGEL DRIVE.
- UTILITIES ARE SHOWN FOR REFERENCE ONLY. FINAL LOCATIONS WILL BE DETERMINED AT THE TIME OF FINAL PLATTING.
- ADJACENT LOT DEVELOPER SHALL BE RESPONSIBLE FOR SIDEWALK INSTALLATION ALONG NW 18TH STREET AND NW WEIGEL DRIVE.
- OUTLOTS "W" AND "X" WILL BE UTILIZED FOR DETENTION AND ARE TO BE OWNED AND MAINTAINED BY THE HOA.
- BENDS ARE REQUIRED TO BE SHOWN FOR THE WATER MAIN WITH CONSTRUCTION DRAWINGS.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR RECOMMENDATIONS FROM THE APPROVED TRAFFIC STUDY.
- REFER TO SHEET C201 FOR DETAIL ON EASEMENTS.

REVISED PER CITY COMMENTS	7-26-24	AVIS
REVISION	7-03-24	AVIS
DATE	DATE	BY
MARK	REVISION	DATE
Engineer: CDD	Checked By: BKC	Scale: 1"=100'
Technician: AVIS	Date: 6-14-2024	T-R-S: 60N-24W-09
Project No: 123.0943.01	Sheet C200	

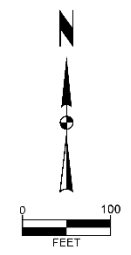
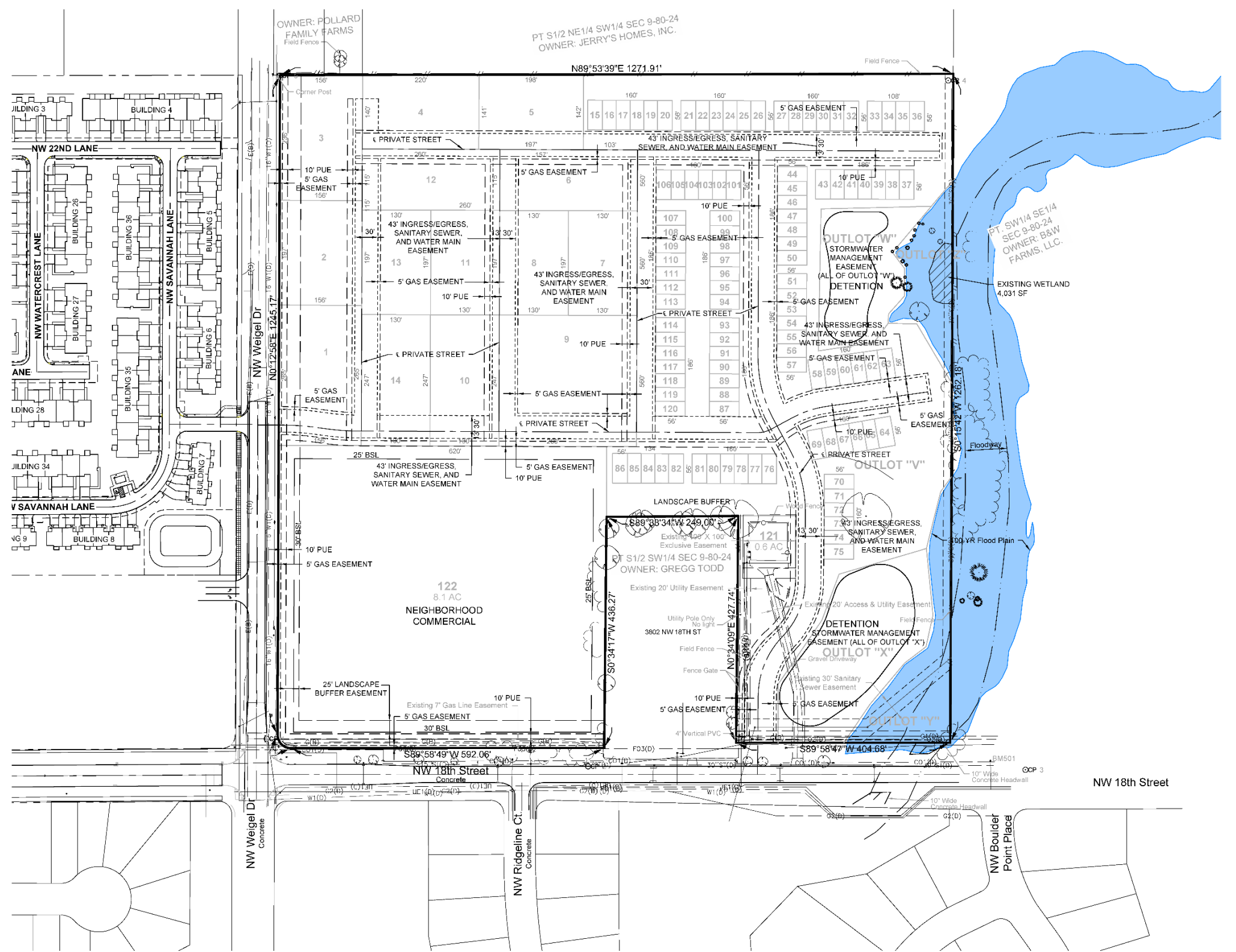
**THE STERLING AT ROCK CREEK PUD**  
PUD MASTER PLAN  
**SNYDER & ASSOCIATES, INC.**

2727 SW SNYDER BLVD  
ANKENY, IOWA 50023  
615-664-2020 | www.snyder-associates.com

Project No: 123.0943.01  
Sheet C200



V:\Projects\2024\1230943.01\Drawings\1230943.01\_PUD\_MASTER\_PLAN\1230943.01\_PUD\_MASTER\_PLAN.dwg (12/11/2024) 2:28:44 PM ASH DALLIED.D 04.03 X 22.50 (REVISED)



2	REVISED PER CITY COMMENTS	7-26-24	AWIS
1	REVISED PER CITY COMMENTS	7-03-24	AWIS
MARK	REVISION	DATE	BY
Engineer: CDD	Checked By: BKC	Scale: 1" = 100'	
Technician: AWIS	Date: 6-14-2024	T-R-S: 60N-24W-09	

**THE STERLING AT ROCK CREEK PUD**

**PUD MASTER PLAN / EASEMENT EXHIBIT**

**ANKENY, IOWA**

**SNYDER & ASSOCIATES, INC.**

2727 S.W. SNYDER BLVD  
ANKENY, IOWA 50023  
515-964-2020 | www.snyder-associates.com

Project No: 123.0943.01  
Sheet C201



**SNYDER & ASSOCIATES**

Project No: 123.0943.01  
Sheet C201

### **3. BULK REGULATIONS**

# THE STERLING AT ROCK CREEK PUD AMENDED BULK REGULATIONS

## Multi-Family Attached Townhomes

- The provisions of Chapter 192.05, R-3 Multiple Family Residence District Regulations, City of Ankeny Municipal Zoning Code are incorporated as the basis for zoning where listed as follows.
- The provisions of Chapter 192.02(3), Design Standards, City of Ankeny Municipal Code are incorporated as the basis of minimum established standard of design.

