



Meeting Agenda

Plan and Zoning Commission

Tuesday, April 16, 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 April 16, 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 2, 2024 minutes of the Plan and Zoning Commission meeting.

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

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

Consider MOTION to approve the recommendations for Consent Agenda Item(s) #1 - #2.

F. REMOVED CONSENT AGENDA ITEMS:

G. PUBLIC HEARINGS:

Public Hearings are held during Plan and Zoning's regular meetings. The Chairperson opens the hearing with a statement of the subject being considered and asks if there is anyone present who wishes to speak for or against the proposed item. The Chairperson may require a time limit on the number of minutes each member of the public may speak, normally five minutes. Members of the public who wish to speak will be requested to step forward to the podium and must state their name and address. At the conclusion of all public testimony and questions and comments from the Commission on a subject, the public hearing will be closed and the item will be placed on the next agenda for the next regular meeting. At that meeting City Staff will present their report and the Commission will deliberate and act on the subject.

- 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)**

Consider MOTION to close the public hearing, and receive and file documents for Hope Crossing Land Use Plan Amendment Area #1.

- 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)**

Consider MOTION to close the public hearing, and receive and file documents for Hope Crossing Rezoning Area A.

- 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)**

Consider MOTION to close the public hearing and receive and file documents for Hope Crossing Land Use Plan Amendment Area #2.

- 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)**

Consider MOTION to close the public hearing, and receive and file documents for Hope Crossing Rezoning Area B.

- 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)**

Consider MOTION to close the public hearing, and receive and file documents for Hope Crossing Land Use Plan Amendment Area #3.

- 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)**

Consider MOTION to close the public hearing, and receive and file documents for Hope Crossing Land Use Plan Amendment Area #4.

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)**

Consider MOTION to close the public hearing, and receive and file documents for Hope Crossing Rezoning Area C.

H. **BUSINESS ITEMS:**

10. **Kings Pointe East Preliminary Plat**

Consider MOTION to recommend City Council approval of the Kings Pointe East Preliminary Plat, and acceptance of the public street name NE Kings Pointe Drive.

I. **OLD BUSINESS:**

J. **REPORTS:**

1. April 15, 2024 City Council Report - Staff
2. Director's Report
Tentative agenda items for Tuesday, May 7, 2024
3. Commissioner's Reports

K. **MISCELLANEOUS ITEMS:**

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

L. **ADJOURNMENT:**

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION

April 16, 2024

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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: <p>Consider MOTION to approve and accept the April 2, 2024 minutes of the Plan and Zoning Commission meeting.</p>

ADDITIONAL INFORMATION:

ATTACHMENTS:

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Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, April 2, 2024

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

CALL TO ORDER

Chair Ted Rapp called the April 2, 2024 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve and accept the April 2, 2024 agenda without amendments. Second by T.Ripper. All voted aye. Motion carried 5 – 0.

COMMUNICATIONS

There were no communications.

CITIZEN'S REQUEST

There were no requests.

CONSENT AGENDA ITEMS

Item #1. Minutes

Motion to approve and accept the March 19, 2024 minutes of the Plan and Zoning Commission meeting.

Motion by T.Ripper to approve the recommendations for Consent Agenda Item #1. Second by R.Weisheit. All voted aye. Motion carried 5 – 0.

PUBLIC HEARINGS

There were no public hearings.

BUSINESS ITEMS

Item #2. Request to amend a portion of the I-80 Commerce Center PUD, Planned Unit Development, for property owned by Commerce Center, LLC

R.Kirschman reported Commerce Center, LLC is proposing an amendment to a portion of the I-80 Commerce Center PUD. The request is for 35.66 acres within the development to be amended, adding an alternate land use for a data center and an electric substation. The property is located south of SE 90th Street, west of NE 29th Street/SE Four Mile Drive, and north of Interstate 80. R.Kirschman commented that the proposed amendment remains consistent with the Future Land Use Map and explained the general plan for development of the site including tentative building footprints, access to public streets, parking areas, and storm water detention areas. He noted that the final designs will be determined and approved with subsequent final platting and site planning. The applicant has submitted the required rezoning petitions and all legal notifications for the rezoning have been met. R.Kirschman additionally addressed questions that were raised by the Commission, which included information on the amount of water usage for the data center and the future plans for Lot 3.

There were no additional questions from the Commission.

Brent Culp, Snyder & Associates, 2727 SW Snyder Boulevard, Ankeny had no additional information to report to the Commission.

Motion by R.Weisheit to recommend City Council approval of the request by Commerce Center, LLC, to amend a portion of the I-80 Commerce Center PUD, Planned Unit Development, to add an alternate land use for a data center and electrical substation. Second by T.Flack. All voted aye. Motion carried 5 – 0.

Item #3. Berwick Holdings, LLC request to rezone property from R-1, One-Family Residence District to PUD, Planned Unit Development

R.Kirschman reported Berwick Holdings, LLC, is requesting to rezone 103.98 acres from R-1, One-family Residence District to PUD, Planned Unit Development. The parcel is located east of Northeast Berwick Drive, south of Southeast Oralabor Road and north of Northeast 70th Avenue. He said that the property to the west is zoned R-1, and the property to the north, south, and east are unincorporated. The Future Land Use Plan considers Low Density Residential to be 1 to 5 units per acre which aligns with R-1, One-Family Residence District and R-2, One-Family and Two-Family Residence District. He noted that the purpose of a PUD is to promote development by providing a greater level of flexibility than normally allowed. R.Kirschman explained the PUD bulk regulations for Parcel A, B, and C. He stated the PUD Master Plan outlines the general plan for development with tentative lot lines, public streets, utilities, parkland area, and storm water detention area. He commented that the final designs will be determined and approved with final platting. R.Kirschman addressed questions that were raised by citizens who attended the public hearing that included information on density, what stops the developer from building apartments or commercial buildings, how the additional traffic will be managed, screening and the reason why Phase 4 is not part of this rezoning request. He further provided information on the anticipated amount of open space for this development, which was asked by a Commission member and further stated that the developer is responsible for keeping the roadways clean during the development process. Staff recommends that the Plan and Zoning Commission recommend City Council approval to rezone property from R-1, One-Family Residence District to PUD, Planned Unit Development.

E.Jensen reiterated that there will be continuing work on a traffic study and further improvements will come out as property is platted and developed. The work that has been done on the current traffic study is a preliminary study.

Jake Becker, McClure Engineering Company, 1360 NW 121st Street, Clive, Iowa representing the developer, acknowledged the outpouring from the local community, whether they are for or against the project. That is what makes Ankeny a wonderful place to live, work and play. They believe the project is thoughtful in relation to density and retention of trees on the north and south sides of the property. He said they have completed multiple traffic studies for the area and are making some improvements. Jake Becker said he would answer any questions the Commission may have.

T.Flack commented that she feels better that it will remain low-density, single-family, as it addresses the concerns of neighbors in regard to traffic and the number of people. The PUD has steps in place to keep it that way. T.Rapp said if the property would have stayed R-1, the density could be more than what is currently being proposed.

Motion by A.Renaud to recommend City Council approval of the request by Berwick Holdings, LLC, to rezone property from R-1, One-Family Residence District, to PUD, Planned Unit Development. Second by R.Weisheit. All voted aye. Motion carried 5 – 0.

REPORTS**City Council Meeting**

E.Jensen reported on the April 1, 2024 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the Tuesday, April 16, 2024 Plan and Zoning Commission meeting and shared that there will be a public hearing at the next meeting.

Commissioner's Reports

There were no reports.

MISCELLANEOUS ITEMS

April 15, 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 6:55 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

April 16, 2024

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ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Enhance Quality of Life

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

1505 NE 36th Street - Garden House Addition Site Plan

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:






ACTION REQUESTED:

Action: Consider MOTION to approve the site plan for 1505 NE 36th Street, Garden House Addition.

ADDITIONAL INFORMATION:

ATTACHMENTS:

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| |
|--|
|  Aerial Map |
|  Staff Report |
|  Applicant Letter |
|  Site Plan |
|  Elevations |



N



1 inch = 115 feet

Date: 4/10/2024

**1505 NE 36th Street
Garden House Addition Site Plan**



*Plan and Zoning Commission
Staff Report*

Meeting Date: April 16, 2024

Agenda Item: 1505 NE 36th Street – Garden House Addition Site Plan

Report Date: April 10, 2024

Prepared by: Laura Hutzell
Associate Planner

ETC

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 1505 NE 36th Street, Garden House Addition Site Plan.

Project Summary:

The property at 1505 NE 36th Street is located in Briar Creek South Plat 2—west of Interstate 35, south of NE 36th Street, north of NE 18th Street along the southern most reaches of the Talons of Tuscany Golf Course. The property is zoned R-1, One-Family Residence District—surrounded by properties to the north and west also zoned R-1 and property to the south zoned R-3A, Planned Multiple Family Residence District, while properties to the east across Interstate 35 are zoned Low Density Residential and located outside of the City Limits. The proposed development includes a 720 square-foot addition to the existing garden house.

The site will continue to be accessed by the existing private drive from NE 18th Street. Traffic for this site has been reviewed by City staff, with a determination that the garden house addition will not impact traffic as this is a private golf course and residential area. Because this is a private area, no public access is allowed, the site will utilize the existing sidewalk and cart path with no direct public access onto NE 18th Street.

No trash enclosure, other outdoor storage area, or signs are shown on the submitted plans and parking is not required for this type of project.

In regard to building materials, the proposed addition will mirror the existing building's architectural design with brick as the primary building material.



1933 SW Magazine Road
Ankeny, IA 50023
(515) 965-0123 office / (515) 965-3322 fax
nillesinc.com

April 10, 2024

City of Ankeny
410 West First Street
Ankeny, Iowa 50023

**RE: Garden House Addition – 1505 NE 36th Street
Approval Letter**

Planning and Building Director, Honorable Mayor, and Members of the City Council:

On behalf of DRA Properties, LC, we are pleased to submit the site plan for a proposed Garden House addition to an existing Garden House located at the southernmost reaches of the Talons of Tuscany Golf Course.

The proposed addition will mirror the existing building's architectural design and primary building materials. Access to the addition will be to utilize existing PCC sidewalks and cart path with no direct access onto NE 18th Street.

We request your review and approval once we have addressed any and all comments. If you should have any questions or require any additional information, please feel free to contact me to discuss such items further. Thank you very much for your time and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Joel Preston", is written over the printed name "JOEL PRESTON, LSI".

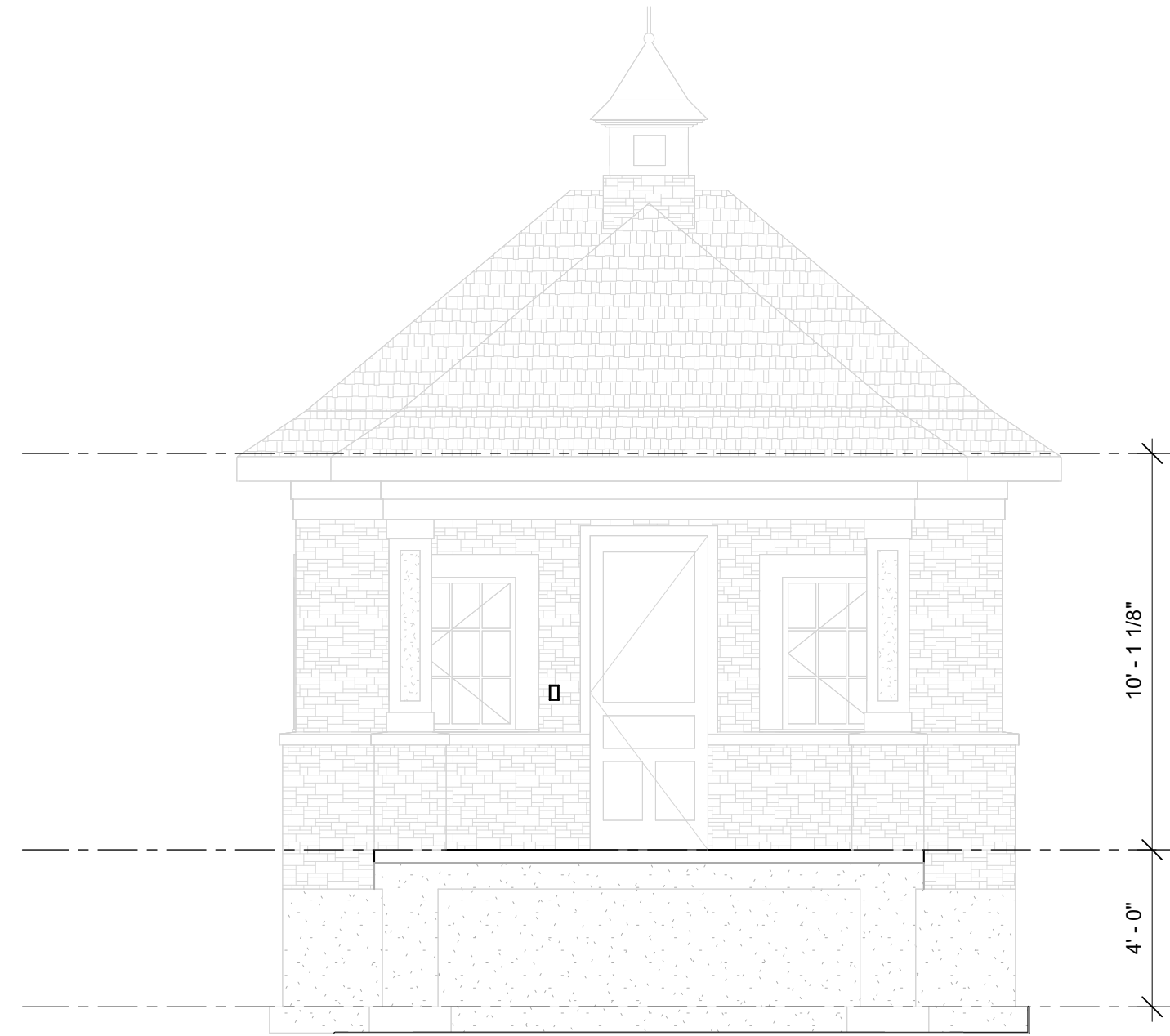
JOEL PRESTON, LSI

NILLES ASSOCIATES, INC.

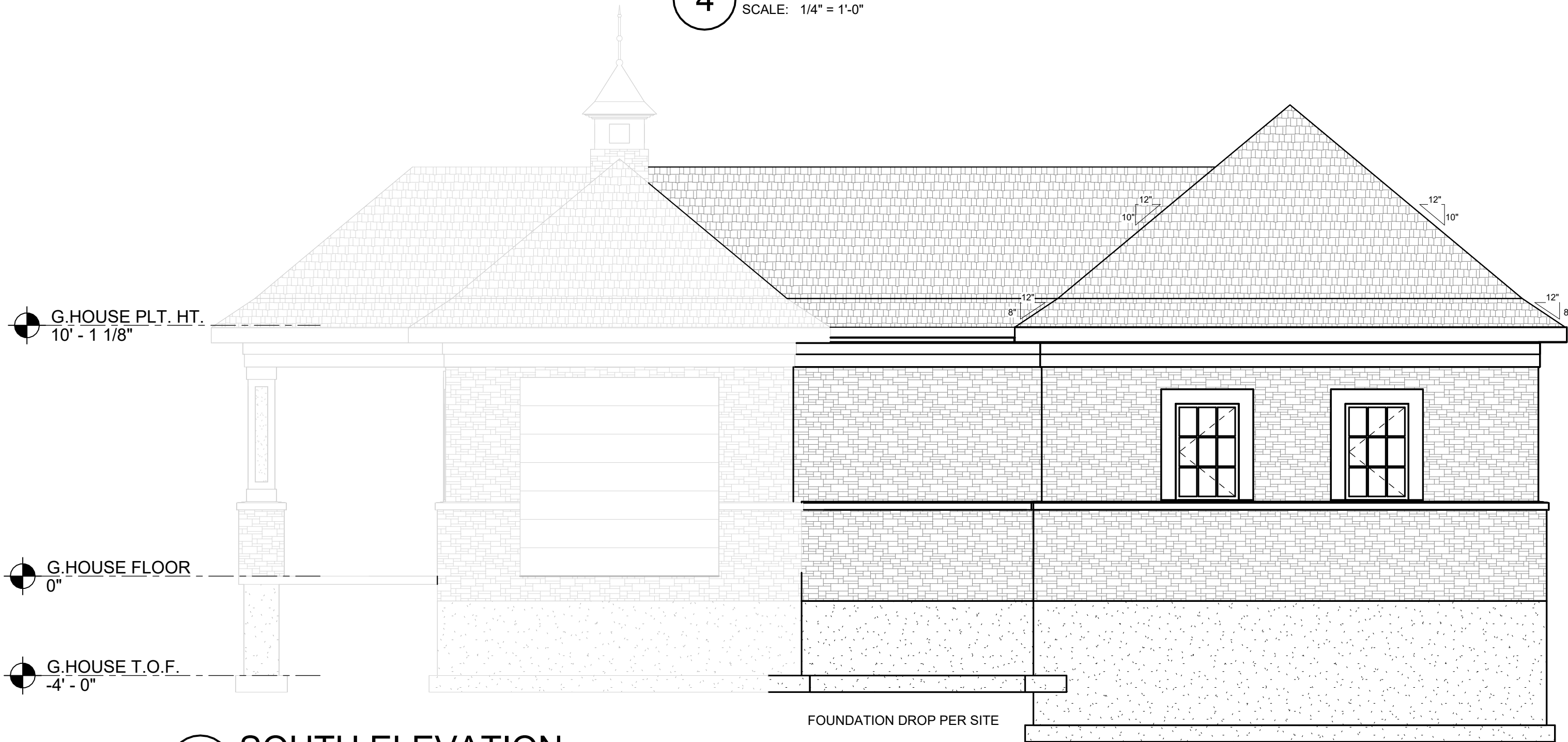
3/7/2024 10:06:15 AM
Y:_2023 Projects\23-166 Albaugh Garden House Addition 3rd Draft\Garden House Addition - 3rd Draft.rvt



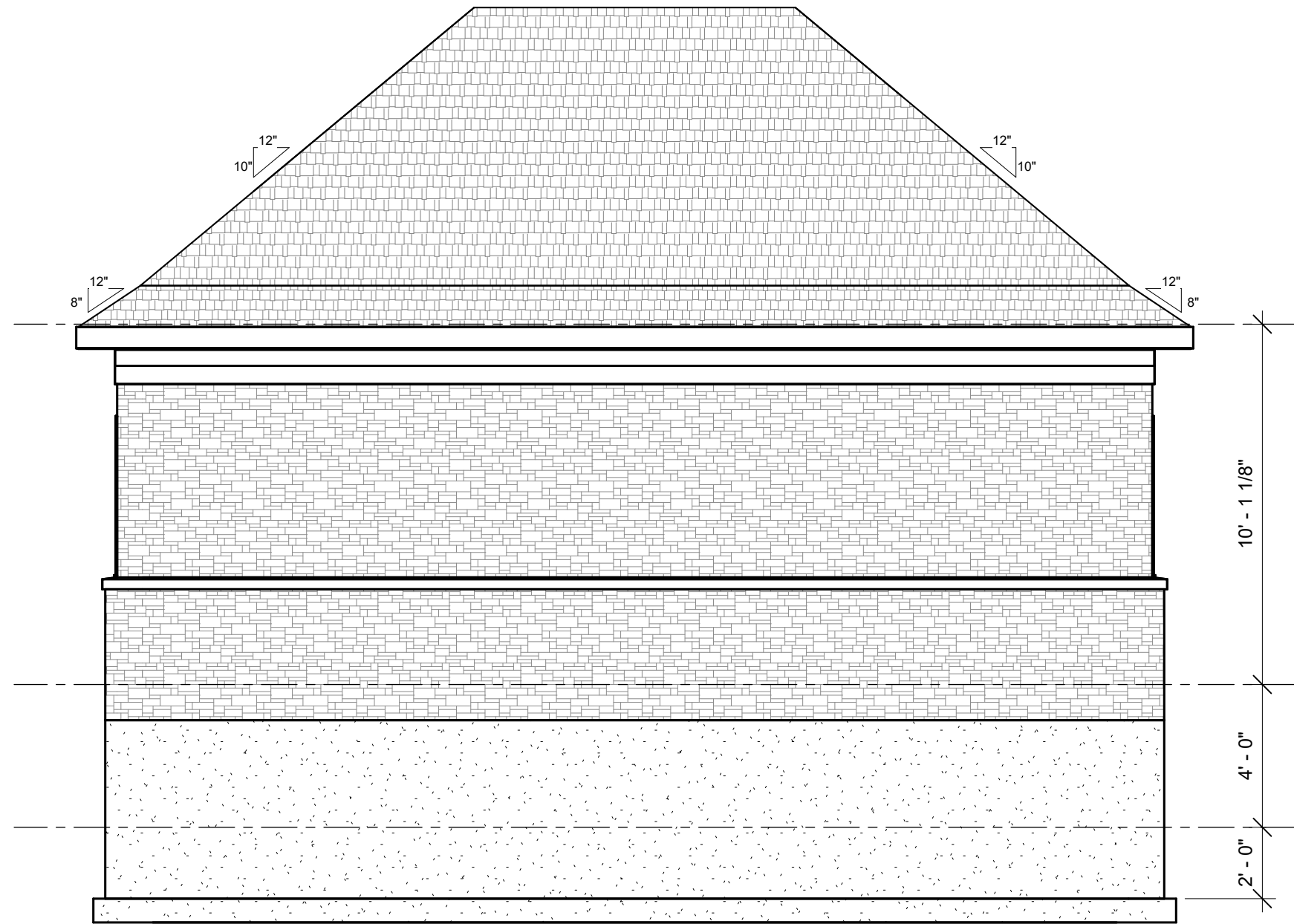
4 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



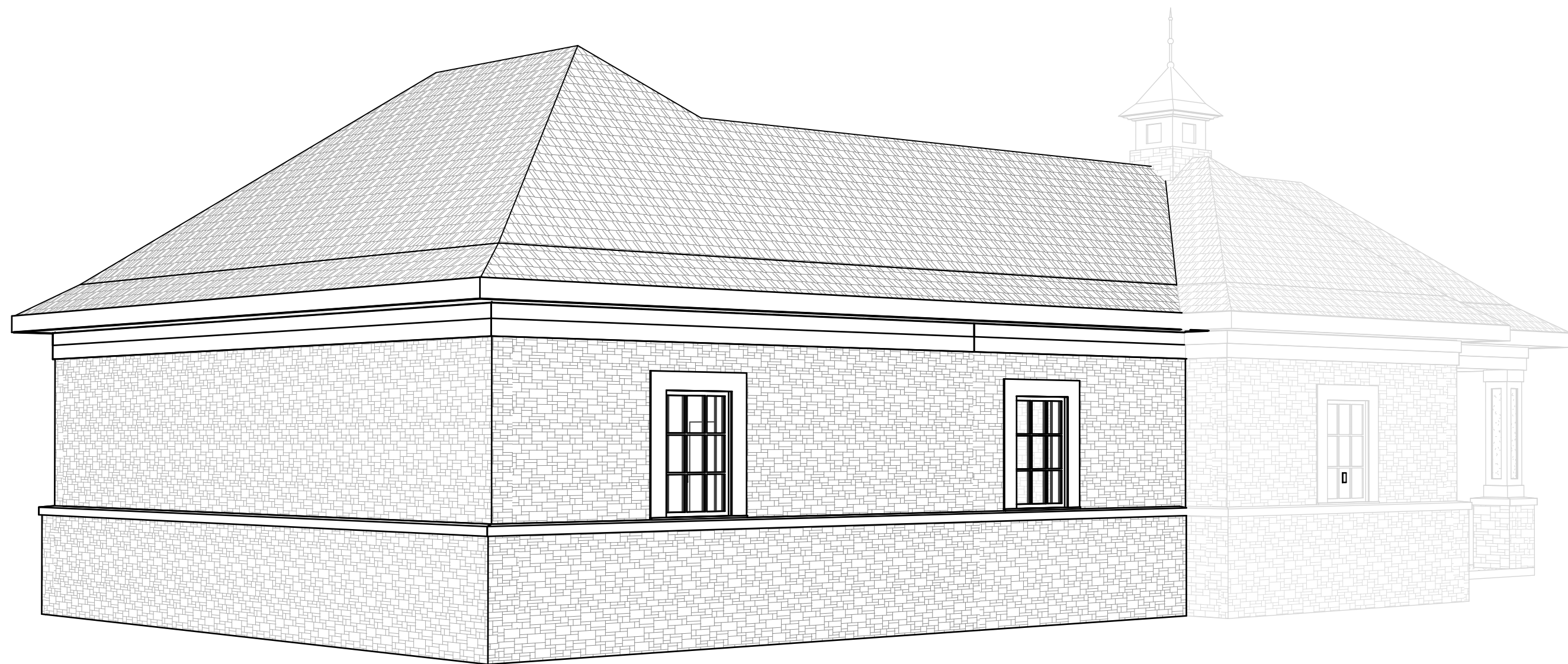
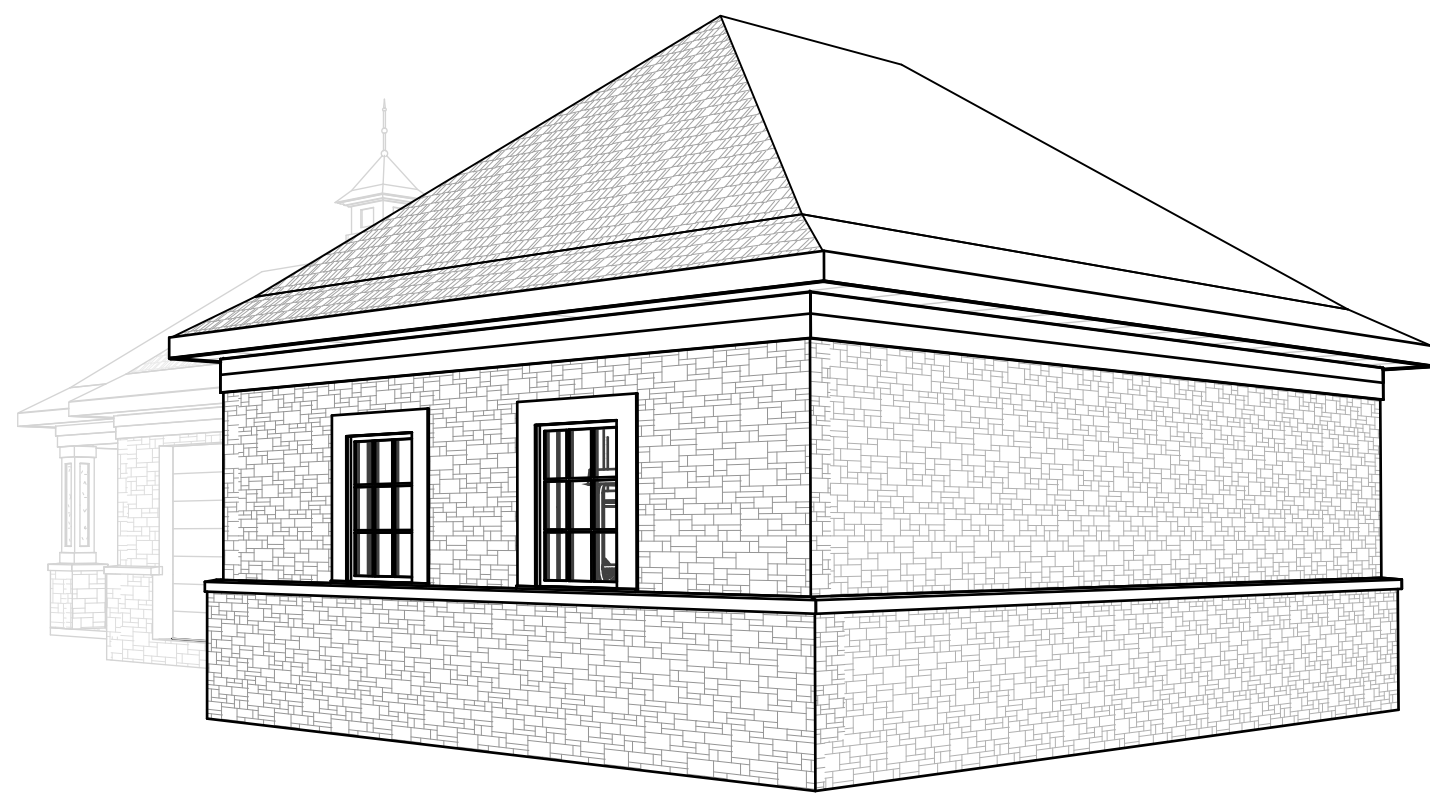
5 WEST ELEVATION
SCALE: 1/4" = 1'-0"



