



Meeting Agenda

Zoning Board of Adjustment

Tuesday, May 3, 2022

5:00 PM

Ankeny City Council Chambers

1250 SW District Drive, Second Floor, Ankeny, Iowa

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 April 5, 2022 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.

#22-07

MJ Properties

for property located at

2805 NW Westwood Court

Lot 42, Centennial Estates Plat 1

RE: Variance - Rear Yard Setback

#22-08

Edge Commercial, LLC

for property located at

3175 SE Delaware Avenue

Lot 1, Ankeny Land, LLC Plat 1

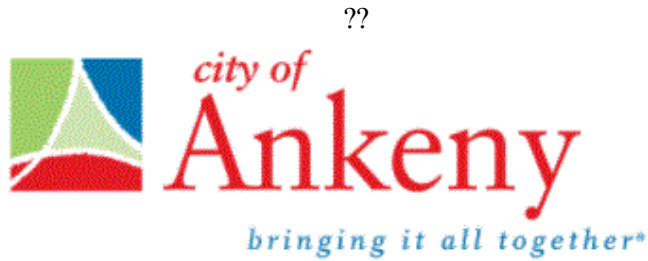
RE: Variance - Ground Sign

F. OLD BUSINESS:

G. NEW BUSINESS

H. REPORTS

I. ADJOURNMENT



ZONING BOARD OF ADJUSTMENT

May 3, 2022

5 : 00 PM

Print

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?? ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

??

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Minutes of the April 5, 2022 regular meeting.

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??No

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

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[ZBOA Minutes 2022-04-05](#)

Meeting Minutes

Zoning Board of Adjustment

Tuesday, April 5, 2022
Ankeny City Council Chambers
1250 SW District Drive, Second Floor, Ankeny, Iowa

CALL TO ORDER

Chair Matt Ott called the April 5, 2022 regular meeting of the Zoning Board of Adjustment to order at 5:00 p.m.

ROLL CALL

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

AMENDMENTS TO THE AGENDA

There were no amendments to the agenda.

MINUTES OF THE MARCH 22, REGULAR MEETINGS

Motion by K.Tomlinson to approve the February 22, 2022 meeting minutes as submitted. Second by N.Sungren.
Motion carried 5 – 0.

COMMUNICATIONS / CORRESPONDENCE

There were no communications.

BUSINESS ITEMS

PUBLIC HEARINGS:

#21-13(2022)

**Fiesta Jalapenos
1975 N Ankeny Boulevard, Suite 113
Part Lot 7, Northpointe Village Center Plat 1
RE: Special Use Permit**

Chair M.Ott opened the public hearing.

The applicant was not in attendance.

B.Morrissey reported that the request is for a Special Use Permit at 1975 N Ankeny Boulevard, Suite 113 for Fiesta Jalapenos restaurant. The property is located near the intersection of NE 18th Street and N Ankeny Boulevard and is zoned C-2, General Retail & Highway Oriented Commercial District. The majority of the surrounding properties are zoned C-2, with the exception of the residential properties to the east. He stated that due to the residential properties to the east being within 500 feet of the restaurant a Special Use Permit is required to operate on the patio with alcohol and background music. B.Morrissey stated that a Special Use Permit was granted for the existing patio by the Board in May of 2021, with the condition that future renewals of the permit come before the Board. He noted that the request does not include any expansion or modifications to the patio. He presented a photo of the existing patio and said that City Staff checked with the Police and Fire Departments and found that there have not been any issues with the patio as it operates today. Additionally, Staff did not receive any correspondence for or against the patio when notices regarding the public hearing were mailed. 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 Ohio Investments Group, LLC/dba Fiesta Jalapenos at 1975 N Ankeny Blvd, Suite 113 for an outdoor service area to run concurrently and terminate with a 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. Seating on the patio for 60 persons.
3. Hours of operation Monday-Thursday 11:00 a.m. to 10:00 p.m., Friday-Saturday 11:00 a.m. to 11:00 p.m., and Sunday 11:00 a.m. to 9:00 p.m.

4. This Special Use Permit may be reviewed annually by staff for approval.

There were no questions from the Board.

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

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

Board Action on Filing #21-13(2022) property located at 1975 N Ankeny Boulevard, Suite 113

Motion by J.Baxter that the Zoning Board of Adjustment grant a Special Use Permit in accordance with Sections 130.07 and 196.02(1) (I) to Ohio Investments Group, LLC/dba Fiesta Jalapenos at 1975 N Ankeny Blvd, Suite 113 for an outdoor service area to run concurrently and terminate with a 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. Seating on the patio for 60 persons.
3. Hours of operation Monday-Thursday 11:00 a.m. to 10:00 p.m., Friday-Saturday 11:00 a.m. to 11:00 p.m., and Sunday 11:00 a.m. to 9:00 p.m.
4. This Special Use Permit may be reviewed annually by staff for approval.

Second by K.Tomlinson. All voted aye. Motion carried. 5 – 0.

#22-06

Julian Sheldahl and Dean Wilson

3313 NW 13th Street

Lot 2, Boulder Brook Plat 14

RE: Variance - Rear Yard Setback

Chair M.Ott opened the public hearing.

Julian Sheldahl, 3313 NW 13th Street said they would like to replace their existing deck with the same footprint and place a roof over a portion of the deck. He stated that the rear yard setback for their property is 30-feet and with the proposed roof over a portion of the deck, it would provide for a 19.5-foot rear yard setback. They are asking the Board for a variance to allow the 19.5-foot rear yard setback.

There were no questions from the Board.

