



Meeting Agenda

Plan and Zoning Commission

Tuesday, May 7, 2024

6:30 PM

Ankeny City Council Chambers

1250 SW District Drive, Second Floor, Ankeny, Iowa

Ted Rapp, Chair

Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

Plan and Zoning Commission regular meetings are held at 6:30 p.m. on the first and third Tuesdays of each month, following the Monday City Council meetings. All Plan and Zoning 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:

Consider MOTION to approve and accept the May 7, 2024 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes

Consider MOTION to approve and accept the April 16, 2024 minutes of the Plan and Zoning Commission meeting.

Consider MOTION to approve the recommendations for Consent Agenda Item(s) #1.

F. **REMOVED CONSENT AGENDA ITEMS:**

G. **PUBLIC HEARINGS:**

H. **BUSINESS ITEMS:**

2. **Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope K. Farms, LLC from Office/Business Park to Low Density Residential use classification (LUPA Area #1)**

Consider MOTION to recommend City Council approval of the request by Hope K Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K Farms, LLC (LUPA Area #1) from Office/Business Park to Low Density Residential.

3. **Request to rezone property owned by Hope K Farms, LLC from R-1 One Family Residential District to PUD, Planned Unit Development (Rezoning Area A)**

Consider MOTION to recommend City Council approval of the request by Hope K Farms, LLC to rezone Area A from R-1 One-Family Residence District to PUD, Planned Unit Development.

4. **Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope K Farms, LLC from Office/Business Park to Medium Density Residential use classification (LUPA Area #2)**

Consider MOTION to recommend City Council approval of the request by Hope K Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K Farms, LLC (LUPA Area #2) from Office/Business Park to Medium Density Residential.

5. **Request to rezone property owned by Hope K Farms, LLC from R-1 One Family Residential District to R-3 Multiple Family Residence District, restricted to 10 units per acre (Rezoning Area B)**

Consider MOTION to recommend City Council approval of the request by Hope K Farms, LLC to rezone Area B from R-1, One-Family Residence District to R-3, Multiple-Family Residence District, restricted to 10 units per acre.

6. **Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope K Farms, LLC from Office/Business Park to High Density Residential use classification (LUPA Area #3)**

Consider MOTION to recommend City Council approval of the request by Hope K Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K Farms, LLC (LUPA Area #3) from Office/Business Park to High Density Residential.

7. **Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope K Farms, LLC from Low Density Residential to High Density Residential use classification (LUPA Area #4)**

Consider MOTION to recommend City Council approval of the request by Hope K Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K Farms, LLC (LUPA Area #4) from Low Density to High Density Residential.

8. **Request to rezone property owned by Hope K Farms, LLC from R-1 One Family Residential District to R-3 Multiple Family Residence District, restricted to 20 units per acre (Rezoning Area C)**

Consider MOTION to recommend City Council approval of the request by Hope K Farms, LLC to

rezone Area C from R-1, One-Family Residence District to R-3, Multiple-Family Residence District, restricted to 20 units per acre.

I. OLD BUSINESS:

J. REPORTS:

1. May 6, 2024 City Council Report - Staff

2. Director's Report

Tentative agenda items for Tuesday, May 21, 2024

April 2024 Building Permits Report

Public Hearing(s): Set Hearing for Tuesday, May 21, 2024 at 6:30 p.m.

Request by Hope K Farms, LLC to rezone property from R-2 to PUD.

3. Commissioner's Reports

K. MISCELLANEOUS ITEMS:

May 20, 2024 - 5:30 p.m. City Council Representative: Staff

L. ADJOURNMENT:

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION

May 7, 2024

6 : 30 PM

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ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Minutes

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to approve and accept the April 16, 2024 minutes of the Plan and Zoning Commission meeting.

ADDITIONAL INFORMATION:

ATTACHMENTS:

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Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, April 16, 2024

Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair Ted Rapp called the April 16, 2024 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

Members present: Ted Rapp, Randy Weisheit, Trina Flack, Glenn Hunter, Annette Renaud, Todd Ripper and Lisa West. Staff present: Eric Jensen, Laura Hutzell, Jake Heil and Brenda Fuglsang.

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve and accept the April 16, 2024 agenda without amendments. Second by T.Ripper. All voted aye. Motion carried 7 – 0.

COMMUNICATIONS

Correspondence was received from Jeremy & Teresa Nefzger, 1558 NE 126th Avenue, Alleman regarding Agenda Item #10, Kings Pointe East Preliminary Plat.

Motion by T.Flack to receive and file correspondence from Jeremy & Teresa Nefzger. Second by R.Weisheit. All voted aye. Motion carried 7 – 0.

CITIZEN'S REQUEST

There were no requests.

CONSENT AGENDA ITEMS

Item #1. Minutes

Motion to approve and accept the April 2, 2024 minutes of the Plan and Zoning Commission meeting.

Item 2. 1505 NE 36th Street - Garden House Addition Site Plan

Motion to approve the site plan for 1505 NE 36th Street, Garden House Addition.

Motion by G.Hunter to approve the recommendations for Consent Agenda Item #1 - #2. Second by T.Flack. Motion carried 6 – 0 – 1 (Abstain: T.Rapp).

PUBLIC HEARINGS

Item #3. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope K. Farms, LLC from Office/Business Park to Low Density Residential use classification (LUPA Area #1)

Item #4. Request to rezone property owned by Hope K Farms, LLC from R-1 One Family Residential District to PUD, Planned Unit Development (Rezoning Area A)

Item #5. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope K Farms, LLC from Office/Business Park to Medium Density Residential use classification (LUPA Area #2)

Item #6. Request to rezone property owned by Hope K Farms, LLC from R-1 One Family Residential District to R-3 Multiple Family Residence District, restricted to 10 units per acre (Rezoning Area B)

Item #7. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land use Map for property owned by Hope K Farms, LLC from Office/Business Park to High Density Residential use classification (LUPA Area #3)

Item #8. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope K Farms, LLC from Low Density Residential to High Density Residential use classification (LUPA Area #4)

Item #9. Request to rezone property owned by Hope K Farms, LLC from R-1 One Family Residential District to R-3 Multiple Family Residence District, restricted to 20 units per acre (Rezoning Area C)

Chair T.Rapp opened the public hearings.

Staff Report: L.Hutzell reported that Hope K Farms, LLC is requesting four amendments to the Ankeny Plan 2040 Comprehensive Plan Figure 12.10, Future Land Use Map and requesting to rezone three different land areas. She stated that the properties subject to the proposed map amendments and rezonings consist of two parcels that total approximately 117.08 acres, and are located east of NE Delaware Avenue, west of Interstate 35 and south of NE 126th Avenue. L.Hutzell presented an aerial map, which encompassed all the land area for agenda Items #3 through #9. L.Hutzell explained each request, in detail, along with the current zoning of the surrounding properties; and provided examples of the uses that would be allowed if the requests were approved. The proposed changes are as follows:

- **Land Use Plan Map Amendment #1** – Office Business Park to Low Density Residential, 57.74 acres
- **Rezoning Area A** – R-1, One-Family Residence District to PUD, 88.86 acres

- **Land Use Plan Map Amendment #2** – Office Business Park to Medium Density Residential, 15.71 acres
- **Rezoning Area B** – R-3, Multiple Family Residence District restricted to 10 units per acre, 15.71 acres

- **Land Use Plan Map Amendment #3** – Office Business Park to High Density Residential, 6.36 acres
- **Land Use Plan Map Amendment #4** – Low Density Residential to High Density Residential, 8.37 acres
- **Rezoning Area C** – R-3, Multiple Family Residence District restricted to 20 units per acre, 14.73 acres

L.Hutzell stated that the developer has submitted the required rezoning petitions consisting of signatures of more than 60% of the land area specifically providing 83.68% for Area A and 68.07 % for Area C. Area B had initially obtained 49.72% consenting signatures from adjacent property owners, requiring Council initiation, which took place March 4, 2024; and since then, additional signatures have been collected bringing consenting signature totals to 72.4%. She noted that notifications of the public hearing were sent to the surrounding property owners within 250' of the subject rezonings and 350' of the proposed land use plan map amendment areas. Legal notices of the proposed rezonings and amendments were published in the Des Moines Register and the required notification signage was posted on the property. Staff will present a complete staff report at the next Plan and Zoning Commission meeting on May 7, 2024.

Referencing Rezoning Area A, R-1 to PUD with underlying R-3, T.Flack asked if the PUD specifies restricted to single family. L.Hutzell responded, yes.

Jared Murray, Civil Design Advantage, LLC, 4121 NW Urbandale Drive, Urbandale, on behalf of Hope K Farms, LLC said he would answer any questions the Commission may have.

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

Item #3. Motion by L.West to close the public hearing, and receive and file documents for Hope Crossing Land Use Plan Amendment Area #1. Second by A.Renaud. All voted aye. Motion carried 7 – 0.

Item #4. Motion by L.West to close the public hearing, and receive and file documents for Hope Crossing Rezoning Area A. Second by A.Renaud. All voted aye. Motion carried 7 – 0.

Item #5. Motion by L.West to close the public hearing and receive and file documents for Hope Crossing Land Use Plan Amendment Area #2. Second by A.Renaud. All voted aye. Motion carried 7 – 0.

Item #6. Motion by L.West to close the public hearing, and receive and file documents for Hope Crossing Rezoning Area B. Second by A.Renaud. All voted aye. Motion carried 7 – 0.

Item #7. Motion by L.West to close the public hearing, and receive and file documents for Hope Crossing Land Use Plan Amendment Area #3. Second by A.Renaud. All voted aye. Motion carried 7 – 0.

Item #8. Motion by L.West to close the public hearing, and receive and file documents for Hope Crossing Land Use Plan Amendment Area #4. Second by A.Renaud. All voted aye. Motion carried 7 – 0.

Item #9. Motion by L.West to close the public hearing, and receive and file documents for Hope Crossing Rezoning Area C. Second by A.Renaud. All voted aye. Motion carried 7 – 0.

Chair Ted Rapp addressed the audience after the public hearings to let them know that the items will come back to the Commission on Tuesday, May 7, 2024 for a recommendation to the City Council.

BUSINESS ITEMS

Item #10. Kings Pointe East Preliminary Plat

Staff Report: J.Heil reported King's Pointe East is a proposed 123.19-acre preliminary plat located at the southwest corner of the NE 72nd Street and NE Delaware Avenue intersection. The project includes the construction of 225 single family residential lots, an outlot for multi-family residential restricted to 18 units per acre, an outlot to be dedicated to the City as parkland, four outlots for open space/storm water management, proposed public streets, along with public sanitary sewer, water main and storm sewer improvements. The City's Parks Department has agreed to accept Outlot V, totaling 8.21 acres, as parkland dedication for this development. J.Heil said that this preliminary plat is in general conformance with Hope Kimberley Properties Phase 1 and Phase 2 PUD's and other recent land use plan amendments and rezonings in this area. He provided information on the three major access points for this development. He shared that staff does not have a final approved traffic study, but the developer has provided turn lanes at all the major intersections of this plat and has provided in the notes that they would agree to additional recommendations from the traffic study when it is complete. J.Heil explained in detail information on water and sanitary sewer. He shared that a full drainage study is being required with the final plat as the Four Mile Creek watershed is currently in a FEMA flood zone. A floodplain development permit will also be required prior to any groundwork and that information has been communicated with the developer. He further said that the City is requiring a stream bank analysis that is currently being worked on for the unnamed creek in Outlot Y and Z. Ownership, improvements and stabilization requirements will be determined and be required at the time of final platting.

J.Heil noted that correspondence was received from Jeremy and Teresa Nefzger and the Four Mile Four plat owners and their concern is that part of the Four Mile Four, Outlot Y is included in this preliminary plat and contains the note "Outlot Y is all open space and unbuildable." J.Heil stated that there are two separate issues, which include the plat notes on the Four Mile Four plat and the private covenants. He stated that first and foremost, the City has no jurisdiction over private covenants, or any private covenants. That the document is a contractual matter between all of the property owners of property within a Plat. Secondly, in regard to the plat note on Outlot Y stating, "Outlot Y is all open space and unbuildable." City Staff's position, upon consultation with the City Attorney, is that now that the property has been annexed into the City of Ankeny, the City can proceed with the normal platting process if presented with an application for subdivision for the outlots. As is typical with any other replatting of outlots in the City's jurisdiction. However, the City processing final plats to replat would not erase whatever limitations may exist on Outlot Y through the private covenants. That will still have to be addressed/resolved separate of the platting process. He further stated that staff has advised Hope Kimberley, LLC to work with the property owners of the Four Mile Four Plat. The City will require that the applicant/property owner provide documentation that an agreement has been reached to the satisfaction of all the property owners within the Four Mile Four Plat before any final plats that incorporate Outlot Y move forward. However, as previously mentioned, if the City is presented with applications for subdivision plats for any of the other areas outside of Outlot Y in Four Mile Four, the City will process them as we would for any other property in our jurisdiction. The staff recommendation is that the Plan and Zoning Commission recommend City Council approval of the King's Pointe East Preliminary Plat; and accept the public street name NE Kings Pointe Drive.

L.West asked if the requirement of the stream bank analysis was to prevent what happened at West Winds. Staff responded, yes.

R.Weisheit confirmed with staff the location of Outlot Y. E.Jensen presented an aerial map showing the specific area. E.Jensen further commented that this is a preliminary plat, basically a conceptual plan. He believes Mr. Nefzger just wanted the city to be aware that there was an issue related to this development.

T.Rapp asked that since the sanitary sewer is being extended behind the existing parcels to the north, will those parcels be able to hook up to services at their leisure. E.Jensen responded, he assumes so.

Erin Ollendike, Civil Design Advantage, LLC, 4121 NW Urbandale Drive, Urbandale commented that she did not have any additional information to share with the Commission.

Motion by A.Renaud to recommend City Council approval of the Kings Pointe East Preliminary Plat, and acceptance of the public street name NE Kings Pointe Drive. Second by R.Weisheit. All voted aye. Motion carried 7 – 0.

REPORTS

City Council Meeting

E.Jensen reported on the April 15, 2024 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the Tuesday, May 7, 2024 Plan and Zoning Commission meeting.

Commissioner's Reports

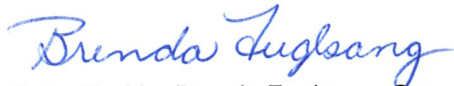
There were no reports.

MISCELLANEOUS ITEMS

May 6, 2024 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, T.Rapp motioned to adjourn the meeting. Meeting adjourned at 6:56 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

May 7, 2024

6 : 30 PM

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ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Enhance Quality of Life

ACTION REQUESTED:

Public Hearing

LEGAL:

SUBJECT:

Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope K. Farms, LLC from Office/Business Park to Low Density Residential use classification (LUPA Area #1)

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

The Plan and Zoning Commission held a public hearing at their meeting on April 16, 2024.



PUBLIC OUTREACH EFFORTS:

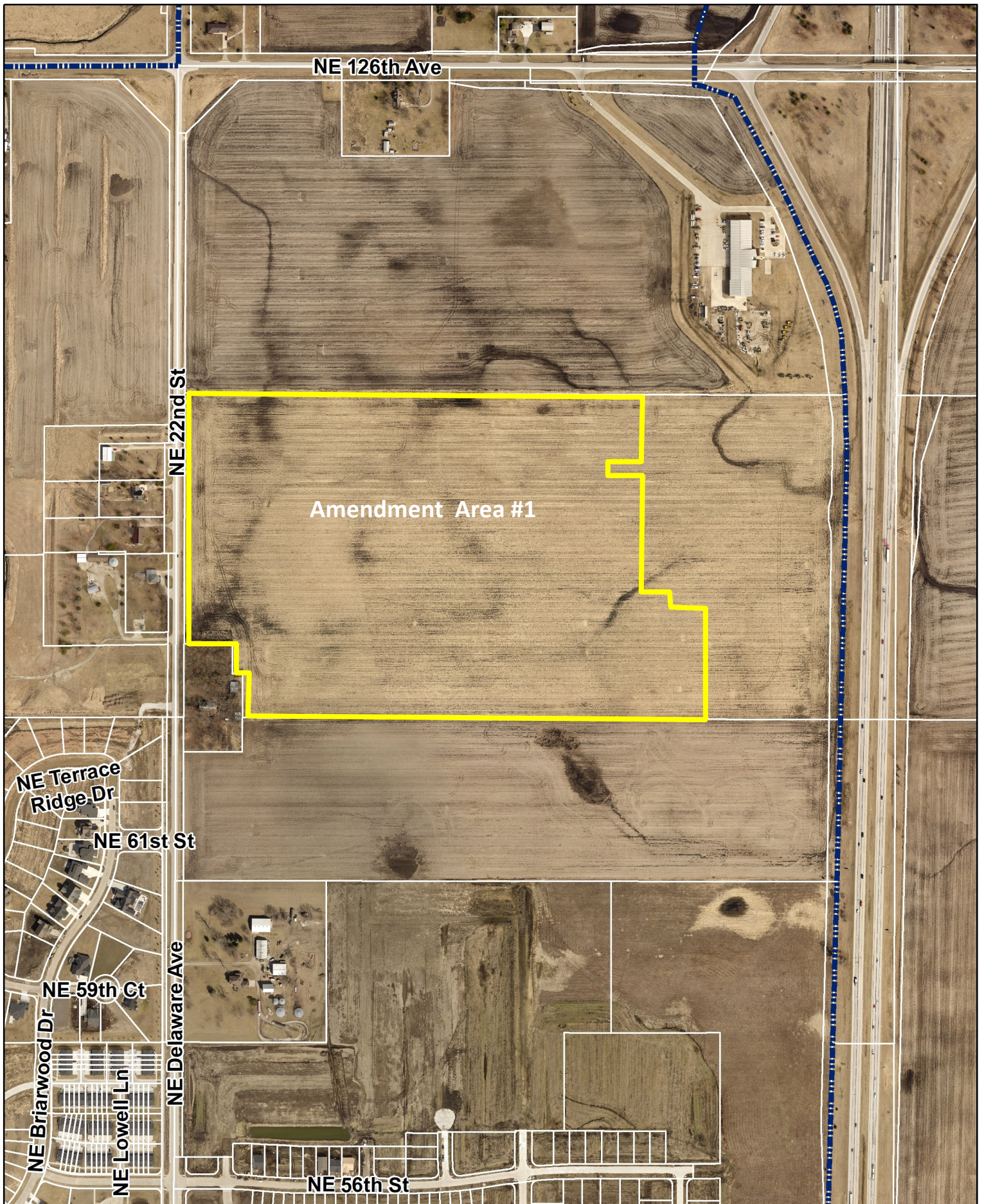
ACTION REQUESTED:

Action: Consider MOTION to recommend City Council approval of the request by Hope K Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K Farms, LLC (LUPA Area #1) from Office/Business Park to Low Density Residential.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Aerial Map
 Staff Report
 LUPA Area #1 Exhibit
 Future Land Use Map
 Applicant Letter
 Zoning Map
 Combined Aerial Map
 Combined LUPA Map



NE 126th Ave

NE 22nd St

Amendment Area #1

NE Terrace
Ridge Dr

NE 61st St

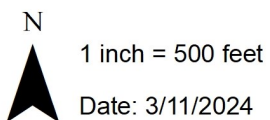
NE 59th Ct

NE Briarwood Dr

NE Lowell Ln

NE Delaware Ave

NE 56th St



Hope Crossing Aerial

LUPA Area #1





*Plan and Zoning Commission
Staff Report*

Meeting Date: May 7th, 2024

Agenda Item: Hope Crossing Rezoning – Action
Report Date: May 1, 2024
Prepared By: Laura Hutzell *ESC*
Associate Planner

Staff Recommendation

That the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K. Farms, LLC (Area #1) from Office/Business Park to Low Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to rezone Area A from R-1, One-Family Residence District to PUD, Planned Unit Development.

That the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K. Farms, LLC (Area #2) from Office/Business Park to Medium Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to rezone Area B from R-1, One-Family Residence District to R-3, Multiple-Family Residence District, restricted to 10 units per acre.

That the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K. Farms, LLC (Area #3) from Office/Business Park to High Density Residential.

That the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K. Farms, LLC (Area #4) from Low Density to High Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to rezone Area C from R-1, One-Family Residence District to R-3, Multiple-Family Residence District, restricted to 20 units per acre.

Project Report

LUPA #1 with Rezoning A:

Land Use Plan Amendment #1 is approximately 57.74 acres; and is located south of NE 126th Avenue, east of NE Delaware Avenue and west of I-35. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Office/Business Park (OB). The applicant is

now proposing to reclassify the future land use to Low Density Residential (LDR). The Future Land Use Map indicates surrounding properties to the amendment area as Community Commercial to the north, Medium Density and Low Density to the west, Low Density to the south, and Office/Business Park (proposed medium and high density) to the east.

Existing Area #1: Office/Business Park

This land use category is designed to retain and promote employment opportunities for the City. The land use category includes a combination of professional office and medical uses, research and development and testing facilities, and corporate campuses consisting of single or multi-tenant buildings that are 1 or more stories tall. Limited office support type retail uses (includes restaurants, office supply stores, coffee shops, and dry cleaners) may be allowed. Site sizes can range from small single user building lots to large corporate campuses. This land use can serve as a transition to buffer low and medium density uses from more intense commercial and industrial uses.

Proposed Area #1: Low Density Residential (LDR)
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This land use category is dominated by single-family detached dwellings with a typical density of 1 to 5 dwelling units per acre and may include the continuation of existing agricultural operations. Typical lot sizes will range from 7,500 to 15,000 sq. ft. Lots should include public or private street frontage and driveway access and may also be served by an alleyway. Development in this area may include residential clustered developments, religious, educational, and institutional uses and structures; and public and private parks and recreational areas and structures.

Accompanying Land Use Amendment #1, the applicant is also requesting to rezone approximately 88.86 acres (Rezoning Area A) from R-1 One Family Residential District to PUD Planned Unit Development. The purpose of a PUD is to promote development by providing a greater level of flexibility than normally allowed. Lots within the proposed PUD area would allow detached, single family homes with minimum lot widths of 55 feet and a minimum lot area of 6,650 square feet or 3.33 units per acre. The PUD Concept Plan outlines bulk regulations, landscape screening, which is provided by a 20' buffer easement along NE Delaware Avenue. Also included in the concept plans is the general plan for development with tentative lot lines, public streets, utilities, parkland area and storm water detention.

LUPA Area #2 with Rezoning B:

Land Use Plan Amendment Area #2 is approximately 15.71 acres; and is located south of NE 126th Avenue east of NE Delaware Avenue, and west of I-35. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Office Business Park (OB). The applicant is now proposing to reclassify the future land use to Medium Density Residential (MDR). The Future Land Use Map indicates surrounding properties to the amendment area as Community Commercial to the north, office business park (proposed low density to the west), Highway Commercial to the east, and Office/Business Park and Low Density (proposed high density) to the south.

Existing Area #2: Office/Business Park (OB)
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This land use category is designed to retain and promote employment opportunities for the City. The land use category includes a combination of professional office and medical uses, research and development and testing facilities, and corporate campuses consisting of single or multi-tenant buildings that are 1 or more stories tall. Limited office support type retail uses (includes restaurants, office supply stores, coffee shops, and dry cleaners) may be allowed. Site sizes can range from small single user building lots to large corporate campuses. This land use can serve as a transition to buffer low and medium density uses from more intense commercial and industrial uses.

Proposed Area #2: Medium Density Residential (MDR)

This land use category is designed for single family dwelling units that are detached or attached horizontally to one or more units, typically referred to as cottage homes, townhomes, and rowhouses. Densities range from 5 to 12 dwelling units per acre. Land uses may also include single-family detached dwellings, 'Tiny home' developments (planned communities with single-family detached homes that are generally less than 500 square feet in total floor area); residential clustered developments; religious, educational, and institutional uses and structures; and private parks and recreation areas and structures. This land use category can serve as a transition between low density and high-density land uses.

Accompanying Land Use Amendment Area #2 request, the applicant is also requesting to rezone the same 15.71 acres (Area B) from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

LUPA Area #3 & #4 with Rezoning C:

Land Use Plan Amendment Area #3 is approximately 6.36 acres; and is located in the southeast corner of the subject area east of NE Delaware Avenue and west of I-35. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Office/Business Park (OB). The applicant is now proposing to reclassify the future land use to High Density Residential (HDR). The Future Land Use Map indicates surrounding properties to the amendment area as Office/Business Park (proposed Medium Density) to the north, Office/Business Park (proposed Low Density) to the west, Highway Commercial to the east, and low density (proposed high density) to the south.

Land Use Plan Amendment Area #4 is approximately 8.37 acres; and is located in the southeast corner of the subject area east of NE Delaware Ave and west of I-35. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Low Density Residential (LDR). The applicant is now proposing to reclassify the future land use to High Density Residential (HDR). The Future Land Use Map indicates surrounding properties to the amendment area as Office/Business Park (proposed High Density) to the north, Low Density to the west, High Density and Low Density to the south, and Office/Business Park to the east.

Existing Area #3: Office/Business Park (OB)

This land use category is designed to retain and promote employment opportunities for the City. The land use category includes a combination of professional office and medical uses, research and development and testing facilities, and corporate campuses consisting of single or multi-tenant buildings that are 1 or more stories tall. Limited office support type retail uses (includes restaurants, office supply stores, coffee shops, and dry cleaners) may be allowed. Site sizes can range from small single user building lots to large corporate campuses. This land use can serve as a transition to buffer low and medium density uses from more intense commercial and industrial uses.

Proposed Area #3: High Density Residential (HDR)

This land use category is for multi-family dwelling units both horizontally or vertically attached with two or more dwelling units, typically referred to as apartments or condominiums. Also, included in this category are mobile home subdivisions or parks. Densities are generally 12+ dwelling units per acre. Units may or may not have public street frontage and may be served by an alleyway. Garages may be tuck-under, first floor, or stand-alone garage units in a common parking area. Uses may also include horizontally attached single-family dwellings; manufactured housing developments, religious, educational, and institutional uses and structures; child day care centers; and public and private parks are recreational areas and structures.

Existing Area #4: Low Density Residential (LDR)

This land use category is dominated by single-family detached dwellings with a typical density of 1 to 5 dwelling units per acre and may include the continuation of existing agricultural operations. Typical lot sizes will range from 7,500 to 15,000 sq. ft. Lots should include public or private street frontage and driveway access and may also be served by an alleyway. Development in this area may include residential clustered developments, religious, educational, and institutional uses and structures; and public and private parks and recreational areas and structures.

Proposed Area #4: High Density Residential (HDR)

This land use category is for multi-family dwelling units both horizontally or vertically attached with two or more dwelling units, typically referred to as apartments or condominiums. Also, included in this category are mobile home subdivisions or parks. Densities are generally 12+ dwelling units per acre. Units may or may not have public street frontage and may be served by an alleyway. Garages may be tuck-under, first floor, or stand-alone garage units in a common parking area. Uses may also include horizontally attached single-family dwellings; manufactured housing developments, religious, educational, and institutional uses and structures; child day care centers; and public and private parks are recreational areas and structures.

Accompanying the request for Land Use Amendment Areas #3 & #4, the applicant is also requesting to rezone 14.73 acres (Area C) from R-1 One Family Residential District to R-3, Multiple-Family Residence District, restricted to 20 units per acre.

The developer has submitted the required rezoning petitions consisting of signatures of more than 60% of the land area specifically providing 83.68% for Area A and 68.07 % for Area C. Area B had initially obtained 49.72% consenting signatures from adjacent property owners, requiring Council initiation, which took place March 4, 2024. However, since then, additional signatures have been collected bringing consenting signature totals to 72.4%.

Notifications of the public hearing were sent to the surrounding property owners within 250' of the subject rezonings and 350' of the proposed amendment areas on April 3, 2024; and a legal notice of the proposed rezonings and amendments was published on April 5, 2024. The Zoning Ordinance also requires that the applicant of a proposed rezoning post public notification signage. The applicant posted the signage by April 4, 2024, which exceeds the required seven days of notification for the proposed rezoning before the public hearing.

Public Hearing

The Plan and Zoning Commission held a public hearing for the proposed rezoning on April 16, 2024. During the public hearing there was discussion regarding the project from City Staff and the applicant's engineer, however no one from the public spoke. A complete recap of the discussion can be found in the minutes from the meeting.

Summary:

The conditions outlined above influence City staff in determining the following: The proposed change in land use in Amendment Area #1 from Office/Business Park to Low Density, the proposed change in land use in Amendment Area #2 from Office/Business Park to Medium Density, the proposed change in land use in Amendment Area #3 from Office/Business Park to High Density and the proposed change in land use in Amendment Area #4 from Low Density to High Density are all appropriate. In addition to these amendments, City staff has also determined that the proposed rezonings for Area A, Area B and Area C are also appropriate.

Therefore, staff recommends that the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10,

Future Land Use Map, reclassifying property owned by Hope K. Farms, LLC (LUPA Area #1) from Office/Business Park to Low Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to rezone Area A from R-1, One-Family Residence District to PUD, Planned Unit Development.

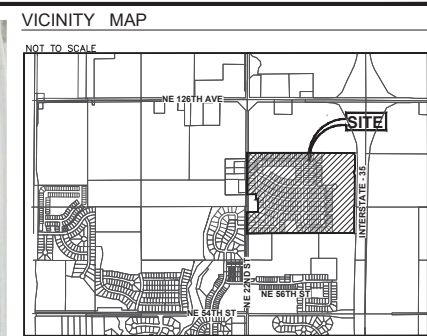
That the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K. Farms, LLC (LUPA Area #2) from Office/Business Park to Medium Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to rezone Area B from R-1, One-Family Residence District to R-3, Multiple-Family Residence District, restricted to 10 units per acre.

That the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K. Farms, LLC (LUPA Area #3) from Office/Business Park to High Density Residential.

That the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K. Farms, LLC (LUPA Area #4) from Low Density to High Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to rezone Area C from R-1, One-Family Residence District to R-3, Multiple-Family Residence District, restricted to 20 units per acre.



ANKENY, IOWA

OWNER / APPLICANT

HOPE K. FARMS, LLC
4500 WESTOWN PARKWAY, SUITE #277
CONTACT: REZA KARGARZADEH
EMAIL: RKARGARZ@EPCOMFG.COM
PH: (515) 381-3925

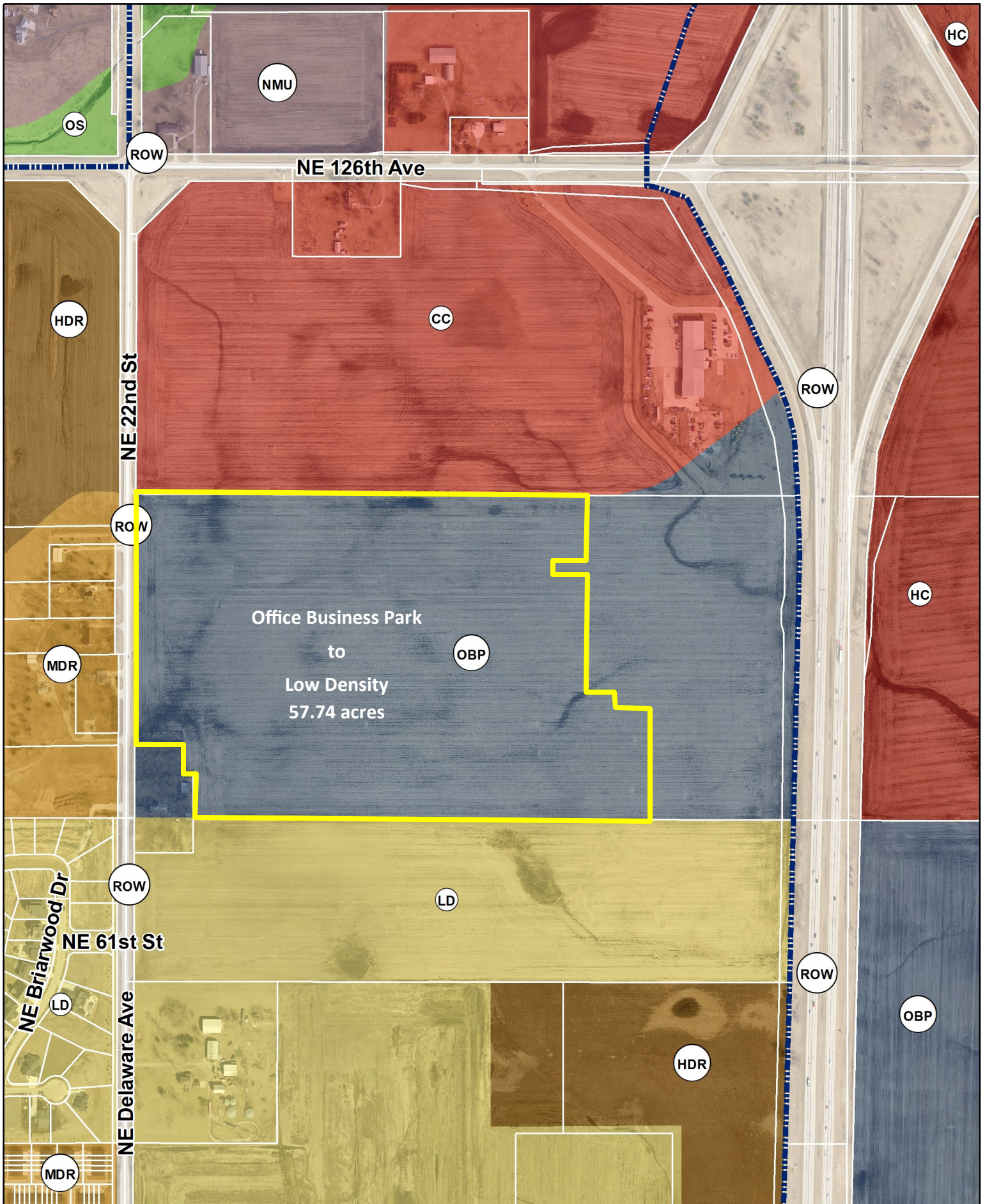
LAND USE DESIGNATION

EXISTING: OFFICE/BUSINESS PARK
PROPOSED: LDR: LOW DENSITY RESIDENTIAL

LAND USE DESCRIPTION

A PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE NORTHWEST QUARTER; THENCE SOUTH 89°52'42\"/>





N



1 inch = 500 feet

Date: 3/5/2024

Future Land Use Map Area #1

Hope Crossing



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,
PLANNERS & SURVEYORS

March 29, 2024

Honorable Mayor and City Council
c/o Eric Carstens
City of Ankeny
Community Development - Planning
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Rezoning & Land Use Plan Amendments – Hope Crossing

Honorable Mayor and City Council and Planning & Zoning Commission;

On behalf of Hope K Farms, LLC, we submit herewith the following rezoning request to rezone approximately 119.30 acres located north, south and east of 12211 22nd Street. The existing zoning of the property is R-1 One-Family Residential District and we are requesting to rezone 88.86 acres to a Planned Unit Development (Area A), 15.71 acres to R-3 Multiple-Family Residence District restricted to 10 units per acre intended to be utilized for townhomes (Area B) and 14.73 acres to R-3 Multiple-Family Residence District restricted to 20 units per acre intended to be utilized for apartments (Area C).

Rezoning requests related to the proposed PUD (Area A) and R-3 restricted to 20 units per acre (Area C) zoning districts had each obtained 60% or more consenting signatures from adjacent property owners within 250' as required to initiate the rezoning request without Council initiation. The proposed R-3 restricted to 10 units per acre (Area B) zoning district had initially obtained 49.72% consenting signatures from adjacent property owners within 250', requiring Council initiation of that particular rezoning request which took place at its March 4th Council Meeting. A neighboring property owner has since agreed to the Area B rezoning request and has provided a signed consent form meeting the 60% minimum required consent of adjacent property owners within 250' for all three rezoning requests.

We are also submitting a request to modify the city's comprehensive plan from 57.74 acres of office/business park to low-density residential, 15.71 acres of office/business park to medium-density residential, 6.36 acres of office/business park to high-density residential and 8.37 acres of low-density residential to high-density residential.

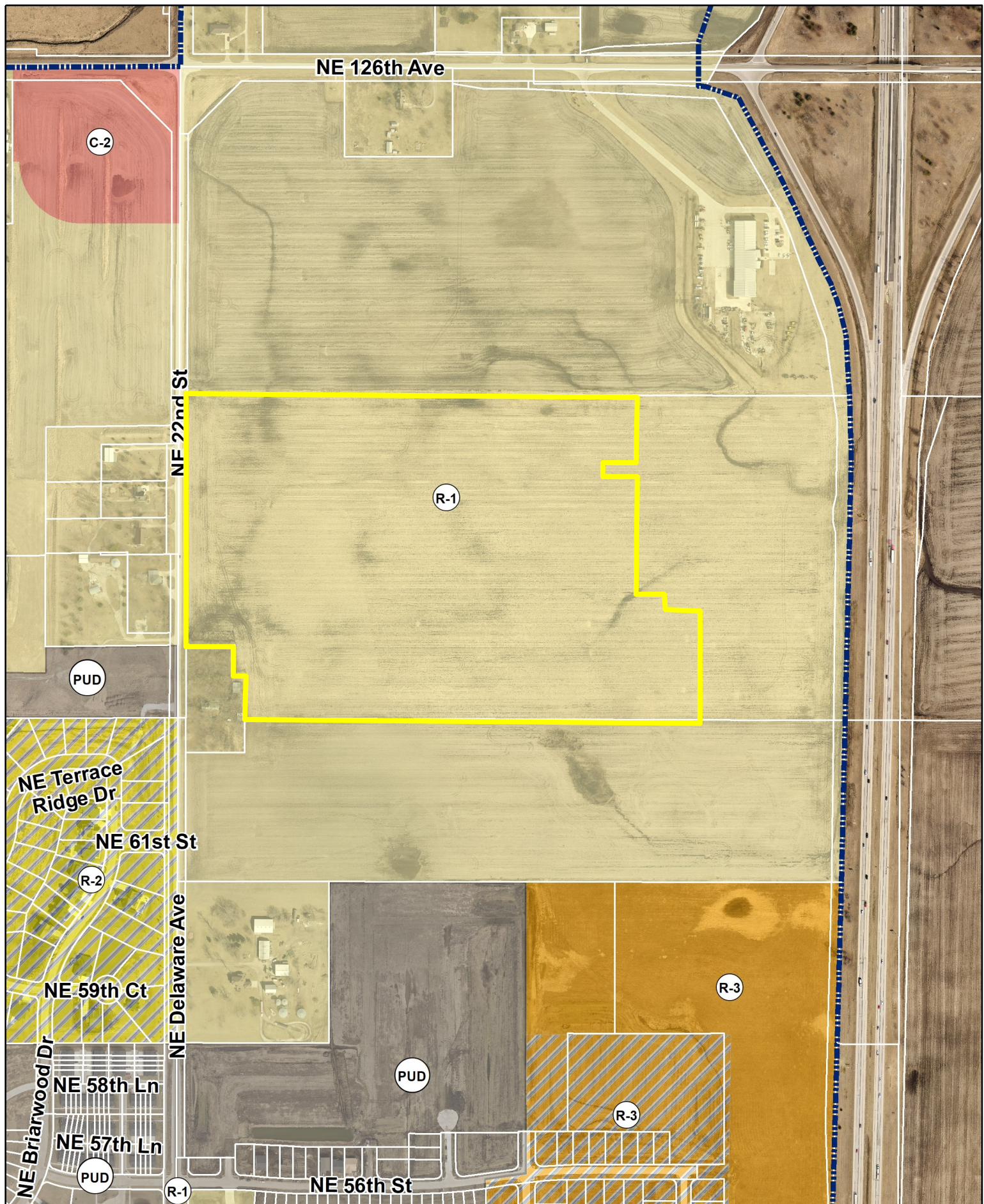
When the comprehensive plan was created for this large tract of property that overall contains 119.30 acres, the property was assigned a low-density residential and office/business park land use. As the property is now annexed into the city of Ankeny and is under one ownership the market would back a diversification of housing to support this area of Ankeny. The property is bordered by NE Delaware Avenue to the west and Interstate 35 on the east. We are proposing to have higher density residential along Interstate 35 that would then transition to lower density residential as you head west through the property.

