



Meeting Agenda

Zoning Board of Adjustment

Wednesday, January 18, 2023

5:00 PM

MEETING IS CANCELLED

Will be rescheduled to February 7, 2023 at 5:00 p.m.

Matt Ott, Chair

Jeffrey Baxter, Vice Chair

Nichole Sungren

Kristi Tomlinson

Brett Walker

Zoning Board of Adjustment regular meetings are the first and third Tuesday of each month at 5:00 p.m. All Board of Adjustment meetings are open to the public. Assistive Listening Devices (ALD) are available for persons with impaired hearing.

CALL TO ORDER

A. ROLL CALL

B. AMENDMENTS TO AGENDA

C. MINUTES

Minutes of the January 4, 2023 regular meeting.

D. COMMUNICATIONS/CORRESPONDENCE

E. BUSINESS ITEMS

PUBLIC HEARINGS Public Hearings are held during the Zoning Board of Adjustment's regular meetings. Those who wish to speak will be requested to provide their name and address for the record when called upon. The order of proceedings for each application will be as follows: 1). The applicant will present testimony and evidence regarding their request; 2). City staff will summarize the project and present their findings; 3). Testimony may be heard from any members of the audience who wish to speak in support of or in opposition to the appeal; 4). The Board will give the applicant and the city staff an opportunity to present concluding summaries and arguments. At the conclusion of all public testimony, the Board will close the public hearing. The Board will discuss the issues and evidence and come to a decision. The applicant or appellant may withdraw their application or appeal at any time prior to the decision by the Zoning Board of Adjustment.

#23-02

Kimley-Horn

for property located at

7310 SE Crosswinds Drive

TT PRT LOT 1 FRMRLY LOT 1 CROSSWINDS PLAT 1 CROSSWINDS PLAT 2

RE: Variance - Directional Signage

F. OLD BUSINESS:

G. NEW BUSINESS

- **Zoning Board of Adjustment 2022 Annual Report**

H. REPORTS

I. ADJOURNMENT

Meeting Minutes

Zoning Board of Adjustment

Wednesday, January 4, 2023

Ankeny City Council Chambers

1250 SW District Drive, Second Floor, Ankeny, Iowa

CALL TO ORDER

Chair Matt Ott called the January 4, 2023 regular meeting of the Zoning Board of Adjustment to order at 5:00 p.m.

ROLL CALL

Members present: Jeff Baxter, Matt Ott, Nichole Sungren, Kristi Tomlinson, and Brett Walker. Staff: E.Jensen, E.Carstens, D.Gervais, B.Fuglsang

AMENDMENTS TO THE AGENDA

There were no amendments to the agenda.

MINUTES OF THE DECEMBER 6, 2022 REGULAR MEETING

Motion by N.Sungren to approve the December 6, 2022 meeting minutes as submitted. Second by K.Tomlinson.

Motion carried. 4 – 0.

COMMUNICATIONS / CORRESPONDENCE

There were no communications.

BUSINESS ITEMS

PUBLIC HEARINGS:

#23-01

Orvis Horatio Group, LLC dba Dough Co. Pizza

for property located at

2405 SW White Birch Drive, Suite 100

Lot 5, Plaza Shops at Prairie Trail Plat 2-Except Parcel 2022-26 recorded Book 19046 Page 12

RE: Special Use Permit

Chair M.Ott opened the public hearing.

Alec Davis, Owner, Dough Co. Pizza, 644 26th Street, Des Moines, said they are in the process of opening up Dough Co. Pizza in The District at Prairie Trail. Their request is for a Special Use Permit to allow alcohol service that includes beer and wine on a patio that will be within 500-feet of residential housing. He noted that approximately 90% of their sales is for food. He asked the Board if they had any questions.

Vice Chair Jeff Baxter arrived at 5:07 p.m.

There were no questions from the Board.

D.Gervais reported Dough Co. Pizza, a tenant of Suite 100 at 2405 SW White Birch Drive and owned by DRA Properties, LC is requesting that alcohol be allowed to be served on an outdoor patio. She stated the patio will be located within 500 feet of residential properties to the north and west and due to the subject property's proximity to the residential properties, a Special Use Permit is required to serve alcohol within the outdoor patio area. D.Gervais said that the subject property is located north of SW Oralabor Road, west of SW State Street, and south of SW Prairie Trail Parkway; and the surrounding properties are zoned Prairie Trail PUD. She stated that residential uses within 500 feet of the proposed outdoor service area occur to the north of SW Plaza Parkway and west at The Sterling at Prairie Trail. She explained that a patio is proposed to be constructed on the south side of the building with the service area being enclosed with a galvanized steel fence. The outdoor seating area shows seating for up to twenty-four patrons with one exterior speaker to play music at ambient levels. D.Gervais noted that the proposed operating hours of the outdoor service area will be consistent with their regular operating hours, which is 11:00 a.m. - 9:00 p.m. Sunday – Thursday and 11:00 a.m. - 10:00 p.m. Friday – Saturday. Staff recommends that the Zoning Board of Adjustment grant a Special Use Permit in accordance with Sections 130.07

and 196.02(1)(I) to DRA Properties, LC / Orvis Horatio Group, LLC dba Dough Co. Pizza at 2405 SW White Birch Drive, Suite 100 for an outdoor service area to run concurrently and terminate with the liquor license for said establishment provided the following conditions are met:

1. The permittee must comply with, and noise enforcement will be in accordance with, Municipal Code Chapter 44, Noise Control. If a Noise Permit is issued in accordance with Chapter 44, hours of operation for the event shall be consistent with the hours set out in this Special Permit and those hours shall be specifically set out in the Noise Permit.
2. All appropriate building permits and building code regulations need to be reviewed and met.
3. Seating on the patio for 24 persons.
4. Hours of operation are 11:00 a.m. - 9:00 p.m. Sunday – Thursday and 11:00 a.m. - 10:00 p.m. Friday - Saturday.
5. This Special Use Permit may be reviewed annually by staff for approval.

There was no one in the audience to speak for or against the request.

There were no comments from the Board.

Motion by M.Ott to close the public hearing, and receive and file documents. Second by K.Tomlinson. All voted aye. Motion carried 5 – 0.

The Board had no concerns with the request.

Board Action on Filing #23-01 property located at 2405 SW White Birch Drive, Suite 100

Motion by B.Walker that the Zoning Board of Adjustment grant a Special Use Permit in accordance with Sections 130.07 and 196.02(1)(I) to DRA Properties, LC / Orvis Horatio Group, LLC dba Dough Co. Pizza at 2405 SW White Birch Drive, Suite 100 for an outdoor service area to run concurrently and terminate with the liquor license for said establishment provided the following conditions are met:

1. The permittee must comply with, and noise enforcement will be in accordance with, Municipal Code Chapter 44, Noise Control. If a Noise Permit is issued in accordance with Chapter 44, hours of operation for the event shall be consistent with the hours set out in this Special Permit and those hours shall be specifically set out in the Noise Permit.
2. All appropriate building permits and building code regulations need to be reviewed and met.
3. Seating on the patio for 24 persons.
4. Hours of operation are 11:00 a.m. - 9:00 p.m. Sunday – Thursday and 11:00 a.m. - 10:00 p.m. Friday - Saturday.
5. This Special Use Permit may be reviewed annually by staff for approval.

Second by M.Ott. All voted aye. Motion carried 5 – 0.

NEW BUSINESS

There was no new business.

REPORTS

Renewed Special Use Permits

#15-01 Main Street Café & Bakery – 2510 SW White Birch Dr., Suites 1 & 2

There being no further business, meeting adjourned at 5:14 p.m.



Submitted by Brenda Fuglsang, Board Secretary
Zoning Board of Adjustment



APPLICATION FOR APPEAL ZONING BOARD OF ADJUSTMENT

Applicant is: ☐ Property Owner ☐ Tenant ☒ Other Consultant

Applicant Nimai Alicer/ Kimley-Horn

Address / Phone # 401 B Street #600, San Diego, CA, 619-234-9411

E-mail nimai.alicer@kimley-horn.com

Property Owner Allerga Iowa, LLC / Sofia Pons

Address / Phone # 6900 Westown Pkwy, West Des Moines, IA 50266

E-mail spons@exancapital.com

(Owner must sign the application or submit a letter of authorization)

To the Members of the Board of Adjustment:

I hereby appeal from the decision of the Zoning Administrator rendered on _____ day of _____, 20____

Location (address) of the proposed variance 7310 SE Crosswinds Drive, Ankeny, IA 50021

Legal description (Plat & Lot #) TT PRT LOT 1 FRMRLY LOT 1 CROSSWINDS PLAT 1 CROSSWINDS PLAT 2

Zoning PUD Principal Use of property Warehouse Storage

I request a variation from the current zoning requirement for:

☐ Front Yard ☐ Side Yard ☐ Rear Yard ☐ Fence ☒ Sign ☐ Parking ☐ Height
☐ Other _____

Ankeny Zoning code Section # 195.03.3 which state(s) On-site directional signs, not exceeding a maximum of two square feet per sign,

shall be permitted in any multi-family, commercial, industrial, or institutional zoning district for the purpose of directing vehicular or pedestrian traffic in a safe and convenient manner.

I would propose the following in lieu of that required: Three 20 square foot directional signs signs along SE Crosswinds Drive.

Attached hereto and made a part of this appeal, I submit the following:

- a) A statement indicating the reasons for my appeal.
- b) A drawing showing proposed variance requested.
- c) A letter of authorization from the owner or lessee, if applicable.

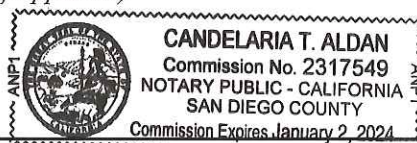
Complete submittals are required for review.

AFFIDAVIT

State of California)ss
County of San Diego)

I hereby deposit and say that all of the above statements and the statements contained in the papers submitted herewith are true.

[Signature]
(Signature of Applicant)



Signed and sworn to before me, this 22nd day of December, 20 22.

[Signature]
(Notary Public)

Date received _____ Paid ☐ Cash ☐ Check # _____

Office Use Only

Filing # _____ Scheduled Meeting Date _____



MEMORANDUM

To: City of Ankeny

From: Jenes Anin
Kimley-Horn and Associates, Inc.

Date: December 29, 2022

Subject: 7310 SE Crosswinds Drive (DIA5) Wayfinding Memo

The proposed project involves the addition of wayfinding signage at the property located at 7310 SE Crosswinds Drive in the City of Ankeny. The existing use is an industrial facility and is 10.51 acres. The facility is located at the southwest corner of SE Corporate Woods Dr and SE Crosswinds Dr. To the north of the facility is a training facility and to the west and east are warehouses.

Per Section 195.03.03 of the City of Ankeny's municipal code, directional signs that are greater than 2sf are considered ground signs. It is understood that only one (1) ground sign is allowed for this address. The project involves proposing the addition of three (3) pylons signs (proposed at 7ft in height and 20sf) along from SE Crosswinds Drive. The applicant respectfully requests the additional signage in an effort to efficiently direct vehicles to their respective areas due to the scale of the site.

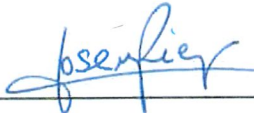
Letter of Owner Authorization

Application for the Development/Construction Permits

The undersigned, Allegra Iowa LLC, owner/representative of the property described below, does hereby authorize **Amazon, Kimley-Horn & Associates Inc.**, and their employees, agents and contractors, for the purpose of filing and completing any forms or applications for land use and the permitting processes that are necessary to ensure its ability to use the property leased by Amazon for the purpose of installing wayfinding signage, parking stall numbering, and related equipment on the property as required. I understand that the application may be modified or approved with conditions and that those conditions or modifications must be completed prior to the issuance of any construction permits. Amazon, and the contractor, will be responsible for all fees incurred in securing any required approvals.

Amazon Site Code: DIA5

Property Located at: 7310 SE Crosswinds Drive, Ankeny, IA 50021

Signature and Title of Owner:  (Authorized Signer)

Owner's name (print): Jose Maria Riesgo (Authorized Signer)

Signature: _____

Date: 12/22/22

36.0"

18.0"

A001-A100

A101-A200

←

→

375" HOLE - 2 PLACES TYP

1.5" TYP

Designation: AS-95

Substrate: 0.080" FINISHED ALUMINUM SHEET, WHITE

Image: 3M MATCHED COMPONENT SYSTEM, DIGITAL PRINT ON HIGH INTENSITY REFLECTIVE SHEETING

Colors: OPAQUE BLACK REFLECTIVE WHITE

Notes: Use to indicate Van Stall numbers of adjacent row. Post (x2) and panel mount.

NOTE: Dimensions shown for reference only. All production to be based on full size vector files provided by Amazon Worldwide Design.

amazon AMZL Signage Guideline Issued V2 August 2021 AS-95 VAN STALL WAYFINDING PAGE 35

N.T.S.

36.0"

24.0"

18.0"

4"

7"

VAN LOT

A

375" HOLE - 2 PLACES TYP

1.5" TYP

Designation: AS-39

Substrate: 0.080" FINISHED ALUMINUM SHEET, DIGITALLY CUT

Image: 3M MATCHED COMPONENT SYSTEM, DIGITAL PRINT ON HIGH INTENSITY REFLECTIVE SHEETING

Colors: OPAQUE BLACK REFLECTIVE WHITE

Notes: Location: SITE Sign shall be installed at entrance to each parking lot. Post and panel mount.

USE AMAZON EMBER FONT

NOTE: Dimensions shown for reference only. All production to be based on full size vector files provided by Amazon Worldwide Real Estate Building Design.

amazon AMZL Signage Guideline Issued V3 February 2022 AS-39 PARKING LOT DESIGNATION PAGE 100

N.T.S.

30"

75"

375" HOLE - 2 PLACES

STOP

Designation: S-1 MUTCD R1-1

Substrate: 0.080" FINISHED ALUMINUM SHEET, DIGITALLY CUT

Image: 3M MATCHED COMPONENT SYSTEM, DIGITAL PRINT ON HIGH INTENSITY REFLECTIVE SHEETING

Colors: TRANSPARENT PMS 186C SAFETY RED REFLECTIVE SHEETING WHITE

Notes: For use at single lane intersections. (See S-10 for multiple lanes). Use at intersections in parking lot and drive aisles. Post and panel mount. No sign shall be mounted on the back of a stop sign that extends beyond the edge of the stop sign.

NOTE: Dimensions shown for reference only. All production to be based on full size vector files provided by Amazon Worldwide Real Estate Building Design.

amazon AMZL Signage Guideline Issued V3 February 2022 S-1 STOP SIGN (30") PAGE 15

N.T.S.

7

36.0"

24.0"

18.0"

4"

A001-A101

→

375" HOLE - 2 PLACES TYP

1.5" TYP

Designation: AS-95b

Substrate: 0.080" FINISHED ALUMINUM SHEET, WHITE

Image: 3M MATCHED COMPONENT SYSTEM, DIGITAL PRINT ON HIGH INTENSITY REFLECTIVE SHEETING

Colors: OPAQUE BLACK REFLECTIVE WHITE

Notes: Use to indicate Van Stall numbers of adjacent row. Post (x2) and panel mount.