L.Hutzell reported the subject property at 3313 NW 13th Street is owned by Julian Sheldahl and Dean Wilson. The property is legally described as Lot 2, Boulder Brook Plat 14 and is zoned R-3A, Planned Multiple-Family Residence District. R-3A zoning requires a 30-foot rear yard setback. She stated that Ankeny Municipal Code Section 196.03(2)B(2), states that an unenclosed deck may project no more than 12-feet into the required rear yard setback. It is only when the roof is added that the structure needs to meet the setback requirements of the house. L.Hutzell stated the proposal is to construct a 10.5x11.75-foot portion of a new, covered deck on the rear of the house replacing the current deck and existing pergola. She said the owners are requesting a 10.5-foot variance to allow the required 30-foot rear yard setback be reduced to 19.5-feet for the 10.5x11.75-foot roof. She noted the addition of the roof would not decrease the backyard of the property and does not infringe upon the surrounding properties. Staff notified all property owners within 250-feet of this property and to date, have not received any comment for or against the request. The Staff position is to grant a 10.5-foot variance to Ankeny Municipal Code Section 192.06 to allow a 19.5-foot rear yard setback for construction of a 10.5x11.75-foot portion of a covered deck at 3313 NW 13th Street. Staff's position is based on a determination that the decreased rear yard setback from the resulting covered deck would not impair adequate supply of air and light, would not decrease public danger of visibility, or diminish property values; and that this request is in harmony with the intended spirit and purpose of the Ankeny Municipal Code.

N.Sungren asked Staff if the existing pergola was permitted when it was originally constructed. L.Hutzell stated the pergola was in place when Julian Sheldahl and Dean Wilson moved into the home. She further stated, that a building permit for the pergola could not be found. E.Carstens commented that before the pergola was constructed it should have come before the Board as a variance request.

The Board had no further questions.

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

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

Board Action on Filing #22-06 property located at 3313 NW 13th Street

Motion by N.Sungren that the Zoning Board of Adjustment grant a 10.5-foot variance to Ankeny Municipal Code Section 192.06 to allow a 19.5-foot rear yard setback for construction of a 10.5x11.75-foot portion of a covered deck at 3313 NW 13th Street, subject to the applicant acquiring all necessary building permits. The Board's position is based on a determination that the decreased rear yard setback from the resulting covered deck would not impair adequate supply of air and light, would not decrease public danger of visibility, or diminish property values; and that this request is in harmony with the intended spirit and purpose of the Ankeny Municipal Code. Second by M.Ott. All voted aye. Motion carried. 5 – 0.

NEW BUSINESS

There was no new business.

REPORTS

Renewed Special Use Permits

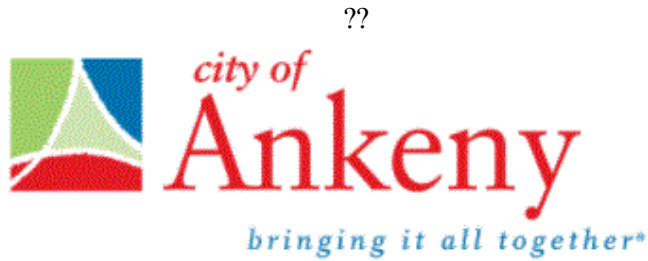
#16-03 District 36 Wine Bar and Grille – 1375 SW Vintage Parkway

E.Jensen announced that this is Associate Planner Ruth Hulstrom's final meeting, as she has taken a new position in Wisconsin. He expressed his appreciation for her service to the community.

There being no further business, the meeting adjourned at 5:25 p.m.



Submitted by Brenda Fuglsang, Board Secretary
Zoning Board of Adjustment



ZONING BOARD OF ADJUSTMENT

May 3, 2022

5 : 00 PM

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?? ORIGINATING DEPARTMENT:
Zoning Board of Adjustment Department

COUNCIL GOAL:
Ensure Economic Vitality

??

ACTION REQUESTED:
Public Hearing

LEGAL:

SUBJECT:

#22-07

MJ Properties

for property located at

2805 NW Westwood Court

Lot 42, Centennial Estates Plat 1

RE: Variance - Rear Yard Setback

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??**No**

STAFF RECOMMENDATIONS:




PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

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**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 *ECJ*
Filing #: 22-07
Meeting Date: May 3, 2022
Address: 2805 NW Westwood Court

APPELLANT REQUEST

A variance to Ankeny Municipal Code section 192.05(3)(E) that requires Rear Yard: 35-feet, allowing a 31-foot 7-inch rear yard setback for a covered deck at 2805 NW Westwood Court.

STAFF POSITION

That the Zoning Board of Adjustment grant a variance to Ankeny Municipal Code Section 192.05(3)(E) to allow a 31-foot 7-inch rear yard setback for the construction of a covered deck at 2805 NW Westwood Court, subject to the applicant acquiring all necessary building permits.

Staff's position is based on a determination that the decreased rear yard setback from the resulting covered deck would not impair adequate supply of air and light, would not increase public danger of fire, or diminish property values; and that this request is in harmony with the intended spirit and purpose of the Ankeny Municipal Code.

PROJECT SUMMARY

The subject property is located at 2805 NW Westwood Court, east of NW Irvinedale Drive and south of NW 36th Street within the northwestern quadrant of Ankeny. The subject property is zoned R-3, Multiple-Family Residence District Restricted to One-Family Residences, and is situated on Lot 42 of Centennial Estates Plat 1.

The applicant is currently in the process of constructing a new home on the subject vacant lot, and as a part of the new construction, a covered deck is being proposed on the east side of the property that will encroach into the rear yard setback. The applicant is requesting a variance to encroach approximately 3-feet 5-inches into the 35-foot rear yard setback that is required for properties within the R-3 zoning district. Should the variance for the covered deck be granted, a 31-foot 7-inch setback will be the resulting rear yard setback on the east side of the property.