### Permitted Uses – Principal

- One-story, Two-story and one and one-half story multi-family attached townhomes for sale and rent. Basements are not required.

### Permitted Uses – Accessory

- Clubhouse structure and accompanying amenities.

### Area and Size Regulations

- It is anticipated that the townhomes for sale will be platted with “postage stamp” lots and the common area will be owned and maintained by the homeowner’s association. The townhomes for rent will be platted with common ownership along with the surrounding open space area. Final determination will be made during the final plat stage.
- Front yard setbacks along private streets shall be a minimum of 25 feet from back of curb.
- Building separation shall be a minimum of 10 feet.
- Rear yard setbacks shall be a minimum of 20 feet for principal structures around the perimeter boundary of the development.
- Decks that are not covered shall be able to extend a maximum of 12-feet into the perimeter rear yard.
- Minimum finish area for the townhome units shall be 700 square feet for a one bedroom, 900 square feet for a two bedroom, and 1,100 square feet for a three bedroom.
- Two parking stalls shall be provided for each unit.
- The Land Use Category is Medium Density Residential allowing up to twelve (12) dwelling units per acre.

## Neighborhood Commercial

- The provisions of Chapter 192.08, C-1 Neighborhood Retail Commercial District Regulations, City of Ankeny Municipal Zoning Code are incorporated as the basis for zoning where listed as follows.
- The provisions of Chapter 192.02(3), Design Standards, City of Ankeny Municipal Code are incorporated as the basis of minimum established standard of design.
- The following uses shall be allowed in The Sterling at Rock Creek PUD District:

The following C-1: Neighborhood Retail Commercial District uses will be allowed:

Chapter 192.08.1.

~~A. Any use permitted in the R-3 District.~~

B. Retail businesses or service establishments, such as the following:

- (1) Antique shops,
- (2) Apparel shops,
- (3) Art shops,
- (4) ~~Automotive stores for the retail sale of automotive parts, supplies and accessories; provided, that all merchandise sold or services performed shall be within an enclosed building or structure, and specifically excluding body and fender shops, automotive repair shops, and junk shops or junkyards,~~
- (5) Baby and children stores,
- (6) Bakeries or bakery outlets - retail sales only,
- (7) Banks, savings and loan associations, and similar financial institutions,
- (8) Bicycle shops, sales and repairs;
- (9) Bookstores,
- (10) Camera stores,
- (11) Clothes cleaning and laundry pickup stations,
- (12) ~~Collection offices of public utility companies,~~
- (13) Confectionery stores, including ice cream or snack bars,
- (14) Dairy stores - retail only,
- (15) Dance studios and physical culture establishments,
- (16) Delicatessens,
- (17) Drugstores,

- (18) Dry goods stores,
- (19) Florist shops and greenhouses,
- (20) ~~Funeral homes and mortuaries,~~
- (21) Furniture stores,
- (22) Gas stations, ~~including minor automobile repairs as accessory but not principal use,~~  
Convenience stores is an allowable use,
- (23) Gift shops,
- (24) Grocery stores ~~including supermarkets,~~
- (25) Hardware stores,
- (26) Hobby shops,
- (27) Household appliances sales and repair,
- (28) Jewelry stores and watch repair shops,
- (29) Key shops,
- (30) ~~Launderettes, coin-operated dry-cleaning establishments, and dry-cleaning or pressing establishments using only nonflammable solvents,~~
- (31) ~~Locker plants for storage and retail sales only,~~
- (32) Leather goods stores,
- (33) Music stores,
- (34) Music studios,
- (35) Paint and wallpaper stores,
- (36) Photographic studios,
- (37) Post office substations,
- (38) Radio and television sales and repair shops,
- (39) Restaurants,
- (40) Shoe and hat repair shops,
- (41) Sporting goods stores,
- (42) Tailor and dressmaking shops,
- (43) ~~Theaters,~~
- (44) Toy stores,

- (45) Variety stores,
- (46) Bowling alleys,
- (47) Taverns and lounges, ~~provided that such establishments are not located within 300 feet from a church, school or R-1 zoning district; and provided further, that the tavern or lounge is housed in a building or shopping center which is occupied by other retail businesses or service establishments.~~ (Taverns, lounges, and nightclubs are defined as more than 50 percent of total sales in alcoholic beverages).
- (48) Preschool and child day care centers, subject to the following provisions:
  - a. The childcare center/preschool shall have 35 square feet per child of usable indoor floor space maintained in a clean and sanitary manner; when floor space occupied by cribs is counted as usable floor space, there shall be 40 square feet of floor space per child in those rooms. Kitchens, bathrooms, and halls may not be counted in the square footage per child or used as regular program space.
  - b. There shall be 75 square feet of outdoor recreation area per child using the space at any given time. Such space shall be located in the side or rear yard and be totally enclosed by a fence of no less than 42 inches in height.
  - c. There shall be adequate off-street area for traffic circulation allowing child drop-off and pick-up activity entirely in the property.
- C. Combinations of the above uses.
- D. Business and professional offices supplying commodities or performing services primarily for residents of the neighborhood.

- Retail Commercial Area and Size regulations shall be as follows:

Lot Area:	No Minimum
Lot Width:	No Minimum
Front Yard:	30 Feet
Side Yard:	No Minimum, 25 Feet when adjacent Residential
Rear Yard:	25 Feet, when adjacent Residential 10 Feet, when adjacent Commercial
Max. Height:	35 Feet
Max. Stories	2 Stories –All other Permitted Uses

# **THE STERLING AT ROCK CREEK PUD ARCHITECTURAL CHARACTER**

## **RESIDENTIAL TOWNHOMES**

The multi-family attached residential townhomes in The Sterling at Rock Creek PUD will feature a common traditional architectural element. The consistency in the townhomes will create a neighborhood feel while varying townhome colors, accents and elevational features will help with curb appeal to distinguish individual buildings.