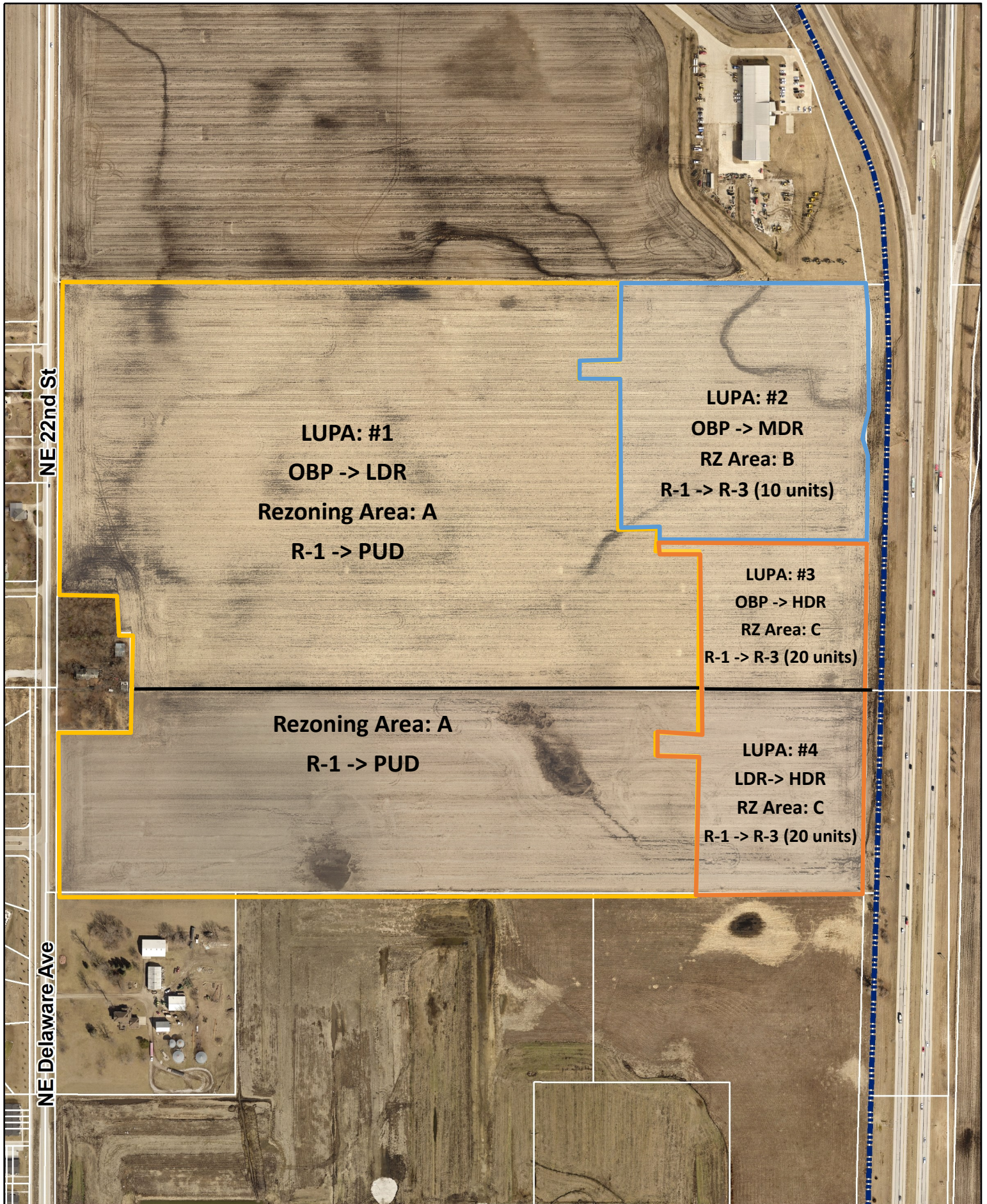
Please accept this submittal for the next available Planning & Zoning and City Council meetings. Let me know if you have any questions or require any further information to complete your review. Thanks.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Jared Murray, P.E.

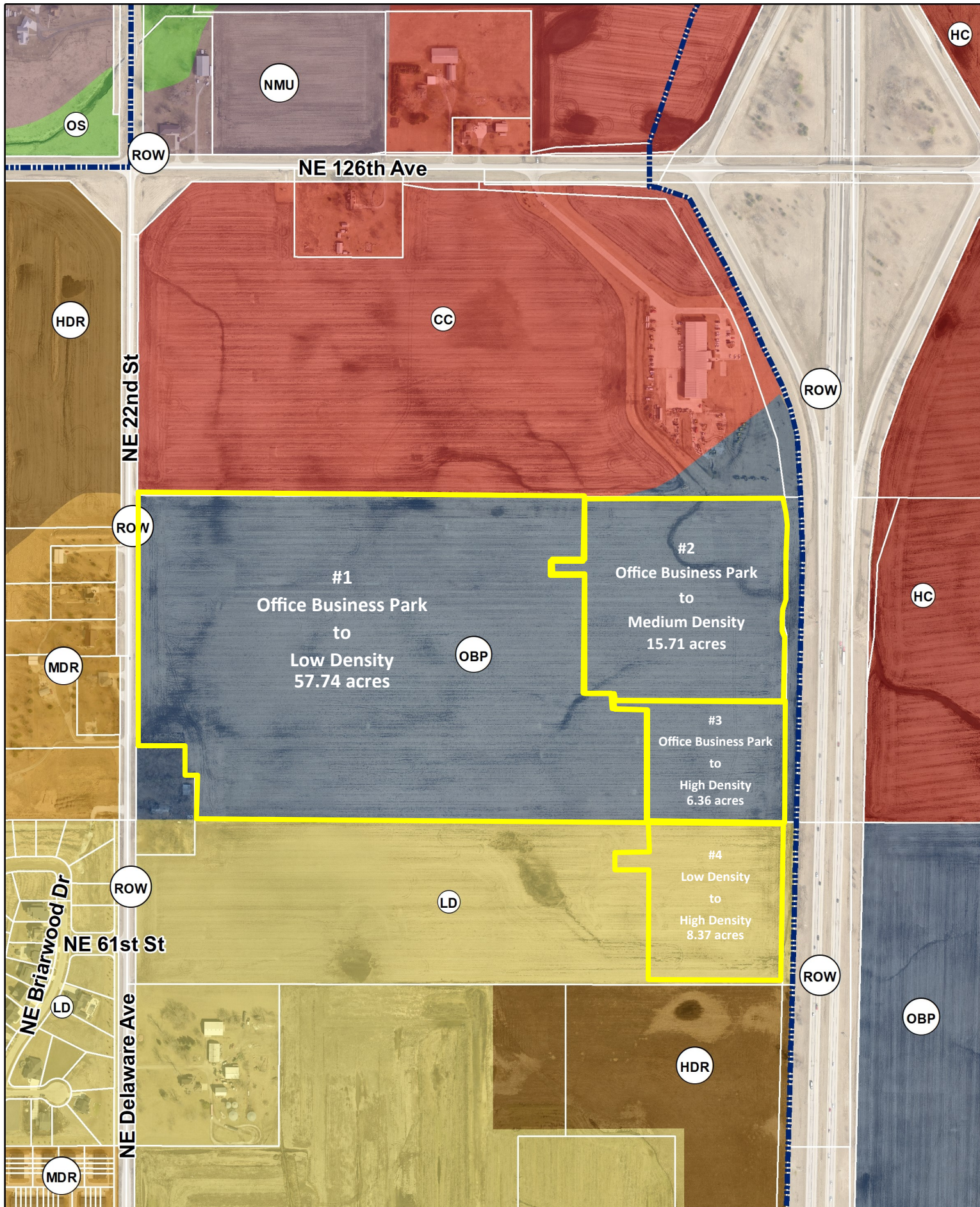




1 inch = 400 feet

Date: 4/11/2024

Hope Crossing
Land Use Plan Amendments & Rezoning
Combined Aerial Map



N



1 inch = 500 feet

Date: 3/5/2024

Combined Future Land Use Map

Hope Crossing



PLAN AND ZONING COMMISSION

May 7, 2024

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Public Hearing

LEGAL:

SUBJECT:

Request to rezone property owned by Hope K Farms, LLC from R-1 One Family Residential District to PUD, Planned Unit Development (Rezoning Area A)

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

The Plan and Zoning Commission held a public hearing at their meeting on April 16, 2024.










PUBLIC OUTREACH EFFORTS:

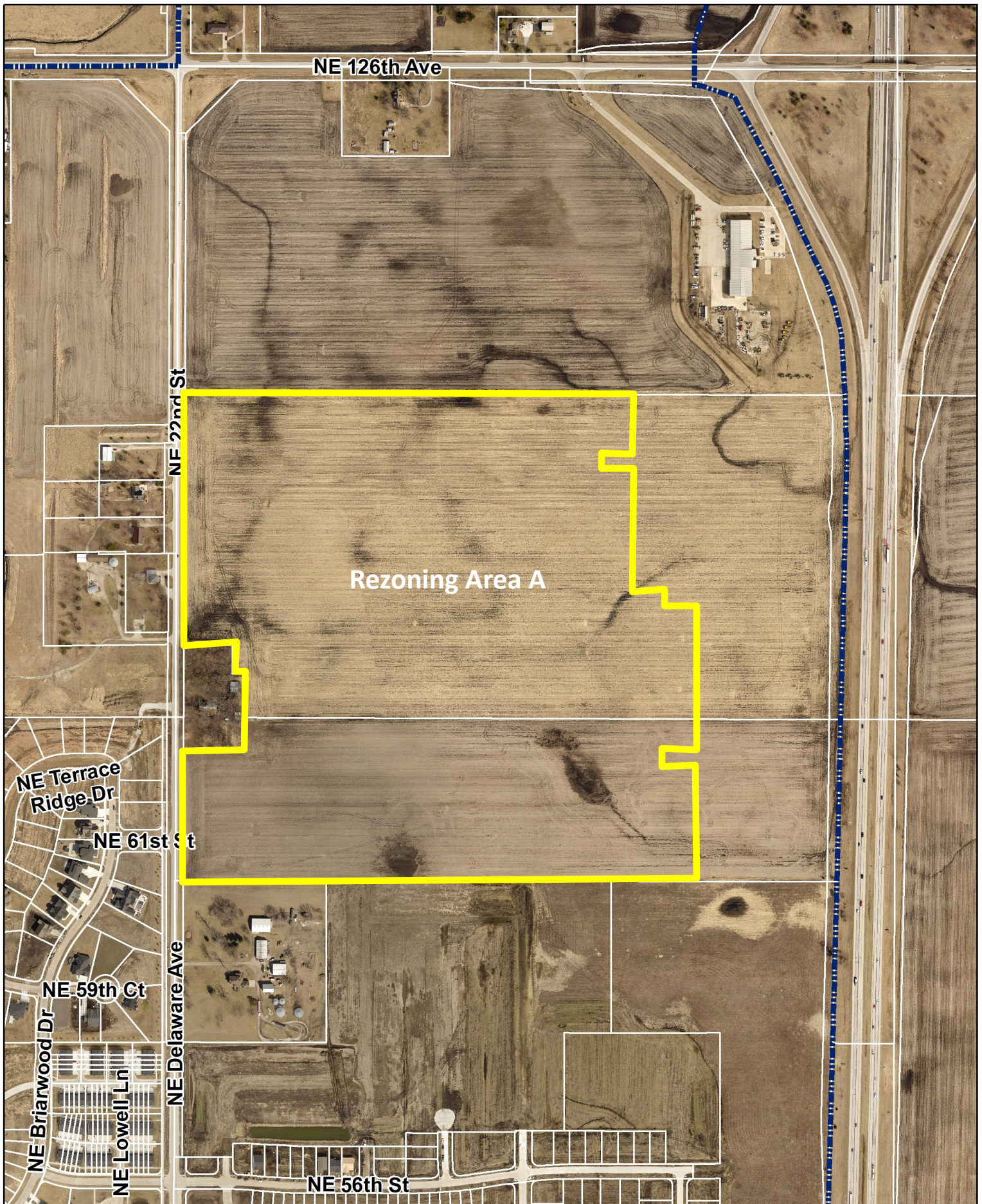
ACTION REQUESTED:

Action: Consider MOTION to recommend City Council approval of the request by Hope K Farms, LLC to rezone Area A from R-1 One-Family Residence District to PUD, Planned Unit Development.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download	
	Aerial Map
	Staff Report
	Applicant Letter
	PUD Rezoning Exhibit
	Zoning Map
	Future Land Use Map
	PUD Master Plan
	Overall Conceptual Plan
	Combined Map





*Plan and Zoning Commission
Staff Report*

Meeting Date: May 7th, 2024

Agenda Item: Hope Crossing Rezoning – Action
Report Date: May 1, 2024
Prepared By: Laura Hutzell *ESC*
Associate Planner

Staff Recommendation

That the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K. Farms, LLC (Area #1) from Office/Business Park to Low Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to rezone Area A from R-1, One-Family Residence District to PUD, Planned Unit Development.

That the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K. Farms, LLC (Area #2) from Office/Business Park to Medium Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to rezone Area B from R-1, One-Family Residence District to R-3, Multiple-Family Residence District, restricted to 10 units per acre.

That the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K. Farms, LLC (Area #3) from Office/Business Park to High Density Residential.

That the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K. Farms, LLC (Area #4) from Low Density to High Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to rezone Area C from R-1, One-Family Residence District to R-3, Multiple-Family Residence District, restricted to 20 units per acre.

Project Report

LUPA #1 with Rezoning A:

Land Use Plan Amendment #1 is approximately 57.74 acres; and is located south of NE 126th Avenue, east of NE Delaware Avenue and west of I-35. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Office/Business Park (OB). The applicant is

now proposing to reclassify the future land use to Low Density Residential (LDR). The Future Land Use Map indicates surrounding properties to the amendment area as Community Commercial to the north, Medium Density and Low Density to the west, Low Density to the south, and Office/Business Park (proposed medium and high density) to the east.

Existing Area #1: Office/Business Park

This land use category is designed to retain and promote employment opportunities for the City. The land use category includes a combination of professional office and medical uses, research and development and testing facilities, and corporate campuses consisting of single or multi-tenant buildings that are 1 or more stories tall. Limited office support type retail uses (includes restaurants, office supply stores, coffee shops, and dry cleaners) may be allowed. Site sizes can range from small single user building lots to large corporate campuses. This land use can serve as a transition to buffer low and medium density uses from more intense commercial and industrial uses.

Proposed Area #1: Low Density Residential (LDR)
--

This land use category is dominated by single-family detached dwellings with a typical density of 1 to 5 dwelling units per acre and may include the continuation of existing agricultural operations. Typical lot sizes will range from 7,500 to 15,000 sq. ft. Lots should include public or private street frontage and driveway access and may also be served by an alleyway. Development in this area may include residential clustered developments, religious, educational, and institutional uses and structures; and public and private parks and recreational areas and structures.

Accompanying Land Use Amendment #1, the applicant is also requesting to rezone approximately 88.86 acres (Rezoning Area A) from R-1 One Family Residential District to PUD Planned Unit Development. The purpose of a PUD is to promote development by providing a greater level of flexibility than normally allowed. Lots within the proposed PUD area would allow detached, single family homes with minimum lot widths of 55 feet and a minimum lot area of 6,650 square feet or 3.33 units per acre. The PUD Concept Plan outlines bulk regulations, landscape screening, which is provided by a 20' buffer easement along NE Delaware Avenue. Also included in the concept plans is the general plan for development with tentative lot lines, public streets, utilities, parkland area and storm water detention.

LUPA Area #2 with Rezoning B:

Land Use Plan Amendment Area #2 is approximately 15.71 acres; and is located south of NE 126th Avenue east of NE Delaware Avenue, and west of I-35. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Office Business Park (OB). The applicant is now proposing to reclassify the future land use to Medium Density Residential (MDR). The Future Land Use Map indicates surrounding properties to the amendment area as Community Commercial to the north, office business park (proposed low density to the west), Highway Commercial to the east, and Office/Business Park and Low Density (proposed high density) to the south.

Existing Area #2: Office/Business Park (OB)
--

This land use category is designed to retain and promote employment opportunities for the City. The land use category includes a combination of professional office and medical uses, research and development and testing facilities, and corporate campuses consisting of single or multi-tenant buildings that are 1 or more stories tall. Limited office support type retail uses (includes restaurants, office supply stores, coffee shops, and dry cleaners) may be allowed. Site sizes can range from small single user building lots to large corporate campuses. This land use can serve as a transition to buffer low and medium density uses from more intense commercial and industrial uses.

Proposed Area #2: Medium Density Residential (MDR)

This land use category is designed for single family dwelling units that are detached or attached horizontally to one or more units, typically referred to as cottage homes, townhomes, and rowhouses. Densities range from 5 to 12 dwelling units per acre. Land uses may also include single-family detached dwellings, 'Tiny home' developments (planned communities with single-family detached homes that are generally less than 500 square feet in total floor area); residential clustered developments; religious, educational, and institutional uses and structures; and private parks and recreation areas and structures. This land use category can serve as a transition between low density and high-density land uses.

Accompanying Land Use Amendment Area #2 request, the applicant is also requesting to rezone the same 15.71 acres (Area B) from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

LUPA Area #3 & #4 with Rezoning C:

Land Use Plan Amendment Area #3 is approximately 6.36 acres; and is located in the southeast corner of the subject area east of NE Delaware Avenue and west of I-35. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Office/Business Park (OB). The applicant is now proposing to reclassify the future land use to High Density Residential (HDR). The Future Land Use Map indicates surrounding properties to the amendment area as Office/Business Park (proposed Medium Density) to the north, Office/Business Park (proposed Low Density) to the west, Highway Commercial to the east, and low density (proposed high density) to the south.

Land Use Plan Amendment Area #4 is approximately 8.37 acres; and is located in the southeast corner of the subject area east of NE Delaware Ave and west of I-35. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Low Density Residential (LDR). The applicant is now proposing to reclassify the future land use to High Density Residential (HDR). The Future Land Use Map indicates surrounding properties to the amendment area as Office/Business Park (proposed High Density) to the north, Low Density to the west, High Density and Low Density to the south, and Office/Business Park to the east.

Existing Area #3: Office/Business Park (OB)

This land use category is designed to retain and promote employment opportunities for the City. The land use category includes a combination of professional office and medical uses, research and development and testing facilities, and corporate campuses consisting of single or multi-tenant buildings that are 1 or more stories tall. Limited office support type retail uses (includes restaurants, office supply stores, coffee shops, and dry cleaners) may be allowed. Site sizes can range from small single user building lots to large corporate campuses. This land use can serve as a transition to buffer low and medium density uses from more intense commercial and industrial uses.

Proposed Area #3: High Density Residential (HDR)

This land use category is for multi-family dwelling units both horizontally or vertically attached with two or more dwelling units, typically referred to as apartments or condominiums. Also, included in this category are mobile home subdivisions or parks. Densities are generally 12+ dwelling units per acre. Units may or may not have public street frontage and may be served by an alleyway. Garages may be tuck-under, first floor, or stand-alone garage units in a common parking area. Uses may also include horizontally attached single-family dwellings; manufactured housing developments, religious, educational, and institutional uses and structures; child day care centers; and public and private parks are recreational areas and structures.

Existing Area #4: Low Density Residential (LDR)

This land use category is dominated by single-family detached dwellings with a typical density of 1 to 5 dwelling units per acre and may include the continuation of existing agricultural operations. Typical lot sizes will range from 7,500 to 15,000 sq. ft. Lots should include public or private street frontage and driveway access and may also be served by an alleyway. Development in this area may include residential clustered developments, religious, educational, and institutional uses and structures; and public and private parks and recreational areas and structures.

Proposed Area #4: High Density Residential (HDR)

This land use category is for multi-family dwelling units both horizontally or vertically attached with two or more dwelling units, typically referred to as apartments or condominiums. Also, included in this category are mobile home subdivisions or parks. Densities are generally 12+ dwelling units per acre. Units may or may not have public street frontage and may be served by an alleyway. Garages may be tuck-under, first floor, or stand-alone garage units in a common parking area. Uses may also include horizontally attached single-family dwellings; manufactured housing developments, religious, educational, and institutional uses and structures; child day care centers; and public and private parks are recreational areas and structures.

Accompanying the request for Land Use Amendment Areas #3 & #4, the applicant is also requesting to rezone 14.73 acres (Area C) from R-1 One Family Residential District to R-3, Multiple-Family Residence District, restricted to 20 units per acre.

The developer has submitted the required rezoning petitions consisting of signatures of more than 60% of the land area specifically providing 83.68% for Area A and 68.07 % for Area C. Area B had initially obtained 49.72% consenting signatures from adjacent property owners, requiring Council initiation, which took place March 4, 2024. However, since then, additional signatures have been collected bringing consenting signature totals to 72.4%.

Notifications of the public hearing were sent to the surrounding property owners within 250' of the subject rezonings and 350' of the proposed amendment areas on April 3, 2024; and a legal notice of the proposed rezonings and amendments was published on April 5, 2024. The Zoning Ordinance also requires that the applicant of a proposed rezoning post public notification signage. The applicant posted the signage by April 4, 2024, which exceeds the required seven days of notification for the proposed rezoning before the public hearing.

Public Hearing

The Plan and Zoning Commission held a public hearing for the proposed rezoning on April 16, 2024. During the public hearing there was discussion regarding the project from City Staff and the applicant's engineer, however no one from the public spoke. A complete recap of the discussion can be found in the minutes from the meeting.

Summary:

The conditions outlined above influence City staff in determining the following: The proposed change in land use in Amendment Area #1 from Office/Business Park to Low Density, the proposed change in land use in Amendment Area #2 from Office/Business Park to Medium Density, the proposed change in land use in Amendment Area #3 from Office/Business Park to High Density and the proposed change in land use in Amendment Area #4 from Low Density to High Density are all appropriate. In addition to these amendments, City staff has also determined that the proposed rezonings for Area A, Area B and Area C are also appropriate.

Therefore, staff recommends that the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10,

Future Land Use Map, reclassifying property owned by Hope K. Farms, LLC (LUPA Area #1) from Office/Business Park to Low Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to rezone Area A from R-1, One-Family Residence District to PUD, Planned Unit Development.

That the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K. Farms, LLC (LUPA Area #2) from Office/Business Park to Medium Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to rezone Area B from R-1, One-Family Residence District to R-3, Multiple-Family Residence District, restricted to 10 units per acre.

That the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K. Farms, LLC (LUPA Area #3) from Office/Business Park to High Density Residential.

That the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K. Farms, LLC (LUPA Area #4) from Low Density to High Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to rezone Area C from R-1, One-Family Residence District to R-3, Multiple-Family Residence District, restricted to 20 units per acre.



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,
PLANNERS & SURVEYORS

March 29, 2024

Honorable Mayor and City Council
c/o Eric Carstens
City of Ankeny
Community Development - Planning
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Rezoning & Land Use Plan Amendments – Hope Crossing

Honorable Mayor and City Council and Planning & Zoning Commission;

On behalf of Hope K Farms, LLC, we submit herewith the following rezoning request to rezone approximately 119.30 acres located north, south and east of 12211 22nd Street. The existing zoning of the property is R-1 One-Family Residential District and we are requesting to rezone 88.86 acres to a Planned Unit Development (Area A), 15.71 acres to R-3 Multiple-Family Residence District restricted to 10 units per acre intended to be utilized for townhomes (Area B) and 14.73 acres to R-3 Multiple-Family Residence District restricted to 20 units per acre intended to be utilized for apartments (Area C).

Rezoning requests related to the proposed PUD (Area A) and R-3 restricted to 20 units per acre (Area C) zoning districts had each obtained 60% or more consenting signatures from adjacent property owners within 250' as required to initiate the rezoning request without Council initiation. The proposed R-3 restricted to 10 units per acre (Area B) zoning district had initially obtained 49.72% consenting signatures from adjacent property owners within 250', requiring Council initiation of that particular rezoning request which took place at its March 4th Council Meeting. A neighboring property owner has since agreed to the Area B rezoning request and has provided a signed consent form meeting the 60% minimum required consent of adjacent property owners within 250' for all three rezoning requests.

We are also submitting a request to modify the city's comprehensive plan from 57.74 acres of office/business park to low-density residential, 15.71 acres of office/business park to medium-density residential, 6.36 acres of office/business park to high-density residential and 8.37 acres of low-density residential to high-density residential.

When the comprehensive plan was created for this large tract of property that overall contains 119.30 acres, the property was assigned a low-density residential and office/business park land use. As the property is now annexed into the city of Ankeny and is under one ownership the market would back a diversification of housing to support this area of Ankeny. The property is bordered by NE Delaware Avenue to the west and Interstate 35 on the east. We are proposing to have higher density residential along Interstate 35 that would then transition to lower density residential as you head west through the property.

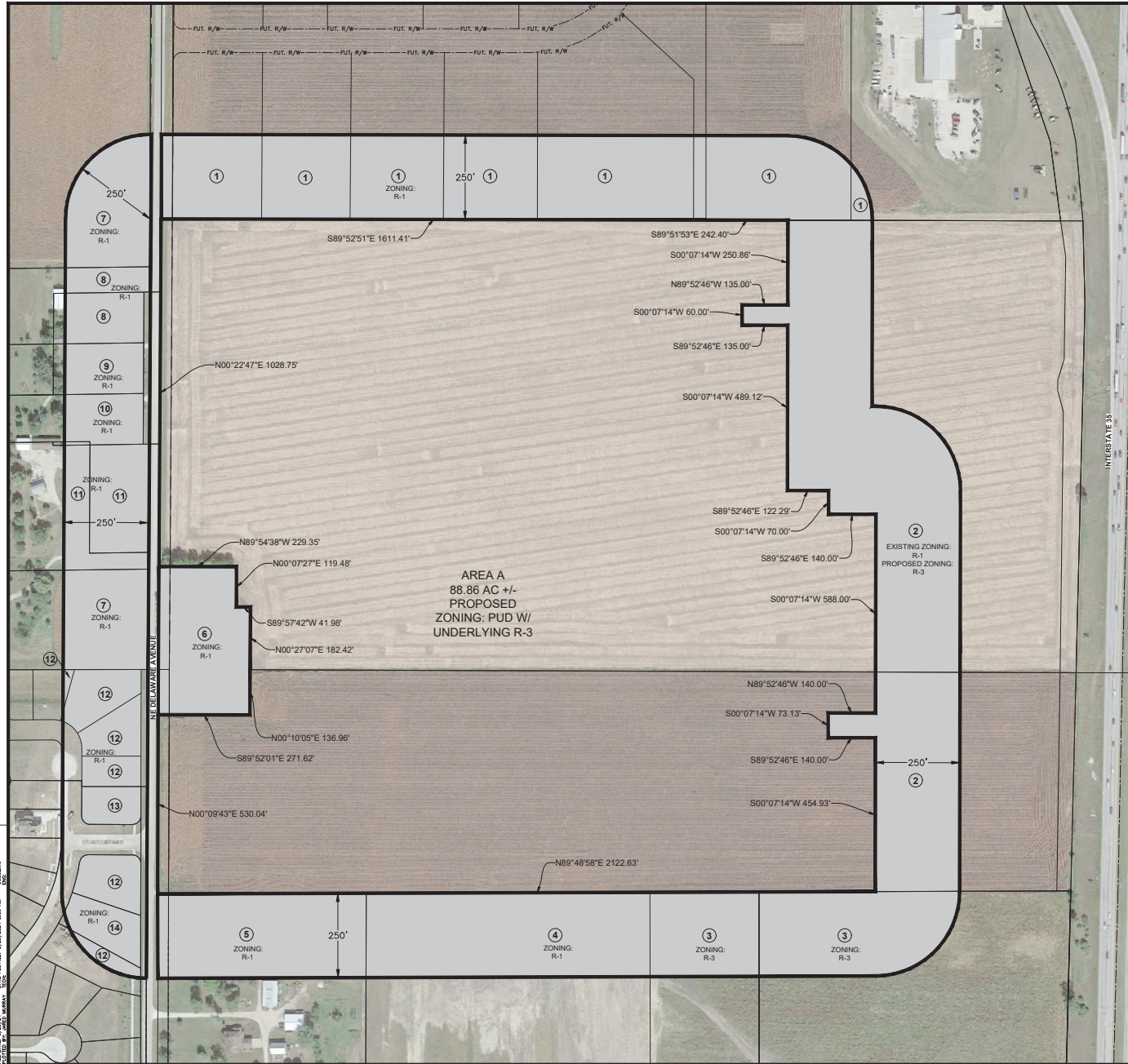
Please accept this submittal for the next available Planning & Zoning and City Council meetings. Let me know if you have any questions or require any further information to complete your review. Thanks.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

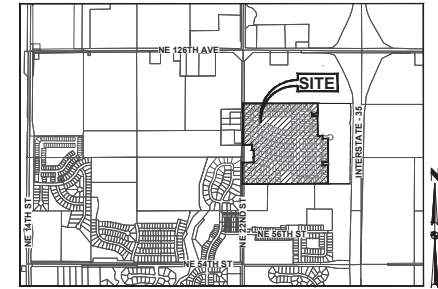
Jared Murray, P.E.

FILED IN 2022/03/28/AM/20220328-1-AD REZONE EXHIBIT - AREA A
FILED IN 2022/03/28/AM/20220328-1-AD REZONE EXHIBIT - AREA A
FILED IN 2022/03/28/AM/20220328-1-AD REZONE EXHIBIT - AREA A



VICINITY MAP

NOT TO SCALE



ANKENY, IOWA

OWNER/DEVELOPER

HOPE K. FARMS, LLC
4500 WESTOWN PARKWAY, SUITE #277
CONTACT: REZA KARGARZADEH
EMAIL: RKARGARZ@EPICFNG.COM
PH: (515) 381-3925

ZONING

EXISTING: R-1: ONE-FAMILY RESIDENCE DISTRICT
PROPOSED: PUD: PLANNED UNIT DEVELOPMENT W/
UNDERLYING R-3 (MULTIPLE-FAMILY RESIDENCE DISTRICT)

ADJACENT OWNERSHIP

OWNER	ACRES	PERCENT	CONSENTING
1. TODD RUETER	11.77 AC.	22.17%	X
2. HOPE K FARMS LLC	13.24 AC.	24.84%	X
3. NORTH ANKENY LAND LLC	4.95 AC.	9.33%	X
4. KIMBERLEY DEVELOPMENT CORP	3.82 AC.	8.08%	X
5. CAROL & RANDY MILLER	3.54 AC.	6.67%	X
6. ALVIN & EMILY WYCKOFF	2.60 AC.	4.90%	X
7. HOPE KIMBERLEY LLC	3.64 AC.	6.66%	X
8. ALAN ABUHL	1.23 AC.	2.32%	X
9. MORGAN & SAMUEL KEASLER	0.80 AC.	1.51%	X
10. JILL & SHANNON HAUS	0.79 AC.	1.49%	X
11. JUDITH & ROBIN VAN DYKE	2.14 AC.	4.03%	X
12. BILL KIMBERLEY LC	2.46 AC.	4.63%	X
13. BRUCE & DEBBY DROTTZ	0.44 AC.	0.83%	X
14. CANDICE & HOLLY MELAHOURES	0.66 AC.	1.24%	X
	53.08 AC.	100%	83.68%

REZONING DESCRIPTION

A PART OF THE NORTHWEST FRACTIONAL QUARTER AND A PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID NORTHWEST FRACTIONAL QUARTER; THENCE SOUTH 89°52'51" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST FRACTIONAL QUARTER, 1611.41 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST FRACTIONAL QUARTER; THENCE SOUTH 89°51'53" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID NORTHWEST FRACTIONAL QUARTER, 242.40 FEET; THENCE SOUTH 00°07'14" WEST, 250.86 FEET; THENCE NORTH 89°52'46" WEST, 135.00 FEET; THENCE SOUTH 00°07'14" WEST, 60.00 FEET; THENCE SOUTH 89°52'46" EAST, 122.29 FEET; THENCE SOUTH 00°07'14" WEST, 499.12 FEET; THENCE SOUTH 89°52'46" EAST, 122.29 FEET; THENCE SOUTH 00°07'14" WEST, 70.00 FEET; THENCE SOUTH 89°52'46" EAST, 140.00 FEET; THENCE SOUTH 00°07'14" WEST, 588.00 FEET; THENCE NORTH 89°52'46" WEST, 140.00 FEET; THENCE SOUTH 00°07'14" WEST, 73.13 FEET; THENCE SOUTH 89°52'46" EAST, 140.00 FEET; THENCE SOUTH 00°07'14" WEST, 454.93 FEET TO THE NORTH LINE OF KIMBERLEY CROSSING PLAT 1, AN OFFICIAL PLAT; THENCE SOUTH 89°48'58" WEST ALONG SAID NORTH LINE AND THE SOUTH LINE OF THE NORTH QUARTER OF SAID SOUTHWEST FRACTIONAL QUARTER, 2122.63 FEET TO THE WEST LINE OF SAID SOUTHWEST FRACTIONAL QUARTER; THENCE NORTH 00°09'43" EAST ALONG SAID WEST LINE, 530.04 FEET TO THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED IN THE QUIT CLAIM DEED RECORDED IN BOOK 16459, PAGE 161; THENCE SOUTH 89°52'01" EAST ALONG THE SOUTH LINE OF SAID PROPERTY, 271.62 FEET TO THE SOUTHEAST CORNER OF SAID PROPERTY; THENCE NORTH 00°10'05" EAST ALONG THE EASTERLY LINE OF SAID PROPERTY, 136.96 FEET; THENCE NORTH 00°27'07" EAST ALONG SAID EASTERLY LINE, 182.42 FEET; THENCE SOUTH 89°57'42" WEST ALONG SAID EASTERLY LINE, 41.98 FEET; THENCE NORTH 00°07'27" EAST ALONG SAID EASTERLY LINE, 119.48 FEET TO THE NORTHEAST CORNER OF SAID PROPERTY; THENCE NORTH 89°54'38" WEST ALONG THE NORTH LINE OF SAID PROPERTY, 229.35 FEET TO THE NORTHWEST CORNER OF SAID PROPERTY AND THE WEST LINE OF SAID NORTHWEST FRACTIONAL QUARTER; THENCE NORTH 00°22'47" EAST ALONG SAID WEST LINE, 1028.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 88.86 ACRES (3,870,694 SQUARE FEET).