6 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



7 EAST ELEVATION
SCALE: 1/4" = 1'-0"



23-166

imprint
ARCHITECTS
leave your mark

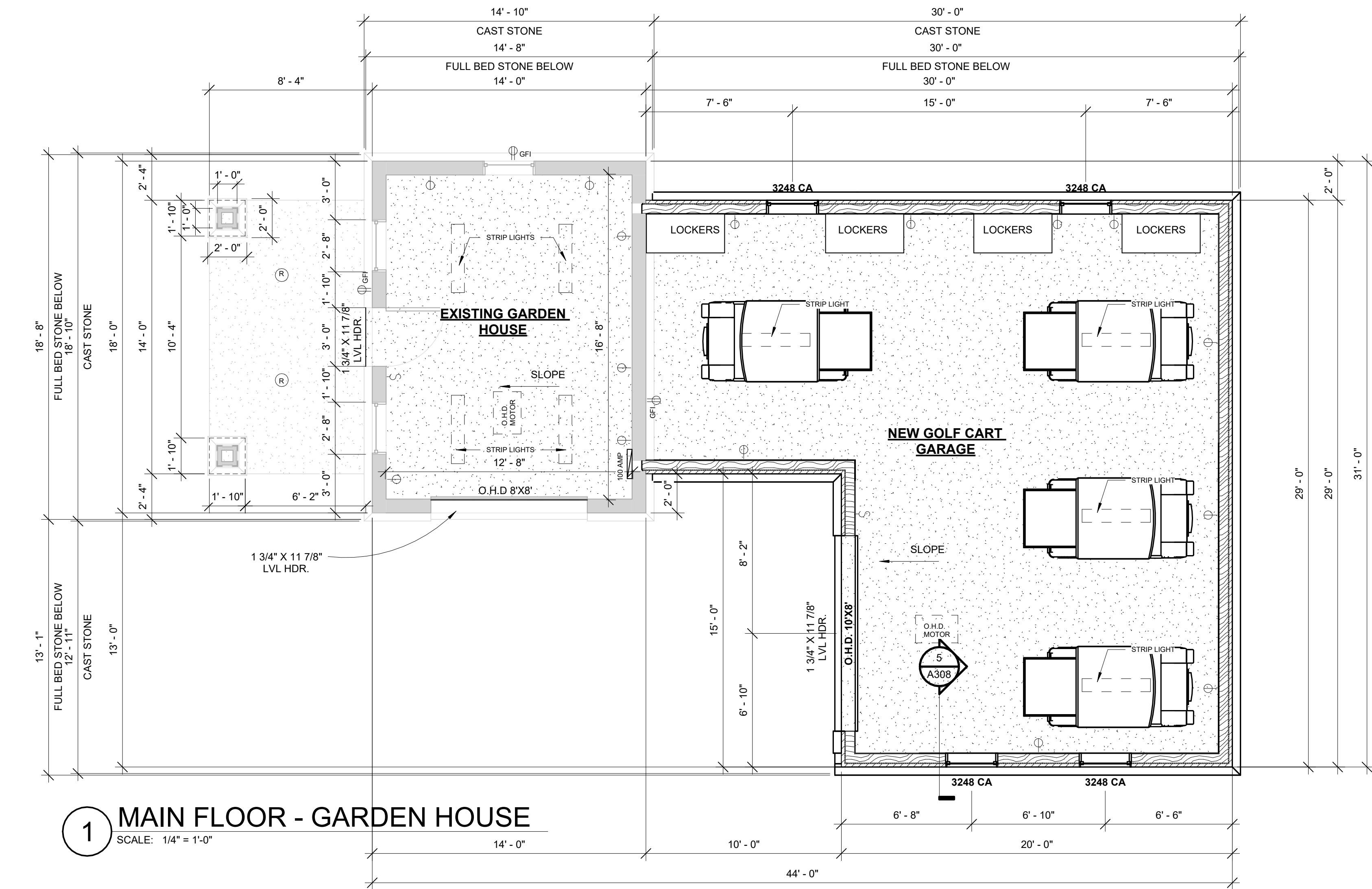
GARDEN HOUSE
ELEVATIONS

PROJECT:
Garden House Addition
Albaugh

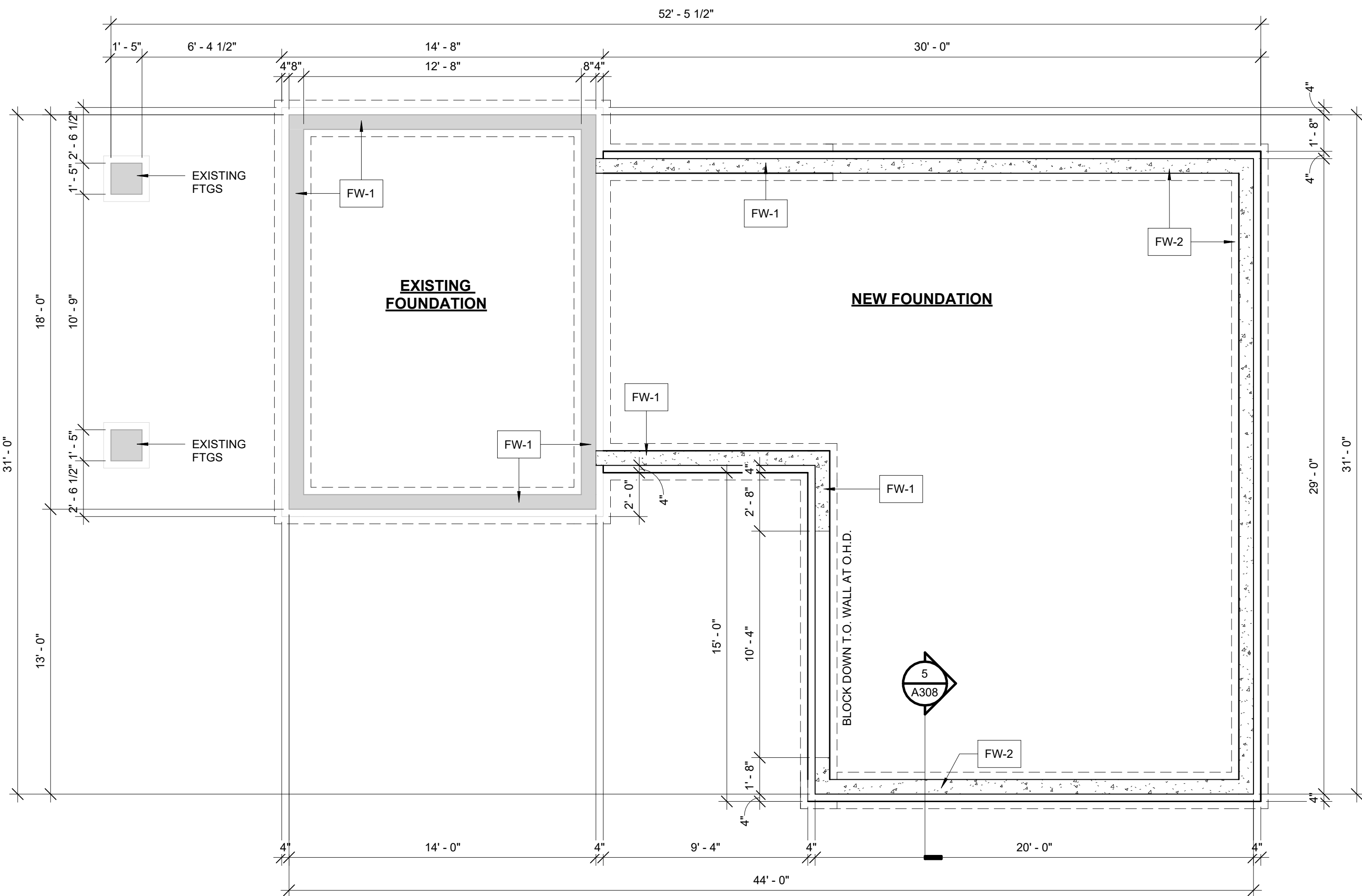
| DATE: | 12-12-23 |
|-------------|------------------------------|
| ISSUED FOR: | SIDELOAD DOOR EXT. & LOCKERS |
| DATE: | 12-13-23 |
| DATE: | 12-27-23 |
| DATE: | 02-27-24 |

A307

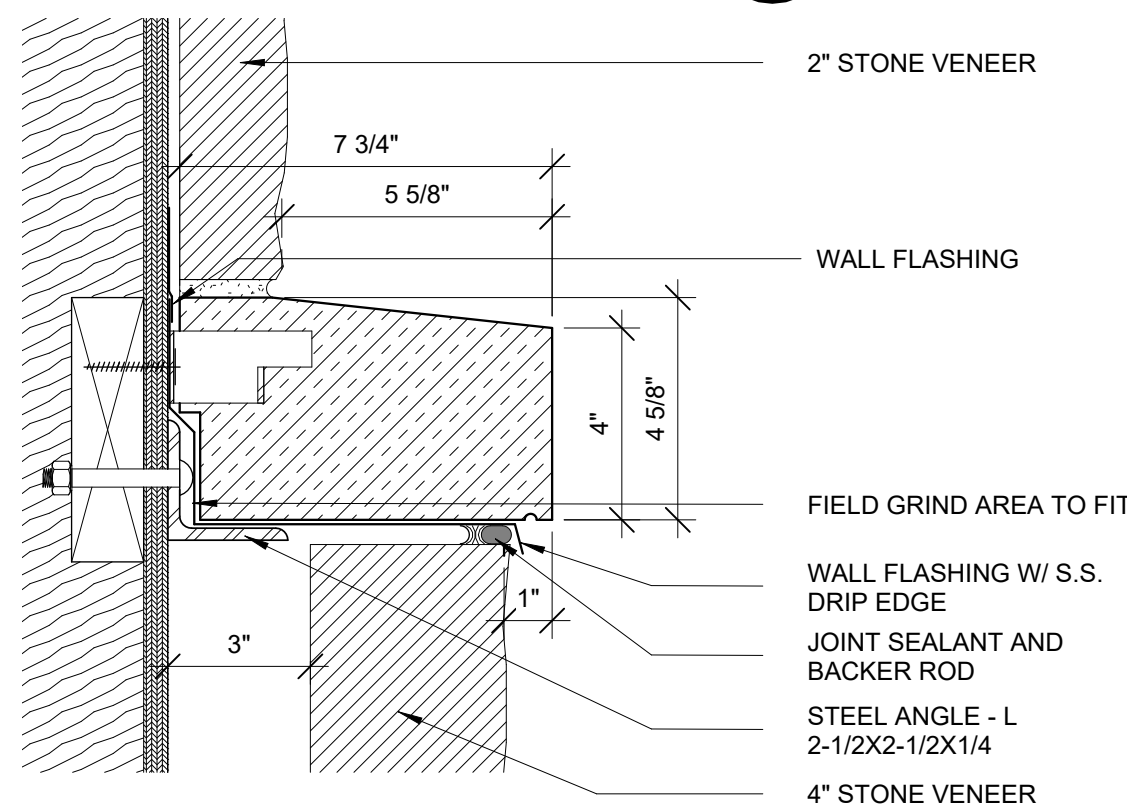
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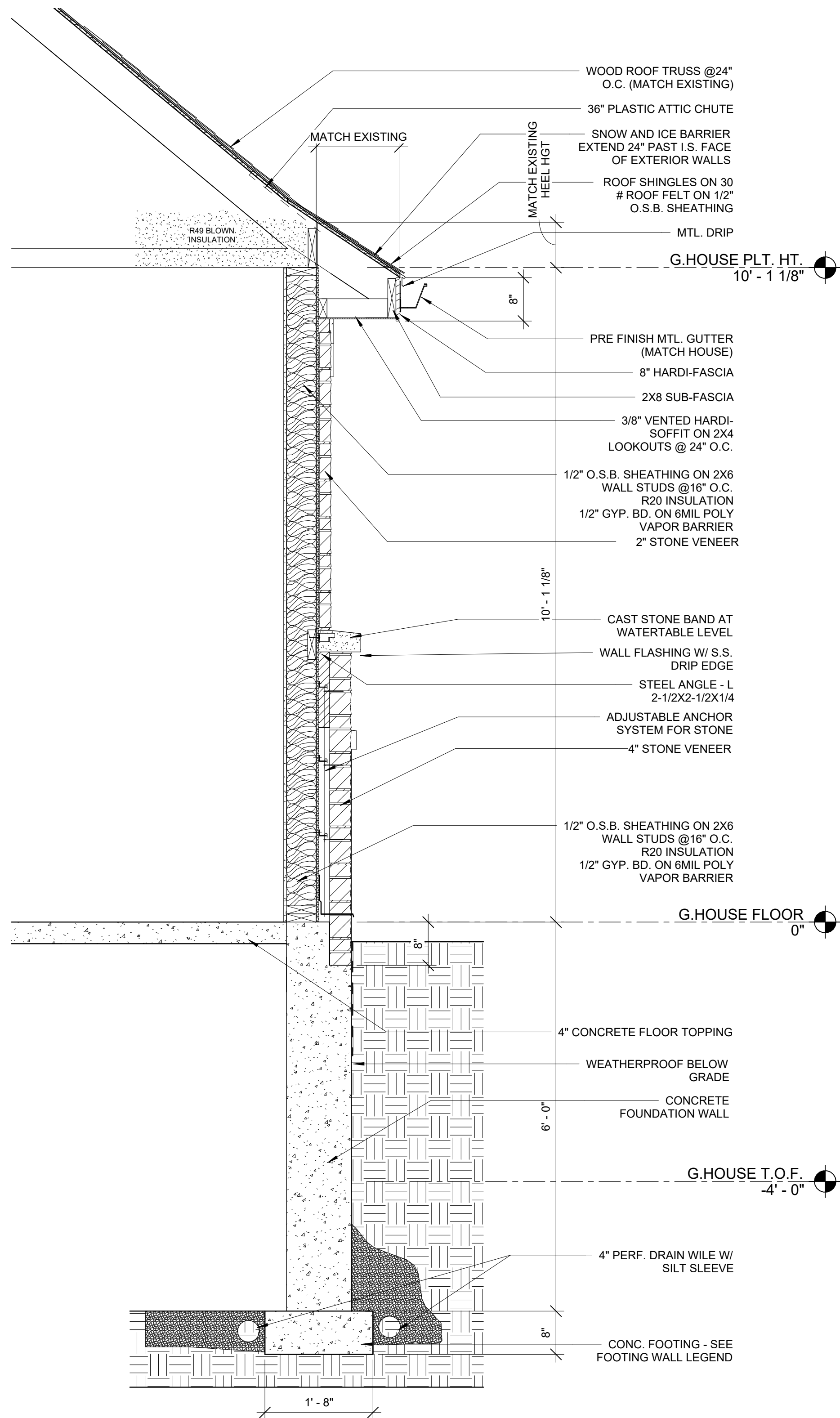
1 MAIN FLOOR - GARDEN HOUSE
SCALE: 1/4" = 1'-0"



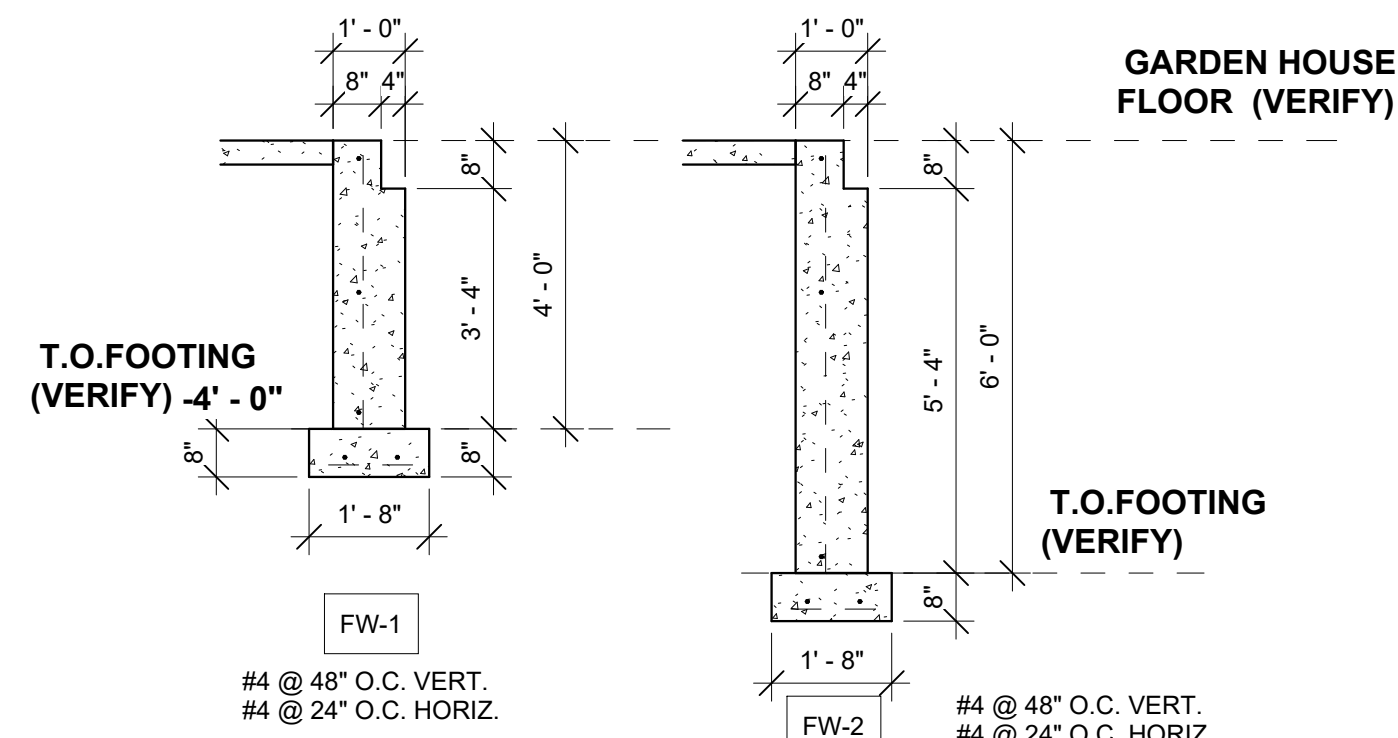
2 FOUNDATION - GARDEN HOUSE
SCALE: 1/4" = 1'-0"



3 CAST STONE BIND DETAIL @ G. HOUSE
SCALE: 3" = 1'-0"



5 GARDEN HOUSE WALL SECTION
SCALE: 3/4" = 1'-0"



4 FOUNDATION WALL
SCALE: 3/8" = 1'-0"

| DATE: | ISSUED FOR: | DRAWN BY: | CHECKED BY: |
|----------|-------------------------------|-----------|-------------|
| 12-13-23 | SIDELOAD DOOR EXT. & LOCKERS | MG | |
| 12-27-23 | NO WINDOWS & C.O. DROPPED FTG | MG | |
| 02-27-24 | SITE VISIT: ADD ELECTRICAL | MG | |



PLAN AND ZONING COMMISSION

April 16, 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):



PUBLIC OUTREACH EFFORTS:

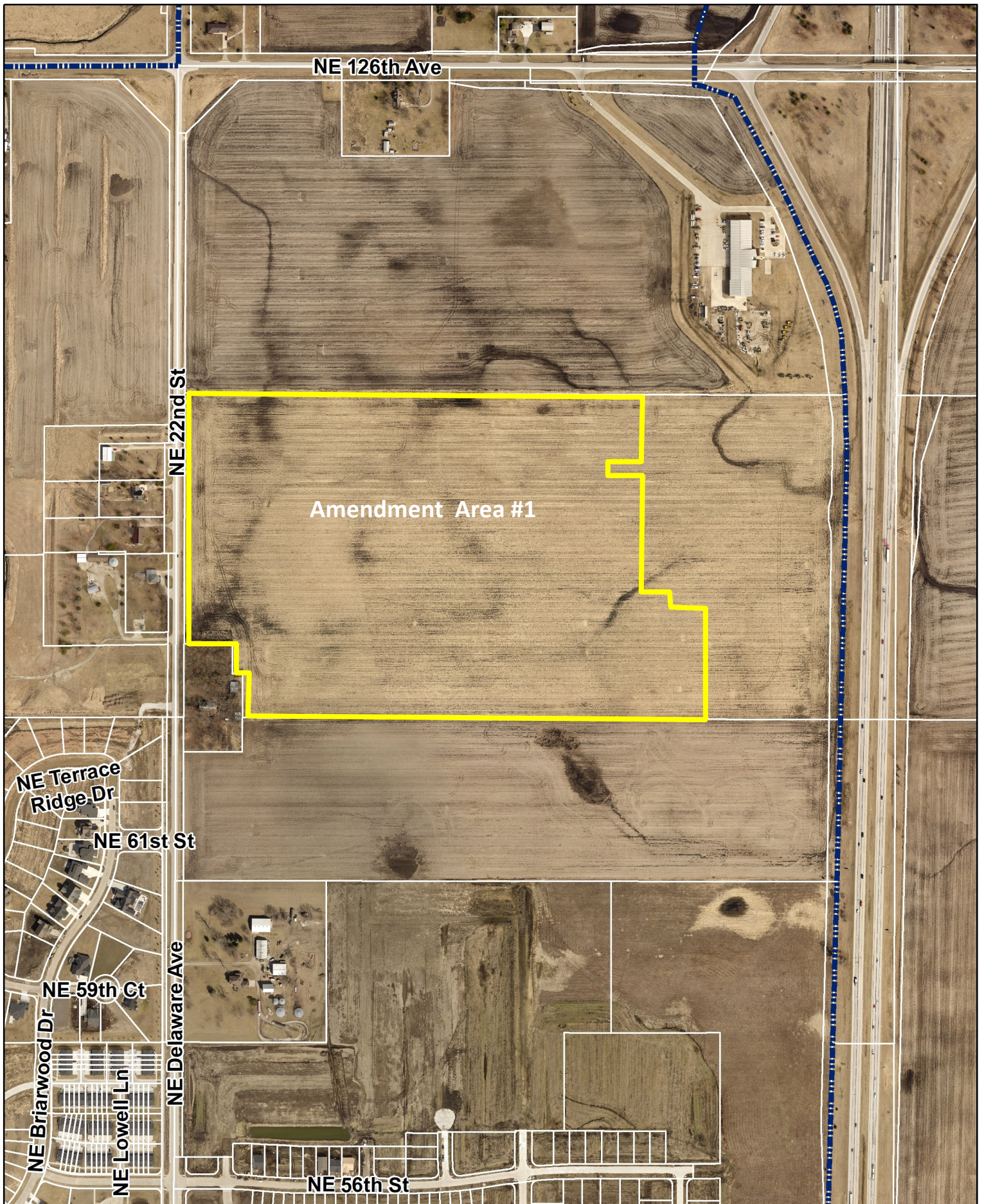
ACTION REQUESTED:

Action: Consider MOTION to close the public hearing, and receive and file documents for Hope Crossing Land Use Plan Amendment Area #1.

ADDITIONAL INFORMATION:

ATTACHMENTS:

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



1 inch = 500 feet

Date: 3/11/2024

Hope Crossing Aerial

LUPA Area #1





Plan and Zoning Commission
Staff Report

Meeting Date: April 16, 2024

Agenda Item: Hope Crossing Land Use Map Amendments and Rezonings – Public Hearing
Report Date: April 11, 2024
Prepared By: Laura Hutzell *ESC*
Associate Planner

Discussion

Hope K Farms, LLC is requesting four amendments to the Ankeny Plan 2040 Comprehensive Plan *Figure 12.10, Future Land Use Map*. These amendments are accompanied by three rezonings. 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 Ave. The proposed land use map amendments and rezonings are as follows:

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.

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| Existing Area #1: Office/Business Park |
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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. |
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| 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. |
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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.

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| 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. |
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| Proposed Area #2: Medium Density Residential (MDR) |
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| 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. |
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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

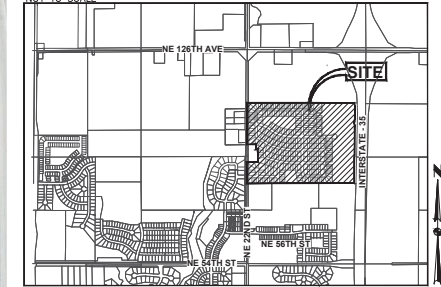
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Staff will present a complete staff report at the next Plan and Zoning Commission meeting on May 7, 2024.



VICINITY MAP

NOT TO SCALE



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

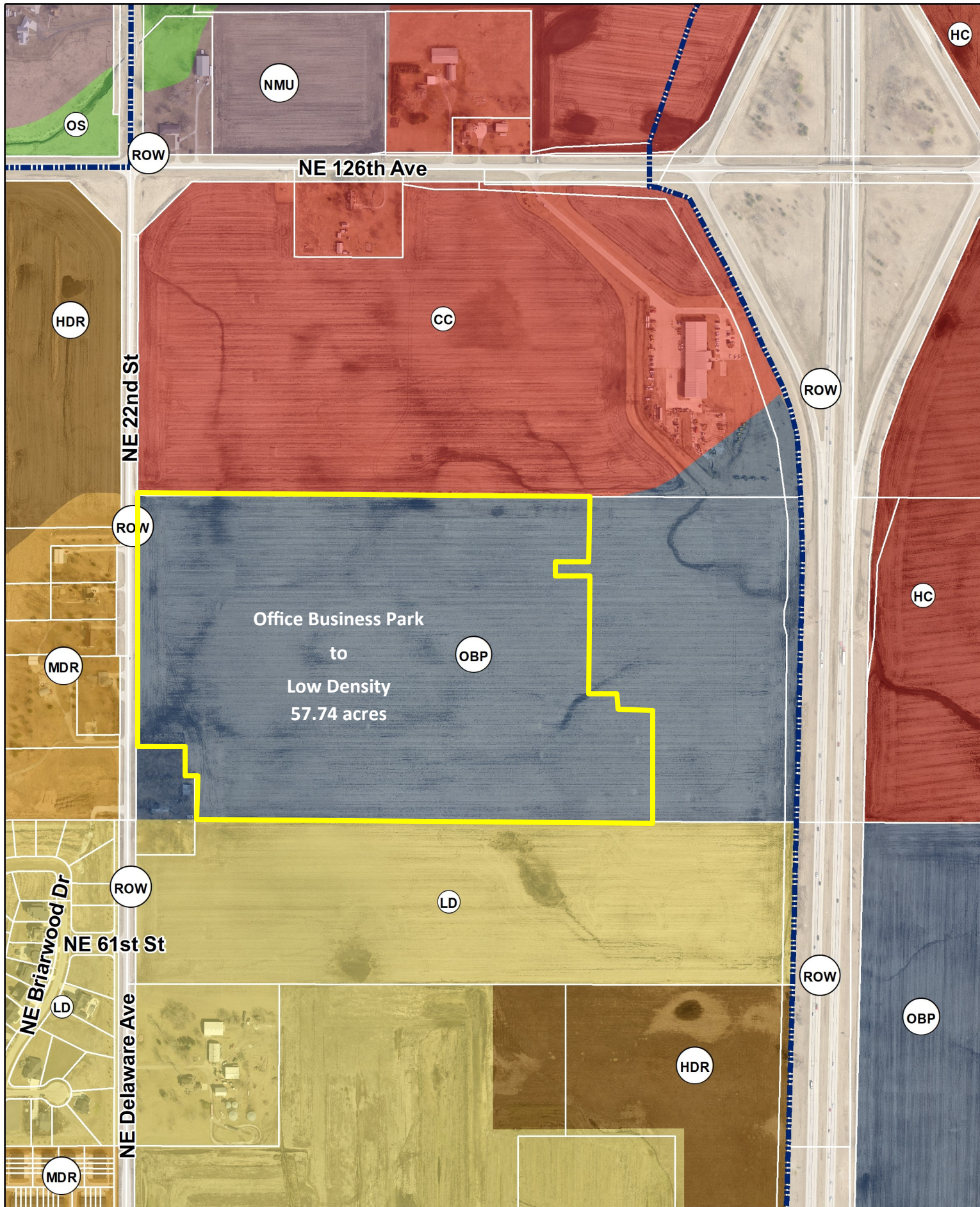
EXISTING: OFFICE/BUSINESS PARK
PROPOSED: LDR: LOW DENSITY RESIDENTIAL

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" EAST ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER, 1611.39 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER; THENCE SOUTH 89°52'53" EAST ALONG SAID NORTH LINE, 242.42 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, 489.12 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, 460.94 FEET TO THE SOUTH LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER; THENCE NORTH 89°51'46" WEST ALONG SAID SOUTH LINE, 1850.49 FEET TO THE WESTERLY LINE OF THE PROPERTY DESCRIBED IN QUIT CLAIM DEED BOOK 16459, PAGE 161 OF THE POLK COUNTY RECORDER; THENCE NORTH 00°27'07" EAST ALONG SAID WESTERLY LINE, 182.42 FEET; THENCE SOUTH 89°57'42" WEST CONTINUING ALONG SAID WESTERLY LINE, 41.98 FEET; THENCE NORTH 00°07'27" EAST CONTINUING ALONG SAID WESTERLY LINE, 119.48 FEET; THENCE NORTH 89°54'38" WEST, 229.35 FEET TO THE WEST LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER; THENCE NORTH 00°22'47" EAST ALONG SAID WEST LINE, 1028.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 57.74 ACRES (2,515,041 SQUARE FEET).





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.