USE AMAZON EMBER FONT

NOTE: Dimensions shown for reference only. All production to be based on full size vector files provided by Amazon Worldwide Design.

amazon AMZL Permit Sign Package Issued V2 August 20, 2021 AS-95b VAN STALL WAYFINDING PAGE 78

N.T.S.

48.0"

5"

3"

60.0"

52.0"

2.3" TYP

4" TYP

31" TYP

amazon

Visitors & Associates

Line Haul

Van Parking

Flex

Dispatch

Designation: AS-16

Substrate: 0.080" FINISHED ALUMINUM SHEET, WHITE

Image: 3M MATCHED COMPONENT SYSTEM, DIGITAL PRINT ON HIGH INTENSITY REFLECTIVE SHEETING

Colors: OPAQUE BLACK REFLECTIVE WHITE

Notes: Amazon Signage - WAYFINDING TEXT AND ARROWS AS REQUIRED BY LOCAL CONDITIONS. Post (x2) and panel mount.

USE AMAZON EMBER FONT

NOTE: Dimensions shown for reference only. All production to be based on full size vector files provided by Amazon Worldwide Design.

SEE PAGE A.1 FOR FOOTING DETAILS

amazon AMZL Permit Sign Package Issued V2 August 20, 2021 AS-16 VAN WAYFINDING PAGE 63

N.T.S.

1.875" TYP

24"

5"

4"

20"

DO NOT ENTER

Designation: S-2 MUTCD R5-1

Substrate: 0.080" FINISHED ALUMINUM SHEET, DIGITALLY CUT

Image: 3M MATCHED COMPONENT SYSTEM, DIGITAL PRINT ON HIGH INTENSITY REFLECTIVE SHEETING

Colors: TRANSPARENT PMS 186C SAFETY RED REFLECTIVE SHEETING WHITE

Notes: Use to prohibit travel in the wrong direction. Typical at one-way roads. Post and panel mount. Do Not Enter sign shall not be mounted to the back of a stop.

NOTE: Dimensions shown for reference only. All production to be based on full size vector files provided by Amazon Worldwide Real Estate Building Design.

amazon AMZL Signage Guideline Issued V3 February 2022 S-2 DO NOT ENTER (30") PAGE 18

N.T.S.

8

36.0"

24.0"

18.0"

4"

A001-A101

←

375" HOLE - 2 PLACES TYP

1.5" TYP

Designation: AS-95b (L)

Substrate: 0.080" FINISHED ALUMINUM SHEET, WHITE

Image: 3M MATCHED COMPONENT SYSTEM, DIGITAL PRINT ON HIGH INTENSITY REFLECTIVE SHEETING

Colors: OPAQUE BLACK REFLECTIVE WHITE

Notes: Use to indicate Van Stall numbers of adjacent row. Post (x2) and panel mount.

USE AMAZON EMBER FONT

NOTE: Dimensions shown for reference only. All production to be based on full size vector files provided by Amazon Worldwide Design.

amazon AMZL Permit Sign Package Issued V2 August 20, 2021 AS-95b VAN STALL WAYFINDING PAGE 77

N.T.S.

6'-8"

A001

EXISTING STALL DIMENSION VARIES

Designation: AS-6

Substrate: 0.080" FINISHED ALUMINUM SHEET, WHITE

Image: 3M MATCHED COMPONENT SYSTEM, DIGITAL PRINT ON HIGH INTENSITY REFLECTIVE SHEETING

Colors: OPAQUE BLACK REFLECTIVE WHITE

Notes: Location: SITE Use at entrance intersection to direct traffic. Post (x2) and panel mount.

USE AMAZON EMBER FONT

NOTE: Dimensions shown for reference only. All production to be based on full size vector files provided by Amazon Worldwide Real Estate Building Design.

amazon AMZL Signage Guideline Issued V3 February 2022 AS-6 TRUCK ENTRANCE PAGE 61

N.T.S.

36"

24"

3" TYP

3" TYP

TRUCK ENTRANCE

375" HOLE - (4) PLACES TYP

1.5" TYP

Designation: AS-6

Substrate: 0.080" FINISHED ALUMINUM SHEET, WHITE

Image: 3M MATCHED COMPONENT SYSTEM, DIGITAL PRINT ON HIGH INTENSITY REFLECTIVE SHEETING

Colors: OPAQUE BLACK REFLECTIVE WHITE

Notes: Location: SITE Use at entrance intersection to direct traffic. Post (x2) and panel mount.

USE AMAZON EMBER FONT

NOTE: Dimensions shown for reference only. All production to be based on full size vector files provided by Amazon Worldwide Real Estate Building Design.

amazon AMZL Signage Guideline Issued V3 February 2022 AS-6 TRUCK ENTRANCE PAGE 61

N.T.S.

9

NOT FOR CONSTRUCTION

Kimley»Horn

2021 KIMLEY-HORN AND ASSOCIATES, INC.
401 B STREET, SUITE 600 SAN DIEGO, CA 92101
WWW.KIMLEY-HORN.COM

FOR INFORMATIONAL PURPOSES ONLY

WAYFINDING
SITE IMPROVEMENT PLAN

WA
KENT

SHEET NUMBER
WF2(R0)

36" 24" 18" 3" TYP 3" TYP 3" TYP SHIPPING DRIVER ENTRANCE .375" HOLE - (4) PLACES TYP 1.5" TYP

Designation: AS-9
Substrate: .080" PREFINISHED ALUMINUM SHEET, WHITE
Image: DIGITALLY CUT VINYL LETTERS AND LOGO, MOUNTED ON HIGH INTENSITY REFLECTIVE SHEETING
Colors: OPAQUE BLACK REFLECTIVE WHITE
Notes: Location: BUILDING
Use to demarcate shipping driver entrance.
Mount panel directly to exterior building facade.
USE AMAZON EMBER FONT
NOTE: Dimensions shown for reference only. All production to be based on full size vector files provided by Amazon Worldwide Real Estate Building Design.

amazon AMZL Signage Guideline Issued V3 February 2022 AS-9 SHIPPING DRIVER ENT. PAGE 62

36" 18" 4" TYP NO EXIT .375" HOLE - (4) PLACES TYP 1.5" TYP

Designation: AS-14
Substrate: .080" PREFINISHED ALUMINUM SHEET, WHITE
Image: 3M MATTE COMPONENT SYSTEM, DIGITAL PRINT ON HIGH INTENSITY REFLECTIVE SHEETING
Colors: OPAQUE BLACK REFLECTIVE WHITE
Notes: Location: SITE
Use to prohibit exiting at access drives.
Mount to inside of fencing of gate or fence.
USE AMAZON EMBER FONT
NOTE: Dimensions shown for reference only. All production to be based on full size vector files provided by Amazon Worldwide Real Estate Building Design.

amazon AMZL Signage Guideline Issued V3 February 2022 AS-14 NO EXIT PAGE 66

36" 24" 4" TYP EXIT .375" HOLE - (4) PLACES TYP 1.5" TYP

Designation: AS-15(L)
Substrate: .080" PREFINISHED ALUMINUM SHEET, WHITE
Image: 3M MATTE COMPONENT SYSTEM, DIGITAL PRINT ON HIGH INTENSITY REFLECTIVE SHEETING
Colors: OPAQUE BLACK REFLECTIVE WHITE
Notes: Location: SITE
Use to indicate EXIT to LEFT.
Post (2x) and panel mount.
USE AMAZON EMBER FONT
NOTE: Dimensions shown for reference only. All production to be based on full size vector files provided by Amazon Worldwide Real Estate Building Design.

amazon AMZL Signage Guideline Issued V3 February 2022 AS-15(L) EXIT LEFT ARROW (36") PAGE 67

36" 24" 4" TYP EXIT .375" HOLE - (4) PLACES TYP 1.5" TYP

Designation: AS-15(R)
Substrate: .080" PREFINISHED ALUMINUM SHEET, WHITE
Image: 3M MATTE COMPONENT SYSTEM, DIGITAL PRINT ON HIGH INTENSITY REFLECTIVE SHEETING
Colors: OPAQUE BLACK REFLECTIVE WHITE
Notes: Location: SITE
Used to indicate EXIT to RIGHT.
Post (2x) and panel mount.
USE AMAZON EMBER FONT
NOTE: Dimensions shown for reference only. All production to be based on full size vector files provided by Amazon Worldwide Real Estate Building Design.

amazon AMZL Signage Guideline Issued V3 February 2022 AS-15(R) EXIT RIGHT ARROW (36") PAGE 69

36" 24" 18" 4" TYP EXIT .375" HOLE - (4) PLACES TYP 1.5" TYP

Designation: AS-15(S)
Substrate: .080" PREFINISHED ALUMINUM SHEET, WHITE
Image: 3M MATTE COMPONENT SYSTEM, DIGITAL PRINT ON HIGH INTENSITY REFLECTIVE SHEETING
Colors: OPAQUE BLACK REFLECTIVE WHITE
Notes: Location: SITE
Used to indicate EXIT ahead STRAIGHT.
Post (2x) and panel mount.
USE AMAZON EMBER FONT
NOTE: Dimensions shown for reference only. All production to be based on full size vector files provided by Amazon Worldwide Real Estate Building Design.

amazon AMZL Signage Guideline Issued V3 February 2022 AS-15(S) EXIT STRAIGHT ARROW (36") PAGE 71

15" 22" 0.75" amazon No smoking, No solicitation, No trespassing, No distribution of literature. Use or possession of any weapon is strictly prohibited on Amazon property. This includes, but is not limited to firearms, knives, and/or explosive devices. Security cameras in use.

Designation: AS-17
Substrate: N/A
Image: DIGITALLY CUT VINYL LETTERS AND LOGO, MOUNTED ON GLASS DOOR
Colors: WHITE VINYL Pantone 2995 C
Notes: Location: BUILDING
Black shown represents glass background.
All lettering and symbol to be CAD-CUT white vinyl.
Blue vinyl image to be CAD-CUT vinyl.
All to be ready-to-install with transfer tape and alignment centerlines.
NOTE: Dimensions shown for reference only. All production to be based on full size vector files provided by Amazon Worldwide Real Estate Building Design.

amazon AMZL Signage Guideline Issued V3 February 2022 AS-17 WELCOME VISITORS PAGE 77

5" E001

Designation: AS-18
Substrate: N/A
Image: DIGITALLY CUT VINYL LETTERS AND LOGO, MOUNTED ON GLASS DOOR
Colors: WHITE VINYL Pantone 2995 C
Notes: Location: BUILDING
Black shown represents glass background.
All lettering and symbol to be CAD-CUT white vinyl.
All to be ready-to-install with transfer tape and alignment centerlines.
USE AMAZON EMBER FONT
NOTE: Dimensions shown for reference only. All production to be based on full size vector files provided by Amazon Worldwide Real Estate Building Design.

amazon AMZL Signage Guideline Issued V3 February 2022 AS-18 GLASS DOOR NUMBER PAGE 78

16" 1.88" 10.5" 6" 12" 14.5" 0.25" HOLES, 0.75" EDGE CLEARANCE

Designation: AS-19
Substrate: .080" PREFINISHED ALUMINUM SHEET, WHITE
Image: DIRECT PRINT WHITE ALUMINUM
Colors: WHITE DIRECT PRINT BLACK
Notes: Location: BUILDING
10" high mirrored dock # in Amazon Ember font.
Typical at all dock positions, driver's side.
Mount directly to building exterior.
USE AMAZON EMBER FONT
NOTE: Dimensions shown for reference only. All production to be based on full size vector files provided by Amazon Worldwide Real Estate Building Design.

amazon AMZL Signage Guideline Issued V3 February 2022 AS-19 MIRRORRED DOCK # PAGE 79

24" 1.88" 16.5" 10" 18" 22.5" 0.25" HOLES, 0.75" EDGE CLEARANCE

Designation: AS-20
Substrate: .080" PREFINISHED ALUMINUM SHEET, WHITE
Image: DIRECT PRINT WHITE ALUMINUM
Colors: WHITE DIRECT PRINT BLACK
Notes: Location: BUILDING
10" high dock # in Amazon Ember font.
Typical at all dock doors and parking spots along fence.
USE AMAZON EMBER FONT
NOTE: Dimensions shown for reference only. All production to be based on full size vector files provided by Amazon Worldwide Real Estate Building Design.

amazon AMZL Signage Guideline Issued V3 February 2022 AS-20 EXT. DOCK NUMBER PAGE 80