REVISIONS

DATE	03/28/2022
5TH SUBMITTAL	03/28/2022
4TH SUBMITTAL	03/28/2022
3RD SUBMITTAL	03/28/2022
2ND SUBMITTAL	03/28/2022
1ST SUBMITTAL	03/28/2022

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

TECH: JDS

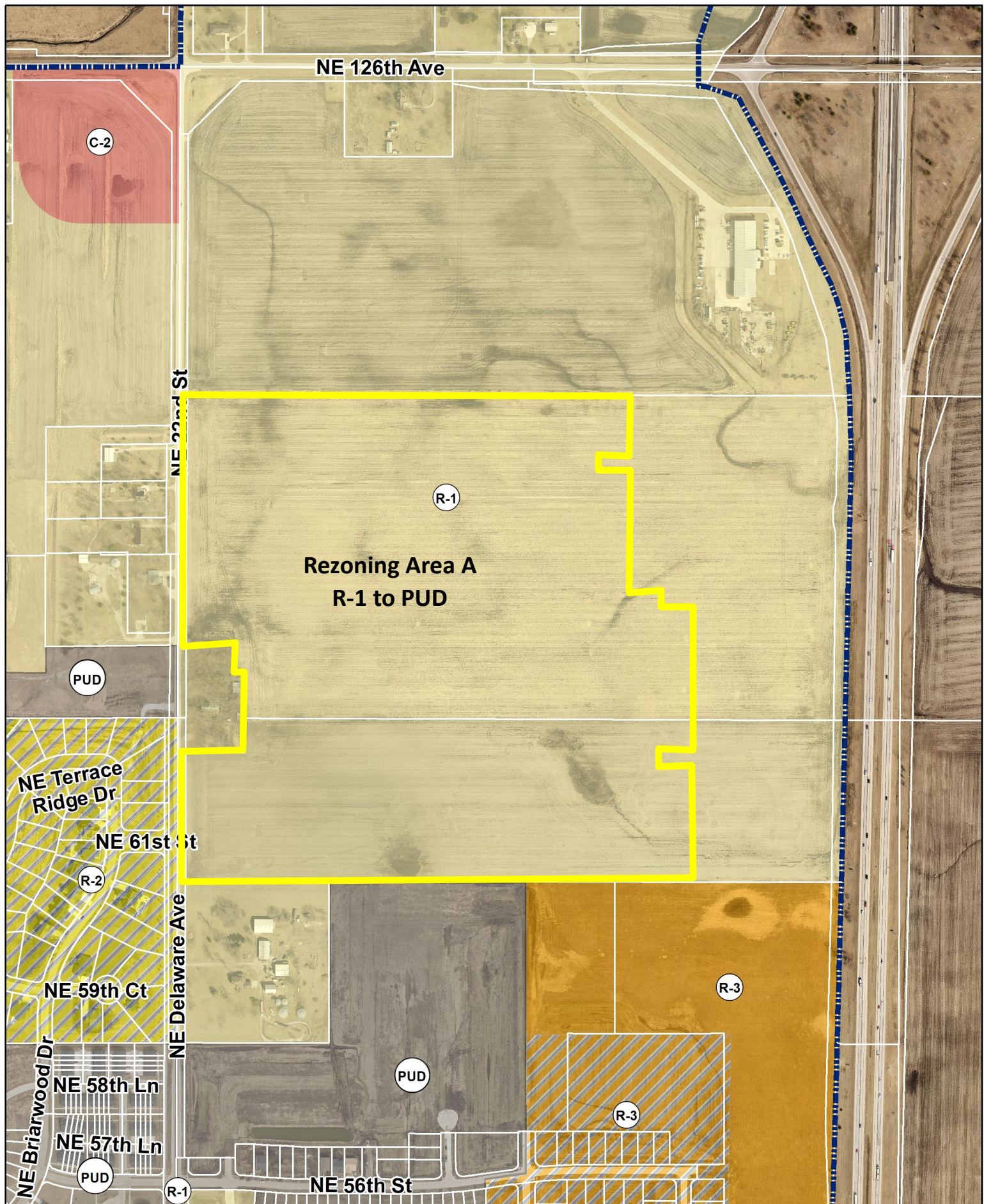
CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

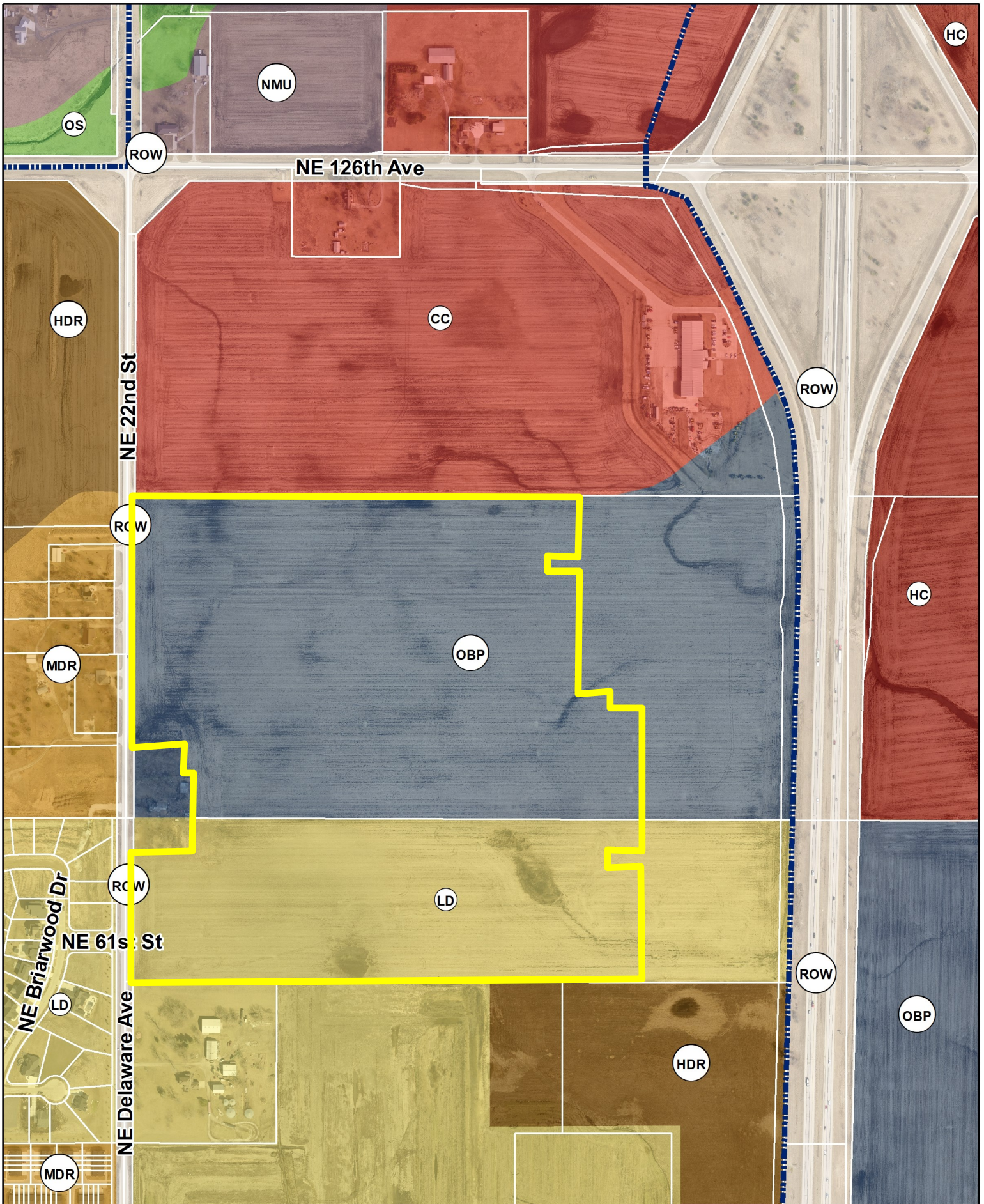
HOPE CROSSING

PUD REZONING EXHIBIT - AREA A

1/1

2212.837





N



1 inch = 500 feet

Date: 3/5/2024

Future Land Use Map - Rezoning Area A
Hope Crossing

FILE: H:\2022\2212037\DWG\REZONING\2212037--PLD CONCEPTUAL PLAN.DWG
PLOT DATE: 3/20/24 DATE PLOTTED: 3/20/2024 12:11 PM COMMENT:

NOT TO SCALE



HOPE K. FARMS, LLC
4500 WESTOWN PARKWAY, SUITE #277
CONTACT: REZA KARGARZADEH
EMAIL: RKARGARZ@EPCMFG.COM
PH: (515) 381-3925

CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBAN DALE DRIVE
URBAN DALE, IA 50322
CONTACT: JARED MURRAY
EMAIL: JAREDM@CDA-ENG.COM
PH. (515) 369-4400

SETBACKS:
FRONT YARD SETBACK = 25 FT
SIDE YARD SETBACK = 10 FT (5 FT MINIMUM EACH SIDE)
REAR YARD SETBACK = 25 FT
MIN. LOT WIDTH: = 55 FT
MIN. LOT AREA: = 6,600 SF
* LOTS (230) / ACRE (70.95) = 3.24 LOTS/ACRE

EXISTING: R-1: ONE-FAMILY RESIDENCE DISTRICT

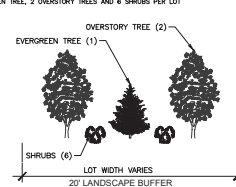
PROPOSED: PUD: PLANNED UNIT DEVELOPMENT W/
UNDERLYING R-3 (MULTIPLE-FAMILY
RESIDENCE DISTRICT)

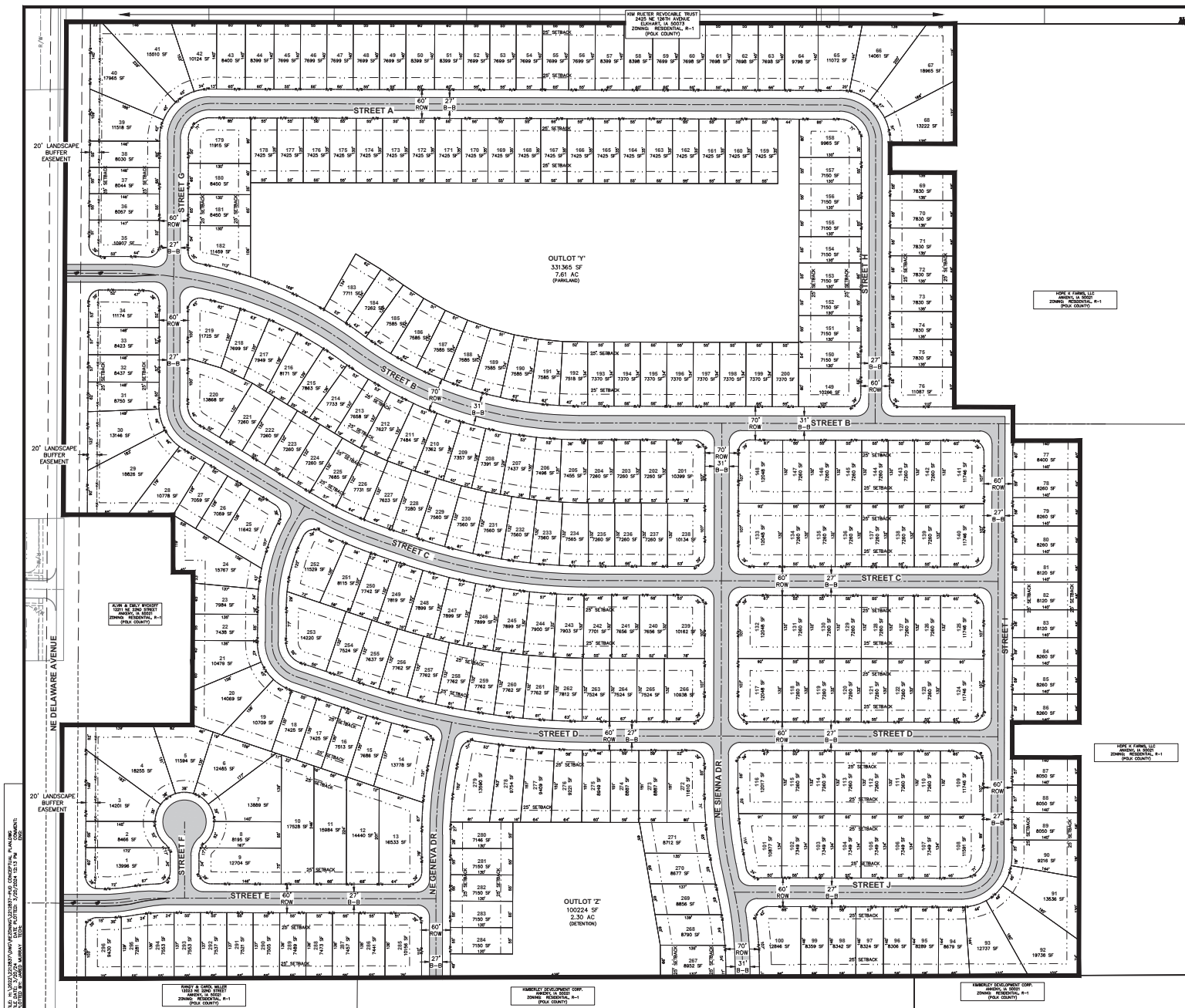
1. THE DEVELOPER WILL BE RESPONSIBLE FOR STREETLIGHTS ALONG PUBLIC STREETS, INCLUDING NE DELAWARE AVENUE.
2. THIS DEVELOPMENT WILL BE PART OF A HOMEOWNERS ASSOCIATION.
3. REPAIR ANY FIELD THE ENCOUNTERED AND CONNECT TO THE PARKER SEWER WHEREVER POSSIBLE.
4. OUTLOT "1" WILL BE DEDICATED TO THE CITY OF ANKENY AS PARKLAND.
5. OUTLOT "2" WILL BE UTILIZED FOR STORM WATER DETENTION AND WILL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION.
6. FENCES ON LOTS ADJACENT TO NE DELAWARE AVENUE SHALL BE SETBACK 20' FROM THE NE DELAWARE AVENUE RIGHT-OF-WAY. FENCES WILL BE ALLOWED AT A 10' SETBACK FROM THE NE DELAWARE AVENUE RIGHT-OF-WAY AND FROM THE OUTLOT "2" AND "3" ARE PLANTED BETWEEN THE FENCE AND THE RIGHT-OF-WAY.
7. ACCESSORY STRUCTURES ON LOTS ADJACENT TO NE DELAWARE AVENUE SHALL BE SETBACK A MINIMUM OF 10' FROM NE DELAWARE AVENUE RIGHT-OF-WAY.
8. NO LOTS WILL BE ALLOWED DRIVEWAY ACCESS OFF OF NE DELAWARE AVENUE.
9. LOTS 10, 11, AND 12 WILL NOT BE ALLOWED DRIVEWAY ACCESS OFF OF STREET B. DRIVEWAY ACCESS MUST BE SHOWN ON STREET C.
10. IF DRIVEWAY FOR LOT 219 IS LOCATED ON STREET B, IT MUST BE LOCATED AS FAR EAST AS POSSIBLE TO AVOID CONFLICTS WITH DRIVEWAYS.
11. AT THE TIME OF FINAL DESIGN UTILITY STRUCTURES AND ADA RAMPS SHALL BE REVIEWED TO AVOID CONFLICTS WITH DRIVEWAYS.
12. THE DEVELOPER WILL BE RESPONSIBLE FOR RECOMMENDATIONS FROM THE CITY APPROVED TRAFFIC IMPACT STUDY.

A PART OF THE NORTHWEST FRACTIONAL QUARTER AND A PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

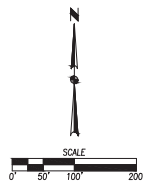
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID NORTHWEST FRACATIONAL QUARTER; THENCE SOUTH 89°52'51" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST FRACATIONAL QUARTER, 161.141 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST FRACATIONAL QUARTER; THENCE SOUTH 89°52'46" EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST FRACATIONAL QUARTER, 224.40 FEET; THENCE SOUTH 00°07'14" WEST, 250.86 FEET; THENCE NORTH 89°52'46" WEST, 135.00 FEET; THENCE SOUTH 00°07'14" WEST, 60.00 FEET; THENCE SOUTH 89°52'46" EAST, 135.00 FEET; THENCE SOUTH 00°07'14" WEST, 48.912 FEET; THENCE SOUTH 89°52'46" EAST, 122.29 FEET; THENCE SOUTH 00°07'14" WEST, 70.00 FEET; THENCE SOUTH 89°52'46" EAST, 135.00 FEET; THENCE SOUTH 00°07'14" WEST, 48.912 FEET; THENCE SOUTH 89°52'46" EAST, 122.29 FEET; THENCE SOUTH 00°07'14" WEST, 73.13 FEET; THENCE SOUTH 89°52'46" EAST, 140.00 FEET; THENCE SOUTH 00°07'14" WEST, 454.93 FEET TO THE NORTH LINE OF KIMBERLEY CROSSING PLAT 1, AN OFFICIAL PLAT; THENCE SOUTH 89°45'58" WEST ALONG SAID NORTH LINE AND THE SOUTH LINE OF THE NORTH QUARTER OF SAID NORTHWEST FRACATIONAL QUARTER, 161.141 FEET TO THE WEST LINE OF SAID NORTH QUARTER OF SAID NORTHWEST FRACATIONAL QUARTER; THENCE NORTH 00°09'43" EAST ALONG SAID WEST LINE, 150.04 FEET TO THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED IN THE QUIT CLAIM DEED RECORDED IN BOOK 14659, PAGE 161; THENCE SOUTH 89°52'01" EAST ALONG THE SOUTH LINE OF SAID PROPERTY, 271.62 FEET TO THE SOUTHEAST CORNER OF SAID PROPERTY, 271.62 FEET; THENCE SOUTH 89°52'01" EAST ALONG THE EAST LINE OF SAID PROPERTY, 356.96 FEET TO THE SOUTHEAST CORNER OF SAID PROPERTY, 356.96 FEET; THENCE SOUTH 00°07'27" EAST ALONG SAID EASTERN LINE, 182.42 FEET; THENCE SOUTH 89°52'47" WEST ALONG SAID EASTERN LINE, 41.98 FEET; THENCE NORTH 00°07'27" EAST ALONG SAID EASTERN LINE, 119.48 FEET TO THE NORTHEAST CORNER OF SAID PROPERTY; THENCE NORTH 89°54'38" WEST ALONG THE NORTH LINE OF SAID PROPERTY, 225.35 FEET TO THE NORTHEAST CORNER OF SAID PROPERTY AND THE WEST LINE OF SAID NORTHWEST FRACATIONAL QUARTER, 161.141 FEET; THENCE NORTH 00°07'27" EAST, 1028.71 FEET TO THE POINT OF BEGINNING AND CONTAINING 68.86 ACRES (3,870,694 SQUARE FEET).

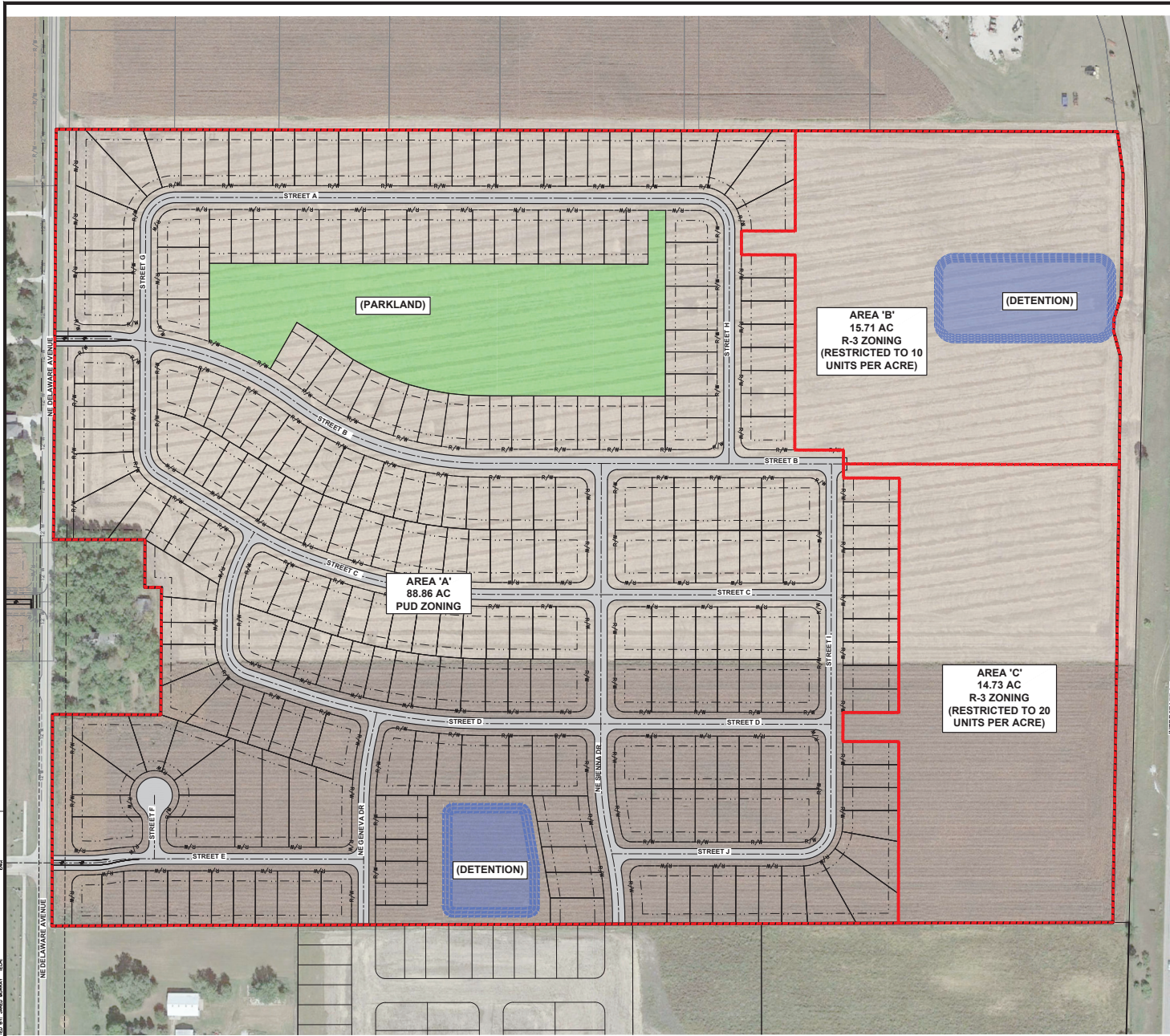
1 EVERGREEN TREE, 2 OVERSTORY TREES AND 6 SHRUBS PER LOT





2 / 2
2212.837
GA





DEVELOPMENT SUMMARY - AREA 'A'

ZONING: PUD W/ UNDERLYING R-3 (MULTIPLE-FAMILY RESIDENCE DISTRICT)

SETBACKS:
FRONT YARD SETBACK = 25 FT
SIDE YARD SETBACK = 10 FT (5 FT MINIMUM EACH SIDE)
REAR YARD SETBACK = 25 FT

MIN. LOT WIDTH: = 55 FT

MIN. LOT AREA: = 6,600 SF

* LOTS (296) / ACRE (88.86) = 3.33 LOTS/ACRE

DEVELOPMENT SUMMARY - AREA 'B'

ZONING: R-3: MULTIPLE-FAMILY RESIDENCE DISTRICT (RESTRICTED TO 10 UNITS PER ACRE)

BULK REGULATIONS:
FRONT YARD SETBACK = 30 FT
SIDE YARD SETBACK = 8 FT (20 FT TOTAL)
1 STORY = 8 FT (20 FT TOTAL)
MORE THAN 1 STORY AND LESS THAN 2 STORIES = 9 FT (22 FT TOTAL)
3 STORIES AND MORE UP TO 45 FT TALL = 10 FT (24 FT TOTAL)
REAR YARD SETBACK = 35 FT

MAXIMUM DENSITY = 10 UNITS / ACRE

DEVELOPMENT SUMMARY - AREA 'C'

ZONING: R-3: MULTIPLE-FAMILY RESIDENCE DISTRICT (RESTRICTED TO 20 UNITS PER ACRE)

BULK REGULATIONS:
FRONT YARD SETBACK = 30 FT
SIDE YARD SETBACK = 8 FT (20 FT TOTAL)
1 STORY = 8 FT (20 FT TOTAL)
MORE THAN 1 STORY AND LESS THAN 2 STORIES = 9 FT (22 FT TOTAL)
3 STORIES AND MORE UP TO 45 FT TALL = 10 FT (24 FT TOTAL)
REAR YARD SETBACK = 35 FT

MAXIMUM DENSITY = 20 UNITS / ACRE

NOTES

1. THE DEVELOPER WILL BE RESPONSIBLE FOR STREETLIGHTS ALONG PUBLIC STREETS, INCLUDING NE DELAWARE AVENUE.
2. THIS DEVELOPMENT WILL BE PART OF A HOMEOWNER'S ASSOCIATION.
3. REPAIR ANY FIELD TILE ENCOUNTERED AND CONNECT TO STORM SEWER WHEREVER POSSIBLE.
4. OUTLOTS "W" AND "X" WILL UTILIZED FOR FUTURE MULTI-FAMILY DEVELOPMENT.
5. OUTLOT "Y" WILL BE DEDICATED TO THE CITY OF ANKENY AS PARKLAND.
6. OUTLOT "Z" WILL BE UTILIZED FOR STORM WATER DETENTION AND WILL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
7. FENCES ON LOTS ADJACENT TO NE DELAWARE AVENUE SHALL BE SETBACK 20' FROM THE NE DELAWARE AVENUE RIGHT-OF-WAY. FENCES WILL BE ALLOWED AT A 10' SETBACK FROM THE NE DELAWARE AVENUE RIGHT-OF-WAY WITH THE CONDITION THAT TWO TREES ARE PLANTED BETWEEN THE FENCE AND THE RIGHT-OF-WAY.
8. ACCESSORY STRUCTURES ON LOTS ADJACENT TO NE DELAWARE AVENUE SHALL BE SETBACK A MINIMUM OF 20' FROM THE NE DELAWARE AVENUE RIGHT-OF-WAY.
9. NO LOTS WILL BE ALLOWED DRIVEWAY ACCESS OFF OF NE DELAWARE AVENUE.
10. LOTS 34, 35 AND 182 ARE NOT ALLOWED DRIVEWAY ACCESS OFF OF STREET B. DRIVEWAY ACCESS MUST BE SHOWN ON STREET G.
11. IF DRIVEWAY FOR LOT 219 IS LOCATED ON STREET B, IT MUST BE LOCATED AS FAR EAST AS POSSIBLE TO AVOID CONFLICT WITH THE INTERSECTION.
12. AT THE TIME OF FINAL DESIGN UTILITY STRUCTURES AND ADA RAMPS SHALL BE REVIEWED TO AVOID CONFLICTS WITH DRIVEWAYS.
13. DEVELOPER WILL BE RESPONSIBLE FOR RECOMMENDATIONS FROM THE CITY APPROVED TRAFFIC IMPACT STUDY.

DATE	REVISIONS
12/15/2022	1ST SUBMITTAL
12/15/2022	2ND SUBMITTAL
12/15/2022	3RD SUBMITTAL
12/15/2022	4TH SUBMITTAL

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

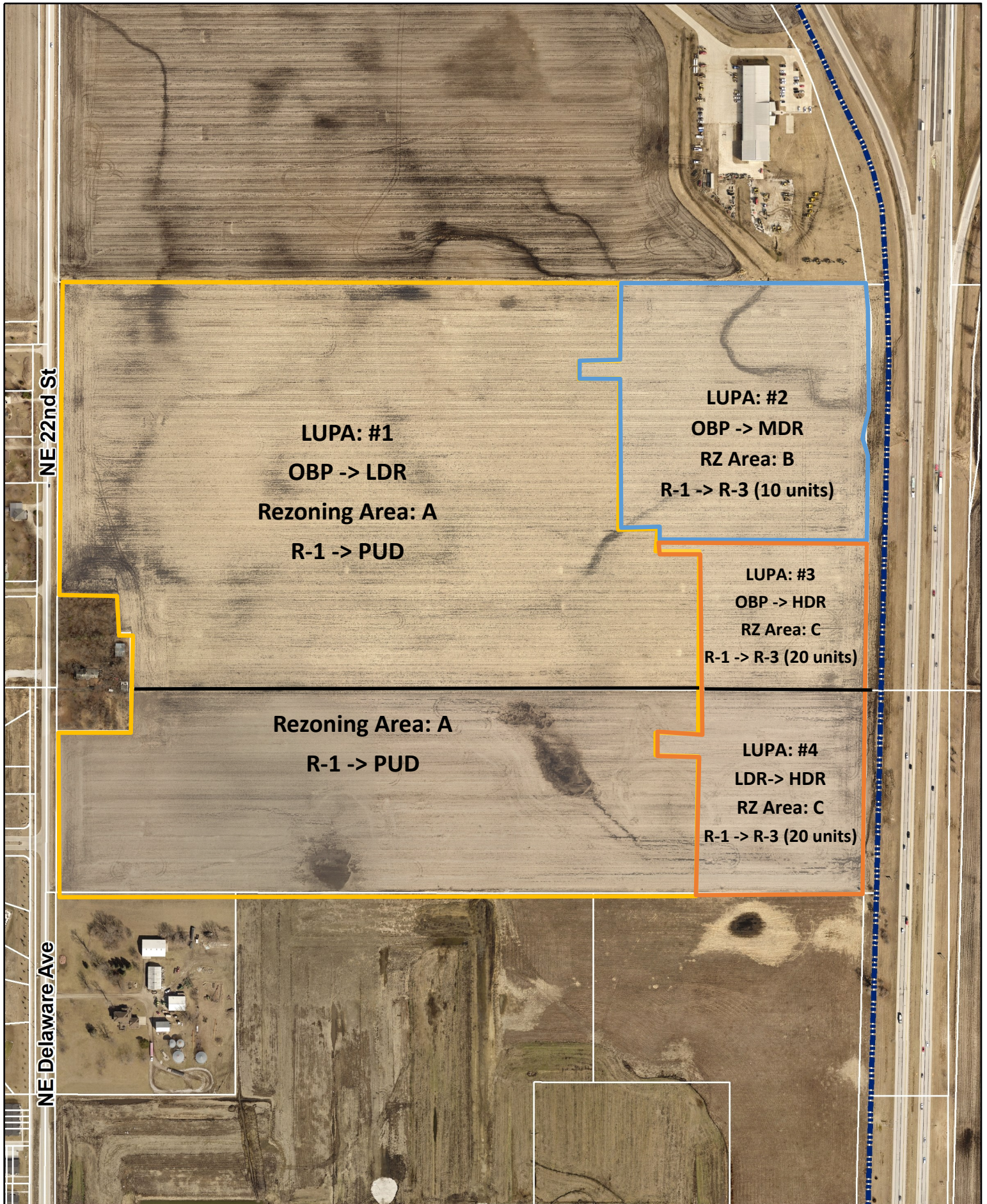
TECH: JDS
ENGINEER: JMM

CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

HOPE CROSSING
CONCEPTUAL PLAN



2/5
2212.837
CEA





PLAN AND ZONING COMMISSION

May 7, 2024

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Enhance Quality of Life

ACTION REQUESTED:

Public Hearing

LEGAL:

SUBJECT:

Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope K Farms, LLC from Office/Business Park to Medium Density Residential use classification (LUPA Area #2)

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

The Plan and Zoning Commission held a public hearing at their meeting on April 16, 2024.

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to recommend City Council approval of the request by Hope K Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K Farms, LLC (LUPA Area #2) from Office/Business Park to Medium Density Residential.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download

 [Aerial Map](#)

 [Staff Report](#)

 [LUPA Area #2 Exhibit](#)

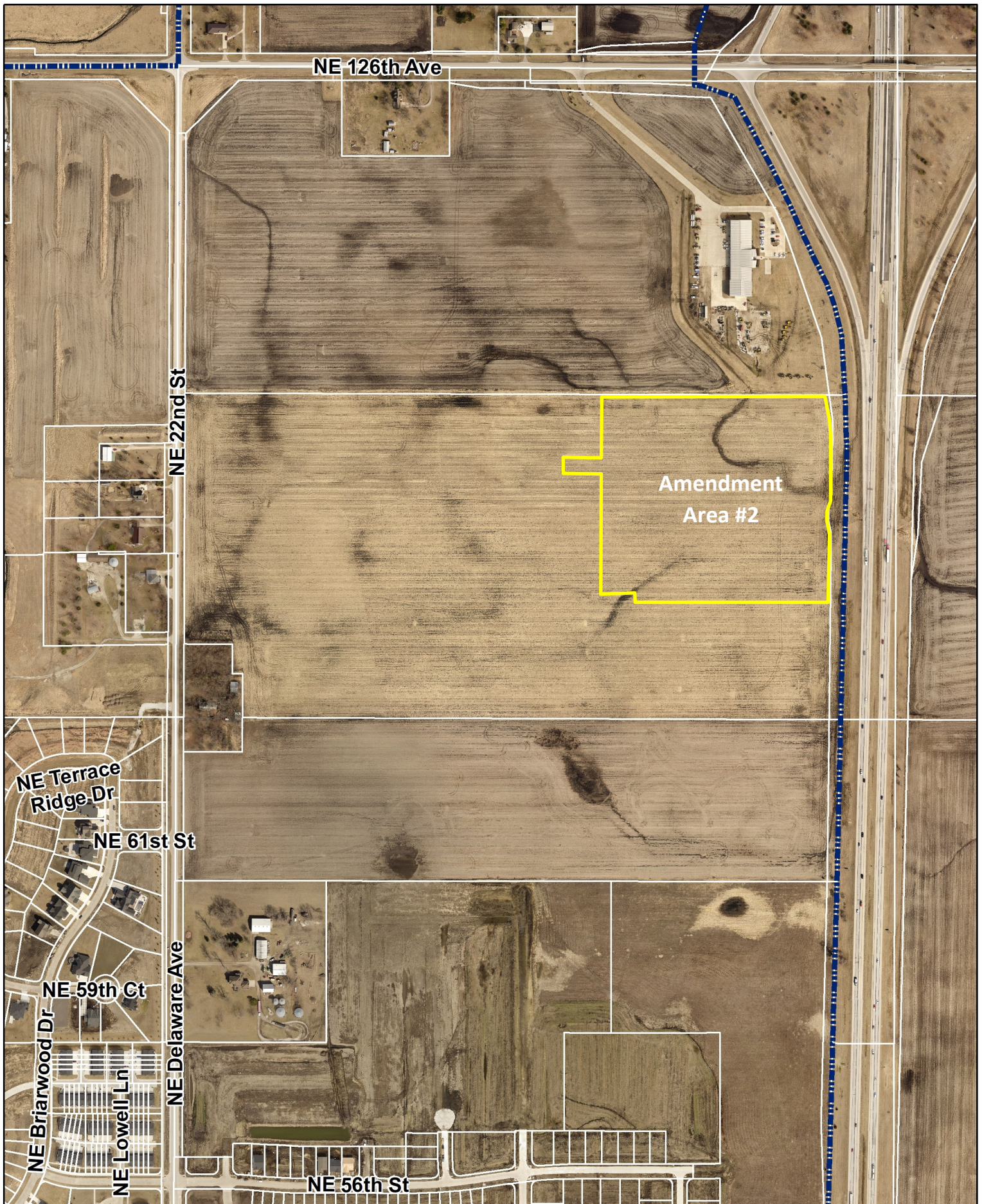
 [Future Land Use Map](#)

 [Applicant Letter](#)

 [Zoning Map](#)

 [Combined Map](#)

 [Combined LUPA Map](#)



N



1 inch = 500 feet

Date: 3/11/2024

Hope Crossing Aerial

LUPA Area #2



*Plan and Zoning Commission
Staff Report*

Meeting Date: May 7th, 2024

Agenda Item: Hope Crossing Rezoning – Action
Report Date: May 1, 2024
Prepared By: Laura Hutzell *ESC*
Associate Planner

Staff Recommendation

That the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K. Farms, LLC (Area #1) from Office/Business Park to Low Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to rezone Area A from R-1, One-Family Residence District to PUD, Planned Unit Development.

That the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K. Farms, LLC (Area #2) from Office/Business Park to Medium Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to rezone Area B from R-1, One-Family Residence District to R-3, Multiple-Family Residence District, restricted to 10 units per acre.

That the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K. Farms, LLC (Area #3) from Office/Business Park to High Density Residential.

That the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K. Farms, LLC (Area #4) from Low Density to High Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to rezone Area C from R-1, One-Family Residence District to R-3, Multiple-Family Residence District, restricted to 20 units per acre.

Project Report

LUPA #1 with Rezoning A:

Land Use Plan Amendment #1 is approximately 57.74 acres; and is located south of NE 126th Avenue, east of NE Delaware Avenue and west of I-35. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Office/Business Park (OB). The applicant is

now proposing to reclassify the future land use to Low Density Residential (LDR). The Future Land Use Map indicates surrounding properties to the amendment area as Community Commercial to the north, Medium Density and Low Density to the west, Low Density to the south, and Office/Business Park (proposed medium and high density) to the east.

Existing Area #1: Office/Business Park

This land use category is designed to retain and promote employment opportunities for the City. The land use category includes a combination of professional office and medical uses, research and development and testing facilities, and corporate campuses consisting of single or multi-tenant buildings that are 1 or more stories tall. Limited office support type retail uses (includes restaurants, office supply stores, coffee shops, and dry cleaners) may be allowed. Site sizes can range from small single user building lots to large corporate campuses. This land use can serve as a transition to buffer low and medium density uses from more intense commercial and industrial uses.

Proposed Area #1: Low Density Residential (LDR)
--

This land use category is dominated by single-family detached dwellings with a typical density of 1 to 5 dwelling units per acre and may include the continuation of existing agricultural operations. Typical lot sizes will range from 7,500 to 15,000 sq. ft. Lots should include public or private street frontage and driveway access and may also be served by an alleyway. Development in this area may include residential clustered developments, religious, educational, and institutional uses and structures; and public and private parks and recreational areas and structures.

Accompanying Land Use Amendment #1, the applicant is also requesting to rezone approximately 88.86 acres (Rezoning Area A) from R-1 One Family Residential District to PUD Planned Unit Development. The purpose of a PUD is to promote development by providing a greater level of flexibility than normally allowed. Lots within the proposed PUD area would allow detached, single family homes with minimum lot widths of 55 feet and a minimum lot area of 6,650 square feet or 3.33 units per acre. The PUD Concept Plan outlines bulk regulations, landscape screening, which is provided by a 20' buffer easement along NE Delaware Avenue. Also included in the concept plans is the general plan for development with tentative lot lines, public streets, utilities, parkland area and storm water detention.

LUPA Area #2 with Rezoning B:

Land Use Plan Amendment Area #2 is approximately 15.71 acres; and is located south of NE 126th Avenue east of NE Delaware Avenue, and west of I-35. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Office Business Park (OB). The applicant is now proposing to reclassify the future land use to Medium Density Residential (MDR). The Future Land Use Map indicates surrounding properties to the amendment area as Community Commercial to the north, office business park (proposed low density to the west), Highway Commercial to the east, and Office/Business Park and Low Density (proposed high density) to the south.

Existing Area #2: Office/Business Park (OB)
--

This land use category is designed to retain and promote employment opportunities for the City. The land use category includes a combination of professional office and medical uses, research and development and testing facilities, and corporate campuses consisting of single or multi-tenant buildings that are 1 or more stories tall. Limited office support type retail uses (includes restaurants, office supply stores, coffee shops, and dry cleaners) may be allowed. Site sizes can range from small single user building lots to large corporate campuses. This land use can serve as a transition to buffer low and medium density uses from more intense commercial and industrial uses.

Proposed Area #2: Medium Density Residential (MDR)

This land use category is designed for single family dwelling units that are detached or attached horizontally to one or more units, typically referred to as cottage homes, townhomes, and rowhouses. Densities range from 5 to 12 dwelling units per acre. Land uses may also include single-family detached dwellings, 'Tiny home' developments (planned communities with single-family detached homes that are generally less than 500 square feet in total floor area); residential clustered developments; religious, educational, and institutional uses and structures; and private parks and recreation areas and structures. This land use category can serve as a transition between low density and high-density land uses.

Accompanying Land Use Amendment Area #2 request, the applicant is also requesting to rezone the same 15.71 acres (Area B) from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

LUPA Area #3 & #4 with Rezoning C:

Land Use Plan Amendment Area #3 is approximately 6.36 acres; and is located in the southeast corner of the subject area east of NE Delaware Avenue and west of I-35. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Office/Business Park (OB). The applicant is now proposing to reclassify the future land use to High Density Residential (HDR). The Future Land Use Map indicates surrounding properties to the amendment area as Office/Business Park (proposed Medium Density) to the north, Office/Business Park (proposed Low Density) to the west, Highway Commercial to the east, and low density (proposed high density) to the south.

Land Use Plan Amendment Area #4 is approximately 8.37 acres; and is located in the southeast corner of the subject area east of NE Delaware Ave and west of I-35. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Low Density Residential (LDR). The applicant is now proposing to reclassify the future land use to High Density Residential (HDR). The Future Land Use Map indicates surrounding properties to the amendment area as Office/Business Park (proposed High Density) to the north, Low Density to the west, High Density and Low Density to the south, and Office/Business Park to the east.

Existing Area #3: Office/Business Park (OB)

This land use category is designed to retain and promote employment opportunities for the City. The land use category includes a combination of professional office and medical uses, research and development and testing facilities, and corporate campuses consisting of single or multi-tenant buildings that are 1 or more stories tall. Limited office support type retail uses (includes restaurants, office supply stores, coffee shops, and dry cleaners) may be allowed. Site sizes can range from small single user building lots to large corporate campuses. This land use can serve as a transition to buffer low and medium density uses from more intense commercial and industrial uses.

Proposed Area #3: High Density Residential (HDR)

This land use category is for multi-family dwelling units both horizontally or vertically attached with two or more dwelling units, typically referred to as apartments or condominiums. Also, included in this category are mobile home subdivisions or parks. Densities are generally 12+ dwelling units per acre. Units may or may not have public street frontage and may be served by an alleyway. Garages may be tuck-under, first floor, or stand-alone garage units in a common parking area. Uses may also include horizontally attached single-family dwellings; manufactured housing developments, religious, educational, and institutional uses and structures; child day care centers; and public and private parks are recreational areas and structures.

Existing Area #4: Low Density Residential (LDR)

This land use category is dominated by single-family detached dwellings with a typical density of 1 to 5 dwelling units per acre and may include the continuation of existing agricultural operations. Typical lot sizes will range from 7,500 to 15,000 sq. ft. Lots should include public or private street frontage and driveway access and may also be served by an alleyway. Development in this area may include residential clustered developments, religious, educational, and institutional uses and structures; and public and private parks and recreational areas and structures.

Proposed Area #4: High Density Residential (HDR)

This land use category is for multi-family dwelling units both horizontally or vertically attached with two or more dwelling units, typically referred to as apartments or condominiums. Also, included in this category are mobile home subdivisions or parks. Densities are generally 12+ dwelling units per acre. Units may or may not have public street frontage and may be served by an alleyway. Garages may be tuck-under, first floor, or stand-alone garage units in a common parking area. Uses may also include horizontally attached single-family dwellings; manufactured housing developments, religious, educational, and institutional uses and structures; child day care centers; and public and private parks are recreational areas and structures.