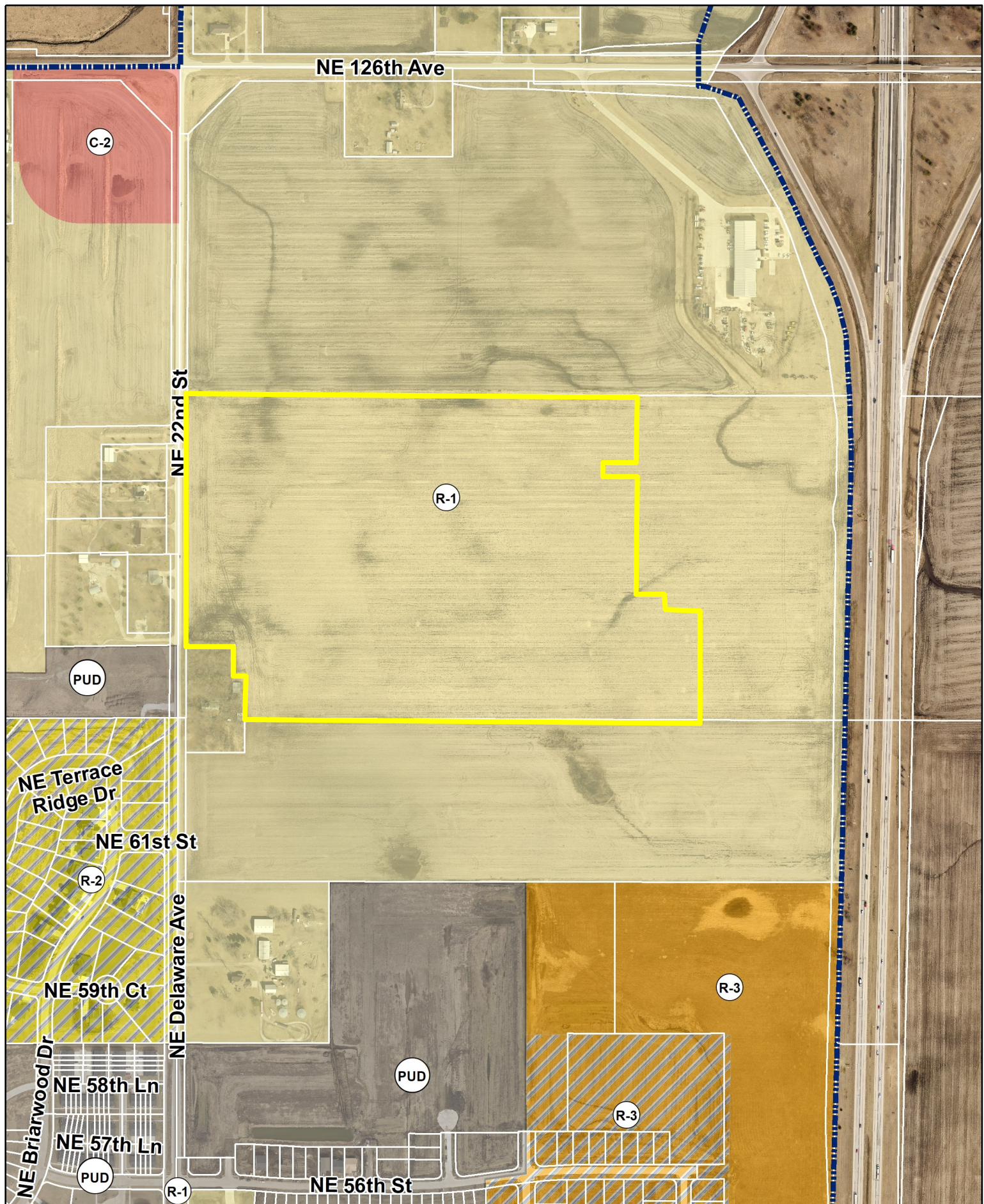
When the comprehensive plan was created for this large tract of property that overall contains 119.30 acres, the property was assigned a low-density residential and office/business park land use. As the property is now annexed into the city of Ankeny and is under one ownership the market would back a 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.

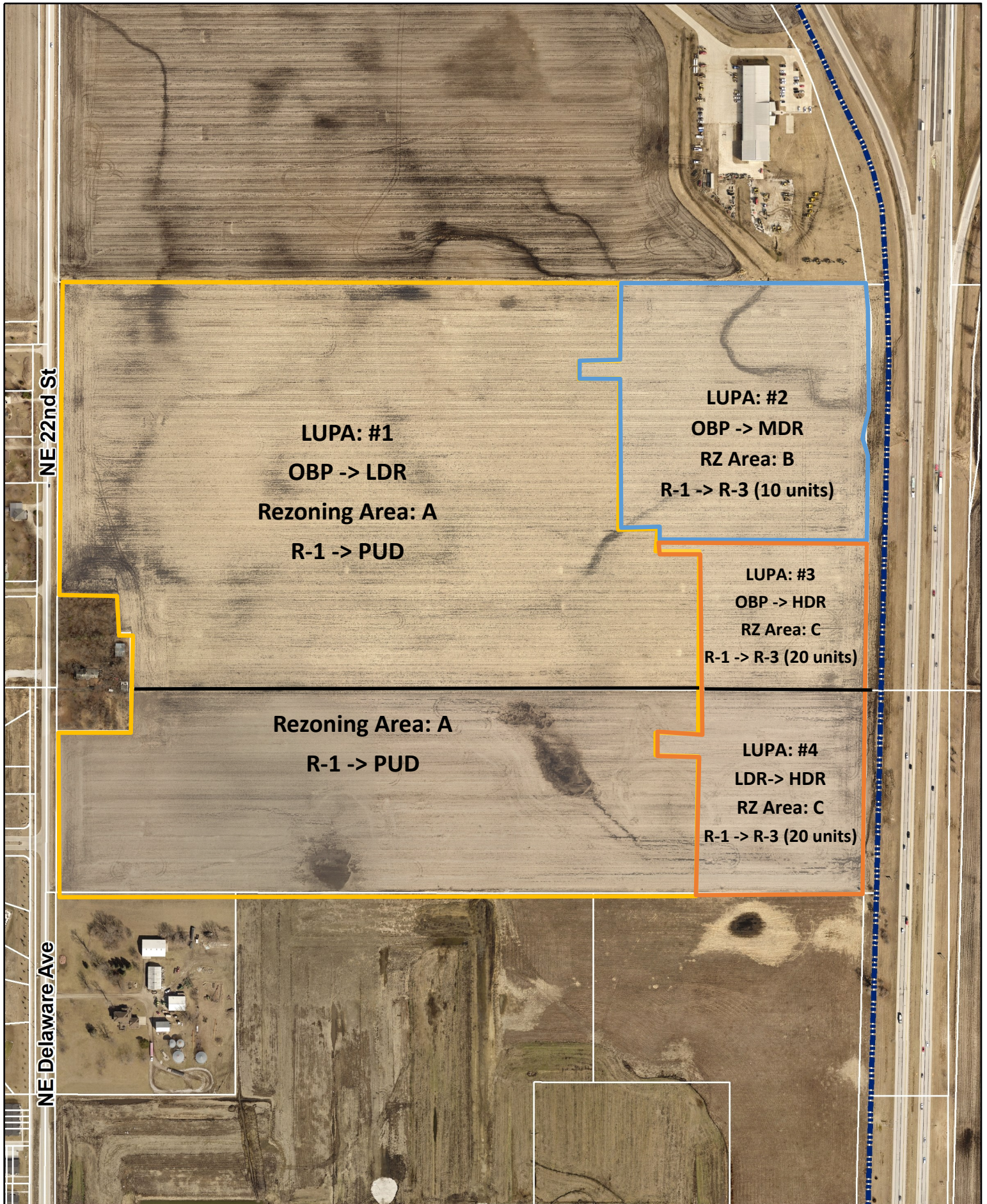
Please accept this submittal for the next available Planning & Zoning and City Council meetings. Let me know if you have any questions or require any further information to complete your review. Thanks.

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



PLAN AND ZONING COMMISSION

April 16, 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):










PUBLIC OUTREACH EFFORTS:

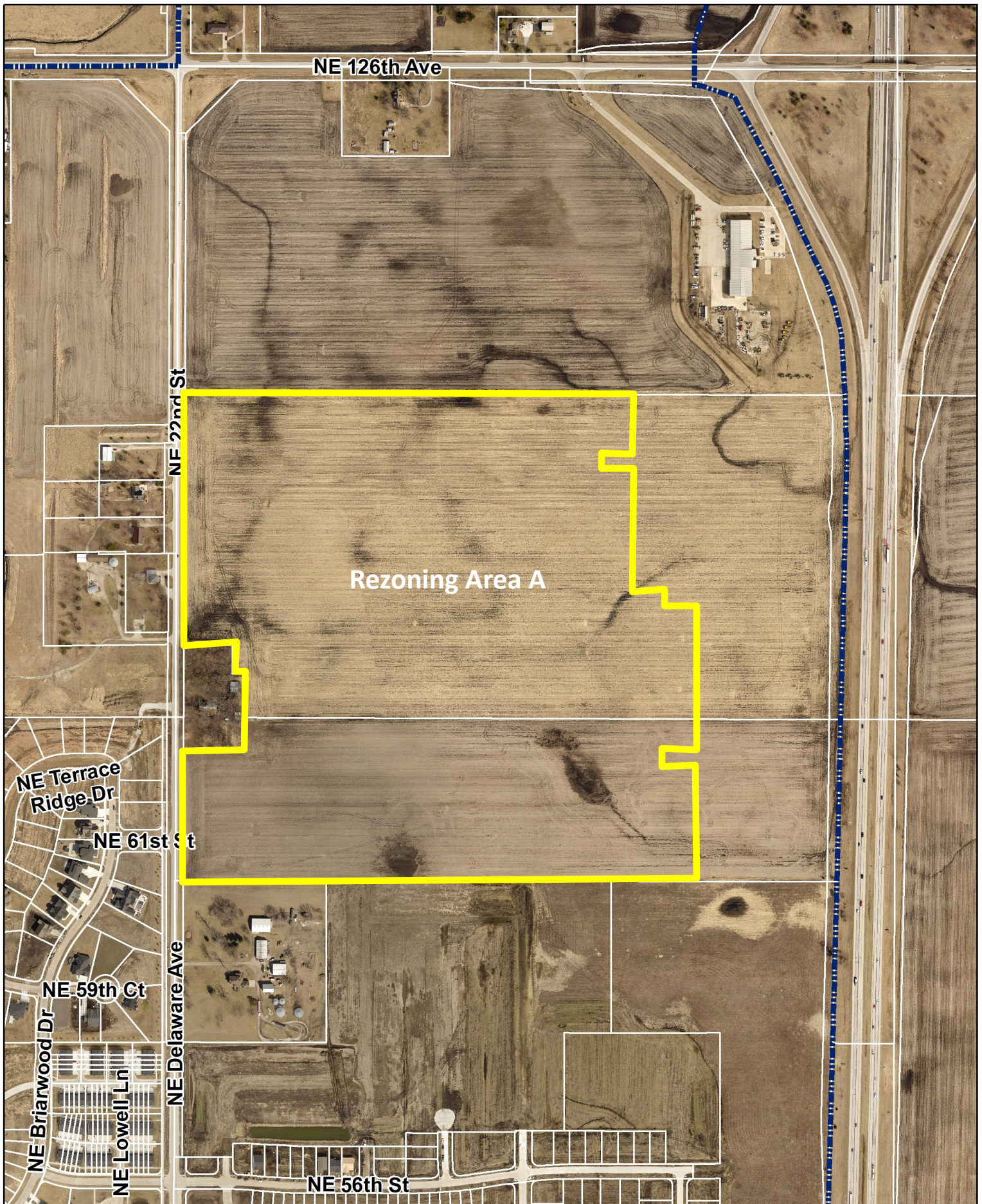
ACTION REQUESTED:

Action: Consider MOTION to close the public hearing, and receive and file documents for Hope Crossing Rezoning Area A.

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: April 16, 2024

Agenda Item: Hope Crossing Land Use Map Amendments and Rezonings – Public Hearing
Report Date: April 11, 2024
Prepared By: Laura Hutzell *ESC*
Associate Planner

Discussion

Hope K Farms, LLC is requesting four amendments to the Ankeny Plan 2040 Comprehensive Plan *Figure 12.10, Future Land Use Map*. These amendments are accompanied by three rezonings. 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 Ave. The proposed land use map amendments and rezonings are as follows:

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.

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| 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. |
|---|

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| Proposed Area #2: Medium Density Residential (MDR) |
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|---|
| 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.

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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%.

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Staff will present a complete staff report at the next Plan and Zoning Commission meeting on May 7, 2024.



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;

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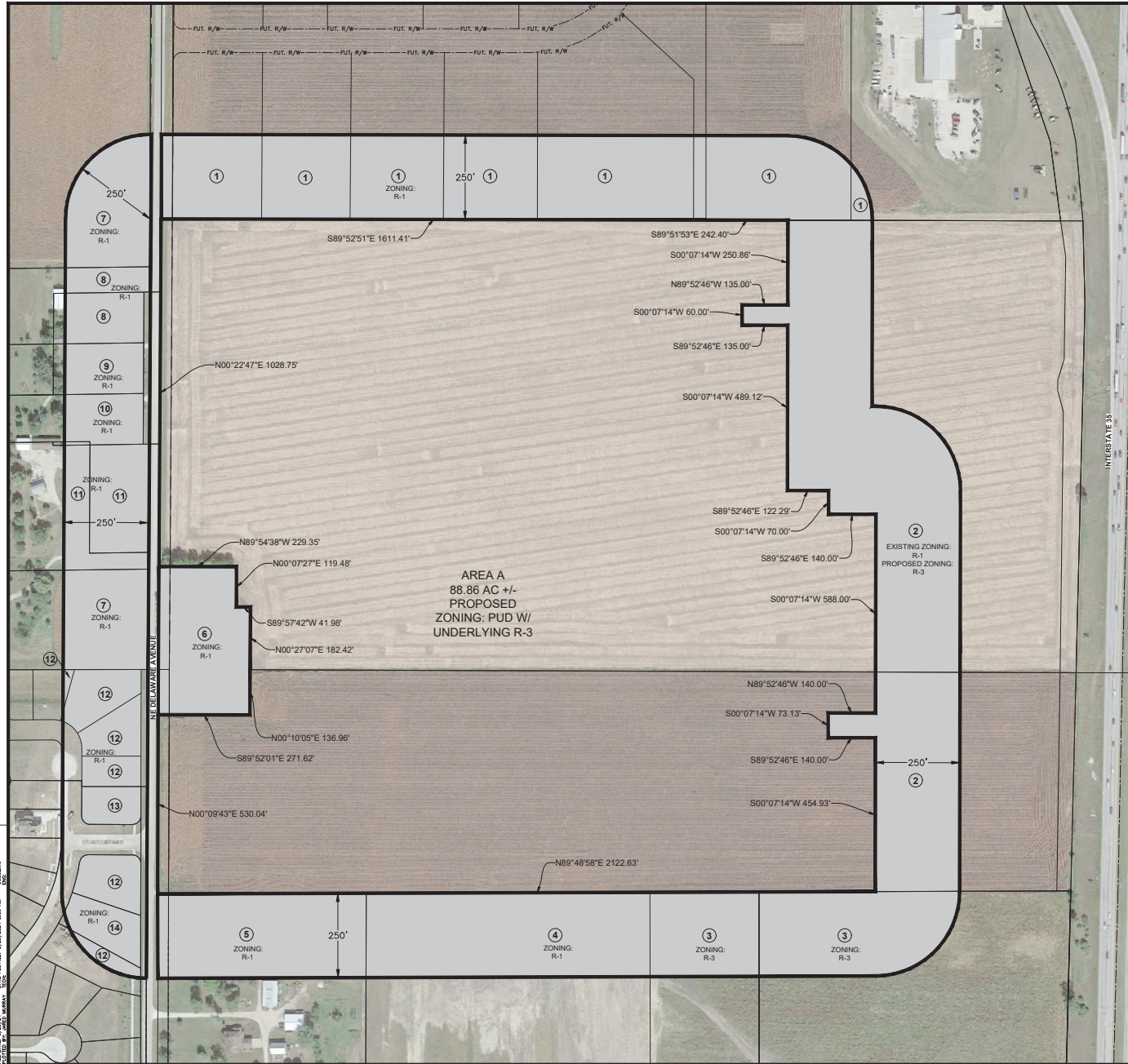
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Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

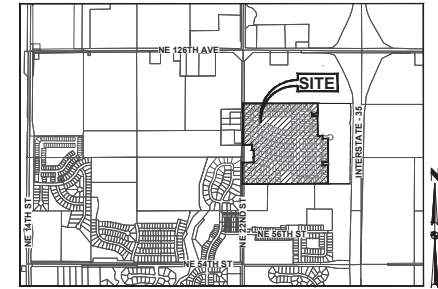
Jared Murray, P.E.

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@EPCOMFG.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. | 6.86% | 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

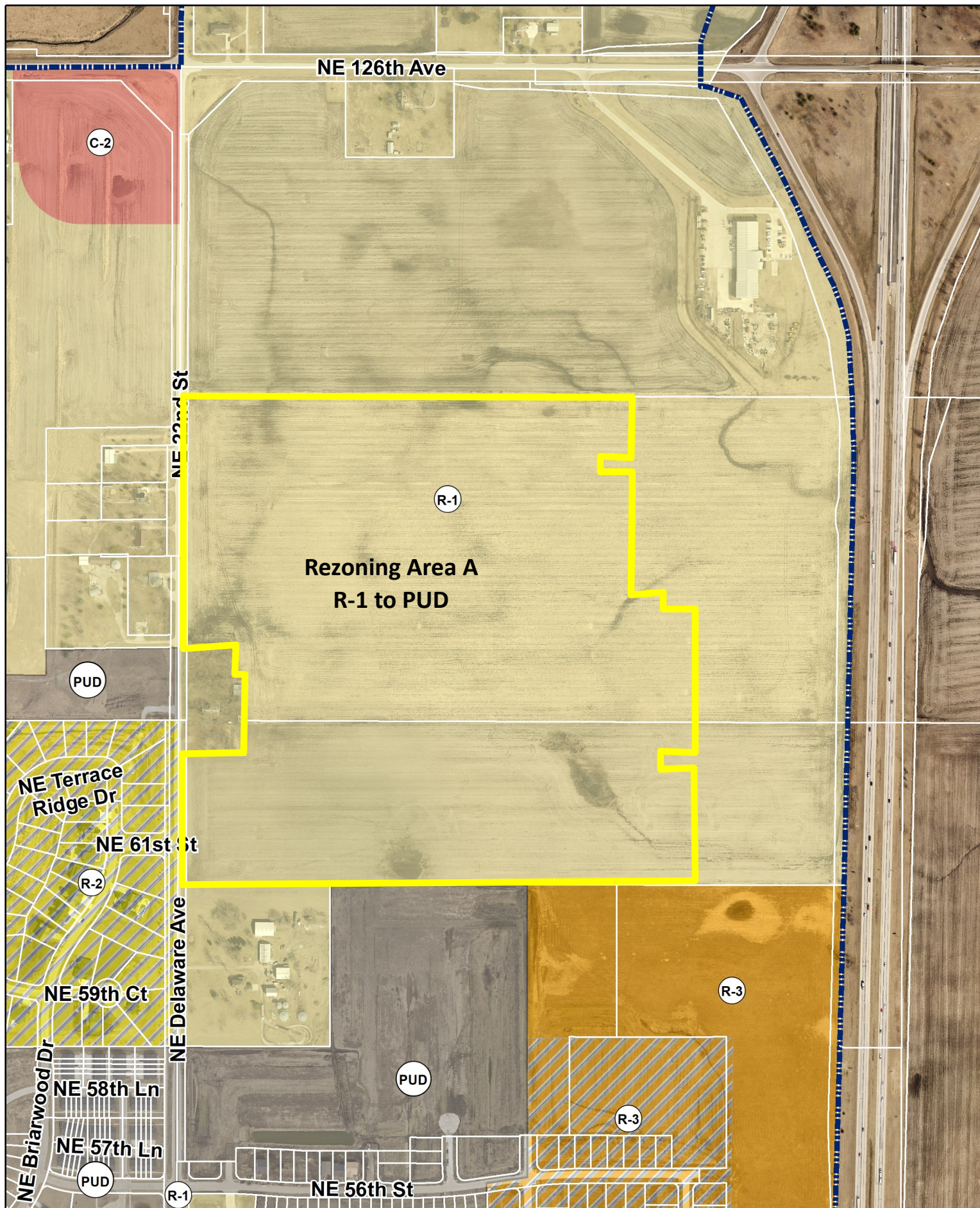
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BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID NORTHWEST FRACTIONAL QUARTER; THENCE SOUTH 89°52'51" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST FRACTIONAL QUARTER, 1611.41 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST FRACTIONAL QUARTER; THENCE SOUTH 89°51'53" EAST ALONG THE NORTH LINE OF THE SOUTHEAST 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).

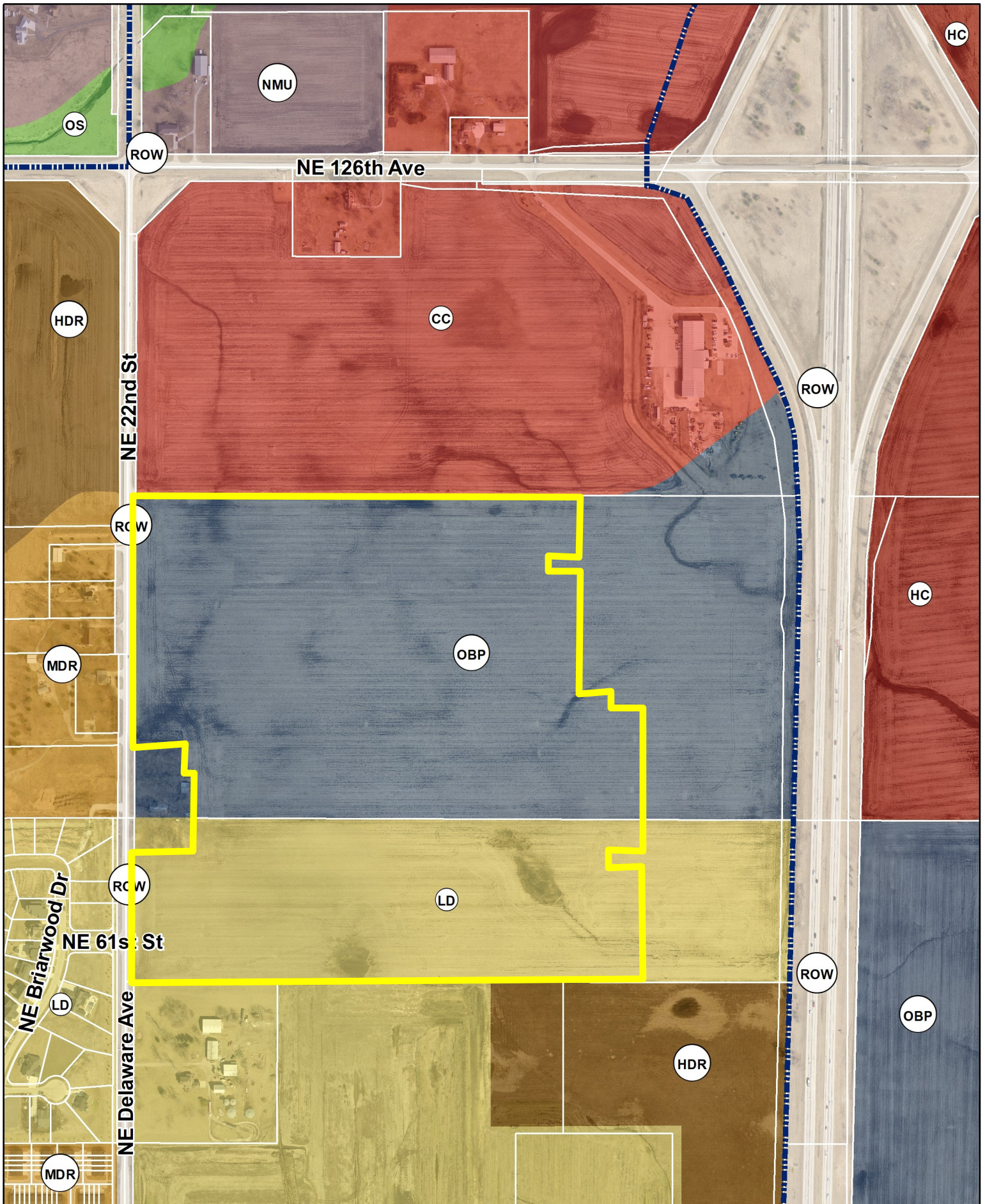
| DATE | REVISIONS | TECH. JDS |
|------------|---------------|---------------|
| 03/28/2022 | 5TH SUBMITTAL | ENGINEER: JMM |
| 03/28/2022 | 4TH SUBMITTAL | |
| 03/28/2022 | 3RD SUBMITTAL | |
| 03/19/2022 | 2ND SUBMITTAL | |
| 03/19/2022 | 1ST SUBMITTAL | |

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

HOPE CROSSING
PUD REZONING EXHIBIT - AREA A
ANKENY, IOWA

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--PUD 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 URBANDALE DRIVE
URBANDALE, 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

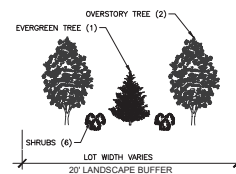
PROPOSED: PUD: PLANNED UNIT DEVELOPMENT W/
UNDERLYING R-3 (MULTIPLE-FAMILY
RESIDENCE DISTRICT)

1. THE DEVELOPER WILL BE RESPONSIBLE FOR STREETLIGHTS ALONG PUBLIC STREETS, INCLUDING NE DELAWARE AVENUE.
2. THIS DEVELOPMENT WILL BE PART OF A HOMEOWNER'S ASSOCIATION.
3. REPAIR ANY FIELD THE ENCOUNTERED AND CONNECT TO THE SEWER SYSTEM 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 HOMEOWNER'S 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 LOT 20 AND LOT 21 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 19 AND 20 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.

