



Meeting Agenda

Plan and Zoning Commission

Tuesday, April 2, 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 2, 2024 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes

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

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

F. REMOVED CONSENT AGENDA ITEMS:

G. PUBLIC HEARINGS:

H. BUSINESS ITEMS:

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

Consider MOTION 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.

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

Consider MOTION 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.

I. OLD BUSINESS:

J. REPORTS:

1. April 1, 2024 City Council Report - Staff

2. Director's Report

Tentative agenda items for Tuesday, April 16, 2024

Public Hearing(s): Set public hearing for Tuesday, April 16, 2024 at 6:30 p.m.

Amendment to the Ankeny Plan 2040 Future Land Use Map for property owned by Hope K Farms, LLC from:

Office/Business Park to Low Density Residential - Amendment #1 (57.74 acres)

Office/Business Park to Medium Density Residential - Amendment #2 (15.71 acres)

Office/Business Park to High Density Residential - Amendment #3 (6.36 acres)

Low Density Residential to High Density Residential - Amendment #4 (8.37 acres)

Request by Hope K Farms, LLC to rezone property from:

R-1 to PUD - Area A (88.86 acres)

R-1 to R-3 restricted to 10 units/acre - Area B (15.71 acres)

R-1 to R-3 restricted to 20 units/acres - Area C (14.73 acres)

3. Commissioner's Reports

K. MISCELLANEOUS ITEMS:

April 15, 2024 - 5:30 p.m. City Council Representative: Staff

L. ADJOURNMENT:

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION

April 2, 2024

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Minutes

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to approve and accept the March 19, 2024 minutes of the Plan and Zoning Commission meeting.

ADDITIONAL INFORMATION:

ATTACHMENTS:

[Click to download](#)



Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, March 19, 2024

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

CALL TO ORDER

Chair Ted Rapp called the March 19, 2024 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

AMENDMENTS TO THE AGENDA

Motion by L.West to approve and accept the March 19, 2024 agenda without amendments. Second by A.Renaud. 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 5, 2024 minutes of the Plan and Zoning Commission meeting.

Item #2. Trestle Ridge Estates Plat 7 Final Plat

Motion to recommend City Council approval of Trestle Ridge Estates Plat 7 Final Plat; and recommend City Council authorization of 100% reimbursement in the amount of \$47,430 for 24-inch trunk sewer and City cost-participation in the amount of \$9,555 for 8' sidewalk along NW Reinhart Drive.

Item #3. 1101 S Ankeny Boulevard - Hyper Energy Bar Site Plan

Motion to approve the site plan for 1101 S Ankeny Boulevard, Hyper Energy Bar Site Plan; subject to City Council approval of the stormwater management facility maintenance covenant and permanent easement agreement.

Motion by L.West to approve the recommendations for Consent Agenda Item #1 - #3. Second by R.Weisheit. All voted aye. Motion carried 5 – 0.

PUBLIC HEARINGS

Item #4. 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. He noted the zoning for the surrounding properties. R.Kirschman shared that the PUD Master Plan outlines the general plan for development of the site with tentative building footprints, access to public streets, parking areas, and storm water detention areas; however, final designs will be determined and approved with subsequent final platting and site planning. He further said that the amendment adds the Data Center Use with additional language, allowing an alternate architectural style to have Cerulean blue as a main accent color and also provides additional landscaping language for a Type C screen, which will be a combination of earth berms, trees and shrubs that screen for an electrical substation. He said the proposed amendment remains consistent with the Future Land Use Map. The applicant has submitted the required rezoning petitions and all legal notifications for the rezoning have been met. A complete staff report will be presented at the next Plan and Zoning Commission meeting on April 2, 2024.

Brent Culp, Snyder & Associates, 2727 SW Snyder Boulevard, Ankeny first noted that the owner of the property, Andy Hodges, was in attendance. Brent Culp said the property consists of 35.66 acres and briefly explained the location of the I-80 Commerce PUD. He said the initial proposal that was intended for this PUD in 2019, was

unfulfilled. He said that they now have an opportunity to add a couple of uses to this PUD, which would be to allow a data center and a substation to support a data center. He explained the services for the site, which included sanitary sewer, water main and on-site water detention. He presented a schematic of the area and color elevations. Brent Culp commented that this amendment is based off of the original PUD and provides for the addition of a data center and substation.

T.Rapp asked if they see Lot 3, as being something similar to a data center. Brent Culp responded, not at this time. A.Renaud asked what the water usage would be for the data center.

Kye Nielsen, 1780 West 700 North, The Will Group, Lindon, Utah said they would be developing a data center on-site. He stated that the only water usage for this data center would be for domestic use only, as the data center is run 100% off of air. All the cooling for the critical servers will be through their air flow chillers. A.Renaud asked the size of the substation? Kye Nielsen responded the plan is 16 megawatts.

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

Motion by T.Ripper to close the public hearing, and receive and file documents. Second by A.Renaud. All voted aye. Motion carried 5 – 0.

E.Jensen informed the audience that the rezoning will come back before the Commission on Tuesday, April 2, 2024 at 6:30 p.m. to consider their recommendation to City Council.

Item #5. 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 noted that the property to the west of the subject property is also zoned R-1, One-Family Residence District and the property to the north, south, and east is not currently in the city. 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; however, final designs will be determined and approved with final platting. R.Kirschman stated that the Ankeny City Council initiated the rezoning on Monday, February 19, 2024 and all legal notifications for the rezoning have been met. A complete staff report will be presented at the next Plan and Zoning Commission meeting on April 2, 2024.

Jake Becker, McClure Engineering Company, 1360 NW 121st Street, Clive, Iowa representing the developer, stated that the development is a pretty traditional single-family residential subdivision with low density. He stated that a unique part of this property is that they plan to maintain the existing tree line and the existing farm pond will be dredged and improved for the residents who will live around it. Jake Becker explained that the sewer extension project has begun, so there will be a few trees removed within these easements. He asked the Commission if they had any questions.

Robyn Biehl, 7514 NE Berwick Drive, Ankeny said they have lived in their house 25 years and understood at some point there may be a housing development on the farm land. She stated that they understand that they live outside a very rapidly growing metropolitan area, which is appreciated. Robyn Biehl said what they did not anticipate was the possibility of a housing development with multi-family dwellings and houses being built on less than one acre. She noted that they anticipated executive homes with a large amount of land around them. She shared that they had noticed already that with the construction that has begun, their quality of life has changed. Their quiet neighborhood has been very busy, it's been hard to get out of their driveways, and it's unsafe when trying to walk their dogs. She understands change happens. As a new resident of Ankeny, she asked for there to be respect given to their quality of life and safety and keep the zoning as R-1. Robyn Biehl commented that their neighborhood was never meant to have this much density. She thanked the Commission for their time.

Lee Harms, 6913 NE Berwick Drive, Ankeny thanked the Commission for allowing input on the zoning request. He said their neighborhood is a quiet neighborhood and the vast majority of the properties are multi-acre single family homes. He commented that many of the people who live on Berwick drive have lived there for decades. Lee Harms

explained that there are no sidewalks, so people walk down the roadway since the current traffic is moderate. He also noted that bicycle clubs ride NE Berwick Drive in the summer. He wanted to make note that there is a lot of wildlife in their neighborhood due to the Four Mile Creek Greenbelt. They have seen an increase in herds of deer in residential areas since the developments on NE 29th Street. He feels rezoning to PUD is inconsistent with the current neighborhood.

Dennis Prather, 7190 NE Berwick Drive, Ankeny presented the conceptual plan that was in the agenda packet. He said he lives directly across from Phase 4. He does not want to see multiple townhomes or another rezoning request to allow apartments. He is concerned about safety of NE Berwick Drive. Dennis Prather said his main concern is about safety on NE Berwick Drive. He thanked the Commission.

Kirby Putzier, 7770 NE Berwick Drive, Ankeny said he lives on the corner of NE Berwick Drive and SE Oralabor Road. He has seen multiple accidents on this corner. His main concern is that he has a disabled son who has a power chair that walks by himself up and down NE Berwick Drive. He noted that his son has safety equipment, so he is visible to vehicles. Kirby Putzier commented that there are no sidewalks and no shoulders and if there are too many homes in the area, who is going to control the road to keep it safe for people who have lived there for many years? He thanked the Commission.

Sue Davidson, 6785 NE Berwick Drive, Ankeny said NE Berwick Drive is a country estate of homes. The road is not built for this amount of traffic. Sue Davison stated the road has steep ditches and asked if the developer will be widening the road, adding shoulders and sidewalks. She commented that this development should be built in the city, not the country. They would prefer the lots to be 2-3-acre estate lots. She questioned whether there would be stoplights on NE Berwick Drive. Sue Davidson would like more information about what is planned for this development. Her request would be for single family one-acre lots, which may be more acceptable to the existing neighborhood.

John Schoolen, 6717 NE Berwick Drive, Ankeny said he agrees with all the other neighbors. He said the ingress/egress onto NE Berwick Drive in Phase 1 is a blind drop in the roadway. He does not feel that it will work very well. He asked whether a traffic study had been done, and if so, what the results are. John Schoolen also commented that he does not see any green space planned for Phase 4 and the exits in this phase seem to be too close to each other. He also would like to know what type of houses there will be along NE Berwick Drive and who will be keeping the road clean during construction.

Paul Moyer, 6681 NE Berwick Drive, Ankeny has lived in his home a little over a decade. When he built his home, he was required to have a minimum of a 3-acre lot and would like to see that with this development. He commented that it will affect current property values if these homes are built in their neighborhood and would be equivalent to low-rent housing in their neighborhood. He thanked the Commission.

A.Renaud said the Future Land Use Map shows a significant amount of open space versus what is shown in the PUD plan. She asked staff if they could provide the differential percentage between the open space in the Future Land Use Map versus what is shown in the PUD plan.

Motion by A.Renaud to close public hearing, and receive and file documents. Second by R.Weisheit. All voted aye. Motion carried 5 – 0.

Chair T.Rapp informed the audience that the rezoning will come back before the Commission on Tuesday, April 2, 2024 at 6:30 p.m. to consider their recommendation to City Council.

BUSINESS ITEMS

Item #6: Vintage Business Park Neighborhood Plan 6th Amendment

D.Gervais reported Vintage Business Park at Prairie Trail Neighborhood consists of 95 acres originally owned and developed by DRA Properties. She said the site is generally located north of SW Vintage Parkway and south of John Deere between SW State Street and SW Irvinedale Drive and is zoned Prairie Trail PUD in the Business Park Precinct. This is the 6th amendment to the neighborhood plan. She stated that DRA Properties and Caliber Iowa are now proposing a minor amendment to the plan relating to the use of the 2.62-acre Lot 5, which on the previous approved plan showed one building with a large parking area. She explained that the proposed amendment shows Lot 5 as a

multi-family residential area subdivided into 2 lots with 2 three-story apartment buildings and a parking area to accommodate the use. She noted that the site will share existing access onto SW Magazine Road with Wags Pet Resort & Luxury Hotel, as well as utilize existing access onto SW State Street through an ingress/egress and right-of-way easement. There is a traffic impact study in progress. A note has been added to the neighborhood plan stating that the developer of the lot is responsible for any improvements resulting from an approved traffic impact study. Staff recommends approval of the 6th Amended Vintage Business Park at Prairie Trail Neighborhood Plan and rescind the previous plan approved March 7, 2022.

L.West asked if they are studying traffic both north and south? D.Gervais responded that the study is for SW Magazine, and she is pretty sure it includes the SW State Street access. L.West asked if the traffic study does not come back as expected, and if the Commission approves this amendment, would there be changes. D.Gervais responded, yes. There would need to be a decision on whether they want to proceed with the recommended improvements.

Adam Schoeppner, Nilles Associates, Inc., 1933 SW Magazine Road, Ankeny on behalf of the developer Caliber Iowa and current property owner DRA Properties. He stated that the developer plans to put two 42-unit apartment buildings on this lot with similar architecture and materials as the Vintage Loft buildings that are located across the street. He shared that they have completed traffic studies for the overall Vintage Business Park neighborhood over the past several years as each section to the west has been developed. He said that there was a previous commercial office use for this lot, so there have already been some traffic projections, so they are changing that to incorporate residential uses. The only difference with this traffic study from the previous study is the access onto SW State Street. They will look to see if it warrants any changes to SW State Street.

Motion by R.Weisheit recommend City Council approval of the 6th Amended Vintage Business Park at Prairie Trail Neighborhood Plan and rescind the previous plan approved March 7, 2022. Second by T.Ripper.
Motion carried 4 – 0 – 1. (Abstain: T.Rapp).

REPORTS

City Council Meeting

E.Jensen reported on the March 18, 2024 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the Tuesday, April 2, 2024 Plan and Zoning Commission meeting.

Commissioner's Reports

T.Rapp confirmed that a traffic impact study is required for the Berwick rezoning. Staff responded yes.

R.Weisheit followed up asking for information on how the city handles the deep ditches and no sidewalks for the existing current property owners. Staff responded that the NE Berwick will remain the same until the street is reconstructed as an urban street, but as the developer plats this project, there will be sidewalks placed on their frontage.

MISCELLANEOUS ITEMS

April 1, 2024 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, T.Rapp motioned to adjourn the meeting. Second by A.Renaud. Meeting adjourned at 7:15 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

April 2, 2024

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

LEGAL:

SUBJECT:

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

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

The Plan and Zoning Commission held a public hearing on the proposed amendment on March 19, 2024.










PUBLIC OUTREACH EFFORTS:

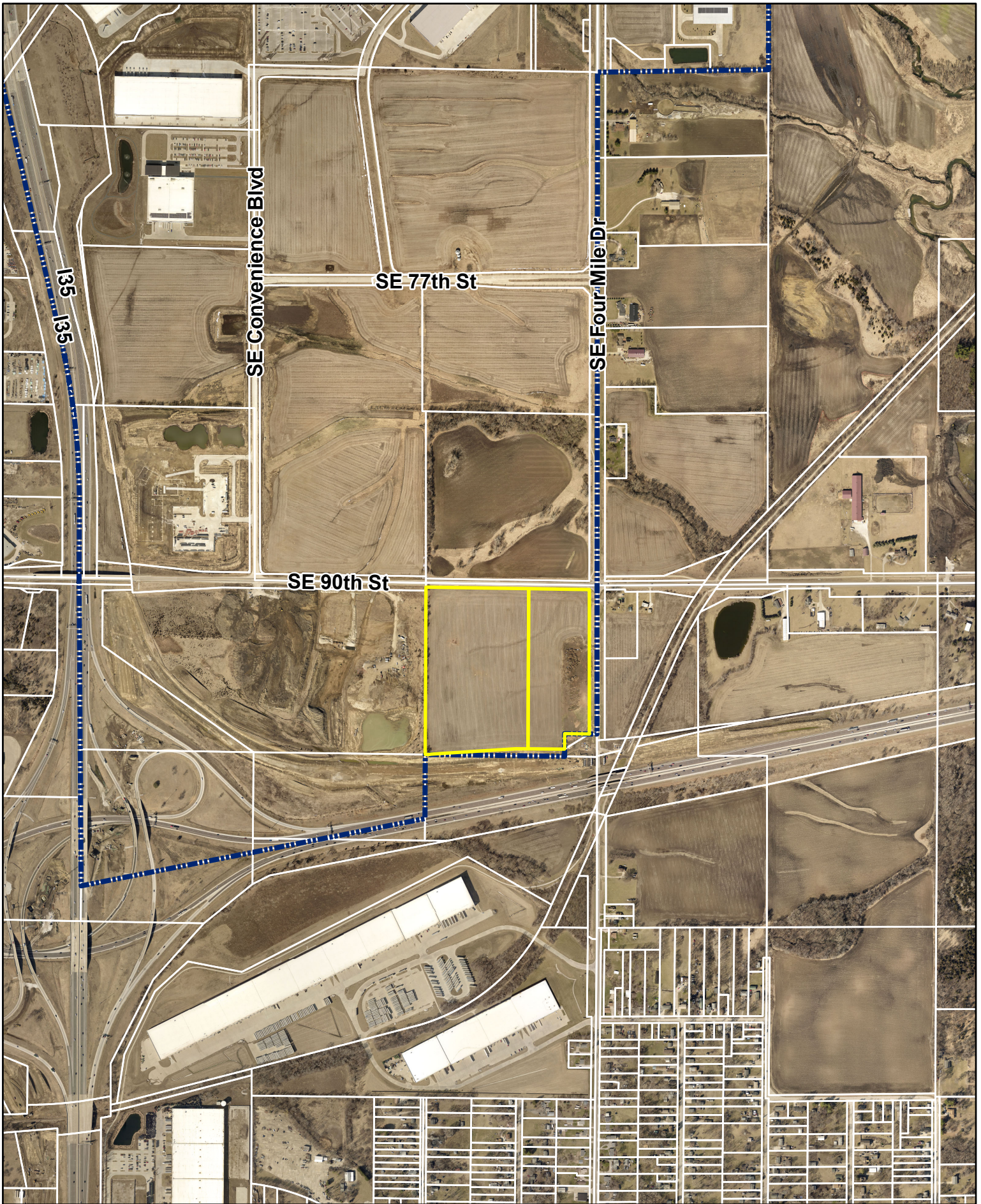
ACTION REQUESTED:

Action: Consider MOTION 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.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download	
	Aerial Map
	Staff Report
	Applicant Letter
	Rezoning Exhibit
	PUD Manual
	PUD Master Plan
	PUD Master Plan Alternative
	Zoning Map
	Future Land Use Map



1 inch = 944 feet

Date: 3/5/2024

**I-80 Commerce Center
PUD Amendment
Aerial Map**



*Plan and Zoning Commission
Staff Report*

Meeting Date: April 2, 2024

Agenda Item: I-80 Commerce Center – Action
Report Date: March 22, 2024
Prepared By: Ryan Kirschman *ETC*
Planner I

Staff Recommendation

Staff recommends that the Plan and Zoning Commission recommend City Council Approval of the request by Commerce Center, LLC, proposing an amendment to a portion of the Commerce Center PUD to add an alternate land use for a data center and electrical substation.

Project Report

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 subject area is approximately 35.66 acres of property, located south of SE 90th Street, west of NE 29th Street/SE Four Mile Drive, and north of Interstate 80. Properties to the north are zoned Crosswinds Business Park PUD. Properties to the west are zoned R-1, One-Family Residence District. Surrounding properties to the south and east are unincorporated—zoned under Polk County—with property to the east zoned MDR, Medium-Density Residential District; and property to the south zoned HI, Heavy Industrial District.

The PUD Master Plan outlines the general plan for development of the site with tentative building footprints, accesses to public streets, parking areas, and storm water detention areas; however, final designs will be determined and approved with subsequent final platting and site planning. Language in the PUD Master Plan discusses screening to be required, as well as fencing, and utility services. Proposed building elevations are provided with examples of other buildings having similar architectural character integrating painted concrete, pre-cast, tilt-up wall sections in earth-tone colors, with various textures, colors, and glass. The amendment adds the Data Center Use with additional language allowing an alternate architectural style to have Cerulean blue as a main accent color. The amendment also provides additional landscaping language for a Type C screen which will be a combination of earth berms, trees and shrubs that screen for an electrical substation.

The Ankeny Comprehensive Plan indicates the subject area as office business park; therefore, the proposed amendment remains consistent with the Future Land Use Map.

The applicant submitted the required rezoning petitions for the subject property. Notification for the PUD amendment was mailed to all properties within 250' of the subject area, legal notice was posted in the Des Moines Register, and public notification signage was posted on the property.

Public Hearing

The Plan and Zoning Commission held a public hearing for the PUD amendment on March 19, 2024. During the public hearing there was discussion regarding the projects from City Staff and the applicant's representatives. A complete recap of the discussions and questions can be found in the minutes from the meeting. Additionally, members of the commission raised the following questions and concerns:

Would a proposed data center have a significant water need?

A member of the commission asked if the operations of the anticipated data center would require a significant amount of water. A representative of the applicant stated that their water usage would be similar to a standard office due to their air-cooling system instead of a water-cooling system.