Accompanying the request for Land Use Amendment Areas #3 & #4, the applicant is also requesting to rezone 14.73 acres (Area C) from R-1 One Family Residential District to R-3, Multiple-Family Residence District, restricted to 20 units per acre.

The developer has submitted the required rezoning petitions consisting of signatures of more than 60% of the land area specifically providing 83.68% for Area A and 68.07 % for Area C. Area B had initially obtained 49.72% consenting signatures from adjacent property owners, requiring Council initiation, which took place March 4, 2024. However, since then, additional signatures have been collected bringing consenting signature totals to 72.4%.

Notifications of the public hearing were sent to the surrounding property owners within 250' of the subject rezonings and 350' of the proposed amendment areas on April 3, 2024; and a legal notice of the proposed rezonings and amendments was published on April 5, 2024. The Zoning Ordinance also requires that the applicant of a proposed rezoning post public notification signage. The applicant posted the signage by April 4, 2024, which exceeds the required seven days of notification for the proposed rezoning before the public hearing.

Public Hearing

The Plan and Zoning Commission held a public hearing for the proposed rezoning on April 16, 2024. During the public hearing there was discussion regarding the project from City Staff and the applicant's engineer, however no one from the public spoke. A complete recap of the discussion can be found in the minutes from the meeting.

Summary:

The conditions outlined above influence City staff in determining the following: The proposed change in land use in Amendment Area #1 from Office/Business Park to Low Density, the proposed change in land use in Amendment Area #2 from Office/Business Park to Medium Density, the proposed change in land use in Amendment Area #3 from Office/Business Park to High Density and the proposed change in land use in Amendment Area #4 from Low Density to High Density are all appropriate. In addition to these amendments, City staff has also determined that the proposed rezonings for Area A, Area B and Area C are also appropriate.

Therefore, staff recommends that the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10,

Future Land Use Map, reclassifying property owned by Hope K. Farms, LLC (LUPA Area #1) from Office/Business Park to Low Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to rezone Area A from R-1, One-Family Residence District to PUD, Planned Unit Development.

That the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K. Farms, LLC (LUPA Area #2) from Office/Business Park to Medium Density Residential.

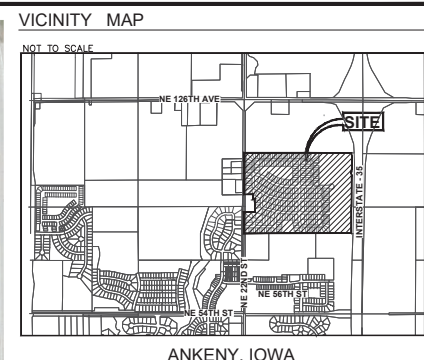
That the Plan and Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to rezone Area B from R-1, One-Family Residence District to R-3, Multiple-Family Residence District, restricted to 10 units per acre.

That the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K. Farms, LLC (LUPA Area #3) from Office/Business Park to High Density Residential.

That the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K. Farms, LLC (LUPA Area #4) from Low Density to High Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to rezone Area C from R-1, One-Family Residence District to R-3, Multiple-Family Residence District, restricted to 20 units per acre.

FILE IN 2022/2/21/2021/2020/2019/2018/2017/2016/2015/2014/2013/2012/2011/2010/2009/2008/2007/2006/2005/2004/2003/2002/2001/2000/1999/1998/1997/1996/1995/1994/1993/1992/1991/1990/1989/1988/1987/1986/1985/1984/1983/1982/1981/1980/1979/1978/1977/1976/1975/1974/1973/1972/1971/1970/1969/1968/1967/1966/1965/1964/1963/1962/1961/1960/1959/1958/1957/1956/1955/1954/1953/1952/1951/1950/1949/1948/1947/1946/1945/1944/1943/1942/1941/1940/1939/1938/1937/1936/1935/1934/1933/1932/1931/1930/1929/1928/1927/1926/1925/1924/1923/1922/1921/1920/1919/1918/1917/1916/1915/1914/1913/1912/1911/1910/1909/1908/1907/1906/1905/1904/1903/1902/1901/1900/1899/1898/1897/1896/1895/1894/1893/1892/1891/1890/1889/1888/1887/1886/1885/1884/1883/1882/1881/1880/1879/1878/1877/1876/1875/1874/1873/1872/1871/1870/1869/1868/1867/1866/1865/1864/1863/1862/1861/1860/1859/1858/1857/1856/1855/1854/1853/1852/1851/1850/1849/1848/1847/1846/1845/1844/1843/1842/1841/1840/1839/1838/1837/1836/1835/1834/1833/1832/1831/1830/1829/1828/1827/1826/1825/1824/1823/1822/1821/1820/1819/1818/1817/1816/1815/1814/1813/1812/1811/1810/1809/1808/1807/1806/1805/1804/1803/1802/1801/1800/1799/1798/1797/1796/1795/1794/1793/1792/1791/1790/1789/1788/1787/1786/1785/1784/1783/1782/1781/1780/1779/1778/1777/1776/1775/1774/1773/1772/1771/1770/1769/1768/1767/1766/1765/1764/1763/1762/1761/1760/1759/1758/1757/1756/1755/1754/1753/1752/1751/1750/1749/1748/1747/1746/1745/1744/1743/1742/1741/1740/1739/1738/1737/1736/1735/1734/1733/1732/1731/1730/1729/1728/1727/1726/1725/1724/1723/1722/1721/1720/1719/1718/1717/1716/1715/1714/1713/1712/1711/1710/1709/1708/1707/1706/1705/1704/1703/1702/1701/1700/1699/1698/1697/1696/1695/1694/1693/1692/1691/1690/1689/1688/1687/1686/1685/1684/1683/1682/1681/1680/1679/1678/1677/1676/1675/1674/1673/1672/1671/1670/1669/1668/1667/1666/1665/1664/1663/1662/1661/1660/1659/1658/1657/1656/1655/1654/1653/1652/1651/1650/1649/1648/1647/1646/1645/1644/1643/1642/1641/1640/1639/1638/1637/1636/1635/1634/1633/1632/1631/1630/1629/1628/1627/1626/1625/1624/1623/1622/1621/1620/1619/1618/1617/1616/1615/1614/1613/1612/1611/1610/1609/1608/1607/1606/1605/1604/1603/1602/1601/1600/1599/1598/1597/1596/1595/1594/1593/1592/1591/1590/1589/1588/1587/1586/1585/1584/1583/1582/1581/1580/1579/1578/1577/1576/1575/1574/1573/1572/1571/1570/1569/1568/1567/1566/1565/1564/1563/1562/1561/1560/1559/1558/1557/1556/1555/1554/1553/1552/1551/1550/1549/1548/1547/1546/1545/1544/1543/1542/1541/1540/1539/1538/1537/1536/1535/1534/1533/1532/1531/1530/1529/1528/1527/1526/1525/1524/1523/1522/1521/1520/1519/1518/1517/1516/1515/1514/1513/1512/1511/1510/1509/1508/1507/1506/1505/1504/1503/1502/1501/1500/1499/1498/1497/1496/1495/1494/1493/1492/1491/1490/1489/1488/1487/1486/1485/1484/1483/1482/1481/1480/1479/1478/1477/1476/1475/1474/1473/1472/1471/1470/1469/1468/1467/1466/1465/1464/1463/1462/1461/1460/1459/1458/1457/1456/1455/1454/1453/1452/1451/1450/1449/1448/1447/1446/1445/1444/1443/1442/1441/1440/1439/1438/1437/1436/1435/1434/1433/1432/1431/1430/1429/1428/1427/1426/1425/1424/1423/1422/1421/1420/1419/1418/1417/1416/1415/1414/1413/1412/1411/1410/1409/1408/1407/1406/1405/1404/1403/1402/1401/1400/1399/1398/1397/1396/1395/1394/1393/1392/1391/1390/1389/1388/1387/1386/1385/1384/1383/1382/1381/1380/1379/1378/1377/1376/1375/1374/1373/1372/1371/1370/1369/1368/1367/1366/1365/1364/1363/1362/1361/1360/1359/1358/1357/1356/1355/1354/1353/1352/1351/1350/1349/1348/1347/1346/1345/1344/1343/1342/1341/1340/1339/1338/1337/1336/1335/1334/1333/1332/1331/1330/1329/1328/1327/1326/1325/1324/1323/1322/1321/1320/1319/1318/1317/1316/1315/1314/1313/1312/1311/1310/1309/1308/1307/1306/1305/1304/1303/1302/1301/1300/1299/1298/1297/1296/1295/1294/1293/1292/1291/1290/1289/1288/1287/1286/1285/1284/1283/1282/1281/1280/1279/1278/1277/1276/1275/1274/1273/1272/1271/1270/1269/1268/1267/1266/1265/1264/1263/1262/1261/1260/1259/1258/1257/1256/1255/1254/1253/1252/1251/1250/1249/1248/1247/1246/1245/1244/1243/1242/1241/1240/1239/1238/1237/1236/1235/1234/1233/1232/1231/1230/1229/1228/1227/1226/1225/1224/1223/1222/1221/1220/1219/1218/1217/1216/1215/1214/1213/1212/1211/1210/1209/1208/1207/1206/1205/1204/1203/1202/1201/1200/1199/1198/1197/1196/1195/1194/1193/1192/1191/1190/1189/1188/1187/1186/1185/1184/1183/1182/1181/1180/1179/1178/1177/1176/1175/1174/1173/1172/1171/1170/1169/1168/1167/1166/1165/1164/1163/1162/1161/1160/1159/1158/1157/1156/1155/1154/1153/1152/1151/1150/1149/1148/1147/1146/1145/1144/1143/1142/1141/1140/1139/1138/1137/1136/1135/1134/1133/1132/1131/1130/1129/1128/1127/1126/1125/1124/1123/1122/1121/1120/1119/1118/1117/1116/1115/1114/1113/1112/1111/1110/1109/1108/1107/1106/1105/1104/1103/1102/1101/1100/1099/1098/1097/1096/1095/1094/1093/1092/1091/1090/1089/1088/1087/1086/1085/1084/1083/1082/1081/1080/1079/1078/1077/1076/1075/1074/1073/1072/1071/1070/1069/1068/1067/1066/1065/1064/1063/1062/1061/1060/1059/1058/1057/1056/1055/1054/1053/1052/1051/1050/1049/1048/1047/1046/1045/1044/1043/1042/1041/1040/1039/1038/1037/1036/1035/1034/1033/1032/1031/1030/1029/1028/1027/1026/1025/1024/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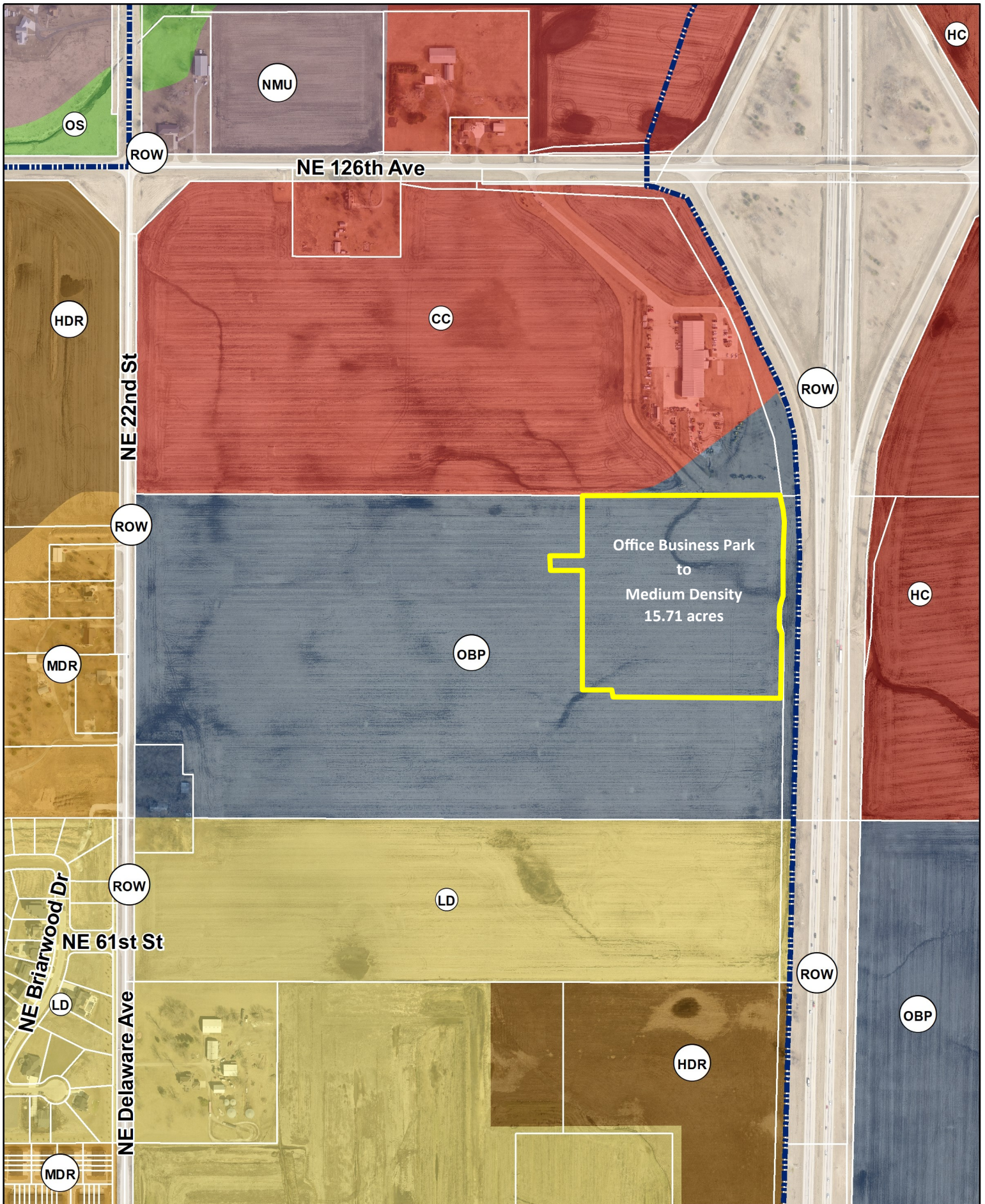


OWNER / APPLICANT
HOPE K. FARMS, LLC
4500 WESTOWN PARKWAY, SUITE #277
CONTACT: REZA KARGARZADEH
EMAIL: RKARGARZ@EPCOMFG.COM
PH: (515) 381-3925

LAND USE DESIGNATION
EXISTING: OFFICE/BUSINESS PARK
PROPOSED: MDR: MEDIUM DENSITY RESIDENTIAL

LAND USE DESCRIPTION
A PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF KIMBERLEY CROSSING PLAT 1, AN OFFICIAL PLAT; THENCE SOUTH 89°48'58" WEST ALONG THE SOUTH LINE OF THE NORTH ONE-QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 41.07 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 35; THENCE NORTH 00°52'53" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 652.17 FEET; THENCE NORTH 00°43'23" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 496.13 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°52'46" WEST, 691.40 FEET; THENCE NORTH 00°07'14" EAST, 35.00 FEET; THENCE NORTH 89°52'46" WEST, 122.29 FEET; THENCE NORTH 00°07'14" EAST, 489.12 FEET; THENCE NORTH 89°52'46" WEST, 135.00 FEET; THENCE NORTH 00°07'14" EAST, 60.00 FEET; THENCE SOUTH 89°52'46" EAST, 135.00 FEET; THENCE NORTH 00°07'14" EAST, 250.86 FEET TO THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER; THENCE SOUTH 89°52'53" EAST ALONG SAID NORTH LINE, 807.15 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 07°46'39" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 106.92 FEET; THENCE SOUTH 00°49'44" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 304.00 FEET; THENCE SOUTH 16°56'22" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 63.31 FEET; THENCE SOUTH 01°37'12" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 29.99 FEET; THENCE SOUTH 14°53'28" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 67.71 FEET; THENCE SOUTH 00°43'23" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 269.15 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.71 ACRES (684,508 SQUARE FEET).

DATE	2/20/2024
REVISIONS	
1ST SUBMITTAL	
TECH: CWO	
ENGINEER: JMM	
CIVIL DESIGN ADVANTAGE	
ANKENY, IOWA	
HOPE CROSSING	
LAND USE AMENDMENT - MDR	
1/1	
2212.837	



N



1 inch = 500 feet

Date: 3/5/2024

Future Land Use Map Area #2

Hope Crossing



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,
PLANNERS & SURVEYORS

March 29, 2024

Honorable Mayor and City Council
c/o Eric Carstens
City of Ankeny
Community Development - Planning
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Rezoning & Land Use Plan Amendments – Hope Crossing

Honorable Mayor and City Council and Planning & Zoning Commission;

On behalf of Hope K Farms, LLC, we submit herewith the following rezoning request to rezone approximately 119.30 acres located north, south and east of 12211 22nd Street. The existing zoning of the property is R-1 One-Family Residential District and we are requesting to rezone 88.86 acres to a Planned Unit Development (Area A), 15.71 acres to R-3 Multiple-Family Residence District restricted to 10 units per acre intended to be utilized for townhomes (Area B) and 14.73 acres to R-3 Multiple-Family Residence District restricted to 20 units per acre intended to be utilized for apartments (Area C).

Rezoning requests related to the proposed PUD (Area A) and R-3 restricted to 20 units per acre (Area C) zoning districts had each obtained 60% or more consenting signatures from adjacent property owners within 250' as required to initiate the rezoning request without Council initiation. The proposed R-3 restricted to 10 units per acre (Area B) zoning district had initially obtained 49.72% consenting signatures from adjacent property owners within 250', requiring Council initiation of that particular rezoning request which took place at its March 4th Council Meeting. A neighboring property owner has since agreed to the Area B rezoning request and has provided a signed consent form meeting the 60% minimum required consent of adjacent property owners within 250' for all three rezoning requests.

We are also submitting a request to modify the city's comprehensive plan from 57.74 acres of office/business park to low-density residential, 15.71 acres of office/business park to medium-density residential, 6.36 acres of office/business park to high-density residential and 8.37 acres of low-density residential to high-density residential.

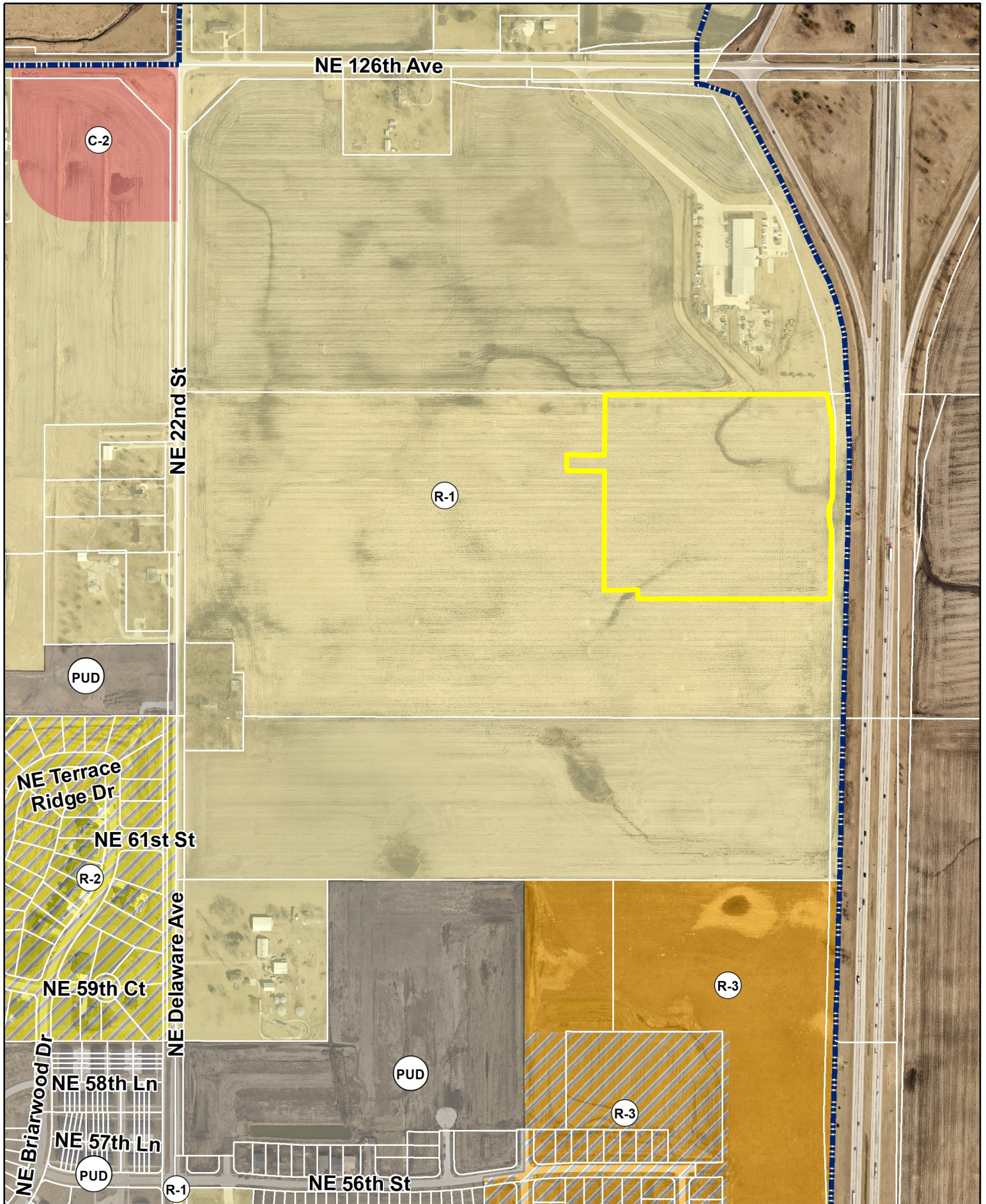
When the comprehensive plan was created for this large tract of property that overall contains 119.30 acres, the property was assigned a low-density residential and office/business park land use. As the property is now annexed into the city of Ankeny and is under one ownership the market would back a diversification of housing to support this area of Ankeny. The property is bordered by NE Delaware Avenue to the west and Interstate 35 on the east. We are proposing to have higher density residential along Interstate 35 that would then transition to lower density residential as you head west through the property.

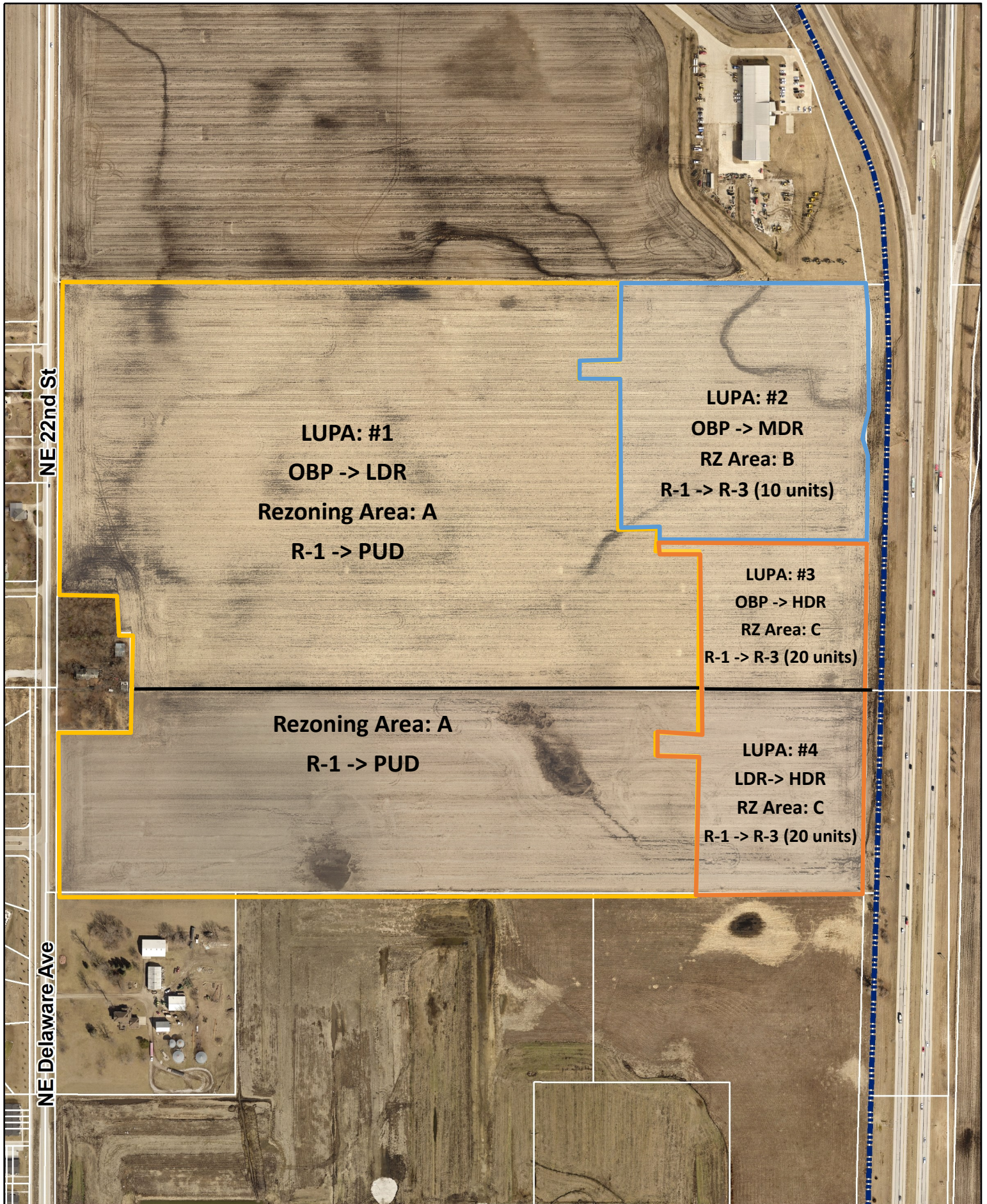
Please accept this submittal for the next available Planning & Zoning and City Council meetings. Let me know if you have any questions or require any further information to complete your review. Thanks.

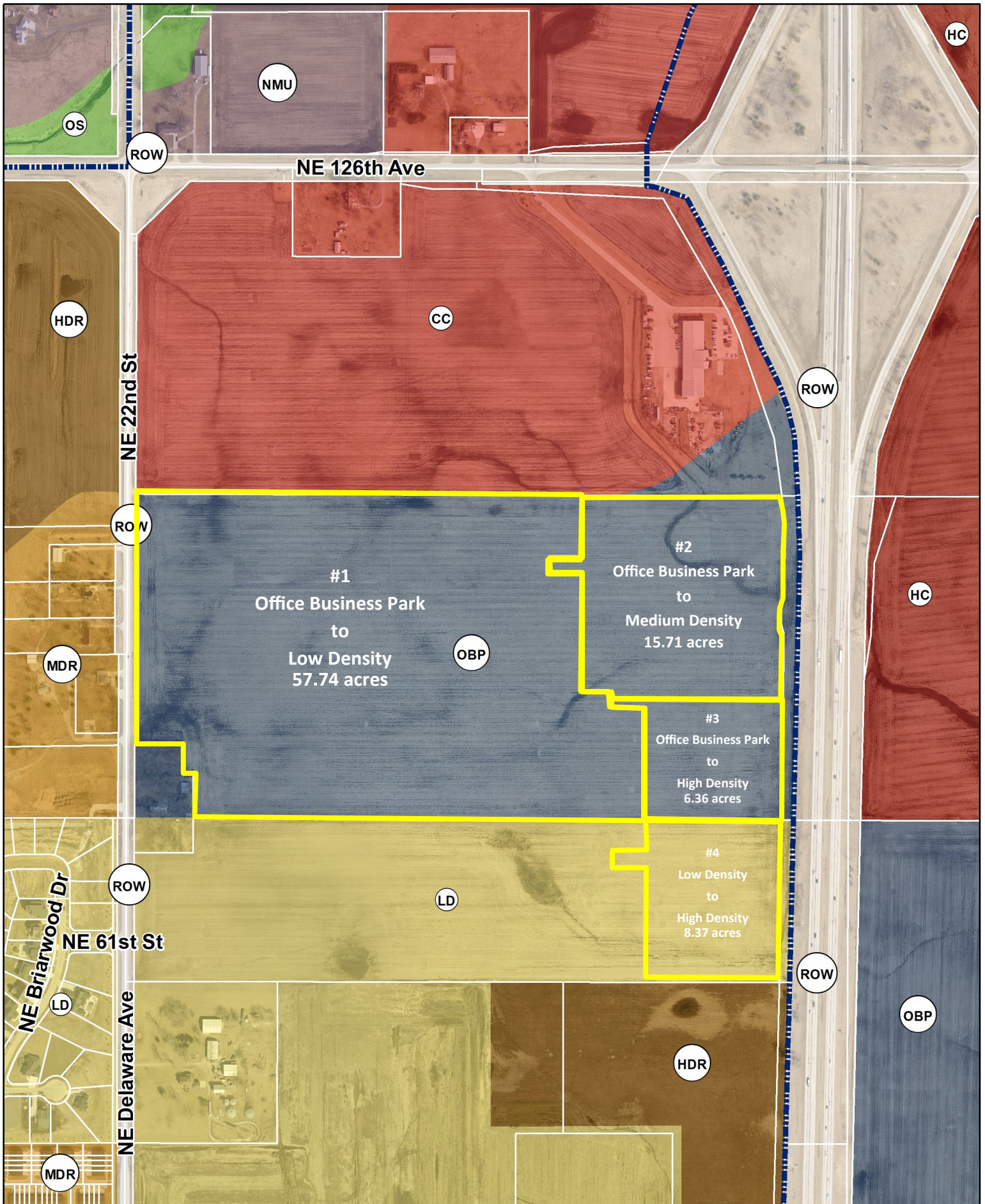
Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Jared Murray, P.E.







N



1 inch = 500 feet

Date: 3/5/2024

Combined Future Land Use Map

Hope Crossing



PLAN AND ZONING COMMISSION

May 7, 2024

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Enhance Quality of Life

ACTION REQUESTED:

Public Hearing

LEGAL:

SUBJECT:

Request to rezone property owned by Hope K Farms, LLC from R-1 One Family Residential District to R-3 Multiple Family Residence District, restricted to 10 units per acre (Rezoning Area B)

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

The Plan and Zoning Commission held a public hearing at their meeting on April 16, 2024.








PUBLIC OUTREACH EFFORTS:

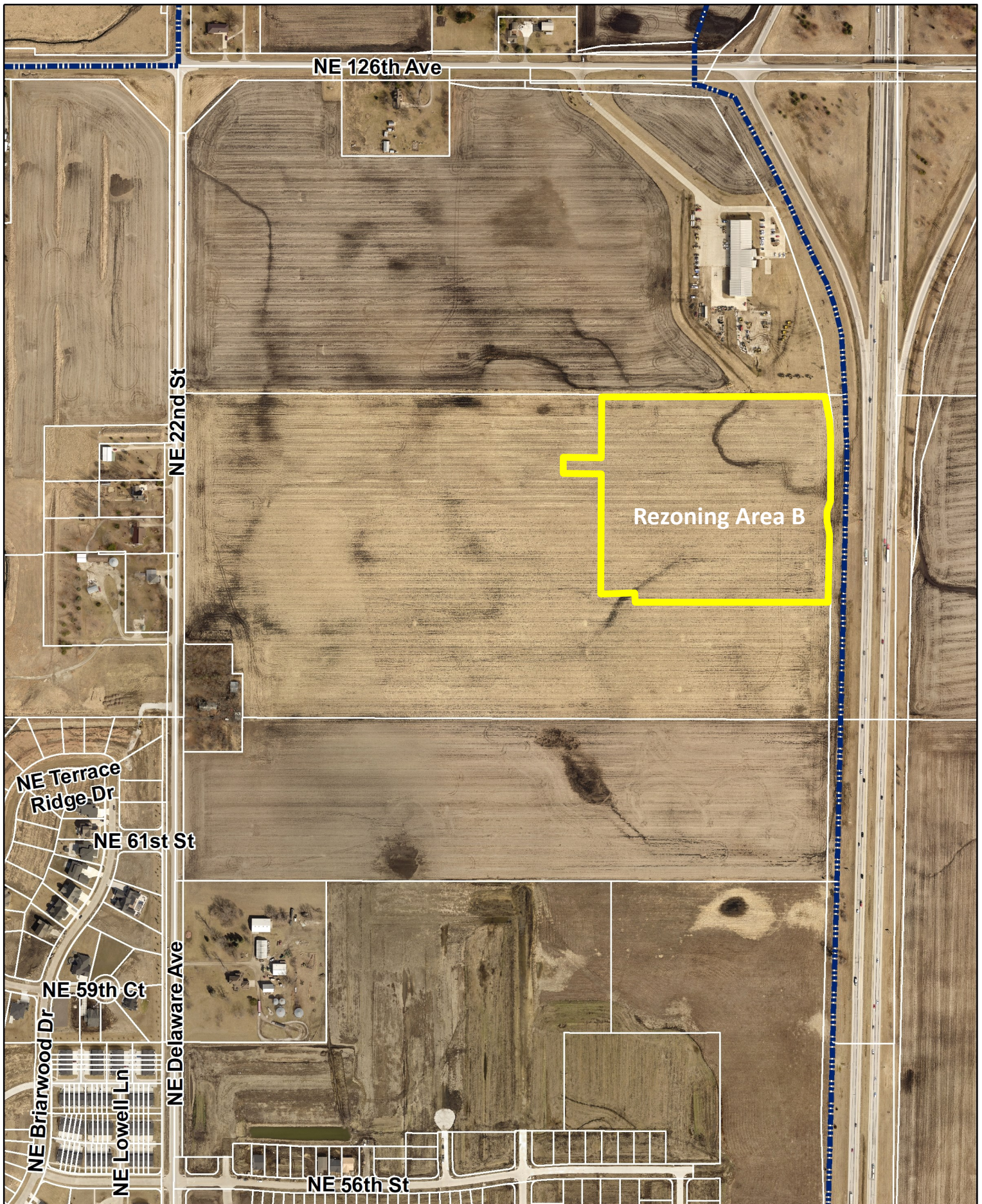
ACTION REQUESTED:

Action: Consider MOTION to recommend City Council approval of the request by Hope K Farms, LLC to rezone Area B from R-1, One-Family Residence District to R-3, Multiple-Family Residence District, restricted to 10 units per acre.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Aerial Map
 Staff Report
 Applicant Letter
 Area B Rezoning Exhibit
 Zoning Map
 Future Land Use Map
 Combined Map



N



1 inch = 500 feet

Date: 3/11/2024

Hope Crossing Aerial

Rezoning Area B



*Plan and Zoning Commission
Staff Report*

Meeting Date: May 7th, 2024

Agenda Item: Hope Crossing Rezoning – Action
Report Date: May 1, 2024
Prepared By: Laura Hutzell *ESC*
Associate Planner

Staff Recommendation

That the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K. Farms, LLC (Area #1) from Office/Business Park to Low Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to rezone Area A from R-1, One-Family Residence District to PUD, Planned Unit Development.

That the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K. Farms, LLC (Area #2) from Office/Business Park to Medium Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to rezone Area B from R-1, One-Family Residence District to R-3, Multiple-Family Residence District, restricted to 10 units per acre.

That the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K. Farms, LLC (Area #3) from Office/Business Park to High Density Residential.

That the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K. Farms, LLC (Area #4) from Low Density to High Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to rezone Area C from R-1, One-Family Residence District to R-3, Multiple-Family Residence District, restricted to 20 units per acre.

Project Report

LUPA #1 with Rezoning A:

Land Use Plan Amendment #1 is approximately 57.74 acres; and is located south of NE 126th Avenue, east of NE Delaware Avenue and west of I-35. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Office/Business Park (OB). The applicant is

now proposing to reclassify the future land use to Low Density Residential (LDR). The Future Land Use Map indicates surrounding properties to the amendment area as Community Commercial to the north, Medium Density and Low Density to the west, Low Density to the south, and Office/Business Park (proposed medium and high density) to the east.

Existing Area #1: Office/Business Park

This land use category is designed to retain and promote employment opportunities for the City. The land use category includes a combination of professional office and medical uses, research and development and testing facilities, and corporate campuses consisting of single or multi-tenant buildings that are 1 or more stories tall. Limited office support type retail uses (includes restaurants, office supply stores, coffee shops, and dry cleaners) may be allowed. Site sizes can range from small single user building lots to large corporate campuses. This land use can serve as a transition to buffer low and medium density uses from more intense commercial and industrial uses.

Proposed Area #1: Low Density Residential (LDR)
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This land use category is dominated by single-family detached dwellings with a typical density of 1 to 5 dwelling units per acre and may include the continuation of existing agricultural operations. Typical lot sizes will range from 7,500 to 15,000 sq. ft. Lots should include public or private street frontage and driveway access and may also be served by an alleyway. Development in this area may include residential clustered developments, religious, educational, and institutional uses and structures; and public and private parks and recreational areas and structures.

Accompanying Land Use Amendment #1, the applicant is also requesting to rezone approximately 88.86 acres (Rezoning Area A) from R-1 One Family Residential District to PUD Planned Unit Development. The purpose of a PUD is to promote development by providing a greater level of flexibility than normally allowed. Lots within the proposed PUD area would allow detached, single family homes with minimum lot widths of 55 feet and a minimum lot area of 6,650 square feet or 3.33 units per acre. The PUD Concept Plan outlines bulk regulations, landscape screening, which is provided by a 20' buffer easement along NE Delaware Avenue. Also included in the concept plans is the general plan for development with tentative lot lines, public streets, utilities, parkland area and storm water detention.

LUPA Area #2 with Rezoning B:

Land Use Plan Amendment Area #2 is approximately 15.71 acres; and is located south of NE 126th Avenue east of NE Delaware Avenue, and west of I-35. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Office Business Park (OB). The applicant is now proposing to reclassify the future land use to Medium Density Residential (MDR). The Future Land Use Map indicates surrounding properties to the amendment area as Community Commercial to the north, office business park (proposed low density to the west), Highway Commercial to the east, and Office/Business Park and Low Density (proposed high density) to the south.

Existing Area #2: Office/Business Park (OB)
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This land use category is designed to retain and promote employment opportunities for the City. The land use category includes a combination of professional office and medical uses, research and development and testing facilities, and corporate campuses consisting of single or multi-tenant buildings that are 1 or more stories tall. Limited office support type retail uses (includes restaurants, office supply stores, coffee shops, and dry cleaners) may be allowed. Site sizes can range from small single user building lots to large corporate campuses. This land use can serve as a transition to buffer low and medium density uses from more intense commercial and industrial uses.

Proposed Area #2: Medium Density Residential (MDR)

This land use category is designed for single family dwelling units that are detached or attached horizontally to one or more units, typically referred to as cottage homes, townhomes, and rowhouses. Densities range from 5 to 12 dwelling units per acre. Land uses may also include single-family detached dwellings, 'Tiny home' developments (planned communities with single-family detached homes that are generally less than 500 square feet in total floor area); residential clustered developments; religious, educational, and institutional uses and structures; and private parks and recreation areas and structures. This land use category can serve as a transition between low density and high-density land uses.