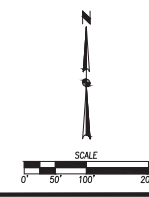
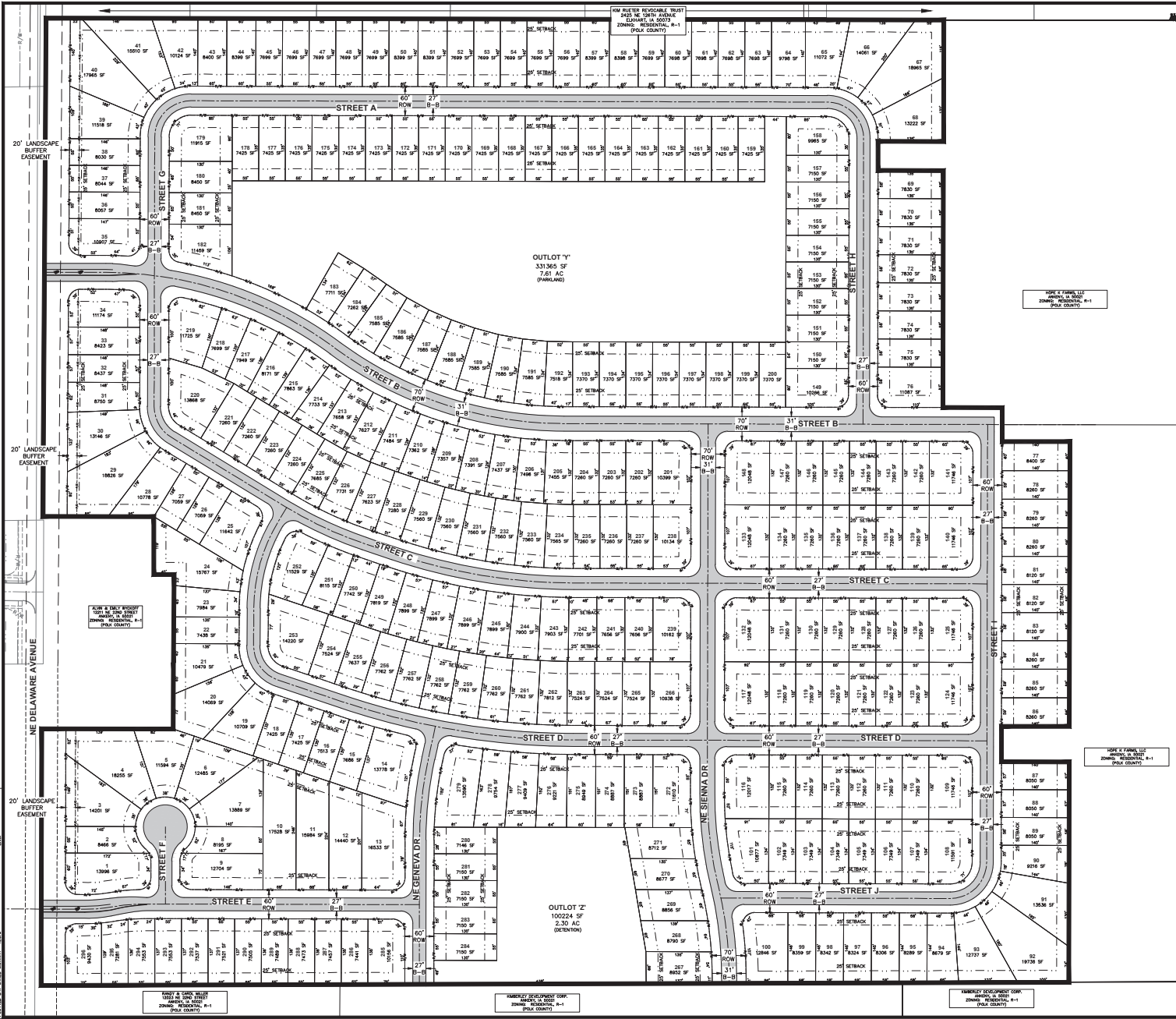
A PART OF THE NORTHWEST FRACTIONAL QUARTER AND A PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 NORTH 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; THENCE NORTH 00°07'27" EAST ALONG SAID WEST LINE, 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



FILED IN LAND DIVISION RECORDS - PLAT - CONCEPTUAL PLAN - AREA A
DATE: 11/02/2023 BY: JIMMY L. HANSEN, P.E. 11/02/2023 10:13 PM
PLAT NO. 2023-0001



HOPE CROSSING
PUD CONCEPTUAL PLAN - AREA A

2
2

2212.837

DATE: 11/02/2023
BY: JIMMY L. HANSEN, P.E.
11/02/2023 10:13 PM

FILED IN LAND DIVISION RECORDS - PLAT - CONCEPTUAL PLAN - AREA A
DATE: 11/02/2023 BY: JIMMY L. HANSEN, P.E. 11/02/2023 10:13 PM
PLAT NO. 2023-0001

REVISIONS

| | | |
|-----|------------|---------------|
| NO. | DATE | DESCRIPTION |
| 1 | 11/02/2023 | 1ST SUBMITTAL |
| 2 | 11/02/2023 | 2ND SUBMITTAL |

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

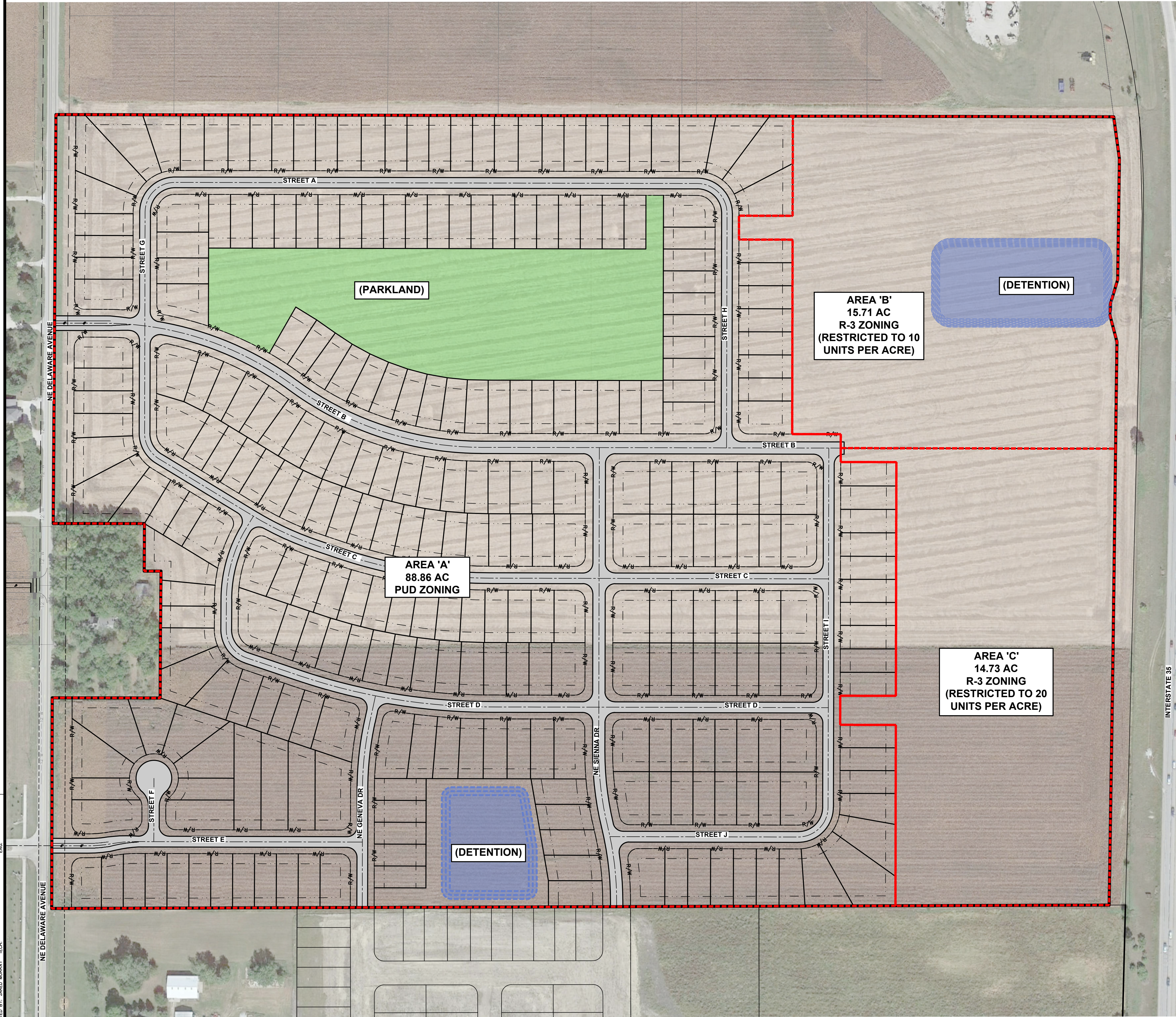
TECH: JMM
ENGINEER: JMM

HOPE CROSSING
PUD CONCEPTUAL PLAN - AREA A

2
2

2212.837

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DATE: 3/20/2024 10:41 AM
PLOTTER: J. MURRAY
PLOT BY: J. MURRAY



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 | = 9 FT (22 FT TOTAL) |
| MORE THAN 1 STORY AND LESS THAN 2 STORIES | = 10 FT (24 FT TOTAL) |
| 3 STORIES AND MORE UP TO 45 FT TALL | = 35 FT |
| REAR YARD SETBACK | = 10 UNITS / ACRE |
| MAXIMUM DENSITY | |

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 | = 9 FT (22 FT TOTAL) |
| MORE THAN 1 STORY AND LESS THAN 2 STORIES | = 10 FT (24 FT TOTAL) |
| 3 STORIES AND MORE UP TO 45 FT TALL | = 35 FT |
| REAR YARD SETBACK | = 20 UNITS / ACRE |
| MAXIMUM DENSITY | |

- ### 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.

HOPE CROSSING
CONCEPTUAL PLAN

1/5
2212.837

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

TECH: JDS
ENGINEER: JMM

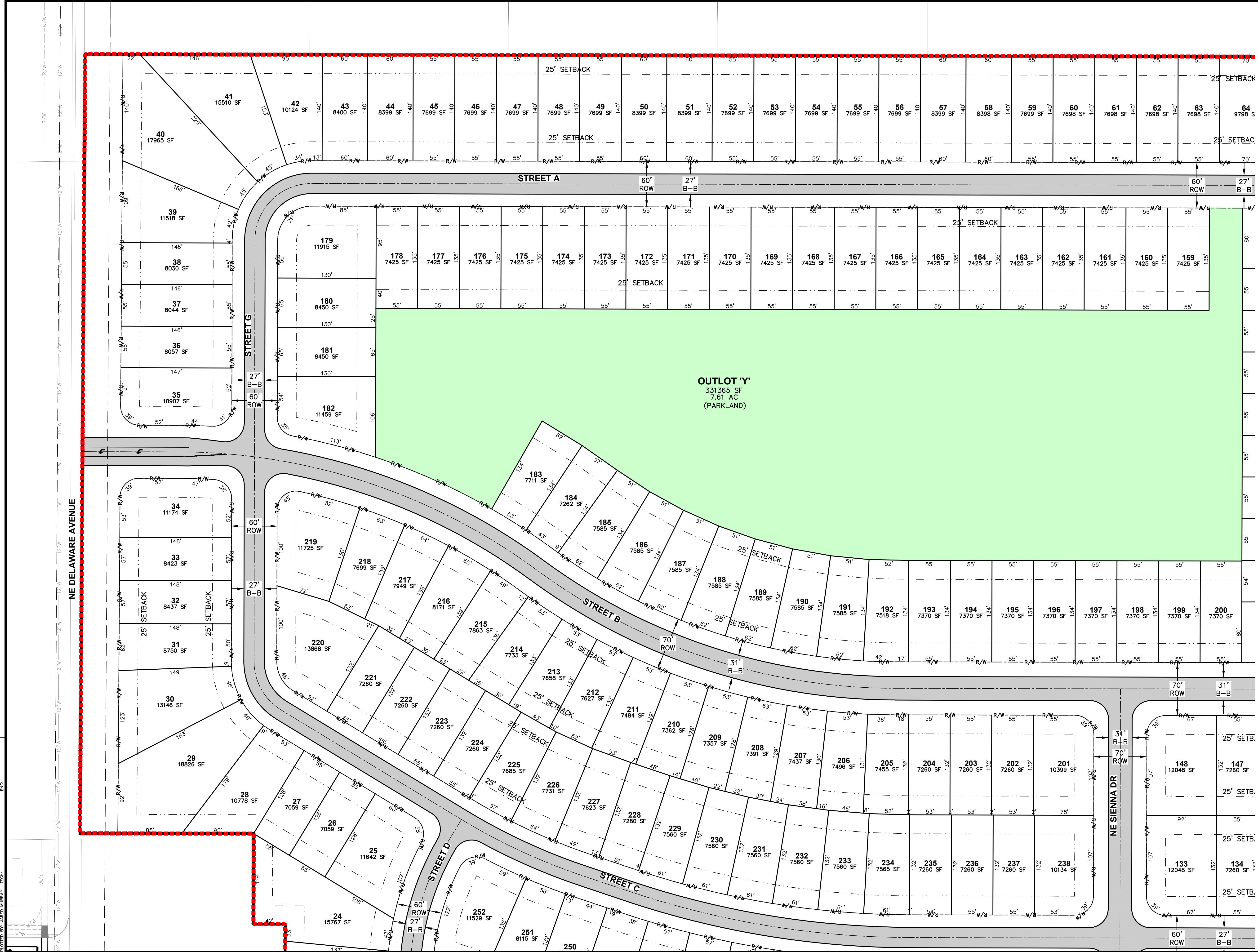
REVISIONS

| DATE | DESCRIPTION |
|------------|---------------|
| 03/20/2024 | 4TH SUBMITTAL |
| 02/09/2024 | 3RD SUBMITTAL |
| 01/19/2024 | 2ND SUBMITTAL |
| 10/27/2023 | 1ST SUBMITTAL |

EA
CIVIL DESIGN ADVANTAGE

ANKENY, IOWA

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DATE: 3/27/2024 10:41 AM
PLOTTER: MURRAY, TECH
DRAWN BY: JDS



HOPE CROSSING
CONCEPTUAL PLAN

25
2212.837

ENGINEER: JMM

TECH: JDS

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

ENGINEER: JMM

REVISIONS

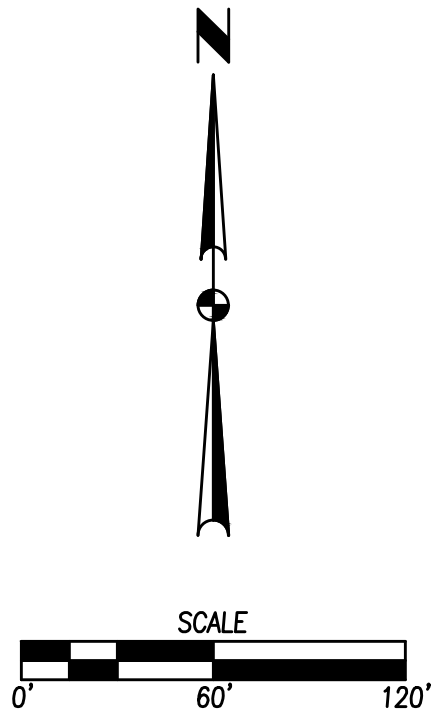
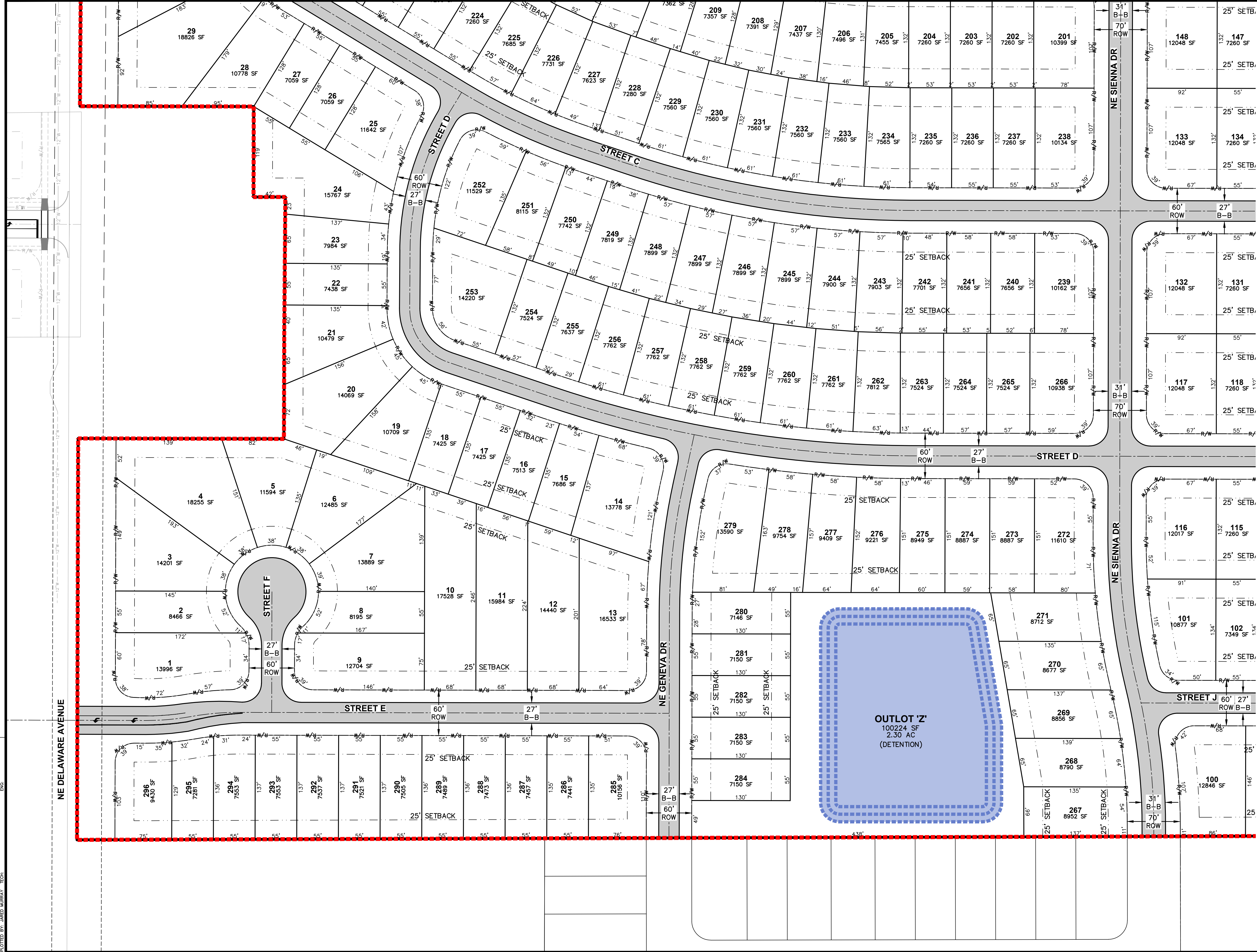
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|------------|---------------|
| 03/20/2024 | 4TH SUBMITTAL |
| 02/09/2024 | 3RD SUBMITTAL |
| 01/19/2024 | 2ND SUBMITTAL |
| 10/27/2023 | 1ST SUBMITTAL |

ENGINEER: JMM

TECH: JDS



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DATE: 10/27/2023 10:42 AM
PLOTTER: J. MURRAY
PLOTTER: J. MURRAY



DATE

03/20/2024

02/09/2024

01/19/2024

10/27/2023

REVISIONS

4TH SUBMITTAL

3RD SUBMITTAL

2ND SUBMITTAL

1ST SUBMITTAL

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

TECH: JDS

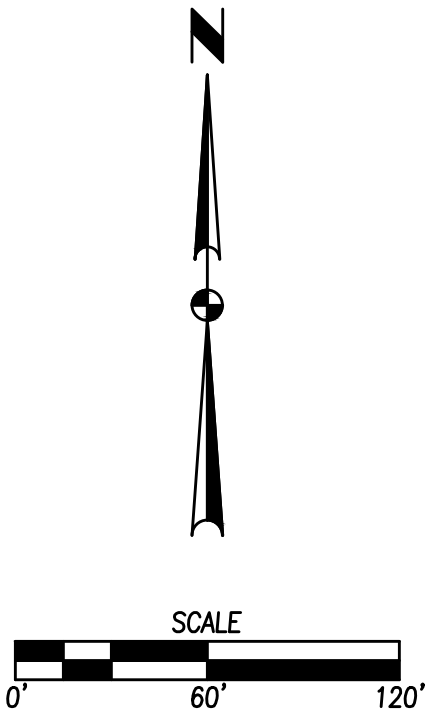
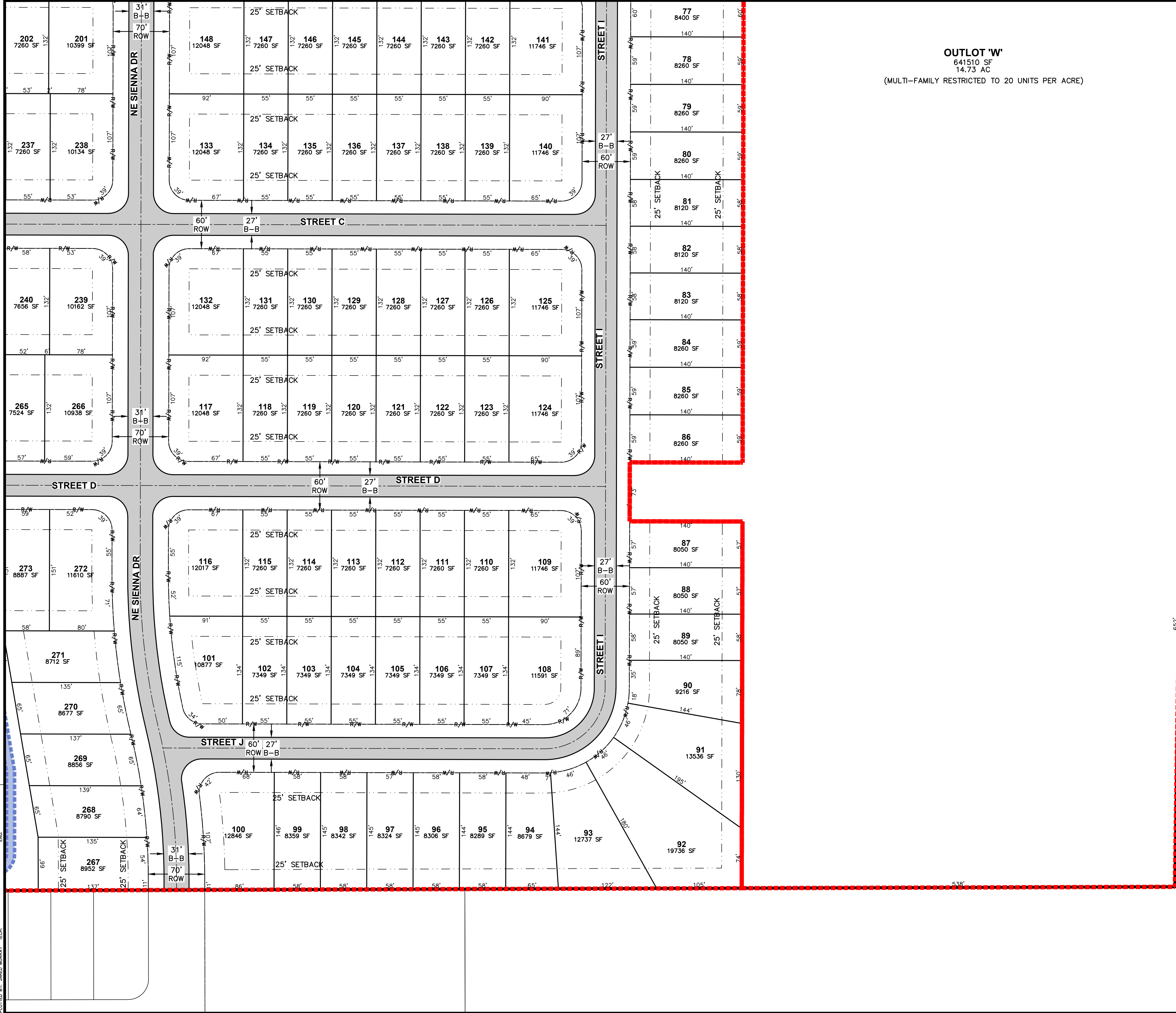
ENGINEER: JMM

ANKENY, IOWA

HOPE CROSSING
CONCEPTUAL PLAN

2212.837

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DATE: 3/20/2024 10:42 AM
PLOTTER: J. MURRAY
PLOTTER: J. MURRAY



HOPE CROSSING CONCEPTUAL PLAN



ANKENY, IOWA

ENGINEER: JMM

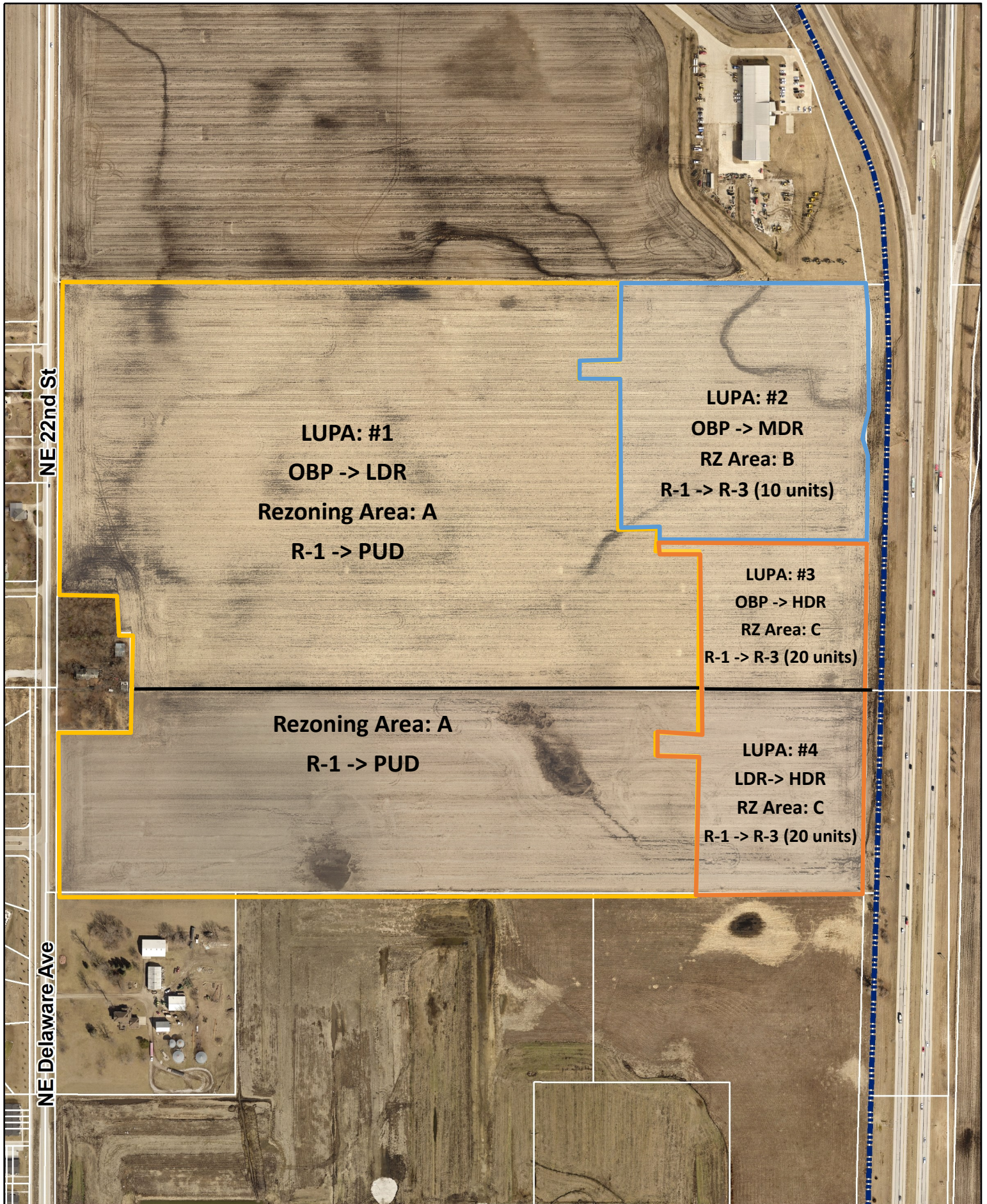
TECH: JDS

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

REVISIONS

DATE

| REVISIONS | DATE |
|---------------|------------|
| 4TH SUBMITTAL | 03/20/2024 |
| 3RD SUBMITTAL | 02/09/2024 |
| 2ND SUBMITTAL | 01/19/2024 |
| 1ST SUBMITTAL | 10/27/2023 |





PLAN AND ZONING COMMISSION

April 16, 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):


PUBLIC OUTREACH EFFORTS:

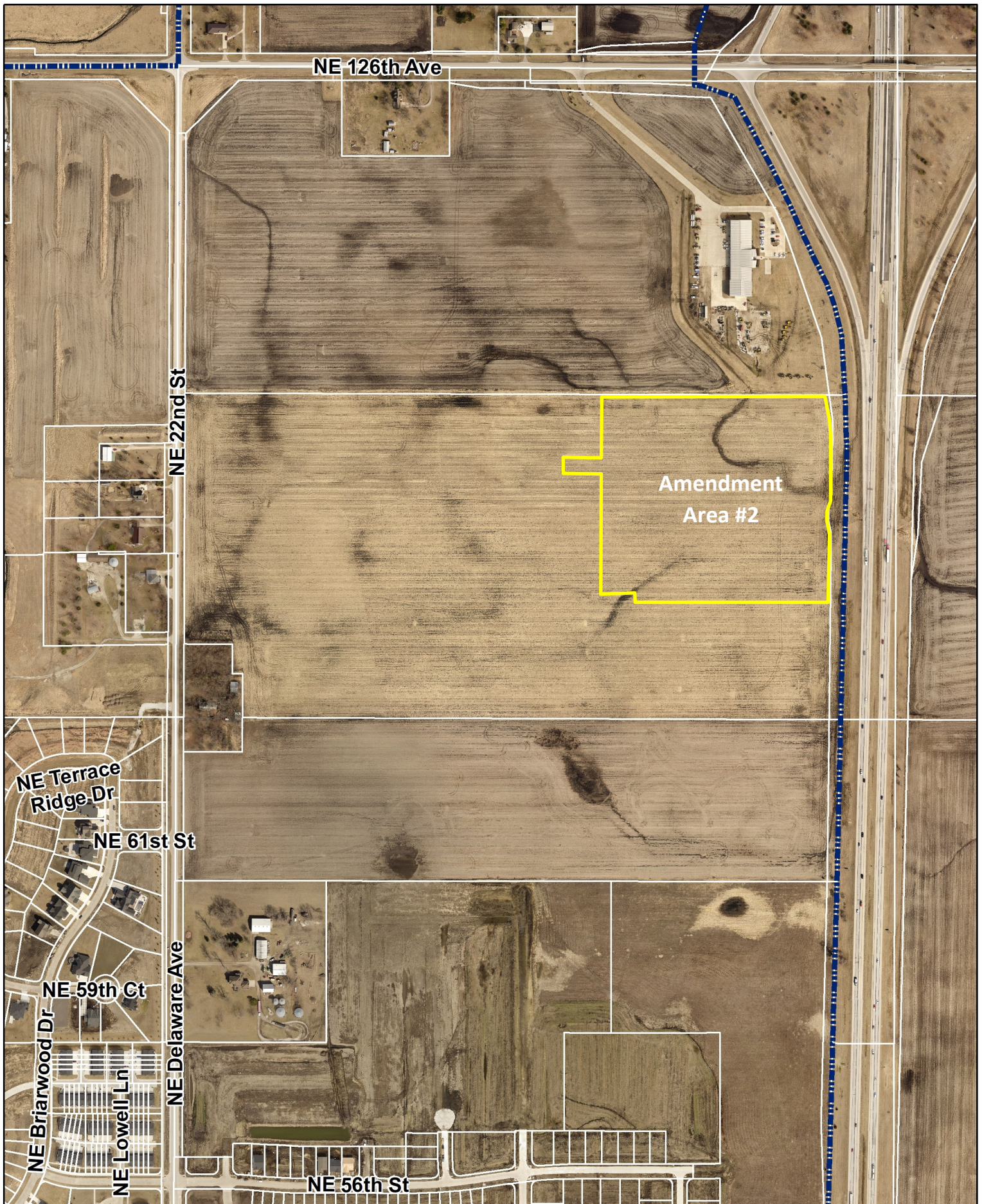
ACTION REQUESTED:

Action: Consider MOTION to close the public hearing and receive and file documents for Hope Crossing Land Use Plan Amendment Area #2.