Would Lot 3 in the Master Plan be another Data Center?

Another question the commission asked was, what will be built on Lot 3. The applicant's representative stated that the specific development plan was unknown at this time other than it is not anticipated to be another data center.

Summary:

Staff recommends that the Plan and Zoning Commission recommend City Council Approval of the request by Commerce Center, LLC, proposing an amendment to a portion of the Commerce Center PUD to add an alternate land use for a data center and electrical substation.



March 8, 2024

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

RE: I-80 COMMERCE CENTER PUD AMENDED
PART OF THE NE ¼, NE ¼ OF SEC. 18, T79N, R23W
S&A Project No. 124.0167.01

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

On behalf of Commerce Center, LLC, as owner and applicant, please find accompanying the revised PUD Master Plan, PUD Booklet and associated information for the above referenced project. These documents have been prepared in accordance with the City of Ankeny's standards and specifications. We respectfully request the City's review and approval of these documents. The plans illustrate a light industrial development located at the southwesterly corner of SE Four Mile Drive and SE 90th Street, north of Interstate 80 that is approximately 35.662 acres. We are requesting a modification to allow for a Data Center and electrical substation on the property that is currently zoned I-80 Commerce Center PUD.

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

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

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

Sincerely,

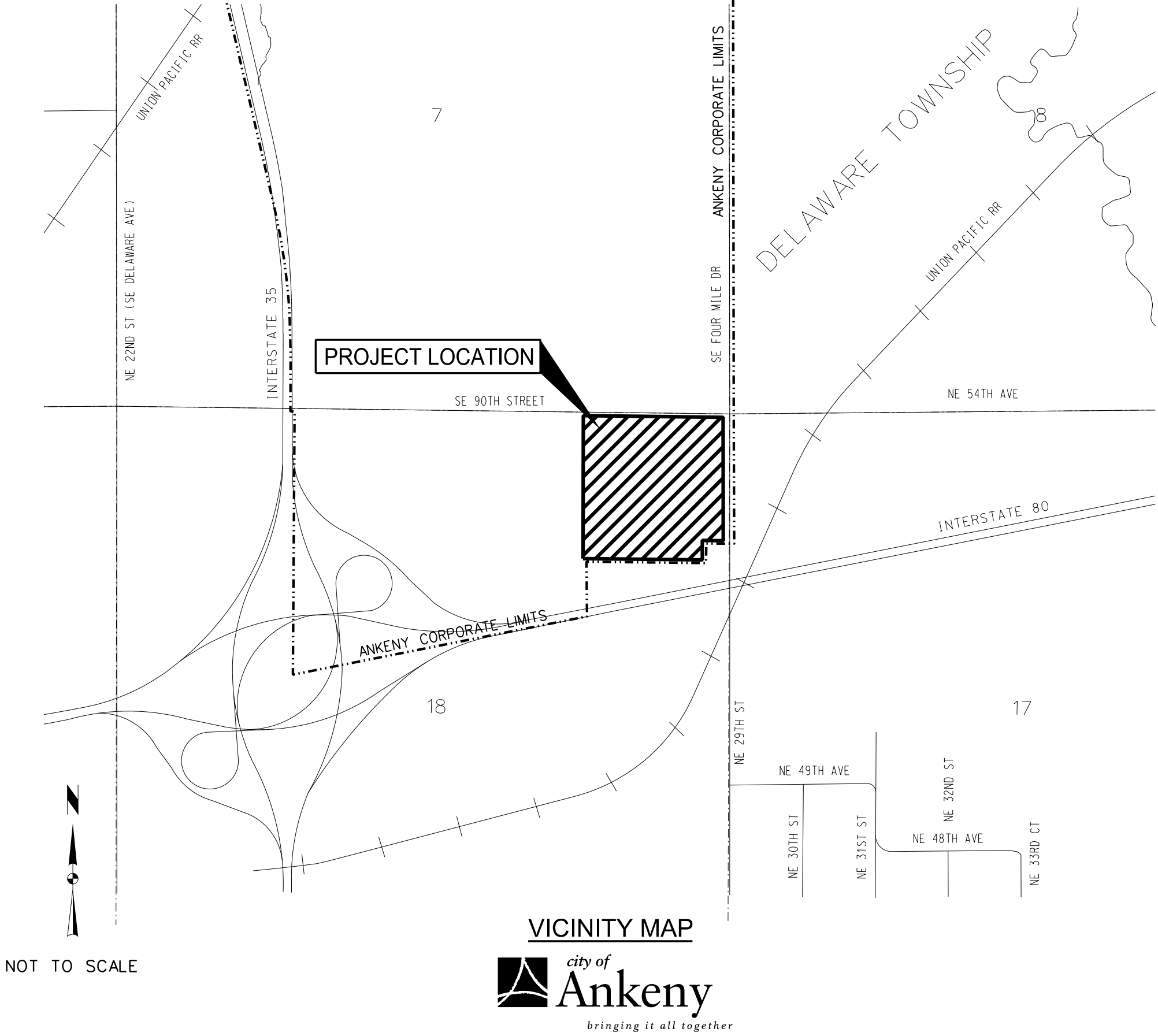
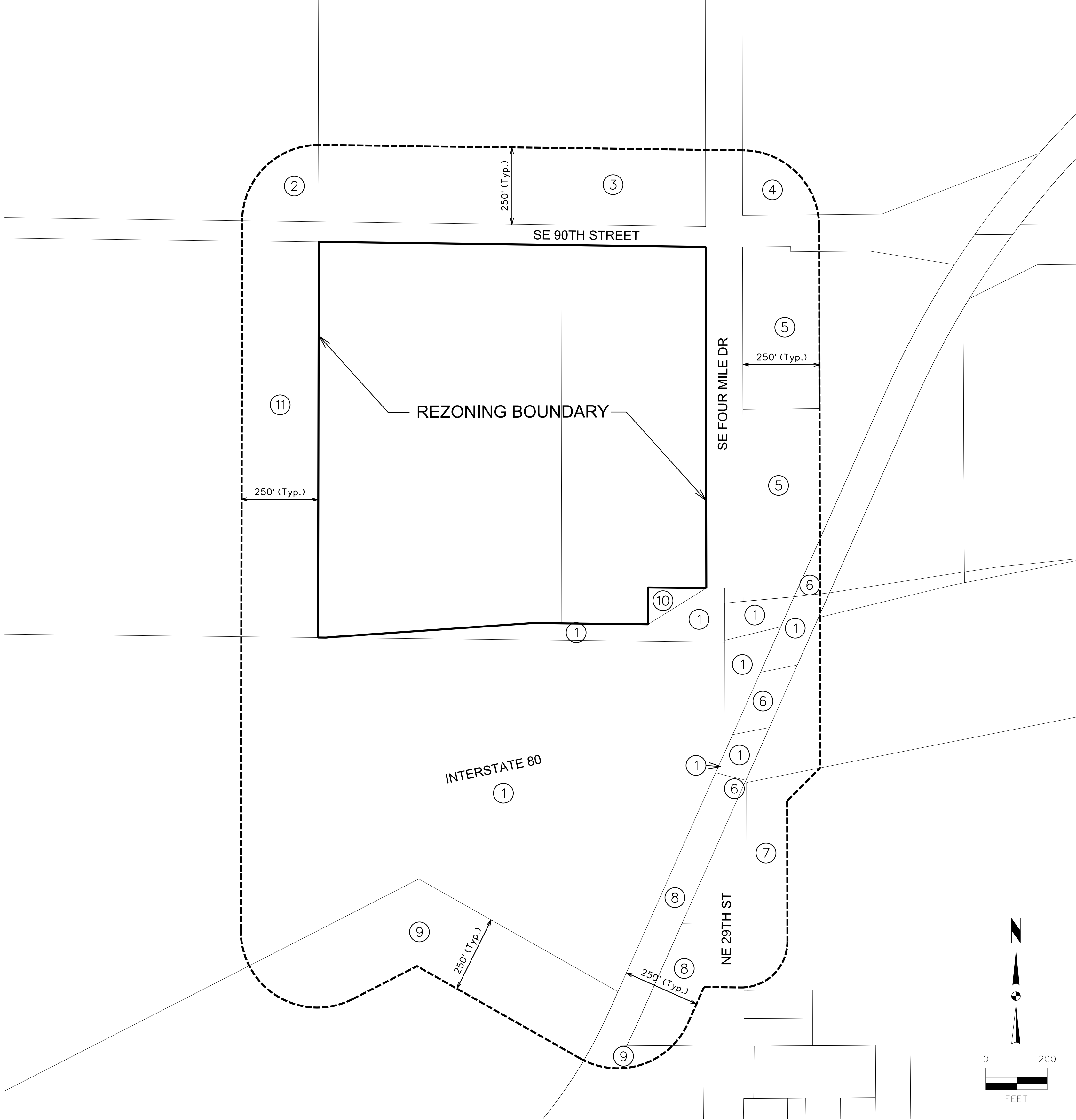
SNYDER & ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read 'Brent K. Culp', is written over the printed name.

Brent K. Culp

Enclosure

cc: Andy Hodges, Commerce Center, LLC (w/enclosure emailed)
File (electronic)



REZONING DESCRIPTION

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF ANKENY, POLK COUNTY IOWA.

EXCEPT ROADWAYS

AND

EXCEPT WARRANTY DEED FILED IN BOOK 17366, PAGE 842 OF THE POLK COUNTY RECORDER'S OFFICE.

AND

EXCEPT THE SOUTH 175 FEET OF THE EAST 250 FEET OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18.

OWNER/DEVELOPER

SIGNATURE REAL ESTATE
COMMERCE CENTER LLC
4701 121ST STREET
URBANDALE, IA 50323
CONTACT: DAVE HANSEN
PHONE: (515) 221-9990

ZONING

EXISTING: I-80 COMMERCE CENTER PUD

PROPOSED: I-80 COMMERCE CENTER PUD AMENDED

ADJACENT PROPERTY OWNERS

- | | |
|--|--|
| 1. STATE OF IOWA
800 LINCOLN WAY
AMES, IA 50010 | 6. POLK COUNTY CONSERVATION BOARD
11407 NW JESTER PARK DR
GRANGER, IA 50109 |
| 2. LEGACY HOUSBY LLC
1305 50TH ST
WEST DES MOINES, IA 50266 | 7. GUNNER & DIANNA VIGNAROLI
5069 NE 29TH ST
DES MOINES, IA 50317 |
| 3. SILVER LAND COMPANY LC.
6152 NE 46TH ST
ALTOONA IA 50009 | 8. POLK COUNTY
5885 NE 14TH ST
DES MOINES, IA 50313 |
| 4. LEGACY HOUSBY, LLC.
4200 RIVER OAKS DR
DES MOINES, IA 50312 | 9. GRAHAM WAREHOUSE, 4 LP
505 5TH AVE STE 200
DES MOINES, IA 50309 |
| 5. ROSE BROWN, JERIRENES
& VICKI BROWN
4425 CAMERON SWING
PLEASANT HILL, IA 50327 | 10. SIGNATURE REAL ESTATE
COMMERCE CENTER LLC
4701 121ST ST
URBANDALE, IA 50323 |
| | 11. DOT ROW DIVISION
800 LINCOLN WAY
AMES, IOWA 50010 |

ADJACENT OWNERSHIP AREAS

OWNER	ACRES	OWNERSHIP	PERCENTAGE OF APPROVAL
1	3.10	X	0.00%
2	1.12	X	3.45%
3	7.23	X	22.24%
4	0.90	X	2.77%
5	6.36	X	19.56%
6	0.64	X	0.00%
7	2.06	X	6.34%
8	3.34	X	0.00%
9	7.18	X	22.08%
10	0.26	X	0.80%
11	7.40	X	22.76%
TOTAL	32.51		35.60% + 64.40% = 100.00%

I-80 COMMERCE CENTER PUD AMENDED

REZONING MAP

ANKENY, IOWA

SNYDER & ASSOCIATES, INC.

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



Project No: 124.0167.01

Sheet 1 of 1

MARK	REVISION	DATE	BY
Engineer: JLH	Checked By: BKC	Scale: 1"= 200'	
Technician: AWS	Date: 02/16/24	Field Bk: Pg:	
Project No:	124.0167.01	Sheet	1 of 1

I-80 COMMERCE CENTER PUD

ANKENY, IOWA

Developed by

COMMERCE CENTER, LLC

AMENDED PUD PLAN

FEBRUARY 16, 2024
REVISED: MARCH 8, 2024



SNYDER & ASSOCIATES
Engineers and Planners

TABLE OF CONTENTS

1. REZONING AMENDMENT REQUEST

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

2. PUD PLAN EXHIBITS

- PUD Master Plan

3. BULK REGULATIONS

- Bulk Regulations
- Architectural Character
- Compatible Building Examples

4. SUPPORTING EVIDENCE

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

1. REZONING AMENDMENT REQUEST



March 8, 2024

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

RE: I-80 COMMERCE CENTER PUD AMENDED
PART OF THE NE ¼, NE ¼ OF SEC. 18, T79N, R23W
S&A Project No. 124.0167.01

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

On behalf of Commerce Center, LLC, as owner and applicant, please find accompanying the revised PUD Master Plan, PUD Booklet and associated information for the above referenced project. These documents have been prepared in accordance with the City of Ankeny's standards and specifications. We respectfully request the City's review and approval of these documents. The plans illustrate a light industrial development located at the southwesterly corner of SE Four Mile Drive and SE 90th Street, north of Interstate 80 that is approximately 35.662 acres. We are requesting a modification to allow for a Data Center and electrical substation on the property that is currently zoned I-80 Commerce Center PUD.

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

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

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

Sincerely,

SNYDER & ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read 'Brent K. Culp', is written over the printed name.

Brent K. Culp

Enclosure

cc: Andy Hodges, Commerce Center, LLC (w/enclosure emailed)
File (electronic)



February 16, 2024

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

RE: I-80 COMMERCE CENTER PUD AMENDED
PART OF THE NE ¼, NE ¼ OF SEC. 18, T79N, R23W
S&A Project No. 124.0167.01

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

On behalf of Commerce Center, LLC, as owner and applicant, we respectfully submit the rezoning amendment request for their property located at the southwesterly corner of SE Four Mile Drive and SE 90th Street, north of Interstate 80.

With this amendment, we are requesting the rezoning of approximately 35.662 acres from the current zoning designation of I-80 Commerce Center PUD district to proposed zoning designation of I-80 Commerce Center PUD Amended. We are requesting this modification to allow for a Data Center and electrical substation on the property.

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

Sincerely,

SNYDER & ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read 'Brent K. Culp'.

Brent K. Culp

Enclosure

cc: Andy Hodges, Commerce Center, LLC (w/enclosure emailed)
File (electronic)

Rezoning Application Form

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

Southwesterly quadrant of the intersection of SE 90th Street and SE Four Mile Drive

Gross acreage of rezoning: 35.662 acres

Current property zoning: I-80 Commerce Center PUD

Proposed property zoning: I-80 Commerce Center PUD Amended

Conditions:

None

Is property within Ankeny's corporate limits

☒ yes

☐ no

Applicant/Contact Person:

Full Name: Andy Hodges Company: Commerce Center, LLC

Address: 4701 121st Street

City, State, Zip: Urbandale, Iowa 50323-2316

Office Phone: 515-221-9990

Cell Phone:

E-mail: Ahodges@SignatureRES.com

Property Owner:

Full Name: Same as Above Applicant

Company:

Address:

City, State, Zip:

Office Phone:

Cell Phone:

E-mail:

Attorney

Full Name:

Firm Name:

Address:

City, State, Zip:

Office Phone:

Cell Phone:

E-mail:

Land Surveyor/Engineer: Snyder and Associates, Inc.

Address: 2727 SW Snyder Blvd.

City, State, Zip: Ankeny, Iowa 50023

Office Phone: 515-964-2020

Cell Phone: 515-669-1419

E-mail: bkculp@snyder-associates.com

I (We) certify that I (we) am (are) familiar with applicable state and local codes and ordinances, the procedural requirements of the City of Ankeny, and have submitted all the required information.

Signed by:

(Applicant/Contact Person)

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

and:

COMMERCE CENTER LLC

(Property Owner)

Date:

1-16-24

BY: SELECT PROPERTY HOLDINGS, LLC

Original signatures are required

City of Ankeny

BY: [Signature]
NAME: ANDY HODGES
ITS: MANAGER

Page 3 of 6

PETITION FOR REZONING

TO: Honorable Mayor and City Council
Plan and Zoning Commission

We, the undersigned owners of the following described real estate

Legal Description / Address:

See Attached Exhibit 'A'


request that said real estate be rezoned from its present classification of PUD to PUD Amended for the purpose of allowing the following use(s):
Light Industrial, Data Center and Electrical Substation

The undersigned owners of real estate lying outside of said tract, but within two hundred and fifty (250') feet of the boundaries thereof, intervening streets and alleys not included in the computation of said distance, join in this petition for the purpose of having the above described real estate rezoned from PUD to Amended PUD.

Parcel owner(s) signatures

Commerce Center, LLC, Andy Hodges

(owner name)


(Signature)

(owner name)

(Signature)

Parcel owners within 250' of the above tract:

Property Owner: Rose Brown

Address: 4425 Cameron Swing, Pleasant Hill, IA 50327

Signature: Rose Brown

Date: 2-16-24

Printed Name: Rose Brown

Title: owner

Property Owner: Vicki Brown

Address: 4425 Cameron Swing, Pleasant Hill, IA 50327 2909 NE 54TH AVE, DES MOINES, IA

Signature: Vicki Brown

Date: 2-16-24

Printed Name: Vicki Brown

Title: owner

PETITION FOR REZONING

TO: Honorable Mayor and City Council
Plan and Zoning Commission

We, the undersigned owners of the following described real estate

Legal Description / Address:

See Attached Exhibit 'A'

request that said real estate be rezoned from its present classification of PUD to PUD Amended for the purpose of allowing the following use(s):
Light Industrial, Data Center and Electrical Substation

The undersigned owners of real estate lying outside of said tract, but within two hundred and fifty (250') feet of the boundaries thereof, intervening streets and alleys not included in the computation of said distance, join in this petition for the purpose of having the above described real estate rezoned from PUD to Amended PUD.

Parcel owner(s) signatures

Commerce Center, LLC, Andy Hodges

(owner name)

(Signature)

(owner name)

(Signature)

Parcel owners within 250' of the above tract:

Property Owner: TERI RENES (BROWN)

Address: 2969 NE 54TH AVE.

Signature: Jeri Brown

Date: 2-16-24

Printed Name: Jeri Brown

Title: Owner

Property Owner: _____

Address: _____

Signature: _____

Date: _____

Printed Name: _____

Title: _____

PETITION FOR REZONING

TO: Honorable Mayor and City Council
Plan and Zoning Commission

We, the undersigned owners of the following described real estate

Legal Description / Address:

See Attached Exhibit 'A'

request that said real estate be rezoned from its present classification of PUD to PUD Amended for the purpose of allowing the following use(s):

Light Industrial, Data Center and Electrical Substation

The undersigned owners of real estate lying outside of said tract, but within two hundred and fifty (250') feet of the boundaries thereof, intervening streets and alleys not included in the computation of said distance, join in this petition for the purpose of having the above described real estate rezoned from PUD to Amended PUD.

Parcel owner(s) signatures

Commerce Center, LLC, Andy Hodges

(owner name)

(Signature) 

(owner name)

(Signature)

Parcel owners within 250' of the above tract:

Property Owner: Graham Warehouse 4 LP

Address: 505 5th Ave. Ste. 200

Signature: 

Date: 1-24-24

Printed Name: Doug Den Adel

Title: President

Property Owner: _____

Address: _____

Signature: _____

Date: _____

Printed Name: _____

Title: _____

City of Ankeny

Page 5 of 6

PETITION FOR REZONING

TO: Honorable Mayor and City Council
Plan and Zoning Commission

We, the undersigned owners of the following described real estate

Legal Description / Address:

See Attached Exhibit 'A'

request that said real estate be rezoned from its present classification of PUD to PUD Amended for the purpose of allowing the following use(s):

Light Industrial, Data Center and Electrical Substation

The undersigned owners of real estate lying outside of said tract, but within two hundred and fifty (250') feet of the boundaries thereof, intervening streets and alleys not included in the computation of said distance, join in this petition for the purpose of having the above described real estate rezoned from PUD to Amended PUD.