Key elements such as a pronounced entrance, plan variety, alternated colors, varying roof pitches, and quality-building materials combine to give the developer and the homeowners a successful combination. Acceptable building exteriors will include masonry (natural and/or manufactured brick or stone), vinyl, and composite siding. The siding will vary using 4" lap, shingle, or vertical board and batten styles. The roof of all townhomes shall be standard 3-tab or architectural type shingles. The colors of the townhomes will be natural colors such as earth tones and grays, with accent colors to vary the pallet. Vibrant colors can only be used to accent building details such as doors, provided they add to the overall attractiveness and design of the townhome.

Typical elevations are shown for general character representation only. These do not reflect all the townhomes that will be constructed within The Sterling at Rock Creek PUD, they are meant to provide an idea of the character of the homes allowed within the development

## **NEIGHBORHOOD COMMERCIAL**

The retail commercial area conforms to the proposed Comprehensive Land Use Plan Future Land Use designation of Neighborhood Commercial. This development is positioned along a planned arterial corridor with a continued extension of NW 18th Street connection to Highway 415 in a section of Ankeny that is experiencing tremendous growth. With the increase in development activity in this region, traffic counts will only continue to escalate along these corridors making this parcel a potential area wide hub of retail commercial activity.

The retail commercial site shall contain architectural elements that are compatible with neighborhood retail commercial areas. The building(s) shall be constructed of masonry (natural and/or manufactured brick or stone), EIFS, composite siding, metal panels and aluminum storefront, pulling architectural elements from neighborhood retail commercial development occurring in the surrounding developments. Common concrete block will not be allowed on any elevation of the building.

Examples of similar commercial projects are shown for general character representation only. These do not directly reflect all the neighborhood commercial buildings that will be constructed within The Sterling at Rock Creek PUD, they are meant to provide an idea of the character of the buildings allowed within the development. The detailed color elevations of the neighborhood commercial buildings will be submitted at the time of Site Plan for review by the Plan and Zoning Commission as appropriate per City Code.

# ELEVATIONS





FRONT ELEVATION



LEFT ELEVATION

RIGHT ELEVATION



REAR ELEVATION

## MULTI-FAMILY ATTACHED TOWNHOME ELEVATION

*(The above elevations will be updated to meet the provisions of Chapter 192.02(3), Design Standards, City of Ankeny Municipal Code prior to site plan approval)*



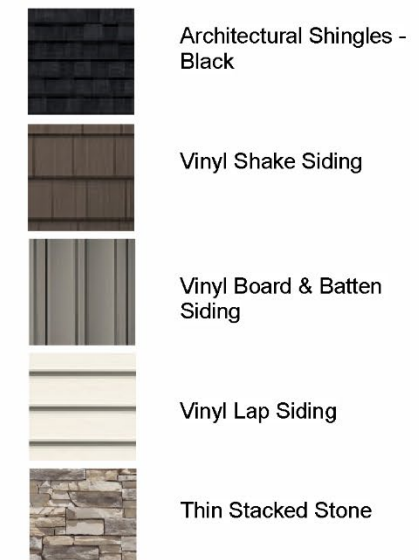
Street Elevation



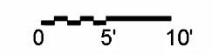
Right Elevation



Left Elevation



Garden Elevation



12 Plex Multi-Family Townhomes

CONDENSERS AND METERS SHALL BE SCREENED WITH PLANTINGS OF PREDOMINANTLY EVERGREEN VERITIES





Street Elevation  
5/64" = 1'-0"



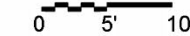
Right Elevation  
5/64" = 1'-0"



Left Elevation  
5/64" = 1'-0"



Garden Elevation



12 Plex Multi-Family Townhomes

CONDENSERS AND METERS SHALL BE SCREENED WITH PLANTINGS OF PREDOMINANTLY EVERGREEN VERITIES



# WHAT IS A . . .WALKABLE COMMUNITY?

Walkable communities refers to a compact urban planning method of design that integrates a variety of mixed-use architectures, blending residential, commercial, and retail spaces together. The term “walkable” aims to maximize foot traffic and minimize vehicular traffic. It is based on the idea that developments should be more than just transportation corridors, but rather complete livable spaces that serve a variety of needs. Walkable communities are designed so users can access essential services within a reasonable distance, such as by foot or bicycle.

The key to promoting a thriving community is in providing a harmonious environment between the people and the cars, as well as creating connections between residents and amenities. Connectivity can be achieved by implementing walkable streetscapes, ensuring proximity to public transportation hubs like bus stops, and by providing defined public outdoor areas for users to linger, explore, and connect with the built environment.

Retail buildings in new communities should be approachable, easy to navigate, and appropriately scaled to foster a sense of connection within the site. The inclusion of ground-level, activity-centered amenities attracts users to the development, fostering a sense of belonging and engagement. Incorporating additional elements such as bike racks, crosswalks, eye-catching signage, illuminated pathways, seating nodes, and plenty of shade further enhances the user experience of the retail plaza, ultimately reducing car dependence.

By thoroughly integrating the design principles associated with “Walkable communities” into a mixed-use retail development - that harmoniously balances cars and pedestrians - the community can lay the groundwork for a thriving environment!



1. Minimal Setbacks



2. Prominent Storefronts



3. De-emphasized Parking Lots



4. Wide Pedestrian Paths

# EXPERIENCE | IMAGES



# ACCESSORIES | IMAGES



## **4. SUPPORTING EVIDENCE**

# THE STERLING AT ROCK CREEK PUD SUPPORTING EVIDENCE STATEMENT

## STORM WATER MANAGEMENT

This development generally drains from northwest to southeast outletting into Rock Creek located in the southeastern corner of the development. The existing homestead parcel separates the west half from the east half of the development drainage.

Initial review of the storm water detention will potentially propose three locations for basins. The west basin will be along the existing homestead and be incorporated to enhance the bufferyard between the proposed commercial area and the existing homestead property. This basin would serve the commercial area if a regional basin approach was proposed; otherwise, individual commercial properties would provide their detention requirements on their individual lot. The two east basins will be located along the Rock Creek corridor and will utilize the open area shown on the PUD Master Plan. The basins will provide water quality volume and water quantity volume for the development.

Storm sewers will be private and generally be located on the south and west sides of the private street systems with intermittent intakes along the curb lines to intercept storm water flows.

Rock Creek is a FEMA regulated drainage channel. According to the mapping, the 100-year floodplain is within the southeasterly corner of the development. (See the attached drainage map and FIRM map.)

## SANITARY SEWER

There is an existing WRA owned 30-inch trunk sanitary sewer that is located on the south edge of the development north of NW 18<sup>th</sup> Street. A new public 8-inch sanitary sewer is proposed to be installed in the center of the private streets and extend through the development.