ADDITIONAL INFORMATION:

ATTACHMENTS:

| | |
|---|--------------------------------------|
| Click to download | |
|  | Aerial Map |
|  | Staff Report |
|  | LUPA Area #2 Exhibit |
|  | Future Land Use Map |
|  | Applicant Letter |
|  | Zoning Map |
|  | Combined Map |



N



1 inch = 500 feet

Date: 3/11/2024

Hope Crossing Aerial

LUPA Area #2



Plan and Zoning Commission
Staff Report

Meeting Date: April 16, 2024

Agenda Item: Hope Crossing Land Use Map Amendments and Rezonings – Public Hearing
Report Date: April 11, 2024
Prepared By: Laura Hutzell *ESC*
Associate Planner

Discussion

Hope K Farms, LLC is requesting four amendments to the Ankeny Plan 2040 Comprehensive Plan *Figure 12.10, Future Land Use Map*. These amendments are accompanied by three rezonings. 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 Ave. The proposed land use map amendments and rezonings are as follows:

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.

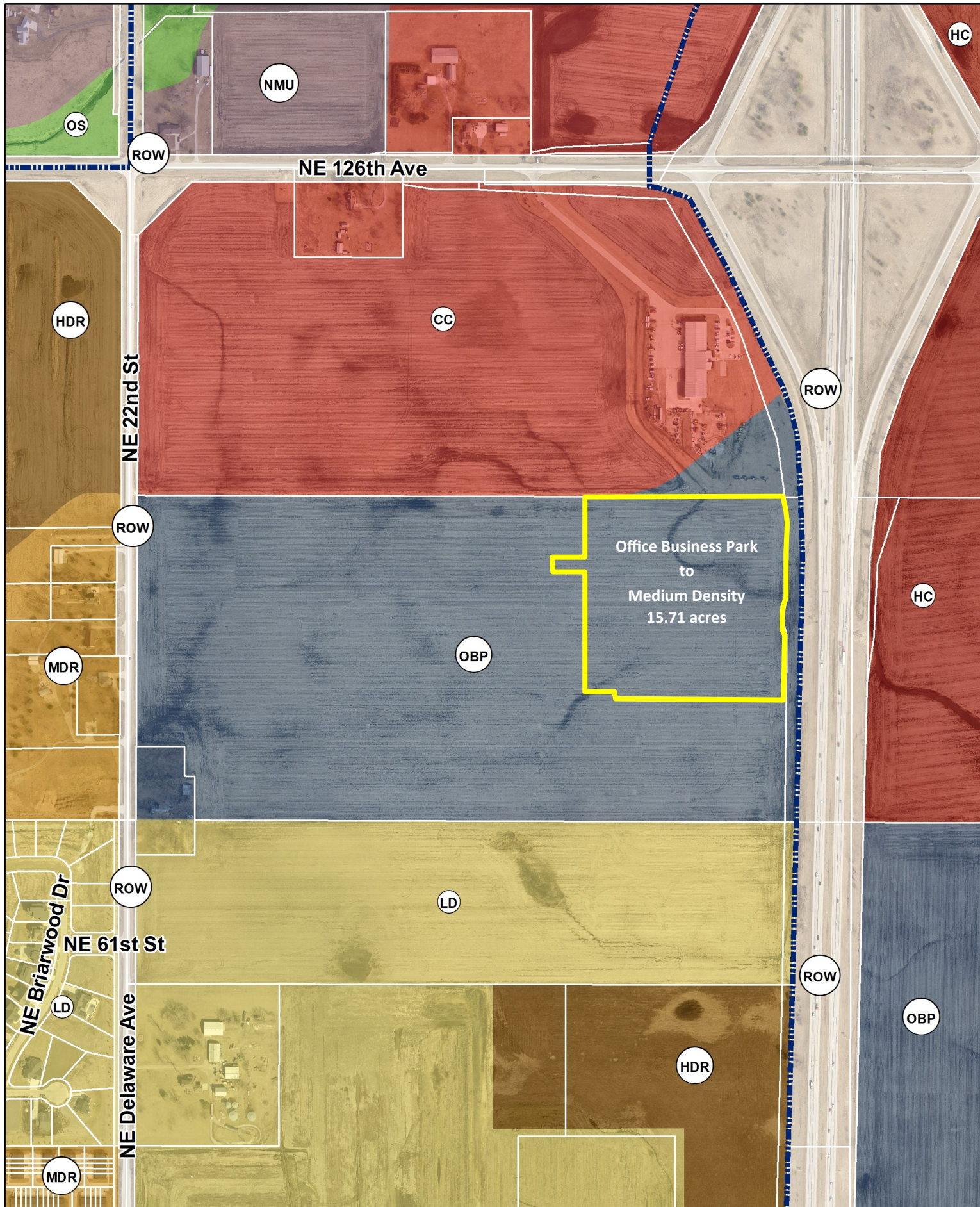
Accompanying the request for Land Use Amendment Areas #3 & #4, the applicant is also requesting to rezone 14.73 acres (Area C) from R-1 One Family Residential District to R-3, Multiple-Family Residence District, restricted to 20 units per acre.

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.

Staff will present a complete staff report at the next Plan and Zoning Commission meeting on May 7, 2024.



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.

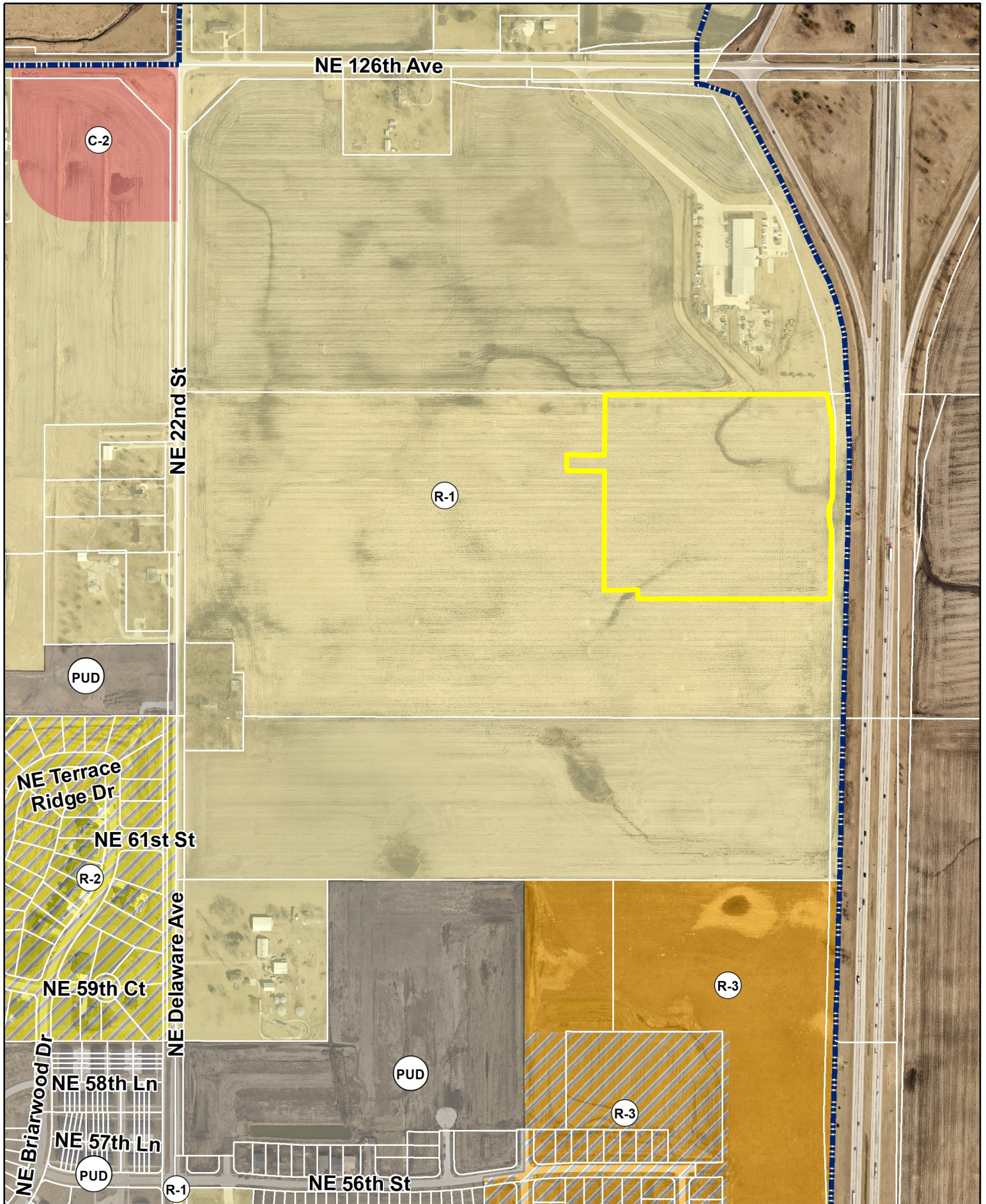
When the comprehensive plan was created for this large tract of property that overall contains 119.30 acres, the property was assigned a low-density residential and office/business park land use. As the property is now annexed into the city of Ankeny and is under one ownership the market would back a 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

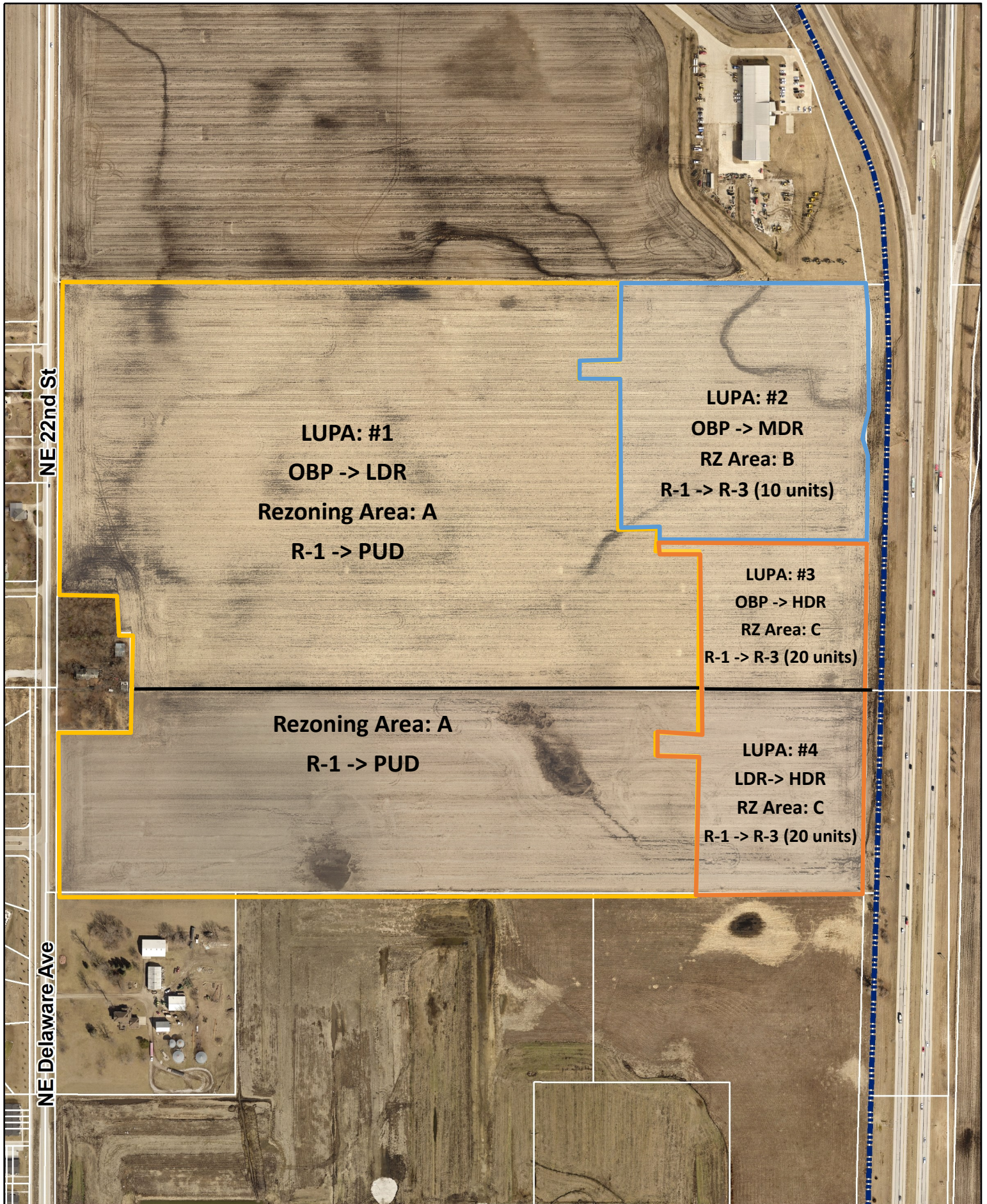


1 inch = 500 feet

Date: 3/11/2024

Hope Crossing Zoning Map

LUPA #2



1 inch = 400 feet

Date: 4/11/2024

Hope Crossing
Land Use Plan Amendments & Rezoning
Combined Aerial Map



PLAN AND ZONING COMMISSION

April 16, 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):







PUBLIC OUTREACH EFFORTS:

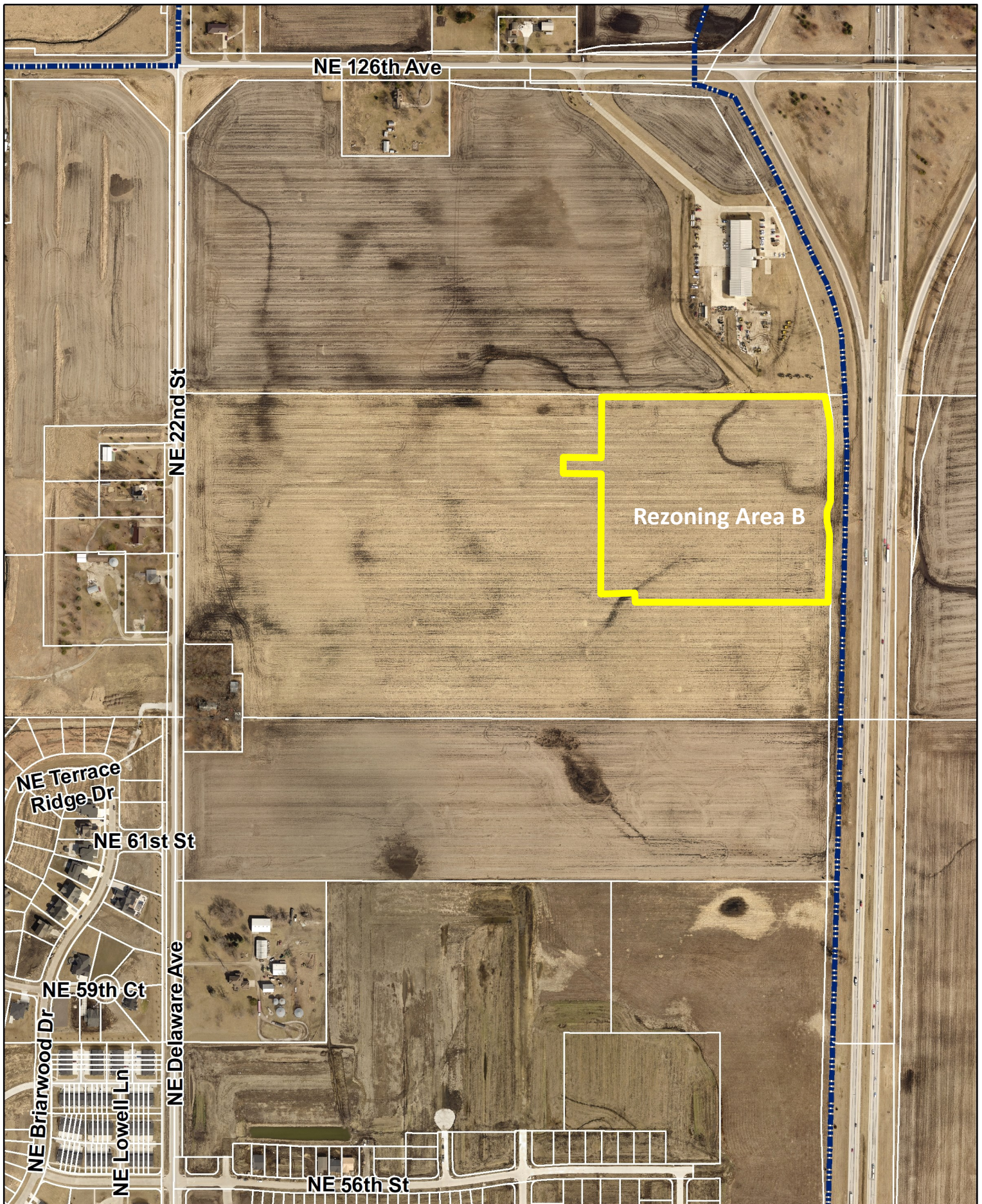
ACTION REQUESTED:

Action: Consider MOTION to close the public hearing, and receive and file documents for Hope Crossing Rezoning Area B.

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: April 16, 2024

Agenda Item: Hope Crossing Land Use Map Amendments and Rezonings – Public Hearing
Report Date: April 11, 2024
Prepared By: Laura Hutzell *ESC*
Associate Planner

Discussion

Hope K Farms, LLC is requesting four amendments to the Ankeny Plan 2040 Comprehensive Plan *Figure 12.10, Future Land Use Map*. These amendments are accompanied by three rezonings. 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 Ave. The proposed land use map amendments and rezonings are as follows:

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.

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| 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. |
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| Proposed Area #2: Medium Density Residential (MDR) |
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| 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.

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Staff will present a complete staff report at the next Plan and Zoning Commission meeting on May 7, 2024.



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.

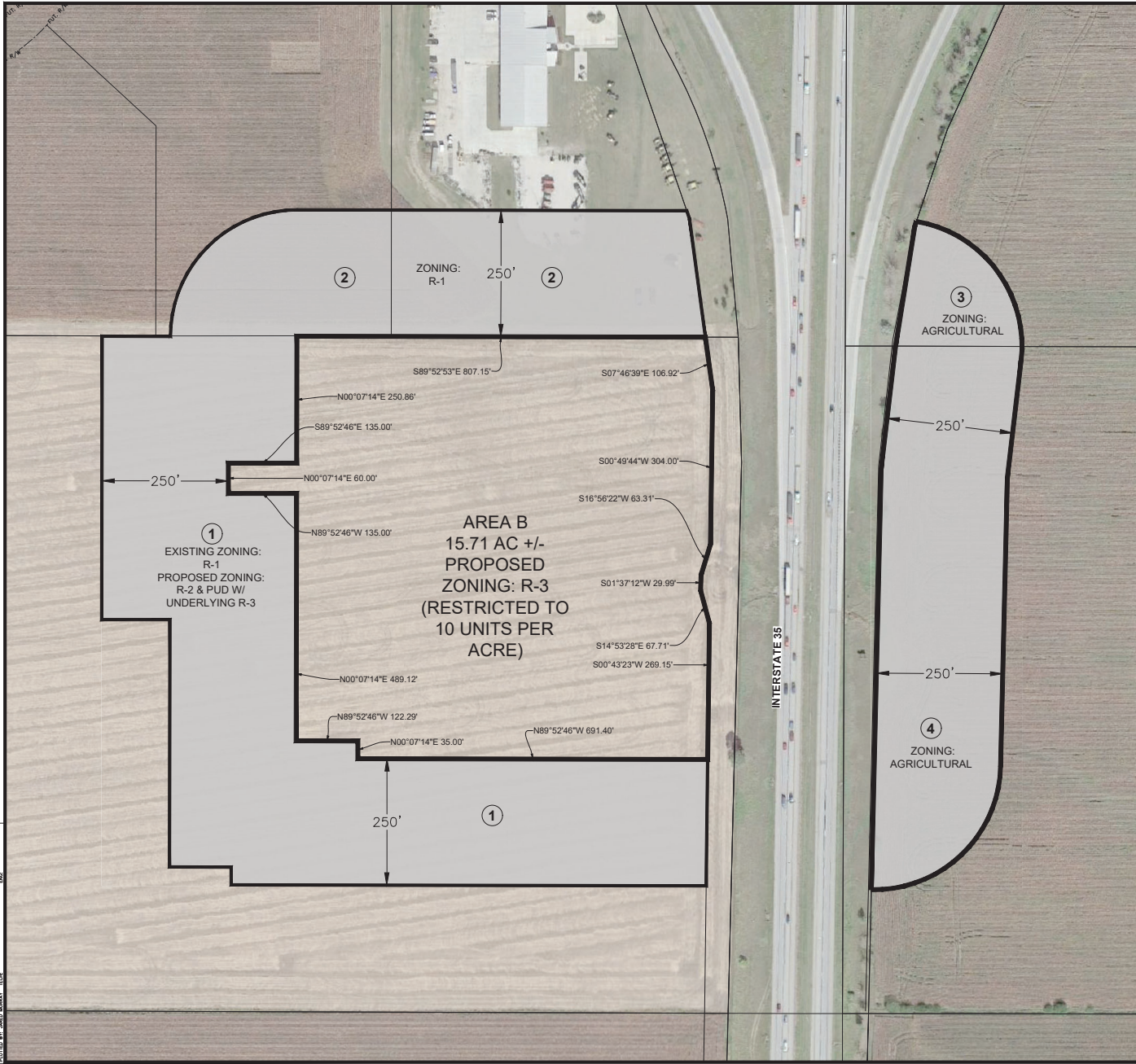
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Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

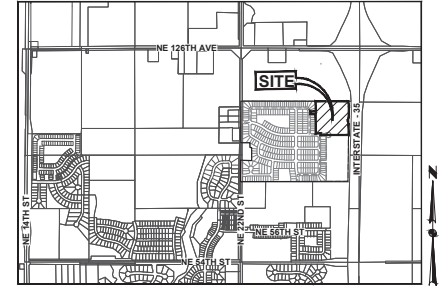
Jared Murray, P.E.

FILED IN: 140223-0212847-0000-0212847-4-3-103 REZONING EXHIBIT - AREA B
FILED IN: 140223-0212847-0000-0212847-4-3-103 REZONING EXHIBIT - AREA B
FILED IN: 140223-0212847-0000-0212847-4-3-103 REZONING EXHIBIT - AREA B



VICINITY MAP

NOT TO SCALE



ANKENY, IOWA

OWNER/DEVELOPER

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

ZONING

EXISTING: R-1: ONE-FAMILY RESIDENCE DISTRICT

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

ADJACENT OWNERSHIP

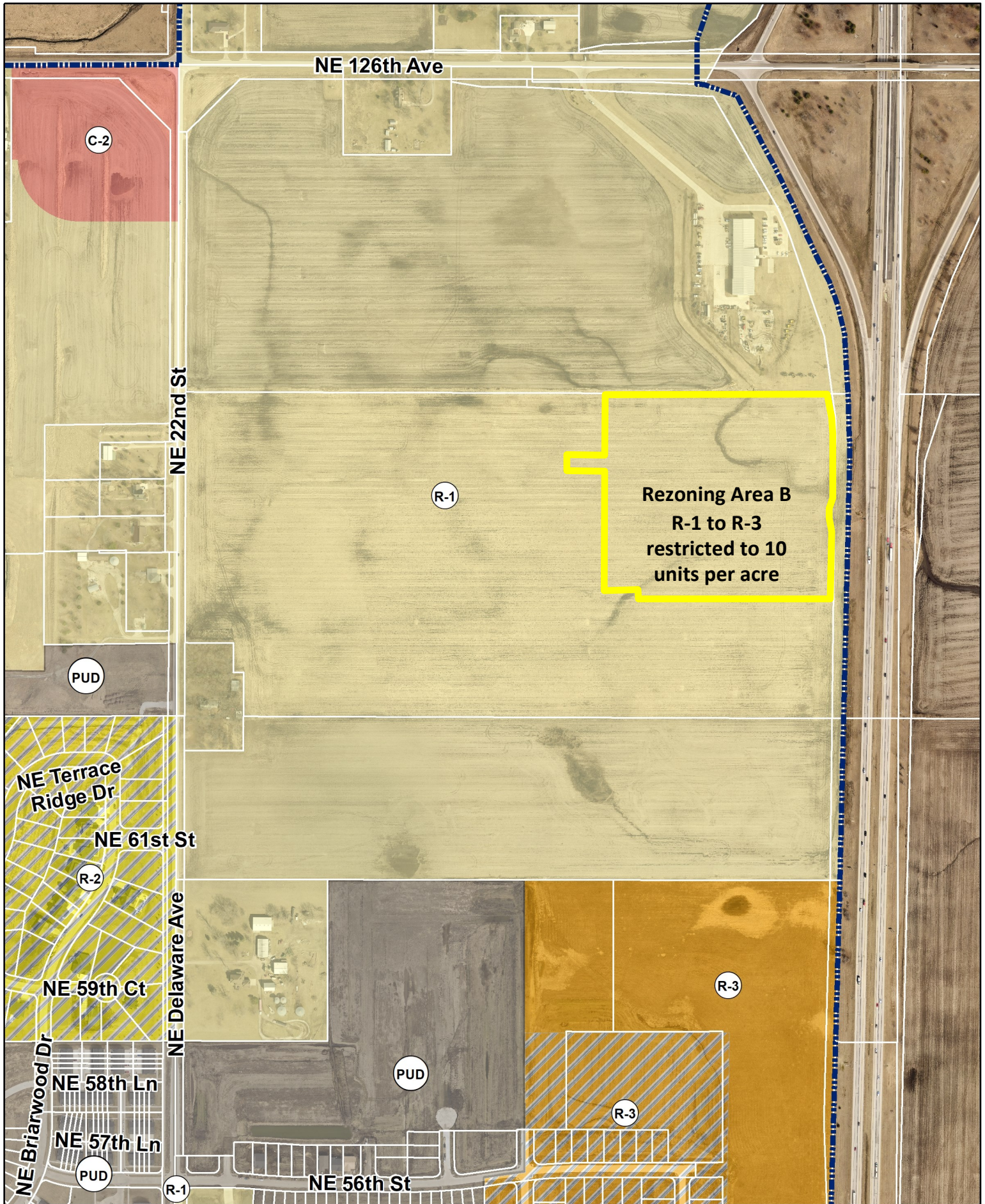
| OWNER | ACRES | PERCENT | CONSENTING |
|---------------------------------|-----------|---------|------------|
| 1. HOPE K FARMS LLC | 12.43 AC. | 49.72% | X |
| 2. TODD RUETER | 5.67 AC. | 22.68% | X |
| 3. UPPER MIDWEST PROPERTIES LLC | 1.01 AC. | 4.04% | |
| 4. PUTCO INC | 5.89 AC. | 23.56% | |
| | 25.00 AC. | 100% | 72.40% |

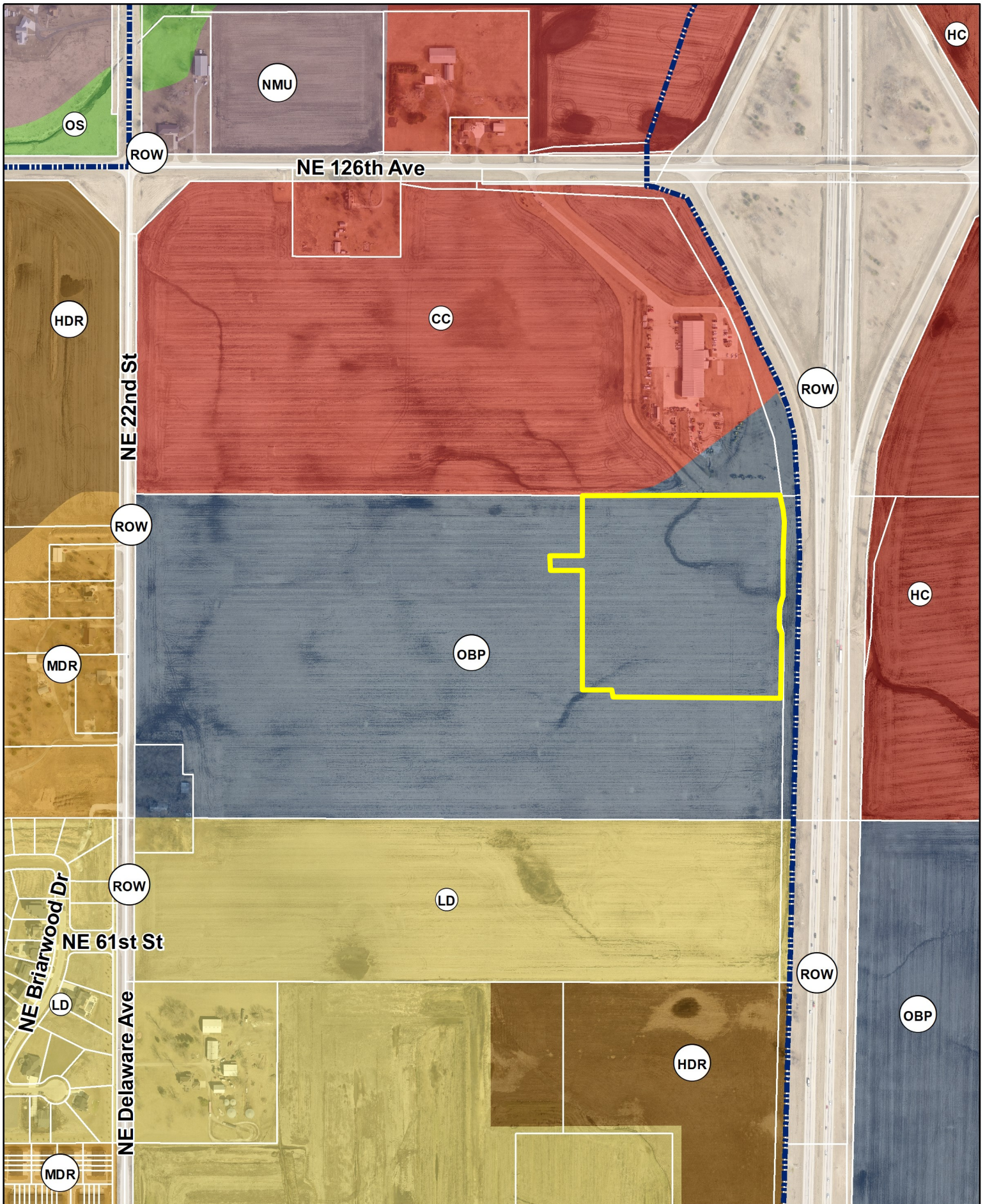
REZONING DESCRIPTION

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).