Parcel owner(s) signatures

Commerce Center, LLC, Andy Hodges

(owner name)

(Signature)

(owner name)

(Signature)

Parcel owners within 250' of the above tract:

Property Owner: Iowa Department of Transportation

Address: 1020 South 4th Street, Ames IA 50010

Signature: Shelby Ebel

Digitally signed by Shelby Ebel
Date: 2024.02.05 15:11:45 -06'00'

Date: 02/05/24

Printed Name: Shelby Ebel

Title: District 1 Planner

Property Owner: _____

Address: _____

Signature: _____

Date: _____

Printed Name: _____

Title: _____

EXHIBIT 'A'

I-80 COMMERCE CENTER PUD AMENDED -REZONING DESCRIPTION

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF ANKENY, POLK COUNTY IOWA.

EXCEPT ROADWAYS

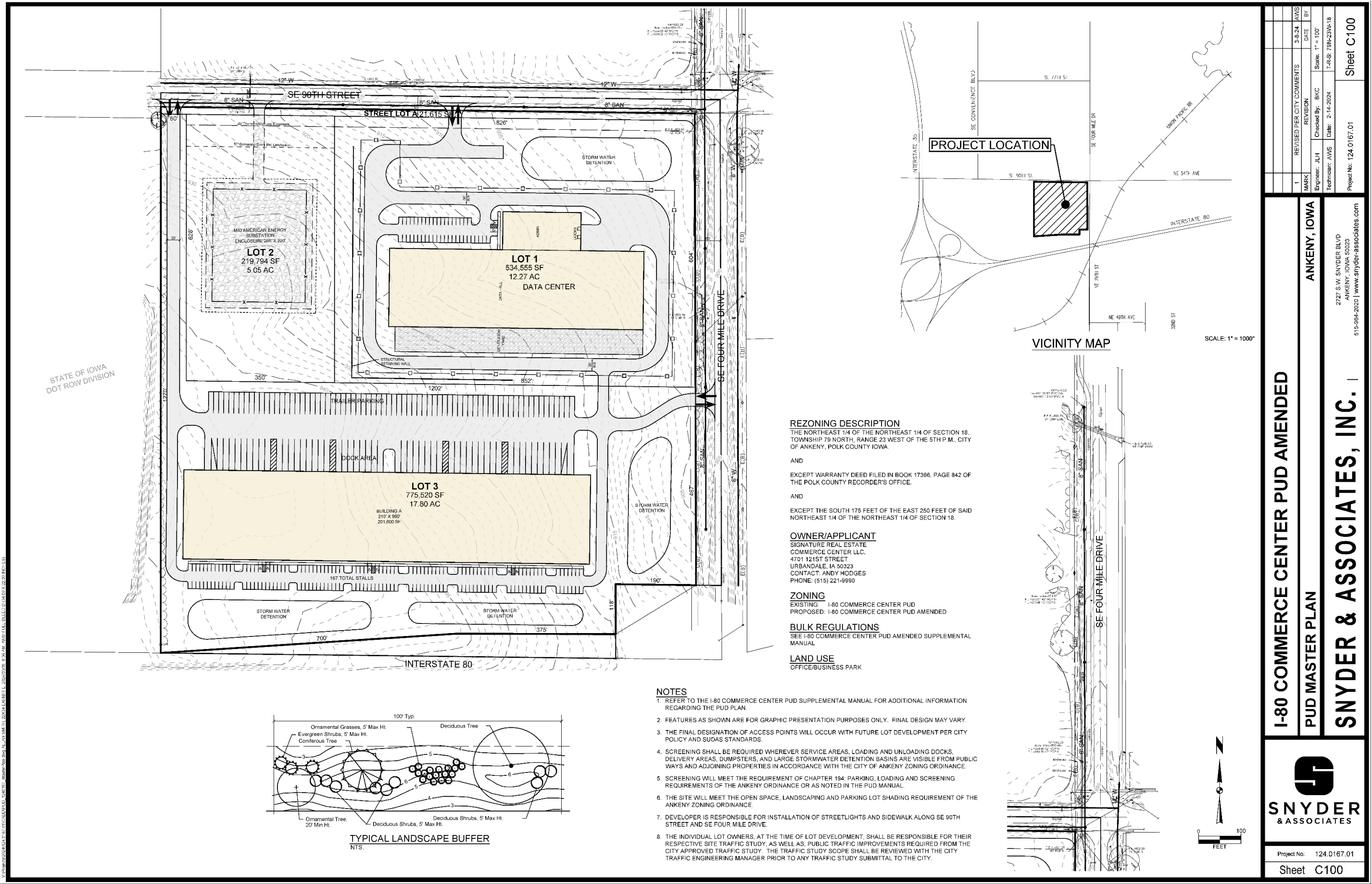
AND

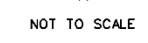
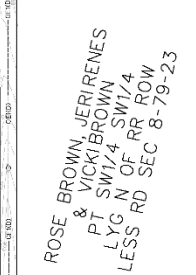
EXCEPT WARRANTY DEED FILED IN BOOK 17366, PAGE 842 OF THE POLK COUNTY RECORDER'S OFFICE.

AND

EXCEPT THE SOUTH 175 FEET OF THE EAST 250 FEET OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18.

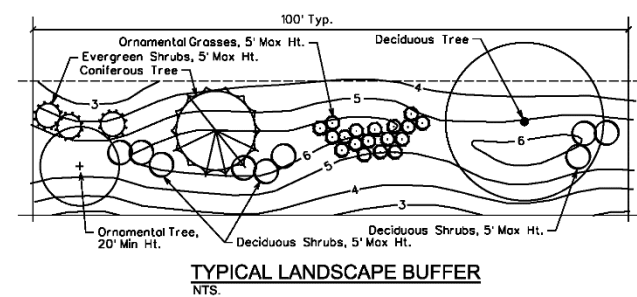
2. PUD PLAN EXHIBIT





NOTES

1. REFER TO THE I-80 COMMERCE CENTER PUD SUPPLEMENTAL MANUAL FOR ADDITIONAL INFORMATION REGARDING THE PUD PLAN.
2. FEATURES AS SHOWN ARE FOR GRAPHIC PRESENTATION PURPOSES ONLY. FINAL DESIGN MAY VARY.
3. THE FINAL DESIGNATION OF ACCESS POINTS WILL OCCUR WITH FUTURE LOT DEVELOPMENT PER CITY POLICY AND SUDAS STANDARDS.
4. SCREENING SHALL BE REQUIRED WHEREVER SERVICE AREAS, LOADING AND UNLOADING DOCKS, DELIVERY AREAS, DUMPSTERS, AND LARGE STORMWATER DETENTION BASINS ARE VISIBLE FROM PUBLIC WAYS AND ADJOINING PROPERTIES IN ACCORDANCE WITH THE CITY OF ANKENY ZONING ORDINANCE.
5. SCREENING WILL MEET THE REQUIREMENT OF CHAPTER 194: PARKING, LOADING AND SCREENING REQUIREMENTS OF THE ANKENY ORDINANCE OR AS NOTED IN THE PUD MANUAL.
6. THE SITE WILL MEET THE OPEN SPACE, LANDSCAPING AND PARKING LOT SHADING REQUIREMENT OF THE ANKENY ZONING ORDINANCE.
7. DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF STREETLIGHTS AND SIDEWALK ALONG SE 90TH STREET AND SE FOUR MILE DRIVE.
8. THE INDIVIDUAL LOT OWNERS, AT THE TIME OF LOT DEVELOPMENT, SHALL BE RESPONSIBLE FOR THEIR RESPECTIVE SITE TRAFFIC STUDY, AS WELL AS, PUBLIC TRAFFIC IMPROVEMENTS REQUIRED BY THE CITY APPROVED TRAFFIC STUDY. THE TRAFFIC STUDY SCOPE SHALL BE REVIEWED WITH THE CITY TRAFFIC ENGINEERING MANAGER PRIOR TO ANY TRAFFIC STUDY SUBMITTAL TO THE CITY.



3. BULK REGULATIONS

I-80 COMMERCE CENTER PUD BULK REGULATIONS

Allowable Land Uses

- The provisions of Chapter 192.12, M-1 Light Industrial District Regulations, City of Ankeny Municipal Zoning Code are incorporated as the basis for zoning where listed as follows.
- The following uses shall be allowed in the I-80 Commerce Center PUD District:

The following M-1: LIGHT INDUSTRIAL DISTRICT uses will be allowed:

Chapter 192.12.1.

- A. Any use permitted in the M-3 District.
- B. Any use permitted in the C-2 District, except that no new residential or multiple dwelling shall be permitted, ~~unless accessory to a permitted principal use.~~
- C. Automobile assembly.
- D. Bag, carpet, and rug cleaning, provided necessary equipment is installed and operated for the effective precipitation or recovery of dust.
- E. Bakeries.
- F. Welding or other metal-working shops.
- G. Contractor's equipment storage yard or plant, or rental of equipment commonly used by contractors, storage and sale of livestock feed (provided dust is effectively controlled), and storage yards for vehicles of a delivery or draying service.
- H. Carting, express hauling or storage yards.
- I. ~~Circus, carnival or similar transient enterprise; provided, such structures or buildings shall be at least 200 feet from any R district.~~
- J. ~~Coal yard, coke yard or wood yard.~~
- K. Concrete mixing, concrete products manufacture.
- L. Cooperage works.
- M. Creamery, bottling works, ice cream manufacturing (wholesale), ice manufacturing and cold storage plant.
- N. ~~Enameling, lacquering or japanning.~~

- ~~O. Foundry casting lightweight nonferrous metals or electric foundry not causing noxious fumes or odors.~~
- P. Experimental, film or testing laboratories.
- ~~Q. Livery stable or riding academy.~~
- R. Machine shop.
- S. Manufacture of musical instruments and novelties.
- T. Manufacture of pottery or other ceramic products, using only previously pulverized clay.
- U. Manufacture or assembly of electrical appliances, instruments, and devices.
- V. Manufacture and repair of electric signs, advertising structures, and sheet metal products, including heating and ventilating equipment.
- W. Milk distributing station other than a retail business conducted on the premises.
- X. Sawmill and planing mill, including manufacture of wood products not involving chemical treatment.
- Y. The manufacturing, compounding, processing, packaging or treatment of cosmetics, pharmaceuticals and food products, ~~except fish~~ and meat products, cereals, sauerkraut, vinegar, yeast, stock feed, flour; and the rendering or refining of fats and oils.
- Z. The manufacturing, compounding, assembling or treatment of articles or merchandise from previously prepared materials ~~such as bone, cloth, cork, fiber, leather, paper, plastics, metals or stones, tobacco, wax, yarns and wood.~~
- AA. Automobile body or fender repair shop, but not including automobile wrecking or used parts yards.
- BB. Lumberyards and building materials sales yards.
- ~~CC. Vulcanizing, retreading and recapping of tires.~~
- DD. Truck rental establishments.
- EE. Warehousing and storage, retail or wholesale.
- FF. Data Center including exterior support equipment.
- GG. Electrical Substation.

- Area and Size regulations shall be as follows:

Lot Area:	No Minimum
Lot Width:	No Minimum
Front Yard:	50 Feet
Side Yard:	No Minimum, 50 Feet when adjacent Residential
Rear Yard:	40 Feet, where a railroad right-of-way line lies immediately adjacent to the rear of the lot, the rear yard requirement does not apply.
Max. Height:	75 Feet
Max. Stories:	5 Stories

- Off-street parking and loading. Spaces for off-street parking and loading shall be provided in accordance with the provisions of Section 194.01 of the Zoning Ordinance; except for Data Centers, the gross floor area devoted to data hall and ancillary operations require no parking spaces.
- Trailer parking areas along SE Four Mile Drive and SE 90th Street shall be screened from public rights-of-way by a combination of landscaping and earthen berms. These berms shall be a minimum of thirty (30) inches above the existing grade at the rights-of-way and be planted with trees and shrubs.
- Site lighting will be addressed by 25'-50' tall pole mounted lights and/or building mounted flood lights. Light fixtures will be oriented on-site such that they direct light downward and keep light from encroaching onto the adjacent rights-of-way or any neighboring property. The Data Center will use a Lithonia Lighting model or similar equal with night sky compliance.



RSX2 LED Area Luminaire

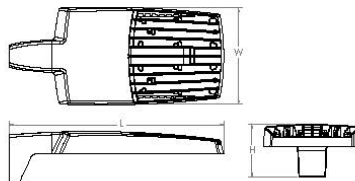


Catalog Number	
Notes	
Type	

Hit the tab key or mouse over the page to see all interactive elements.

Specifications

EPA (ft ² @0°):	0.69 ft ² (0.06 m ²)
Length:	29.3" (74.4 cm) (SPA mount)
Width:	13.4" (34.0 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.3 cm) Arm
Weight (max):	33.0 lbs (15.0 kg)

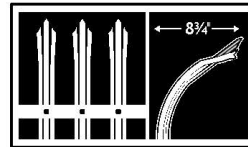


Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX2 delivers 11,000 to 31,000 lumens allowing it to replace 250W to 1000W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor and an adjustable integral slip-fitter are also available.

- Site fencing consisting of up to 8-foot height chain link fence or its equivalent will be permitted. Barbed wire will not be permitted. The security fence used on the Data Center site is the Ameristar Impasse II -Gauntlet fence or similar equal.



GAUNTLET™

Gauntlet is designed with *high-tensile steel corrugated pales that rise above the topmost rail with an outward curve* and terminate with a triple-pointed splayed spear tip. The outward curved pales *discourage attempts to gain access* by would be intruders.

3-RAIL PANELS | 7', 8', 9' & 10' HEIGHTS

2-RAIL PANELS | 7' & 8' HEIGHTS

- The Data Center will include a critical equipment yard located immediately adjacent to the building and will contain such items as generators, transformers, chillers, etc. Screening walls will be installed to limit views and further secure the critical equipment yard. The screening walls will be constructed to a height required to screen the equipment contained within. The screening wall will contain louvers or openings for adequate air flow and may share similar features with the building.

I-80 COMMERCE CENTER PUD ARCHITECTURAL CHARACTER

LIGHT INDUSTRIAL USE

Typical elevations and pictures of buildings with similar architectural character illustrating the proposed buildings are attached. The buildings will be constructed of painted, concrete, pre-cast, tilt-up wall sections, painted in earthtone colors with colors and texture highlighting the architectural character of the buildings. Select door entrances will be set-off out from the wall plane with protruding panel sections emphasizing the entrances providing the opportunity for shadowing effects with the different wall planes. Tinted glass glazing will be used at store front locations.

DATA CENTER USE

Typical elevations and pictures of buildings with similar architectural characteristics of the proposed building are attached. The buildings will be constructed as a steel-framed structure with pre-cast concrete and/or metal panels or tilt-up wall sections. The building will feature a neutral baseline color package with selected highlighted areas of Cerulean Blue, which is the main accent color. The Cerulean blue will appear on the administration portion of the building and possibly on some elements of the main data hall. The data center will be broken up into distinct architectural elements according to their internal function, breaking up the massing of the building, emphasizing the entrance, and creating visual interest. Tinted glass and store front will be incorporated into the administration building to highlight the entrance. Data halls will have a concrete or metal panel façade to accommodate security requirements. The data halls may house roof top equipment which will be screened from view by parapet or louvered walls. Critical equipment yards, housing equipment such as generators, will be located adjacent to the building. The critical equipment yards will be surrounded by concrete, louvered, or similar walls of an adequate height to completely screen the equipment from view.

COMPATIBLE BUILDING EXAMPLES



Compatible Industrial Building Examples



Compatible Industrial Building Examples



Compatible Industrial Building Examples



Compatible Industrial Building Examples



Compatible Data Center Building Examples



Compatible Data Center Building Examples



Data Center and Electrical Substation Aerial Exhibits

4. SUPPORTING EVIDENCE

I-80 COMMERCE CENTER PUD SUPPORTING EVIDENCE STATEMENT

STORM WATER MANAGEMENT

The proposed development location generally drains east-northeast. Storm water enters both SE 90th Street and SE Four Mile Drive roadway ditches and drains to a 42-inch storm sewer that passes under SE 90th Street and eventually discharges into the right-of-way ditch along SE Four Mile Drive and drains north to a 84-inch culver under SE Four Mile Drive.

Currently, the conceptual plans for the proposed development include light industrial building(s), a Data Center, and electrical substation. Runoff from each location will be handled individually or conveyed to shared detention basin(s). Storm water runoff will be detained in the shared basin and be released at a rate equal to or less than the 5-yr pre-developed release rate, while also maintaining the required water quality volume. The storm sewers within this development are to be private systems owned and maintained by the individual lot owners.

Four Mile Creek to the east is a FEMA regulated channel. According to the mapping, the 100-year floodplain does not appear to extend to the eastern edge of the development. (See the attached drainage map and FIRM map.)

SANITARY SEWER

The existing 15-inch sanitary sewer is located approximately 1000-feet north of the intersection of SE Four Mile Drive and SE 90th Street on the west side of SE Four Mile Drive. A proposed 12-inch sanitary sewer will extend south to the intersection. A proposed 8-inch sanitary sewer will extend west along the south side of SE 90th Street and another south along the west side of SE Four Mile Drive. A minimum 6-inch service will be provided to each building from the proposed 8-inch main.

WATER MAIN

The proposed 12-inch water main will be extended along the north side of SE 90th Street and the east side of SE Four Mile Drive from the intersection of SE Four Mile and SE 90th Street. Service to the proposed development will connect into these public water mains. All new water mains in the rights-of-way will be public improvements and will provide water and fire protection for the lots within the development.

PRIVATE DRIVES

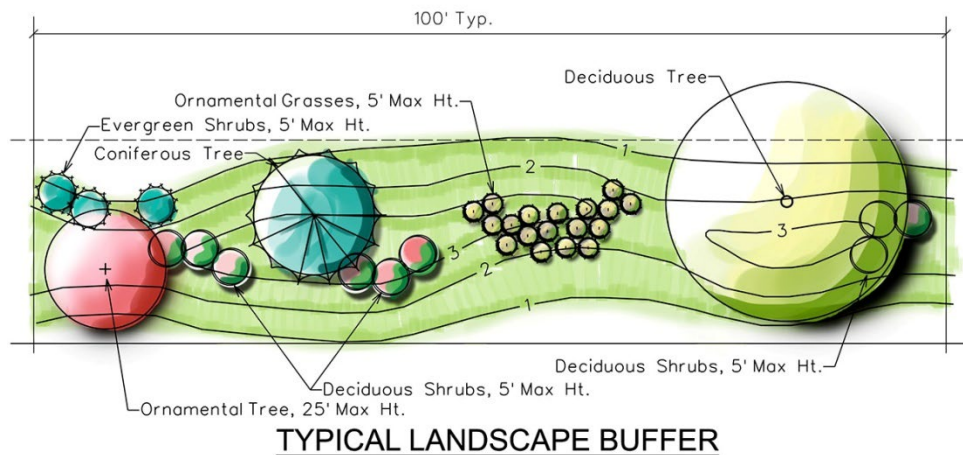
There are no public streets proposed within the development. One full access entering/exiting SE Four Mile Drive is planned near the SE corner of the development. Two full access drives entering/exiting SE 90th Street are planned on the north side the development. A utility access drive is anticipated into the electrical substation off of SE 90th Street. Drives within the development are planned to be private.

The individual lot owners at time of lot development shall be responsible for their respective site traffic study, as well as public traffic improvements required from the City approved traffic study at the time of site development. The traffic study scope shall be reviewed with the City Traffic Engineering Manager prior to any traffic study submittal to the City.