## WATER MAIN

The existing 12-inch water main is located on the south side of NW 18<sup>th</sup> Street with an 8-inch stub extending north under NW 18<sup>th</sup> Street at NW Ridgeline Court. The current plan is to drill under NW 18<sup>th</sup> Street at the easterly roadway and connect to the existing 12-inch water main. A proposed 8-inch water main will be extended through the development and connect to the 16-inch water main in NW Weigel Drive to provide for an internal loop within the development. The proposed water main throughout the development could be extended through the neighborhood commercial area to connect to the existing 8-inch stub to provide an additional loop connection.

All new water mains will be public improvements and will provide water and fire protection for the interior lots of the development. The water main is proposed to be a public utility and will generally be located on the north and east sides of the street.



## PRIVATE STREETS

Private streets proposed within the residential area are 25-feet back-to-back, 7-inch thick roadway within a combination ingress/egress easement. At the NW 18<sup>th</sup> Street and NW Weigel Drive intersections the internal private streets will be widened to allow for two outbound lanes with a single inbound lane.

An east bound left turn lane on NW 18<sup>th</sup> Street at the easterly entrance into the development is planned for construction when required. Two access locations onto public roadways, one on NW Weigel Drive aligning with NW Savannah Lane and the other being the private drive across from the Fareway property access are proposed into the neighborhood commercial area.

All lots adjacent NW 18<sup>th</sup> Street and NW Weigel Drive will not have direct access onto those streets.

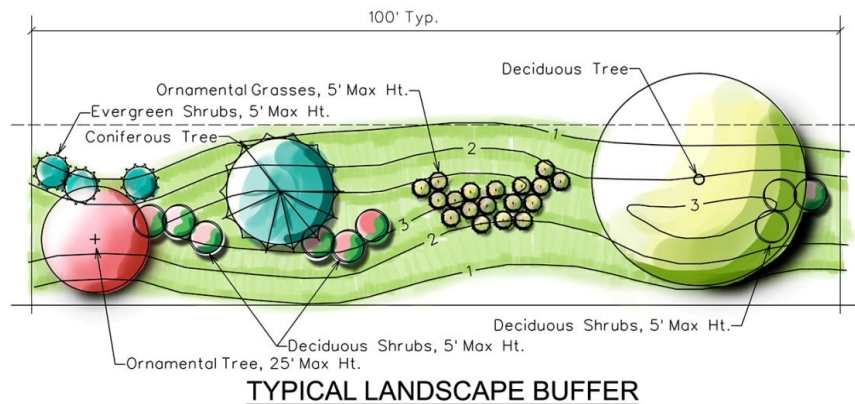
## SIDEWALKS

Sidewalks (5-foot in width) are proposed along both sides of the private streets within the combination ingress/egress easements in the residential areas. These will generally be installed adjacent to the private streets with the construction of the townhomes. A 5-foot sidewalk is also required along NW 18<sup>th</sup> Street and NW Weigel Drive.

## SCREENING, OPEN SPACE AND LANDSCAPING

Proposed screening will meet the requirements of Chapter 194: Parking, Loading and Screening as well as the open space, landscaping and parking lot shading requirement of the Ankeny Zoning Ordinance.

A Type B Screen will be provided along NW 18<sup>th</sup> Street and NW Weigel Drive. The screen will be installed during the development of the public improvements for the corresponding area being platted. Below is an example of the typical landscape buffer that would be required along this length of property boundary. In locations where a berm will block or impede drainage, a 6-foot high opaque fence may be allowed to pass drainage beneath.



## **SIGNAGE**

All proposed signs will conform to City of Ankeny sign requirements.

## **FRANCHISE UTILITIES**

The gas main will be located in a gas easement located at the front of the residential units. The electric, telephone, and cable television utilities are proposed along the front and potentially the rear of the lot within public utility easements.

## **PARK SITE DEDICATION**

Park site dedication is required for this development. The City of Ankeny allows payment in lieu of providing park area(s) within the project site for residential areas. The Applicant will provide the payment option of \$12,000 / acre for the area required by the City. The development will include areas of open space within the project. These areas will include existing Rock Creek and the proposed detention areas.

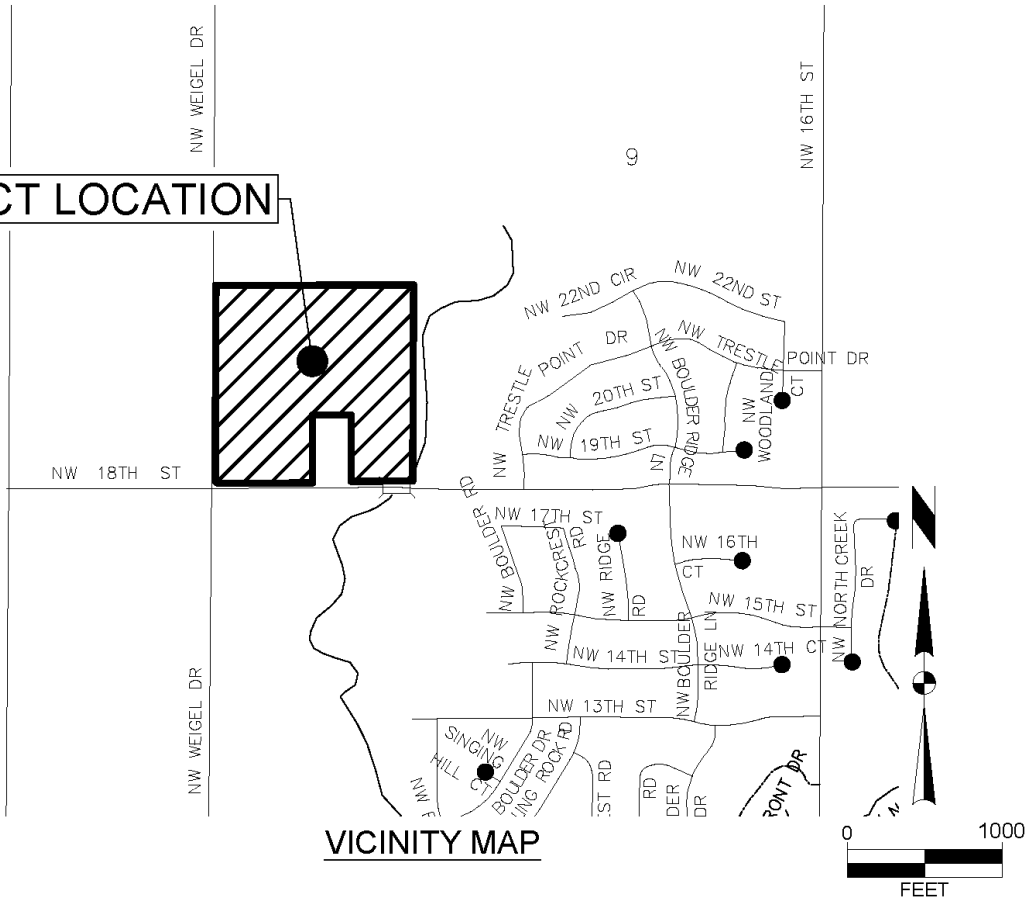
## **LAND USE CATEGORY**

The current Land Use Category is Medium Density Residential allowing up to twelve (12) units per acre. This maximum density may not be exceeded without a Land Use Plan Amendment.