Accompanying Land Use Amendment Area #2 request, the applicant is also requesting to rezone the same 15.71 acres (Area B) from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

LUPA Area #3 & #4 with Rezoning C:

Land Use Plan Amendment Area #3 is approximately 6.36 acres; and is located in the southeast corner of the subject area east of NE Delaware Avenue and west of I-35. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Office/Business Park (OB). The applicant is now proposing to reclassify the future land use to High Density Residential (HDR). The Future Land Use Map indicates surrounding properties to the amendment area as Office/Business Park (proposed Medium Density) to the north, Office/Business Park (proposed Low Density) to the west, Highway Commercial to the east, and low density (proposed high density) to the south.

Land Use Plan Amendment Area #4 is approximately 8.37 acres; and is located in the southeast corner of the subject area east of NE Delaware Ave and west of I-35. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Low Density Residential (LDR). The applicant is now proposing to reclassify the future land use to High Density Residential (HDR). The Future Land Use Map indicates surrounding properties to the amendment area as Office/Business Park (proposed High Density) to the north, Low Density to the west, High Density and Low Density to the south, and Office/Business Park to the east.

Existing Area #3: Office/Business Park (OB)

This land use category is designed to retain and promote employment opportunities for the City. The land use category includes a combination of professional office and medical uses, research and development and testing facilities, and corporate campuses consisting of single or multi-tenant buildings that are 1 or more stories tall. Limited office support type retail uses (includes restaurants, office supply stores, coffee shops, and dry cleaners) may be allowed. Site sizes can range from small single user building lots to large corporate campuses. This land use can serve as a transition to buffer low and medium density uses from more intense commercial and industrial uses.

Proposed Area #3: High Density Residential (HDR)

This land use category is for multi-family dwelling units both horizontally or vertically attached with two or more dwelling units, typically referred to as apartments or condominiums. Also, included in this category are mobile home subdivisions or parks. Densities are generally 12+ dwelling units per acre. Units may or may not have public street frontage and may be served by an alleyway. Garages may be tuck-under, first floor, or stand-alone garage units in a common parking area. Uses may also include horizontally attached single-family dwellings; manufactured housing developments, religious, educational, and institutional uses and structures; child day care centers; and public and private parks are recreational areas and structures.

Existing Area #4: Low Density Residential (LDR)

This land use category is dominated by single-family detached dwellings with a typical density of 1 to 5 dwelling units per acre and may include the continuation of existing agricultural operations. Typical lot sizes will range from 7,500 to 15,000 sq. ft. Lots should include public or private street frontage and driveway access and may also be served by an alleyway. Development in this area may include residential clustered developments, religious, educational, and institutional uses and structures; and public and private parks and recreational areas and structures.

Proposed Area #4: High Density Residential (HDR)

This land use category is for multi-family dwelling units both horizontally or vertically attached with two or more dwelling units, typically referred to as apartments or condominiums. Also, included in this category are mobile home subdivisions or parks. Densities are generally 12+ dwelling units per acre. Units may or may not have public street frontage and may be served by an alleyway. Garages may be tuck-under, first floor, or stand-alone garage units in a common parking area. Uses may also include horizontally attached single-family dwellings; manufactured housing developments, religious, educational, and institutional uses and structures; child day care centers; and public and private parks are recreational areas and structures.

Accompanying the request for Land Use Amendment Areas #3 & #4, the applicant is also requesting to rezone 14.73 acres (Area C) from R-1 One Family Residential District to R-3, Multiple-Family Residence District, restricted to 20 units per acre.

The developer has submitted the required rezoning petitions consisting of signatures of more than 60% of the land area specifically providing 83.68% for Area A and 68.07 % for Area C. Area B had initially obtained 49.72% consenting signatures from adjacent property owners, requiring Council initiation, which took place March 4, 2024. However, since then, additional signatures have been collected bringing consenting signature totals to 72.4%.

Notifications of the public hearing were sent to the surrounding property owners within 250' of the subject rezonings and 350' of the proposed amendment areas on April 3, 2024; and a legal notice of the proposed rezonings and amendments was published on April 5, 2024. The Zoning Ordinance also requires that the applicant of a proposed rezoning post public notification signage. The applicant posted the signage by April 4, 2024, which exceeds the required seven days of notification for the proposed rezoning before the public hearing.

Public Hearing

The Plan and Zoning Commission held a public hearing for the proposed rezoning on April 16, 2024. During the public hearing there was discussion regarding the project from City Staff and the applicant's engineer, however no one from the public spoke. A complete recap of the discussion can be found in the minutes from the meeting.

Summary:

The conditions outlined above influence City staff in determining the following: The proposed change in land use in Amendment Area #1 from Office/Business Park to Low Density, the proposed change in land use in Amendment Area #2 from Office/Business Park to Medium Density, the proposed change in land use in Amendment Area #3 from Office/Business Park to High Density and the proposed change in land use in Amendment Area #4 from Low Density to High Density are all appropriate. In addition to these amendments, City staff has also determined that the proposed rezonings for Area A, Area B and Area C are also appropriate.

Therefore, staff recommends that the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10,

Future Land Use Map, reclassifying property owned by Hope K. Farms, LLC (LUPA Area #1) from Office/Business Park to Low Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to rezone Area A from R-1, One-Family Residence District to PUD, Planned Unit Development.

That the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K. Farms, LLC (LUPA Area #2) from Office/Business Park to Medium Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to rezone Area B from R-1, One-Family Residence District to R-3, Multiple-Family Residence District, restricted to 10 units per acre.

That the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K. Farms, LLC (LUPA Area #3) from Office/Business Park to High Density Residential.

That the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K. Farms, LLC (LUPA Area #4) from Low Density to High Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to rezone Area C from R-1, One-Family Residence District to R-3, Multiple-Family Residence District, restricted to 20 units per acre.



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,
PLANNERS & SURVEYORS

March 29, 2024

Honorable Mayor and City Council
c/o Eric Carstens
City of Ankeny
Community Development - Planning
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Rezoning & Land Use Plan Amendments – Hope Crossing

Honorable Mayor and City Council and Planning & Zoning Commission;

On behalf of Hope K Farms, LLC, we submit herewith the following rezoning request to rezone approximately 119.30 acres located north, south and east of 12211 22nd Street. The existing zoning of the property is R-1 One-Family Residential District and we are requesting to rezone 88.86 acres to a Planned Unit Development (Area A), 15.71 acres to R-3 Multiple-Family Residence District restricted to 10 units per acre intended to be utilized for townhomes (Area B) and 14.73 acres to R-3 Multiple-Family Residence District restricted to 20 units per acre intended to be utilized for apartments (Area C).

Rezoning requests related to the proposed PUD (Area A) and R-3 restricted to 20 units per acre (Area C) zoning districts had each obtained 60% or more consenting signatures from adjacent property owners within 250' as required to initiate the rezoning request without Council initiation. The proposed R-3 restricted to 10 units per acre (Area B) zoning district had initially obtained 49.72% consenting signatures from adjacent property owners within 250', requiring Council initiation of that particular rezoning request which took place at its March 4th Council Meeting. A neighboring property owner has since agreed to the Area B rezoning request and has provided a signed consent form meeting the 60% minimum required consent of adjacent property owners within 250' for all three rezoning requests.

We are also submitting a request to modify the city's comprehensive plan from 57.74 acres of office/business park to low-density residential, 15.71 acres of office/business park to medium-density residential, 6.36 acres of office/business park to high-density residential and 8.37 acres of low-density residential to high-density residential.

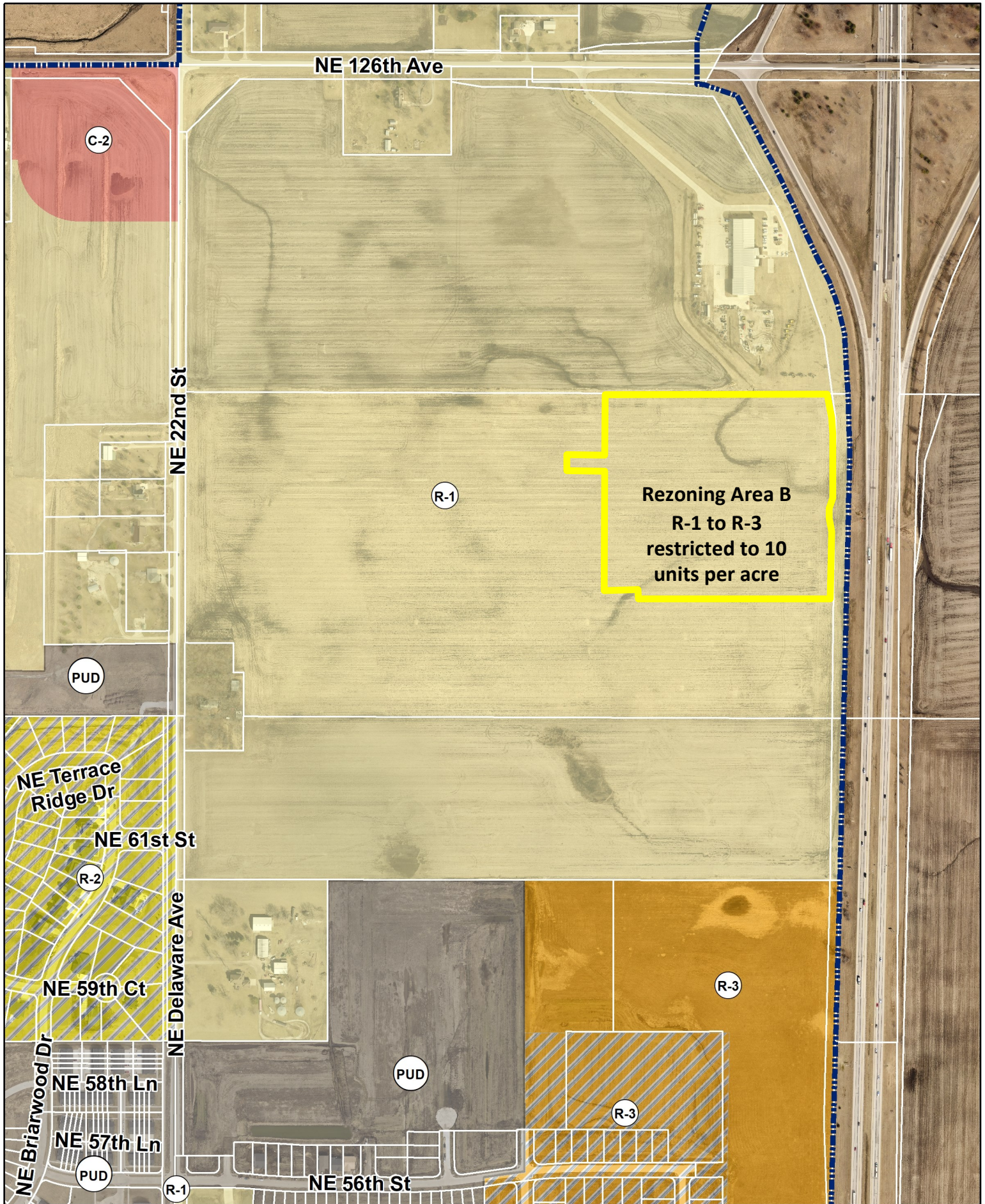
When the comprehensive plan was created for this large tract of property that overall contains 119.30 acres, the property was assigned a low-density residential and office/business park land use. As the property is now annexed into the city of Ankeny and is under one ownership the market would back a diversification of housing to support this area of Ankeny. The property is bordered by NE Delaware Avenue to the west and Interstate 35 on the east. We are proposing to have higher density residential along Interstate 35 that would then transition to lower density residential as you head west through the property.

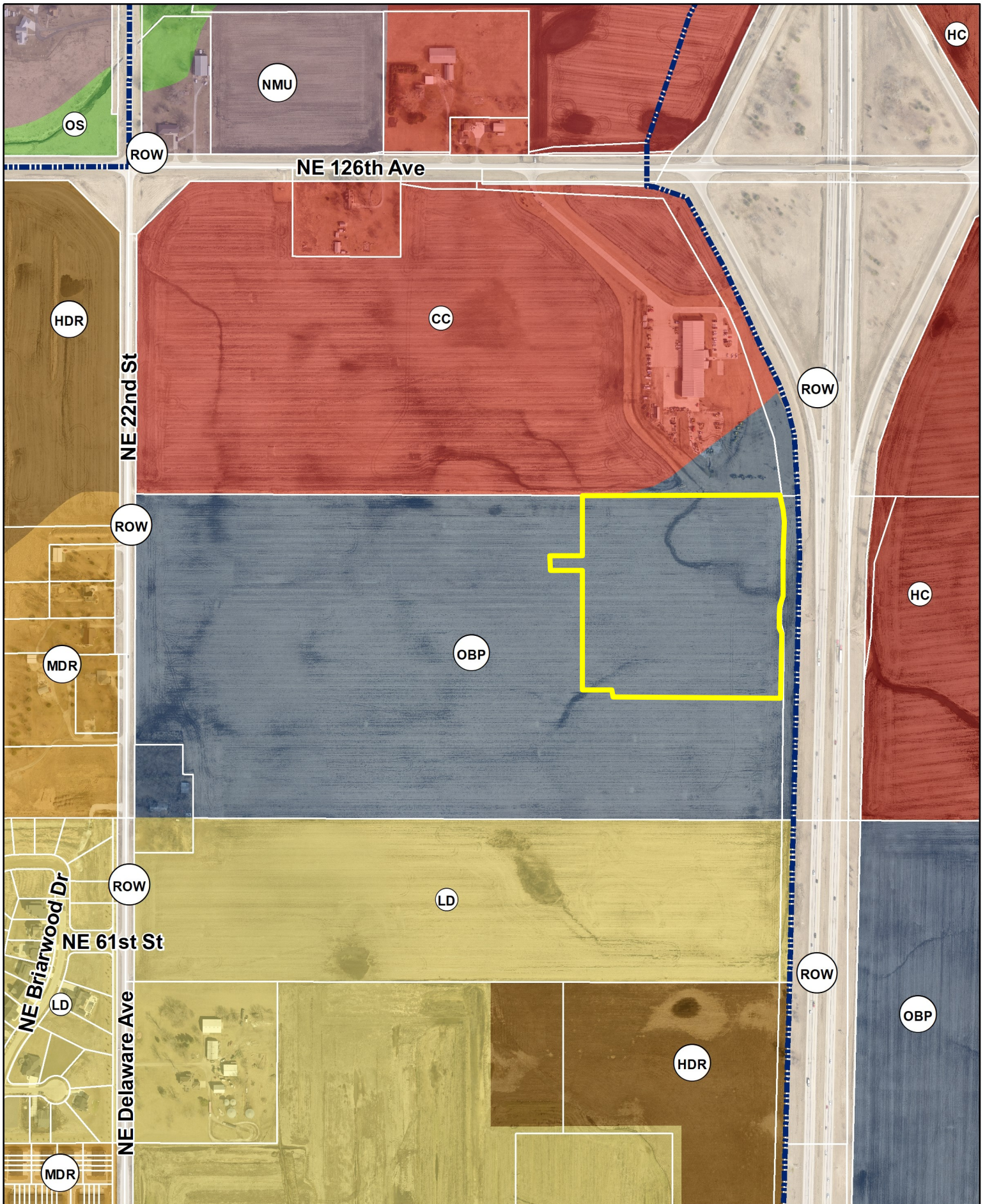
Please accept this submittal for the next available Planning & Zoning and City Council meetings. Let me know if you have any questions or require any further information to complete your review. Thanks.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Jared Murray, P.E.





N

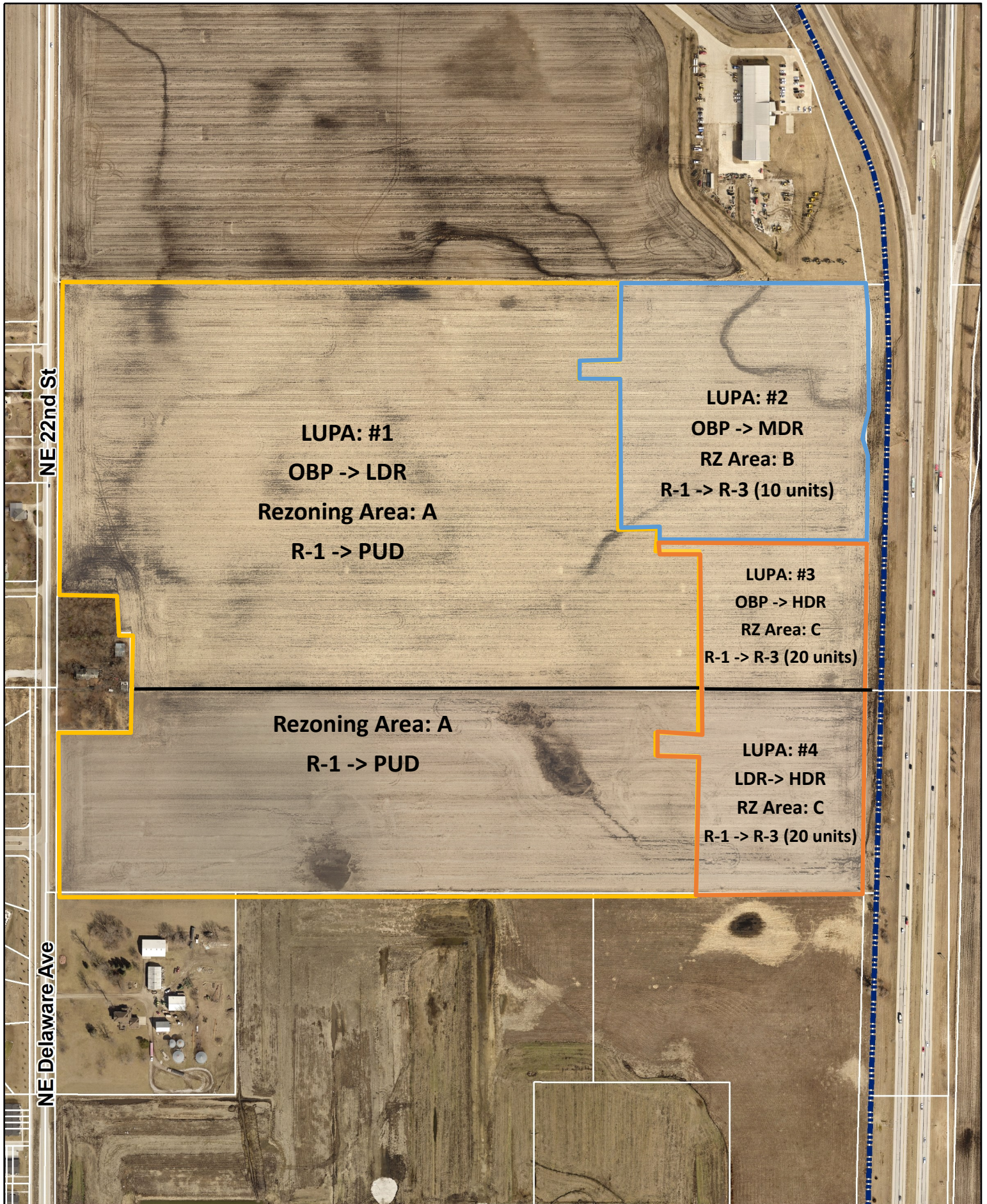


1 inch = 500 feet

Date: 3/5/2024

Future Land Use Map Area B

Hope Crossing





PLAN AND ZONING COMMISSION

May 7, 2024

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Enhance Quality of Life

ACTION REQUESTED:

Public Hearing

LEGAL:

SUBJECT:

Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope K Farms, LLC from Office/Business Park to High Density Residential use classification (LUPA Area #3)

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

The Plan and Zoning Commission held a public hearing at their meeting on April 16, 2024.

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to recommend City Council approval of the request by Hope K Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K Farms, LLC (LUPA Area #3) from Office/Business Park to High Density Residential.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download

 [Aerial Map](#)

 [Staff Report](#)

 [LUPA Area #3 Exhibit](#)

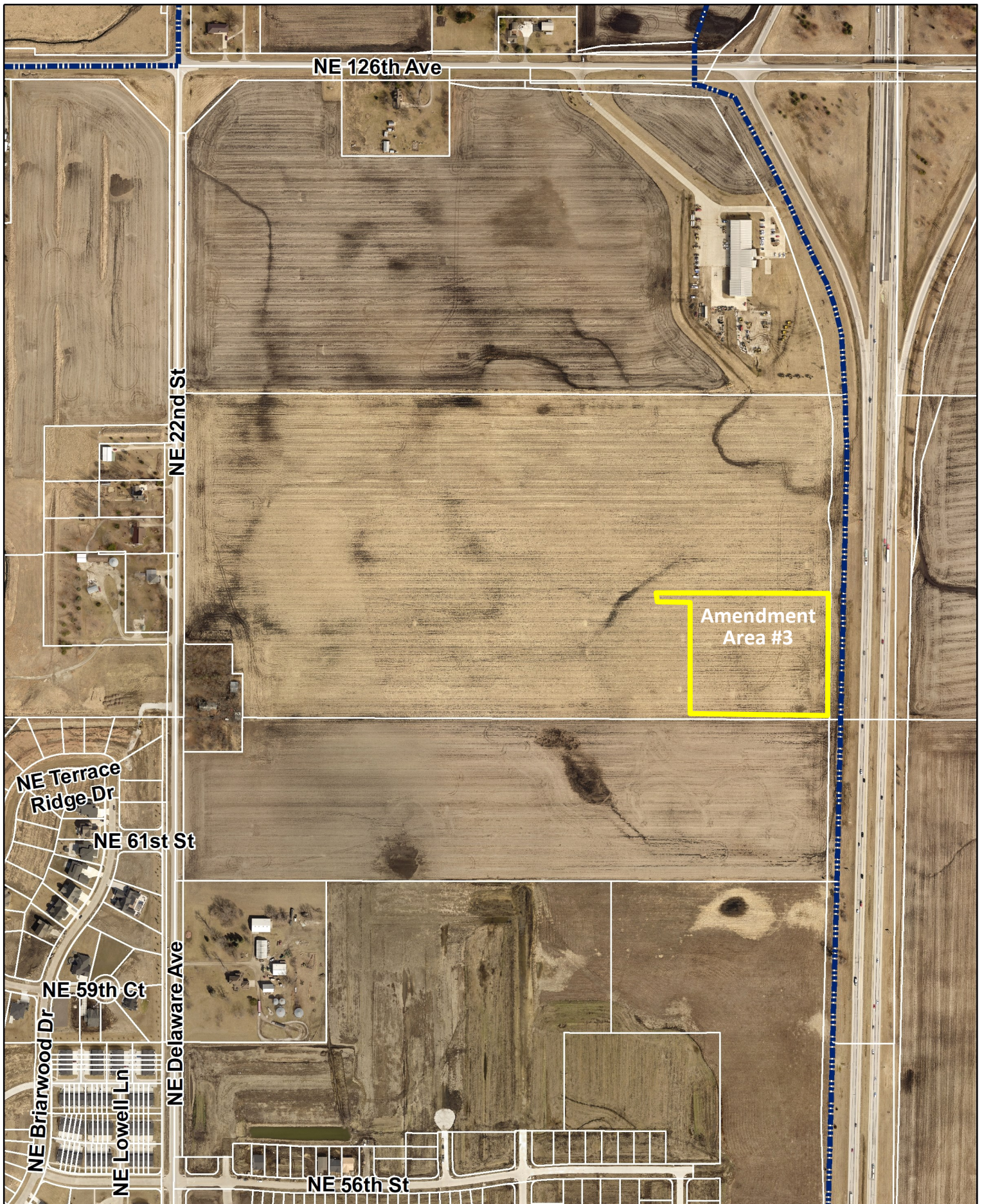
 [Future Land Use Map](#)

 [Applicant Letter](#)

 [Zoning Map](#)

 [Combined Map](#)

 [Combined LUPA Map](#)



N



1 inch = 500 feet

Date: 3/11/2024

Hope Crossing Aerial

LUPA Area #3



*Plan and Zoning Commission
Staff Report*

Meeting Date: May 7th, 2024

Agenda Item: Hope Crossing Rezoning – Action
Report Date: May 1, 2024
Prepared By: Laura Hutzell *ESC*
Associate Planner

Staff Recommendation

That the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K. Farms, LLC (Area #1) from Office/Business Park to Low Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to rezone Area A from R-1, One-Family Residence District to PUD, Planned Unit Development.

That the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K. Farms, LLC (Area #2) from Office/Business Park to Medium Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to rezone Area B from R-1, One-Family Residence District to R-3, Multiple-Family Residence District, restricted to 10 units per acre.

That the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K. Farms, LLC (Area #3) from Office/Business Park to High Density Residential.

That the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K. Farms, LLC (Area #4) from Low Density to High Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to rezone Area C from R-1, One-Family Residence District to R-3, Multiple-Family Residence District, restricted to 20 units per acre.

Project Report

LUPA #1 with Rezoning A:

Land Use Plan Amendment #1 is approximately 57.74 acres; and is located south of NE 126th Avenue, east of NE Delaware Avenue and west of I-35. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Office/Business Park (OB). The applicant is

now proposing to reclassify the future land use to Low Density Residential (LDR). The Future Land Use Map indicates surrounding properties to the amendment area as Community Commercial to the north, Medium Density and Low Density to the west, Low Density to the south, and Office/Business Park (proposed medium and high density) to the east.

Existing Area #1: Office/Business Park

This land use category is designed to retain and promote employment opportunities for the City. The land use category includes a combination of professional office and medical uses, research and development and testing facilities, and corporate campuses consisting of single or multi-tenant buildings that are 1 or more stories tall. Limited office support type retail uses (includes restaurants, office supply stores, coffee shops, and dry cleaners) may be allowed. Site sizes can range from small single user building lots to large corporate campuses. This land use can serve as a transition to buffer low and medium density uses from more intense commercial and industrial uses.

Proposed Area #1: Low Density Residential (LDR)
--

This land use category is dominated by single-family detached dwellings with a typical density of 1 to 5 dwelling units per acre and may include the continuation of existing agricultural operations. Typical lot sizes will range from 7,500 to 15,000 sq. ft. Lots should include public or private street frontage and driveway access and may also be served by an alleyway. Development in this area may include residential clustered developments, religious, educational, and institutional uses and structures; and public and private parks and recreational areas and structures.

Accompanying Land Use Amendment #1, the applicant is also requesting to rezone approximately 88.86 acres (Rezoning Area A) from R-1 One Family Residential District to PUD Planned Unit Development. The purpose of a PUD is to promote development by providing a greater level of flexibility than normally allowed. Lots within the proposed PUD area would allow detached, single family homes with minimum lot widths of 55 feet and a minimum lot area of 6,650 square feet or 3.33 units per acre. The PUD Concept Plan outlines bulk regulations, landscape screening, which is provided by a 20' buffer easement along NE Delaware Avenue. Also included in the concept plans is the general plan for development with tentative lot lines, public streets, utilities, parkland area and storm water detention.

LUPA Area #2 with Rezoning B:

Land Use Plan Amendment Area #2 is approximately 15.71 acres; and is located south of NE 126th Avenue east of NE Delaware Avenue, and west of I-35. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Office Business Park (OB). The applicant is now proposing to reclassify the future land use to Medium Density Residential (MDR). The Future Land Use Map indicates surrounding properties to the amendment area as Community Commercial to the north, office business park (proposed low density to the west), Highway Commercial to the east, and Office/Business Park and Low Density (proposed high density) to the south.

Existing Area #2: Office/Business Park (OB)
--

This land use category is designed to retain and promote employment opportunities for the City. The land use category includes a combination of professional office and medical uses, research and development and testing facilities, and corporate campuses consisting of single or multi-tenant buildings that are 1 or more stories tall. Limited office support type retail uses (includes restaurants, office supply stores, coffee shops, and dry cleaners) may be allowed. Site sizes can range from small single user building lots to large corporate campuses. This land use can serve as a transition to buffer low and medium density uses from more intense commercial and industrial uses.

Proposed Area #2: Medium Density Residential (MDR)

This land use category is designed for single family dwelling units that are detached or attached horizontally to one or more units, typically referred to as cottage homes, townhomes, and rowhouses. Densities range from 5 to 12 dwelling units per acre. Land uses may also include single-family detached dwellings, 'Tiny home' developments (planned communities with single-family detached homes that are generally less than 500 square feet in total floor area); residential clustered developments; religious, educational, and institutional uses and structures; and private parks and recreation areas and structures. This land use category can serve as a transition between low density and high-density land uses.

Accompanying Land Use Amendment Area #2 request, the applicant is also requesting to rezone the same 15.71 acres (Area B) from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

LUPA Area #3 & #4 with Rezoning C:

Land Use Plan Amendment Area #3 is approximately 6.36 acres; and is located in the southeast corner of the subject area east of NE Delaware Avenue and west of I-35. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Office/Business Park (OB). The applicant is now proposing to reclassify the future land use to High Density Residential (HDR). The Future Land Use Map indicates surrounding properties to the amendment area as Office/Business Park (proposed Medium Density) to the north, Office/Business Park (proposed Low Density) to the west, Highway Commercial to the east, and low density (proposed high density) to the south.

Land Use Plan Amendment Area #4 is approximately 8.37 acres; and is located in the southeast corner of the subject area east of NE Delaware Ave and west of I-35. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Low Density Residential (LDR). The applicant is now proposing to reclassify the future land use to High Density Residential (HDR). The Future Land Use Map indicates surrounding properties to the amendment area as Office/Business Park (proposed High Density) to the north, Low Density to the west, High Density and Low Density to the south, and Office/Business Park to the east.

Existing Area #3: Office/Business Park (OB)

This land use category is designed to retain and promote employment opportunities for the City. The land use category includes a combination of professional office and medical uses, research and development and testing facilities, and corporate campuses consisting of single or multi-tenant buildings that are 1 or more stories tall. Limited office support type retail uses (includes restaurants, office supply stores, coffee shops, and dry cleaners) may be allowed. Site sizes can range from small single user building lots to large corporate campuses. This land use can serve as a transition to buffer low and medium density uses from more intense commercial and industrial uses.

Proposed Area #3: High Density Residential (HDR)

This land use category is for multi-family dwelling units both horizontally or vertically attached with two or more dwelling units, typically referred to as apartments or condominiums. Also, included in this category are mobile home subdivisions or parks. Densities are generally 12+ dwelling units per acre. Units may or may not have public street frontage and may be served by an alleyway. Garages may be tuck-under, first floor, or stand-alone garage units in a common parking area. Uses may also include horizontally attached single-family dwellings; manufactured housing developments, religious, educational, and institutional uses and structures; child day care centers; and public and private parks are recreational areas and structures.

Existing Area #4: Low Density Residential (LDR)
This land use category is dominated by single-family detached dwellings with a typical density of 1 to 5 dwelling units per acre and may include the continuation of existing agricultural operations. Typical lot sizes will range from 7,500 to 15,000 sq. ft. Lots should include public or private street frontage and driveway access and may also be served by an alleyway. Development in this area may include residential clustered developments, religious, educational, and institutional uses and structures; and public and private parks and recreational areas and structures.

Proposed Area #4: High Density Residential (HDR)
This land use category is for multi-family dwelling units both horizontally or vertically attached with two or more dwelling units, typically referred to as apartments or condominiums. Also, included in this category are mobile home subdivisions or parks. Densities are generally 12+ dwelling units per acre. Units may or may not have public street frontage and may be served by an alleyway. Garages may be tuck-under, first floor, or stand-alone garage units in a common parking area. Uses may also include horizontally attached single-family dwellings; manufactured housing developments, religious, educational, and institutional uses and structures; child day care centers; and public and private parks are recreational areas and structures.

Accompanying the request for Land Use Amendment Areas #3 & #4, the applicant is also requesting to rezone 14.73 acres (Area C) from R-1 One Family Residential District to R-3, Multiple-Family Residence District, restricted to 20 units per acre.

The developer has submitted the required rezoning petitions consisting of signatures of more than 60% of the land area specifically providing 83.68% for Area A and 68.07 % for Area C. Area B had initially obtained 49.72% consenting signatures from adjacent property owners, requiring Council initiation, which took place March 4, 2024. However, since then, additional signatures have been collected bringing consenting signature totals to 72.4%.

Notifications of the public hearing were sent to the surrounding property owners within 250' of the subject rezonings and 350' of the proposed amendment areas on April 3, 2024; and a legal notice of the proposed rezonings and amendments was published on April 5, 2024. The Zoning Ordinance also requires that the applicant of a proposed rezoning post public notification signage. The applicant posted the signage by April 4, 2024, which exceeds the required seven days of notification for the proposed rezoning before the public hearing.

Public Hearing

The Plan and Zoning Commission held a public hearing for the proposed rezoning on April 16, 2024. During the public hearing there was discussion regarding the project from City Staff and the applicant's engineer, however no one from the public spoke. A complete recap of the discussion can be found in the minutes from the meeting.

Summary:

The conditions outlined above influence City staff in determining the following: The proposed change in land use in Amendment Area #1 from Office/Business Park to Low Density, the proposed change in land use in Amendment Area #2 from Office/Business Park to Medium Density, the proposed change in land use in Amendment Area #3 from Office/Business Park to High Density and the proposed change in land use in Amendment Area #4 from Low Density to High Density are all appropriate. In addition to these amendments, City staff has also determined that the proposed rezonings for Area A, Area B and Area C are also appropriate.

Therefore, staff recommends that the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10,

Future Land Use Map, reclassifying property owned by Hope K. Farms, LLC (LUPA Area #1) from Office/Business Park to Low Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to rezone Area A from R-1, One-Family Residence District to PUD, Planned Unit Development.

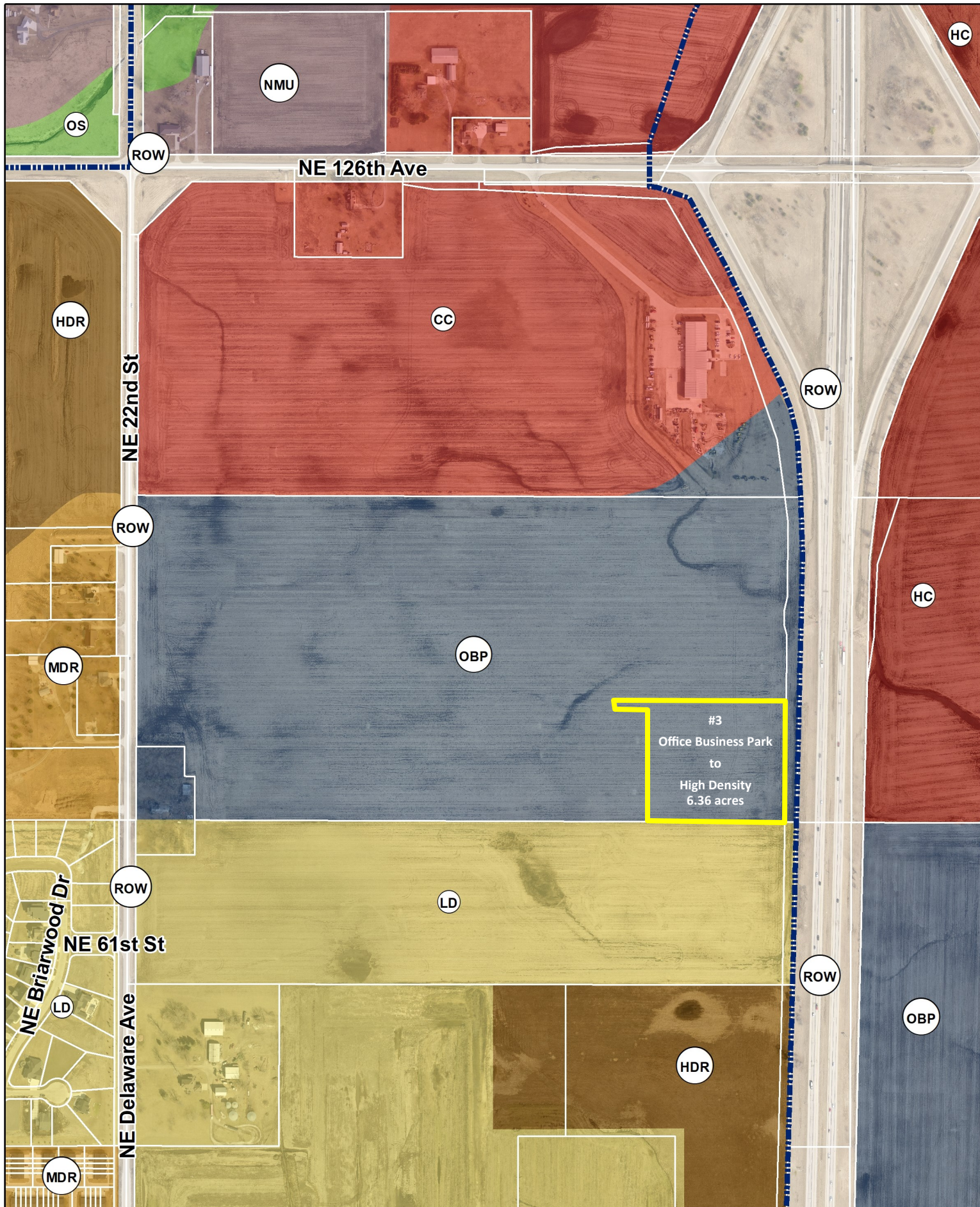
That the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K. Farms, LLC (LUPA Area #2) from Office/Business Park to Medium Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to rezone Area B from R-1, One-Family Residence District to R-3, Multiple-Family Residence District, restricted to 10 units per acre.

That the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K. Farms, LLC (LUPA Area #3) from Office/Business Park to High Density Residential.

That the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K. Farms, LLC (LUPA Area #4) from Low Density to High Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to rezone Area C from R-1, One-Family Residence District to R-3, Multiple-Family Residence District, restricted to 20 units per acre.



N



1 inch = 500 feet

Date: 3/5/2024

Future Land Use Map Area #3

Hope Crossing



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,
PLANNERS & SURVEYORS

March 29, 2024

Honorable Mayor and City Council
c/o Eric Carstens
City of Ankeny
Community Development - Planning
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Rezoning & Land Use Plan Amendments – Hope Crossing

Honorable Mayor and City Council and Planning & Zoning Commission;

On behalf of Hope K Farms, LLC, we submit herewith the following rezoning request to rezone approximately 119.30 acres located north, south and east of 12211 22nd Street. The existing zoning of the property is R-1 One-Family Residential District and we are requesting to rezone 88.86 acres to a Planned Unit Development (Area A), 15.71 acres to R-3 Multiple-Family Residence District restricted to 10 units per acre intended to be utilized for townhomes (Area B) and 14.73 acres to R-3 Multiple-Family Residence District restricted to 20 units per acre intended to be utilized for apartments (Area C).

Rezoning requests related to the proposed PUD (Area A) and R-3 restricted to 20 units per acre (Area C) zoning districts had each obtained 60% or more consenting signatures from adjacent property owners within 250' as required to initiate the rezoning request without Council initiation. The proposed R-3 restricted to 10 units per acre (Area B) zoning district had initially obtained 49.72% consenting signatures from adjacent property owners within 250', requiring Council initiation of that particular rezoning request which took place at its March 4th Council Meeting. A neighboring property owner has since agreed to the Area B rezoning request and has provided a signed consent form meeting the 60% minimum required consent of adjacent property owners within 250' for all three rezoning requests.