NOT FOR CONSTRUCTION

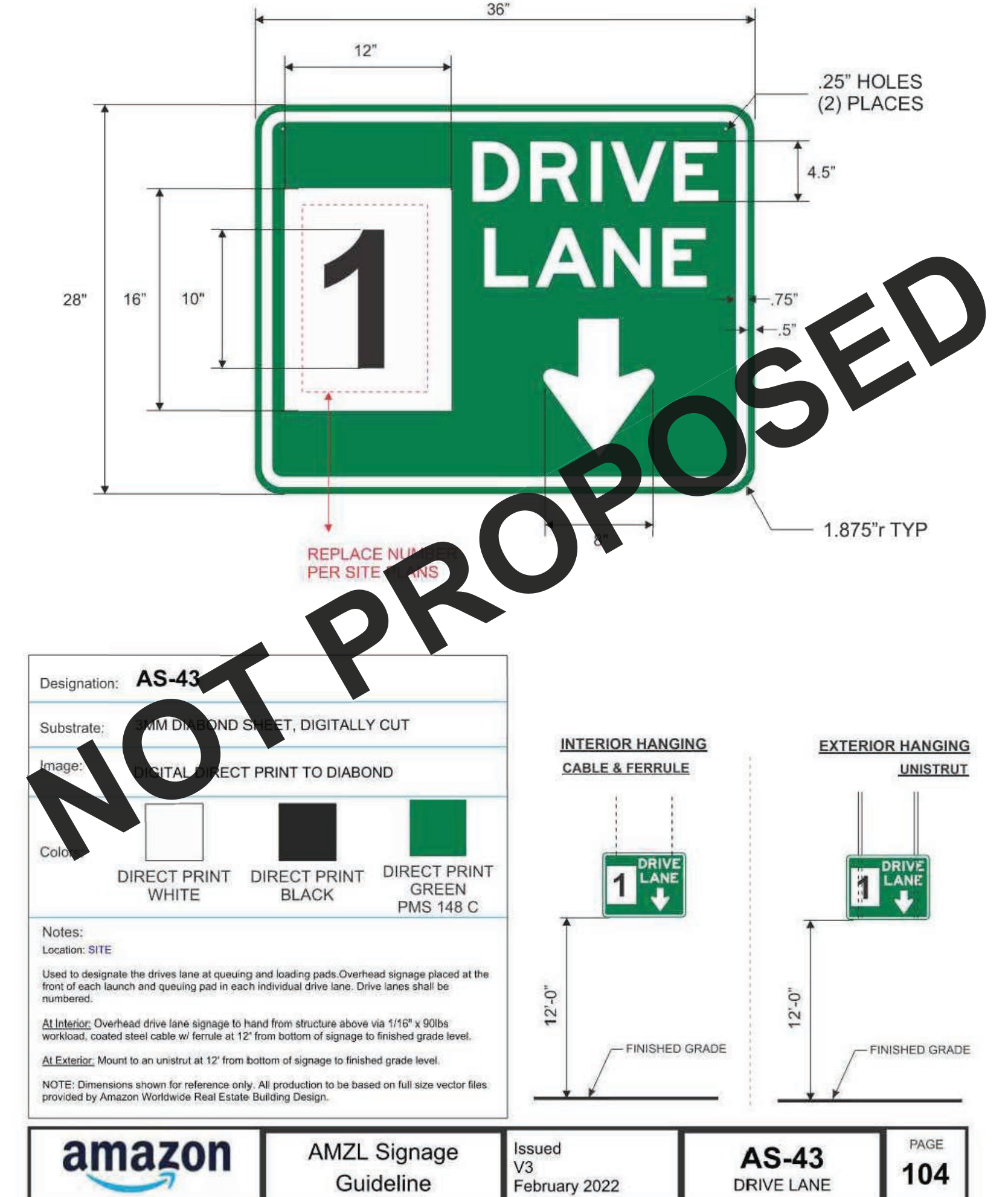
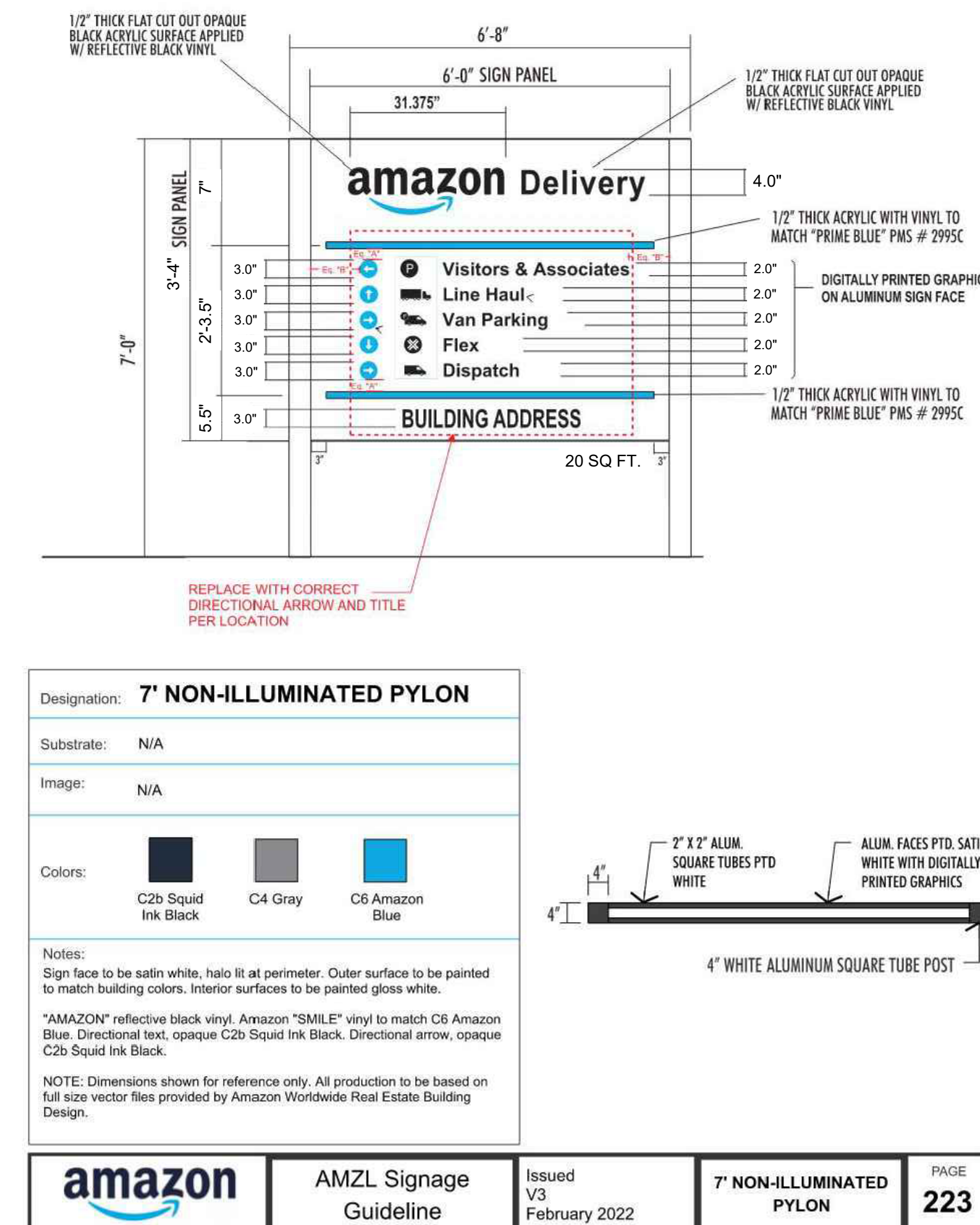
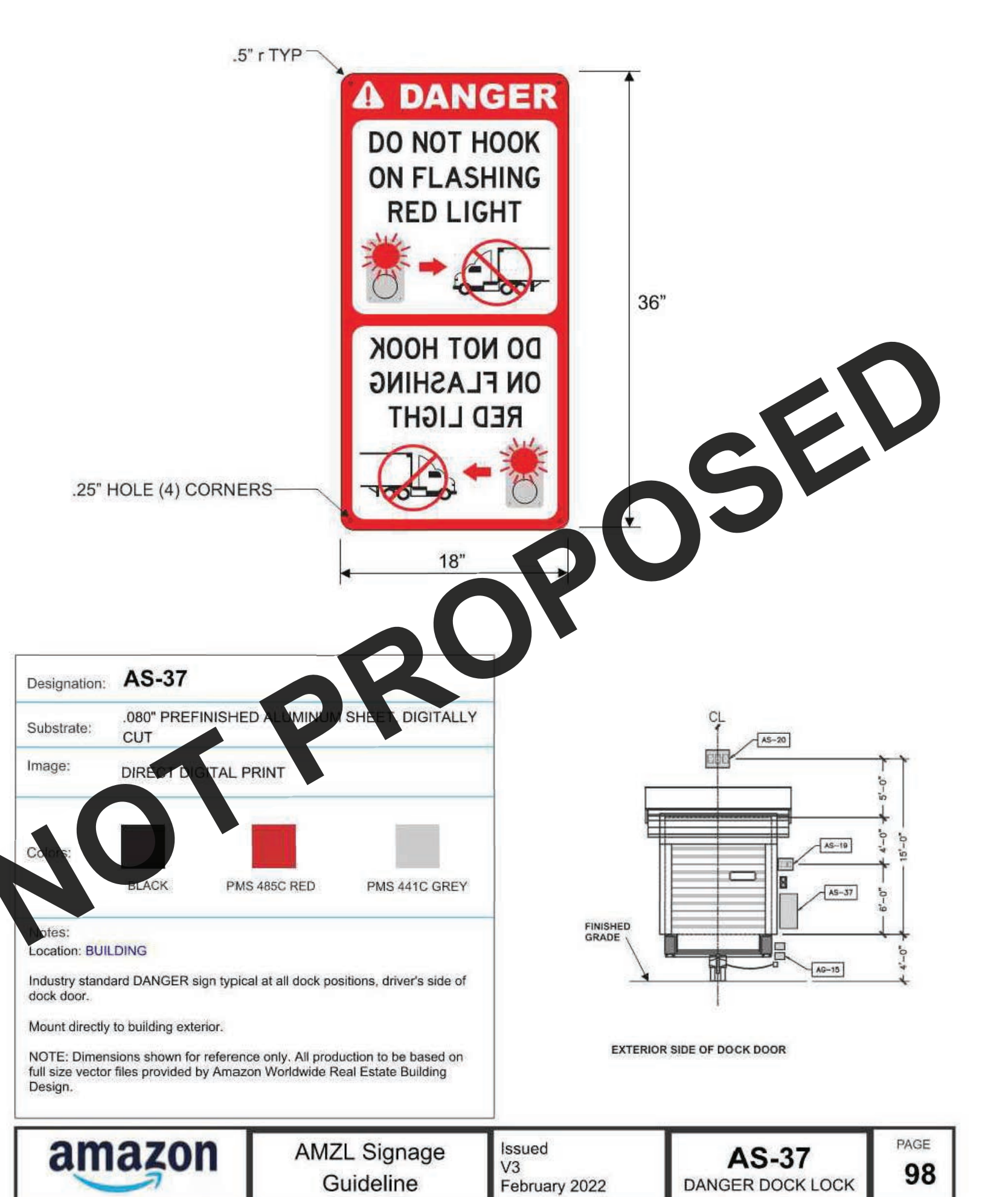
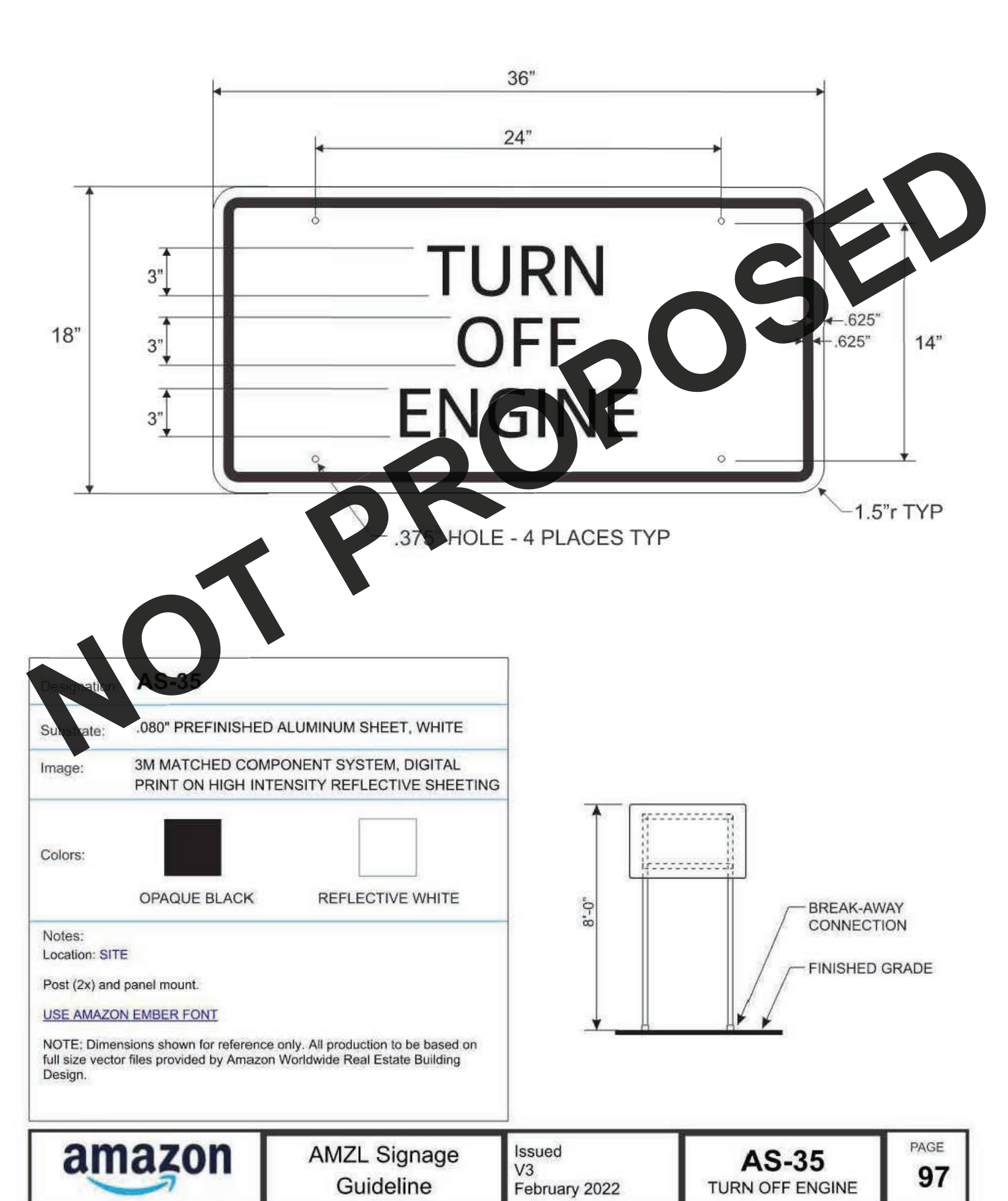
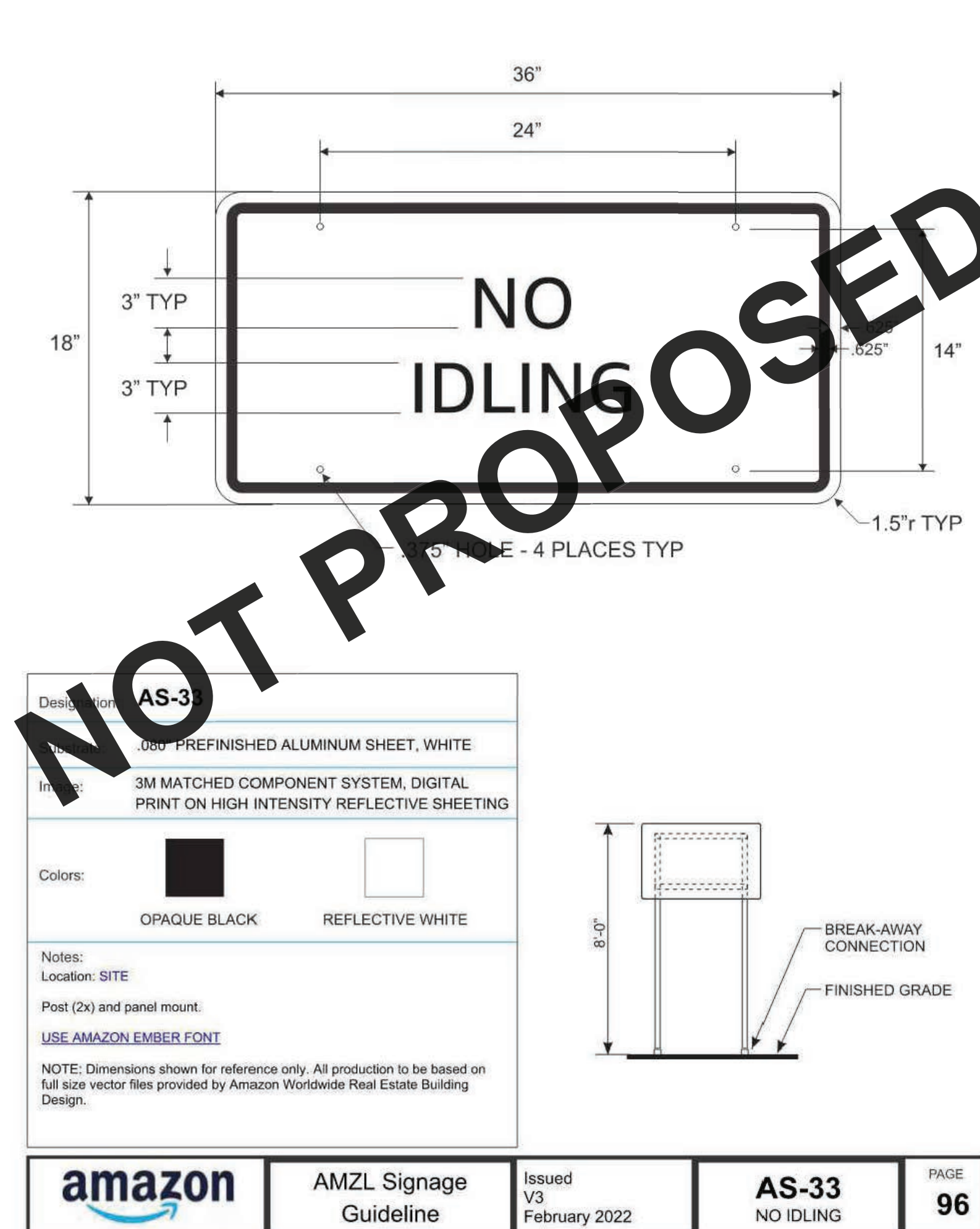