N

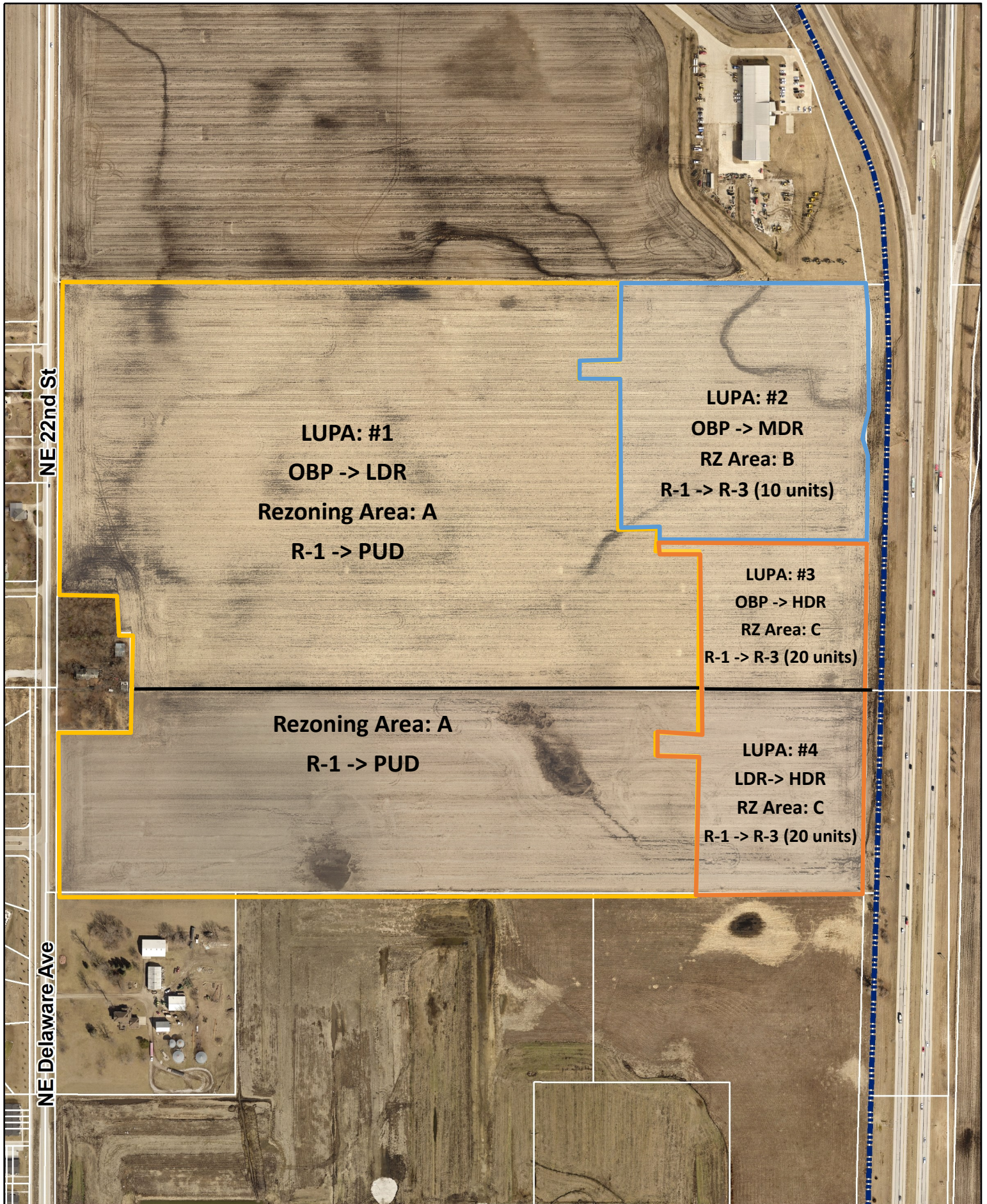


1 inch = 500 feet

Date: 3/5/2024

Future Land Use Map Area B

Hope Crossing



1 inch = 400 feet

Date: 4/11/2024

Hope Crossing
Land Use Plan Amendments & Rezoning
Combined Aerial Map



PLAN AND ZONING COMMISSION

April 16, 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):




PUBLIC OUTREACH EFFORTS:

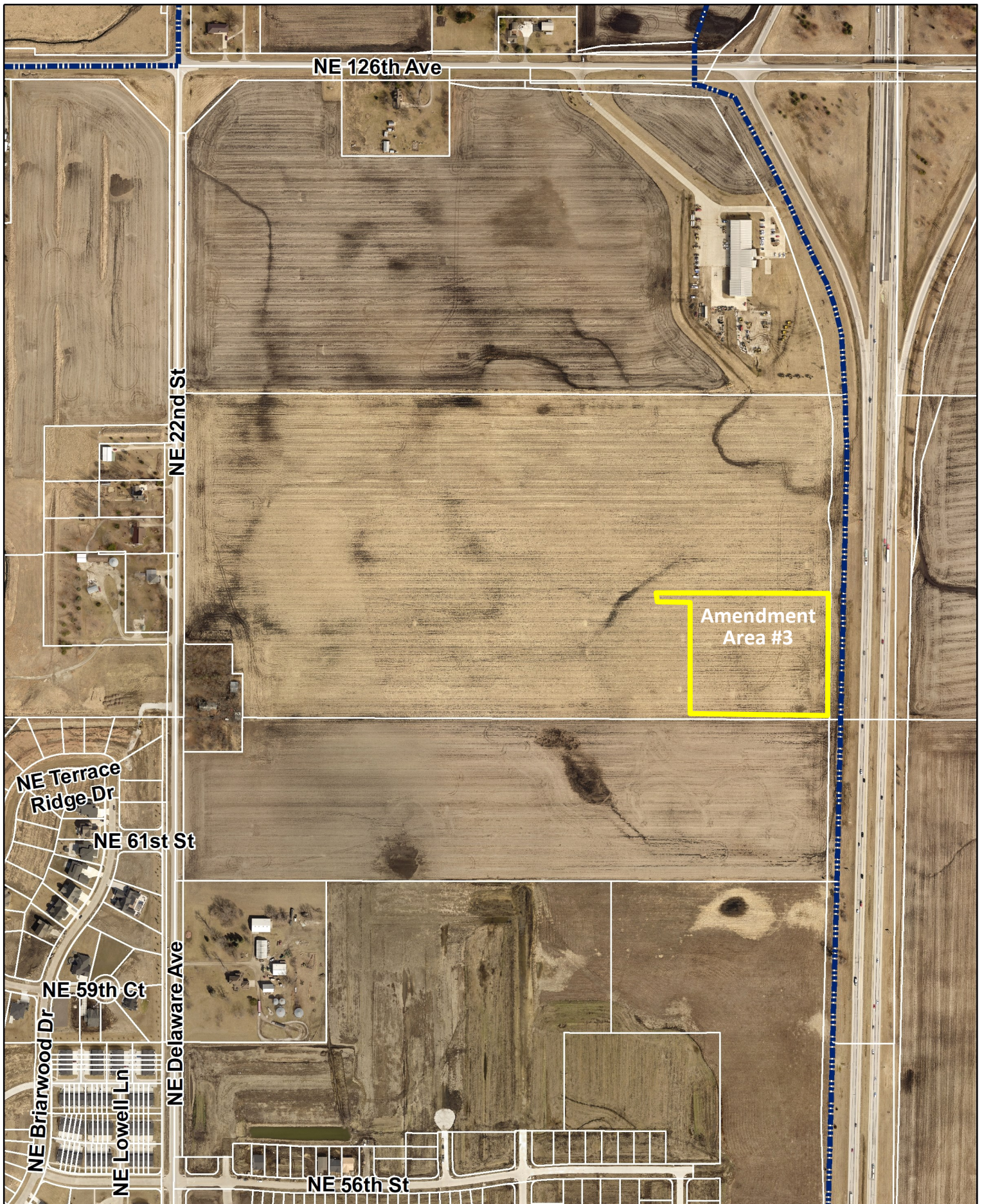
ACTION REQUESTED:

Action: Consider MOTION to close the public hearing, and receive and file documents for Hope Crossing Land Use Plan Amendment Area #3.

ADDITIONAL INFORMATION:

ATTACHMENTS:

| | |
|---|--------------------------------------|
| Click to download | |
|  | Aerial Map |
|  | Staff Report |
|  | LUPA Area #3 Exhibit |
|  | Future Land Use Map |
|  | Applicant Letter |
|  | Zoning Map |
|  | Combined Map |



Amendment
Area #3

N



1 inch = 500 feet

Date: 3/11/2024

Hope Crossing Aerial

LUPA Area #3



Plan and Zoning Commission
Staff Report

Meeting Date: April 16, 2024

Agenda Item: Hope Crossing Land Use Map Amendments and Rezonings – Public Hearing
Report Date: April 11, 2024
Prepared By: Laura Hutzell *ESC*
Associate Planner

Discussion

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| Existing Area #1: Office/Business Park |
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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. |
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| 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.

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| 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. |
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| Proposed Area #2: Medium Density Residential (MDR) |
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| 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. |
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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.

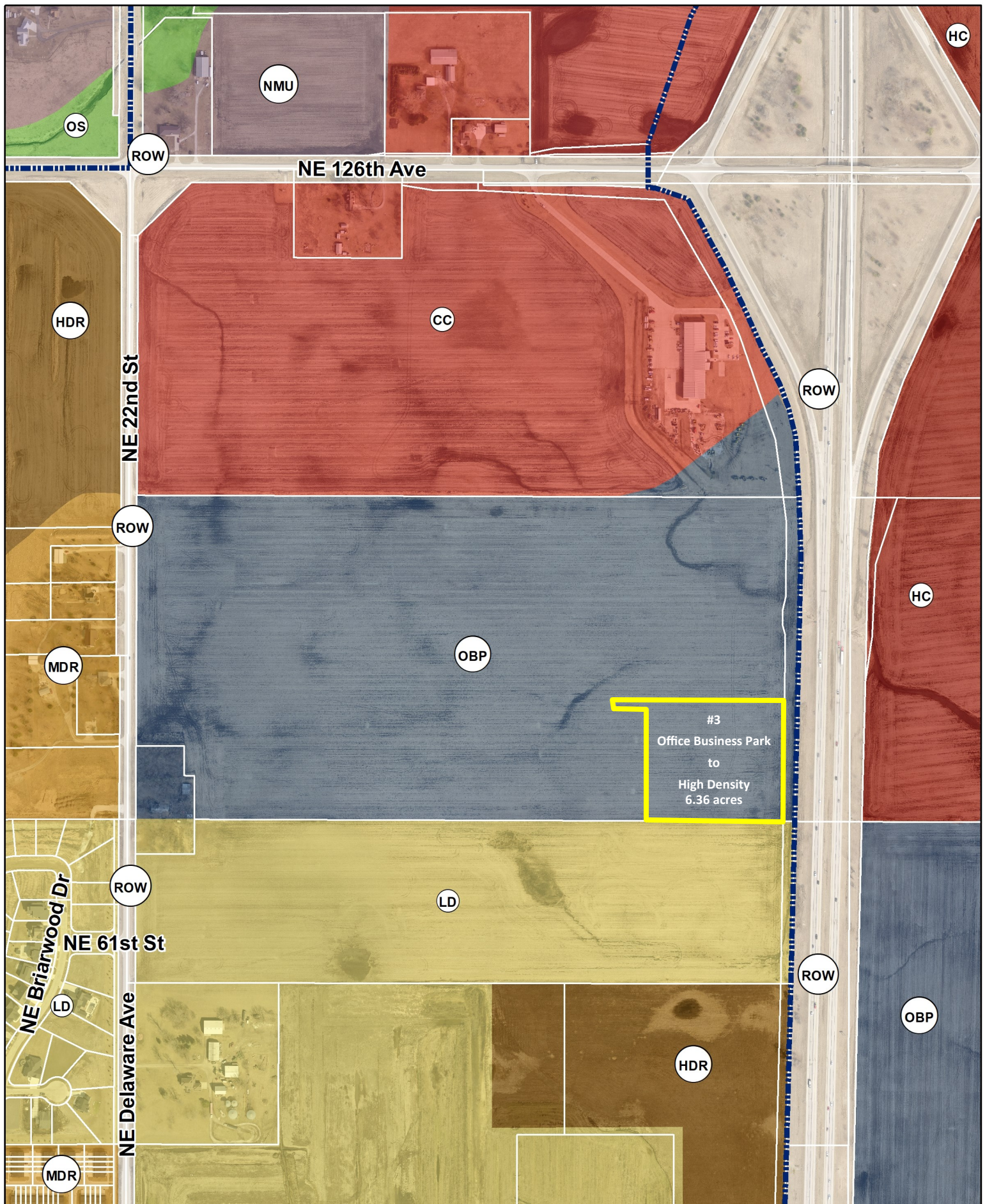
Accompanying the request for Land Use Amendment Areas #3 & #4, the applicant is also requesting to rezone 14.73 acres (Area C) from R-1 One Family Residential District to R-3, Multiple-Family Residence District, restricted to 20 units per acre.

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.

Staff will present a complete staff report at the next Plan and Zoning Commission meeting on May 7, 2024.



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.

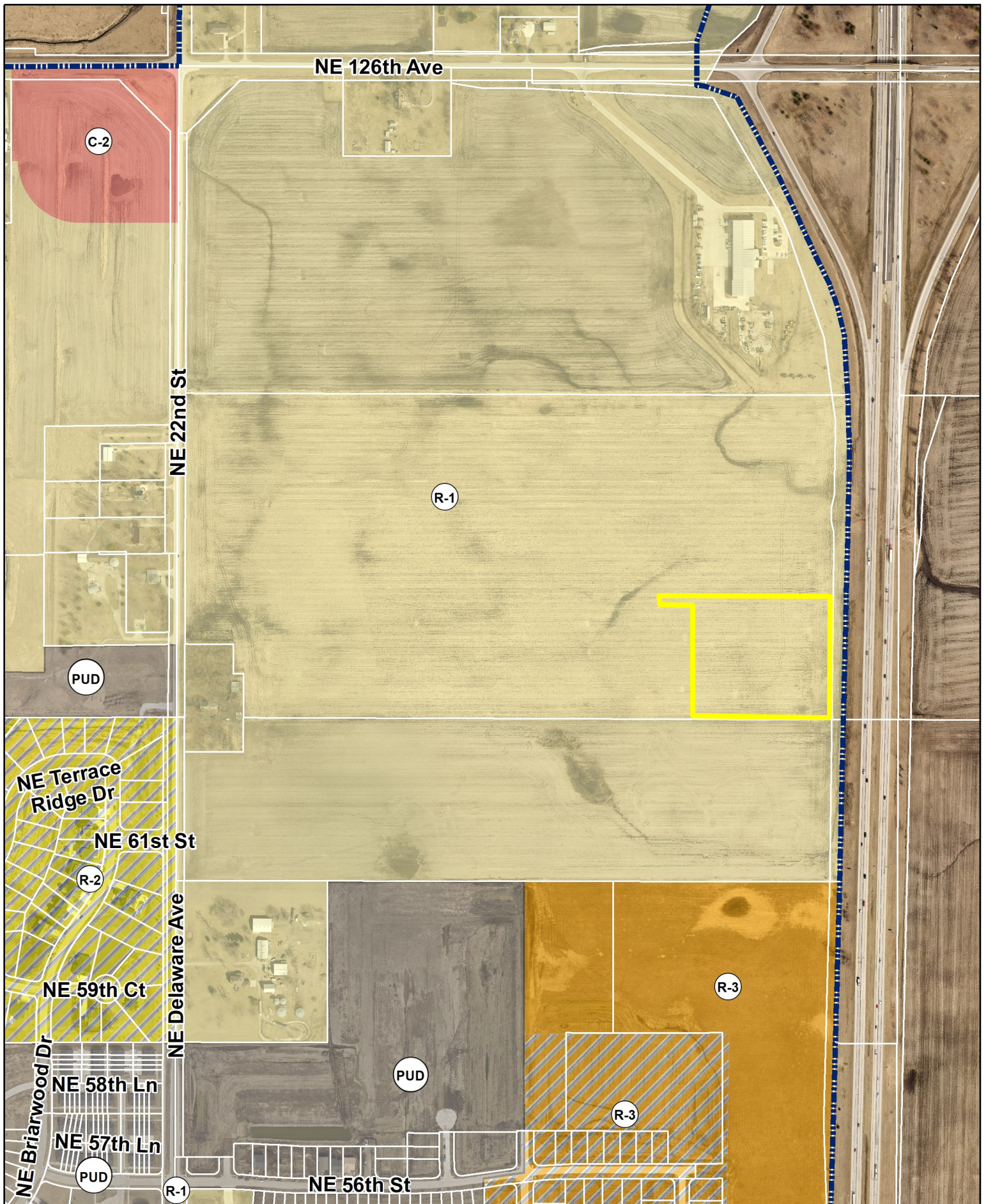
When the comprehensive plan was created for this large tract of property that overall contains 119.30 acres, the property was assigned a low-density residential and office/business park land use. As the property is now annexed into the city of Ankeny and is under one ownership the market would back a 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.

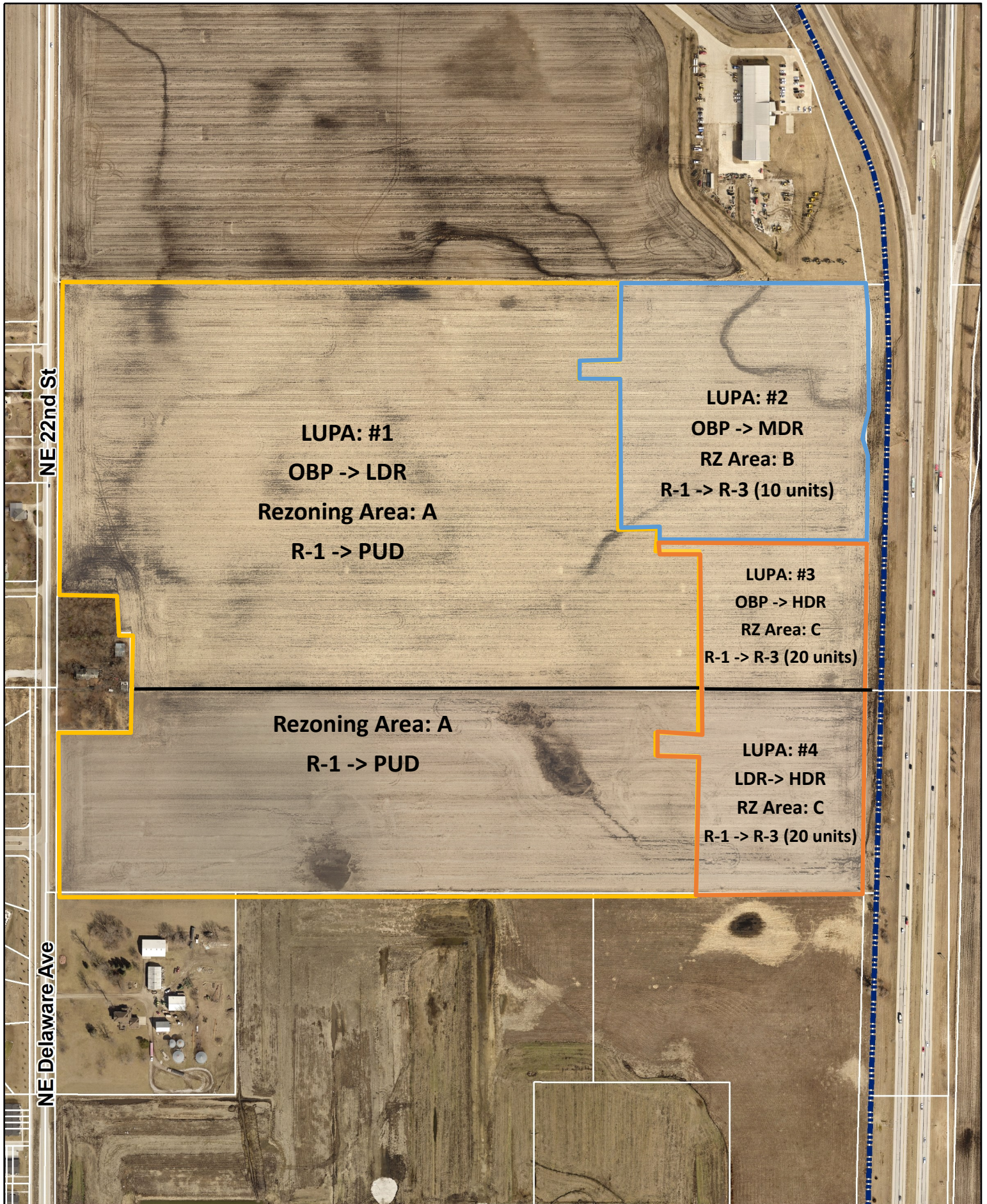
Please accept this submittal for the next available Planning & Zoning and City Council meetings. Let me know if you have any questions or require any further information to complete your review. Thanks.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Jared Murray, P.E.





NE 22nd St

NE Delaware Ave

LUPA: #1
OBP -> LDR
Rezoning Area: A
R-1 -> PUD

LUPA: #2
OBP -> MDR
RZ Area: B
R-1 -> R-3 (10 units)

LUPA: #3
OBP -> HDR
RZ Area: C
R-1 -> R-3 (20 units)

Rezoning Area: A
R-1 -> PUD

LUPA: #4
LDR -> HDR
RZ Area: C
R-1 -> R-3 (20 units)



1 inch = 400 feet

Date: 4/11/2024

Hope Crossing
Land Use Plan Amendments & Rezoning
Combined Aerial Map



PLAN AND ZONING COMMISSION

April 16, 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):


PUBLIC OUTREACH EFFORTS:

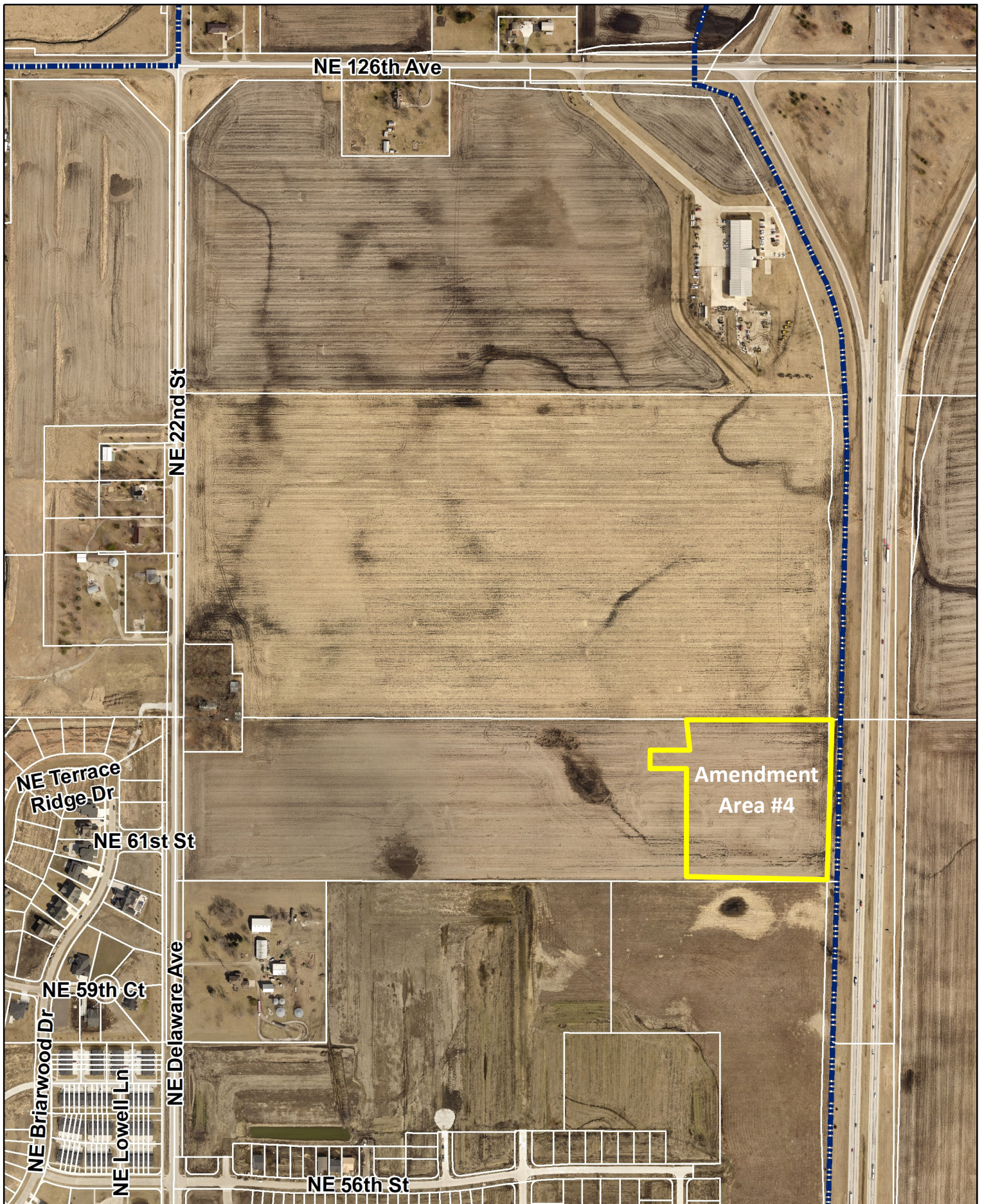
ACTION REQUESTED:

Action: Consider MOTION to close the public hearing, and receive and file documents for Hope Crossing Land Use Plan Amendment Area #4.

ADDITIONAL INFORMATION:

ATTACHMENTS:

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





Plan and Zoning Commission
Staff Report

Meeting Date: April 16, 2024

Agenda Item: Hope Crossing Land Use Map Amendments and Rezonings – Public Hearing
Report Date: April 11, 2024
Prepared By: Laura Hutzell *ESC*
Associate Planner

Discussion

Hope K Farms, LLC is requesting four amendments to the Ankeny Plan 2040 Comprehensive Plan *Figure 12.10, Future Land Use Map*. These amendments are accompanied by three rezonings. 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 Ave. The proposed land use map amendments and rezonings are as follows:

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.

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| 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. |
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| Proposed Area #2: Medium Density Residential (MDR) |
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| 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. |
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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.