SCREENING, OPEN SPACE AND LANDSCAPING

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

A Type 'B' Screen will be provided along the north side and east side of the property, adjacent to the street right-of-way. This will be installed during site development of the individual lot(s). Below is an example of the typical landscape buffer that would be required along this length of property boundary. In locations where a berm will block or impede drainage, a 4-foot high opaque fence may be allowed to pass drainage beneath.



The electrical substation shall be screened from adjacent public right-of-way with a combination of landscaping and earth berms. The earth berms shall be a minimum height of six (6) feet above the existing grade at the right-of-way and planted with trees and scrubs to create a Type 'C' screen. The west property line of the electrical substation shall be lined with a row of evergreen trees placed 20-feet on center.

FRANCHISE UTILITIES

If not currently available, the gas main will be located in a gas easement and service will be extended to the proposed development. The electric, telephone, and cable television utilities are proposed along the development frontage within public utility easements.

SIGNAGE

All proposed signs will conform to the current City of Ankeny sign requirements, in accordance with the provisions of Chapter 195 of the Zoning Ordinance; except as follows:

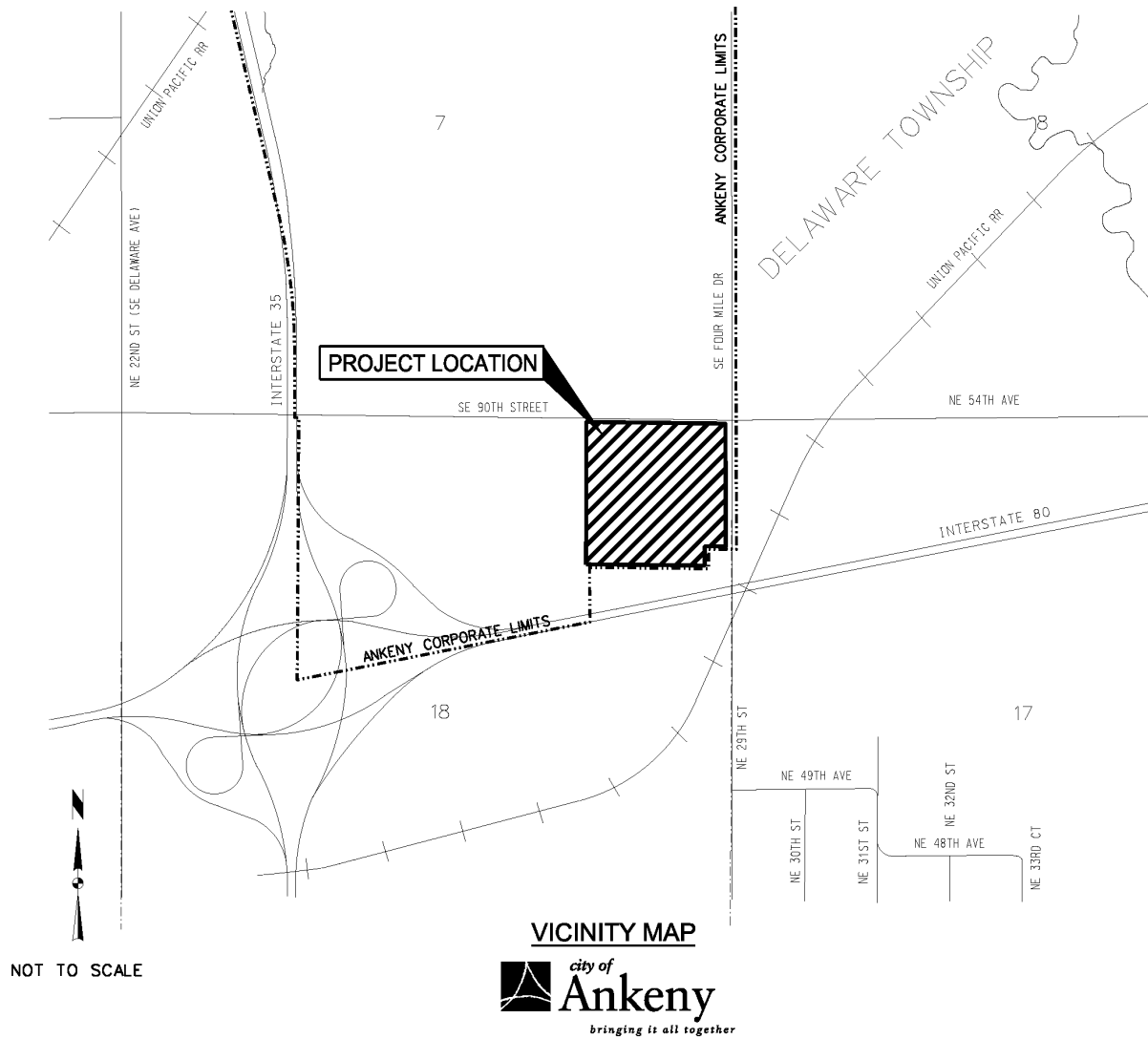
Multi-tenant signage for I-80 Commerce Center Light Industrial shall be allowed as follows:

- 1.0 sq. ft./lin. ft. of tenant public street frontage for buildings set back up to 40 ft. with a maximum size not to exceed 150 sq. ft.,
- 1.5 sq. ft./lin. ft. of tenant public street frontage for buildings set back 41 to 100 ft. with a maximum size not to exceed 150 sq. ft., or
- 2 sq. ft./lin. ft. of tenant public street frontage for buildings set back greater than 100 ft. or abutting I-80 right-of-way with a maximum size not to exceed 150 sq. ft.

In the case that a tenant has frontage along more than one (1) public street, the total sign area shall be calculated off of no more than two (2) public street frontages, up to a maximum of three hundred (300) square feet.

The number of allowable signs per tenant/business is not limited so long as the signage square footage stays under the allowable maximum and where such signage may be installed along either the tenant's Interstate 80 or other public street frontages (or the side walls for the end caps only).

VICINITY MAP AND REZONING DESCRIPTION



I-80 COMMERCE CENTER PUD

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF ANKENY, POLK COUNTY IOWA.

EXCEPT ROADWAYS

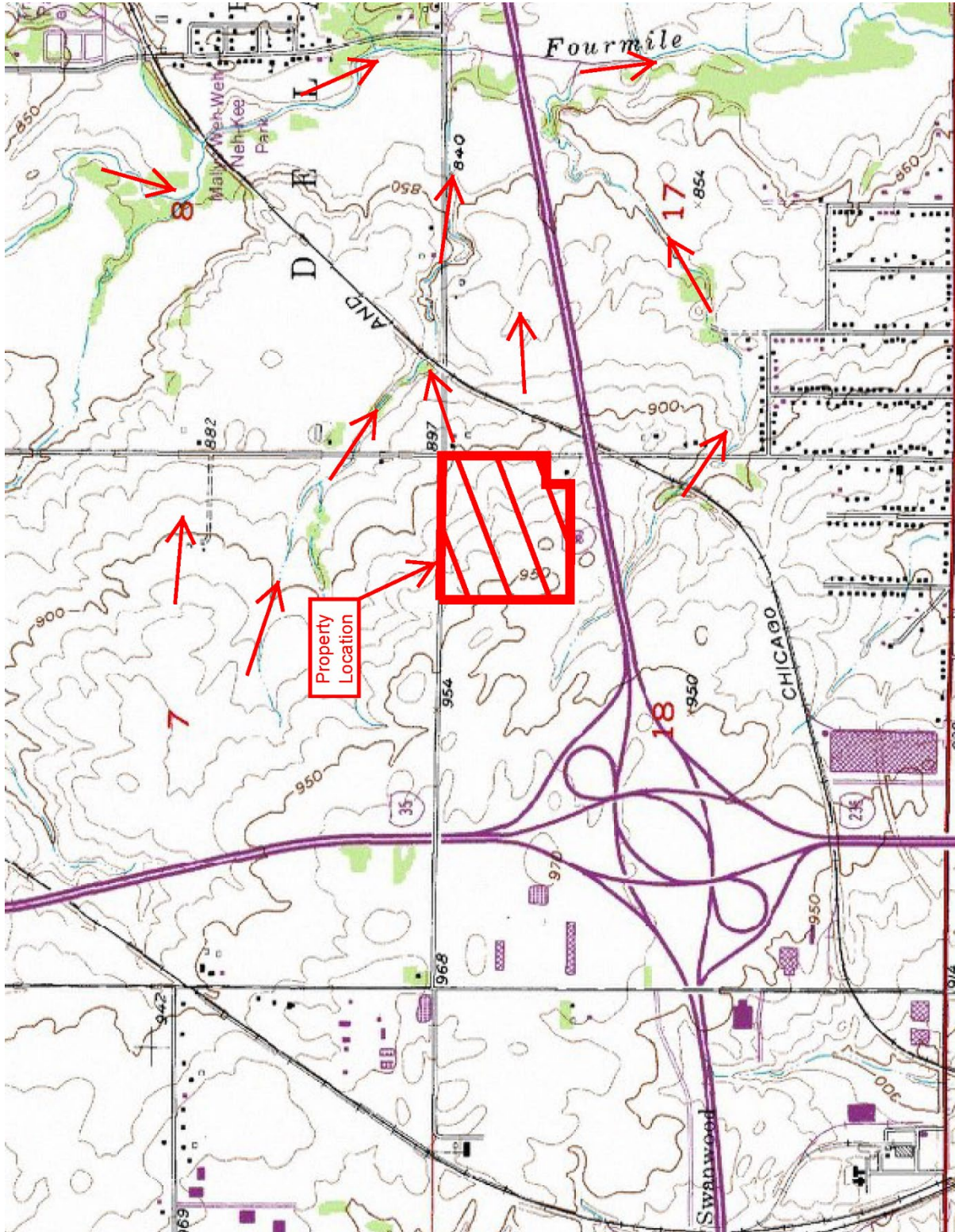
AND

EXCEPT WARRANTY DEED FILED IN BOOK 17366, PAGE 842 OF THE POLK COUNTY RECORDER'S OFFICE.

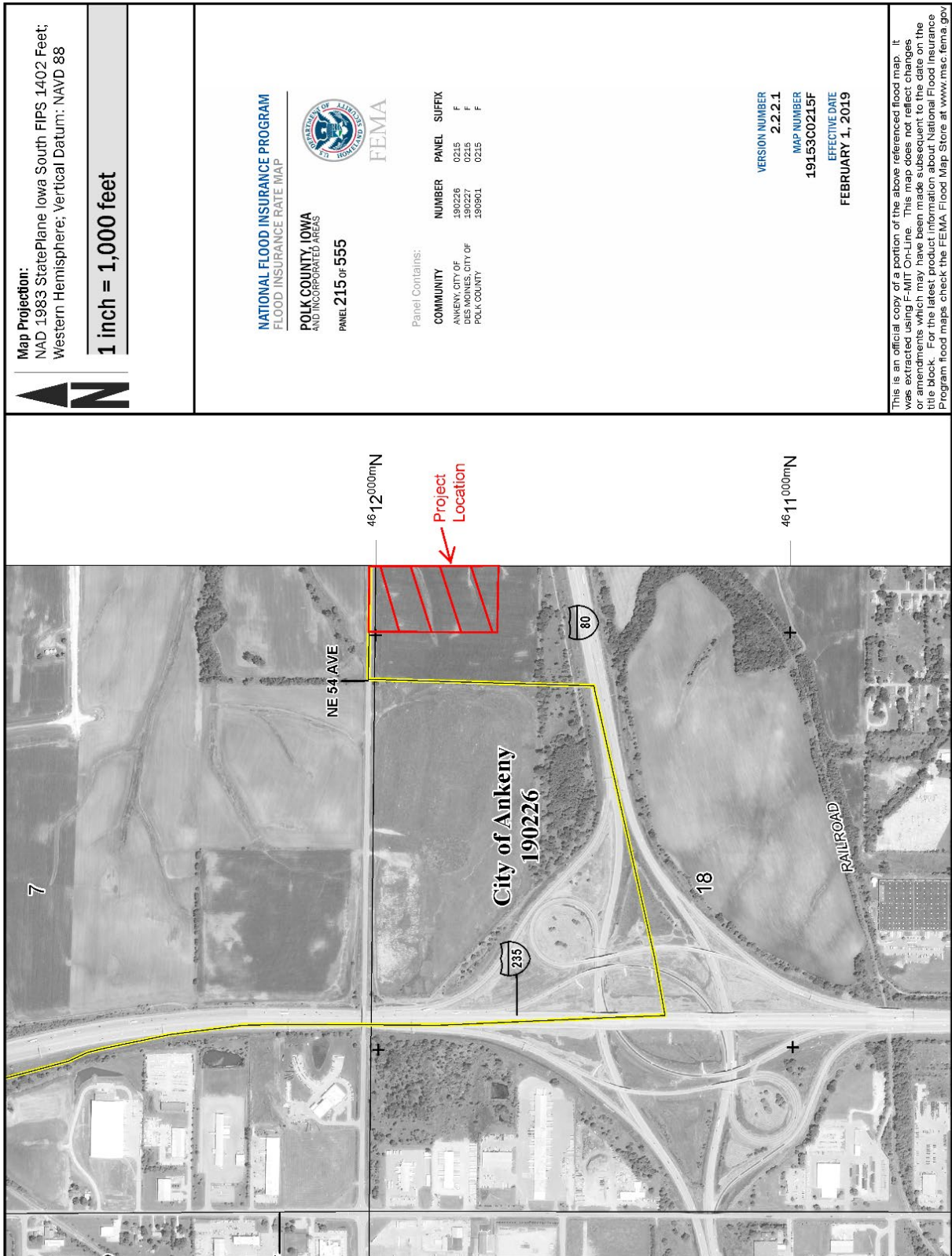
AND

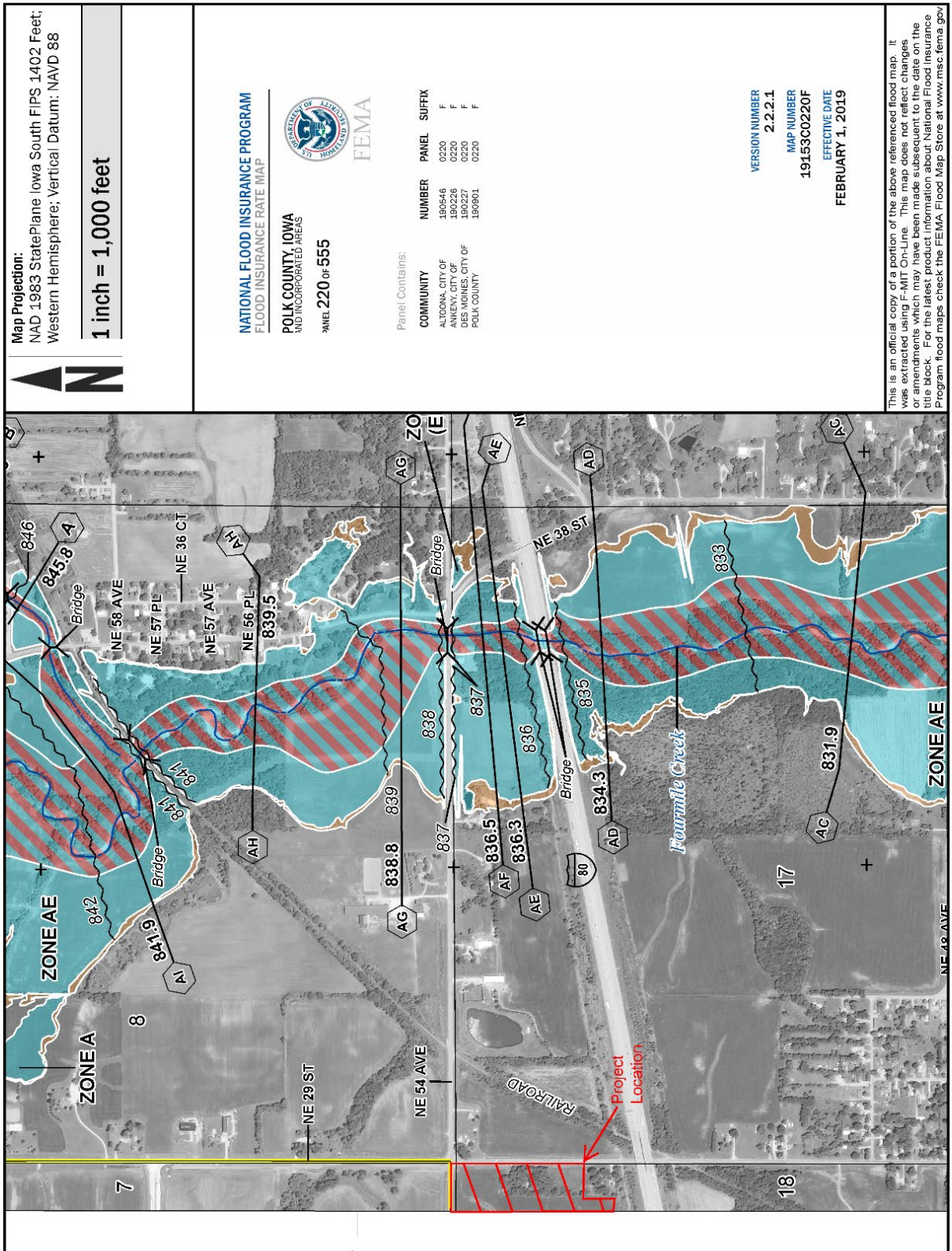
EXCEPT THE SOUTH 175 FEET OF THE EAST 250 FEET OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18.

EXISTING TOPOGRAPHY / DRAINAGE AREAS



FIRM MAP





WATER USAGE CALCULATIONS

NAME: I-80 Commerce Center PUD Amended

Commerce Center, LLC

SUBJECT: Water Usage Calculations

NO. 124.0167.01

DATE 03/08/24

BY CDD

PAGE 1 OF 1

Sanitary Sewer

35.662 Ac of Light Industrial Development

Per SUDAS Regulations:

For Industrial use 5,000 GPD/Ac (Includes Peaking Factor)

Peak Flow: 35.662 Ac * 5,000 = 178,310 GPD
= 0.178 MGD

Change to CFS (MGD/0.646) = 0.276 CFS

8" Main @ 2/3 Full, Factor = 0.79, Therefore
Full Flow = 0.276/0.79 = 0.35 CFS

Full Flow = 0.35 CFS, Determine Minimum Slope For 8" Main:

$Q = (1.486/n) * A * R^{2/3} * S^{1/2}$, where $n=0.013$

A= 0.34907 SF

R= 0.167 FT

0.35 CFS = 12.127 * $S^{1/2}$

S = 0.08 %

Iowa DNR minimum slope = 0.40 %, Therefore Ok

City of Ankeny min. slope = 0.60%, Therefore Ok

The existing 15-inch sanitary sewer is located approximately 1,000-feet north of the intersection of SE Four Mile Drive and SE 90th Street on the west side of SE Four Mile Drive. A proposed 12-inch sanitary sewer will extend south to the intersection. A proposed 8-inch sanitary sewer will extend west along the south side of SE 90th Street. The 6" sanitary sewer services will be routed to each building within the development from 8" Sanitary Main constructed along SE 90th Street. 6" pipe slope should be a minimum of 1% (2% Preferred).

Water Main

The proposed 12" water main will be extended along the north side of SE 90th Street and an 8" water main will be extended along the east side of SE Four Mile Drive from the intersection with SE Four Mile Drive. Service to the proposed development will connect to the proposed 12-inch water main. All new water mains will be public improvements and provide water and fire protection for the interior lots of the development.

D. Density Table

Table 3B-1.01: Minimum Values

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

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

The area densities listed include the peaking factor.