PROJECT REPORT

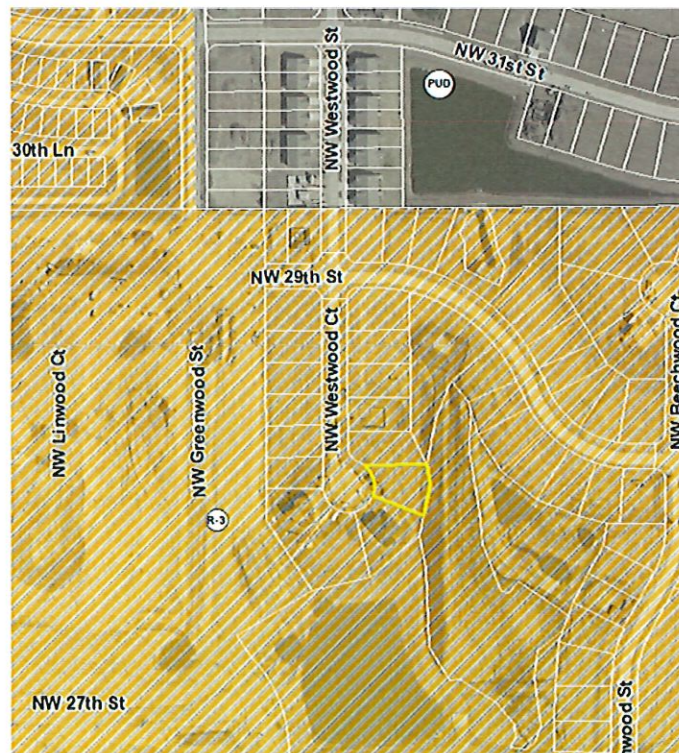
Criteria for Variance

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 2805 NW Westwood Court is located east of NW Irvinedale Drive and south of NW 36th Street on Lot 42 of Centennial Estates Plat 1 and is zoned R-3, Multiple-Family Residence District Restricted to One-Family Residences. Neighboring properties are zoned R-3 w/conditions and consist of either single-family detached homes or vacant lots, many of which will contain single-family homes in the future. Owners of the subject property are currently in the process of constructing a two-story single family detached home on their vacant lot. The applicant is proposing to construct an approximate 166 square-foot covered deck that will encroach approximately 3-feet 5-inches into the 35-foot rear yard setback. Because the deck will be covered and connected to the primary residence on the site, the structure will need to adhere to the building setback requirements of the zoning district.



Applicable zoning districts surrounding the subject property

Plans for the covered deck were originally included with the building permit application from the applicant, at which time staff approved the application with the condition that a variance would be needed prior to construction of the deck. After informing the applicant that a variance would be required, City staff provided the applicant with the materials needed to apply for the variance.

As previously indicated, the applicant has stated that the proposed covered deck will be 166 square-feet in size or approximately 12-feet wide by 14-feet deep. The subject property's rear lot line is not parallel with the proposed covered deck, but at its furthest point, the proposed deck will encroach 3-feet 5-inches into the 35-foot rear yard setback. Although the proposed covered deck lies within the setback, only a small portion of actual deck will encroach into said setback as indicated on the submitted site plan. As for the subject lot itself, the lot is somewhat unique in its layout, as it's located adjacent to an offset cul-de-sac bulb and backs up to open space located to the east of the property. The open space is privately owned by a home owners association and will not be developed in the future. This open space relieves any concerns staff may have had that the covered deck would impact the neighboring properties to the east, both now and in the future.

Furthermore, similar variance requests have been approved by the Zoning Board of Adjustment in the past. The most recent being on April 5, 2022 which allowed a covered deck to extend 10.5-feet into the required 30-foot setback. Staff has notified all property owners within 250' of 2805 NW Westwood Court of this request by mail on April 21, 2022. To date, staff has not received any correspondence either for or against the requested variance.

The staff position is to grant a variance to Ankeny Municipal Code Section 192.05(3)(E) to allow a 31-foot 7-inch rear yard setback for the construction of a covered deck at 2805 NW Westwood Court, subject to the applicant acquiring all necessary building permits. Staff's position is based on a determination that the decreased rear yard setback from the resulting covered deck would not impair adequate supply of air and light, would not increase public danger of fire, or diminish property values; and that this request is in harmony with the intended spirit and purpose of the Ankeny Municipal Code.

#22-07



APPLICATION FOR APPEAL ZONING BOARD OF ADJUSTMENT

Applicant is: ☒ Property Owner ☐ Tenant ☐ Other _____

Applicant MJ Properties, LLC

Address / Phone # 1450 SW Vintage Pkwy #230, Ankeny

E-mail jasonl@mjprop.net

Property Owner Same

Address / Phone # _____

E-mail _____

(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 2805 NW Westwood Ct.

Legal description (Plat & Lot #) Lot 42, Centennial Estates Plat 1

Zoning R-3 Principal Use of property Single-family

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 # 192.05 3. E. which state(s) required rear yard setback is 35'

I would propose the following in lieu of that required: 31.5' rear yard setback

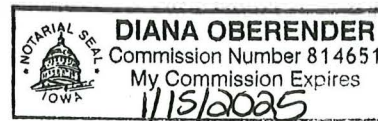
Attached hereto and made a part of this appeal, I submit the following:

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

Complete submittals are required for review.

AFFIDAVIT

State of Iowa)ss
County of Polk)



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
6th day of April, 2022.
[Signature]
(Notary Public)

RECEIVED

Date received <u>APR 08 2022</u>	Paid <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Check # <u>19513</u> \$ <u>120.00</u>	Office Use Only
Filing # <u>22-07</u>	Scheduled Meeting Date <u>5-3-2022</u>	