The proposed Land Use Category is Neighborhood Commercial for the approximately 7.1 acres in the southwesterly portion of the property.

# VICINITY MAP AND REZONING DESCRIPTION

**PROJECT LOCATION**



**VICINITY MAP**

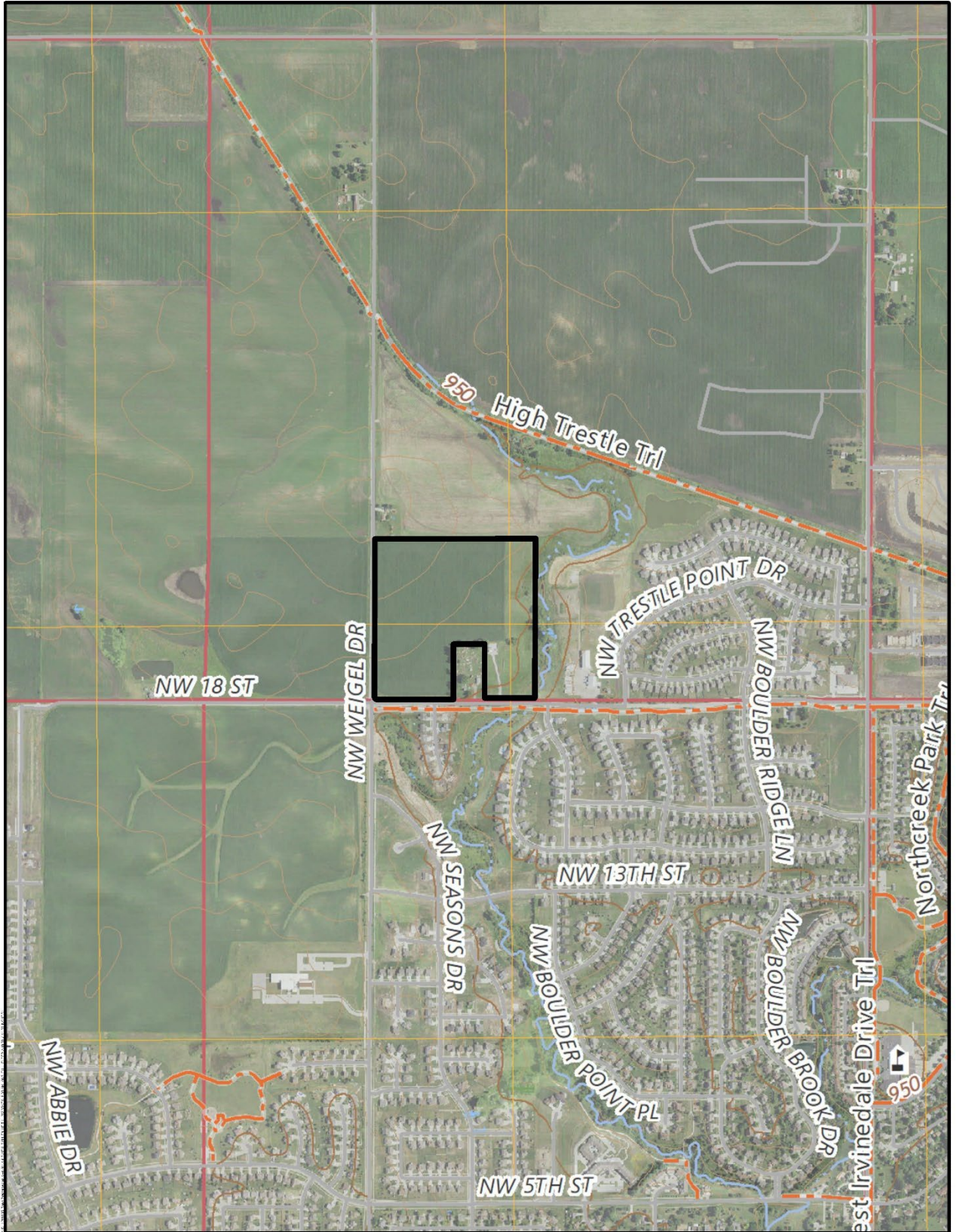
**THE STERLING AT ROCK CREEK PUD REZONING DESCRIPTION**

A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF ANKENY, POLK COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH 0°15'42" WEST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 1262.18 FEET TO THE NORTH RIGHT OF WAY LINE OF NW 18TH ST.; THENCE SOUTH 89°58'47" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 404.68 FEET; THENCE NORTH 0°34'09" EAST, 427.74 FEET; THENCE SOUTH 89°38'34" WEST, 249.00 FEET; THENCE SOUTH 0°34'17" WEST, 436.27 FEET TO SAID NORTH RIGHT OF WAY LINE; THENCE SOUTH 89°58'49" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 592.06 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE AND ALONG A CURVE CONCAVE NORTHEAST WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.38 FEET, AND WHOSE CHORD BEARS NORTH 44°54'08" WEST, 35.43 FEET TO THE EAST RIGHT OF WAY LINE OF NW WEIGEL DR.; THENCE NORTH 0°12'58" EAST ALONG SAID EAST RIGHT OF WAY LINE, 1245.17 FEET TO THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 89°53'39" EAST ALONG SAID NORTH LINE, 1271.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 34.51 ACRES (1,503,235 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

**EXISTING TOPOGRAPHY /  
DRAINAGE AREAS**



**Brandywine PUD**

USGS Topographic Map | Ankeny, Iowa | 4/15/2022

# FIRM MAP





# **WATER USAGE CALCULATIONS**

PROJECT: THE STERLING AT ROCK CREEK No: 123.0943  
 DATE: June 11, 2024  
 SUBJECT: WATER USAGE CALCULATIONS BY: CK:  
 PAGE: 1 OF: 5



**SANITARY SEWER**

7.1 ACRES OF COMMERCIAL PLUS CLUBHOUSE AREA (USE 8 ACRES OF COMMERCIAL)  
 287 TOTAL RESIDENTIAL UNITS

PER SUDAS

FOR COMMERCIAL, USE 5,000 GPD/ACRE  
 PEAK FLOW 8 ACRES X 5000 GPD/ACRE = 40,000 GPD

FOR MEDIUM DENSITY RESIDENTIAL  
 USE 3 PEOPLE /UNIT AND 100 GPCD  
 PEAKING FACTOR (PF) = (18+P^0.5)/(4+P^0.5) WHERE P IS POPULATION IN THOUSANDS