We are also submitting a request to modify the city's comprehensive plan from 57.74 acres of office/business park to low-density residential, 15.71 acres of office/business park to medium-density residential, 6.36 acres of office/business park to high-density residential and 8.37 acres of low-density residential to high-density residential.

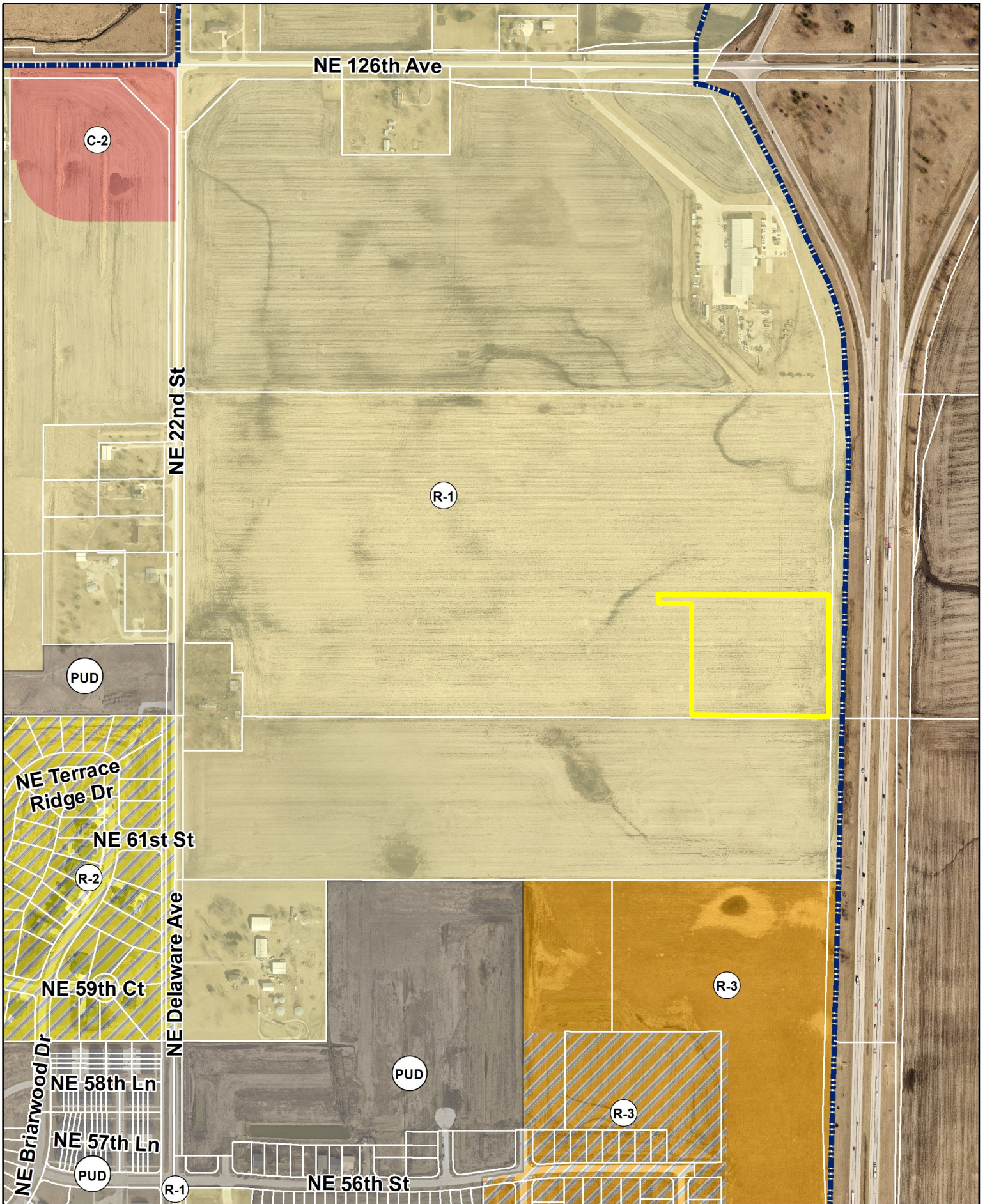
When the comprehensive plan was created for this large tract of property that overall contains 119.30 acres, the property was assigned a low-density residential and office/business park land use. As the property is now annexed into the city of Ankeny and is under one ownership the market would back a diversification of housing to support this area of Ankeny. The property is bordered by NE Delaware Avenue to the west and Interstate 35 on the east. We are proposing to have higher density residential along Interstate 35 that would then transition to lower density residential as you head west through the property.

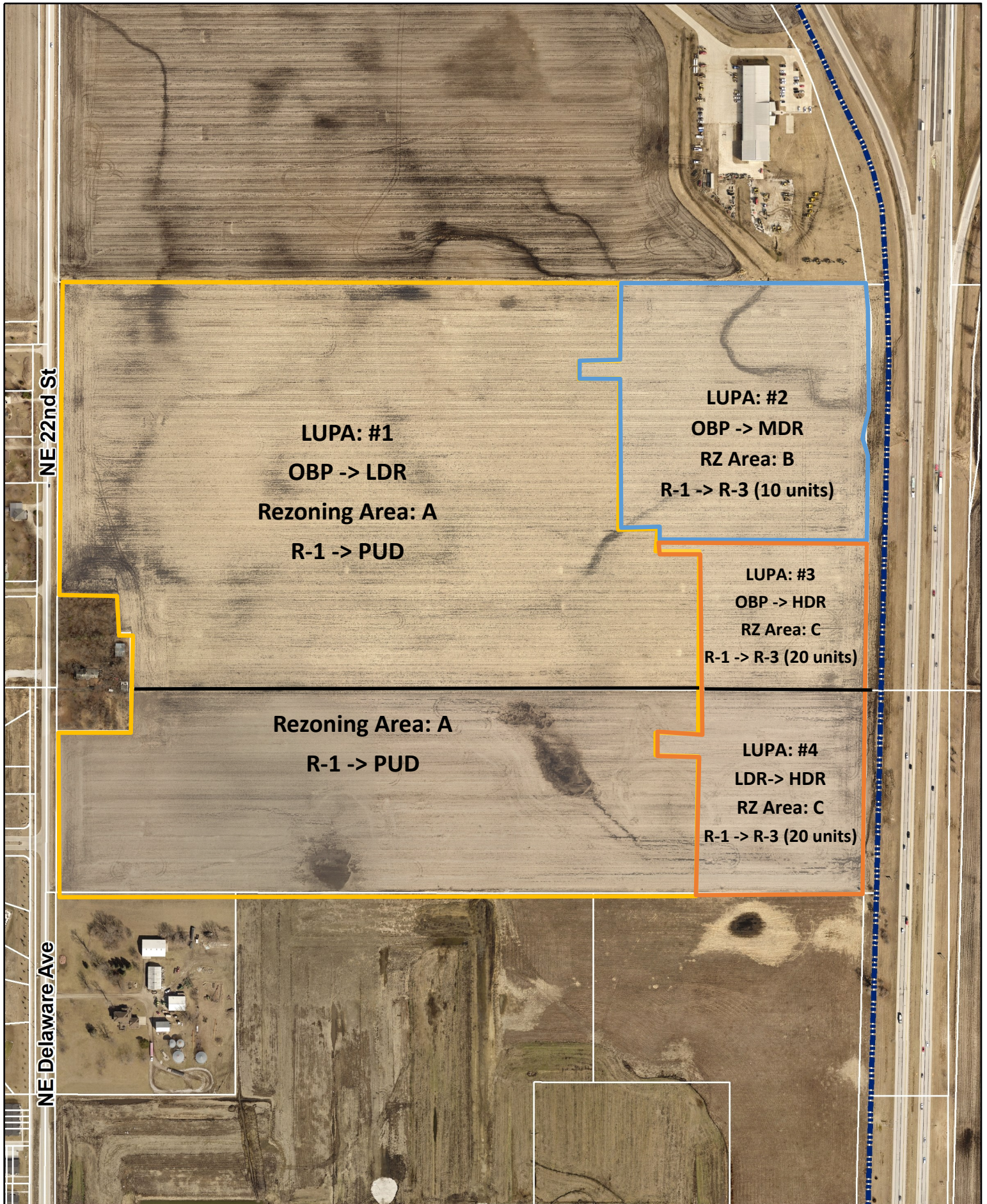
Please accept this submittal for the next available Planning & Zoning and City Council meetings. Let me know if you have any questions or require any further information to complete your review. Thanks.

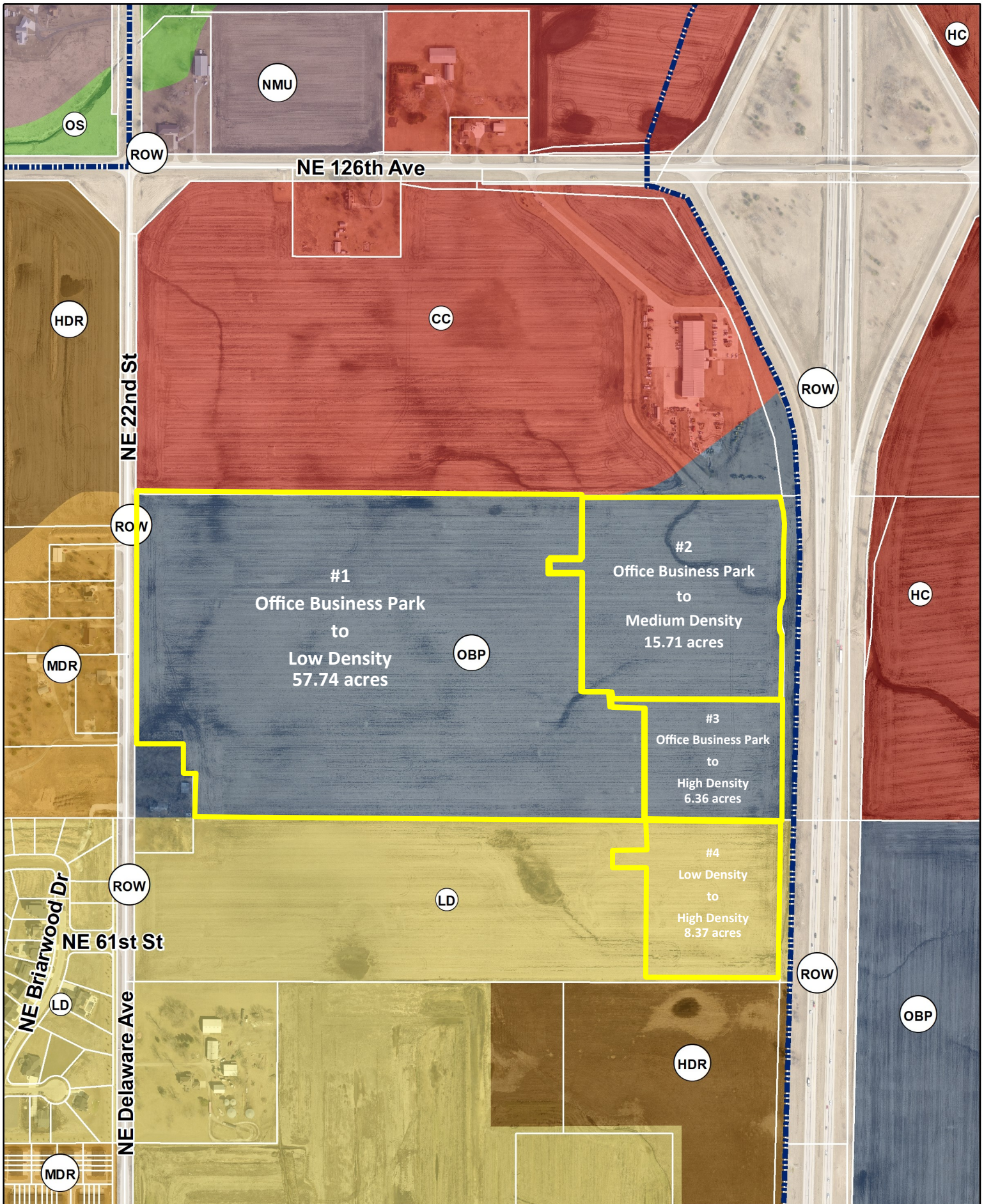
Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Jared Murray, P.E.







N



1 inch = 500 feet

Date: 3/5/2024

Combined Future Land Use Map

Hope Crossing



PLAN AND ZONING COMMISSION

May 7, 2024

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Enhance Quality of Life

ACTION REQUESTED:

Public Hearing

LEGAL:

SUBJECT:

Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope K Farms, LLC from Low Density Residential to High Density Residential use classification (LUPA Area #4)

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

The Plan and Zoning Commission held a public hearing at their meeting on April 16, 2024.









PUBLIC OUTREACH EFFORTS:

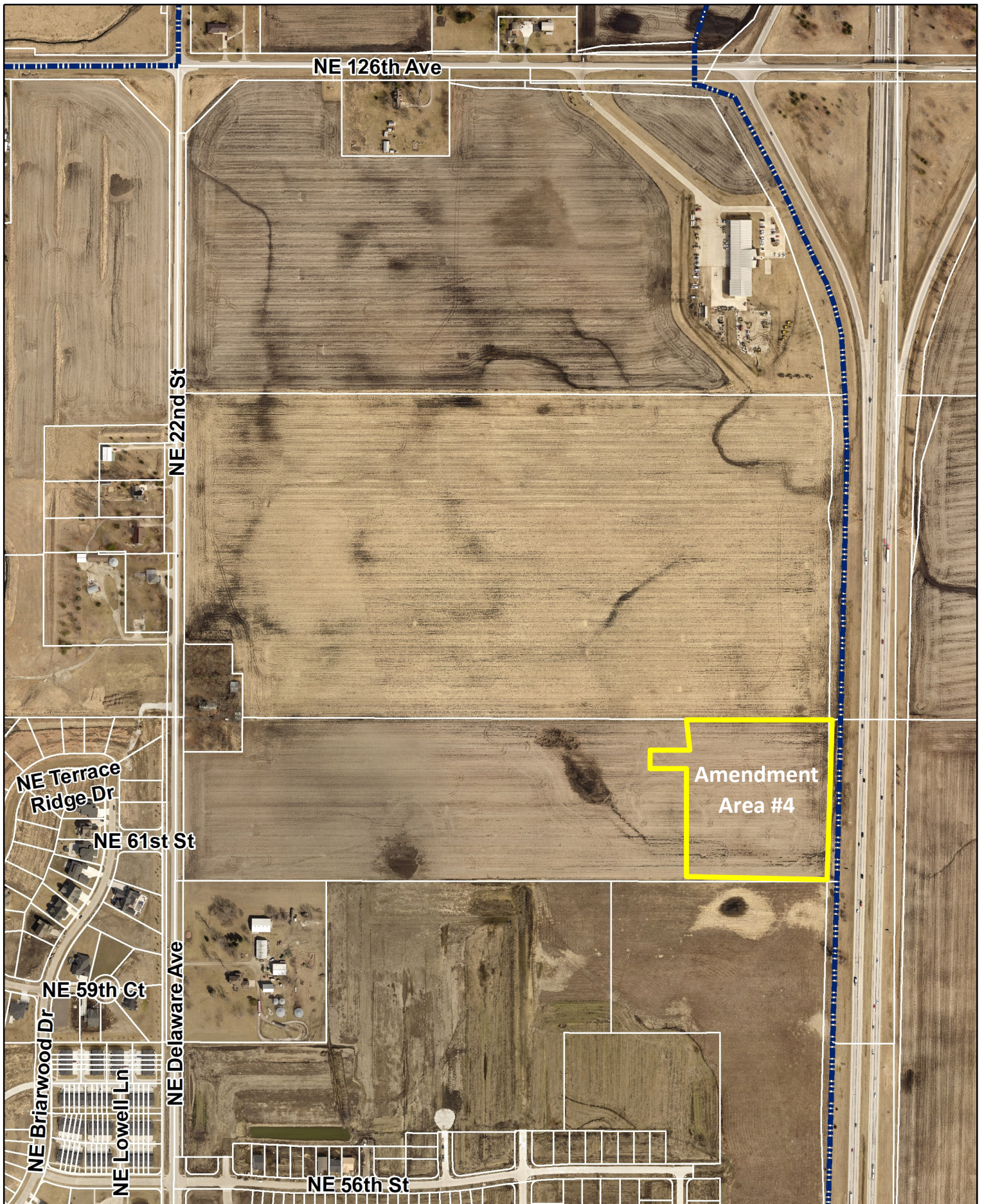
ACTION REQUESTED:

Action: Consider MOTION to recommend City Council approval of the request by Hope K Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K Farms, LLC (LUPA Area #4) from Low Density to High Density Residential.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Aerial Map
 Staff Report
 Future Land Use Map
 LUPA Area #4 Exhibit
 Applicant Letter
 Zoning Map
 Combined Map
 Combined LUPA Map



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1 inch = 500 feet
Date: 3/11/2024

Hope Crossing Aerial
LUPA Area #4



*Plan and Zoning Commission
Staff Report*

Meeting Date: May 7th, 2024

Agenda Item: Hope Crossing Rezoning – Action
Report Date: May 1, 2024
Prepared By: Laura Hutzell *ESC*
Associate Planner

Staff Recommendation

That the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K. Farms, LLC (Area #1) from Office/Business Park to Low Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to rezone Area A from R-1, One-Family Residence District to PUD, Planned Unit Development.

That the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K. Farms, LLC (Area #2) from Office/Business Park to Medium Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to rezone Area B from R-1, One-Family Residence District to R-3, Multiple-Family Residence District, restricted to 10 units per acre.

That the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K. Farms, LLC (Area #3) from Office/Business Park to High Density Residential.

That the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K. Farms, LLC (Area #4) from Low Density to High Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to rezone Area C from R-1, One-Family Residence District to R-3, Multiple-Family Residence District, restricted to 20 units per acre.

Project Report

LUPA #1 with Rezoning A:

Land Use Plan Amendment #1 is approximately 57.74 acres; and is located south of NE 126th Avenue, east of NE Delaware Avenue and west of I-35. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Office/Business Park (OB). The applicant is

now proposing to reclassify the future land use to Low Density Residential (LDR). The Future Land Use Map indicates surrounding properties to the amendment area as Community Commercial to the north, Medium Density and Low Density to the west, Low Density to the south, and Office/Business Park (proposed medium and high density) to the east.

Existing Area #1: Office/Business Park

This land use category is designed to retain and promote employment opportunities for the City. The land use category includes a combination of professional office and medical uses, research and development and testing facilities, and corporate campuses consisting of single or multi-tenant buildings that are 1 or more stories tall. Limited office support type retail uses (includes restaurants, office supply stores, coffee shops, and dry cleaners) may be allowed. Site sizes can range from small single user building lots to large corporate campuses. This land use can serve as a transition to buffer low and medium density uses from more intense commercial and industrial uses.

Proposed Area #1: Low Density Residential (LDR)
--

This land use category is dominated by single-family detached dwellings with a typical density of 1 to 5 dwelling units per acre and may include the continuation of existing agricultural operations. Typical lot sizes will range from 7,500 to 15,000 sq. ft. Lots should include public or private street frontage and driveway access and may also be served by an alleyway. Development in this area may include residential clustered developments, religious, educational, and institutional uses and structures; and public and private parks and recreational areas and structures.

Accompanying Land Use Amendment #1, the applicant is also requesting to rezone approximately 88.86 acres (Rezoning Area A) from R-1 One Family Residential District to PUD Planned Unit Development. The purpose of a PUD is to promote development by providing a greater level of flexibility than normally allowed. Lots within the proposed PUD area would allow detached, single family homes with minimum lot widths of 55 feet and a minimum lot area of 6,650 square feet or 3.33 units per acre. The PUD Concept Plan outlines bulk regulations, landscape screening, which is provided by a 20' buffer easement along NE Delaware Avenue. Also included in the concept plans is the general plan for development with tentative lot lines, public streets, utilities, parkland area and storm water detention.

LUPA Area #2 with Rezoning B:

Land Use Plan Amendment Area #2 is approximately 15.71 acres; and is located south of NE 126th Avenue east of NE Delaware Avenue, and west of I-35. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Office Business Park (OB). The applicant is now proposing to reclassify the future land use to Medium Density Residential (MDR). The Future Land Use Map indicates surrounding properties to the amendment area as Community Commercial to the north, office business park (proposed low density to the west), Highway Commercial to the east, and Office/Business Park and Low Density (proposed high density) to the south.

Existing Area #2: Office/Business Park (OB)
--

This land use category is designed to retain and promote employment opportunities for the City. The land use category includes a combination of professional office and medical uses, research and development and testing facilities, and corporate campuses consisting of single or multi-tenant buildings that are 1 or more stories tall. Limited office support type retail uses (includes restaurants, office supply stores, coffee shops, and dry cleaners) may be allowed. Site sizes can range from small single user building lots to large corporate campuses. This land use can serve as a transition to buffer low and medium density uses from more intense commercial and industrial uses.

Proposed Area #2: Medium Density Residential (MDR)

This land use category is designed for single family dwelling units that are detached or attached horizontally to one or more units, typically referred to as cottage homes, townhomes, and rowhouses. Densities range from 5 to 12 dwelling units per acre. Land uses may also include single-family detached dwellings, 'Tiny home' developments (planned communities with single-family detached homes that are generally less than 500 square feet in total floor area); residential clustered developments; religious, educational, and institutional uses and structures; and private parks and recreation areas and structures. This land use category can serve as a transition between low density and high-density land uses.

Accompanying Land Use Amendment Area #2 request, the applicant is also requesting to rezone the same 15.71 acres (Area B) from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

LUPA Area #3 & #4 with Rezoning C:

Land Use Plan Amendment Area #3 is approximately 6.36 acres; and is located in the southeast corner of the subject area east of NE Delaware Avenue and west of I-35. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Office/Business Park (OB). The applicant is now proposing to reclassify the future land use to High Density Residential (HDR). The Future Land Use Map indicates surrounding properties to the amendment area as Office/Business Park (proposed Medium Density) to the north, Office/Business Park (proposed Low Density) to the west, Highway Commercial to the east, and low density (proposed high density) to the south.

Land Use Plan Amendment Area #4 is approximately 8.37 acres; and is located in the southeast corner of the subject area east of NE Delaware Ave and west of I-35. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Low Density Residential (LDR). The applicant is now proposing to reclassify the future land use to High Density Residential (HDR). The Future Land Use Map indicates surrounding properties to the amendment area as Office/Business Park (proposed High Density) to the north, Low Density to the west, High Density and Low Density to the south, and Office/Business Park to the east.

Existing Area #3: Office/Business Park (OB)

This land use category is designed to retain and promote employment opportunities for the City. The land use category includes a combination of professional office and medical uses, research and development and testing facilities, and corporate campuses consisting of single or multi-tenant buildings that are 1 or more stories tall. Limited office support type retail uses (includes restaurants, office supply stores, coffee shops, and dry cleaners) may be allowed. Site sizes can range from small single user building lots to large corporate campuses. This land use can serve as a transition to buffer low and medium density uses from more intense commercial and industrial uses.

Proposed Area #3: High Density Residential (HDR)

This land use category is for multi-family dwelling units both horizontally or vertically attached with two or more dwelling units, typically referred to as apartments or condominiums. Also, included in this category are mobile home subdivisions or parks. Densities are generally 12+ dwelling units per acre. Units may or may not have public street frontage and may be served by an alleyway. Garages may be tuck-under, first floor, or stand-alone garage units in a common parking area. Uses may also include horizontally attached single-family dwellings; manufactured housing developments, religious, educational, and institutional uses and structures; child day care centers; and public and private parks are recreational areas and structures.

Existing Area #4: Low Density Residential (LDR)

This land use category is dominated by single-family detached dwellings with a typical density of 1 to 5 dwelling units per acre and may include the continuation of existing agricultural operations. Typical lot sizes will range from 7,500 to 15,000 sq. ft. Lots should include public or private street frontage and driveway access and may also be served by an alleyway. Development in this area may include residential clustered developments, religious, educational, and institutional uses and structures; and public and private parks and recreational areas and structures.

Proposed Area #4: High Density Residential (HDR)

This land use category is for multi-family dwelling units both horizontally or vertically attached with two or more dwelling units, typically referred to as apartments or condominiums. Also, included in this category are mobile home subdivisions or parks. Densities are generally 12+ dwelling units per acre. Units may or may not have public street frontage and may be served by an alleyway. Garages may be tuck-under, first floor, or stand-alone garage units in a common parking area. Uses may also include horizontally attached single-family dwellings; manufactured housing developments, religious, educational, and institutional uses and structures; child day care centers; and public and private parks are recreational areas and structures.

Accompanying the request for Land Use Amendment Areas #3 & #4, the applicant is also requesting to rezone 14.73 acres (Area C) from R-1 One Family Residential District to R-3, Multiple-Family Residence District, restricted to 20 units per acre.

The developer has submitted the required rezoning petitions consisting of signatures of more than 60% of the land area specifically providing 83.68% for Area A and 68.07 % for Area C. Area B had initially obtained 49.72% consenting signatures from adjacent property owners, requiring Council initiation, which took place March 4, 2024. However, since then, additional signatures have been collected bringing consenting signature totals to 72.4%.

Notifications of the public hearing were sent to the surrounding property owners within 250' of the subject rezonings and 350' of the proposed amendment areas on April 3, 2024; and a legal notice of the proposed rezonings and amendments was published on April 5, 2024. The Zoning Ordinance also requires that the applicant of a proposed rezoning post public notification signage. The applicant posted the signage by April 4, 2024, which exceeds the required seven days of notification for the proposed rezoning before the public hearing.

Public Hearing

The Plan and Zoning Commission held a public hearing for the proposed rezoning on April 16, 2024. During the public hearing there was discussion regarding the project from City Staff and the applicant's engineer, however no one from the public spoke. A complete recap of the discussion can be found in the minutes from the meeting.

Summary:

The conditions outlined above influence City staff in determining the following: The proposed change in land use in Amendment Area #1 from Office/Business Park to Low Density, the proposed change in land use in Amendment Area #2 from Office/Business Park to Medium Density, the proposed change in land use in Amendment Area #3 from Office/Business Park to High Density and the proposed change in land use in Amendment Area #4 from Low Density to High Density are all appropriate. In addition to these amendments, City staff has also determined that the proposed rezonings for Area A, Area B and Area C are also appropriate.

Therefore, staff recommends that the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10,

Future Land Use Map, reclassifying property owned by Hope K. Farms, LLC (LUPA Area #1) from Office/Business Park to Low Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to rezone Area A from R-1, One-Family Residence District to PUD, Planned Unit Development.

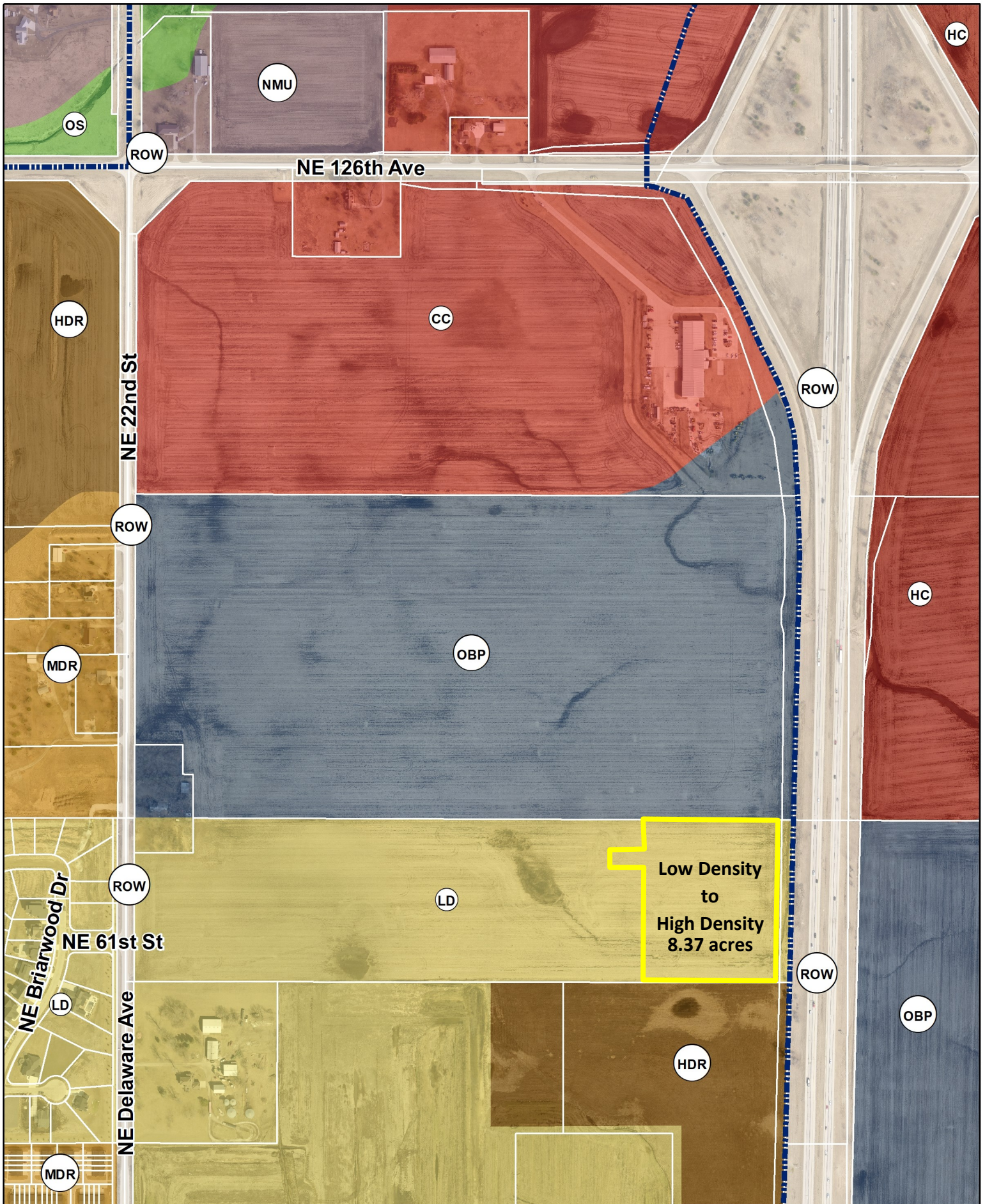
That the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K. Farms, LLC (LUPA Area #2) from Office/Business Park to Medium Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to rezone Area B from R-1, One-Family Residence District to R-3, Multiple-Family Residence District, restricted to 10 units per acre.

That the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K. Farms, LLC (LUPA Area #3) from Office/Business Park to High Density Residential.

That the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K. Farms, LLC (LUPA Area #4) from Low Density to High Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to rezone Area C from R-1, One-Family Residence District to R-3, Multiple-Family Residence District, restricted to 20 units per acre.



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1 inch = 500 feet
Date: 3/5/2024

Future Land Use Map Area #4
Hope Crossing



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,
PLANNERS & SURVEYORS

March 29, 2024

Honorable Mayor and City Council
c/o Eric Carstens
City of Ankeny
Community Development - Planning
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Rezoning & Land Use Plan Amendments – Hope Crossing

Honorable Mayor and City Council and Planning & Zoning Commission;

On behalf of Hope K Farms, LLC, we submit herewith the following rezoning request to rezone approximately 119.30 acres located north, south and east of 12211 22nd Street. The existing zoning of the property is R-1 One-Family Residential District and we are requesting to rezone 88.86 acres to a Planned Unit Development (Area A), 15.71 acres to R-3 Multiple-Family Residence District restricted to 10 units per acre intended to be utilized for townhomes (Area B) and 14.73 acres to R-3 Multiple-Family Residence District restricted to 20 units per acre intended to be utilized for apartments (Area C).

Rezoning requests related to the proposed PUD (Area A) and R-3 restricted to 20 units per acre (Area C) zoning districts had each obtained 60% or more consenting signatures from adjacent property owners within 250' as required to initiate the rezoning request without Council initiation. The proposed R-3 restricted to 10 units per acre (Area B) zoning district had initially obtained 49.72% consenting signatures from adjacent property owners within 250', requiring Council initiation of that particular rezoning request which took place at its March 4th Council Meeting. A neighboring property owner has since agreed to the Area B rezoning request and has provided a signed consent form meeting the 60% minimum required consent of adjacent property owners within 250' for all three rezoning requests.

We are also submitting a request to modify the city's comprehensive plan from 57.74 acres of office/business park to low-density residential, 15.71 acres of office/business park to medium-density residential, 6.36 acres of office/business park to high-density residential and 8.37 acres of low-density residential to high-density residential.

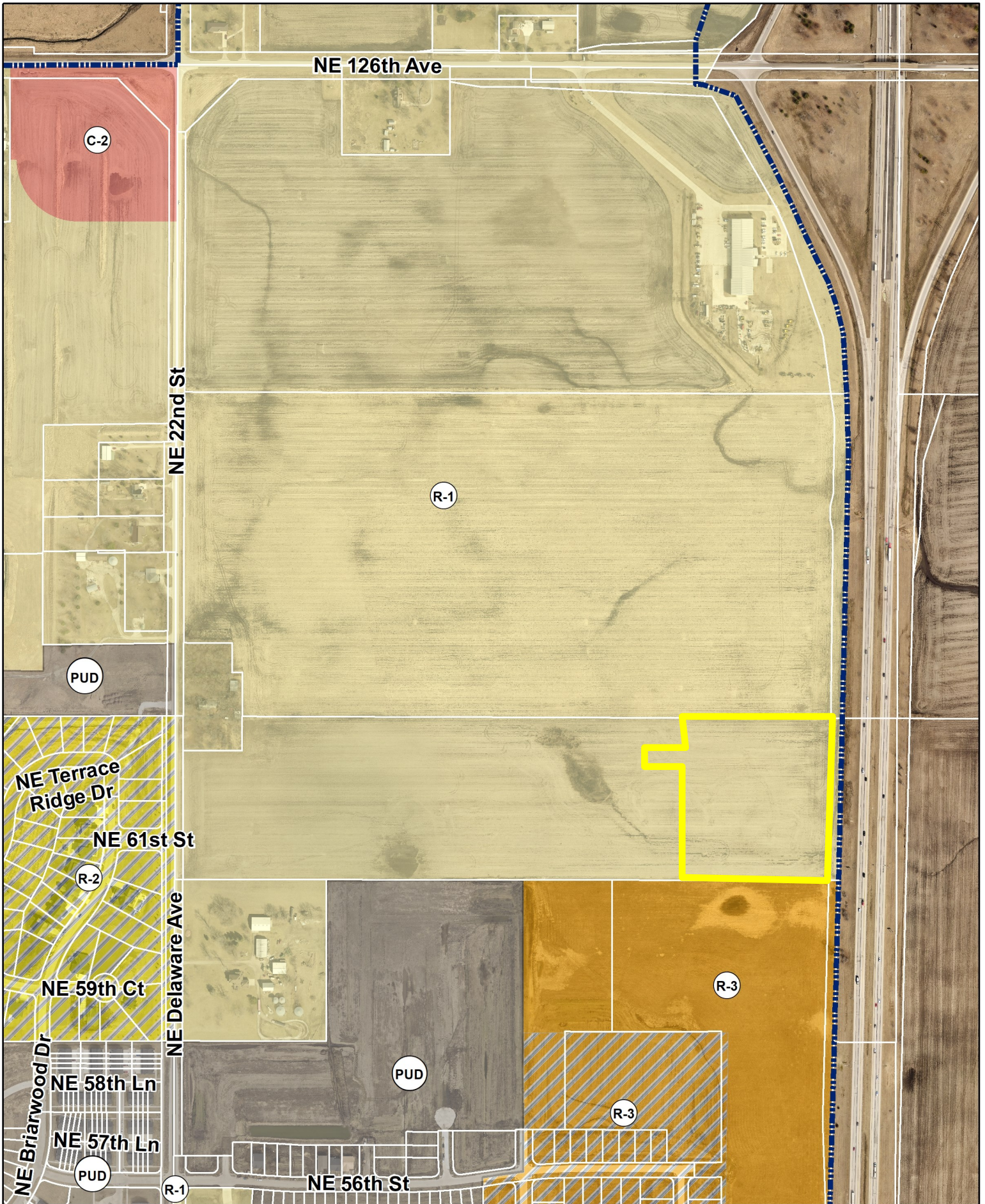
When the comprehensive plan was created for this large tract of property that overall contains 119.30 acres, the property was assigned a low-density residential and office/business park land use. As the property is now annexed into the city of Ankeny and is under one ownership the market would back a diversification of housing to support this area of Ankeny. The property is bordered by NE Delaware Avenue to the west and Interstate 35 on the east. We are proposing to have higher density residential along Interstate 35 that would then transition to lower density residential as you head west through the property.

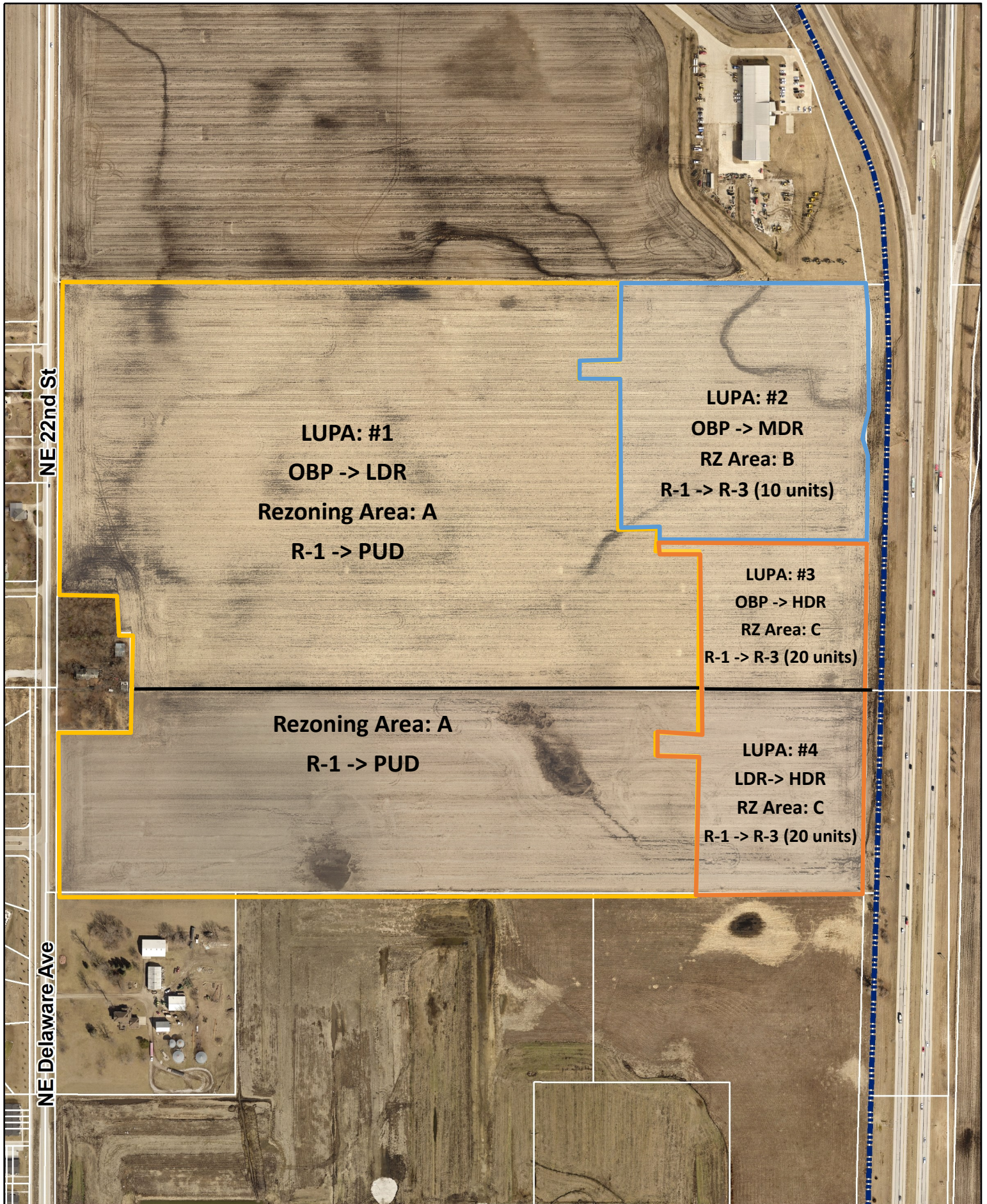
Please accept this submittal for the next available Planning & Zoning and City Council meetings. Let me know if you have any questions or require any further information to complete your review. Thanks.