MJ PROPERTIES, LLC

City of Ankeny
1210 NW Prairie Ridge Dr
Ankeny, IA 50023

April 7, 2022

Re: 2805 NW Westwood Court

To Whom It May Concern,

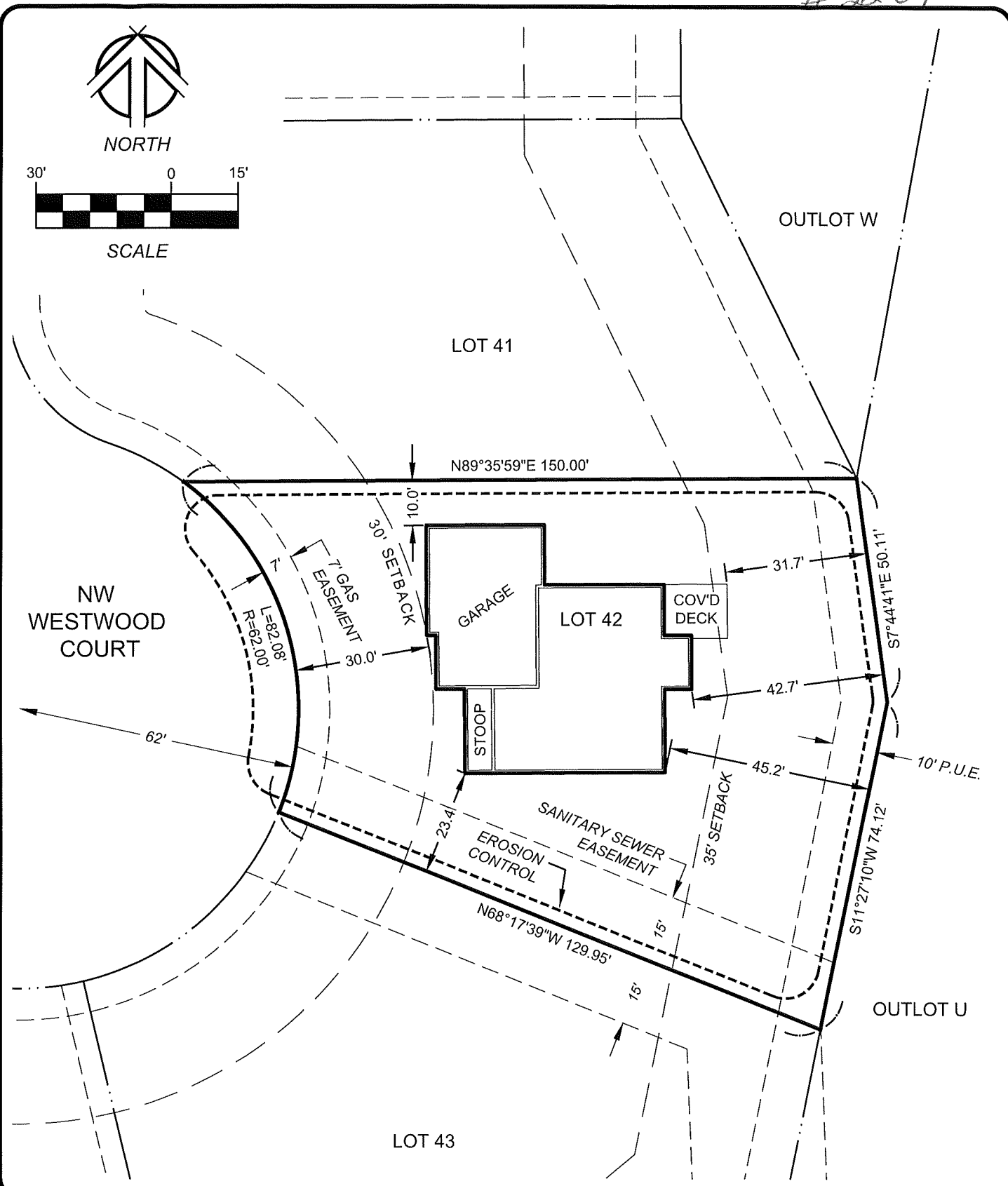
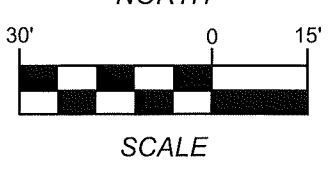
MJ Properties is requesting a variance to allow a covered deck to encroach 3 feet 5 inches into the 35 foot rear yard setback on lot 42, Centennial Estates Plat 1.

Thank you,



Jason Loutsch

#22-07



MJ PROPERTIES

NOTES:

1. DIMENSIONS ARE MEASURED FROM THE FOUNDATION WALL TO THE BOUNDARY LINE
2. ALL DIMENSIONS AND MINIMUM BUILDING ELEVATIONS SHALL BE VERIFIED BY THE CONTRACTOR/BUILDER/OWNER PRIOR TO CONSTRUCTION



1250 SW STATE STREET
SUITE A
ANKENY, IOWA
50023-4703
(515) 965-0123 phone
(515) 965-3322 fax

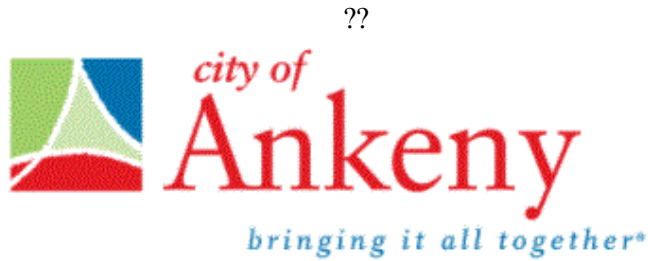
PROJECT:

2805 NW WESTWOOD COURT
LOT 42, CENTENNIAL ESTATES PLAT 1
ANKENY, IOWA

NAI No.:
20230
DATE:
04/27/21

DRAWN BY:
TJH
CHECKED BY:
JHP

DWG No.:
SP-1
SHEET No.:
1/1



ZONING BOARD OF ADJUSTMENT

May 3, 2022

5 : 00 PM

Print

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?? ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

??

ACTION REQUESTED:

Public Hearing

LEGAL:

SUBJECT:

#22-08

Edge Commercial, LLC
for property located at

3175 SE Delaware Avenue

Lot 1, Ankeny Land, LLC Plat 1

RE: Variance - Ground Sign

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??**No**

STAFF RECOMMENDATIONS:




PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

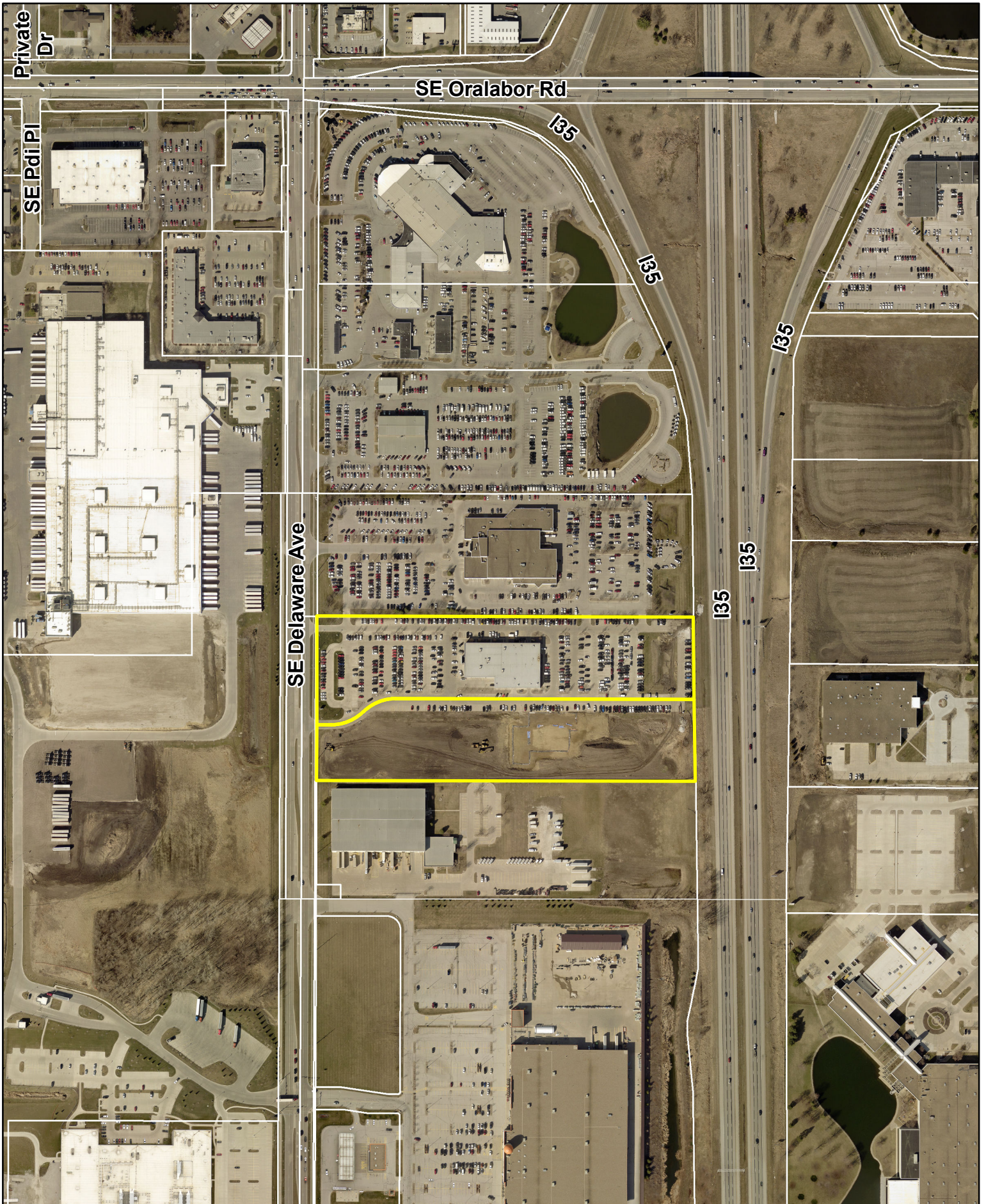
PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

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 Aerial Map
 Staff Report
 Submittal



N



1 inch = 400 feet

Date: 4/27/2022

3175 SE Delaware Avenue
Dewey Chrysler Dodge Jeep Ram

 **Ankeny**
bringing it all together.

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

To: Members of the Zoning Board of Adjustment
From: Derek Silverthorn, Associate Planner
Filing #: 22-08 *ESC*
Meeting Date: May 3, 2022
Address: 3175 SE Delaware Avenue

APPELLANT REQUEST

A variance to Ankeny Municipal Code Chapter 195.04.8, allowing a third ground sign on the property for Dewey Chrysler Dodge Jeep Ram, located at 3175 SE Delaware Avenue.

STAFF POSITION

The staff position for this request is that Zoning Board of Adjustment grant a variance to Ankeny Municipal Code Chapter 195.04.8, allowing a third ground sign for Dewey Chrysler Dodge Jeep Ram on the property for Dewey Chrysler Dodge Jeep Ram, located at 3175 SE Delaware Avenue. This position is based on a determination that the additional ground sign would not impair an adequate supply of light and air to adjacent property, endanger the public safety, or diminish or impair established property values in surrounding areas; and that this request is in harmony with the intended spirit and purpose of the Ankeny Municipal Code.

CRITERIA FOR VARIANCE

197.01.4 Powers and Duties. The Board of Adjustment shall have the following 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 Zoning Ordinance 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 Zoning Ordinance 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 Zoning Ordinance.*

FINDINGS OF FACT

The subject property at 3175 SE Delaware Avenue being legally described as Lot 1, Ankeny Land, LLC Plat 1 is located east of SE Delaware Avenue, west of Interstate 35, and 1/3-mile south of SE Oralabor Road. The property is zoned C-2, General Retail, Highway-Oriented, and Central Business Commercial District, as are the neighboring dealership properties to the north and south of the subject property along SE Delaware Avenue. Properties west of SE Delaware Avenue are zoned M-1, Light Industrial District.

The current Sign Ordinance in Chapter 195 of the Ankeny Municipal Code allows single-occupancy commercial properties such as this to have one ground sign; however, Chapter 195.04.8 states that a second ground sign may be allowed when all of the following conditions are met:

- A. The lot must be in commercial or industrial zoning classification.*
- B. The lot must be a through lot with double street frontage, or a corner lot with street frontage on three sides.*
- C. The second ground sign must be located on the side of the lot abutting the minor or interior roadway.*
- D. The ground sign must meet the size, height, and setback requirements for the primary ground sign permitted on the site.*
- E. The ground sign shall be in addition to all other permitted ground signs.*

The subject property meets all the above-listed criteria, and currently has two ground signs allowed by Code. The property was granted a variance for a second ground sign in 2007, prior to the adoption of the current Sign Ordinance. At the time of the property receiving a variance for the second ground sign, the Code limited properties to only one ground sign with no criteria to allow for a second ground sign. Under that Code, Karl Chevrolet (2000) and Dewey Ford (2001) were also granted variances for additional ground signs.