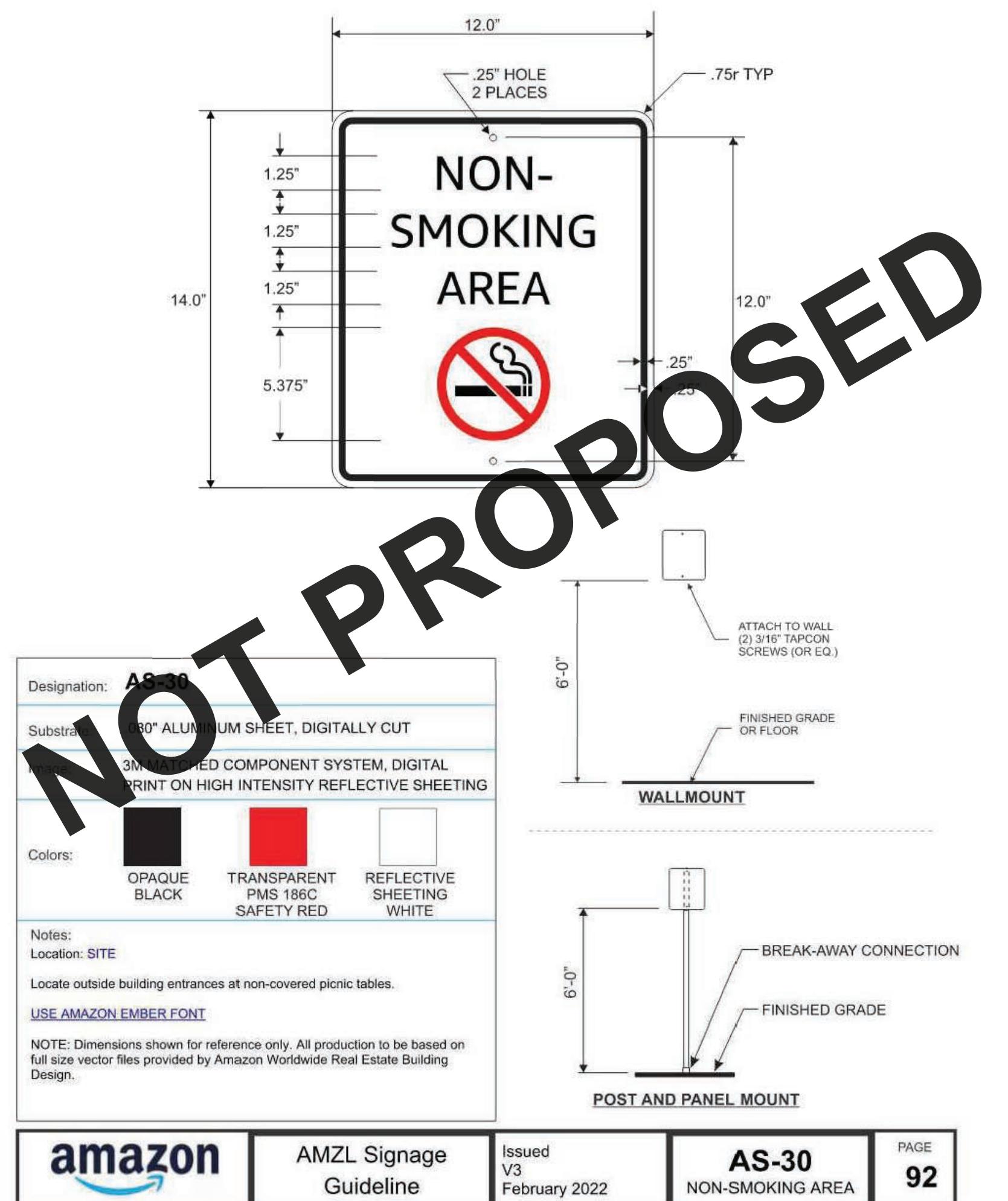
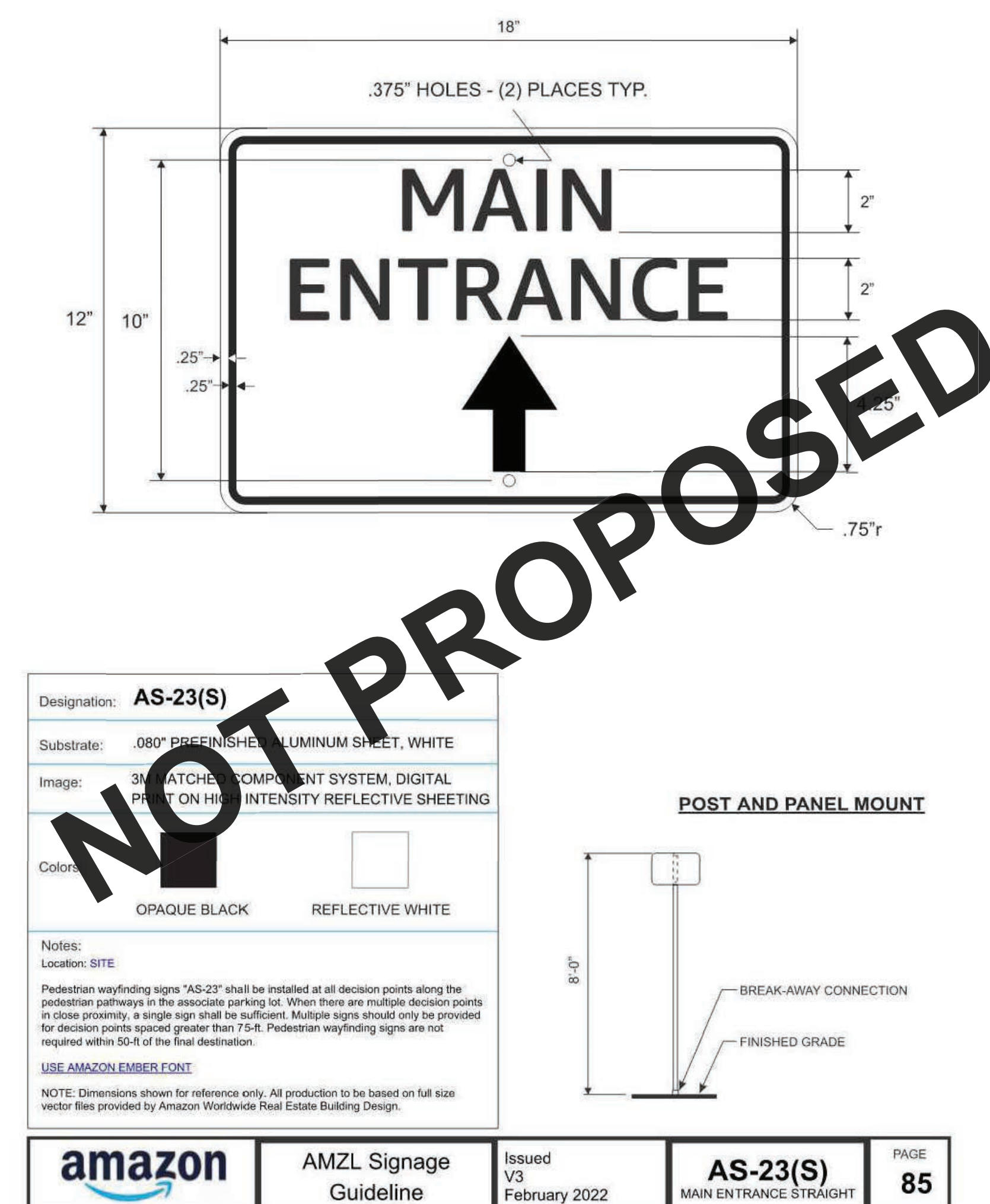
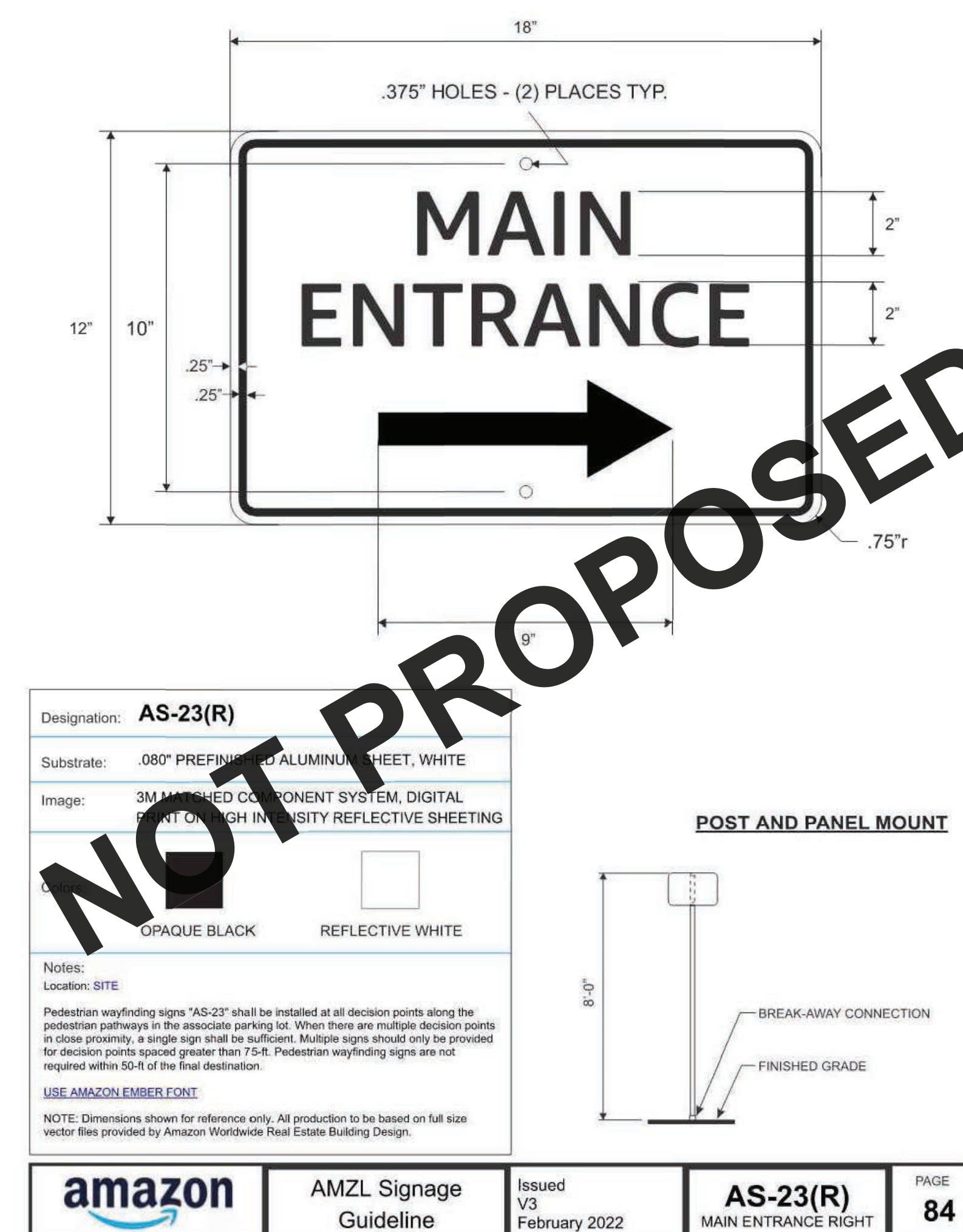
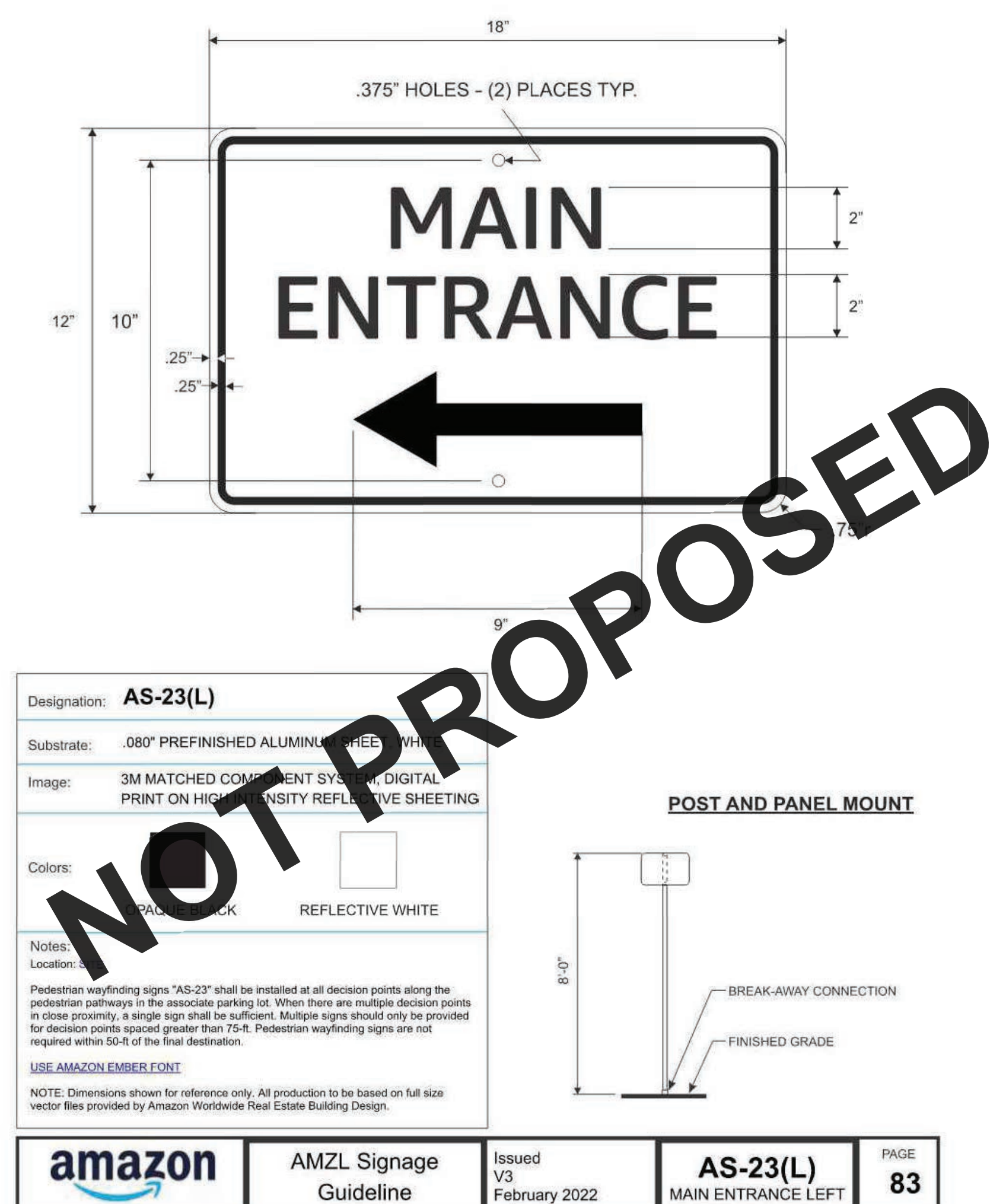
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FOR INFORMATIONAL PURPOSES ONLY