PEAK FLOW : 287 UNITS X 3 PEOPLE PER UNIT = 861 PEOPLE  
 PF = (18+.372^0.5)/(4+.372^0.5) = 3.841  
 = 330707.19 GPD

TOTAL PEAK FLOW = 40,000 + 330,707 = 0.371 MGD  
 CHANGE TO CFS (MGD / 0.646) = 0.574 CFS

8" MAIN @ 2/3 FULL, FACTOR = 0.79 , THEREFORE  
 FULL FLOW = 0.574 / 0.79 = 0.726 CFS

FOR FLOW = 0.726 CFS, DETERMINE MINIMUM SLOPE FOR 8 " MAIN

$$Q = (1.486/n) * A * R^{2/3} * S^{1/2}, n = 0.013 \quad A = 0.34907 \text{ SF}$$

$$0.726 \text{ CFS} = 13.37 * S^{1/2} \quad R = 0.194 \text{ FT}$$

$$\Rightarrow S = 0.30 \%$$

CITY OF ANKENY MINIMUM SLOPE = 0.50 %,  
 CITY OF ANKENY PREFERRED SLOPE = 0.60 %,  
 THEREFORE, OK.

**WATER MAIN**

A NEW 8" MAIN WILL BE EXTENDED THROUGH THE DEVELOPMENT AND LOOP INTO THE EXISTING WATER MAIN SYSTEM ON THE COLLECTOR ROADS. THIS WILL PROVIDE SERVICE AND FIRE PROTECTION TO THE SITE.

PER SUDAS

FIRE FLOW = 1500 GPM  
 INSTANTANEOUS PEAK FLOW = AVERAGE FLOW X (7/(P^0.167) WHERE P IS POPULATION IN THOUSANDS  
 AVERAGE FLOW = 86100 GPD (861 PEOPLE @ 100 GPCD)  
 INSTANTANEOUS PEAK FLOW = 617953 GPD  
 = 429.13 GPM

THIS CALCULATION DOES NOT INCLUDE THE COMMERCIAL AREA. HOWEVER, GIVEN THAT AN 8-INCH MAIN WILL BE LOOPED THROUGHOUT THE DEVELOPMENT WITH MULTIPLE CONNECTIONS TO LARGER MAINS THERE SHOULD BE ADEQUATE FLOW FOR THE COMMERCIAL AREA AS WELL.  
 THEREFORE, OK

## D. Density Table

Table 3B-1.01: Minimum Values

Land Use	Area Density	Unit Density	Rate
Low Density (Single Family) Residential	10 people / AC	3 people / unit	100 gpcd*
Medium Density (Multi-Family) Residential	15 people / AC 6.0 people / duplex	3 people / unit	100 gpcd*
High Density (Multi-Family) Residential	30 people / AC	2.5 people / unit	100 gpcd*
Office and Institutional	5,000 gpd / AC (IDNR)	Special Design Density	N/A
Commercial and Light Industrial	5,000 gpd/AC (IDNR)	Special Design Density	N/A
Industrial	10,000 gpd/AC (IDNR)	Special Design Density	N/A

\* Iowa Department of Natural Resources (DNR) - Dry Weather Flow - One hundred gallons per capita per day (gpcd) should be used in design calculations as the minimum average dry weather flow. This 100 gpcd value may, with adequate justification, include maximum allowable infiltration for proposed sewer lines.

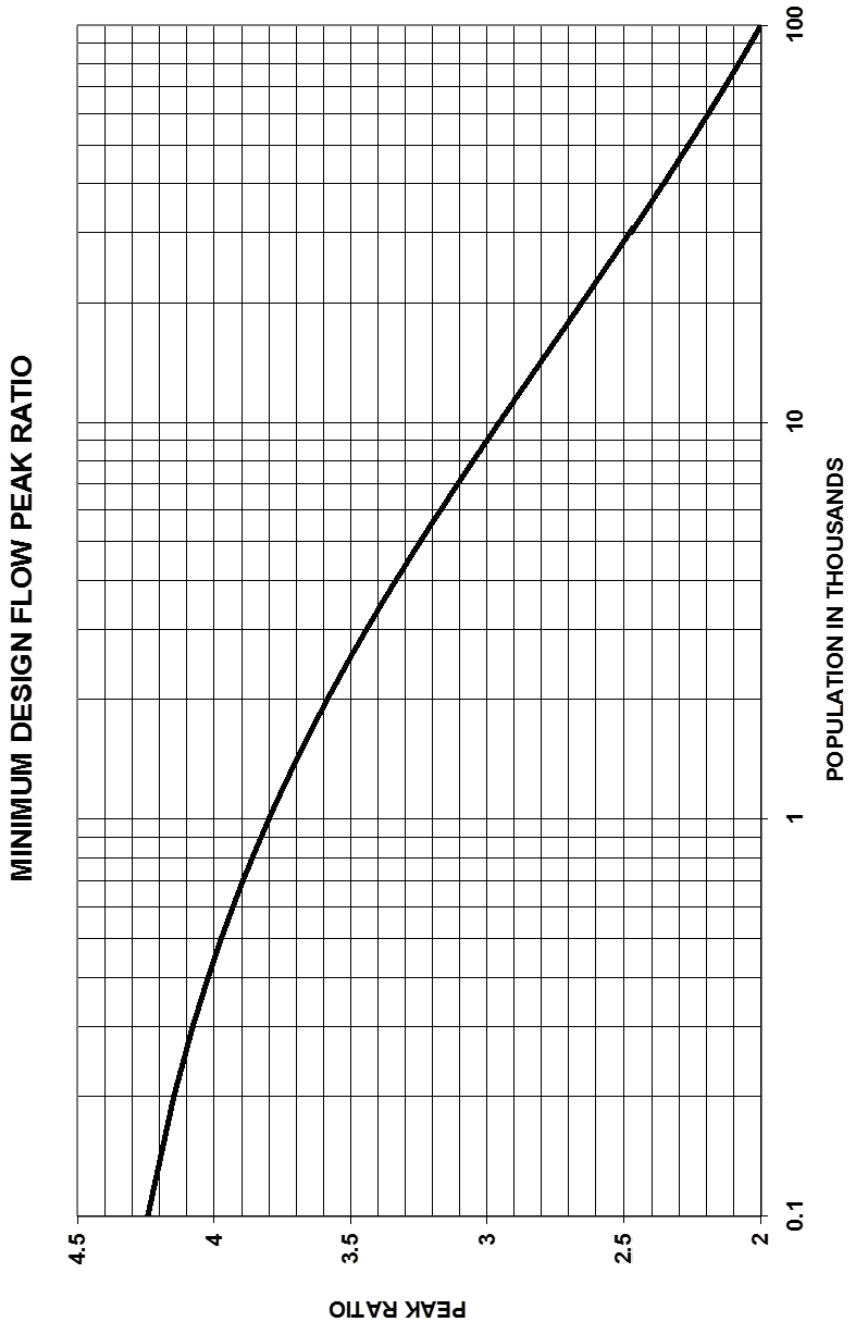
The area densities listed include the peaking factor.