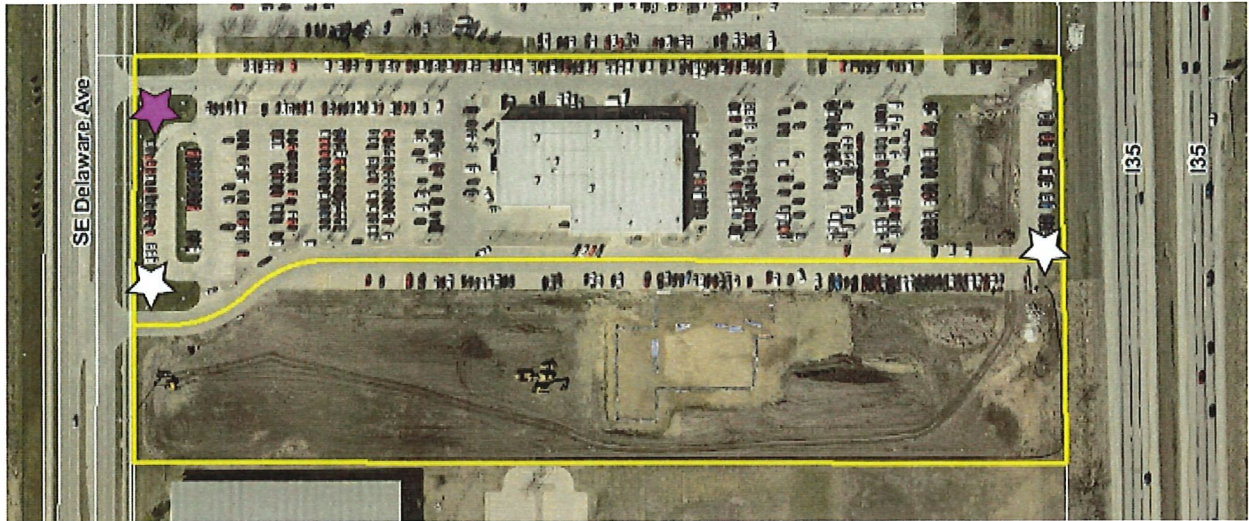


Existing ground sign along I-35 frontage



Existing ground sign along SE Delaware Avenue frontage

The appellant is requesting a variance to the current Ankeny Municipal Code Chapter 195.04.8, allowing a third ground sign on the property, located near the northwestern entrance into the site. The proposed third ground sign would be a rock structure with up-lighting, on top of which a vehicle could be parked. The specific portion of the structure in question includes a 38 square-foot front, engraved with “Jeep,” as shown below. City staff advised the appellant that if the rock structure did not have the engraved business identification, the proposed structure would not be considered as signage. Accordingly, the structure would then be allowed without the need for a variance.



Existing and proposed ground sign locations



Proposed ground sign (front)



Proposed ground sign (rear)

Similar to the staff position regarding the rock ground sign at Karl Chevrolet located near the intersection of SE Delaware Avenue and SE Oralabor Road, Staff finds that special circumstances exist in that the subject property has a significant presence along the SE Delaware Avenue and Interstate 35 corridors. Additionally, a proportional amount of signage to the overall scale of the site is an appropriate consideration in this application. If granted, the total ground signage on the 15.08-acre subject property would be 281 square feet—equating to 18.63 square feet of total ground signage per acre. Comparatively, the total existing ground signage on the 18.05-acre Karl Chevrolet property is 387 square feet—equating to 21.44 square feet of ground signage per acre. Considering the scale of the two sites in relation to the overall ground signage, it would appear that the subject site would maintain an overall lower impact than that of Karl Chevrolet if the requested variance is approved.

STAFF POSITION

The staff position for this request is that Zoning Board of Adjustment grant a variance to Ankeny Municipal Code Chapter 195.04.8, allowing a third ground sign for Dewey Chrysler Dodge Jeep Ram on the property for Dewey Chrysler Dodge Jeep Ram, located at 3175 SE Delaware Avenue. This position is based on a determination that the additional ground sign would not impair an adequate supply of light and air to adjacent property, endanger the public safety, or diminish or impair established property values in surrounding areas; and that this request is in harmony with the intended spirit and purpose of the Ankeny Municipal Code.



22-08

APPLICATION FOR APPEAL ZONING BOARD OF ADJUSTMENT

Applicant is: ☐ Property Owner ☐ Tenant ☒ Other General Contractor

Applicant Edge Commercial - Branson Ropp

Address / Phone # 3155 SE Miehe Dr. #2 Grimes, Iowa 50111

E-mail BRopp@edgeco-usa.com

Property Owner Ankeny Land LLC

Address / Phone # 3175 SE Delaware Ave Ankeny, Iowa

E-mail Brettg@kengarff.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 3rd day of May, 2022

Location (address) of the proposed variance 3175 SE Delaware Avenue Ankeny, Iowa

Legal description (Plat & Lot #) Unknown

Zoning C-2 Principal Use of property Car Dealership

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 # 197.01(4)(B) which state(s) only one "monument" sign per road
frontage location.

I would propose the following in lieu of that required: Adding a Jeep "rock" to stage a vehicle with light
uplighting as detailed in attachment.

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

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

Complete submittals are required for review.

AFFIDAVIT

State of Iowa)ss
County of Felk)

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 8th day of April, 2022.
[Signature]
(Notary Public)

Date received <u>RECEIVED</u>	Paid <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Check # <u>101169</u> *240.00	Office Use Only
Filing # <u>22-08</u> APR 14 2022	Scheduled Meeting Date <u>5-3-2022</u>	

22-08



City of Ankeny
1210 Prairie Ridge Drive
Ankeny, Iowa

The Dewey Dodge Chrysler Jeep dealership located on 3175 SE Delaware Avenue has contracted with Edge Commercial to update their corporate image per nationwide Dodge, Chrysler, Jeep, & Ram standards. With that standard comes a Jeep "Rock" to be located at the front road of the store with four small uplights to showcase the Jeep vehicle located on the rock. In meeting with the City of Ankeny and determining that we are currently at capacity for monument signs on the Delaware road frontage, Edge is asking for a variant on behalf of the land owner, Ankeny Land LLC. The attached documents note the proposed rock and lights.