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

E. Special Design Densities

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

TRIP GENERATION MEMORANDUM

Memorandum

To: Brent Culp

Date: January 18, 2024

From: Tony Boes, P.E., PTOE

RE: I-80 Commerce Center
 Trip Generation
 Ankeny, Iowa

Trip generation estimates were prepared for the planned development at 5312 NE 29th Street in Ankeny. This approximately 36-acre site is located in the southwest quadrant of the SE 90th Street (NE 54th Avenue) and SE Four Mile Drive (NE 29th Street) intersection. The site is planned to have two buildings, Building 1 (approximately 150,000 SF data center) to open initially, and Building 2 (approximately 287,000 SF high-cube warehouse) to be constructed in the future. Access to the site is planned from SE 90th Street (two accesses) and from NE 29th Street (one access). The current land use for the site is agricultural.

Trip generation estimates for the site were developed based on available *ITE Trip Generation Manual, 11th Edition* data. ITE Land Uses 160 (Data Center) and 154 (High-Cube Transload and Short Term Storage Warehouse) were determined to be the applicable land uses. Trip generation estimates for the opening year and design year are shown in Table 1. Previous trip generation estimates for this site (September 2021) were based on high-cube warehouse uses for both buildings and are shown in Table 2. Estimated trip generation for currently proposed buildings and uses is lower than the previous estimate, primarily due to reduced building sizes.

Table 1: Estimated Opening Year and Design Year Trip Generation

Land Use	ITE Code	Quantity	Unit	Daily				AM Peak				PM Peak			
				Rate	Total Trips	Entering	Exiting	Rate	Total Trips	Entering	Exiting	Rate	Total Trips	Entering	Exiting
Phase 1 - Opening Year															
Building 1 - Data Center	160	150.0	kSF	0.99	149	75	74	0.11	17	9	8	0.09	14	4	10
Phase 2- Design Year															
Building 1 - Data Center	160	150.0	kSF	0.99	149	75	74	0.11	17	9	8	0.09	14	4	10
Building 2 - High-Cube Transload and Short Term Storage Warehouse	154	287.0	kSF	1.40	402	201	201	0.08	23	18	5	0.10	29	8	21
Totals		437.0	kSF		551	276	275		40	27	13		43	12	31

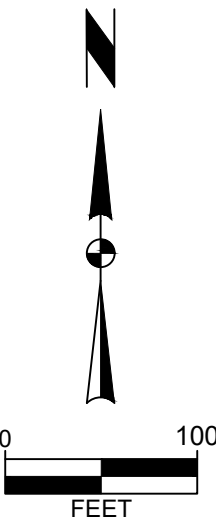
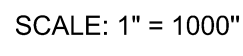
Table 2: Previous Estimated Opening Year and Design Year Trip Generation

Land Use	ITE Code	Quantity	Unit	Daily				AM Peak				PM Peak			
				Rate	Total Trips	Entering	Exiting	Rate	Total Trips	Entering	Exiting	Rate	Total Trips	Entering	Exiting
Phase 1 - Opening Year															
Building 1 - High-Cube Transload and Short Term Storage Warehouse	154	258.5	kSF	1.40	362	181	181	0.08	21	16	5	0.10	26	7	19
Phase 2- Design Year															
Building 1 - High-Cube Transload and Short Term Storage Warehouse	154	258.5	kSF	1.40	362	181	181	0.08	21	16	5	0.10	26	7	19
Building 2 - High-Cube Transload and Short Term Storage Warehouse	154	301.5	kSF	1.40	422	211	211	0.08	24	18	6	0.10	30	8	22
Totals		560.0	kSF		784	392	392		45	34	11		56	15	41



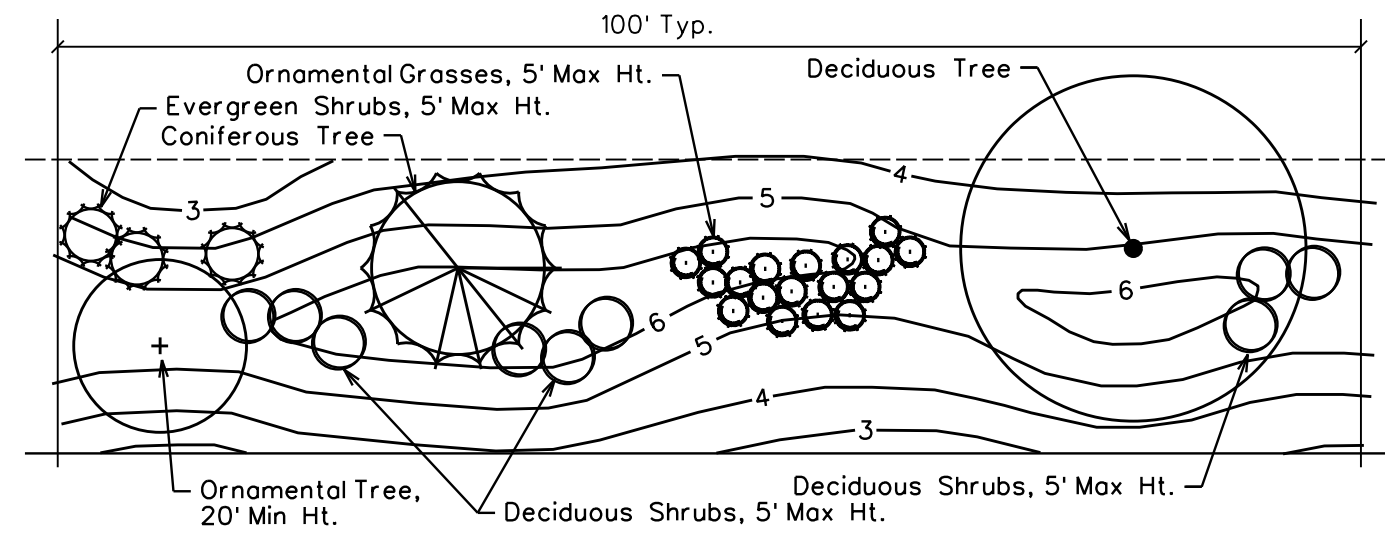
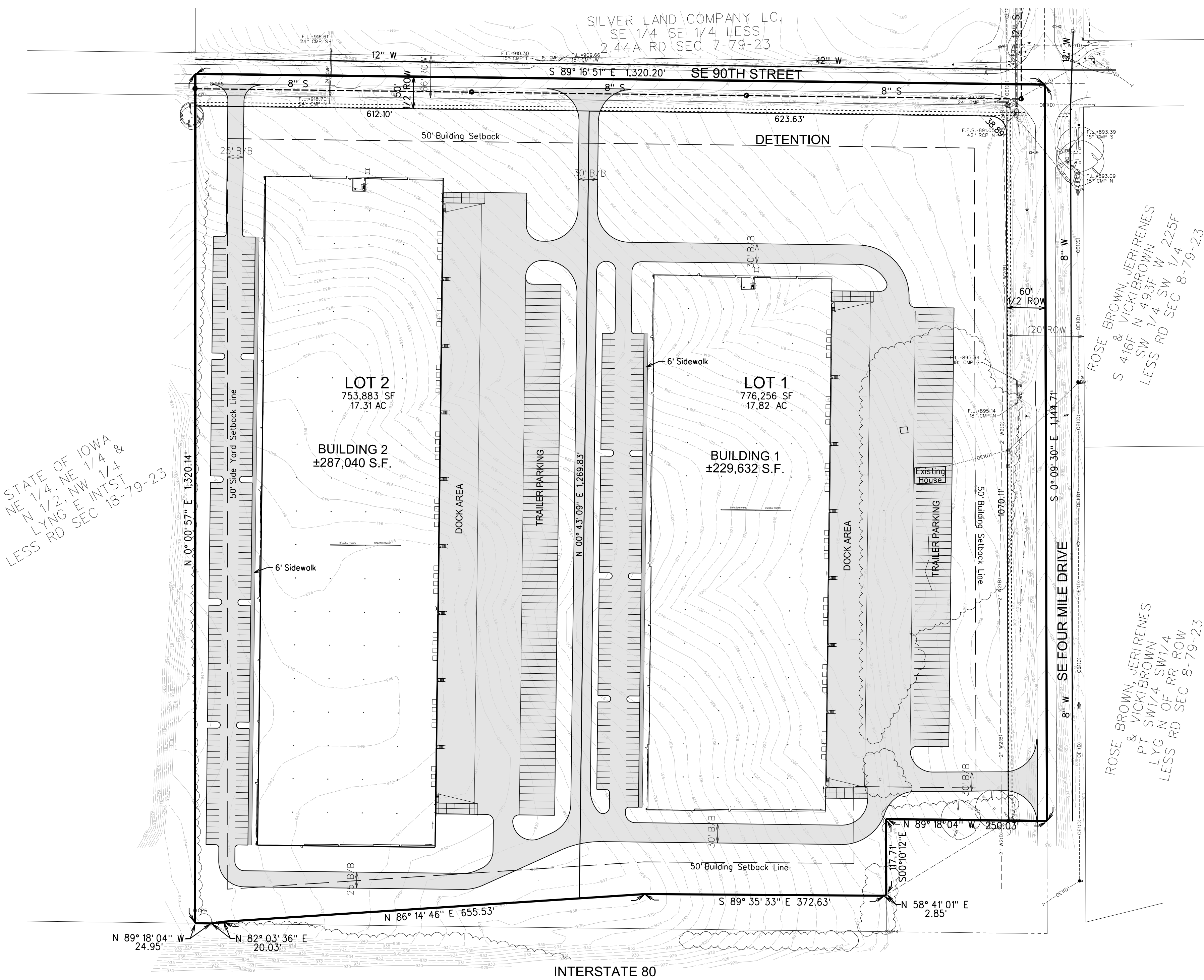
OFFICE/BUSINESS PARK

1. REFER TO THE I-80 COMMERCIAL CENTER PUD SUPPLEMENTAL MANUAL FOR ADDITIONAL INFORMATION REGARDING THE PUD PLAN.
2. FEATURES AS SHOWN ARE FOR GRAPHIC PRESENTATION PURPOSES ONLY. FINAL DESIGN MAY VARY.
3. THE FINAL DESIGNATION OF ACCESS POINTS WILL OCCUR WITH FUTURE LOT DEVELOPMENT PER CITY POLICY AND SUDAS STANDARDS.
4. SCREENING SHALL BE REQUIRED WHEREVER SERVICE AREAS, LOADING AND UNLOADING DOCKS, DELIVERY AREAS, DUMPSTERS, AND LARGE STORMWATER DETENTION BASINS ARE VISIBLE FROM PUBLIC WAYS AND ADJOINING PROPERTIES IN ACCORDANCE WITH THE CITY OF ANKENY ZONING ORDINANCE.
5. SCREENING WILL MEET THE REQUIREMENT OF CHAPTER 194: PARKING, LOADING AND SCREENING REQUIREMENTS OF THE ANKENY ORDINANCE OR AS NOTED IN THE PUD MANUAL.
6. THE SITE WILL MEET THE OPEN SPACE, LANDSCAPING AND PARKING LOT SHADING REQUIREMENT OF THE ANKENY ZONING ORDINANCE.
7. DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF STREETLIGHTS AND SIDEWALK ALONG SE 90TH STREET AND SE FOUR MILE DRIVE.
8. THE INDIVIDUAL LOT OWNERS, AT THE TIME OF LOT DEVELOPMENT, SHALL BE RESPONSIBLE FOR THEIR RESPECTIVE SITE TRAFFIC STUDY, AS WELL AS, PUBLIC TRAFFIC IMPROVEMENTS REQUIRED FROM THE CITY APPROVED TRAFFIC STUDY. THE TRAFFIC STUDY SCOPE SHALL BE REVIEWED WITH THE CITY TRAFFIC ENGINEERING MANAGER PRIOR TO ANY TRAFFIC STUDY SUBMITTAL TO THE CITY.



Project No:	124.0167.01
Sheet	C100

V:\Projects\2024\124.0167.01\I-80 Commerce Center PUD\124.0167.01\I-80 Commerce Center PUD - Alternate A.dwg
3/5/2024 8:46:53 AM
Snyder
124.0167.01
V:\Projects\2024\124.0167.01\I-80 Commerce Center PUD\124.0167.01\I-80 Commerce Center PUD - Alternate A.dwg
3/5/2024 8:46:53 AM
Snyder
124.0167.01
V:\Projects\2024\124.0167.01\I-80 Commerce Center PUD\124.0167.01\I-80 Commerce Center PUD - Alternate A.dwg
3/5/2024 8:46:53 AM
Snyder
124.0167.01



TYPICAL LANDSCAPE BUFFER
NTS.

REZONING DESCRIPTION

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF ANKENY, POLK COUNTY IOWA.

AND

EXCEPT WARRANTY DEED FILED IN BOOK 17366, PAGE 842 OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18.

AND

EXCEPT THE SOUTH 175 FEET OF THE EAST 250 FEET OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18.

OWNER/APPLICANT

SIGNATURE REAL ESTATE
COMMERCIAL CENTER LLC.
4701 12TH STREET
URBANDALE, IA 50323
CONTACT: DAVE HANSEN
PHONE: (515) 221-9990

ZONING

EXISTING: I-80 COMMERCE CENTER PUD
PROPOSED: I-80 COMMERCE CENTER PUD AMENDED

BULK REGULATIONS

SEE I-80 COMMERCE CENTER PUD AMENDED SUPPLEMENTAL MANUAL

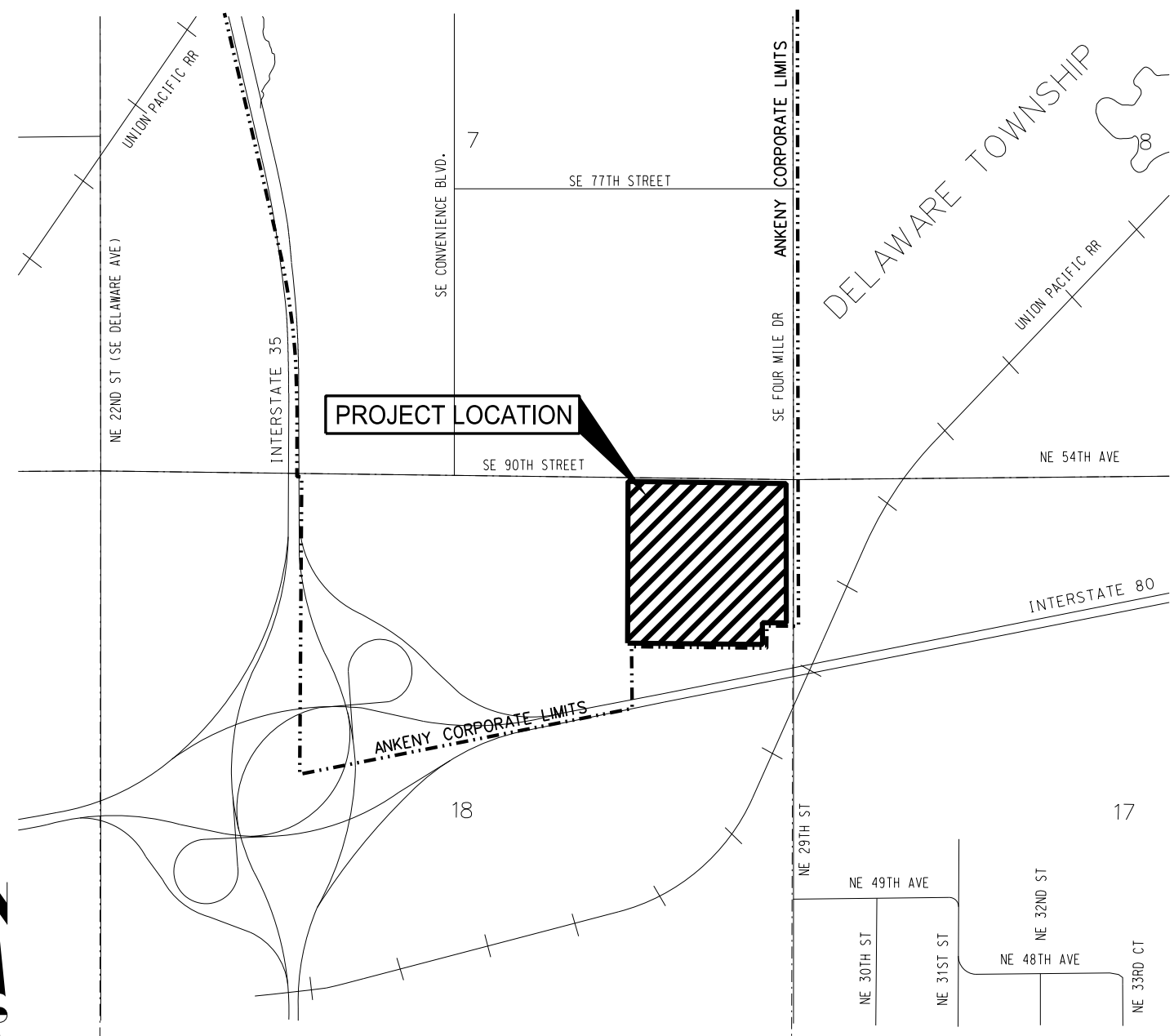
LAND USE

OFFICE/BUSINESS PARK

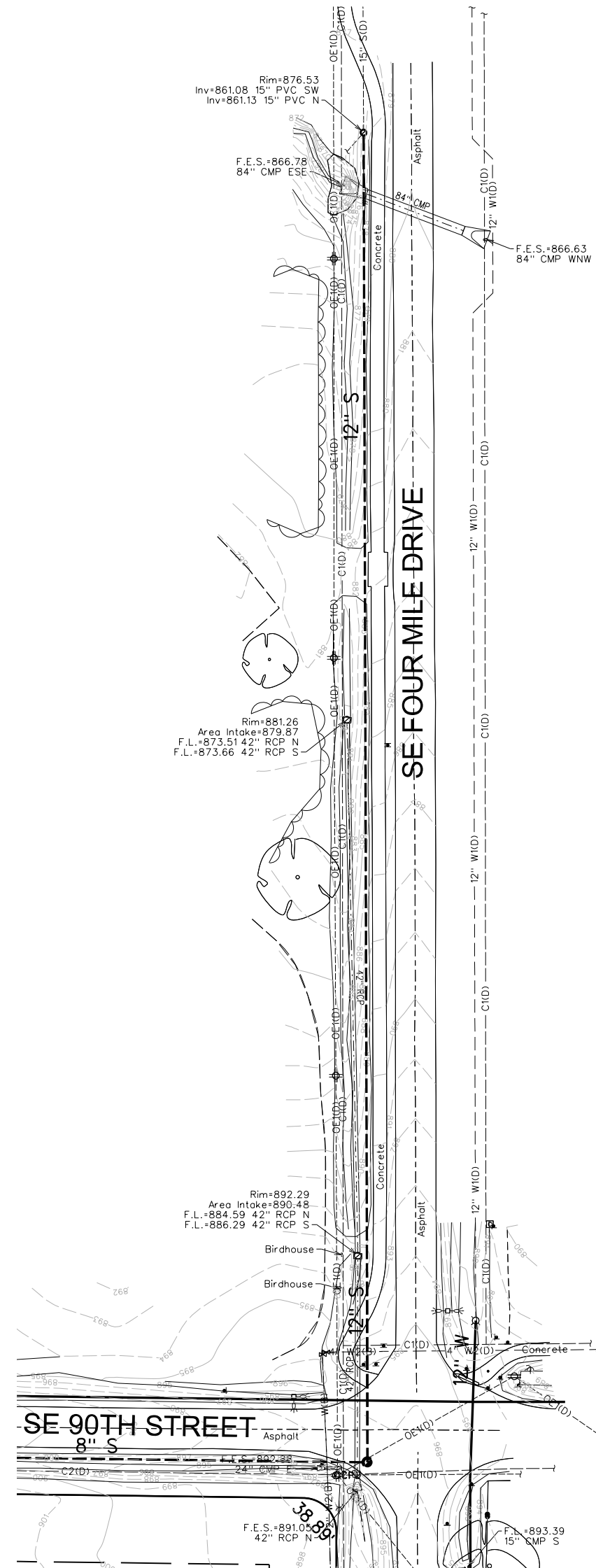
NOTES

- REFER TO THE I-80 COMMERCE CENTER PUD SUPPLEMENTAL MANUAL FOR ADDITIONAL INFORMATION REGARDING THE PUD PLAN.
- FEATURES AS SHOWN ARE FOR GRAPHIC PRESENTATION PURPOSES ONLY. FINAL DESIGN MAY VARY.
- THE FINAL DESIGNATION OF ACCESS POINTS WILL OCCUR WITH FUTURE LOT DEVELOPMENT PER CITY POLICY AND SUDAS STANDARDS.
- SCREENING SHALL BE REQUIRED WHEREVER SERVICE AREAS, LOADING AND UNLOADING DOCKS, DELIVERY AREAS, DUMPSTERS, AND LARGE STORMWATER DETENTION BASINS ARE VISIBLE FROM PUBLIC WAYS AND ADJOINING PROPERTIES IN ACCORDANCE WITH THE CITY OF ANKENY ZONING ORDINANCE.
- SCREENING WILL MEET THE REQUIREMENT OF CHAPTER 194: PARKING, LOADING AND SCREENING REQUIREMENTS OF THE ANKENY ORDINANCE OR AS NOTED IN THE PUD MANUAL.
- THE SITE WILL MEET THE OPEN SPACE, LANDSCAPING AND PARKING LOT SHADING REQUIREMENT OF THE ANKENY ZONING ORDINANCE.
- DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF STREETLIGHTS AND SIDEWALK ALONG SE 90TH STREET AND SE FOUR MILE DRIVE.
- THE INDIVIDUAL LOT OWNERS, AT THE TIME OF LOT DEVELOPMENT, SHALL BE RESPONSIBLE FOR THEIR RESPECTIVE SITE TRAFFIC STUDY, AS WELL AS, PUBLIC TRAFFIC IMPROVEMENTS REQUIRED FROM THE CITY APPROVED TRAFFIC STUDY. THE TRAFFIC STUDY SCOPE SHALL BE REVIEWED WITH THE CITY TRAFFIC ENGINEERING MANAGER PRIOR TO ANY TRAFFIC STUDY SUBMITTAL TO THE CITY.