WAYFINDING
SITE IMPROVEMENT PLAN

WA

KENT
SHEET NUMBER
WF3(R0)



0.75" 0.188" HOLES (4) PLACES INSET 0.75" FROM EDGE 7" 1.25" 14" 25" 25" 4"

NO FIREARMS

PROVIDE AT:
ALL AMAZON BUILDINGS EXCEPT TEXAS, ILLINOIS, KANSAS, & NEW MEXICO

Designation: **AS-51a**
Substrate: .080" PREFINISHED ALUMINUM SHEET, DIGITALLY CUT
Image: 3M MATCHED COMPONENT SYSTEM, DIGITAL PRINT ON HIGH INTENSITY REFLECTIVE SHEETING
Colors: BLACK, PMS 485C RED

Notes:
Location: BUILDING
Use at all exterior egress doors where firearms are prohibited.
Mount panel at 5' above finished floor (AFF) directly to building exterior. Must be not more than 4' laterally from entrance.
NOTE: Dimensions shown for reference only. All production to be based on full size vector files provided by Amazon Worldwide Real Estate Building Design.

amazon AMZL Signage Guideline Issued V3 February 2022 **AS-51a** NO FIREARMS PANEL PAGE 112

36" 156 36" 156

Designation: **AS-60**
Substrate: .080" PREFINISHED ALUMINUM SHEET, DIGITALLY CUT
Image: 3M MATCHED COMPONENT SYSTEM, DIGITAL PRINT ON HIGH INTENSITY REFLECTIVE SHEETING
Colors: BLACK

Notes:
Location: BUILDING
36" tall do-not vinyl numbers to correspond with adjacent dock door. Provide with transfer tape marked with centerlines.
USE AMAZON EMBER FONT
NOTE: Dimensions shown for reference only. All production to be based on full size vector files provided by Amazon Worldwide Real Estate Building Design.

amazon AMZL Signage Guideline Issued V3 February 2022 **AS-60** DOCK DOOR NUMBER PAGE 123

21.75" 19.25" 6" 2.5" 2.5" 20"

amazon
ASSOCIATE ENTRANCE

Designation: **AS-62**
Substrate: .080" PREFINISHED ALUMINUM SHEET, DIGITALLY CUT
Image: 3M MATCHED COMPONENT SYSTEM, DIGITAL PRINT ON HIGH INTENSITY REFLECTIVE SHEETING
Colors: WHITE VINYL, Pantone 2995 G, PMS Cool Gray 7C

Notes:
Location: BUILDING
Use AS-62 only if AS-52 isn't present; do not use both at the same door.
NOTE: Dimensions shown for reference only. All production to be based on full size vector files provided by Amazon Worldwide Real Estate Building Design.

amazon AMZL Signage Guideline Issued V3 February 2022 **AS-62** ASSOCIATE ENTRANCE PAGE 124

14'-5" 13" 18" 3" TYP 3" TYP 14" 1.5" TYP

associate entry

Designation: **AS-64**
Substrate: N/A
Image: DIGITALLY CUT 3M VINYL, 1ST SURFACE MOUNT
Colors: WHITE VINYL

Notes:
Location: BUILDING
13" lowercase height letters installed on face of entry canopy.
White vinyl adhesive applied graphic.
USE AMAZON EMBER FONT
NOTE: Dimensions shown for reference only. All production to be based on full size vector files provided by Amazon Worldwide Real Estate Building Design.

amazon AMZL Signage Guideline Issued V3 February 2022 **AS-64** ASSOCIATE ENTRY PAGE 126

36" 24" 18" 3" TYP 3" TYP 14" 1.5" TYP .375" HOLE - (4) PLACES TYP 12"

VAN PROBLEM SOLVE

Designation: **AS-96(L)**
Substrate: .080" PREFINISHED ALUMINUM SHEET, WHITE
Image: 3M MATCHED COMPONENT SYSTEM, DIGITAL PRINT ON HIGH INTENSITY REFLECTIVE SHEETING
Colors: OPAQUE BLACK, REFLECTIVE WHITE

Notes:
Location: SITE
Use to identify van problem solve locations.
Post (2x) and panel mount.
USE AMAZON EMBER FONT
NOTE: Dimensions shown for reference only. All production to be based on full size vector files provided by Amazon Worldwide Real Estate Building Design.

amazon AMZL Signage Guideline Issued V3 February 2022 **AS-96(L)** VAN PROBLEM SOLVE (L) PAGE 131

36" 24" 18" 3" TYP 3" TYP 14" 1.5" TYP .375" HOLE - (4) PLACES TYP 12"

VAN PROBLEM SOLVE

Designation: **AS-96(R)**
Substrate: .080" PREFINISHED ALUMINUM SHEET, WHITE
Image: 3M MATCHED COMPONENT SYSTEM, DIGITAL PRINT ON HIGH INTENSITY REFLECTIVE SHEETING
Colors: OPAQUE BLACK, REFLECTIVE WHITE

Notes:
Location: SITE
Use to identify van problem solve locations.
Post (2x) and panel mount.
USE AMAZON EMBER FONT
NOTE: Dimensions shown for reference only. All production to be based on full size vector files provided by Amazon Worldwide Real Estate Building Design.

amazon AMZL Signage Guideline Issued V3 February 2022 **AS-96(R)** VAN PROBLEM SOLVE (R) PAGE 132

36" 24" 18" 3" TYP 3" TYP 14" 1.5" TYP .375" HOLE - (4) PLACES TYP 12"

VAN PROBLEM SOLVE

Designation: **AS-96(S)**
Substrate: .080" PREFINISHED ALUMINUM SHEET, WHITE
Image: 3M MATCHED COMPONENT SYSTEM, DIGITAL PRINT ON HIGH INTENSITY REFLECTIVE SHEETING
Colors: OPAQUE BLACK, REFLECTIVE WHITE

Notes:
Location: SITE
Use to identify van problem solve locations.
Post (2x) and panel mount.
USE AMAZON EMBER FONT
NOTE: Dimensions shown for reference only. All production to be based on full size vector files provided by Amazon Worldwide Real Estate Building Design.

amazon AMZL Signage Guideline Issued V3 February 2022 **AS-96(S)** VAN PROBLEM SOLVE (S) PAGE 133

36" 24" 18" 3" TYP 3" TYP 2" TYP 14" 1.5" TYP .375" HOLE - (4) PLACES TYP 12"

VAN PROBLEM SOLVE 1
DO NOT BACK UP

Designation: **AS-97a**
Substrate: .080" PREFINISHED ALUMINUM SHEET, WHITE
Image: 3M MATCHED COMPONENT SYSTEM, DIGITAL PRINT ON HIGH INTENSITY REFLECTIVE SHEETING
Colors: OPAQUE BLACK, REFLECTIVE WHITE

Notes:
Location: SITE
Use to identify van problem solve locations.
Post (2x) and panel mount.
USE AMAZON EMBER FONT
NOTE: Dimensions shown for reference only. All production to be based on full size vector files provided by Amazon Worldwide Real Estate Building Design.

amazon AMZL Signage Guideline Issued V3 February 2022 **AS-97a** VAN PROBLEM SOLVE 1 PAGE 134

36" 24" 18" 2.75" TYP 2" TYP 2" TYP 14" 1.5" TYP .375" HOLE - (4) PLACES TYP 12"

PROBLEM SOLVE 2
Pull Forward to Next Available Rescue Space
DO NOT BACK UP

Designation: **AS-97b**
Substrate: .080" PREFINISHED ALUMINUM SHEET, WHITE
Image: 3M MATCHED COMPONENT SYSTEM, DIGITAL PRINT ON HIGH INTENSITY REFLECTIVE SHEETING
Colors: OPAQUE BLACK, REFLECTIVE WHITE

Notes:
Location: SITE
Use to identify van problem solve locations.
Post (2x) and panel mount.
USE AMAZON EMBER FONT
NOTE: Dimensions shown for reference only. All production to be based on full size vector files provided by Amazon Worldwide Real Estate Building Design.

amazon AMZL Signage Guideline Issued V3 February 2022 **AS-97b** VAN PROBLEM SOLVE 2-3 PAGE 135

NOT FOR CONSTRUCTION

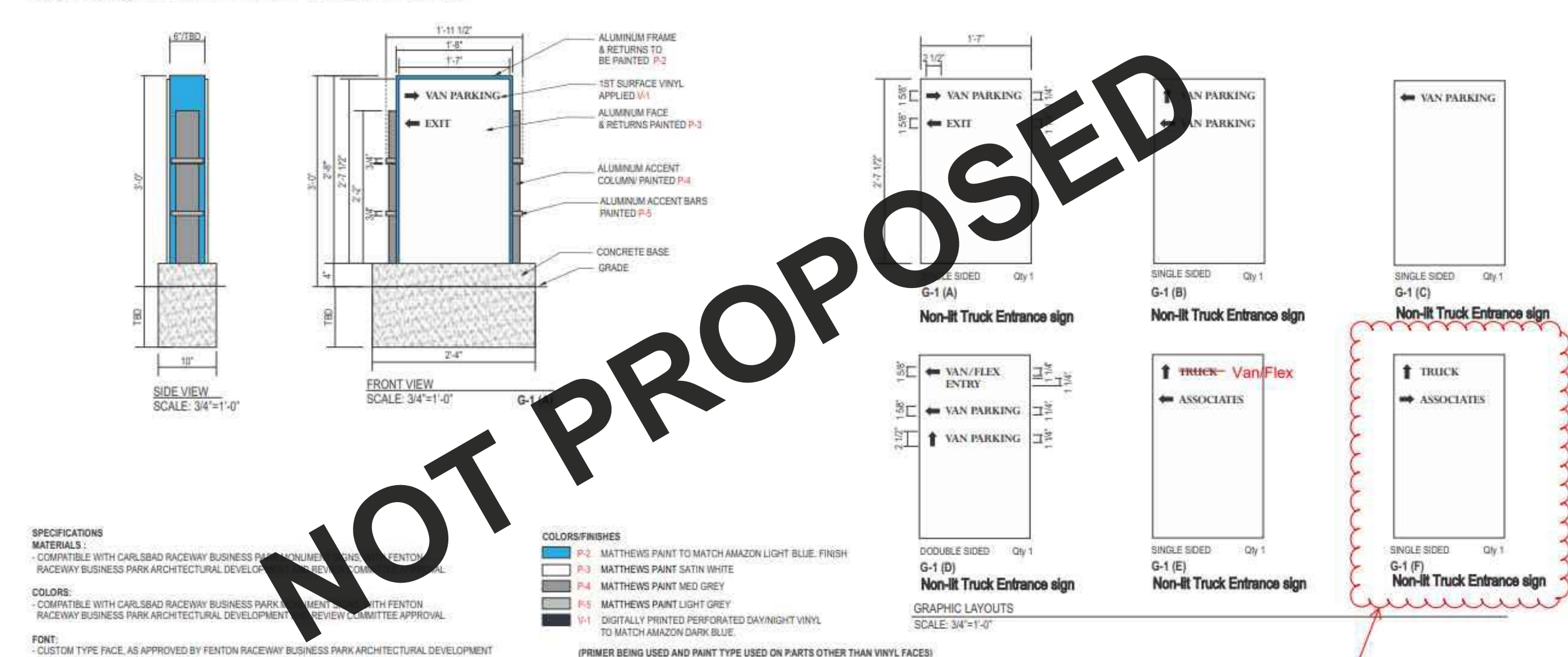
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WAYFINDING
SITE IMPROVEMENT PLAN

WA
KENT
SHEET NUMBER
WF5(R0)

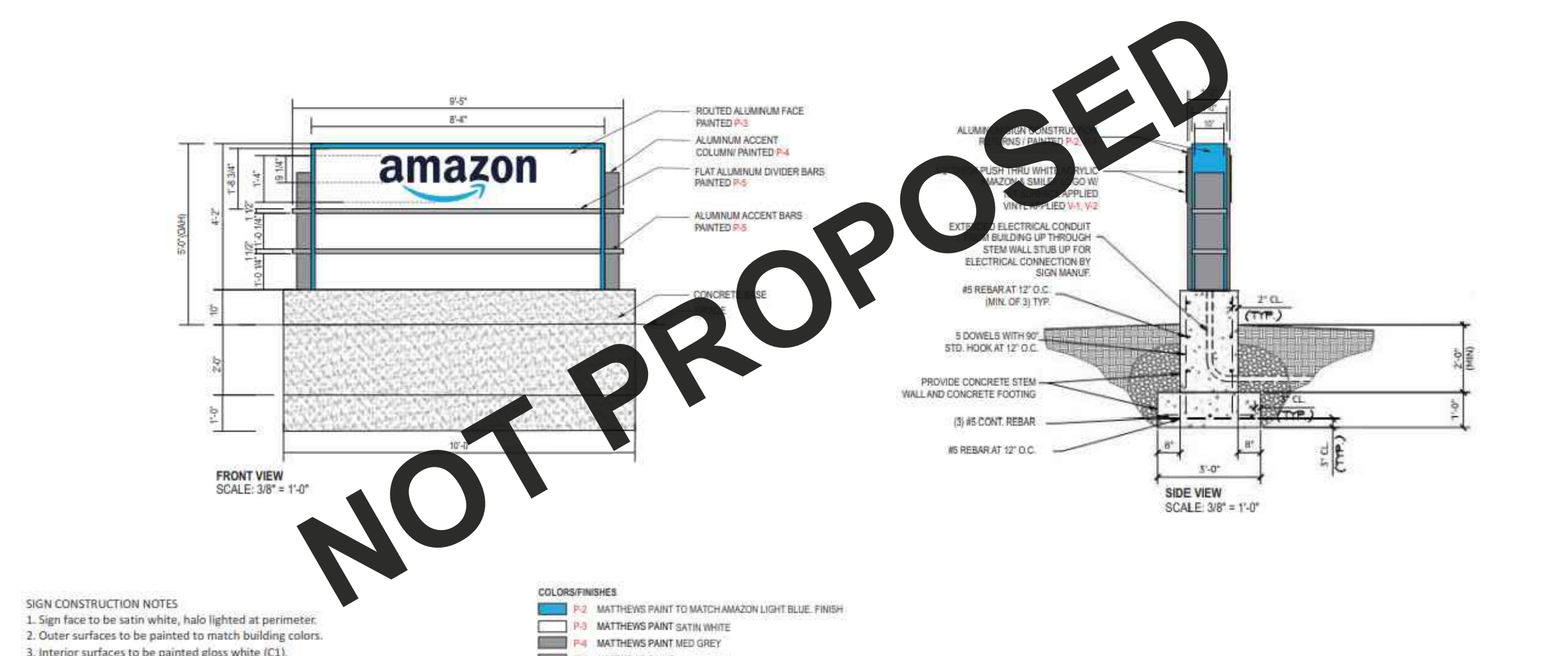
G-1 NON-LIT TRUCK ENTRANCE SIGN (QTY 3 PER ENTRANCE / TOTAL 6) - DIRECTIONAL SIGN
 SQUARE FOOTAGE: DIRECTIONAL: 1'-11 1/2" X 2'-8" =5.22 / BASE: 0.77 / TOTAL: 5.99

[illegible]

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N.T.S.