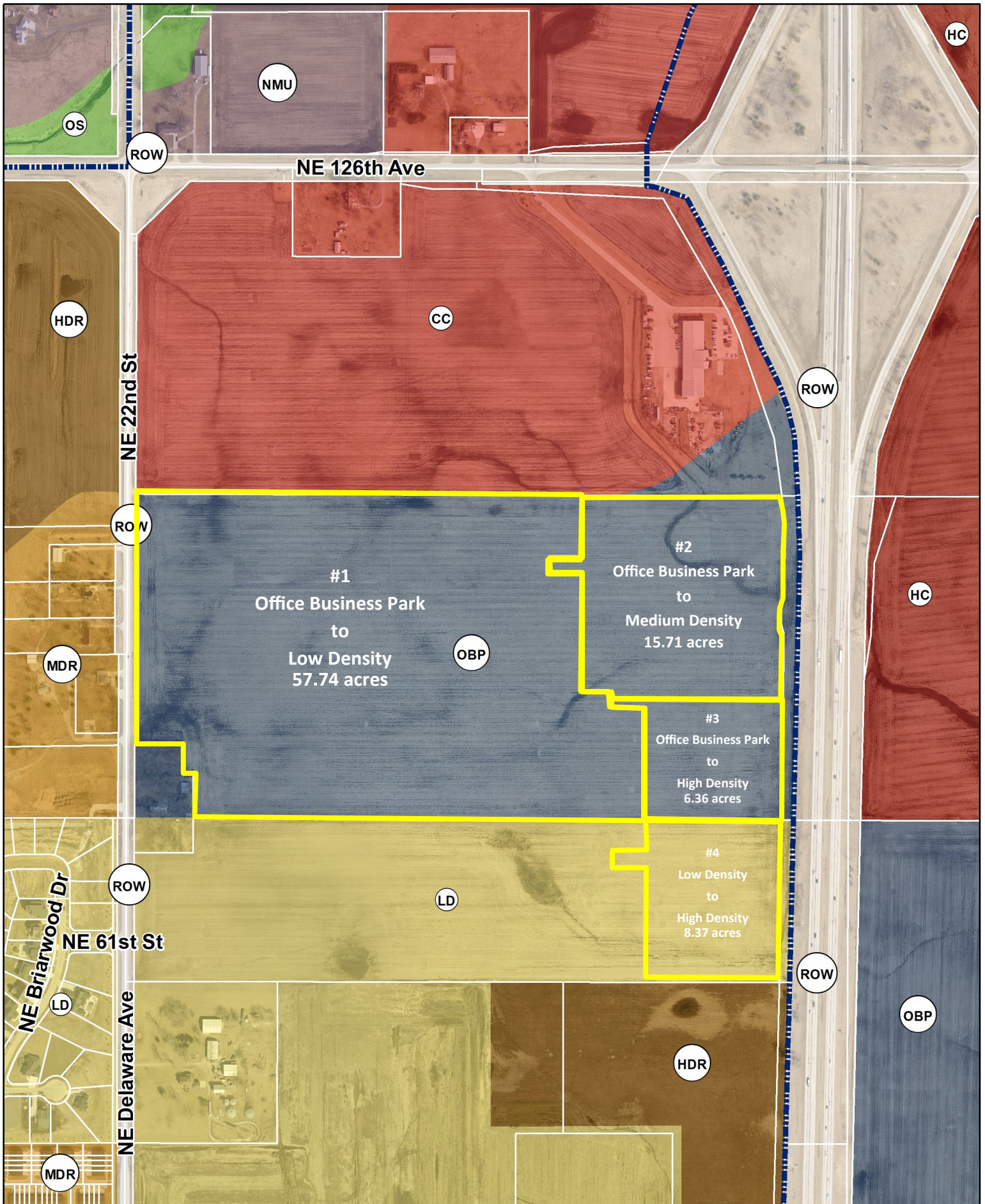
Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Jared Murray, P.E.







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1 inch = 500 feet

Date: 3/5/2024

Combined Future Land Use Map

Hope Crossing



PLAN AND ZONING COMMISSION

May 7, 2024

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Enhance Quality of Life

ACTION REQUESTED:

Public Hearing

LEGAL:

SUBJECT:

Request to rezone property owned by Hope K Farms, LLC from R-1 One Family Residential District to R-3 Multiple Family Residence District, restricted to 20 units per acre (Rezoning Area C)

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

The Plan and Zoning Commission held a public hearing at their meeting on April 16, 2024.








PUBLIC OUTREACH EFFORTS:

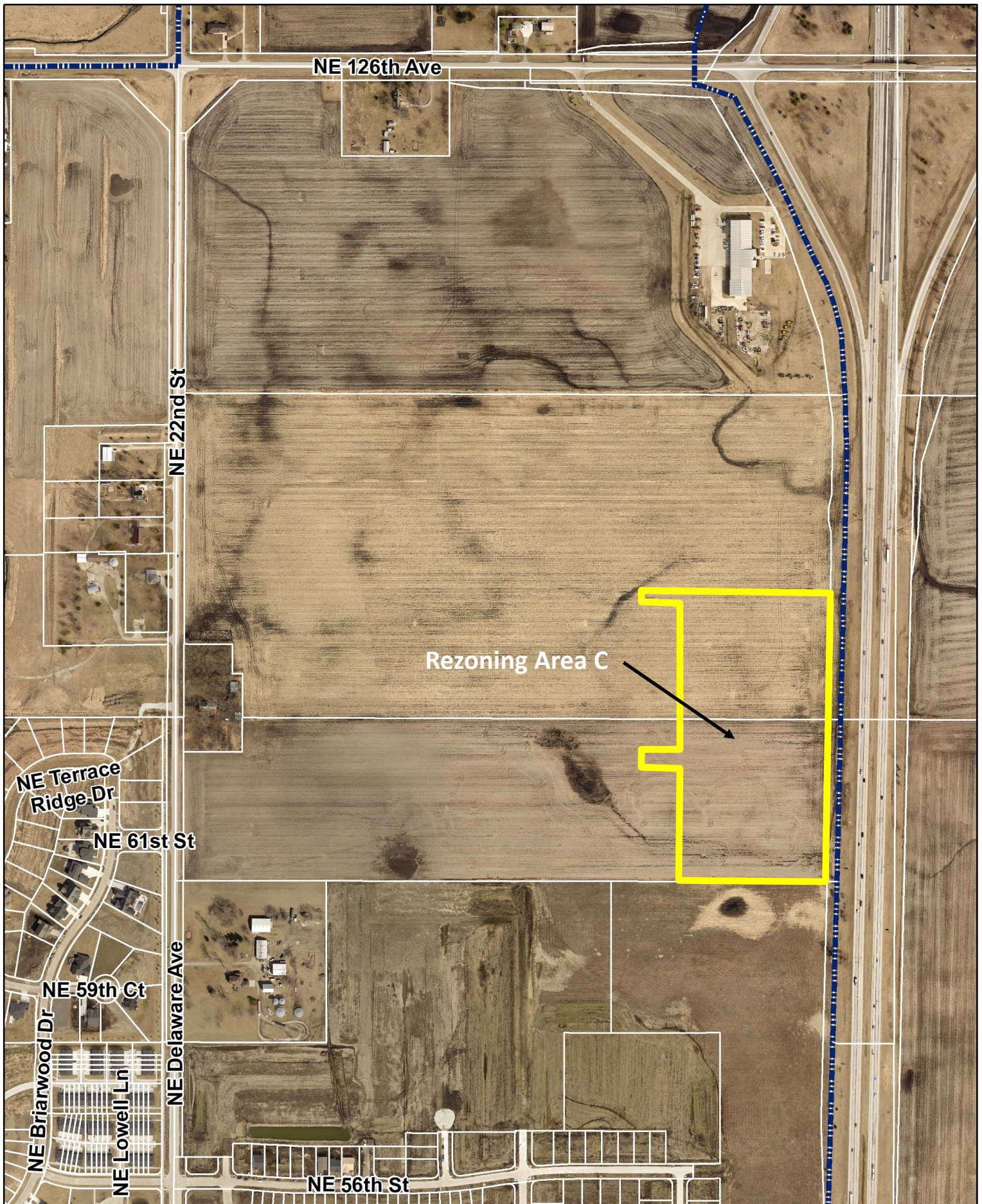
ACTION REQUESTED:

Action: Consider MOTION to recommend City Council approval of the request by Hope K Farms, LLC to rezone Area C from R-1, One-Family Residence District to R-3, Multiple-Family Residence District, restricted to 20 units per acre.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Aerial Map
 Staff Report
 Applicant Letter
 Rezoning Exhibit Area C
 Zoning Map
 Future Land Use map
 Combined Map





*Plan and Zoning Commission
Staff Report*

Meeting Date: May 7th, 2024

Agenda Item: Hope Crossing Rezoning – Action
Report Date: May 1, 2024
Prepared By: Laura Hutzell *ESC*
Associate Planner

Staff Recommendation

That the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K. Farms, LLC (Area #1) from Office/Business Park to Low Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to rezone Area A from R-1, One-Family Residence District to PUD, Planned Unit Development.

That the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K. Farms, LLC (Area #2) from Office/Business Park to Medium Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to rezone Area B from R-1, One-Family Residence District to R-3, Multiple-Family Residence District, restricted to 10 units per acre.

That the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K. Farms, LLC (Area #3) from Office/Business Park to High Density Residential.

That the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K. Farms, LLC (Area #4) from Low Density to High Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to rezone Area C from R-1, One-Family Residence District to R-3, Multiple-Family Residence District, restricted to 20 units per acre.

Project Report

LUPA #1 with Rezoning A:

Land Use Plan Amendment #1 is approximately 57.74 acres; and is located south of NE 126th Avenue, east of NE Delaware Avenue and west of I-35. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Office/Business Park (OB). The applicant is

now proposing to reclassify the future land use to Low Density Residential (LDR). The Future Land Use Map indicates surrounding properties to the amendment area as Community Commercial to the north, Medium Density and Low Density to the west, Low Density to the south, and Office/Business Park (proposed medium and high density) to the east.

Existing Area #1: Office/Business Park

This land use category is designed to retain and promote employment opportunities for the City. The land use category includes a combination of professional office and medical uses, research and development and testing facilities, and corporate campuses consisting of single or multi-tenant buildings that are 1 or more stories tall. Limited office support type retail uses (includes restaurants, office supply stores, coffee shops, and dry cleaners) may be allowed. Site sizes can range from small single user building lots to large corporate campuses. This land use can serve as a transition to buffer low and medium density uses from more intense commercial and industrial uses.

Proposed Area #1: Low Density Residential (LDR)
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This land use category is dominated by single-family detached dwellings with a typical density of 1 to 5 dwelling units per acre and may include the continuation of existing agricultural operations. Typical lot sizes will range from 7,500 to 15,000 sq. ft. Lots should include public or private street frontage and driveway access and may also be served by an alleyway. Development in this area may include residential clustered developments, religious, educational, and institutional uses and structures; and public and private parks and recreational areas and structures.

Accompanying Land Use Amendment #1, the applicant is also requesting to rezone approximately 88.86 acres (Rezoning Area A) from R-1 One Family Residential District to PUD Planned Unit Development. The purpose of a PUD is to promote development by providing a greater level of flexibility than normally allowed. Lots within the proposed PUD area would allow detached, single family homes with minimum lot widths of 55 feet and a minimum lot area of 6,650 square feet or 3.33 units per acre. The PUD Concept Plan outlines bulk regulations, landscape screening, which is provided by a 20' buffer easement along NE Delaware Avenue. Also included in the concept plans is the general plan for development with tentative lot lines, public streets, utilities, parkland area and storm water detention.

LUPA Area #2 with Rezoning B:

Land Use Plan Amendment Area #2 is approximately 15.71 acres; and is located south of NE 126th Avenue east of NE Delaware Avenue, and west of I-35. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Office Business Park (OB). The applicant is now proposing to reclassify the future land use to Medium Density Residential (MDR). The Future Land Use Map indicates surrounding properties to the amendment area as Community Commercial to the north, office business park (proposed low density to the west), Highway Commercial to the east, and Office/Business Park and Low Density (proposed high density) to the south.

Existing Area #2: Office/Business Park (OB)
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This land use category is designed to retain and promote employment opportunities for the City. The land use category includes a combination of professional office and medical uses, research and development and testing facilities, and corporate campuses consisting of single or multi-tenant buildings that are 1 or more stories tall. Limited office support type retail uses (includes restaurants, office supply stores, coffee shops, and dry cleaners) may be allowed. Site sizes can range from small single user building lots to large corporate campuses. This land use can serve as a transition to buffer low and medium density uses from more intense commercial and industrial uses.

Proposed Area #2: Medium Density Residential (MDR)

This land use category is designed for single family dwelling units that are detached or attached horizontally to one or more units, typically referred to as cottage homes, townhomes, and rowhouses. Densities range from 5 to 12 dwelling units per acre. Land uses may also include single-family detached dwellings, 'Tiny home' developments (planned communities with single-family detached homes that are generally less than 500 square feet in total floor area); residential clustered developments; religious, educational, and institutional uses and structures; and private parks and recreation areas and structures. This land use category can serve as a transition between low density and high-density land uses.

Accompanying Land Use Amendment Area #2 request, the applicant is also requesting to rezone the same 15.71 acres (Area B) from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

LUPA Area #3 & #4 with Rezoning C:

Land Use Plan Amendment Area #3 is approximately 6.36 acres; and is located in the southeast corner of the subject area east of NE Delaware Avenue and west of I-35. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Office/Business Park (OB). The applicant is now proposing to reclassify the future land use to High Density Residential (HDR). The Future Land Use Map indicates surrounding properties to the amendment area as Office/Business Park (proposed Medium Density) to the north, Office/Business Park (proposed Low Density) to the west, Highway Commercial to the east, and low density (proposed high density) to the south.

Land Use Plan Amendment Area #4 is approximately 8.37 acres; and is located in the southeast corner of the subject area east of NE Delaware Ave and west of I-35. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Low Density Residential (LDR). The applicant is now proposing to reclassify the future land use to High Density Residential (HDR). The Future Land Use Map indicates surrounding properties to the amendment area as Office/Business Park (proposed High Density) to the north, Low Density to the west, High Density and Low Density to the south, and Office/Business Park to the east.

Existing Area #3: Office/Business Park (OB)

This land use category is designed to retain and promote employment opportunities for the City. The land use category includes a combination of professional office and medical uses, research and development and testing facilities, and corporate campuses consisting of single or multi-tenant buildings that are 1 or more stories tall. Limited office support type retail uses (includes restaurants, office supply stores, coffee shops, and dry cleaners) may be allowed. Site sizes can range from small single user building lots to large corporate campuses. This land use can serve as a transition to buffer low and medium density uses from more intense commercial and industrial uses.

Proposed Area #3: High Density Residential (HDR)

This land use category is for multi-family dwelling units both horizontally or vertically attached with two or more dwelling units, typically referred to as apartments or condominiums. Also, included in this category are mobile home subdivisions or parks. Densities are generally 12+ dwelling units per acre. Units may or may not have public street frontage and may be served by an alleyway. Garages may be tuck-under, first floor, or stand-alone garage units in a common parking area. Uses may also include horizontally attached single-family dwellings; manufactured housing developments, religious, educational, and institutional uses and structures; child day care centers; and public and private parks are recreational areas and structures.

Existing Area #4: Low Density Residential (LDR)
This land use category is dominated by single-family detached dwellings with a typical density of 1 to 5 dwelling units per acre and may include the continuation of existing agricultural operations. Typical lot sizes will range from 7,500 to 15,000 sq. ft. Lots should include public or private street frontage and driveway access and may also be served by an alleyway. Development in this area may include residential clustered developments, religious, educational, and institutional uses and structures; and public and private parks and recreational areas and structures.

Proposed Area #4: High Density Residential (HDR)
This land use category is for multi-family dwelling units both horizontally or vertically attached with two or more dwelling units, typically referred to as apartments or condominiums. Also, included in this category are mobile home subdivisions or parks. Densities are generally 12+ dwelling units per acre. Units may or may not have public street frontage and may be served by an alleyway. Garages may be tuck-under, first floor, or stand-alone garage units in a common parking area. Uses may also include horizontally attached single-family dwellings; manufactured housing developments, religious, educational, and institutional uses and structures; child day care centers; and public and private parks are recreational areas and structures.

Accompanying the request for Land Use Amendment Areas #3 & #4, the applicant is also requesting to rezone 14.73 acres (Area C) from R-1 One Family Residential District to R-3, Multiple-Family Residence District, restricted to 20 units per acre.

The developer has submitted the required rezoning petitions consisting of signatures of more than 60% of the land area specifically providing 83.68% for Area A and 68.07 % for Area C. Area B had initially obtained 49.72% consenting signatures from adjacent property owners, requiring Council initiation, which took place March 4, 2024. However, since then, additional signatures have been collected bringing consenting signature totals to 72.4%.

Notifications of the public hearing were sent to the surrounding property owners within 250' of the subject rezonings and 350' of the proposed amendment areas on April 3, 2024; and a legal notice of the proposed rezonings and amendments was published on April 5, 2024. The Zoning Ordinance also requires that the applicant of a proposed rezoning post public notification signage. The applicant posted the signage by April 4, 2024, which exceeds the required seven days of notification for the proposed rezoning before the public hearing.

Public Hearing

The Plan and Zoning Commission held a public hearing for the proposed rezoning on April 16, 2024. During the public hearing there was discussion regarding the project from City Staff and the applicant's engineer, however no one from the public spoke. A complete recap of the discussion can be found in the minutes from the meeting.

Summary:

The conditions outlined above influence City staff in determining the following: The proposed change in land use in Amendment Area #1 from Office/Business Park to Low Density, the proposed change in land use in Amendment Area #2 from Office/Business Park to Medium Density, the proposed change in land use in Amendment Area #3 from Office/Business Park to High Density and the proposed change in land use in Amendment Area #4 from Low Density to High Density are all appropriate. In addition to these amendments, City staff has also determined that the proposed rezonings for Area A, Area B and Area C are also appropriate.

Therefore, staff recommends that the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10,

Future Land Use Map, reclassifying property owned by Hope K. Farms, LLC (LUPA Area #1) from Office/Business Park to Low Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to rezone Area A from R-1, One-Family Residence District to PUD, Planned Unit Development.

That the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K. Farms, LLC (LUPA Area #2) from Office/Business Park to Medium Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to rezone Area B from R-1, One-Family Residence District to R-3, Multiple-Family Residence District, restricted to 10 units per acre.

That the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K. Farms, LLC (LUPA Area #3) from Office/Business Park to High Density Residential.

That the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K. Farms, LLC (LUPA Area #4) from Low Density to High Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to rezone Area C from R-1, One-Family Residence District to R-3, Multiple-Family Residence District, restricted to 20 units per acre.



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,
PLANNERS & SURVEYORS

March 29, 2024

Honorable Mayor and City Council
c/o Eric Carstens
City of Ankeny
Community Development - Planning
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Rezoning & Land Use Plan Amendments – Hope Crossing

Honorable Mayor and City Council and Planning & Zoning Commission;

On behalf of Hope K Farms, LLC, we submit herewith the following rezoning request to rezone approximately 119.30 acres located north, south and east of 12211 22nd Street. The existing zoning of the property is R-1 One-Family Residential District and we are requesting to rezone 88.86 acres to a Planned Unit Development (Area A), 15.71 acres to R-3 Multiple-Family Residence District restricted to 10 units per acre intended to be utilized for townhomes (Area B) and 14.73 acres to R-3 Multiple-Family Residence District restricted to 20 units per acre intended to be utilized for apartments (Area C).

Rezoning requests related to the proposed PUD (Area A) and R-3 restricted to 20 units per acre (Area C) zoning districts had each obtained 60% or more consenting signatures from adjacent property owners within 250' as required to initiate the rezoning request without Council initiation. The proposed R-3 restricted to 10 units per acre (Area B) zoning district had initially obtained 49.72% consenting signatures from adjacent property owners within 250', requiring Council initiation of that particular rezoning request which took place at its March 4th Council Meeting. A neighboring property owner has since agreed to the Area B rezoning request and has provided a signed consent form meeting the 60% minimum required consent of adjacent property owners within 250' for all three rezoning requests.

We are also submitting a request to modify the city's comprehensive plan from 57.74 acres of office/business park to low-density residential, 15.71 acres of office/business park to medium-density residential, 6.36 acres of office/business park to high-density residential and 8.37 acres of low-density residential to high-density residential.

When the comprehensive plan was created for this large tract of property that overall contains 119.30 acres, the property was assigned a low-density residential and office/business park land use. As the property is now annexed into the city of Ankeny and is under one ownership the market would back a diversification of housing to support this area of Ankeny. The property is bordered by NE Delaware Avenue to the west and Interstate 35 on the east. We are proposing to have higher density residential along Interstate 35 that would then transition to lower density residential as you head west through the property.

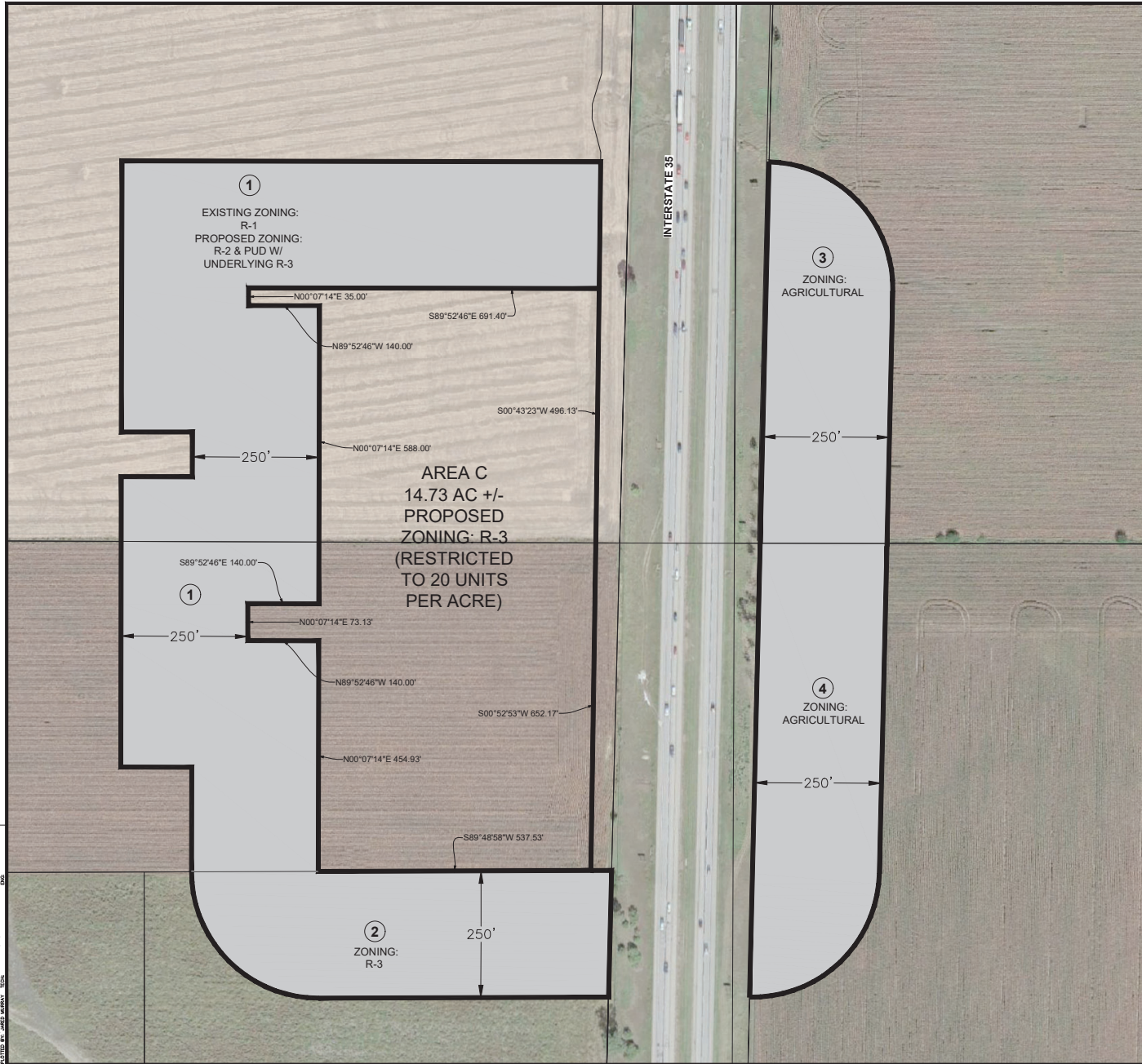
Please accept this submittal for the next available Planning & Zoning and City Council meetings. Let me know if you have any questions or require any further information to complete your review. Thanks.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

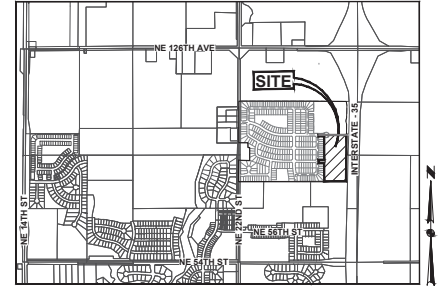
Jared Murray, P.E.

FILED IN 2022/02/28/10:00 AM AT THE POLK COUNTY CLERK'S OFFICE
FILED IN 2022/02/28/10:00 AM AT THE POLK COUNTY CLERK'S OFFICE
FILED IN 2022/02/28/10:00 AM AT THE POLK COUNTY CLERK'S OFFICE



VICINITY MAP

NOT TO SCALE



ANKENY, IOWA

OWNER/DEVELOPER

HOPE K. FARMS, LLC
4500 WESTOWN PARKWAY, SUITE #277
CONTACT: REZA KARGARZADEH
EMAIL: RKARGARZ@HOFK-FARMS.COM
PH: (515) 381-3925

ZONING

EXISTING: R-1: ONE-FAMILY RESIDENCE DISTRICT

PROPOSED: R-3: MULTIPLE-FAMILY RESIDENCE DISTRICT (RESTRICTED TO 20 UNITS PER ACRE)

ADJACENT OWNERSHIP

OWNER	ACRES	PERCENT	CONSENTING
1. HOPE K FARMS LLC	14.43 AC.	52.08%	X
2. NORTH ANKENY LAND LLC	4.43 AC.	15.99%	X
3. PUTCO INC	4.00 AC.	14.43%	
4. DUE FOUR WAY LC	4.85 AC.	17.50%	
	27.71 AC.	100%	68.07%

REZONING DESCRIPTION

A PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND A PART OF THE NORTH ONE-QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF KIMBERLEY CROSSING PLAT 1, AN OFFICIAL PLAT; THENCE SOUTH 89°48'58" WEST ALONG THE SOUTH LINE OF SAID NORTH ONE-QUARTER OF THE SOUTHWEST QUARTER, 41.07 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°48'58" WEST ALONG SAID SOUTH LINE, 537.53 FEET; THENCE NORTH 00°07'14" EAST, 454.93 FEET; THENCE NORTH 89°52'46" WEST, 140.00 FEET; THENCE NORTH 00°07'14" EAST, 73.13 FEET; THENCE SOUTH 89°52'46" EAST, 140.00 FEET; THENCE NORTH 00°07'14" EAST, 588.00 FEET; THENCE NORTH 89°52'46" WEST, 140.00 FEET; THENCE NORTH 00°07'14" EAST, 35.00 FEET; THENCE SOUTH 89°52'46" EAST, 691.40 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 35; THENCE SOUTH 00°43'23" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 496.13 FEET; THENCE SOUTH 00°52'53" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 652.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.73 ACRES (641,510 SQUARE FEET).



DATE	REVISIONS	TECH. JDS
03/06/2024	5TH SUBMITTAL	
03/06/2024	6TH SUBMITTAL	
03/06/2024	7TH SUBMITTAL	
03/06/2024	8TH SUBMITTAL	
03/06/2024	9TH SUBMITTAL	
03/06/2024	10TH SUBMITTAL	
03/06/2024	11TH SUBMITTAL	
03/06/2024	12TH SUBMITTAL	
03/06/2024	13TH SUBMITTAL	
03/06/2024	14TH SUBMITTAL	
03/06/2024	15TH SUBMITTAL	
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03/06/2024	98TH SUBMITTAL	
03/06/2024	99TH SUBMITTAL	
03/06/2024	100TH SUBMITTAL	

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

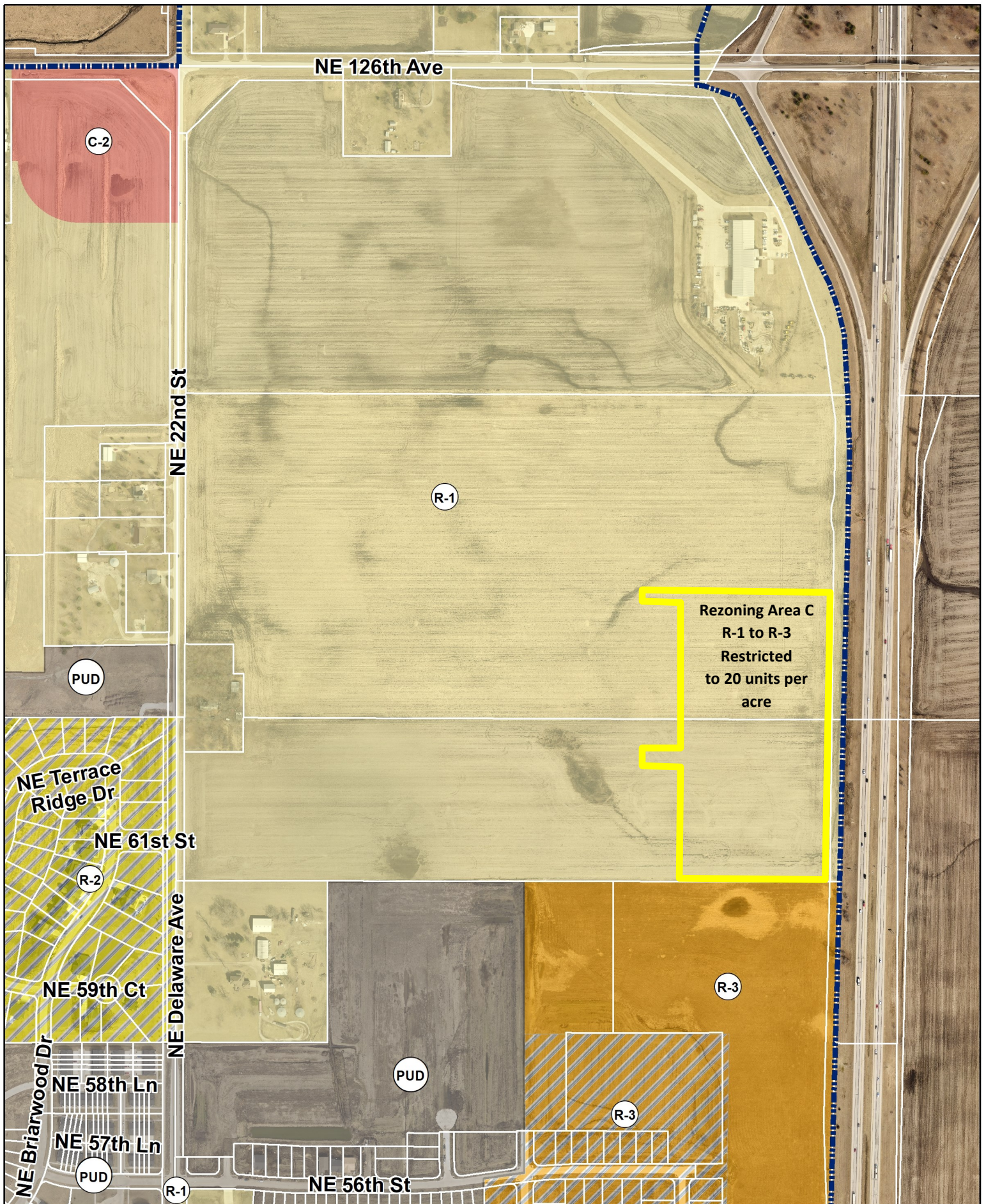
ENGINEER: JMM

CIVIL DESIGN ADVANTAGE

ANKENY, IOWA

HOPE CROSSING
R-3 REZONING EXHIBIT - AREA C

1/1
2212.837



Rezoning Area C
R-1 to R-3
Restricted
to 20 units per
acre

N

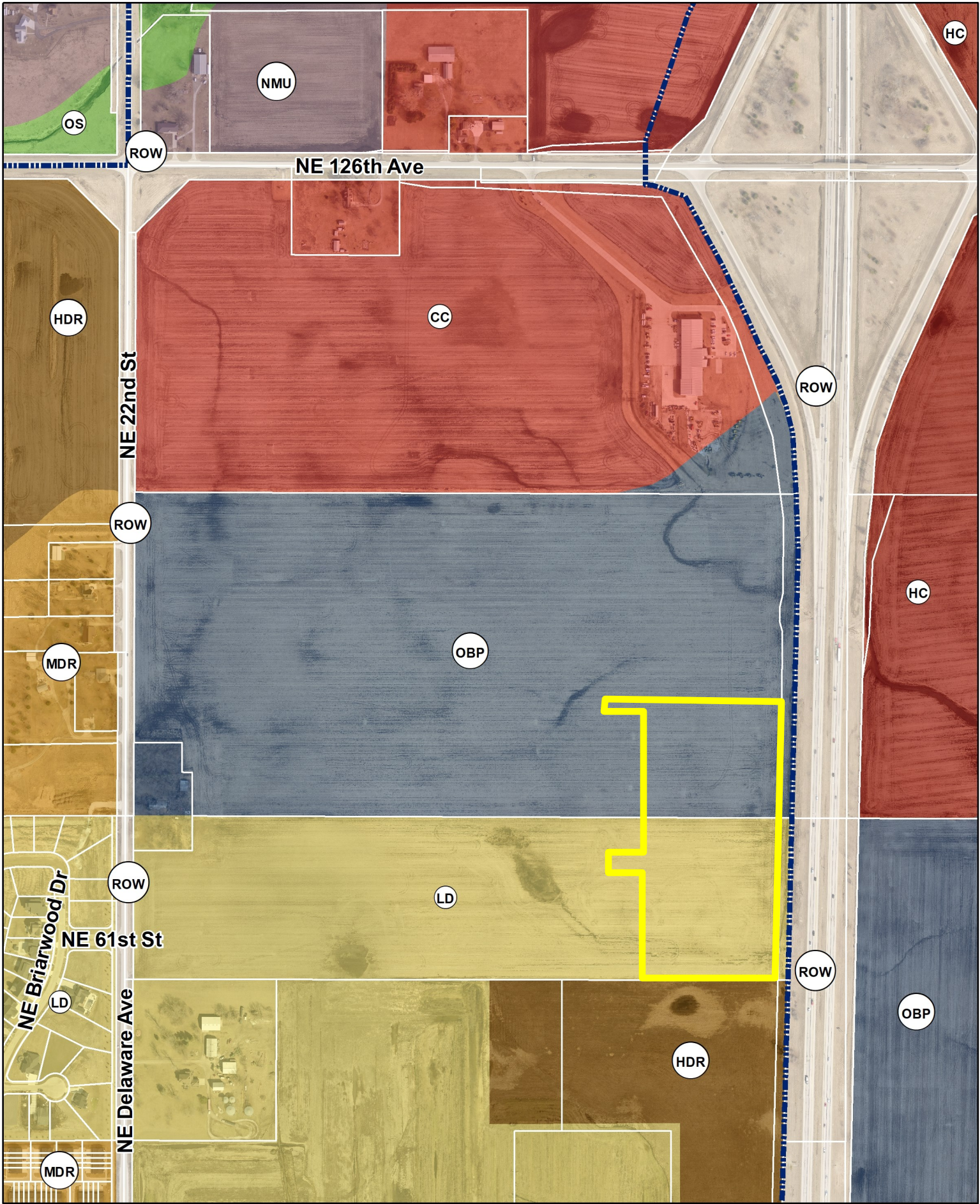


1 inch = 500 feet

Date: 3/11/2024

Hope Crossing Zoning Map

Rezoning Area C



N

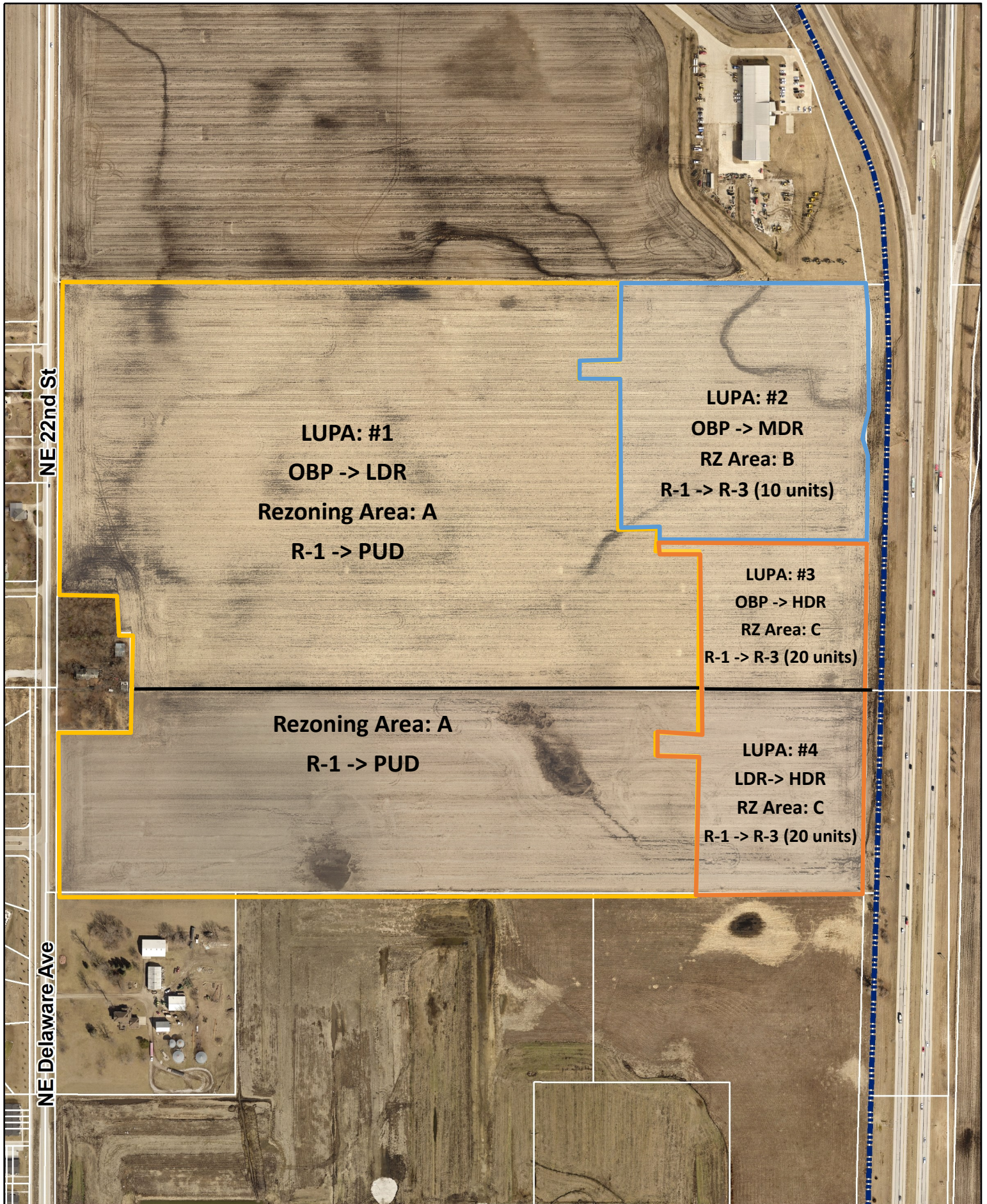


1 inch = 500 feet

Date: 3/5/2024

Future Land Use Map - Rezoning Area C

Hope Crossing





PLAN AND ZONING COMMISSION

May 7, 2024

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

ACTION REQUESTED:

LEGAL:

SUBJECT:

1. May 6, 2024 City Council Report - Staff

2. Director's Report

Tentative agenda items for Tuesday, May 21, 2024

April 2024 Building Permits Report

Public Hearing(s): Set Hearing for Tuesday, May 21, 2024 at 6:30 p.m.