Thank you for your time.

Sincerely,

A handwritten signature in black ink, appearing to read "Branson Ropp", is written over a light blue grid background.

BRANSON ROPP
Project Manager



COMMERCIAL | HEALTHCARE | INDUSTRIAL

3155 SE Miehe Dr., Ste. 2
Grimes, IA 50111

P: 515/986.2229 x114 | F: 515/986.2239 | C: 515/402.9275
www.edgeco-usa.com

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APR 14 2022
CITY OF ANKENY

22-08

Branson D. Ropp

From: Brett Godfrey <brettg@kengarff.com>
Sent: Friday, April 8, 2022 10:37 AM
To: Branson D. Ropp; Steven Dougherty
Cc: Bill J. Herman
Subject: RE: Dewey Dodge Jeep-Ankeny Iowa

Letter of Authorization

April 8, 2022

To Whom It May Concern:

This letter hereby authorizes Branson Ropp with Edge Construction to act in our behalf on matters relating to the application variance process for our sign permit at Dewey Dodge.

Regards

Brett Godfrey
Senior Director of Facilities
Ken Garff Automotive Group
(801)558-5685 Cell
(801)257-3135 Office
brettg@KenGarff.com



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CITY OF ANKENY



Contact Information

Marketing Solutions, Inc.
372 W. Ontario, Suite 302
Chicago, IL 60654

Tom Maglio - VP/Sales 781-389-9284 tmaglio@msi-design.com

Toni Scaletto - Customer Service 312-357-5257 tscaletto@msi-design.com

MSI has been selected by FCA as the single source vendor and partner for the Jeep Mountain.

We are proud to partner with you and assist in enhancing your new facility. Our exclusive and custom displays are the only Jeep approved and mandated products allowed for use within this program. For the past 25 years, MSI has partnered with some of the best known global brands in experiential environments and is known for excellence in design and client service. We stand ready to work with you during all phases of your build process to ensure each and every milestone for your new vehicle displays are achieved.

HOMETOWN STANDARDS

B.57 SPECIALTY FIXTURES



Jeep Mountain Rockscape

Sculpted rock ramp display for showcasing/displaying vehicles. Integrated sculpted Jeep logo inlay sign.

Size [approximate]: 17' L x 9'-6" W x 4' H

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CITY OF ARLING

INTRODUCTION

YOUR FACILITY

EXTERIOR

INTERIOR

DEPARTMENTS

APPENDIX

03/22/21

[VIEW TABLE OF CONTENTS](#)



Contact Information

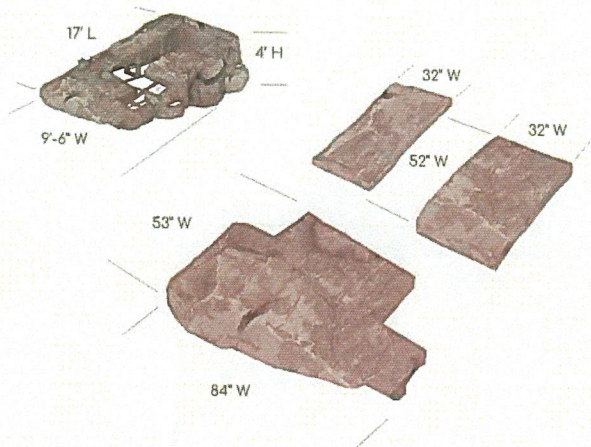
Marketing Solutions, Inc.
372 W. Ontario, Suite 302
Chicago, IL 60654

Tom Maglio - VP/Sales 781-389-9284 tmaglio@msi-design.com

Toni Scaletta - Customer Service 312-357-5257 tscaletta@msi-design.com

HOMETOWN STANDARDS

B.58 SPECIALTY FIXTURES

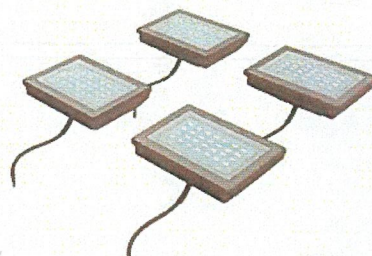
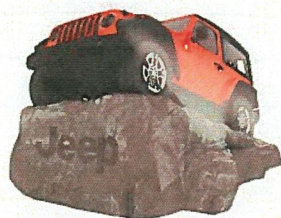


MOUNTAIN FILLER PANELS

Rockscape Filler Panels

Sculpted rock panels to fill in open space under & behind vehicle.

Size [approximate]: As shown



Rockscape Lighting Kit

Add-on light kit for dramatic uplighting of vehicle.

50w/5700 lumen/UL certified LED outdoor flood light or similar.

Size - Varies on region.

QTY - 4 per kit.