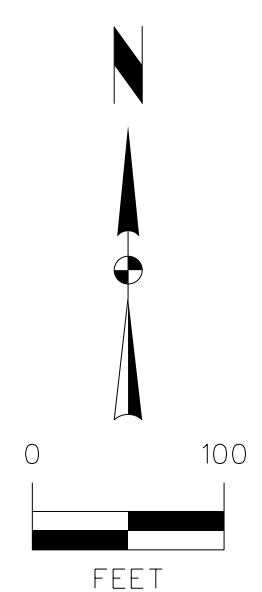
NOT TO SCALE



VICINITY MAP
city of
Ankeny
bringing it all together



SANITARY SEWER CONNECTION
100 SCALE
SE FOUR MILE DRIVE FRONTAGE



MARK	REVISION	DATE	BY
Engineer:	JLH	Checked By:	BKC
Technician:	AWS	Date:	02/16/24
Project No:	124.0167.01	Field Bk:	
			Sheet 1 of 1

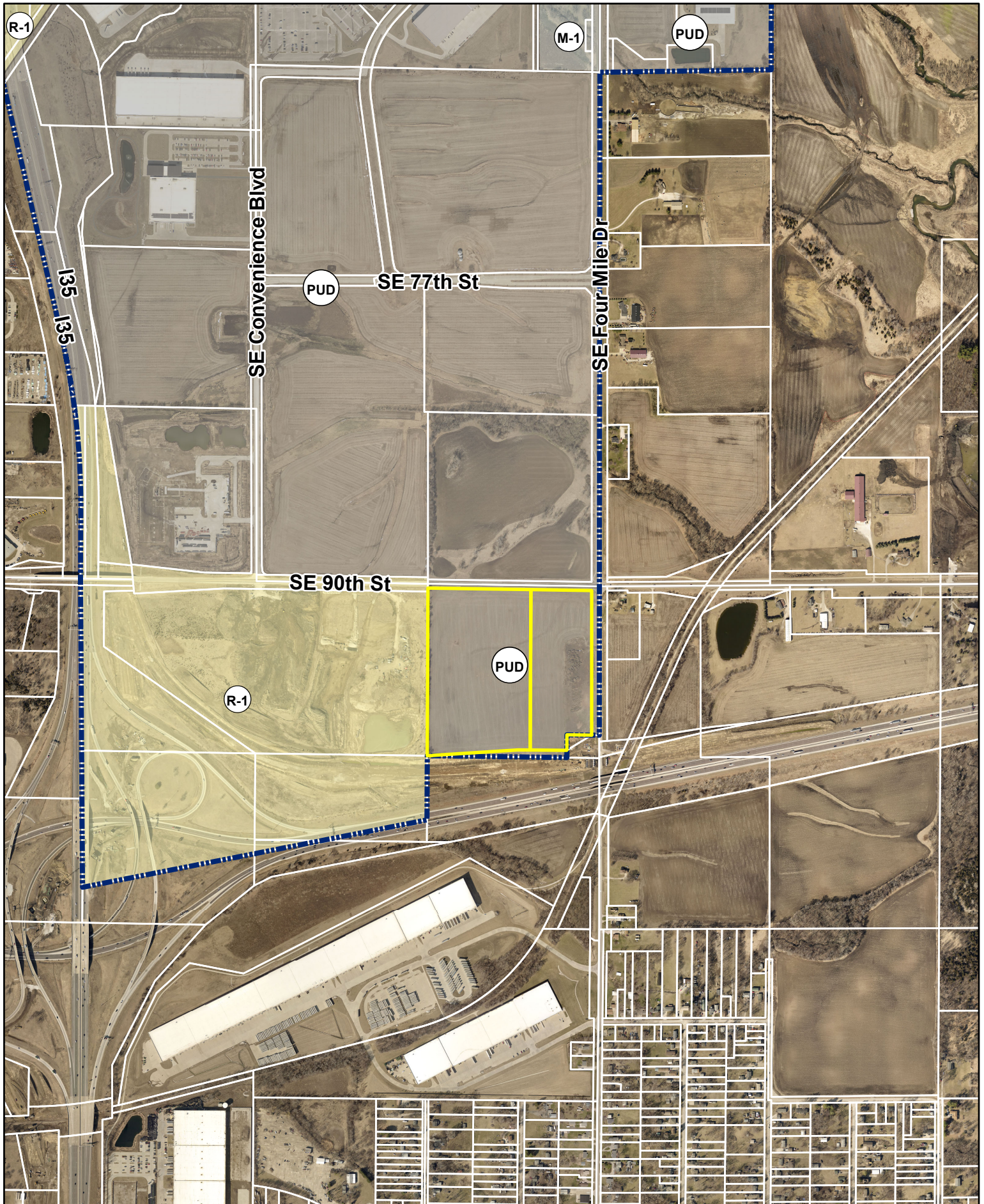
I-80 COMMERCE CENTER PUD AMENDED

PUD MASTER PLAN - ALTERNATE A

ANKENY, IOWA

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





1 inch = 944 feet

Date: 3/5/2024

I-80 Commerce Center PUD Amendment Zoning Map





PLAN AND ZONING COMMISSION

April 2, 2024

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

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

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

The Plan and Zoning Commission held a public hearing at their meeting on March 19, 2024.

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION 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.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download	
	Aerial Map
	Staff Report
	Applicant Letter
	Rezoning Exhibit
	PUD Master Plan
	PUD Manual
	Rezoning Map
	Future Land Use Map



N



1 inch = 1,096 feet

Date: 3/5/2024

Berwick Estates PUD Rezoning Aerial Map



*Plan and Zoning Commission
Staff Report*

Meeting Date: April 2, 2024

Agenda Item: Berwick Estates PUD Rezoning – Action
Report Date: March 22, 2024
Prepared By: Ryan Kirschman
Planner I

ESC

Staff Recommendation

That the Plan and Zoning Commission recommend City Council Approval of the request by Berwick Holdings, LLC., to rezone the property from R-1, One-Family Residence District to PUD, Planned Unit Development.

Project Report

Berwick Holdings, LLC, is requesting a rezoning on a portion of property located east of NE Berwick Drive, south of SE Oralabor Road and north of NE 70th Avenue. The subject parcels are approximately 103.98 acres.

Berwick Holdings, LLC, is requesting to rezone the subject parcels to PUD, Planned Unit Development. The property is currently zoned R-1, One-Family Residence District. Property to the west of the subject property is also zoned R-1, One-Family Residence District. Property to the north, south, and east is not currently in the city. Per the Ankeny 2040 Future Land Use Plan Map, the subject property is identified as Open Space along the northern edge of the property and the rest of the property is Low Density Residential. The Zoning Compatibility Matrix identifies PUD as Partially Compatible for both Open Space and Low Density Residential. Surrounding property is similarly identified as Low Density Residential and Open Space. 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. The purpose of a PUD is to promote development by providing a greater level of flexibility than normally allowed. Parcel A would allow minimum lot widths of 70 feet and minimum lot area of 9,000 sq. ft.; Parcel B would allow minimum lot widths of 70 feet and minimum lot area of 8,000 sq. ft.; Parcel C would allow minimum lot widths of 50 feet and minimum lot area of 5,000 sq. ft. for one-family homes and a minimum lot width of 40 feet and 4,000 sq. ft. for two-family homes. Whereas R-1 regulations would require a minimum of 85 feet for lot width and 10,200 sq. ft. lot area and R-2 would require a lot width of 70 feet and minimum lot area of 8,500 sq. ft. for one family homes or, a lot width of 40 feet and lot area of 5,250 sq. ft. for single-family bi-attached lots.

The PUD Master Plan outlines the general plan for development with tentative lot lines, public streets, utilities, parkland area, and storm water detention area; however, final designs will be determined and approved with final platting. The PUD manual discusses bulk regulations, architectural character, landscape screening to be provided along NE Berwick Drive, stormwater management, and utility services. Building elevations are provided to represent one- to two-story houses in addition to attached single-family homes, to be constructed with varying building materials, colors, and roof pitches.

Ankeny City Council initiated the rezoning on Monday February 19th, 2024. Notification for the rezoning was mailed to all properties within 250' of the subject area, legal notice was posted in the Des Moines Register, and public notification signage was posted on the property.

Public Hearing

The Plan and Zoning Commission held a public hearing for the rezoning on March 19, 2024. During the public hearing there was discussion regarding the projects from City Staff, the applicant's representative, and members of the public. A complete recap of the discussions and questions can be found in the minutes from the meeting. Additionally, members of the public raised the following questions and concerns:

What will the density of the development be?

The proposed Master Plan shows between three and five units per acre. Parcel A consists of approximately 42.6 acres has a maximum density of 3 units per acre. Parcel B consists of approximately 24.6 acres and has a maximum density of 4 units per acre. Parcel C consists of approximately 25 acres and has a maximum density of 5 units per acre. Parcels A and B would be restricted to single-family detached homes only. Parcel C would be restricted to single-family detached or two-family bi-attached homes only.

What will stop the developer from building apartments or commercial buildings?

A concern raised by the members of the public was what would stop the developer from constructing higher density housing such as apartments or building commercial buildings on the site. The Ankeny 2040 Plan Future Land Use Plan identifies this land as Low Density Residential, that classification limits developments from being more than 5 units per acre and from being used for commercial development. In order for this to change, the applicant would need to request and receive a Future Land Use Amendment to increase the density of the housing or to allow for commercial development. Furthermore, the proposed Berwick Estates PUD does not allow for higher density housing options or commercial uses in the PUD, for that to change the applicant would need to amend the PUD in addition to the Future Land Use Plan Amendment. This process would include notification of neighboring properties and public hearings similar to this current rezoning request.

How will the additional traffic be managed?

Multiple members of the public that spoke expressed concerns about how traffic in the area will be managed with the increase in residents along NE Berwick Drive. The applicant has submitted and had the traffic study approved by the Traffic Engineering manager. Included in the PUD, there are two agreed upon improvements associated with this proposal, an eastbound right-turn lane at the SE Oralabor Road/NE 78th Street and NE Berwick Drive intersection at the time the 1st plat is developed, and then at 50% buildout of the development an eastbound left-turn lane will be added at the SE Corporate Woods Dr/NE 62nd Street and NE Berwick Drive intersection.

How will this development be screened from the existing homes?

Members of the public expressed concerns about the screening of the proposed development from NE Berwick Drive and neighboring properties. The PUD outlines general landscape standards including a 25-foot landscaping buffer easement along NE Berwick Drive and NE 38th Street, in addition there is a tree line that is anticipated to remain along the northern property line to screen neighboring properties to the north.

Why is 'Phase 4' not apart of the proposed rezoning?

During the annexation process, the land owner held neighborhood meetings to discuss the annexation and the future plans of the subject property. The applicant provided visuals to those who attended which included these two parcels and an additional parcel that is owned by the group. That land is not currently within the corporate limits of Ankeny and it is not a part of this rezoning.

What will be the final calculation of Open Space in the development?

A commission member asked what the final open space calculation would be in comparison to the Open Space identified on the Future Land Use Plan Map. Uses shown on the Future Land Use Plan Map are intended to be general in nature, not definitive boundaries and areas. In addition, the Open Space land use category is intended to identify areas of floodplain, wetlands, steep slopes, and/or significant tree cover. The Open Space category is not intended to delineate a zoning type. However, in response to the question raised, there is approximately 25-30 acres of open space identified by the Future Land Use Plan Map and there is approximately 26 acres of open space provided in the PUD Master Plan.

Currently the road is a mess, what will stop it from being a mess throughout the development process?

The developer is responsible for keeping the roadways clean during the development process. In the event that the roadway is not clean, residents can contact the city to help get the problem resolved.

Summary:

The proposed rezoning will be consistent with the proposed Land Use designation as shown in the 2040 Comprehensive Plan. Therefore, 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.



12/8/2023

Honorable Mayor, City Council, and Plan & Zoning Commission
City of Ankeny
1250 SW District Drive
Ankeny, Iowa 50023

1360 NW 121st Street
Clive, IA 50325
P 515.964.1229
F 515.964.2370

www.mccresults.com

RE: Berwick Estates PUD – Rezoning

Dear Honorable Mayor, City Council, and Plan & Zoning Commission Members,

On behalf of Berwick Holdings LLC and ATI Group, we are pleased to submit a rezoning request for approximately 104 acres in the City of Ankeny east of NE Berwick Drive and respectfully request your approval of said rezoning request.

This proposal is to rezone the property from R-1 to Berwick Estates PUD. The development plan as presented is generally consistent with the City's Comprehensive Land Use Plan and represents strategic and thoughtful residential growth for the City of Ankeny. Additionally, we believe the proposed PUD zoning offers the following advantages to the City of Ankeny and its residents:

- Simultaneously offer flexibility in development yet establish general structure and framework of the planned property
- Provide a variety of housing types and price points that encourages diverse opportunities for a wide range of potential residents
- Provide adequate information for the City, general public, and neighbors who may be living near or interacting with the development to understand the big picture
- Provide adequate information for future Developers, homebuilder partners, homebuyers, and other stakeholders to set expectations of current and future development

This letter of request is included as part of the PUD submittal package that establishes the framework for the next highly sought-after area in the City of Ankeny. We thank you for your consideration of approval of this project.

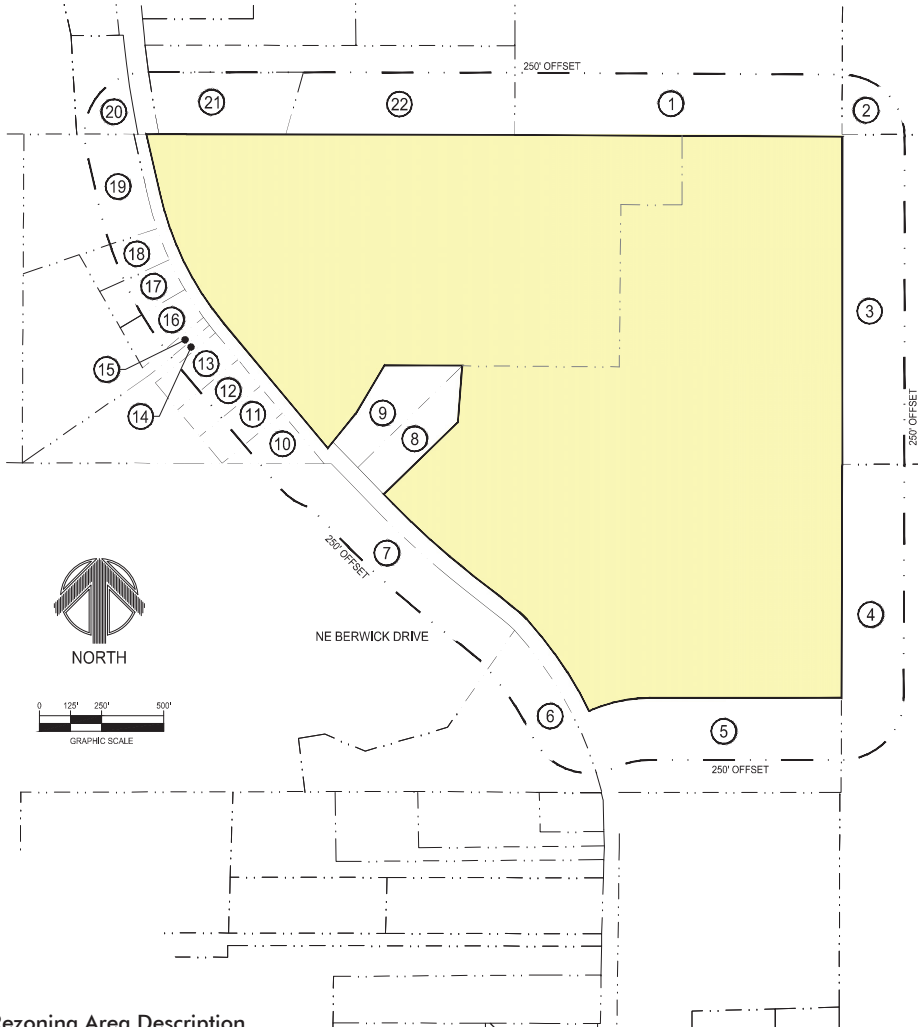
Sincerely,

McClure Engineering Company

A handwritten signature in blue ink, appearing to read 'Jake Becker', is written over a light blue horizontal line.