MS.1 D/F INTERNALLY ILLUMINATED MONUMENT SIGN (QTY 1)
 SQUARE FOOTAGE: **MONUMENT ONLY:** 9'-5" X 4'-2" =39.24 / **MONUMENT & BASE OVERALL TOTAL:** 50.0

[illegible]

N.T.S.

Technical drawing of a rectangular sign with the following specifications:

- Overall Dimensions:** 12.0" wide by 14" high.
- Top Mounting:** Two .375" holes, 2" apart, centered horizontally.
- Right Side Mounting:** A .75" TYP hole, centered vertically.
- Text:** "DROP-OFF AND PICK-UP ONLY" in large, bold, sans-serif capital letters.
- Bottom Section:** A red rectangular area with the text "NO PARKING" in white, bold, sans-serif capital letters.
- Vertical Spacing (from top):**
 - 1.25" to the top of the sign body.
 - 1.25" to the top of the sign body.
 - 1.25" to the top of the sign body.
 - 1.25" to the top of the sign body.
 - 1.125" to the top of the sign body.
- Bottom Section Dimensions:**
 - 1.25" height for the red "NO PARKING" section.
 - .75" height for the bottom section.

Designation: **AS-22**

Substrate: **ALUMINUM SHEET, DIGITALLY CUT**

System: **3M MATCHED COMPONENT SYSTEM, DIGITAL PRINTING, HIGH INTENSITY REFLECTIVE SHEETING**

Colors:

- OPAQUE BLACK**
- TRANSPARENT PMS 186C SAFETY RED**
- REFLECTIVE SHEETING WHITE**

Notes:

Location: **SITE**

Use to identify drop-off/pick-up zones.

Post and panel mount.

[USE AMAZON FIBER FONT](#)

NOTE: Dimensions shown for reference only. All production to be based on full size vector files provided by Amazon Workzone Real Estate Building Design.

7'-0"



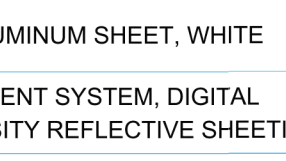

BREAK-AWAY CONNECTION

FINISHED GRADE

N.T.S.

The diagram shows a 375-hole 4x6 plate with the following dimensions and callouts:

- Overall Dimensions:** 48" wide by 72" high.
- Mounting Holes:** 375 HOLES (4) PLACES. The holes are arranged in a grid with a 4" spacing between them.
- Callouts:**
 - 1. Tandems must be in rear position upon entering yard.
 - 2. No idling on Amazon property.
 - 3. Driver is responsible for opening/closing trailer doors.
 - 4. Speed limits 5mph.
 - 5. Under no circumstances may a driver hook up to a trailer with a red dock light. Drivers should only hook up to a trailer where directed by Amazon personnel.
 - 6. Trailer instructions will be constructed on all trailers moving within the yard.
 - 7. Drivers may only use designated unloading area.
- Other Dimensions:** 48" (width of the central area), 42" (width of the side area), 72" (height of the central area), and 37" (height of the side area).

<p>Dimensions: 120" x 120" x 120"</p> <p>Material: 100% PREFINISHED ALUMINUM SHEET, WHITE</p> <p>Finish: 3M MATCHED COMPONENT SYSTEM, DIGITAL PRINT ON HIGH INTENSITY REFLECTIVE SHEETING</p> <p>Colors:</p> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  <p>OPAQUE BLACK</p> </div> <div style="text-align: center;">  <p>REFLECTIVE WHITE</p> </div> </div> <p>Notes:</p> <p>Location: SITE</p> <p>Post (2x) and panel mount.</p> <p>USE AMAZON EMERGENCY FONT</p> <p>NOTE: Dimensions shown for reference only. All production to be based on full size vector files provided by Amazon Worldwide Real Estate Building Design.</p>	 <p>6'0"</p> <p>BREAKAWAY CONNECTION</p> <p>FINISHED GRADE</p>
	<p>AMZN Signage Guideline</p>
<p>Issued V3 February 2022</p>	<p>AS-5 YARD RULES</p>
<p>PAGE 60</p>	<p>PAGE 60</p>

40

Diagram of a rectangular sign with the following dimensions and specifications:

- Overall width: 36"
- Overall height: 18"
- Inner frame width: 24"
- Text content: Trailers must be THREE FEET away from wall
- Mounting hole spacing (horizontal): 37 1/2" HOLE SPACING
- Mounting hole spacing (vertical): 3" TYP (three times)
- Corner dimensions: 625" (two times)
- Bottom right corner dimension: 1.5" TYP

Diagram illustrating the installation of the AS-12 trailer. The trailer is shown from the side, with dimensions 12'0" (length) and 6'0" (height). The trailer is labeled "AS-12" and "TRAILER 3' FROM WALL". The diagram shows the trailer being mounted on a "FINISHED FLOOR" using "FASTENING POINTS: ADHESIVE AND 1/2\"

41



Technical drawing of a "NO FIREARMS" sign. The sign is square with a double border. It features a red circle with a diagonal slash over a black handgun icon. Below the icon, the text "NO FIREARMS" is written in bold, black, sans-serif capital letters. Dimensions are indicated: overall height is 14", overall width is 14", and the sign is 7" high and 7" wide. A 0.75" dimension is shown for the top border. A 1.25" dimension is shown for the bottom border. A 25" dimension is shown for the right border. A callout box on the left contains the text: "PROVIDE AT: ALL AMAZON BUILDINGS (EXCEPT TEXAS, ILLINOIS, KANSAS, & NEW MEXICO)". A large "PROPOSED" watermark is visible across the bottom right.

Designation:	AS-52a		
Substrate:	DIGITALLY CUT 3MM THICK VINYL		
Image:	DIRECT DIGITAL PRINTING		
Color:	PMS 695C RED		
Notes:			
Location:	BUILDING		
Use at all exterior glass egress doors where firearms are prohibited.			
NOTE: Dimensions shown for reference only. All printing to be based on full size vector files provided by Amazon Worldwide Real Estate Design.			
		<p>TYP PLACEMENT DETAIL</p>	
	AMZL Signage Guideline	AS-52a NO FIREARMS DECAL	PAGE 118

42

Diagram of a green square sign with white symbols. The sign features a hash symbol (#) at the top, three stylized human figures in the center, and four arrows pointing towards the center from the corners. The sign is surrounded by dimensions in inches and millimeters:

- Overall width: 36.0" (914.0 mm)
- Overall height: 36.0" (914.0 mm)
- Inner square width: 24.0" (609.6 mm)
- Inner square height: 24.0" (609.6 mm)
- Distance from top edge to hash symbol: 6.875" (174.6 mm)
- Distance from bottom edge to hash symbol: 10.625" (270.1 mm)
- Distance from left edge to hash symbol: 6.875" (174.6 mm)
- Distance from right edge to hash symbol: 10.625" (270.1 mm)
- Distance from top edge to figures: 15.0" (381.0 mm)
- Distance from bottom edge to figures: 15.0" (381.0 mm)
- Distance from left edge to figures: 6.875" (174.6 mm)
- Distance from right edge to figures: 6.875" (174.6 mm)

<p>Color: AS-26</p> <p>Material: 6061 T6 PREFINISHED ALUMINUM SHEET, WHITE</p> <p>Finish: DIGITAL PRINT, DIRECT TO SUBSTRATE</p>	
<p>Colors:  </p> <p>PMS 348C GREEN WHITE</p>	
<p>Notes: SITE</p> <p>Replace "N" with corresponding area number (see architect's plan)</p> <p>Place mounted - see detail</p> <p>USE AMAZON EMBLEM FONT</p>	
<p>NOTE: Dimensions shown for reference only. All production to be based on full size vector files provided by Amazon Worldwide Real Estate Building Design.</p>	
<p>amazon</p>	<p>AMZL Signage Guideline</p>
<p>Issued V3 February 2022</p>	<p>AS-26 MUSTER AREA</p>
<p>PAGE 88</p>	<p>PAGE 88</p>

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Architectural drawing of a proposed delivery station. The drawing shows a front elevation with dimensions and callouts. A large diagonal watermark reads "NOT PROPOSED".

Dimensions:

- Overall width: 13'-0"
- Overall height: 12'-8"
- Top section height: 11'-0"
- Left side height: 8'-0"
- Right side height: 8'-0"
- Bottom section height: 1'-0"
- Bottom section width: 1'-0"

Callouts and Labels:

- amazon Delivery
- Visitors & Line Hall
- Line Hall
- Parcel
- Dispatch
- DELIVERING ADDRESS
- ALUMINUM TUBE CONSTRUCTION
- DIRECT SWITCH
- ACRYLIC PUSH THRU GRAPHICS
- REPLACE WITH CORRECT DIRECTIONAL ARROW AND TELE-PHONE SYMBOL
- ACRYLIC PUSH THRU GRAPHICS
- 1" X 3" ALUMINUM TUBE PAINTED PMS 421 GRA
- ACRYLIC PUSH THRU GRAPHICS
- CAST IN PLACE CONCRETE BASE



44

Technical drawing of a black square sign with white text and dimensions. The sign is labeled "A12-1" and "A13-25" with arrows. Dimensions include a width of 23.5", a height of 3.5", and a 25" hole for 4 places. A red arrow points to the bottom left corner. A large diagonal watermark "POSED" is visible across the bottom right.

Designation: **AS-50**

Substrate: 3MM DIMOND SHEET, DIGITALLY CUT

Image: MATCHED-TEMPERATURE SYSTEM, DIGITAL PRINTING HIGH INTENSITY REFLECTIVE SHEETING

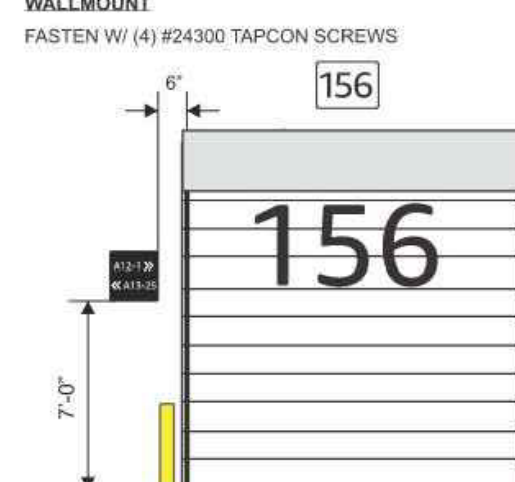
Colors:  DIRECT PRINT BLACK  DIBOND PANEL

Notes:
Location: **BUILDING**


At Exterior Leading: Sign to be installed on the left exterior side of each roll of sign located on the launch pad. Sign will be mounted at a height of 7' above finished floor (AFF) and 6' to the left of the face of the panel. (11 per roll on door)

NOTE: Dimensions shown for reference only. All production to be based on full size vector files provided by Amazon Worldwide Real Estate Building Design.

WALL/MOUNT
FASTEN W/ (4) KNURLED TAPCON SCREWS



TYPICAL INSTALLATION LOCATION



AMZL Signage
Guideline

Issued 05
February 2022

AS-50
LAUNCH PAD SIGNAGE

PAGE
11

45



<p>Granular
Pick Staging
Directional
p>Canopy
Overhead
mount</p>

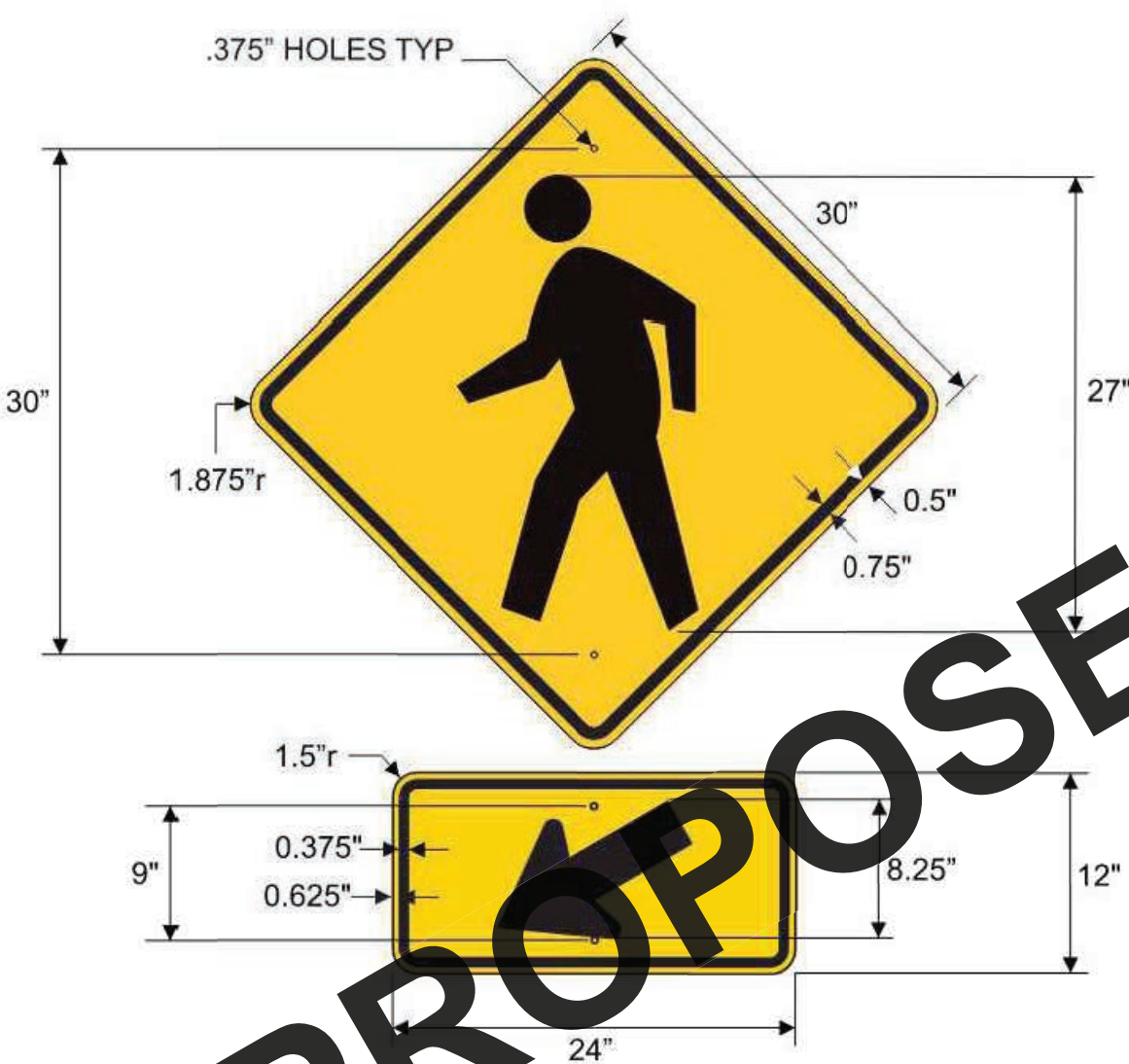
Sign: SIGN.CANOPY.DOOR
Use Case: High Frequency