INTRODUCTION

YOUR FACILITY

EXTERIOR

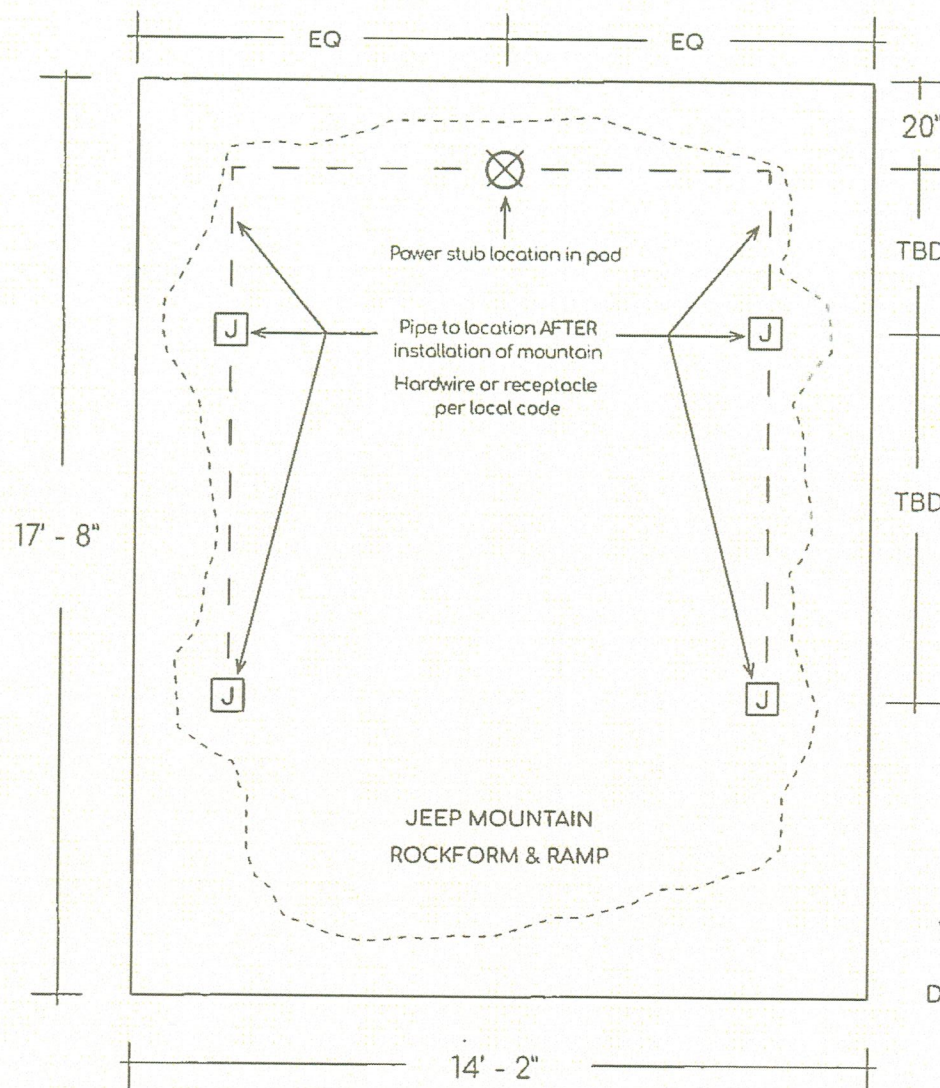
INTERIOR

DEPARTMENTS

APPENDIX

03/22/21

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Concrete Pad: 6" PCC

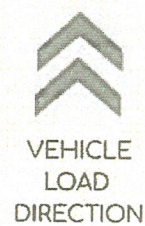
LIGHT SPECS:

Input Voltage : 110v

Watts : 50w each [200w total]

Lumens : 5763 LM

5700k Floodlight

*Lights should be connected to
an automatic timer/night sensor.

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APR 14 2022

CITY OF AUSTIN

JEEP MOUNTAIN ELECTRICAL LAYOUT



Marketing Solutions, Inc.
372 W. Ontario St. #302
Chicago, IL 60654
312-357-6250
www.msi-design.com



**DEWEY CHRYSLER
DODGE JEEP RAM
3175 SE DELAWARE AVE
ANKENY, IA 50021**

NOT FOR CONSTRUCTION

Rev. #	Issue / Revision	Date
	SUBMITTED FOR REVIEW	2021/11/23
	SUBMITTED FOR REBRANDING	2022/01/12

RECEIVED

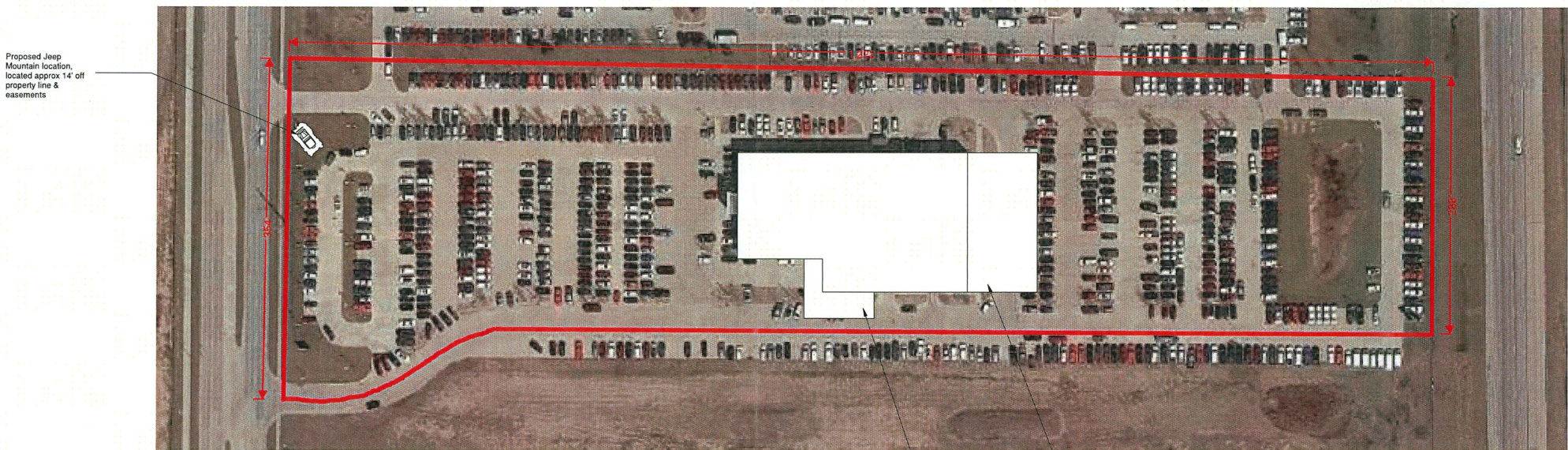
APR 14 2022

CITY OF ANKENY

SITE PLAN

Sheet No. _____

A-902



Dewey Dodge Showroom/Service Building



1 SITE PLAN
SCALE: 1" = 40'-0"
FOR REFERENCE ONLY

Lot Lines

3175 SE Delaware Ave Ankeny, Iowa