Jake Becker, PE
Senior Project Engineer

Cc: ATI Group



Rezoning Exhibit

FOR
Berwick Estates PUD
Ankeny, Iowa

Owner / Developer

Berwick Holdings LLC
1615 SW Main Street, Ste 207
Ankeny, Iowa 50023

Zoning

Existing - R-1 (103.98 acres)

Proposed - Berwick PUD (103.98 acres)



Vicinity Sketch
Scale: 1" = 1,000'

Rezoning Table

Parcel Number	Name of Property Owner	Legal Description	Parcel Number	Mailing Address	Total Area of Property	Area within 250' of rezoning	% of Area within 250' of rezoning
1	Roy & Florence Bishop	NE 1/4 NE 1/4 LESS 1.58 A RD SEC 32-80-23	8023-32-226-001	3818 NE 78TH AVE ANKENY, IA 50021-9738	1,673,575 sf	329,269 sf	13.6%
2	Roy & Florence Bishop	NW 1/4 NW 1/4 LESS 1.58 A RD SEC 33-80-23	8023-33-100-001	3818 NE 78TH AVE ANKENY, IA 50021-9738	1,673,575 sf	47,153 sf	2.0%
3	Roy & Florence Bishop	W 1/2 S 1/2 HW 1/4 SEC 33-80-23	8023-33-100-004	3818 NE 78TH AVE ANKENY, IA 50021-9738	1,742,400 sf	331,737 sf	13.7%
4	Jerry M Bishop	W 1/2 W 1/2 W 1/2 SW 1/4 LESS .25A RD SEC 33-80-23	8023-33-300-005	4000 NE 78TH AVE ANKENY, IA 50021-9382	860,310 sf	284,344 sf	11.8%
5	Berwick Holdings LLC	OUTLOT X DRA ACRES PLAT 1	8023-32-426-001	1615 SW MAIN ST STE 207 ANKENY, IA 50023-7261	3,115,689 sf	242,940 sf	10.0%
6	Wesley Investments INC	ITS 5 & 6 PAGUM COMPOUND PLAT 1	8023-32-400-023	7252 NE BERWICK DR ANKENY, IA 50021-9728	394,236 sf	101,743 sf	4.2%
7	Third and Collins Properties LLC	EX BEG 1332F H & 955F W OF SE COR OF SEC THIN W 1214F HW 221F NE 110.5F SE 175F NE 1/2 E28F TO W LN OF HWY SELV 754F TO POB- H 1/2 SE 1/4 W OF RD & LESS RD SEC 32-80-23	8023-32-400-001	2601 SW 35TH ST ANKENY, IA 50023-6203	1,267,596 sf	210,274 sf	8.7%
8	Scott Stephenson Aubrey Jorgensen	LOT 2 DRA ACRES PLAT 1	8023-32-252-002	7393 NE BERWICK DR ANKENY, IA 50021-9739	75,157 sf	75,157 sf	3.1%
9	Richard and Heather Budkus	LOT 1 DRA ACRES PLAT 1	8023-32-252-001	7403 NE BERWICK DR ANKENY, IA 50021-9740	88,266 sf	88,266 sf	3.7%
10	Harold Tyler, Thomas Tyler, Bradley Johnson	LOT 1 OAKWOOD HEIGHTS	8023-32-176-010	1211 NE 31ST ST ANKENY, IA 50021-4694	41,599 sf	35,966 sf	1.5%
11	Tyler Thomas	LOT 2 OAKWOOD HEIGHTS	8023-32-176-009	1211 NE 31ST ST ANKENY, IA 50021-4694	44,082 sf	28,059 sf	1.2%
12	Bradley Johnson	LOT 3 OAKWOOD HEIGHTS	8023-32-176-008	7470 NE BERWICK DR ANKENY, IA 50021-9740	44,082 sf	28,000 sf	1.2%
13	Bradley Johnson	LOT 4 OAKWOOD HEIGHTS	8023-32-176-007	7470 NE BERWICK DR ANKENY, IA 50021-9740	44,082 sf	28,000 sf	1.2%
14	Bradley Johnson	LOT 5 OAKWOOD HEIGHTS	8023-32-176-006	1211 NE 31ST ST ANKENY, IA 50021-4694	154,507 sf	7,820 sf	0.3%
15	Tyler Thomas	LOT 6 OAKWOOD HEIGHTS	8023-32-176-002	1211 NE 31ST ST ANKENY, IA 50021-4694	269,723 sf	8,012 sf	0.3%
16	Tyler Thomas	LOT 7 OAKWOOD HEIGHTS	8023-32-176-005	1211 NE 31ST ST ANKENY, IA 50021-4694	49,092 sf	30,207 sf	1.2%
17	Wayne and Robyn Beld	LOT 8 OAKWOOD HEIGHTS	8023-32-176-004	7514 NE BERWICK DR ANKENY, IA 50021-9730	45,738 sf	29,091 sf	1.2%
18	Elisabeth and Derek Peterson	LOT 9 OAKWOOD HEIGHTS	8023-32-176-003	7534 NE BERWICK DR ANKENY, IA 50021-9730	48,046 sf	29,092 sf	1.2%
19	Andrew and Rhonda Swanson	LOT 10 OAKWOOD HEIGHTS	8023-32-176-001	7560 NE BERWICK DR ANKENY, IA 50021-9730	233,177 sf	84,842 sf	3.5%
20	Jeremy Brandt	BEG SE COR THIN W 280.67F H 396.19F E 244.14F SELV 400.08F TO POB PRT E 27.5A N 1/2 HW 1/4 LYG W OF CL NE BERWICK DR LESS .293A RD SEC 32-80-23	8023-32-126-008	7630 NE BERWICK DR ANKENY, IA 50021-9742	89,602 sf	35,185 sf	1.5%
21	Carla and Donald Wolfe	LOT 1 FOURMILE WOODS PLAT 2	8023-32-201-010	7621 NE BERWICK DR ANKENY, IA 50021-9726	140,873 sf	140,873 sf	5.8%
22	Jeffery and Karen Gluck	LOT 2 FOURMILE WOODS PLAT 2	8023-32-201-014	7645 NE BERWICK DR ANKENY, IA 50021-9726	385,462 sf	221,506 sf	9.2%

ZONING TABLE NOTES:

- RIGHT-OF-WAY AREA IS NOT INCLUDED
- CITY OF ANKENY OWNED PROPERTY THAT IS NOT ROW IS INCLUDED (IE, PARKLAND, GREENBELTS, ETC.)
- OWNERSHIP INFORMATION PROVIDED VIA POLK COUNTY GIS AS OF 12/12/2023
- AREA WITHIN 250' OF REZONING IS PROVIDED BASED ON GIS PARCEL LINE DATA

Rezoning Area Description

An irregular tract of land in the Southeast Quarter and Northeast Quarter of Section 32, Township 80 North, Range 23 West of the 5th Principal Meridian, Polk County, Iowa, consisting of Parcel "O" of said Section 32, as shown on the Plat recorded in Book 15089, Page 430 in the Office of the Polk County Recorder, and Outlot 'X' in DRA Acres Plat 1, an Official Plat, as shown on the Plat recorded in Book 15393, Pages 121 through 134 in the Office of the Polk County Recorder, more particularly described as follows:
Beginning at the North Sixteenth Corner between said Section 32 and Section 33, Township 80 North, Range 23 West of the 5th Principal Meridian, Polk County, Iowa; thence S0°02'44"W along the east line of said Section 32, 1322.51 feet to the East Quarter Corner of said Section 32; thence S0°11'23"W continuing along the east line of said Section 32, 936.31 feet; thence departing said east line, S90°00'00"W, 771.86 feet; thence southwesterly 200.44 feet along a 580.01-foot radius curve, said curve having a chord of 199.45 feet bearing S80°05'59"W; thence S70°11'58"W, 33.12 feet; thence S63°47'05"W, 17.00 feet to the easterly right-of-way line of Berwick Drive; thence northwesterly 448.73 feet along a 1594.16-foot radius curve, said curve having a chord of 447.25 feet bearing N34°16'45"W; thence northwesterly 38.55 feet along a 283.00-foot radius curve, said curve having a chord of 38.52 feet bearing N46°22'15"W; thence N50°14'05"W, 39.79 feet; thence northwesterly 67.29 feet along a 2033.00-foot radius curve, said curve having a chord of 67.29 feet bearing N51°06'34"W; thence N51°59'32"W, 130.76 feet; thence northwesterly 65.18 feet along a 1967.00-foot radius curve, said curve having a chord of 65.18 feet bearing N51°05'13"W; thence N49°56'53"W, 58.49 feet; thence northwesterly 309.96 feet along a 2967.00-foot radius curve, said curve having a chord of 309.82 feet bearing N47°12'13"W; thence N43°56'07"W, 55.40 feet to the southernmost corner of Lot 2 in said DRA Acres Plat 1; thence departing said east right-of-way line and continuing along the southerly line of said Lot 2, N45°51'34"E, 415.00 feet to the southerly corner of said Lot 2; thence N4°38'12"E along the easterly line of said Lot 2, 228.29 feet to the northeast corner of Lot 1 of said DRA Acres Plat 1, also being a point on the southerly line of said Parcel "O"; thence N89°36'54"W along the north line of said Lot 1, 312.53 feet; thence S30°57'41"W along the westerly line of said Lot 1, 228.09 feet; thence S39°09'08"W along said westerly line, 178.08 feet; thence departing said westerly line Lot 1 and continuing along the westerly line of said Parcel "O" N39°43'08"W, 652.19 feet; thence continuing along the westerly line of said Parcel "O", 587.94 feet along a 1246.09-foot radius curve, said curve having a chord of 582.50 feet bearing N26°13'45"W; thence continuing along said westerly line N12°43'06"W, 245.69 feet to the northwest corner of said Parcel "O"; thence S89°55'08"E along the north line of said Parcel "O", 160.30 feet to the Center-North Sixteenth Corner of said Section 32; thence continuing along said north line S89°53'03"E, 1321.27 feet to the Northeast Sixteenth Corner of said Section 32; thence continuing along the north line of said Parcel "O" S89°40'42"E, 1318.73 feet to the point of beginning.
Described tract of land contains 103.98 acres (4,529,337 square feet), including 1.11 acres of right-of-way (48,545 square feet).
Subject to any and all easements and restrictions of record.



1360 NW 121ST Street
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

NOTICE:
McClure Engineering Company retains any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering contract they survey, or for problems which arise from failure to obtain and/or follow the engineers guidelines with respect to any errors, omissions, misstatements, ambiguities, or conflicts which are alleged.
Copyright
Copyright and property rights in these documents are expressly reserved by McClure Engineering Company. No reproduction, changes, or copies in any manner shall be made without obtaining prior written consent from McClure Engineering Company.

REZONING EXHIBIT



BERWICK ESTATES PUD

ANKENY, IA
2023000306
NOVEMBER 3, 2023

REVISED
12/8/2023
12/12/2023

ENGINEER J. BECKER DRAWN BY J. BECKER
CHECKED BY J. BECKER FIELD BOOK NO.
DRAWING NO. SHEET NO.

RZ-01 1 / 1



BERWICK ESTATES PUD MASTER PLAN

Owner / Developer

Berwick Holdings LLC
1615 SW Main Street, Ste 207
Ankeny, IA 50023
Attn: Eric Bohnenkamp
(712) 540-3756

Engineer / Designer

McClure Engineering Company
1360 NW 121st Street
Clive, IA 50325
Attn: Jake Becker, PE
(515) 964-1229

Zoning

Existing - R-1
Proposed - Berwick Estates PUD

NOTES

1. THE INTENT OF THIS MASTER PLAN IS TO PROVIDE SUFFICIENT DETAIL SUCH THAT A TRADITIONAL PRELIMINARY PLAT IS NOT REQUIRED TO DEVELOP PORTIONS OF THIS PROPERTY THAT GENERALLY CONFORM TO THIS MASTER PLAN.
2. AREA DESIGNATED AS "FUTURE DEVELOPMENT" IS NOT A PART OF THIS OFFICIAL REZONING AND PUD DUE TO PORTIONS OF THE AREA NOT BEING ANNEXED INTO THE CITY OF ANKENY AS OF THE TIME OF THIS WRITING. CERTAIN CALCULATIONS INCLUDE THIS AREA IN AN ATTEMPT TO MASTER PLAN THE ENTIRE PROPERTIES OWNED BY THE APPLICANT. IT IS ANTICIPATED THAT THIS FUTURE DEVELOPMENT AREA WILL BE PROCURED SEPARATELY AND WILL REQUIRE SEPARATE APPROVALS, INCLUDING REZONING AND PRELIMINARY PLAT.
3. THE GRAPHICAL RENDERING PROVIDED ON THIS SHEET IS CONCEPTUAL IN NATURE AND INTENDED TO DEMONSTRATE THE GENERAL CHARACTER OF THE DEVELOPMENT. FINAL LAYOUT, CONFIGURATION, AND PRODUCT TYPE MAY REASONABLY DEVIATE FROM THIS PLAN.
4. LAYOUT OF THE CITY PARK DEDICATION IS CONCEPTUAL AND SHOULD NOT BE CONSTRUED AS A PROPOSAL FOR THESE AREAS.
5. THIS DEVELOPMENT WILL REQUIRE CERTAIN ROW DEDICATIONS AS PRESENTED IN THIS PLAN. SAID DEDICATIONS WILL OCCUR WITH RESPECTIVE FINAL PLAT(S) ADJACENT TO THE DEDICATION AREA(S).
6. LOT NUMBERING IS BROKEN OUT BY LAND USE PARCEL FOR SIMPLICITY AND REVIEWABILITY. EACH PLAT SHALL CONTAIN ITS OWN TRADITIONAL NUMBERING NOMENCLATURE AS PART OF ITS FINAL PLAT.
7. BUFFER EASEMENTS SHALL MEET TREE/BUFFER REQUIREMENTS AS DIRECTED BY THE CITY.
8. PROPOSED UTILITY LAYOUTS SHOWN ARE PRELIMINARY AND SUBJECT TO MODIFICATION WITH THE SUBMITTAL OF PUBLIC IMPROVEMENTS CONSTRUCTION DRAWINGS.
9. WATER VALVES ARE TO BE ADDED TO ISOLATE SECTIONS OF WATER MAIN DURING CONSTRUCTION DRAWINGS PHASE(S).
10. AREAS WHERE THERE IS DEFLECTION SHOWN IN WATER MAIN WILL BE ASSESSED DURING CONSTRUCTION DRAWINGS PHASE(S). BENDS MAY BE REQUIRED.
11. UTILITY POLES ALONG NE BERWICK DRIVE MAY NEED RELOCATED. EXACT POLES AND NEW LOCATIONS TO BE DETERMINED DURING CONSTRUCTION DRAWINGS PHASE(S).

SHEET LIST TABLE

SHEET NO.	SHEET TITLE	SHEET DESCRIPTION
1	MP-01	MASTER PLAN
2	MP-02	PROPOSED LAND USE PLAN
3	EX-01	EXISTING CONDITIONS
4	GN-01	GENERAL LAYOUT NORTHWEST
5	GN-02	GENERAL LAYOUT NORTHEAST
6	GN-03	GENERAL LAYOUT SOUTHWEST
7	GN-04	GENERAL LAYOUT SOUTHEAST
8	GR-01	GRADING PLAN NORTHWEST
9	GR-02	GRADING PLAN NORTHEAST
10	GR-03	GRADING PLAN SOUTHWEST
11	GR-04	GRADING PLAN SOUTHEAST
12	GR-06	GRADING PLAN OVERALL

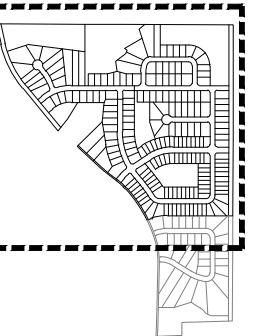


building strong communities.

1360 NW 121ST. Street
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

NOTICE:
McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

COPYRIGHT:
Copyright and property rights in these documents are expressly reserved by McClure Engineering Company. No reproductions, changes, or copies in any manner shall be made without obtaining prior written consent from McClure Engineering Company.



MASTER PLAN



NORTH



BERWICK ESTATES MASTER PLAN & PRELIMINARY PLAT

ANKENY, IA
2023000306

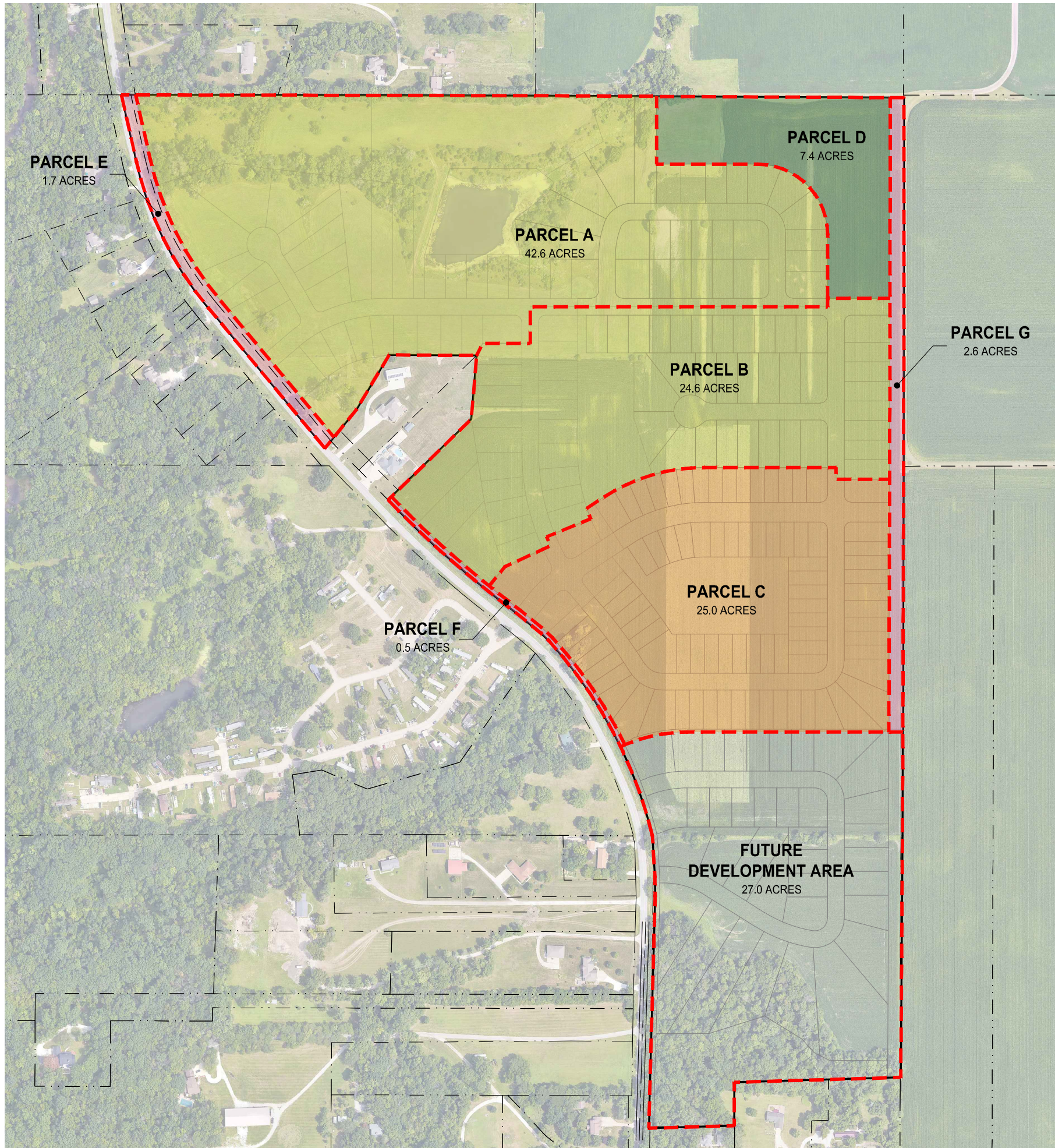
CURRENT ISSUANCE DATE:
3/4/2024

ENGINEER
J. BECKER
CHECKED BY
J. BECKER

DRAWN BY
J. BECKER
FIELD BOOK NO.

DRAWING NO.
MP-01

SHEET NO.
1 / 12



BERWICK ESTATES PUD LAND USE PLAN

NOTES

1. ANTICIPATED ROW ACQUISITION FOR BERWICK DRIVE IS INCLUDED AS PARCELS E & F.
2. ANTICIPATED ROW ACQUISITION FOR NE 38TH STREET EXTENSION AND CONSTRUCTION IS INCLUDED AS PARCEL G.
3. THE FUTURE DEVELOPMENT AREA ("FDA") IS NOT INTENDED TO BE PART OF THIS REZONING AND PUD DUE TO PORTIONS OF THE FDA NOT BEING ANNEXED INTO THE CITY OF ANKENY AS OF THE TIME OF THIS WRITING. AN ANNEXATION APPLICATION HAS BEEN MADE AND ANNEXATION PROCESSES ARE ONGOING.
4. THE FDA IS INCLUDED IN CALCULATIONS TO ATTEMPT TO MASTER PLAN THE ENTIRE PROPERTIES OWNED BY THE APPLICANT AS OF THE TIME OF THIS PUD AND REZONING PROCESS. IT IS ANTICIPATED THAT THE FDA WILL BE REZONED TO 'STRAIGHT' R-1 OR R-2 ZONING, AND CALCULATIONS HEREIN REFLECT THIS ASSUMPTION. IT IS ACKNOWLEDGED THAT THIS PUD MAY REQUIRE REVISIONS IF THE ZONING REQUEST IS FOR A DIFFERENT CLASSIFICATION THAN R-1 OR R-2.
5. PARKLAND AREA IS GENERAL AND MAY NOT BE THE FINAL ACREAGE DEDICATED TO THE CITY. FINAL ACREAGE WILL BE DETERMINED DURING FINAL PLATTING OF RESPECTIVE AREAS. THE INTENT OF THIS MAP IS TO PROVIDE A GENERAL FRAMEWORK FOR PARKLAND DEDICATION AND/OR PAYMENT.
6. AREA INTERFACE LINES ARE BASED ON THE GRAPHICAL CONCEPT AND MAY REASONABLY ADJUST BASED ON FINAL LAYOUT PROPOSED DURING FINAL PLATTING STAGES.