Placement Notes : Used on all
Canopy loading applications
and in conjunction

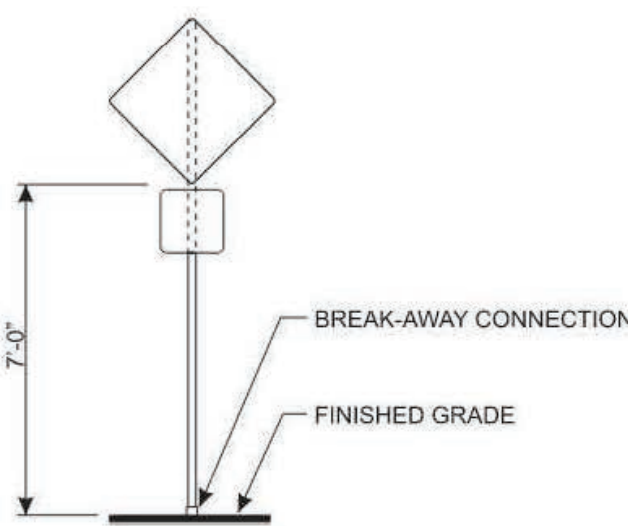
with exterior granular
signage. Content must align
with granular staging

information noted on
building directional. This is a
parent sign to

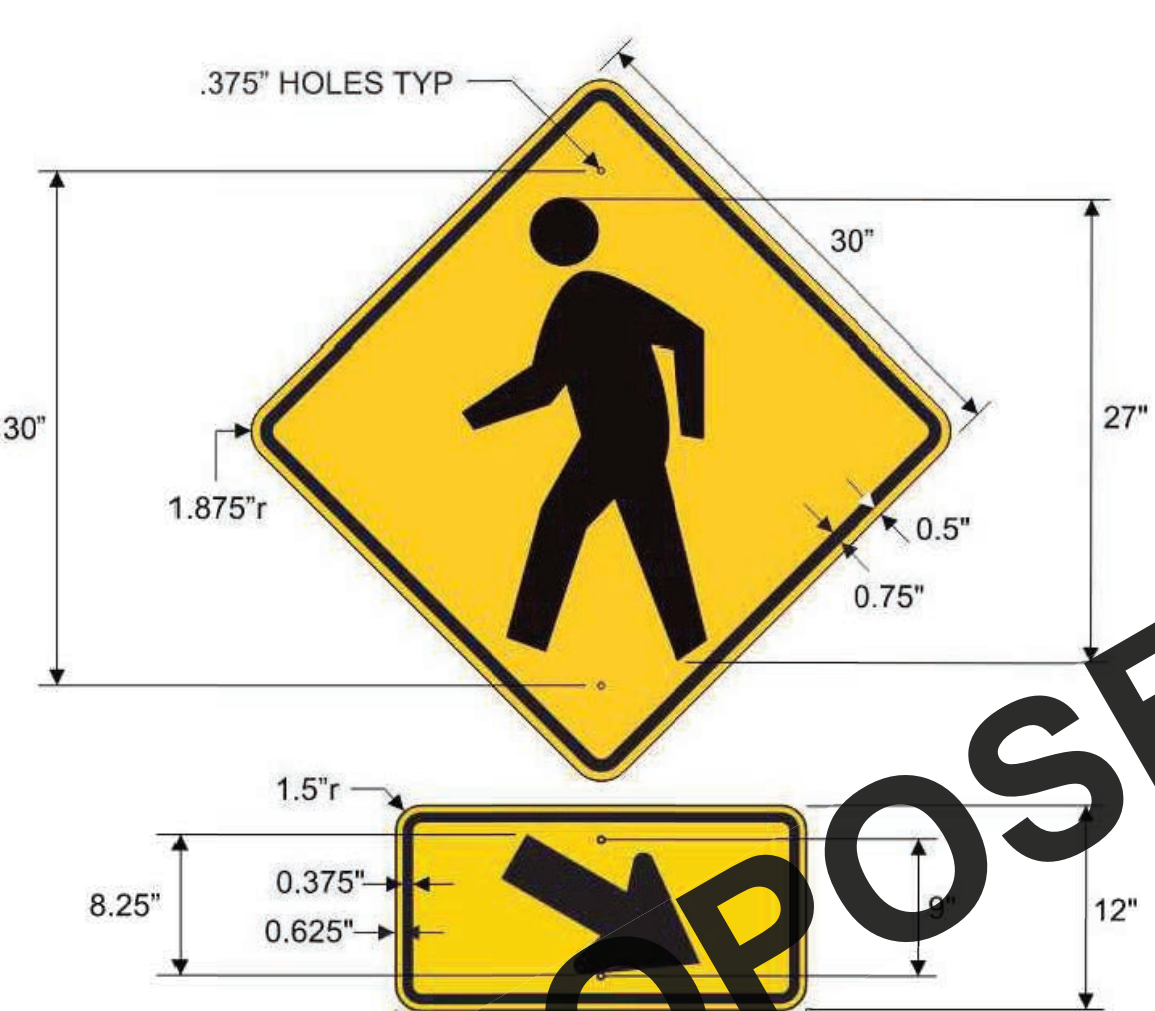
SIGN.CANOPY.PLAQUE.*Site
specific



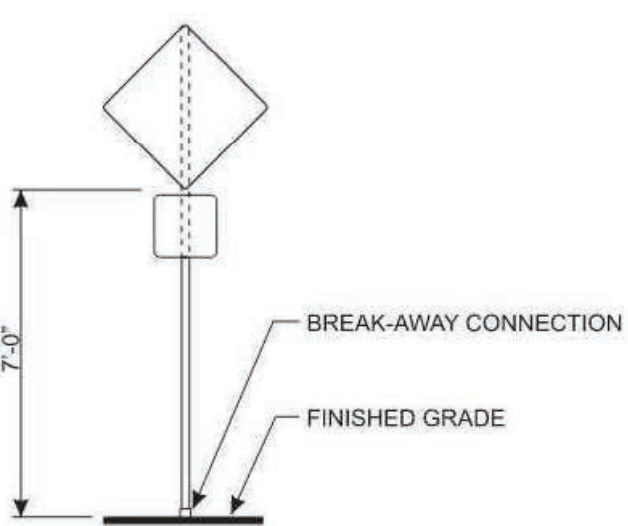
Designation:	S-5(L)	MUTCD W16-7PL
Substrate:	3M ALUMINUM SHEET, DIGITALLY CUT	
Image:	3M MATCHED COMPONENT SYSTEM, DIGITAL PRINT ON HIGH INTENSITY REFLECTIVE SHEETING	
Colors:	OPAQUE BLACK	REFLECTIVE SHEETING YELLOW
Notes:	DOT standard PEDESTRIAN CROSSING sign with LEFT arrow. Use at mid-block pedestrian crossings. This sign shall not be used at stop controlled intersections. Post and panel mount. NOTE: Dimensions shown for reference only. All production to be based on full size vector files provided by Amazon Worldwide Real Estate Building Design.	



amazon	AMZL Signage Guideline	Issued V3 February 2022	S-5(L) PEDESTRIAN XING LEFT	PAGE 27
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Designation:	S-5(R)	MUTCD W16-7PR
Substrate:	3M ALUMINUM SHEET, DIGITALLY CUT	
Image:	3M MATCHED COMPONENT SYSTEM, DIGITAL PRINT ON HIGH INTENSITY REFLECTIVE SHEETING	
Colors:	OPAQUE BLACK	REFLECTIVE SHEETING YELLOW
Notes:	DOT standard PEDESTRIAN CROSSING sign with RIGHT arrow. Use at mid-block pedestrian crossings. This sign shall not be used at stop controlled intersections. Post and panel mount. NOTE: Dimensions shown for reference only. All production to be based on full size vector files provided by Amazon Worldwide Real Estate Building Design.	



amazon	AMZL Signage Guideline	Issued V3 February 2022	S-5(R) PEDESTRIAN XING RIGHT	PAGE 28
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NOT FOR CONSTRUCTION

Kimley»Horn

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TEL: 619.591.8800
WWW.KIMLEY-HORN.COM

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WAYFINDING
SITE IMPROVEMENT PLAN

WA

KENT

SHEET NUMBER
WF7(R0)



1 inch = 542 feet

Date: 1/5/2023

7310 SE Crosswinds Drive - Variance Request (Sign)

**CITY OF ANKENY
ZONING BOARD OF ADJUSTMENT
COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT**

To: Members of the Zoning Board of Adjustment
From: Bryan Morrissey, Associate Planner
Filing #: 23-02 EJC
Meeting Date: January 18, 2023
Address: 7310 SE Crosswinds Drive

APPELLANT REQUEST

A variance to Ankeny Municipal Code Section 195.03(3)(A) that requires: On-site directional signs, not exceeding a maximum of two square feet per sign, shall be permitted in any multi-family, commercial, industrial, or institutional zoning district for the purpose of directing vehicular or pedestrian traffic in a safe and convenient manner, allowing three separate twenty square-foot directional signs along SE Crosswinds Drive.

STAFF POSITION

That the Zoning Board of Adjustment deny a variance to Ankeny Municipal Code Section 195.03(3)(A) allowing three separate twenty square-foot directional signs along SE Crosswinds Drive at 7310 SE Crosswinds Drive.

Staff's position is based on a determination that the shape or shallowness of the subject property is not exceptional, extraordinary situations do not exist, and the oversized directional signs are not in harmony with the intended spirit and purpose of the Ankeny Municipal Code.

PROJECT SUMMARY

The subject property at 7310 SE Crosswinds Drive is located south of SE Corporate Woods Drive and west of SE Four Mile Drive within the southeastern quadrant of Ankeny. The property is zoned PUD, Planned Unit Development and houses an Amazon Delivery/Distribution center on a twenty-nine-acre property.

The applicant is requesting a variance that will allow them to post three separate twenty square-foot directional signs along SE Crosswinds Drive. Per the Ankeny Municipal Code, directional signage is intended to direct vehicular and pedestrian traffic on a particular site and is limited to a maximum of two square-feet per sign.

City staff had initially been contacted about directional signage on the property in the Fall of 2021, with the applicant inquiring about the prospect of the signage exceeding the two square-foot limitation. Recognizing the size and the amount of traffic on the site, staff was flexible with the enforcement of this portion of the Code and allowed the applicant to post larger directional signage on the property as long as it was tucked away from SE Crosswinds Drive and generally not visible from public view. Recently, City staff was contacted once again about the oversized directional signage, this time in the form of three separate directional signs that totaled twenty square feet that would be posted near three access drives on the property. Should the requested variance be approved, three twenty square-foot directional signs will be installed on the east side of the site that will be visible from SE Crosswinds Drive.

PROJECT REPORT

Criteria for Variance

197.01(4) Powers and Duties.

B. To grant a variation in the regulations when a property owner can show ...that by reason of exceptional narrowness, shallowness, or shape of a specific piece of property or by reason of exceptional topographical conditions or other extraordinary or exceptional situation, the strict application of the terms of this title actually prohibits the use of this property in the district; and that the board is satisfied under the evidence before it that a literal enforcement of the provisions of this title would result in unnecessary hardship; provided, however, that all variations granted under this clause shall be in harmony with the intended spirit and purpose of this title.

FINDINGS OF FACT

The subject property at 7310 SE Crosswinds Drive is generally located south of SE Corporate Woods Drive and west of SE Four Mile Drive within the southeastern quadrant of Ankeny. The subject property is zoned PUD and is a part of the Crosswinds Business Park Planned Unit Development. The site contains an approximate 137,000 square-foot distribution center and extensive parking that allows for the distribution and delivery of Amazon products. Neighboring properties in most directions contain similar light-industrial uses and are also a part of the Crosswinds Business Park Planned Unit Development. City records indicate that the primary structure on the site was completed in the Fall of 2020, while plans for redevelopment that increased parking and included general tenant improvements were completed in the Fall of 2021. It is City staff's understanding that the ownership of the building had changed from the time the original building was constructed to the time the redevelopment phase was complete.

As the redevelopment phase of the site was finishing up in the Fall of 2021, City staff was contacted about signage on the property, including directional signage that was to be posted in the parking areas and along SE Crosswinds Drive. A sizeable amount of the signage presented to staff exceeded the two square-foot limitation that exists in the Ankeny Municipal Code for directional signage. After discussions with the applicant, staff recognized the considerable amount of traffic entering and exiting the property and decided to be flexible with the enforcement of that portion of the Code. Staff informed the applicant that the directional signage exceeding the two square-foot limitation would be allowed as long as it was tucked away from SE Crosswinds Drive and not visible from public streets. Shortly after informing the applicant of staff's decision, directional signage was posted throughout the parking areas on the property.



Directional Signage Posted Near the Southernmost Access Drive



Directional Signage Posted in the Visitors and Associates Parking Area

Recently, the applicant inquired with staff once again about the prospect of additional directional signage on the property and their desire to have larger signs near three access drives that lead to SE Crosswinds Drive. After reviewing the proposed signs and their location, staff informed the applicant that the proposed signs would either need to be moved back further away from SE Crosswinds Drive or they'd have to meet the two square-foot requirement as stated in the Ankeny Municipal Code. It was at this time that applicant inquired about the possibility of a variance for the proposed signs. Staff then provided the applicant with the necessary materials needed to apply for a variance from the Zoning Board of Adjustment.

As indicated on their submitted site plan, the applicant is proposing oversized directional signage near three different access drives on the site. The three access drives lead to a trucking area, a visitors and associates parking lot, and a delivery van parking lot. Based on the location and size of the three proposed signs, it's reasonable to believe that these signs will not only be visible to those traveling along SE Crosswinds Drive, but they will also be visible to neighboring properties in the area as well. It is noteworthy to point out that a ground/monument sign exists on the southeast side of the site near one of the access drives off SE Crosswinds Drive (see picture on next page). The ground/monument sign lists general directional information for the property, similar to what's shown on the proposed signs, along with the site address and an Amazon Delivery logo. One monument sign is allowed by Code on the property and was permitted by staff in 2021.

Although staff recognizes that the Code's two square-foot limitation for directional signage can be restrictive for larger properties that attract substantial traffic, it is something that has generally been followed by similar industrial sites in the City. As mentioned previously, staff has been flexible with the enforcement of the directional signage size limitation, allowing the owners to post directional signs that exceed the size limitation as long as they are not visible from public streets. Furthermore, staff has concerns about setting a precedent for oversized directional signage that's visible from public right-of-way's, as it is expected that the Crosswinds Business Park and the SE Four Mile Drive area will see similar light-industrial development in the future. Enforcement of the directional sign size limitation may become difficult if the subject property owners are allowed to post larger directional signage that's visible from public streets as there does not appear to be anything exceptional about the property.