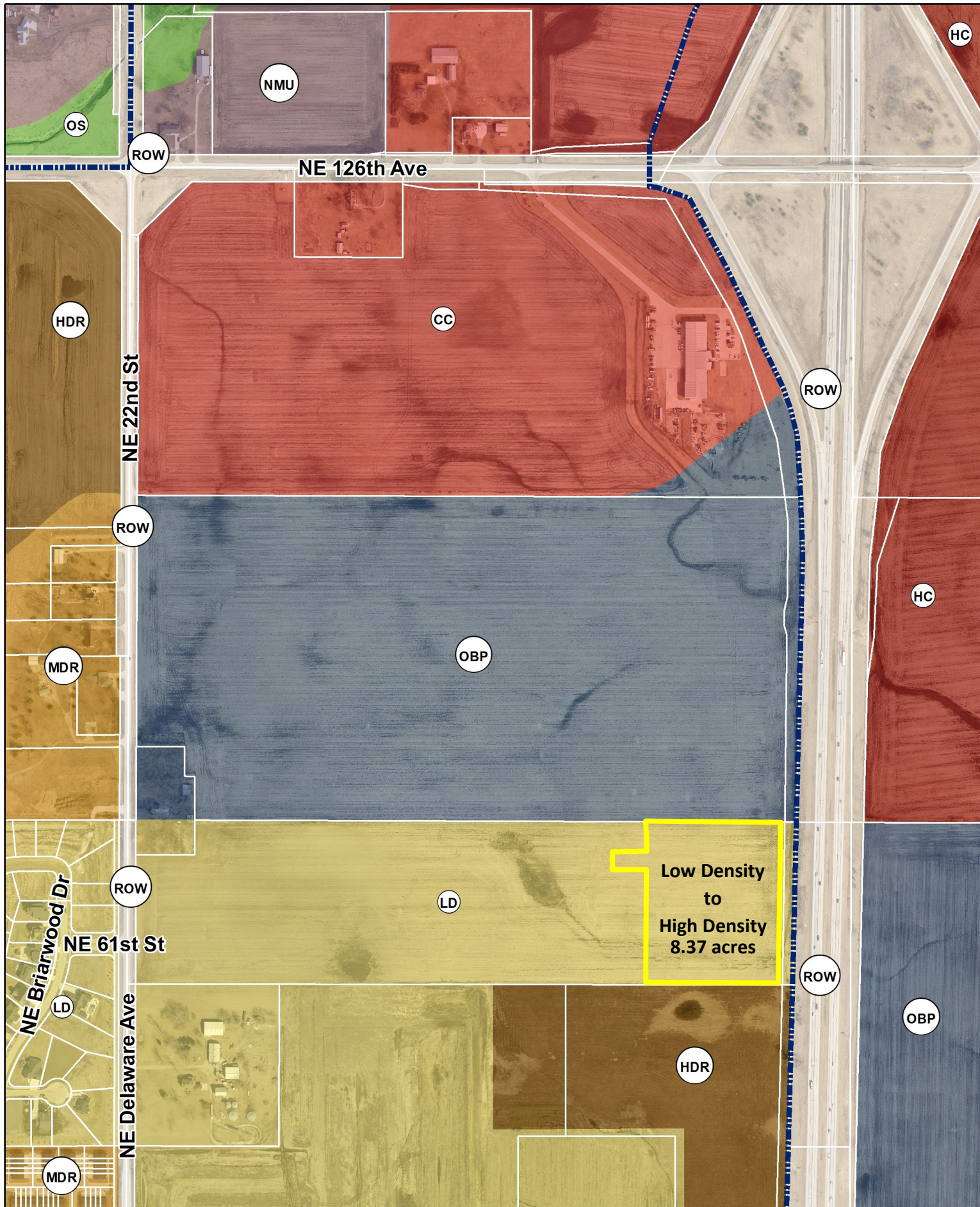
Accompanying the request for Land Use Amendment Areas #3 & #4, the applicant is also requesting to rezone 14.73 acres (Area C) from R-1 One Family Residential District to R-3, Multiple-Family Residence District, restricted to 20 units per acre.

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.

Staff will present a complete staff report at the next Plan and Zoning Commission meeting on May 7, 2024.



N
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.

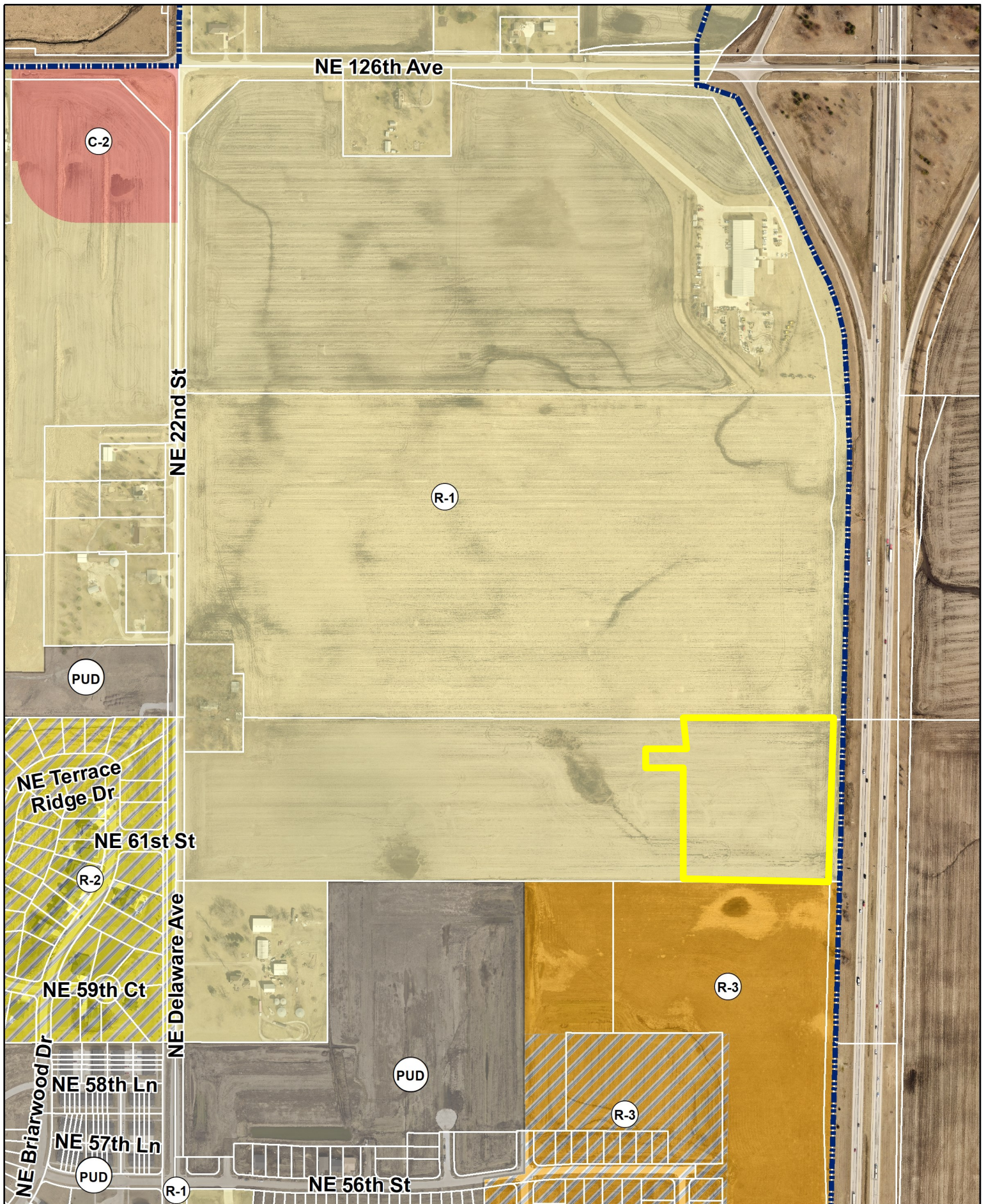
When the comprehensive plan was created for this large tract of property that overall contains 119.30 acres, the property was assigned a low-density residential and office/business park land use. As the property is now annexed into the city of Ankeny and is under one ownership the market would back a 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.

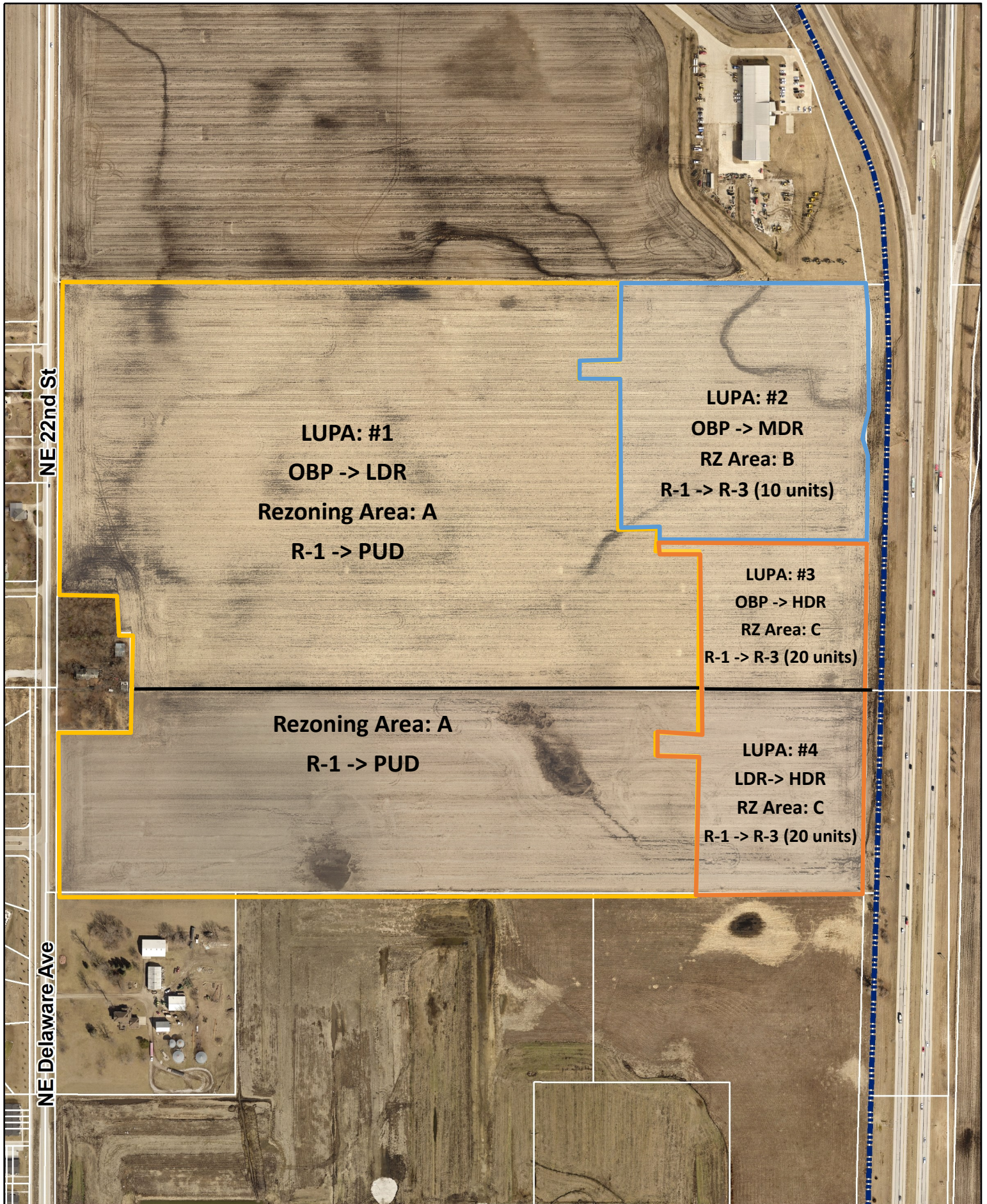
Please accept this submittal for the next available Planning & Zoning and City Council meetings. Let me know if you have any questions or require any further information to complete your review. Thanks.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Jared Murray, P.E.





1 inch = 400 feet

Date: 4/11/2024

Hope Crossing
Land Use Plan Amendments & Rezoning
Combined Aerial Map



PLAN AND ZONING COMMISSION

April 16, 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):








PUBLIC OUTREACH EFFORTS:

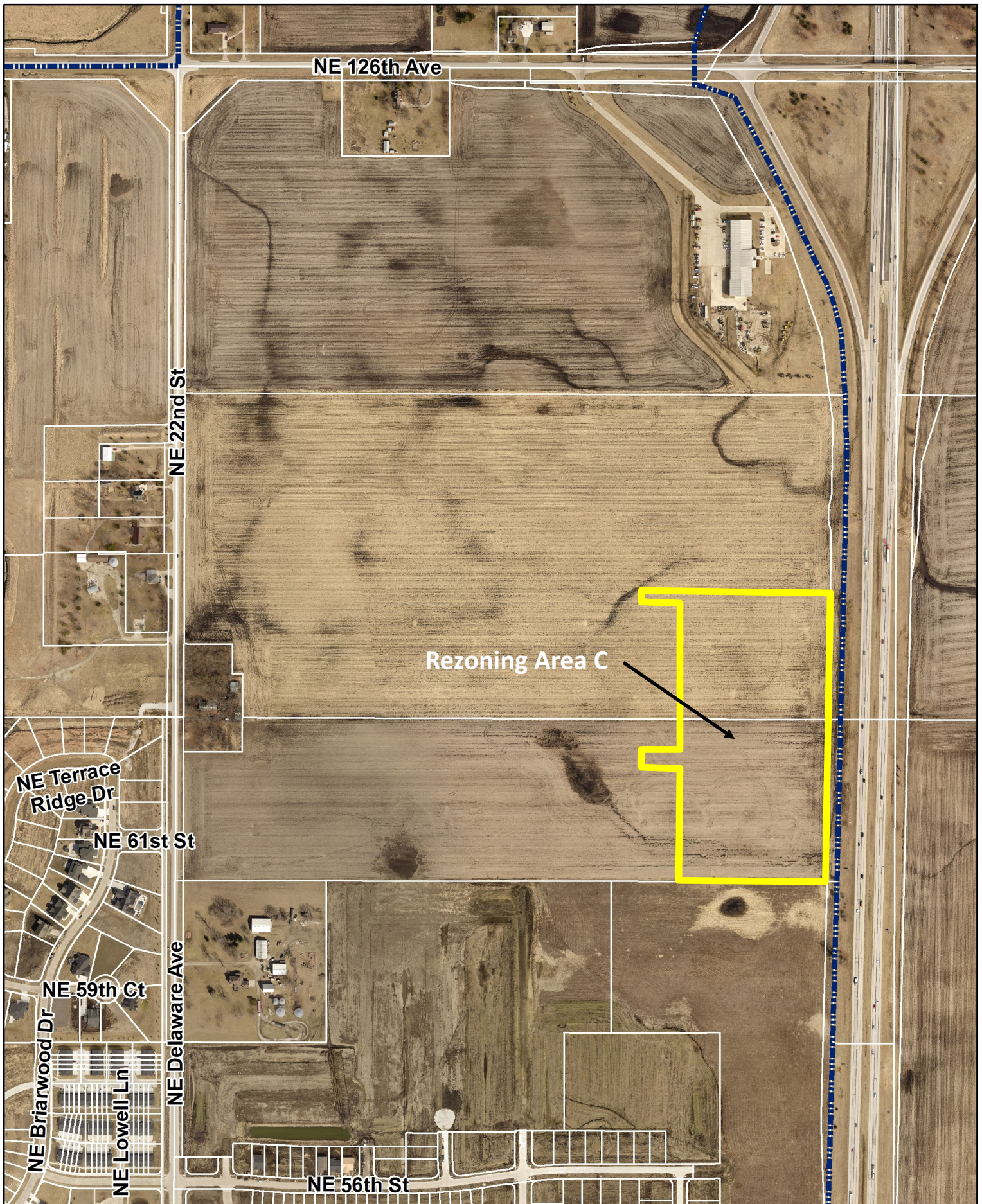
ACTION REQUESTED:

Action: Consider MOTION to close the public hearing, and receive and file documents for Hope Crossing Rezoning Area C.

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: April 16, 2024

Agenda Item: Hope Crossing Land Use Map Amendments and Rezonings – Public Hearing
Report Date: April 11, 2024
Prepared By: Laura Hutzell *ESC*
Associate Planner

Discussion

Hope K Farms, LLC is requesting four amendments to the Ankeny Plan 2040 Comprehensive Plan *Figure 12.10, Future Land Use Map*. These amendments are accompanied by three rezonings. 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 Ave. The proposed land use map amendments and rezonings are as follows:

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.

Staff will present a complete staff report at the next Plan and Zoning Commission meeting on May 7, 2024.



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.

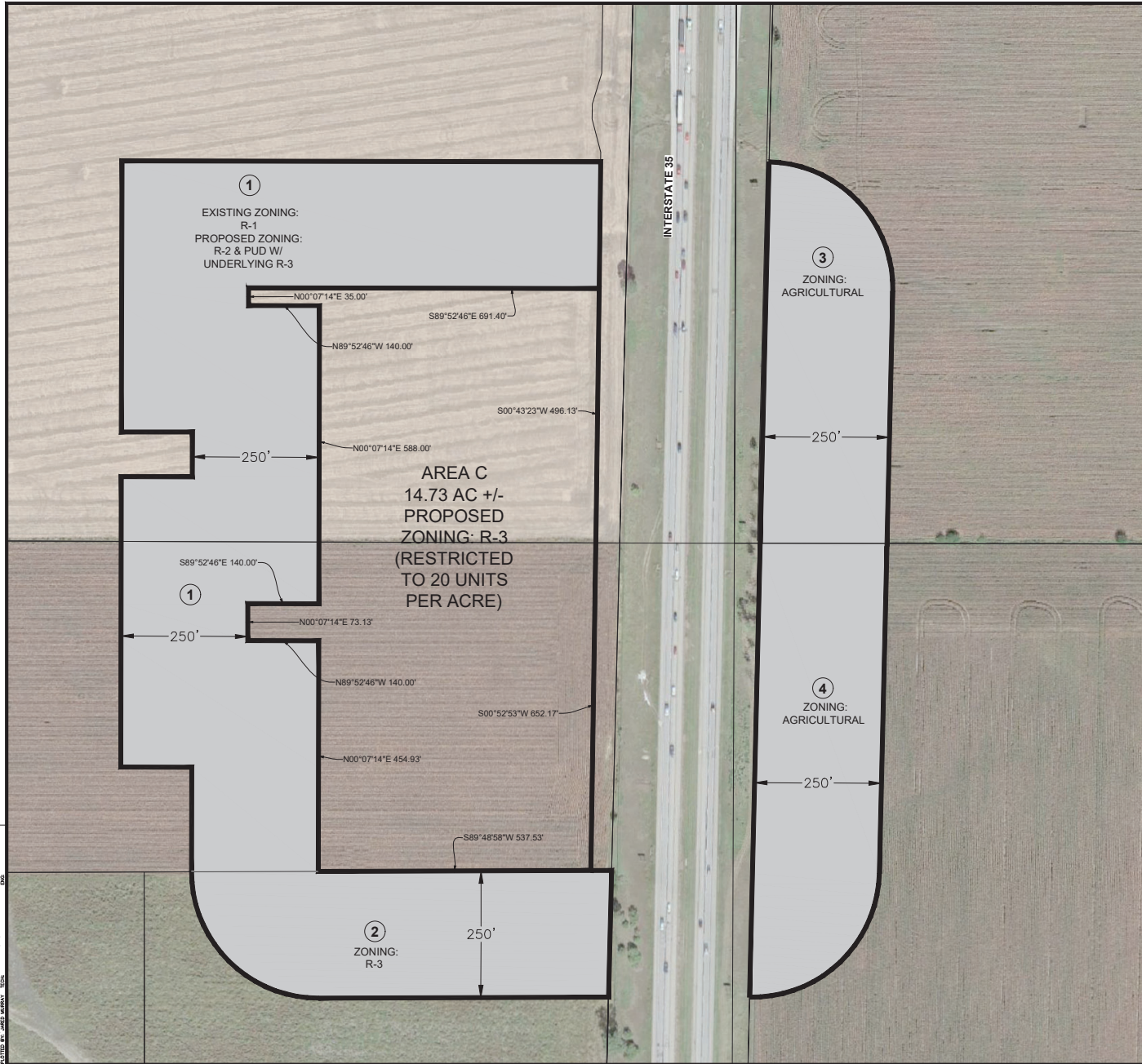
Please accept this submittal for the next available Planning & Zoning and City Council meetings. Let me know if you have any questions or require any further information to complete your review. Thanks.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

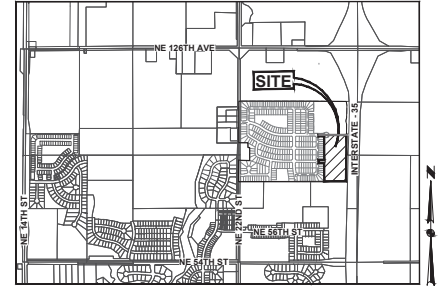
Jared Murray, P.E.

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 | |
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| 03/06/2024 | 99TH SUBMITTAL | |
| 03/06/2024 | 100TH SUBMITTAL | |

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

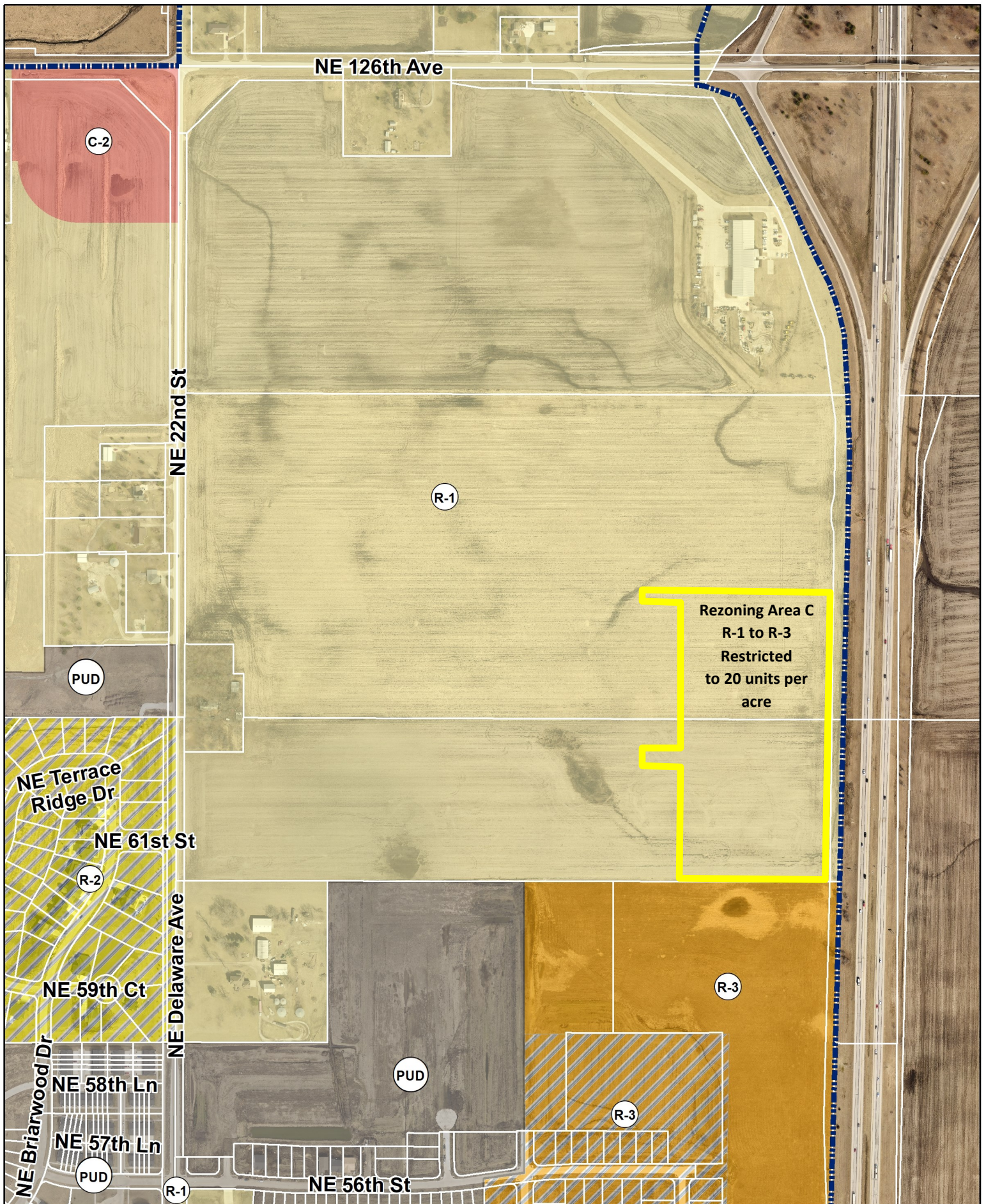
ENGINEER: JMM

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

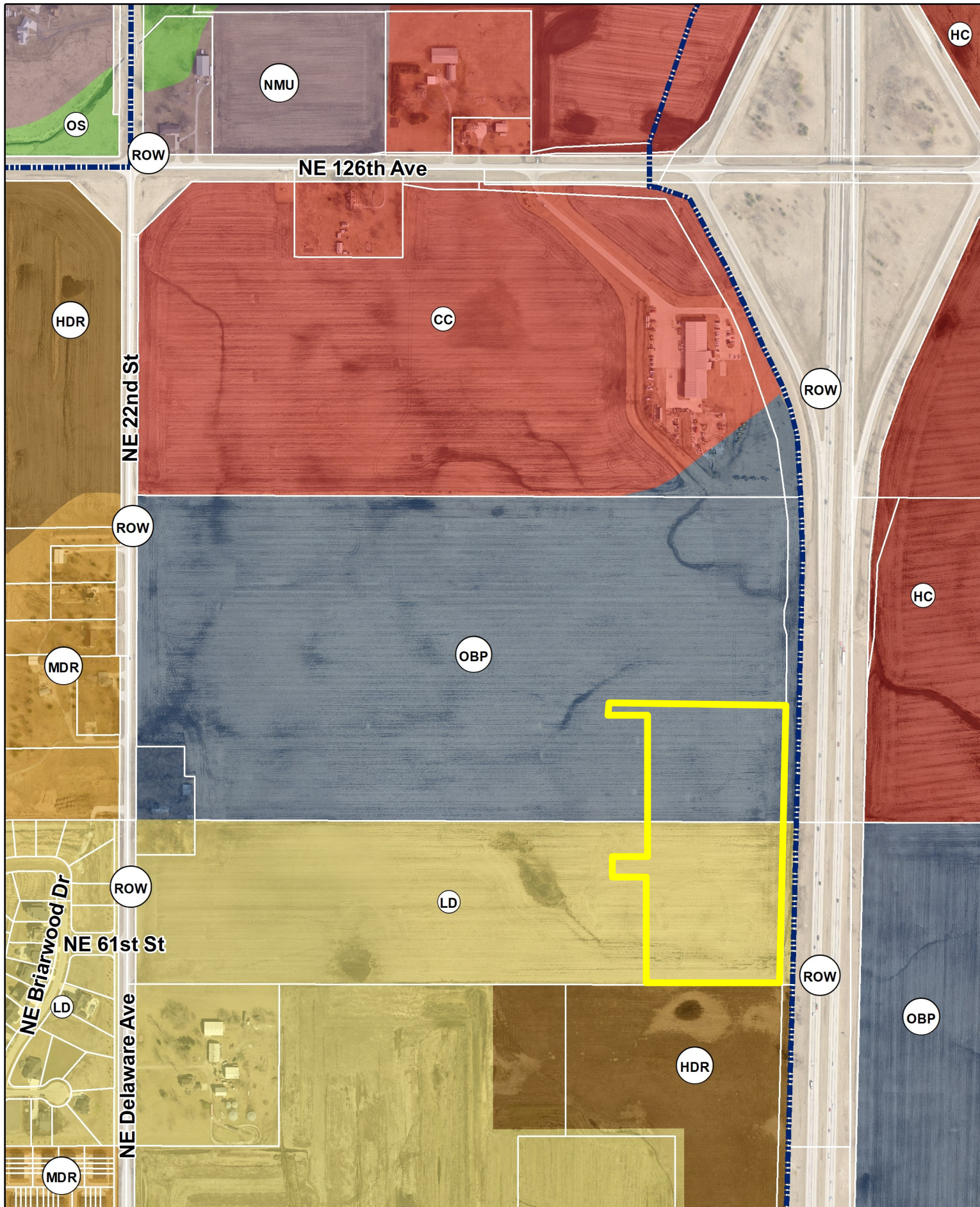


1 inch = 500 feet

Date: 3/11/2024

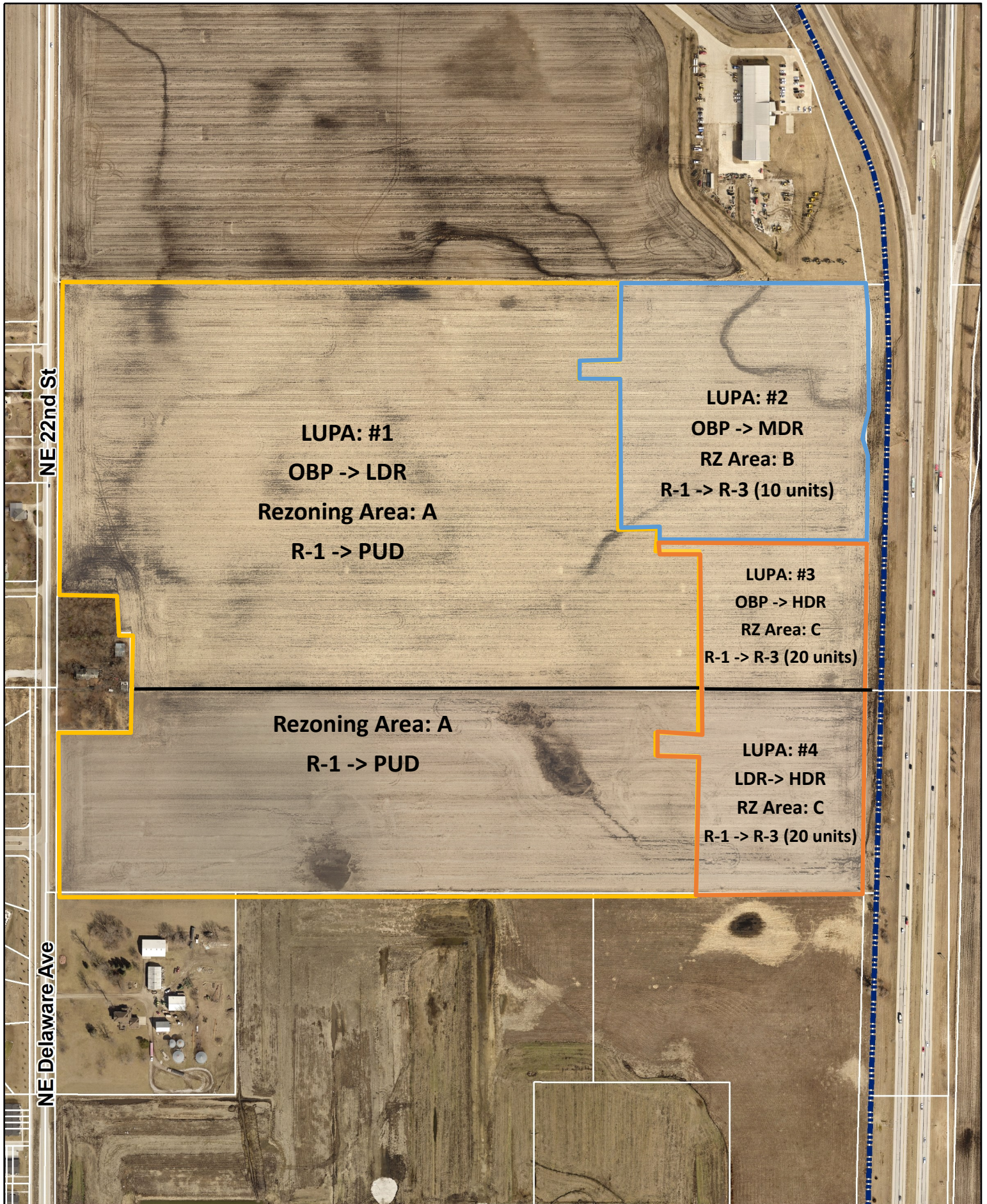
Hope Crossing Zoning Map

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

April 16, 2024

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Kings Pointe East Preliminary Plat