Request by Hope K Farms, LLC to rezone property from R-2 to PUD.

3. Commissioner's Reports

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:


PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 April 2024 Building Permits Report

City of Ankeny
Building Permit Report
Month of April 2024

	Issued		Issued		Issued Calendar Year				Issued Fiscal Year	
	April-24		April-23		1/1/2024-4/30/2024		1/1/2023-4/30/2023		7/1/2023-4/30/2024	
	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation
RESIDENTIAL										
New Dwellings										
New Single Family Detached	44	\$15,608,913	41	\$12,931,715	168	\$63,549,521	123	\$39,066,999	327	\$123,663,715
New Single Family Attached/Duplex	12	\$3,116,836	36	\$9,179,097	35	\$9,496,175	97	\$24,260,411	99	\$28,897,783
New Multi - Family	0	\$0	0	\$0	0	\$0	1	\$7,270,821	1	\$4,534,864
Total New Residential Permits	56	\$18,725,749	77	\$22,110,812	203	\$73,045,696	221	\$70,598,231	427	\$157,096,362
Additions/Alterations/Other (1)	76	\$701,871	83	\$778,289	203	\$2,191,579	224	\$3,087,053	580	\$7,990,693
Total New Dwelling Units	56		77		203		271		426	
NON-RESIDENTIAL										
New Commercial	2	\$4,408,565	2	\$208,000	4	\$7,471,828	7	\$14,517,138	17	\$25,691,980
COM Additions/Alterations/Other	10	\$2,411,184	6	\$604,697	35	\$23,064,152	35	\$5,684,695	77	\$50,753,266
New Church	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CHR Additions/Alterations/Other	1	\$14,800	0	\$0	1	\$14,800	1	\$17,000	1	\$14,800
New School	0	\$0	0	\$0	0	\$0	1	\$70,000	2	\$6,930,500
SCH Additions/Alterations/Other	0	\$0	0	\$0	1	\$0	1	\$60,913	4	\$165,000
Total Non Residential Permits	13	\$6,834,549	8	\$812,697	41	\$30,550,780	45	\$20,349,746	101	\$83,555,546
MISC PERMITS (2)	97	\$98,327	86	\$43,032	250	\$616,363	219	\$273,864	714	\$1,319,555
TOTALS	242	\$26,360,496	254	\$23,744,830	697	\$106,404,418	709	\$94,308,894	1822	\$249,962,156

(1) includes permits issued for sheds, pools, garages, decks, porches, auxiliary structures

(2) includes permits issued for: driveway approach, signs, fences, other misc. non-residential

RSF includes attached & detached dwelling units; RDF includes duplexes; RMF includes apartments & stacked condo units

* includes footing & foundation permits

The City Of Ankeny
Building Permit Report (Monthly)
Apr-24

Type of Use	Type of Work	Issue Date	Valuation	Permit Number	Street Address	Applicant Name	Contractor Name
Single Family Detached	New Building	4/1/2024	\$332,375	24-0951-NEW	715 NE Meadow Landing Dr	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	4/1/2024	\$298,404	24-1149-NEW	622 NE Meadow Landing Dr	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	4/1/2024	\$375,324	24-1207-NEW	731 NE Deerfield Dr	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	4/1/2024	\$328,580	24-1251-NEW	732 NE Deerfield Dr	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	4/1/2024	\$458,904	24-1389-NEW	6201 NE Grant Ln	Harvest Ridge Builders	Harvester Ridge Builders LLC
Single Family Detached	New Building	4/2/2024	\$441,419	24-1372-NEW	1601 NW Benjamin Dr	Gardner Homes	Gardner Homes
Single Family Detached	New Building	4/3/2024	\$369,075	24-1422-NEW	1324 NE 55th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	4/5/2024	\$319,387	24-0800-NEW	3320 NE 6th Ln	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	4/5/2024	\$310,953	24-0802-NEW	3324 NE 6th Ln	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	4/5/2024	\$310,311	24-0803-NEW	3328 NE 6th Ln	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	4/5/2024	\$460,259	24-1423-NEW	1312 NE 55th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	4/8/2024	\$361,924	24-1507-NEW	1339 NE 55th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	4/8/2024	\$363,124	24-1508-NEW	1335 NE 55th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	4/8/2024	\$365,684	24-1511-NEW	1331 NE 55th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	4/9/2024	\$370,946	24-1340-NEW	4216 NE 8th St	Elevated Builders LLC	Elevated Builders LLC
Single Family Detached	New Building	4/9/2024	\$377,314	24-1345-NEW	4220 NE 8th St	Elevated Builders LLC	Elevated Builders LLC
Single Family Detached	New Building	4/10/2024	\$454,035	24-1455-NEW	6303 NE Harvest Ridge Ln	Harvest Ridge Builders	Harvester Ridge Builders LLC
Single Family Detached	New Building	4/11/2024	\$262,774	24-1393-NEW	4301 NW 12th St	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	4/11/2024	\$287,501	24-1394-NEW	4305 NW 12th St	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	4/11/2024	\$307,807	24-1397-NEW	4428 NE 8th St	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	4/11/2024	\$339,717	24-1400-NEW	4424 NE 8th St	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	4/11/2024	\$307,687	24-1525-NEW	1614 NW Benjamin Dr	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	4/11/2024	\$339,651	24-1526-NEW	1622 NW Benjamin Dr	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	4/11/2024	\$364,209	24-1534-NEW	1618 NW Benjamin Dr	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	4/11/2024	\$336,748	24-1537-NEW	1214 NW Driftwood Dr	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	4/11/2024	\$262,774	24-1540-NEW	1218 NW Driftwood Dr	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	4/15/2024	\$363,124	24-1637-NEW	4312 NE 12th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	4/15/2024	\$359,796	24-1641-NEW	4315 NE 12th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	4/19/2024	\$262,774	24-1677-NEW	4314 NW 12th St	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	4/19/2024	\$298,664	24-1678-NEW	4318 NW 12th St	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	4/19/2024	\$293,719	24-1680-NEW	4423 NW 12th St	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	4/22/2024	\$380,930	24-1589-NEW	2724 NW Greenwood St	Leto Built	Leto Built
Single Family Detached	New Building	4/22/2024	\$381,827	24-1623-NEW	2720 NW Greenwood St	Leto Built	Leto Built
Single Family Detached	New Building	4/22/2024	\$299,379	24-1751-NEW	1201 NW Driftwood Dr	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	4/22/2024	\$307,134	24-1752-NEW	1205 NW Driftwood Dr	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	4/22/2024	\$328,460	24-1754-NEW	1512 NW Benjamin Dr	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	4/22/2024	\$348,596	24-1755-NEW	4702 NW 17th St	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	4/23/2024	\$545,878	24-1764-NEW	5808 NE Sherman Ct	Caliber Homes	Caliber Homes
Single Family Detached	New Building	4/24/2024	\$476,822	24-1576-NEW	2716 NW Greenwood St	Parks Custom Homes LLC	Parks Custom Homes LLC
Single Family Detached	New Building	4/24/2024	\$513,207	24-1791-NEW	2816 NW Cedarwood Dr	MJ Properties	MJ Properties
Single Family Detached	New Building	4/24/2024	\$374,221	24-1871-NEW	1304 NE 55th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	4/26/2024	\$262,774	24-1705-NEW	719 NE Meadow Landing Dr	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	4/26/2024	\$436,630	24-1883-NEW	3710 NW Applewood Ct	Redwood Builders	Redwood Builders LLC

Single Family Detached	New Building	4/29/2024	\$268,092	24-1940-NEW	723 NE Meadow Landing Dr	Greenland Homes Inc	Greenland Homes Inc
Single Family Attached	New Building	4/10/2024	\$277,143	24-1551-NEW	1211 NE Crossing Oaks Dr	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	4/10/2024	\$277,143	24-1555-NEW	1215 NE Crossing Oaks Dr	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	4/10/2024	\$224,923	24-1558-NEW	1219 NE Crossing Oaks Dr	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	4/10/2024	\$224,923	24-1560-NEW	1223 NE Crossing Oaks Dr	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	4/10/2024	\$277,143	24-1561-NEW	1227 NE Crossing Oaks Dr	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	4/10/2024	\$277,143	24-1562-NEW	1301 NE Crossing Oaks Dr	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	4/23/2024	\$224,923	24-1564-NEW	1309 NE Crossing Oaks Dr	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	4/24/2024	\$224,923	24-1563-NEW	1305 NE Crossing Oaks Dr	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	4/24/2024	\$277,143	24-1565-NEW	1336 NE Country Meadow Dr	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	4/24/2024	\$277,143	24-1566-NEW	1340 NE Country Meadow Dr	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	4/24/2024	\$277,143	24-1567-NEW	4206 NE 14th St	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	4/24/2024	\$277,143	24-1568-NEW	4210 NE 14th St	Valor Home Builders	Valor Home Builders
Single Family Detached	Building Alteration	4/1/2024	\$19,152	24-1471-ALT	4119 NW Linwood Dr	Kolette J Clearman	Kolette J Clearman
Single Family Detached	Solar	4/2/2024	\$32,021	24-1502-SOL	803 SE Chaparal Dr	Purelight Power	Purelight Power
Single Family Detached	Building Addition	4/3/2024	\$28,118	24-1404-ADD	2524 SW Vineyard Ln	Screenbuilders	Screenbuilders
Single Family Detached	Building Alteration	4/4/2024	\$25,389	24-1469-ALT	2106 NE 17th St	Gregory Brabenec	Gregory Brabenec
Duplex	Building Alteration	4/4/2024	\$3,000	24-1542-ALT	719 NE 6th St	Toby Hughes	Toby Hughes
Duplex	Building Alteration	4/4/2024	\$3,000	24-1543-ALT	1311 SE Wanda Dr	Toby Hughes	Toby Hughes
Single Family Attached	Porch	4/4/2024	\$2,880	24-1554-PRCH	920 SW Springfield Dr	Timothy Archer	Timothy Archer
Single Family Detached	Building Alteration	4/5/2024	\$19,624	24-1552-ALT	3800 NW Maple Ct	Isaac Young	Isaac Young
Single Family Attached	Building Alteration	4/8/2024	\$18,900	24-0510-ALT	619 SW Springfield Dr	Steffen Alex	Steffen Alex
Single Family Detached	Building Alteration	4/8/2024	\$21,830	24-1632-ALT	5605 NE Verona Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	Building Alteration	4/9/2024	\$3,200	24-1630-ALT	201 NW Linden St	SEA Total Service	SEA Total Service
Single Family Detached	Building Alteration	4/9/2024	\$3,500	24-1640-ALT	926 SE Allyn St	Basement Rehab Inc	Basement Rehab Inc
Single Family Detached	Building Alteration	4/10/2024	\$27,594	24-1683-ALT	1320 NE 55th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	Building Addition	4/11/2024	\$46,194	24-0966-ADD	708 SW 50th St	Ankeny Deck Specialist	Ankeny Deck Specialist
Single Family Detached	Building Alteration	4/11/2024	\$3,000	24-1573-ALT	1221 SW Kenworthy Dr	Toby Hughes	Toby Hughes
Single Family Detached	Building Alteration	4/11/2024	\$18,497	24-1721-ALT	4504 NE Michael Dr	FOUNDATION RECOVERY SYSTEMS	FOUNDATION RECOVERY SYSTEMS
Single Family Detached	Porch	4/15/2024	\$3,360	24-1655-PRCH	6121 NE Sherman Dr	Salazar Builders	Salazar Builders
Single Family Attached	Building Alteration	4/15/2024	\$10,238	24-1675-ALT	2219 SW Woodland Dr	Bryan Interiors and Cabinets	Bryan Interiors and Cabinets
Single Family Detached	Building Alteration	4/16/2024	\$4,000	24-1514-ALT	1209 NW Beechwood St	BAM Basements	BAM Basements
Single Family Detached	Building Alteration	4/16/2024	\$31,815	24-1724-ALT	719 NE Deerfield Dr	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	Building Alteration	4/16/2024	\$17,388	24-1768-ALT	2526 NW Greenwood St	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	Building Addition	4/17/2024	\$28,118	24-1303-ADD	537 NE 5th St	Screenbuilders	Screenbuilders
Single Family Detached	Building Alteration	4/17/2024	\$34,744	24-1807-ALT	3516 NW 27th St	Creative Building Ventures Inc	Creative Building Ventures Inc
Single Family Detached	Building Addition	4/18/2024	\$57,575	24-1665-ADD	1501 NW Boulder Dr	Naylor Ross	Renomads LLC
Single Family Detached	Building Alteration	4/18/2024	\$32,918	24-1804-ALT	519 NE 57th Ct	Cory Limkeman	Cory Limkeman
Single Family Detached	Pergola	4/22/2024	\$1,200	24-1822-PERG	4203 NW 12th St	Waller Donald	Waller Donald
Single Family Detached	Building Alteration	4/24/2024	\$5,350	24-1942-ALT	213 SW State St	SafeBasements of Iowa	SafeBasements of Iowa
Single Family Detached	Porch	4/25/2024	\$7,040	24-1401-PRCH	806 NE Keystone Dr	Terry G Wilkinson	Terry G Wilkinson
Single Family Detached	Building Alteration	4/30/2024	\$3,000	24-2038-ALT	1008 SW 3rd St	Toby Hughes	Toby Hughes
Single Family Detached	Garage	4/3/2024	\$20,476	24-0521-GAR	522 SW Maple St	Midwest Builders Of Iowa	Midwest Builders Of Iowa
Single Family Detached	Garage	4/6/2024	\$29,783	24-1410-GAR	214 SW Scott St	Central Iowa Construction Services	Central Iowa Construction Services
Single Family Detached	Garage	4/29/2024	\$39,106	24-2025-GAR	113 SW Cedarwood Dr	Macho John	Affordable Construction

Single Family Detached	Shed	4/4/2024	\$2,400	24-1557-SHD	1323 NW Reinhart Dr	Tuff Shed	Tuff Shed
Single Family Detached	Shed	4/10/2024	\$2,400	24-1652-SHD	4312 NE Michael Ct	Tuff Shed	Tuff Shed
Single Family Detached	Shed	4/16/2024	\$2,800	24-1760-SHD	1202 NW Cedarwood Dr	Brett Jones	Brett Jones
Single Family Detached	Shed	4/17/2024	\$1,920	24-1786-SHD	826 SE 8th St	Tuff Shed	Tuff Shed
Single Family Detached	Shed	4/17/2024	\$2,400	24-1793-SHD	409 NW Applewood St	Tuff Shed	Tuff Shed
Single Family Detached	Shed	4/19/2024	\$3,200	24-1779-SHD	904 SE 3rd St	Baumberger Sarah	Gold Dome Buildings LLC
Single Family Detached	Shed	4/22/2024	\$1,920	24-1881-SHD	2518 NW Woodbury Dr	knox Construction LLC	Knox Construction
Single Family Detached	Shed	4/22/2024	\$2,400	24-1886-SHD	3203 SW 26th St	Lynch Conrad	Tuff Shed (Home Depot)
Single Family Detached	Shed	4/25/2024	\$2,800	24-1487-SHD	3216 SE Primrose Dr	Kyle Daniels	Premier Portable Buildings
Single Family Detached	Shed	4/25/2024	\$2,800	24-1876-SHD	3116 SW Chestnut Ct	Tuff Shed	Tuff Shed
Single Family Detached	Shed	4/29/2024	\$1,920	24-1833-SHD	1406 NW Reinhart Dr	Ryan Webb	Ryan Webb
Single Family Detached	Shed	4/29/2024	\$3,200	24-2009-SHD	205 NW Ridgeline Dr	Scott Prohaska	Scott Prohaska
Single Family Detached	Shed	4/29/2024	\$3,840	24-2033-SHD	1828 SE Hillside Dr	Lee Sangel Toby	Lee Sangel Toby
Single Family Detached	Shed	4/30/2024	\$3,200	24-2044-SHD	702 NE Canterbury Dr	E Verastegui Luis	E Verastegui Luis
Single Family Detached	Deck	4/2/2024	\$2,784	24-1153-DECK	4816 NW 2nd Ct	Strong Fencing & Decking LLC	Strong Fencing & Decking LLC
Single Family Detached	Deck	4/2/2024	\$2,892	24-1253-DECK	3111 SE 22nd St	Vishal Patel	Vishal Patel
Single Family Detached	Deck	4/3/2024	\$5,256	24-1545-DECK	5007 NE Rio Dr	Covington Construction	Covington Construction
Single Family Detached	Deck	4/4/2024	\$840	24-0884-DECK	1314 SW 3rd St	Cook Cassandra	Cook Cassandra
Single Family Detached	Deck	4/4/2024	\$2,880	24-1569-DECK	2719 NW 21st St	Arrington Brittany	Arrington Brittany
Single Family Attached	Deck	4/5/2024	\$2,304	24-1170-DECK	736 NE 5th St	Ankeny Deck Specialist	Ankeny Deck Specialist
Single Family Detached	Deck	4/8/2024	\$2,592	24-1583-DECK	2710 NW 29th St	Michael Nemmers	Anthony Nelson
Single Family Detached	Deck	4/10/2024	\$2,592	24-1600-DECK	2718 NE Trilein Dr	Weidman Chris	Firstcall Restoration
Single Family Detached	Deck	4/10/2024	\$1,200	24-1689-DECK	530 NE 7th St	Terry A Lewellin	Terry A Lewellin
Single Family Detached	Deck	4/11/2024	\$2,784	24-1009-DECK	3817 NW 9th St	Vishal Patel	Ankeny Deck Specialist
Single Family Detached	Deck	4/11/2024	\$4,272	24-1010-DECK	1709 NW Reinhart Dr	Vishal Patel	Ankeny Deck Specialist
Single Family Detached	Deck	4/11/2024	\$5,196	24-1103-DECK	715 NE Pinnacle Ct	Heilman Construction	Heilman Construction
Single Family Detached	Deck	4/11/2024	\$4,992	24-1168-DECK	4011 NE Trilein Dr	Ankeny Deck Specialist	Ankeny Deck Specialist
Single Family Detached	Deck	4/11/2024	\$4,368	24-1169-DECK	608 NE 46th Ct	Ankeny Deck Specialist	Ankeny Deck Specialist
Single Family Detached	Deck	4/12/2024	\$2,592	24-1714-DECK	814 NE 51st Ct	Jay Whipple Tanner	Jay Whipple Tanner
Single Family Detached	Deck	4/15/2024	\$2,160	24-1750-DECK	1209 NW Boulder Brook Dr	Sarah Collins	Sarah Collins
Single Family Detached	Deck	4/17/2024	\$1,728	24-1805-DECK	4315 NE Michael Ct	Des Moines Deck, LLC	Des Moines Deck, LLC
Single Family Detached	Deck	4/19/2024	\$2,112	24-1875-DECK	718 SE Kensington Rd	Baljit S Virdi	Baljit S Virdi
Single Family Detached	Deck	4/23/2024	\$3,600	24-1676-DECK	1109 SE Rio Dr	Vishal Patel	Ankeny Deck Specialist
Single Family Detached	Deck	4/25/2024	\$1,200	24-1959-DECK	1324 NE 55th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	Deck	4/25/2024	\$1,200	24-1960-DECK	1320 NE 55th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	Ramp	4/26/2024	\$0	24-1765-RAMP	605 SE 4th St	Symons Jessica	Symons Jessica
Single Family Detached	Deck	4/26/2024	\$1,440	24-1969-DECK	6121 NE Sherman Dr	Salazar Builders	Salazar Builders
Single Family Detached	Deck	4/26/2024	\$1,680	24-1985-DECK	1210 NW Linden St	Rench Services LLC	Rench Services LLC
Single Family Detached	Swimming Pool	4/2/2024	\$0	24-1498-POOL	3116 SW Butternut Ct	Geary Skylar	Geary Skylar
Single Family Detached	Swimming Pool	4/3/2024	\$0	24-1532-POOL	2414 NW Park Meadows Dr	Alex Lundquist	Central Iowa Pool And Spa
Single Family Detached	Swimming Pool	4/11/2024	\$0	24-1646-POOL	1614 NW College Ave	Bradley Erdmann	Iowa Pool & Patio
Single Family Detached	Swimming Pool	4/22/2024	\$0	24-1882-POOL	607 SW 48th St	Potter Shad	Central Iowa Pool & Spa
Single Family Detached	Swimming Pool	4/23/2024	\$0	24-1815-POOL	5017 NE Jan Rose Pkwy	Toy Box Construction	Chad Moede
Single Family Detached	Swimming Pool	4/29/2024	\$0	24-1621-POOL	2022 NW Beechwood St	Juarez Excavating LLC	Juarez Excavating LLC

Government	New Building	4/15/2024	\$2,146,520	24-0956-NEW	2320 NW Weigel Dr	HPC, L.L.C.	HPC LLC
Other	New Building	4/24/2024	\$2,262,045	23-2786-NEW	3425 NW State St	Poole Stephanie	Poole Stephanie
Retail	Building Alteration	4/2/2024	\$350,000	24-1038-ALT	260 NW 36th St STE 102	B-Pham Gen-Con	B-Pham Gen-Con
Other	Solar	4/5/2024	\$145,220	24-1122-SOL	1255 SW Prairie Trail Pkwy	Troy Van Beek	Troy Van Beek
Restaurant	Building Alteration	4/5/2024	\$4,500	24-1582-ALT	1975 N Ankeny Blvd Ste 101	Kim Yap	Kim Yap
Manufacturing	Building Alteration	4/8/2024	\$1,410,000	24-0169-ALT	1600 SE Corporate Woods Dr	Grasso Architects and Engineers	Baker Group
Office	Building Alteration	4/11/2024	\$375,000	23-4720-ALT	1465 SW Park Square Dr Ut 300	DRA Properties	DRA Properties
Other	Building Addition	4/18/2024	\$50,000	24-1433-ADD	1505 NE 36th St	DRA Properties LLC	DRA Properties LLC
Retail	Shed	4/18/2024	\$2,400	24-1728-SHD	105 E 1st St	Ankeny Klothng Exchange	Tuff Shed
Office	Building Alteration	4/24/2024	\$19,064	24-1495-ALT	1005 SW Oralabor Rd	Commercial Interiors Inc	Commercial Interiors Inc
Other	Building Alteration	4/29/2024	\$5,000	24-0933-ALT	2855 SW Vintage Pkwy	Nelson Construction and Dev	Nelson Construction and Dev
Storage	Building Alteration	4/30/2024	\$50,000	24-1249-ALT	6910 SE Four Mile Dr	Sean Connor	Eric Bridgewater
Church	Garage	4/8/2024	\$14,800	24-1391-GAR	825 NW 36th St	Jeff Turek	Jeff Turek
Single Family Detached	Fence/Wall	4/1/2024	\$0	24-1439-FNCE	2809 NW Park Ln	Bret Staples	Bret Staples
Single Family Detached	Fence/Wall	4/1/2024	\$0	24-1449-FNCE	1309 NE 56th St	Absolute Fence LLC	Absolute Fence LLC
Single Family Detached	Fence/Wall	4/2/2024	\$0	24-1470-FNCE	1006 NW 3rd St	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	4/3/2024	\$0	24-1529-FNCE	2605 NW 30th Ln	Bret Staples	Bret Staples
Single Family Detached	Fence/Wall	4/3/2024	\$0	24-1546-FNCE	1519 NW Abbie Dr	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	4/3/2024	\$0	24-1553-FNCE	3510 SE 20th St	Clark Fencing LLC	Clark Fencing LLC
Single Family Detached	Fence/Wall	4/5/2024	\$0	24-1588-FNCE	3803 SW 3rd Ct	Dee O Loper	Midwest Fencing and Construction
Single Family Detached	Fence/Wall	4/8/2024	\$0	24-1486-FNCE	4218 NE 15th St	Bos Fencing	Bos Fencing
Single Family Detached	Fence/Wall	4/8/2024	\$0	24-1598-FNCE	2602 SW 19th St	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	4/8/2024	\$0	24-1615-FNCE	2820 SW Sunnybrooke Dr	Halcyon Fencing	Halcyon Fencing
Single Family Detached	Fence/Wall	4/8/2024	\$0	24-1616-FNCE	2615 NW 43rd St	Bret Staples	Bret Staples
Single Family Detached	Fence/Wall	4/8/2024	\$0	24-1633-FNCE	322 NE 9th St	Amy L Baker	Billy Allison
Single Family Detached	Fence/Wall	4/9/2024	\$0	24-1579-FNCE	3301 SW Timber Green Rd	Superior Fence & Rail of Central IA	Superior Fence & Rail of Central IA
Single Family Detached	Fence/Wall	4/9/2024	\$0	24-1595-FNCE	3502 NW 28th St	Huber Fencing	Huber Fencing
Single Family Detached	Fence/Wall	4/9/2024	\$0	24-1631-FNCE	1816 NE 17th St	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	4/9/2024	\$0	24-1650-FNCE	1202 NW Benjamin Dr	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	4/9/2024	\$0	24-1660-FNCE	2713 SW 21st Cir	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	4/10/2024	\$0	24-1453-FNCE	504 SW 32nd Ct	Gordon Gilbert Jonathon	Titan Fence, LLC
Single Family Detached	Fence/Wall	4/11/2024	\$0	24-1702-FNCE	508 NE 57th Ct	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	4/11/2024	\$0	24-1703-FNCE	4410 NW 13th St	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	4/11/2024	\$0	24-1707-FNCE	401 NW Scott St	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	4/12/2024	\$0	24-1708-FNCE	2607 NW 43rd St	Spencer Elliott	Platinum Fence
Single Family Detached	Fence/Wall	4/12/2024	\$0	24-1730-FNCE	2822 NW Boulder Point Pl	Jimmy Khounlo	Justus Fencing
Single Family Detached	Fence/Wall	4/16/2024	\$0	24-1766-FNCE	1505 NW Boulder Dr	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	4/17/2024	\$0	24-1803-FNCE	1408 NE 49th St	Platinum Fence	Platinum Fence
Single Family Detached	Fence/Wall	4/17/2024	\$0	24-1806-FNCE	5908 NE Terrace Ridge Dr	Debra L Trowbridge	Debra L Trowbridge
Single Family Detached	Fence/Wall	4/18/2024	\$0	24-1314-FNCE	4222 NW Linwood Dr	Thrive Fencing	Thrive Fencing
Single Family Detached	Fence/Wall	4/18/2024	\$0	24-1315-FNCE	4218 NW Linwood Dr	Thrive Fencing	Thrive Fencing
Single Family Detached	Fence/Wall	4/18/2024	\$0	24-1817-FNCE	4727 NW 13th St	Huber Fencing	Huber Fencing
Single Family Detached	Fence/Wall	4/18/2024	\$0	24-1837-FNCE	2513 NW 4th St	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	4/19/2024	\$0	24-1867-FNCE	1105 SE Innsbruck Dr	Kamp Blaine	Kamp Blaine
Single Family Detached	Fence/Wall	4/19/2024	\$0	24-1874-FNCE	1319 NW 29th St	Doug Giesinger	Central Iowa Fencing

Single Family Detached	Fence/Wall	4/21/2024	\$0	24-1570-FNCE	414 SW Prairie Trail Pkwy	Clanton Creek Fence and Gate	Clanton Creek Fence and Gate
Single Family Detached	Fence/Wall	4/22/2024	\$0	24-1884-FNCE	206 SW Kline St	Josh Mulligan	Josh Mulligan
Single Family Attached	Fence/Wall	4/23/2024	\$0	24-1818-FNCE	5017 NE Jan Rose Pkwy	Toy Box Construction	Chad Moede
Single Family Detached	Fence/Wall	4/23/2024	\$0	24-1877-FNCE	909 SW Merchant St	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	4/23/2024	\$0	24-1889-FNCE	3123 SE Honeysuckle Ct	Say Ra	Say Ra
Single Family Detached	Fence/Wall	4/23/2024	\$0	24-1911-FNCE	1210 NW Benjamin Dr	Bret Staples	Bret Staples
Single Family Detached	Fence/Wall	4/23/2024	\$0	24-1916-FNCE	1608 SW Oak St	Thrive Fencing	Thrive Fencing
Single Family Detached	Fence/Wall	4/23/2024	\$0	24-1927-FNCE	603 NE Oak Ridge Dr	Akes Savanna	Justus Fencing
Single Family Detached	Fence/Wall	4/24/2024	\$0	24-1907-FNCE	1127 SW Lynn Dr	Turk Samuel	Precision Fencing
Single Family Detached	Fence/Wall	4/25/2024	\$0	24-1722-FNCE	825 SE Cortina Dr	Law Matt	Law Matt
Single Family Detached	Fence/Wall	4/25/2024	\$0	24-1899-FNCE	3512 NW 27th St	Affordable Fencing Inc	Affordable Fencing Inc
Single Family Detached	Fence/Wall	4/25/2024	\$0	24-1917-FNCE	5521 NE Seneca Dr	Adrian Montero	Adrian Montero
Single Family Detached	Fence/Wall	4/25/2024	\$0	24-1972-FNCE	5603 NE Geneva Dr	Kevin Ward	Kevin Ward
Single Family Detached	Fence/Wall	4/25/2024	\$0	24-1977-FNCE	5021 NE Michael Ct	Huber Fencing	Huber Fencing
Single Family Detached	Fence/Wall	4/25/2024	\$0	24-1978-FNCE	255 NE 54th St	Huber Fencing	Huber Fencing
Single Family Detached	Fence/Wall	4/26/2024	\$0	24-1983-FNCE	1816 NW Applewood St	Huber Fencing	Huber Fencing
Single Family Detached	Fence/Wall	4/26/2024	\$0	24-2003-FNCE	1504 NW Driftwood Dr	Absolute Fence LLC	Absolute Fence LLC
Single Family Detached	Fence/Wall	4/26/2024	\$0	24-2004-FNCE	1406 NW Driftwood Dr	Absolute Fence LLC	Absolute Fence LLC
Single Family Detached	Fence/Wall	4/26/2024	\$0	24-2005-FNCE	3304 SE 17th St	Absolute Fence LLC	Absolute Fence LLC
Single Family Detached	Fence/Wall	4/26/2024	\$0	24-2006-FNCE	421 NE 57th Ct	Absolute Fence LLC	Absolute Fence LLC
Single Family Detached	Fence/Wall	4/29/2024	\$0	24-1950-FNCE	2022 NW Beechwood St	Shae Hogue Melissa	Absolute Fence LLC
Single Family Detached	Fence/Wall	4/29/2024	\$0	24-1986-FNCE	717 NE Hunter Dr	American Fence Company	American Fence Company
Single Family Detached	Fence/Wall	4/29/2024	\$0	24-2015-FNCE	2013 NW School St	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	4/29/2024	\$0	24-2029-FNCE	702 NE Canterbury Dr	E Verastegui Luis	E Verastegui Luis
Single Family Detached	Fence/Wall	4/30/2024	\$0	24-2082-FNCE	2757 SW 21st Cir	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	4/30/2024	\$0	24-2083-FNCE	2403 SW Woodbury Ln	Huber Fencing	Huber Fencing
Retail	Sign	4/1/2024	\$4,225	24-0587-SIGNP	207 NE Delaware Ave Ste 24	Chesnut Signs	Chesnut Signs
Office	Sign	4/1/2024	\$3,744	24-1254-SIGNP	1250 SW State St Ste A	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Office	Sign	4/1/2024	\$3,744	24-1332-SIGNP	1250 SW State St Ste A	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Office	Sign	4/1/2024	\$3,744	24-1333-SIGNP	1250 SW State St Ste A	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Office	Sign	4/2/2024	\$3,900	24-1364-SIGNP	225 NW 18th St Ste 103	Signarama Urbandale	Signarama Urbandale
Restaurant	Sign	4/11/2024	\$1,500	24-0203-SIGNP	2010 SE Delaware Ave Ste 222	Wilfredo Melgar	iSigns First LLC
Retail	Sign	4/11/2024	\$1,500	24-0228-SIGNP	502 N Ankeny Blvd Ste 9	Wilfredo Melgar	iSigns First LLC
Retail	Sign	4/11/2024	\$4,230	24-1343-SIGNP	2505 SW White Birch Dr Ste C	Central Iowa Vapors	Tri City Sign
Retail	Sign	4/11/2024	\$4,230	24-1344-SIGNP	2505 SW White Birch Dr Ste C	Tri-City Sign Company	Tri City Sign
Retail	Sign	4/18/2024	\$150	24-1679-SIGNP	105 E 1st St	Ankeny Klothng Exchange	Ankeny Klothng Exchange
Industrial	Sign	4/22/2024	\$5,000	24-1133-SIGNP	8700 SE Convenience Blvd	Chesnut Signs	Chesnut Signs
Industrial	Sign	4/22/2024	\$5,000	24-1134-SIGNP	8700 SE Convenience Blvd	Chesnut Signs	Chesnut Signs
Industrial	Sign	4/22/2024	\$6,065	24-1316-SIGNP	8700 SE Convenience Blvd	Chesnut Signs	Chesnut Signs
Industrial	Sign	4/22/2024	\$6,050	24-1318-SIGNP	8700 SE Convenience Blvd	Chesnut Signs	Chesnut Signs
Other	Sign	4/22/2024	\$6,360	24-1488-SIGNP	3425 NW State St	Chesnut Signs	Chesnut Signs
Other	Sign	4/22/2024	\$6,360	24-1489-SIGNP	3425 NW State St	Chesnut Signs	Chesnut Signs
Other	Sign	4/22/2024	\$6,360	24-1490-SIGNP	3425 NW State St	Chesnut Signs	Chesnut Signs
Other	Sign	4/22/2024	\$6,360	24-1491-SIGNP	3425 NW State St	Chesnut Signs	Chesnut Signs
Other	Sign	4/22/2024	\$7,305	24-1492-SIGNP	3425 NW State St	Chesnut Signs	Chesnut Signs
Other	Sign	4/22/2024	\$7,500	24-1535-SIGNP	1040 NE Lake View Dr	Iowa Sign Company	Iowa Sign Company
Retail	Sign	4/29/2024	\$5,000	24-1504-SIGNP	1690 SE Delaware Ave Ste 101	Tri City Sign	Tri City Sign

Restaurant	Temporary Sign	4/1/2024	\$0 24-1233-SIGNT	1802 N Ankeny Blvd STE 100B	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Restaurant	Temporary Sign	4/1/2024	\$0 24-1263-SIGNT	1802 N Ankeny Blvd STE 100A	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Retail	Temporary Sign	4/11/2024	\$0 23-7090-SIGNT	965 SE Corporate Woods Dr	ASAP Event Advertising	ASAP Event Advertising
Other	Canopy/Tent	4/9/2024	\$0 24-1592-TENT	800 E 1st St	Abigail Johnson Evans	Abigail Johnson Evans
Single Family Detached	Demolition	4/2/2024	\$0 24-1516-DEMO	2010 NW Parkridge Dr	Campbell Clint	Campbell Clint
Single Family Detached	Demolition	4/16/2024	\$0 24-1759-DEMO	712 SW 3rd St	Happe Commercial	Happe Commercial
Single Family Detached	Drive Approach	4/3/2024	\$0 24-1548-RSTRM	821 SE Sherman Dr	HS Concrete Inc	HS Concrete Inc
Single Family Detached	Drive Approach	4/4/2024	\$0 24-1577-RSTRM	501 NE Hayes Dr	Bryan Davis	Bryan Davis
Single Family Detached	Drive Approach	4/5/2024	\$0 24-1596-RSTRM	2308 SW Woodbury Ln	Dean Pfaltzgraff	Freedom Flatwork
Single Family Detached	Drive Approach	4/9/2024	\$0 24-1618-RSTRM	1805 NE Innsbruck Dr	Burds Steve	Absolute Group
Single Family Detached	Drive Approach	4/9/2024	\$0 24-1651-RSTRM	513 NE 4th St	Eric Harmison	Eric Harmison
Single Family Detached	Drive Approach	4/22/2024	\$0 24-1888-RSTRM	2401 NW School St	Concrete PRF LLC	Concrete PRF LLC
Duplex	Drive Approach	4/23/2024	\$0 24-1909-RSTRM	802 SW 3rd St	Portland Construction Company	Portland Construction Company
Single Family Detached	Sidewalk	4/8/2024	\$0 24-1622-RSWRP	118 SW Kline St	B&B Property Maintenance LLC	B & B Property Maintenance LLC
Single Family Detached	Sidewalk	4/9/2024	\$0 24-1647-RSWRP	902 NE 28th St	Iowa Contracting Inc	Iowa Contracting Inc
Single Family Detached	Sidewalk	4/11/2024	\$0 24-1716-RSWRP	513 NE 4th St	Eric Harmison	Eric Harmison
Single Family Detached	Sidewalk	4/12/2024	\$0 24-1732-RSWRP	2202 NE Trilein Dr	Stone Cross	Stone Cross
Single Family Detached	Sidewalk	4/17/2024	\$0 24-1795-RSWRP	406 NE 21st St	JCV Construction, Inc	JCV Construction, Inc