Note: If the Project Engineer uses values different from the above table, approval by the Jurisdictional Engineer is required.

## E. Special Design Densities

Special design densities should be based on specific flow measurements or known flow rates and are subject to approval by the Jurisdiction Engineer based on methodology provided by the Project Engineer prior to submittal to the Iowa DNR.

Figure 3B-1.01: Ratio of Peak to Average Daily Sewage Flow



Curve Equation: Peak Ratio =  $\left[ \frac{18 + P^{0.5}}{4 + P^{0.5}} \right]$  where P = population in thousands  
 Source: Fair, G.M. and Geyer, J.C. "Water Supply and Wastewater Disposal" 1st Ed., John Wiley & Sons, Inc., New York (1964), p. 136

## 2. Minimum Size Requirements:

- a. **Water Service Stub:** The water service stub must meet the Jurisdiction's standards and provide adequate design flows.
  - b. **Distribution Mains:** All water mains should be sized large enough to provide existing and future residential, commercial, and industrial water demands and fire protection flows to the area to be served. The minimum water main size is 8 inches in diameter, unless otherwise approved by the Jurisdictional Engineer. The Jurisdiction reserves the right to increase the size of the mains to meet future water demands.
  - c. **Arterial or Feeder Mains:** Arterial or feeder mains, typically 12 inches and larger, should conform to an existing grid pattern or as directed by the Jurisdiction to meet long range plans of the Jurisdiction.
3. **Pressure Requirements:** The recommended minimum operating pressure of the distribution system should be no less than 35 psi. The residual pressure required under fire flow conditions should not drop below 20 psi at any hydrant or any point in the system. When operating pressure exceeds 100 psi, individual or system pressure reducing devices may be required.

## E. Flow Considerations

1. **Design Flows:** The water main system must be able to meet the following flow requirements:
  - a. Peak day demands plus fire flow demands.
  - b. Instantaneous peak demands for water mains from source, treatment, and/or storage facilities.
2. **Peak Day Demands:**
  - a. **General:** The peak day demand is the average rate of consumption on the maximum day. The maximum day is the 24 hour period during which the highest consumption total is recorded in the latest 3 year period. High consumption that will not occur again due to changes in the system, or that was caused by unusual operations, should not be considered.

When no actual figure for maximum daily consumption is available, it should be estimated on the basis of consumption in other cities of similar character. Such estimates should be at least 2.0 times greater than the average daily water demand for cities having more than 500 people and 2.5 times greater than the average daily water demand for cities having 500 people or less.

b. **Average Day Demand (minimum):**

$$\text{Area} \times \text{Area Density} \times \text{Rate} = \text{Average Daily Demand} \qquad \text{Equation 4B-1.01}$$

$$\text{Number of Units} \times \text{Unit Density} \times \text{Rate} = \text{Average Daily Demand} \qquad \text{Equation 4B-1.02}$$

Table 4B-1.01: Density

Land Use	Area Density	Unit Density	Rate
Low Density (Single Family) Residential	10 people/AC	3.0 people/unit	100 gpcd
Medium Density (Multi-Family) Residential	15 people/AC	3.0 people/unit 6.0 people/duplex	100 gpcd
High Density (Multi-Family) Residential	30 people/AC	2.5 people/unit	100 gpcd
Office and Institutional	Special Design Density <sup>1</sup>		
Commercial	Special Design Density <sup>1</sup>		
Industrial	Special Design Density <sup>1</sup>		

<sup>1</sup> Special design densities should be subject to approval by the Jurisdictional Engineer based on methodology provided by the Project Engineer.

Note: If the Project Engineer uses values different than the above table, approval by the Jurisdictional Engineer and Iowa DNR is required.

3. **Instantaneous Peak Demands:** Where existing data is not available to accurately predict the instantaneous peak demand for the design year, the following criteria may be used as a minimum for estimating the instantaneous peak demand:
- 220 people or less = Average day demand (gpm) x 9.0.
  - More than 220 people = Average day demand (gpm) x  $7/P^{0.167}$   
P = design year population in thousands.

If major water users exist in the system, the peak may be greater than those listed above.

4. **Fire Flows:** The following general information is taken from the *Fire Suppression Rating Schedule* (Edition 05-2008) of the Insurance Services Office (ISO). The latest ISO requirements must be checked to verify fire flow criteria. Insurance requirements for fire protection may vary with each Jurisdiction and must be confirmed by the Project Engineer.
- For one- and two- family dwellings not exceeding two stories in height, the following needed fire flows should be used.

Distance Between Buildings	Needed Fire Flow
Over 100'	500 gpm
31' to 100'	750 gpm
11' to 30'	1,000 gpm
10' or less	1,500 gpm

For wood shingle roof coverings on the building or on exposed buildings add 500 gpm to the needed fire flows.

- Multi-family, commercial, and industrial areas are considered high risk areas. The fire flows available in these areas require special consideration. The distribution and arterial mains in the high risk areas are to accommodate required fire flows in those areas.

# TRIP GENERATION MEMO



## Memorandum

**To:** Leslie Hart, P.E. PTOE  
 City of Ankeny – Traffic Engineering Manager

**Date:** June 11, 2024

**From:** Tony Boes, P.E., PTOE

**RE:** The Sterling at Rock Creek  
 Trip Generation  
 Ankeny, Iowa

Trip generation estimates were prepared for the planned The Sterling at Rock Creek development in the northeast quadrant of the intersection of NW 18<sup>th</sup> Street and NW Weigel Drive. A previous study, the 2022 Moeckly Farms Traffic Impact Study, was completed assuming single-family housing for the development area. Current development plans include multifamily housing, a drive-in bank and retail space. Exhibit 1, a conceptual layout for the development is attached.