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):





PUBLIC OUTREACH EFFORTS:

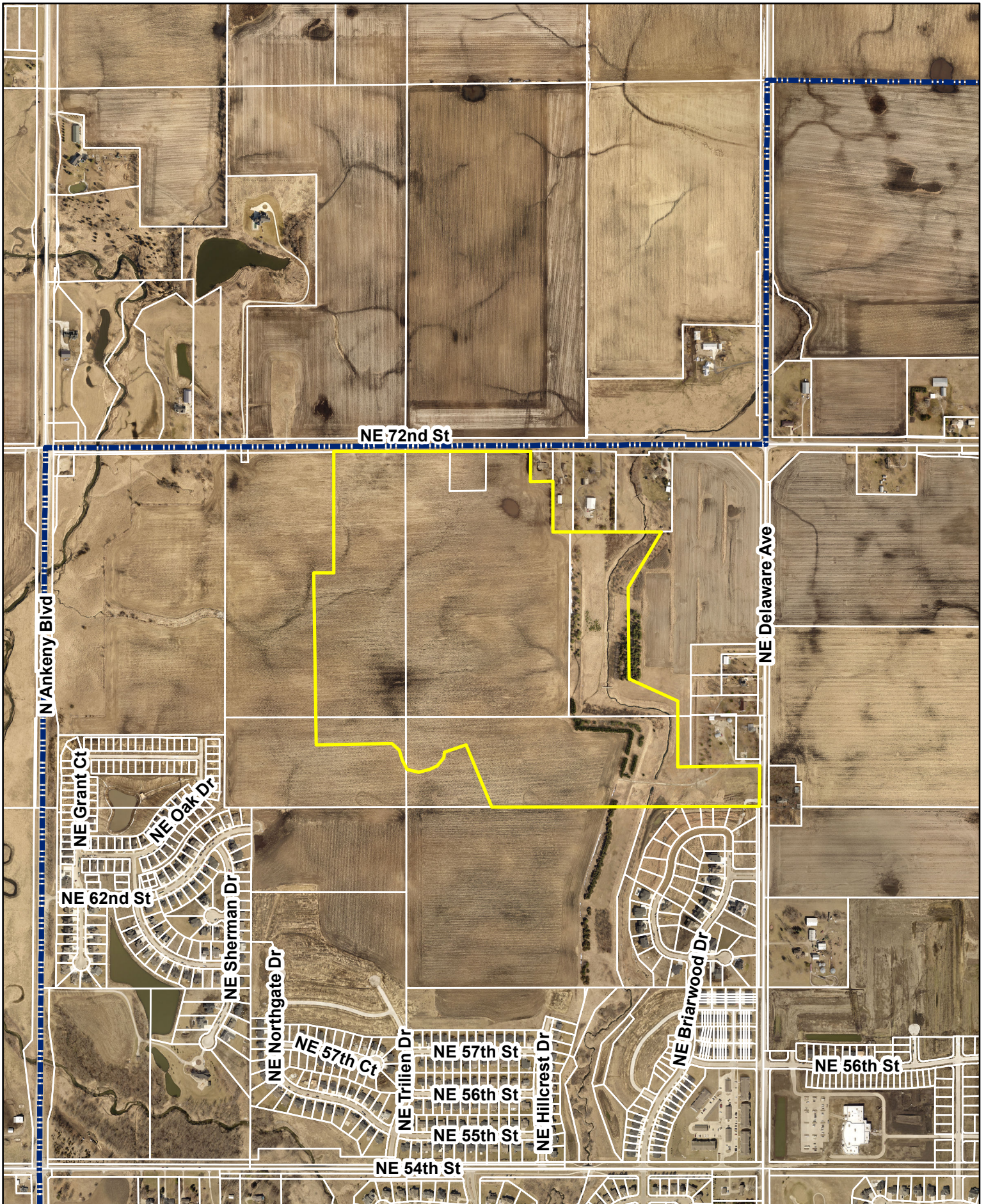
ACTION REQUESTED:

Action: Consider MOTION to recommend City Council approval of the Kings Pointe East Preliminary Plat, and acceptance of the public street name NE Kings Pointe Drive.

ADDITIONAL INFORMATION:

ATTACHMENTS:

| | |
|---|----------------------------------|
| Click to download | |
|  | Aerial Map |
|  | Staff Report |
|  | Applicant Letter |
|  | Preliminary Plat |



N



1 inch = 900 feet

Date: 4/10/2024

**King's Pointe East
Preliminary Plat**



*Plan and Zoning Commission
Staff Report*

Meeting Date: April 16, 2024

Agenda Item: King's Pointe East – Preliminary Plat
Report Date: April 11, 2024
Prepared By: Jake Heil *ESC*
Associate Planner

Staff Recommendation:

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.

Project Summary:

King's Pointe East is a proposed 123.19-acre (+/-) preliminary plat located in the northeast quadrant of Ankeny; more specifically 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 King's Pointe East preliminary plat is in general conformance with the Hope Kimberley Properties Phase 1 and Phase 2 PUD's and other recent land use plan amendments and rezonings in this area.

Project Report:

Streets: The preliminary plat includes the addition of a new public street NE Kings Pointe Drive. The proposed development will be primarily accessed off of NE 72nd Street to the north and NE Delaware Avenue from the west. NE Hillcrest Drive and NE Trilein Drive will provide existing connections through developments to the south. Five-foot sidewalks will be required throughout the development with the exception of an 8-foot sidewalk being required on the south side of NE 72nd Street, east side of NE Trilein Drive and west side of NE Delaware Avenue.

The traffic study is still currently in the process of being completed. The developer has provided turn lanes at the main access points along NE 72nd Street and NE Delaware Avenue and other necessary traffic improvements on this preliminary plat. City Staff believes there will not be any major changes from what is already being shown on the preliminary plat, with the 71st Street access point and turn lane queuing lengths being the remaining concerns. The traffic study will be required to be completed before this preliminary plat is approved by City Council.

Water: A 12-inch water main exists along the west side of NE Delaware Avenue, which will be extended north to the existing homesteads just north of NE 62nd Street. Additionally, 12-inch water main will be installed along the south side of NE 72nd Street, for the entirety of the northern preliminary plat boundary. 10-inch water main will be installed along NE 62nd Street and extended north along NE Trilein Drive. Eight-inch water mains will be extended throughout the remainder of the proposed development.

Sewer: 18-inch sanitary sewer currently exists along the unnamed creek on the west side of NE Delaware Avenue. This main will be extended north, where it will switch to a 15-inch main north of NE 62nd Street, and continue north along the unnamed creek, where it stops just short of the existing homesteads on the south side of NE 72nd Street. An 8-inch main will extend from that point, west along the south property line of those homesteads to serve those existing homes in the future. The 8-inch main will be extended west along NE 68th Street past the western plat boundary. From there it will be extended west and south, eventually tying into the existing 12-inch sewer main along N Ankeny Blvd. Eight-inch sanitary sewer will then be extended throughout the remainder of the development.

Drainage: A full drainage study is being required with the final plat as the Fourmile Creek watershed is currently in a FEMA flood zone. A floodplain development permit will also be required prior to any ground work and has been communicated with the developer. Stormwater in this area generally flows east or west from the middle of the development. Eventually, all storm water either flows west into Fourmile Creek on the western boundary or into the unnamed branch of the Fourmile Creek that is on the eastern boundary of the development. Stormwater from there flows south and east ultimately out letting into the Des Moines River.

The preliminary plat shows Outlot X and W to be utilized as storm water detention ponds, maintained by the Homeowner's Association. 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.

Park site: The City's Parks Department has agreed to accept Outlot V, totaling 8.21 acres, as parkland dedication for this development. While this parkland dedication is more than what is being required in this development, this parkland would also serve as part of the parkland dedication for the other Hope Kimberley projects immediately to the east, west and south that will eventually be a part of this development.

March 29, 2024

Honorable Mayor, City Council & Planning & Zoning Commission
City of Ankeny
Planning & Building Department
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: King's Pointe Preliminary Plat

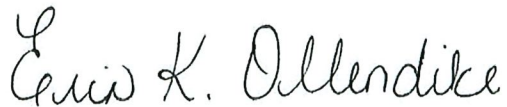
Honorable Mayor, City Council and Planning and Zoning Commission;

On behalf of Hope Kimberley, LLC, we respectfully submit herewith the King's Pointe Preliminary Plat in request for approval. This property consists of 123.2 acres and is located southwest of the intersection of NE Delaware Avenue and NW 72nd Street. These documents were prepared in accordance with Ankeny's standards and meet the requirements of the R-3 Multiple Family Residence District with restrictions and the PUD requirements that exist on the property. This project features the construction of 224 single family residential lots, an outlot for multi-family residential restricted to 18 units/acre, an outlot to be dedicated to the city as parkland, a lot for the construction of a clubhouse and four outlots for open space/stormwater management.

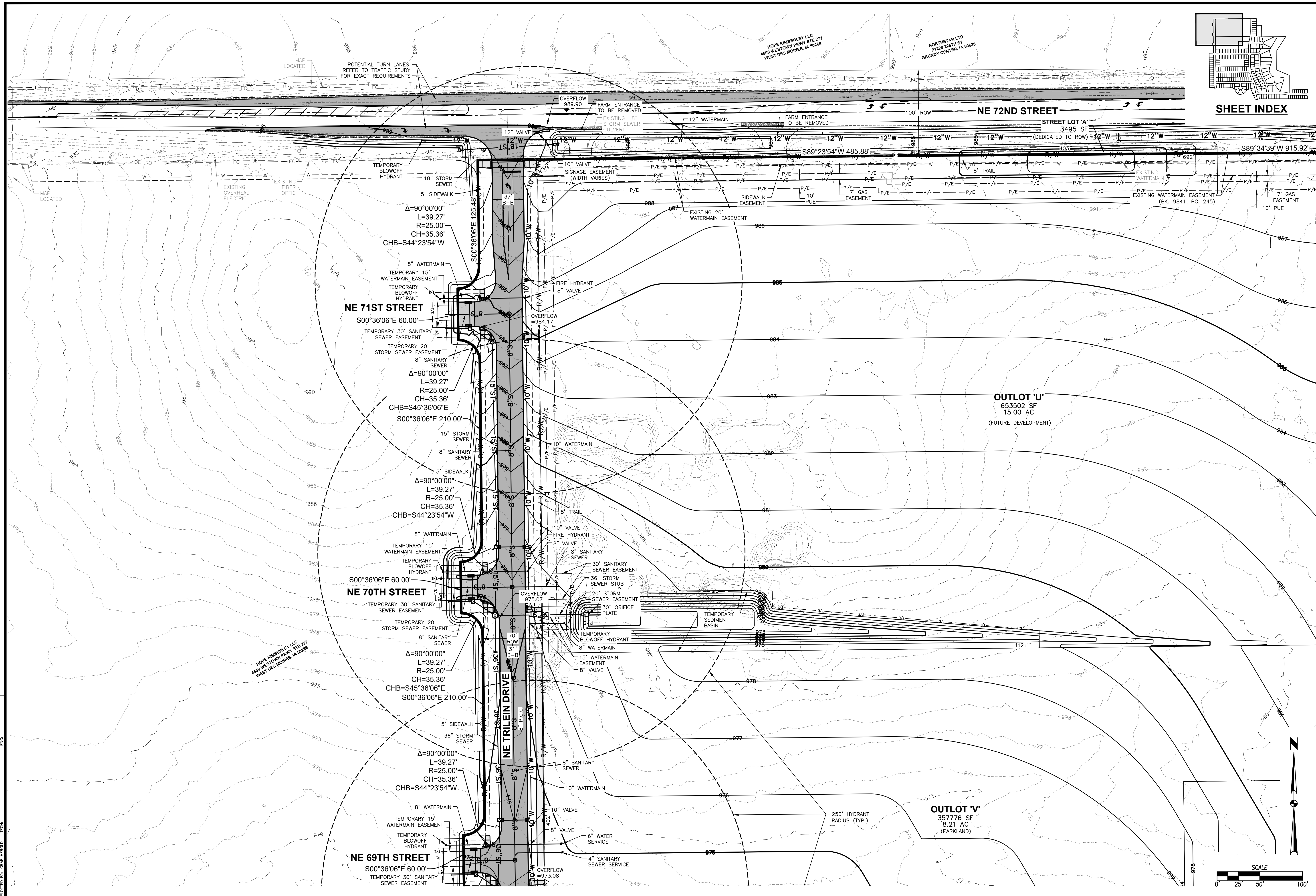
Please accept this submittal for the next available Planning & Zoning and City Council meetings. Let me know if you have any questions or require any further information to complete your review. Thanks.

Sincerely,

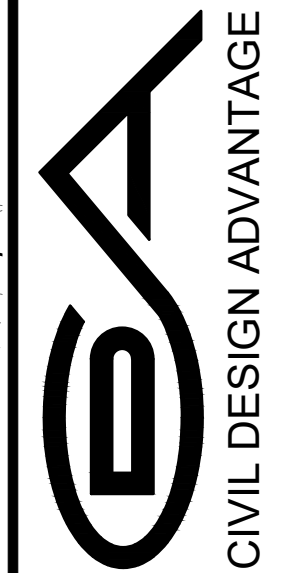
CIVIL DESIGN ADVANTAGE, LLC

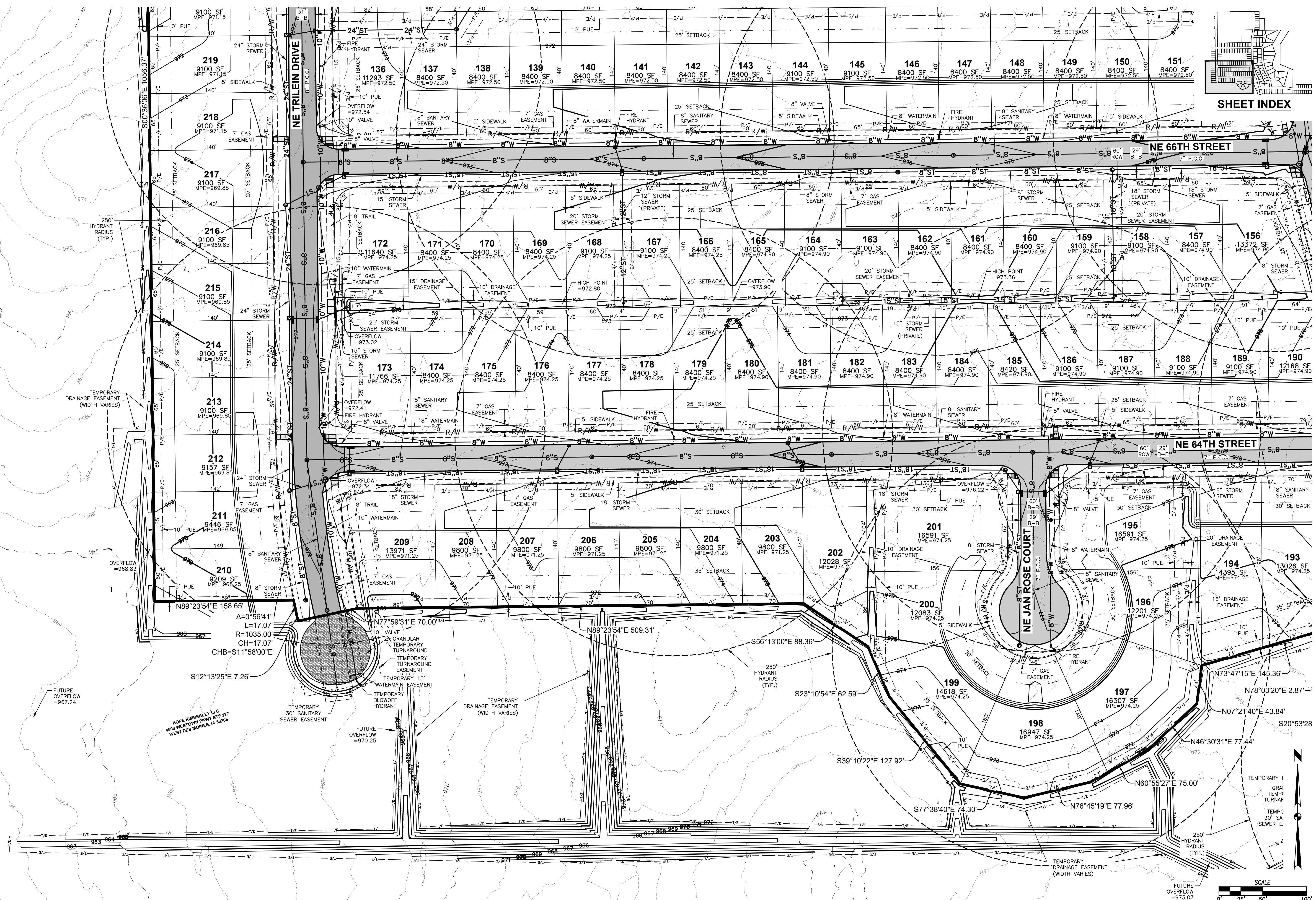


Erin K. Ollendike, P.E.



| REVISIONS | | DATE |
|------------------|--|------------|
| FOURTH SUBMITTAL | | 03/28/2024 |
| THIRD SUBMITTAL | | 03/08/2024 |
| SECOND SUBMITTAL | | 02/23/2024 |
| FIRST SUBMITTAL | | 01/19/2024 |





SHEET INDEX

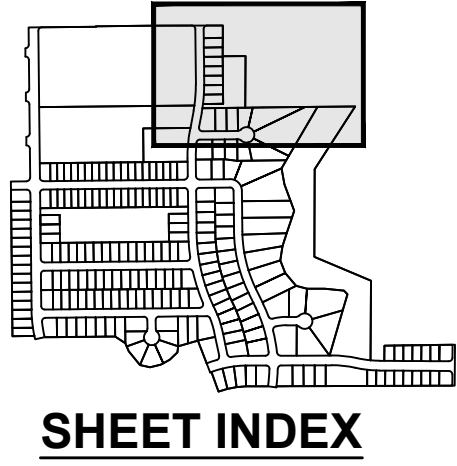
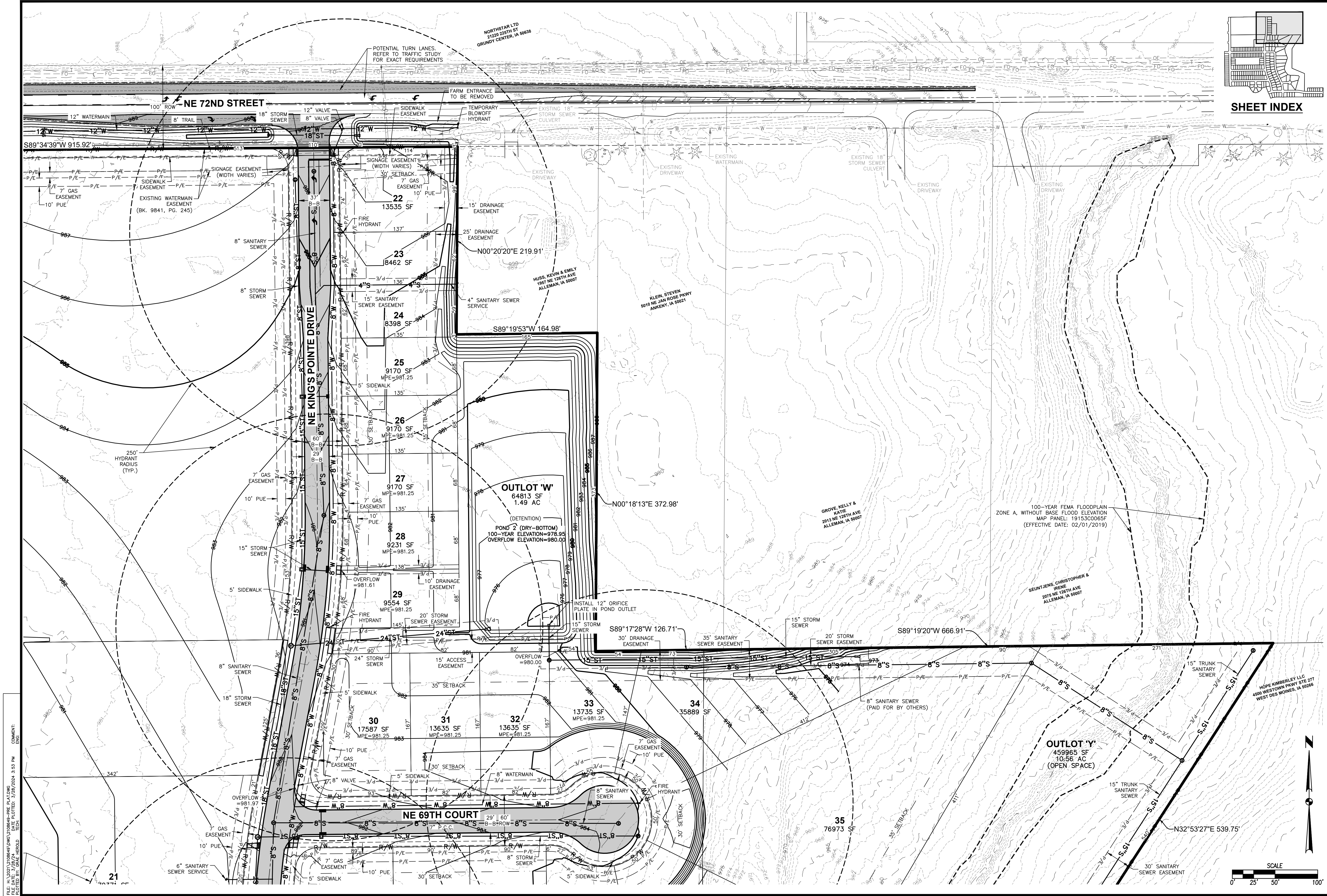
| REVISIONS | DATE |
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| | |
| FOURTH SUBMITTAL | 03/28/2024 |
| THIRD SUBMITTAL | 03/08/2024 |
| SECOND SUBMITTAL | 02/23/2024 |
| FIRST SUBMITTAL | 01/19/2024 |

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

KING'S POINTE EAST
PRELIMINARY PLAT

2108.649

FILE: H:\2021\2108649\DWG\2108649-PRE PLAT.DWG
 FILE DATE: 3/28/24 DATE PLOTTED: 3/28/2024 3:53 PM
 COMMENT:



DATE
03/28/2024
03/08/2024
02/23/2024
01/19/2024

REVISIONS
FOURTH SUBMITTAL
THIRD SUBMITTAL
SECOND SUBMITTAL
FIRST SUBMITTAL

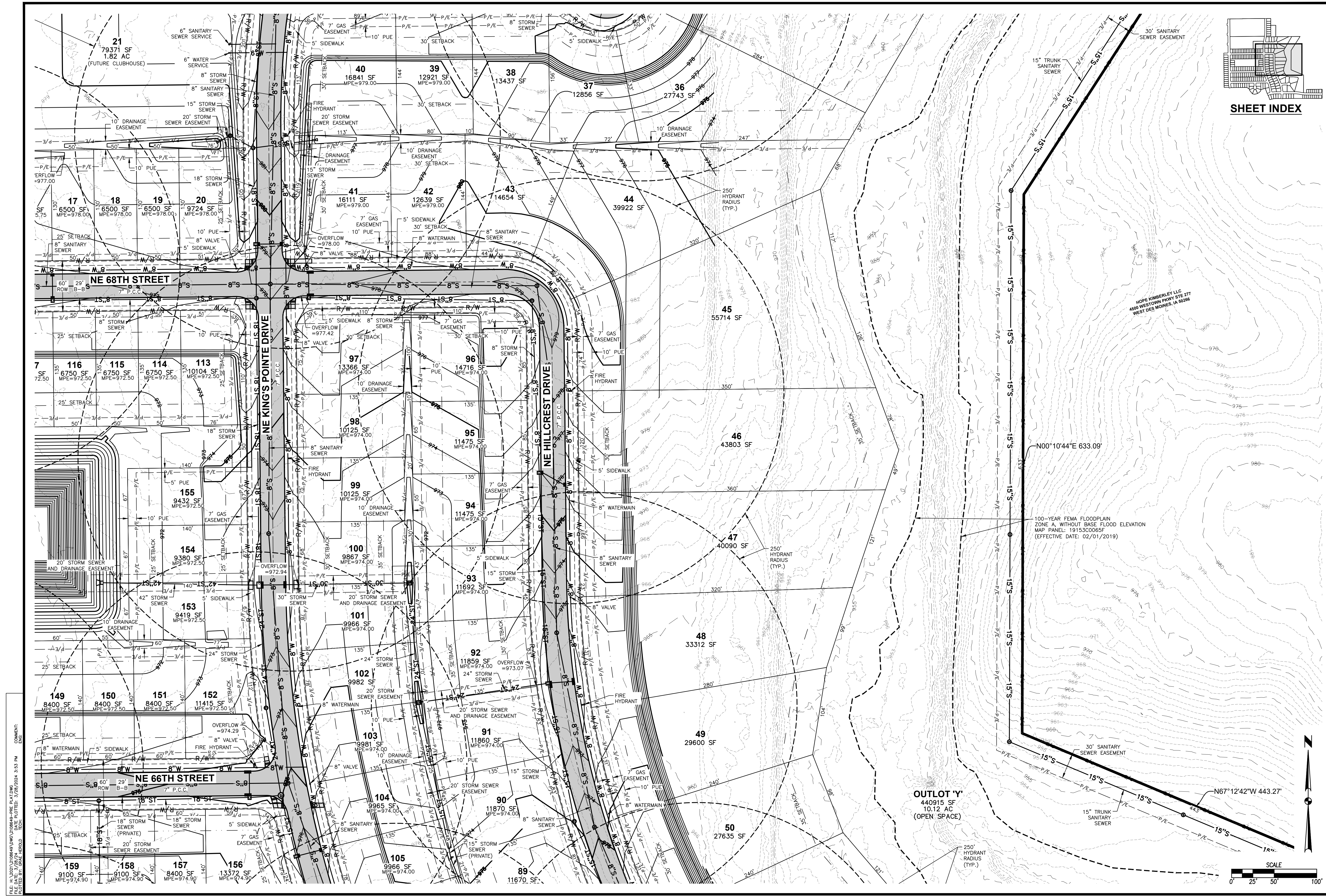
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

ENGINEER: EKO
EI: MAE

CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

KING'S POINTE EAST
PRELIMINARY PLAT

5
8
2108.649



| REVISIONS | DATE |
|------------------|------------|
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**KING'S POINTE EAST
PRELIMINARY PLAT**