View from SE Crosswinds Drive Showing the Permitted Monument Sign

Additionally, variance requests for directional signs are not something that the Zoning Board of Adjustment has typically considered in the past. Variances to the sign Code have been approved by the Board on occasion, however, those circumstances have typically been related to off-site signage for properties that have limited visibility along public streets. If the Board were to consider approving the variance for the proposed signs, it would be of staff's preference that the signs be reduced to their smallest possible size and that the Amazon Delivery logo be removed, as it is not the intent of the sign Code to have logos posted on directional signs. As is standard procedure for all variance requests, property owners within 250' of the subject property were notified of the request by mail, and to date, staff has not received any correspondence either for or against the variance.

The staff position is to deny a variance to Ankeny Municipal Code Section 195.03(3)(A) allowing three separate twenty square-foot directional signs along SE Crosswinds Drive at 7310 SE Crosswinds Drive. Staff's position is based on a determination that the shape or shallowness of the subject property is not exceptional, extraordinary situations do not exist, and the oversized directional signs are not in harmony with the intended spirit and purpose of the Ankeny Municipal Code.

CITY OF ANKENY ZONING BOARD OF ADJUSTMENT 2022 REPORT

Board Members

Matt Ott, Chair	05-05-2008
Jeffrey Baxter, Vice Chair	02-01-2016
Nichole Sungren	03-05-2012
Kristi Tomlinson	09-06-2005
Brett Walker	10-19-2015

Original Appointment

2022 Board Activity

January 4, 2022

Docket: #22-01

**Variance – Covered Deck – Rear Yard Setback
R-2**

Applicant: Tyler Christowski
Location: 2103 NW Reinhart Drive
Request: to allow a 32-foot rear yard setback
Code Section: 192.05(3)E
Decision: Granted

Renewed Special Use Permits

#12-02 Sports Page Grill - 1701 N Ankeny Blvd.

January 19, 2022

Meeting Cancelled

February 8, 2022

Docket: #22-02

**Variance – Covered Deck – Rear Yard Setback
PUD**

Applicant: Elizabeth and James Chrisinger
Location: 4611 NE Wanda Drive
Request: to allow a 27-foot 6-inch rear yard setback
Code Section: Avondale Trace PUD
Decision: Granted

Renewed Special Use Permits

#15-19 Hy-Vee Market Café, 410 N Ankeny Blvd.
#18-04 Grumpy Goat Tavern, 810 E 1st Street

Received 2021 Zoning Board of Adjustment Annual Report

Elected Matt Ott as Chairperson; Jeff Baxter as Vice Chair

February 22, 2022

Meeting Cancelled

March 8, 2022

Docket: #22-03

**Special Use Permit – Outdoor Service Area
PUD**

Applicant: Silt Elephant
Location: 2410 SW White Birch Drive, Suite 108
Request: to allow an outdoor service area that will serve alcohol
Code Section: 130.07 & 196.02(1)(I)
Decision: Granted, subject to conditions

Docket: #22-04**Variance – Off Premise Sign**

Applicant: Chestnut Signs/Horizon Hotels Iowa LLC **M-1**
Location: 2602 SE Hulsizer Road
Request: to allow for an off-premise user to advertise on a monument ground sign at 2602 SE Hulsizer Road
Code Section: 195.05(7)
Decision: Granted, subject to conditions

March 22, 2022

Docket: #22-05**Variance – Fence – Front Yard Setback**

Applicant: Timothy Spicer **R-2**
Location: 1710 NE Crestmoor Place
Request: to allow a 6-foot tall privacy fence to encroach approximately 10-feet into the front yard setback
Code Section: 191.14(2)
Decision: Granted, subject to conditions

Renewed Special Use Permits

#17-02 Wheel House Pizza Pub – 106 SW State Street, Suite 100

April 5, 2022

Docket: #21-13(2022)**Special Use Permit – Outdoor Service Area**

Applicant: Fiesta Jalapenos **C-2**
Location: 1975 N Ankeny Blvd., Suite 113
Request: to allow for an outdoor service area to service alcohol.
Code Section: 130.07 & 196.02(1)(I)
Decision: Granted, subject to conditions

Docket: #22-06**Variance – Covered Deck – Rear Yard Setback**

Applicant: Julian Sheldahl and Dean Wilson **R-3A**
Location: 3313 NW 13th Street
Request: to allow a 19-feet 6-inch rear yard setback for a covered deck
Code Section: 192.06
Decision: Granted

Renewed Special Use Permits

#16-03 District 36 Wine Bar and Grill – 1375 SW Vintage Parkway

April 19, 2022

Meeting Cancelled

May 3, 2022

Docket: #22-07**Variance – Covered Deck – Rear Yard Setback**

Applicant: MJ Properties **R-3**
Location: 2805 NW Westwood Court
Request: to allow a 31-foot 7-inch rear yard setback for a covered deck
Code Section: 192.05(3)(E)
Decision: Granted

Docket: #22-08**Variance – Third Ground Sign**

Applicant: Edge Commercial, LLC
Location: 3175 SE Delaware Avenue
Request: to allow a third ground sign
Code Section: 195.04.8
Decision: Granted

C-2

May 17, 2022

Meeting Cancelled

June 7, 2022

Docket: #21-06(2022)**Special Use Permit – Outdoor Service Area**

Applicant: El Molcajete Mexican Restaurant & Cantina
Location: 301 E 1st Street
Request: to allow for an outdoor service area to service alcohol.
Code Section: 130.07 and 196.02(1)(I)
Decision: Granted, subject to conditions

C-1**Docket: #22-09****Variance – Covered Deck – Rear Yard Setback**

Applicant: Rodney Knox
Location: 809 NE Vail Court
Request: To allow a 32-foot 1-inch rear yard setback for a four seasons porch
Code Section: 192.04(3)(E)
Decision: Granted

R-1**Docket: #22-10****Variance – Covered Deck – Rear Yard Setback**

Applicant: Screenbuilders/ Dave Brunell
Location: 2514 NW Abilene Road
Request: To allow a 32-foot 6-inch rear yard setback for a covered deck
Code Section: 192.04(3)(E)
Decision: Granted

R-2**Renewed Special Use Permits**

#16-16 Guadalajara Mexican Restaurant - 202 SE Delaware Avenue

June 21, 2022

Docket: #22-11**Variance – Side Yard Setback**

Applicant: Polk County Aviation Authority
Location: 3700 SE Convenience Blvd.
Request: To allow a 40-foot side yard setback for new row of box hangars
Code Section: 192.16(3)(B)
Decision: Granted

U-1**Docket: #22-12****Variance – Covered Deck – Rear Yard Setback**

Applicant: Nicholas Blocker
Location: 2212 NW Abilene Road
Request: To allow a 24-foot 4-inch rear yard setback for a covered deck
Code Section: 192.04(3)(E)
Decision: Granted

R-2**Renewed Special Use Permits**

#20-07 Tavern 180 – 1975 N Ankeny Blvd., Suite 117

July 6, 2022

Meeting Cancelled

July 19, 2022

Meeting Cancelled

August 2, 2022

Meeting Cancelled

August 16, 2022

Docket: #22-13

**Variance – Side Yard Setback
PUD**

Applicant: Hurd Ankeny, LLC

Location: 1055 & 1075 SW Oralabor Road

Request: To allow a 10-foot side yard setback for the split of two parcels

Code Section: Highpointe North PUD

Decision: Granted

Renewed Special Use Permits

#19-10 Cancun Grill and Cantina 2 – 2785 N Ankeny Blvd., Suites 11 & 12

September 7, 2022

Docket: #22-14

**Variance –Height
R-1**

Applicant: Long Creek Design, LLC

Location: 1107 NE Milan Avenue

Request: To allow an 18-foot high accessory building

Code Section: 192.03.3.F

Decision: Denied

September 20, 2022

Meeting Cancelled

October 4, 2022

Meeting Cancelled

October 18, 2022

Meeting Cancelled

November 8, 2022

Docket: #22-19

**Variance – Rear Yard Setback
C-2**

Applicant: JNM Development Holdings, LLC

Location: 3607 NE Otterview Circle

Request: to allow a 20-foot rear yard setback for construction of a deck style patio

Code Section: 192.09(3)(F)

Decision: Granted

Renewed Special Use Permits

#16-13 Cabaret - 2785 N Ankeny Blvd.

#16-18 The Whiskey House - 2510 SW White Birch Drive, Ste. 8 & 9

#08-23 Buffalo Wild Wings Grill & Bar - 1690 SE Delaware Ave.

#15-14 Benchwarmers Ankeny Inc. - 705 S Ankeny Blvd.

#21-20 Vintage Brewhouse - 1300 NW 36th St., Ste. 101

#22-03 Silk Elephant - 2410 SW White Birch Drive, Ste. 108

November 22, 2022**Docket: #22-20****Variance – Covered Deck – Rear Yard Setback**

Applicant: Mark Van De Pol
Location: 4904 NE Trilein Drive
Request: to allow a 32-foot rear yard setback for a three-seasons covered deck
Code Section: 192.04(3)(E)
Decision: Granted

R-2**Docket: #22-15****Variance - Height**

Applicant: GSS, Inc.
Location: 3950 N Ankeny Blvd.
Request: To allow for a 75-foot height variance for the construction of a stealth monopole with associated equipment
Code Section: 192.09(3)(G)
Decision: Granted

C-2**Docket: #22-16****Variance – Rear Yard Setback**

Applicant: GSS, Inc.
Location: 3950 N Ankeny Blvd.
Request: to allow for a 31.33-foot rear yard setback for the construction of a stealth monopole with associated equipment
Code Section: 192.08(3)(F)
Decision: Granted

C-2**Docket: #22-17****Special Use Permit – Stealth Monopole**

Applicant: GSS, Inc.
Location: 3950 N Ankeny Blvd.
Request: Construction of a 120-foot stealth monopole with associated equipment
Code Section: 196.02(1)(H)
Decision: Granted, with conditions

C-2**Docket: #22-18****Conditional Use Permit**

Applicant: GSS, Inc.
Location: 3950 N Ankeny Blvd.
Request: Construction of a 120-foot stealth monopole with associated equipment
Code Section: Special Flood Hazard Area – Iowa Department of Natural Resources
Decision: Granted, with conditions

C-2**December 6, 2022****Docket: #22-21****Variance – Covered Deck – Rear Yard Setback**

Applicant: Douglas Playle
Location: 2002 NE Cortina Drive
Request: to allow a 33-foot rear yard setback for a covered deck
Code Section: 192.03(3)(E)
Decision: Granted

R-1**Renewed Special Use Permits**

#12-02 Sports Page Grill – 1704 N Ankeny Blvd.

December 20, 2022

Meeting Cancelled

2022 Attendance at Zoning Board of Adjustment Meetings

MEMBER	JAN		FEB		MAR		APR		MAY		JUN		JUL		AUG		SEPT		OCT		NOV		DEC		TOTAL
	4	19	8	22	8	22	5	19	3	17	7	21	6	19	2	16	7	20	4	18	8	22	6	20	
Kristi Tomlinson	1		1		1	1	1		1		1	1			1	1					0	1	1		12
Nicole Sungren	1	No Meeting	0	No Meeting	1	1	1	No Meeting	0	No Meeting	1	0	No Meeting	No Meeting	No Meeting	1	1	No Meeting	No Meeting	No Meeting	1	1	1	No Meeting	10
Matt Ott	1		1		1	1	1		1		1	0				0	1				1	1	1		11
Brett Walker	1		1		0	1	1		1		1	1				1	1				1	1	1		12
Jeffrey Baxter	1		0		1	1	1		1		0	1				1	1				1	1	1		11
TOTAL	5	0	3	0	4	5	5	0	4	0	4	3	0	0	0	4	5	0	0	0	4	5	5	0	

Zoning Board of Adjustment Activity 2018 – 2022

	# of Cases	# of Meetings
2018	20	14
2019	14	10
2020	21	12
2021	27	15
2022	23	13

2022 Variance Summary

Fence Variance

- 1710 NE Crestmoor Place

Height Variance

- 1107 NE Milan Avenue - Denied
- 3950 N Ankeny Blvd.

Setback Variance

Front Yard

- 1710 NE Crestmoor Place

Rear Yard

- 2103 NW Reinhart Drive
- 4611 NE Wanda Drive
- 3313 NW 13th Street
- 2805 NW Westwood Court
- 809 NE Vail Court
- 2514 NW Abilene Road
- 2212 NW Abilene Road
- 3607 NE Otterview Circle
- 4904 NE Trilein Drive
- 3950 N Ankeny Blvd.
- 2002 NE Cortina Drive

Side Yard

- 3700 SE Convenience Blvd.
- 1055 & 1075 SW Oralabor Road

Ground Sign

- 3175 SE Delaware Avenue

Off-Premise Sign Variance

- 2602 SE Hulsizer Road

Variance Requests by Type 2018 – 2022

	Fence	Setback	Height	Sign	Parking / Paving	Zoning Line Adjust.	Accessory Building	Permitted Accessory/ Principal Uses
2018	3	9	0	1	0	1	1	0
2019	1	2	0	0	0	0	0	0
2020	4	11	1	2	0	1	1	0
2021	5	4	2	1	0	0	1	3
2022	1	14	2	2	0	0	0	0

2022 Special Use / Conditional Use Summary

Special Use Permit

- 2410 SW White Birch Drive, Suite 108
- 1975 N Ankeny Blvd., Suite 113
- 301 E 1st Street
- 3950 N Ankeny Blvd.

Conditional Use Permit

- 3950 N Ankeny Blvd.

Annual Reviews (administratively approved)

- #12-02 Sports Page Grill – 17-1 N Ankeny Blvd.
- #15-19 Hy-Vee Market Café, 410 N Ankeny Blvd.
- #18-04 Grumpy Goat Tavern, 810 E 1st Street
- #17-02 Wheel House Pizza Pub – 106 SW State Street, Suite 100
- #16-03 District 36 Wine Bar and Grill – 1375 SW Vintage Parkway
- #16-16 Guadalajara Mexican Restaurant - 202 SE Delaware Avenue
- #20-07 Tavern 180 – 1975 N Ankeny Blvd., Suite 117
- #19-10 Cancun Grill and Cantina 2 – 2785 N Ankeny Blvd., Suites 11 & 12
- #16-13 Cabaret - 2785 N Ankeny Blvd.
- #16-18 The Whiskey House - 2510 SW White Birch Drive, Ste. 8 & 9
- #08-23 Buffalo Wild Wings Grill & Bar - 1690 SE Delaware Ave.
- #15-14 Benchwarmers Ankeny Inc. - 705 S Ankeny Blvd.
- #21-20 Vintage Brewhouse - 1300 NW 36th St., Ste. 101
- #22-03 Silk Elephant - 2410 SW White Birch Drive, Ste. 108
- #12-02 Sports Page Grill – 1704 N Ankeny Blvd.

Special/Conditional Use Requests 2018 – 2022

	#
2018	5
2019	10
2020	2
2021	10
2022	5