Trip generation estimates shown in Tables 1 and 2 were prepared for the planned opening year (2026) and the design year (2046) using trip generation rates from the ITE Trip Generation Manual, 11<sup>th</sup> Edition. For the design year, peak hour internal trips were estimated using the NCHRP 8-51 Internal Trip Capture Estimation Tool. Pass-by trips were estimated using ITE data for drive-in banks (LUC 912) and shopping plazas (LUC 821 (no pass-by data available for LUC 822)). When peak hour intersection traffic forecasts are prepared, pass-by trips may be reduced to limit pass-by to not more than 10% of adjacent street traffic. Following are the applicable pass-by trip percentages used in Table 2.

Pass-by Trips:

- Bank: 29% AM, 35% PM
- Retail: 0% AM, 40% PM

**Table 1: Opening Year Trip Generation**

Land Use	ITE Code	Quantity	Unit	Daily				AM Peak (1)				PM Peak (2)			
				Rate	Total Trips	Entering	Exiting	Rate	Total Trips	Entering	Exiting	Rate	Total Trips	Entering	Exiting
Multifamily Housing (Low-Rise)	220	33	DU	6.74	222	111	111	0.40	13	3	10	0.51	17	11	6
Drive-in Bank	912	3	DIL	125.05	375	188	187	8.54	26	16	10	27.07	81	40	41
Strip Retail Plaza (< 40 kSF)	822	12	kSF	54.45	653	327	326	2.36	28	17	11	6.59	79	40	39
<b>TOTAL</b>					1250	626	624		67	36	31		177	91	86

(1) Peak hour of adjacent street traffic 7-9 AM.

(2) Peak hour of adjacent street traffic 4-6 PM.

**Table 2: Design Year Trip Generation**

Land Use	ITE Code	Quantity	Unit	Daily			AM Peak (1)			PM Peak (2)					
				Rate	Total Trips	Entering	Exiting	Rate	Total Trips	Entering	Exiting	Rate	Total Trips	Entering	Exiting
Multifamily Housing (Low-Rise)	220	291	DU	6.74	1961	981	980	0.40	116	28	88	0.51	148	93	55
Drive-in Bank	912	3	DIL	125.05	375	188	187	8.54	26	16	10	27.07	81	40	41
Strip Retail Plaza (< 40 kSF)	822	12	kSF	54.45	653	327	326	2.36	28	17	11	6.59	79	40	39
Strip Retail Plaza (< 40 kSF)	822	33	kSF	54.45	1797	899	898	2.36	78	47	31	6.59	217	109	108
Total Trips					4786	2395	2391		248	108	140		525	282	243
Internal Trips								2%	4	2	2	20%	106	53	53
External Trips									244	106	138		419	229	190
Pass-by Trips									8	4	4		104	52	52
New Trips									236	102	134		315	177	138

(1) Peak hour of adjacent street traffic 7-9 AM.  
 (2) Peak hour of adjacent street traffic 4-6 PM.

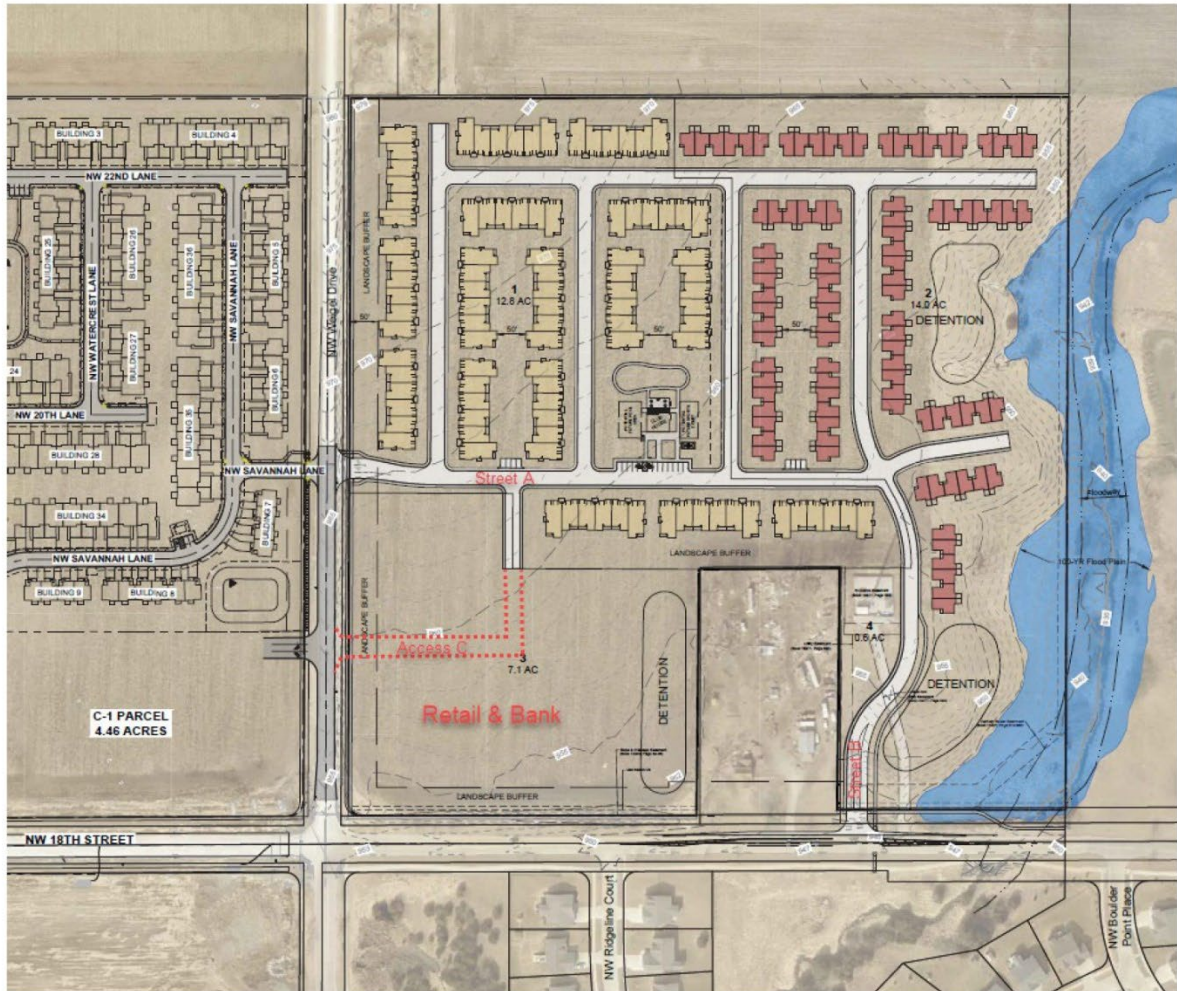


Exhibit 1 – Site Concept Plan