BULK REGULATIONS

SEE PUD TEXT FOR BULK REGULATION TABLES AND DISCUSSION

DENSITY CALCULATIONS:

PARCEL	SIZE (ACRES)	MAXIMUM UNITS (UNITS)	MAXIMUM GROSS DENSITY (DU / ACRE)
A	42.6	128	3
B	24.6	98	4
C	25.0	125	5
D	7.4	0	0
E	1.7	0	0
F	0.5	0	0
G	2.6	0	0
PUD TOTAL	104.4	351	3
FDA*	27.0	54	2
PLANNED TOTAL	131.4	405	3

LAND USE COMPARISON:

LAND USE TYPE	2040 COMPREHENSIVE LAND USE PLAN		PROPOSED MASTER PLAN	
	(ACRES)	(%)	(ACRES)	(%)
LDR	75.3	72%	67.2	64%
MDR	0	0%	25.0	24%
HDR	0	0%	0.0	0%
COMMERCIAL / MIXED	0	0%	0.0	0%
ROW DEDICATION	0	0%	4.8	5%
OPEN SPACE	29.1	28%	7.4	7%
PUD TOTAL	104.4	100%	104.4	100%

PARKLAND DEDICATION CALCULATION:

LAND USE PARCEL	LAND USE	AREA (ACRES)	PARKLAND REQUIRED (%)	PARKLAND REQUIRED (ACRES)
A	LDR	42.6	5%	2.1
B	LDR	24.6	5%	1.2
C	MDR	25.0	10%	2.5
D	PARKLAND	7.4	0%	0.0
E	ROW	1.7	0%	0.0
F	ROW	0.5	0%	0.0
G	ROW	2.6	0%	0.0
FDA*	LDR	27.0	5%	1.4

TOTAL PARKLAND REQUIRED: 7.2

*FDA = FUTURE DEVELOPMENT AREA



building strong communities.

1360 NW 121ST. Street
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

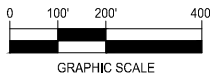
NOTICE:
McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

COPYRIGHT:
Copyright and property rights in these documents are expressly reserved by McClure Engineering Company. No reproductions, changes, or copies in any manner shall be made without obtaining prior written consent from McClure Engineering Company.

PROPOSED
LAND USE PLAN



NORTH



GRAPHIC SCALE

BERWICK ESTATES
MASTER PLAN &
PRELIMINARY PLAT

ANKENY, IA
2023000306

CURRENT ISSUANCE DATE:
3/4/2024

ENGINEER
J. BECKER
CHECKED BY
J. BECKER

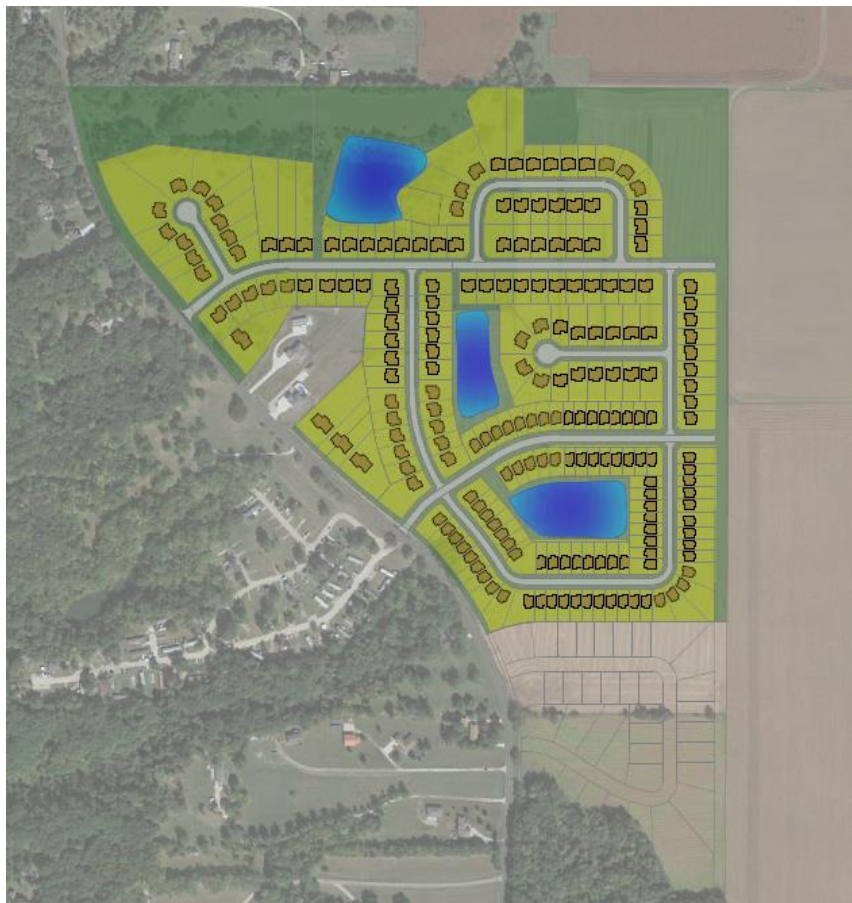
DRAWN BY
J. BECKER
FIELD BOOK NO.

DRAWING NO.
MP-02

SHEET NO.
2 / 12

BERWICK ESTATES

PLANNED UNIT DEVELOPMENT
CITY OF ANKENY



PREPARED BY:



PREPARED ON:
11/3/2023

REVISIONS:
12/8/2023
3/5/2024

Table of Contents

P&Z and Council Request Letter..... 3

SECTION 1 - PURPOSE 4

SECTION 2 - LEGAL DESCRIPTION..... 4

SECTION 3 - MASTER PLAN ADOPTION..... 5

SECTION 4 - REQUIRED PLANS 5

SECTION 5 - GENERAL CONDITIONS 6

SECTION 6 - STREET CIRCULATION AND RIGHT-OF-WAY..... 7

SECTION 7 - PEDESTRIAN TRAILS 8

SECTION 8 - OPEN SPACE..... 8

SECTION 9 - PARKLAND DEDICATION 8

SECTION 10 - SANITARY SEWER SERVICE AND STORM WATER DRAINAGE 9

SECTION 11 - STORM WATER MANAGEMENT 9

SECTION 12 - LAND USE DESIGN CRITERIA 9

SECTION 13 - GENERAL LANDSCAPE STANDARDS..... 11

SECTION 14 - ARCHITECTURE AND SITE DESIGN REGULATIONS 11

SECTION 15 - SIGNAGE..... 11

SECTION 16 - DEFINITION..... 11

SECTION 17 - VIOLATIONS AND PENALTIES..... 11

SECTION 18 - OTHER REMEDIES..... 12

SECTION 19 - REPEALER..... 12

SECTION 20 - SEVERABILITY CLAUSE 12

SECTION 21 - EFFECTIVE DATE..... 12

APPENDICIES 12

 Appendix A – Rezoning Map Exhibit..... 12

 Appendix B – Berwick Estates Master Plan (pgs 1-12) 12

 Appendix C – Architectural Character 12



12/8/2023

Honorable Mayor, City Council, and Plan & Zoning Commission
City of Ankeny
1250 SW District Drive
Ankeny, Iowa 50023

1360 NW 121st Street
Clive, IA 50325
P 515.964.1229
F 515.964.2370

www.mccresults.com

RE: Berwick Estates PUD – Rezoning

Dear Honorable Mayor, City Council, and Plan & Zoning Commission Members,

On behalf of Berwick Holdings LLC and ATI Group, we are pleased to submit a rezoning request for approximately 104 acres in the City of Ankeny east of NE Berwick Drive and respectfully request your approval of said rezoning request.

This proposal is to rezone the property from R-1 to Berwick Estates PUD. The development plan as presented is generally consistent with the City's Comprehensive Land Use Plan and represents strategic and thoughtful residential growth for the City of Ankeny. Additionally, we believe the proposed PUD zoning offers the following advantages to the City of Ankeny and its residents:

- Simultaneously offer flexibility in development yet establish general structure and framework of the planned property
- Provide a variety of housing types and price points that encourages diverse opportunities for a wide range of potential residents
- Provide adequate information for the City, general public, and neighbors who may be living near or interacting with the development to understand the big picture
- Provide adequate information for future Developers, homebuilder partners, homebuyers, and other stakeholders to set expectations of current and future development

This letter of request is included as part of the PUD submittal package that establishes the framework for the next highly sought-after area in the City of Ankeny. We thank you for your consideration of approval of this project.

Sincerely,

McClure Engineering Company

A handwritten signature in blue ink, appearing to read "Jake Becker", is written over a light blue horizontal line.

Jake Becker, PE
Senior Project Engineer

Cc: ATI Group

BERWICK ESTATES PUD

SECTION 1 - PURPOSE The primary and technical purpose of this PUD document is to provide the framework and basis to change the official zoning of the parcel of ground as described in Section 2 herein from R-1 to PUD.

Additionally, the following purposes are also considered vital to the intents this PUD document:

- Simultaneously offer flexibility in development yet establish general structure and framework of the planned property
- Provide sufficient and expanded details so that a Preliminary Plat is not necessary for future development proceedings
- Provide adequate information for approving entities (City Council, P&Z, City Staff, etc.) to feel comfortable approving this PUD and future development proceedings
- Provide adequate information for stakeholders, future Developers, homebuilder partners, and homebuyers to set expectations of current and future development
- Provide adequate information for the general public and neighbors who may be living near or interacting with the development to understand the big picture

SECTION 2 - LEGAL DESCRIPTION The Official Zoning Map of the City of Ankeny, Iowa, is proposed to be amended from R-1 to PUD, for the property legally described as follows:

AN IRREGULAR TRACT OF LAND IN THE SOUTHEAST QUARTER AND NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA, CONSISTING OF PARCEL "O" OF SAID SECTION 32, AS SHOWN ON THE PLAT RECORDED IN BOOK 15089, PAGE 430 IN THE OFFICE OF THE POLK COUNTY RECORDER, AND OUTLOT 'X' IN DRA ACRES PLAT 1, AN OFFICIAL PLAT, AS SHOWN ON THE PLAT RECORDED IN BOOK 15393, PAGES 121 THROUGH 134 IN THE OFFICE OF THE POLK COUNTY RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH SIXTEENTH CORNER BETWEEN SAID SECTION 32 AND SECTION 33, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA; THENCE S0°02'44"W ALONG THE EAST LINE OF SAID SECTION 32, 1322.51 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 32; THENCE S0°11'23"W CONTINUING ALONG THE EAST LINE OF SAID SECTION 32, 936.31 FEET; THENCE DEPARTING SAID EAST LINE, S90°00'00"W, 771.86 FEET; THENCE SOUTHWESTERLY 200.44 FEET ALONG A 580.01-FOOT RADIUS CURVE, SAID CURVE HAVING A CHORD OF 199.45 FEET BEARING S80°05'59"W; THENCE S70°11'58"W, 33.12 FEET; THENCE S63°47'05"W, 17.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF BERWICK DRIVE; THENCE NORTHWESTERLY 448.73 FEET ALONG A 1594.16-FOOT RADIUS CURVE, SAID CURVE HAVING A CHORD OF 447.25 FEET BEARING N34°16'45"W; THENCE NORTHWESTERLY 38.55 FEET ALONG A 283.00-FOOT RADIUS CURVE, SAID CURVE HAVING A 38.52-FOOT CHORD BEARING N46°22'15"W; THENCE N50°14'05"W, 39.79 FEET; THENCE NORTHWESTERLY 67.29 FEET ALONG A 2033.00-FOOT RADIUS CURVE, SAID CURVE HAVING A CHORD OF 67.29 FEET BEARING N51°06'34"W; THENCE N51°59'32"W, 130.76 FEET; THENCE NORTHWESTERLY 65.18 FEET ALONG A 1967.00-FOOT RADIUS CURVE, SAID CURVE HAVING A CHORD OF 65.18 FEET BEARING N51°05'13"W; THENCE N49°56'53"W, 58.49 FEET; THENCE NORTHWESTERLY 309.96 FEET ALONG A 2967.00-FOOT RADIUS CURVE, SAID CURVE HAVING A CHORD OF 309.82 FEET BEARING N47°12'13"W; THENCE N43°56'07"W, 55.40 FEET TO THE SOUTHERNMOST CORNER OF LOT 2 IN SAID DRA ACRES PLAT 1; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE AND CONTINUING ALONG THE SOUTHERLY LINE OF SAID LOT 2, N45°51'34"E, 415.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 2; THENCE N4°38'12"E ALONG THE EASTERLY LINE OF SAID LOT 2, 228.29 FEET TO THE NORTHEAST CORNER OF LOT 1 OF SAID DRA ACRES PLAT 1, ALSO BEING A POINT ON THE SOUTHERLY LINE OF SAID PARCEL "O"; THENCE N89°36'54"W ALONG THE NORTH LINE OF SAID LOT 1, 312.53 FEET; THENCE S30°57'41"W ALONG THE WESTERLY LINE OF SAID LOT 1, 228.09 FEET; THENCE S39°09'08"W ALONG SAID WESTERLY LINE, 178.08 FEET; THENCE DEPARTING SAID WESTERLY LINE LOT 1 AND CONTINUING ALONG THE WESTERLY LINE OF SAID PARCEL "O"

BERWICK ESTATES PUD

N39°43'08"W, 652.19 FEET; THENCE CONTINUING ALONG THE WESTERLY LINE OF SAID PARCEL "O", 587.94 FEET ALONG A 1246.09-FOOT RADIUS CURVE, SAID CURVE HAVING A CHORD OF 582.50 FEET BEARING N26°13'45"W; THENCE CONTINUING ALONG SAID WESTERLY LINE N12°43'06"W, 245.69 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "O"; THENCE S89°55'08"E ALONG THE NORTH LINE OF SAID PARCEL "O", 160.30 FEET TO THE CENTER-NORTH SIXTEENTH CORNER OF SAID SECTION 32; THENCE CONTINUING ALONG SAID NORTH LINE S89°53'03"E, 1321.27 FEET TO THE NORTHEAST SIXTEENTH CORNER OF SAID SECTION 32; THENCE CONTINUING ALONG THE NORTH LINE OF SAID PARCEL "O" S89°40'42"E, 1318.73 FEET TO THE POINT OF BEGINNING.

DESCRIBED TRACT OF LAND CONTAINS 103.98 ACRES (4,529,337 SQUARE FEET), INCLUDING 1.11 ACRES OF RIGHT-OF-WAY (48,545 SQUARE FEET).

SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SECTION 3 - MASTER PLAN ADOPTION Attached hereto and made a part of this rezoning approval, for concept description and delineation is the Berwick Estates Master Plan listed as Appendix B. The Master Plan is adopted to establish the rules, regulations, and development guidelines for the land use and performance standards pursuant to Section 192.15 of the Municipal Code of the City of Ankeny, Iowa, for the development of the Berwick Estates PUD. The Master Plan layout, including the relationship of uses to each other and the relationship of land use to the general plan framework, and development requirements, shall be used as the implementation guide.

Individual parcels within the PUD may be developed independent of other parcels or tracts, provided the minimum requirements are met, unless modified herein, and the development of the parcel allows for the proper development of other parcels or tracts within the PUD.

It is recognized that shifts or modifications to the Master Plan layout and reasonable adjustments to the PUD Land Use Parcel boundaries may be made in order to establish workable street patterns, storm water management systems or facilities, elevations, grades, and/or usable building sites. Any modifications to the Master Plan considered by the Zoning Administrator to be major or significant and any amendments to the PUD text shall be made pursuant to Subsection 192.15 of the Municipal Code of the City of Ankeny, Iowa.

SECTION 4 - REQUIRED PLANS The following plans shall be required as a part of the processing of any development application for any property within the Berwick Estates PUD.

1. Preliminary Plat: For a majority of this property, the Master Plan provides sufficient detail that a Preliminary Plat is not necessary and may be excluded from the development review process. This exclusion applies to all land uses Parcels listed in the Master Plan (except the Future Development Area).
2. Construction Drawings or Site Plans: Standard City of Ankeny processes and procedures shall be utilized for preparing, reviewing, and approving drawings to facilitate construction of public or private infrastructure. These are generally referred to Construction Drawings for public subdivision work and Site Plans for private site work. Said Drawings or Plans shall generally conform to the Master Plan and shall be demonstrate that properly sized and located public sanitary sewers, storm sewers, water mains, and streets will be constructed adjacent to or across the respective property in order to fully serve other areas within the PUD.
3. Platting: Prior to, or in conjunction with development of any portion of the PUD, said area shall be platted in accordance with the City of Ankeny subdivision regulations to delineate within a plat the parcel to be developed except as noted in this ordinance.

BERWICK ESTATES PUD

- a. Final Plats: A Final Plat shall be the mechanism to create a buildable lot on property within this PUD. Final Plats shall conform to City standards including content, review, and approval.
- b. Plats-of-Surveys: In order to facilitate the sale or transfer of ownership of property within the PUD, a Plat-of-Survey may be created in accordance with State Law and submitted to the City of Ankeny for its review and approval following a finding of general compliance within the intent of the PUD. It is understood that the transfer of title of any property in the PUD is an interim measure to facilitate development of the PUD and will ultimately culminate in the Final Platting of the respective property. Parcels created by Plat-of-Survey shall not be buildable and no building permit shall be issued until the parcel is platted as part of a Subdivision Plat is approved and the final plat is recorded. No public or private infrastructure improvements are required to be installed or surety posted for any parcels created by Plat-of-Survey.
- c. Outlots: As part of a Subdivision Plat, Outlot(s) may be created to facilitate the sale or transfer of ownership. Outlots shall not be buildable and no building permit shall be issued until such time that a Subdivision Plat is approved and the final plat is recorded that replats said Outlot(s) into one or more regular Subdivision Lots. No public or private infrastructure improvements are required to be installed or surety posted for any temporary Outlots created for the purpose of ownership transfer. Public or private infrastructure may be required and proposed within permanent Outlots created by the Subdivision Plat (eg, stormwater infrastructure in stormwater Outlots).
- d. Acquisition Plats: Public street rights-of-way may be established by Acquisition Plat following the review and approval by the City.
- e. Postage Stamp Lots: Individual lots created within a common lot or outlot that is owned and controlled by an Owner's Association or condominium regime, commonly referred to as a *Postage Stamp Lot*, are not proposed as part of this PUD and Master Plan and shall not be permitted.

SECTION 5 - GENERAL CONDITIONS The following general site development criteria are applicable to the Berwick Estates PUD:

- 1. Any regulation, standard, provision or requirement that is not specifically addressed within this document that is regulated elsewhere in the Municipal Code of Ankeny, Iowa, the requirements of the Municipal Code shall be enforced.
- 2. All subdivisions, public streets, public street rights-of-way, public improvements, and other general development improvements shall adhere to the standards and design criteria set forth in the Ankeny Subdivision Ordinance and the Statewide Urban Design Specifications (SUDAS) as adopted or as amended by the City of Ankeny, pertaining thereto, unless otherwise stated within this Ordinance or approved by City Council. To allow for creative residential community design, alternate public ROW sections may be considered to allow for flexibility in unit design and layout.
- 3. Applicable in all areas located within a 100-year frequency flood hazard zone, or in adjoining drainageways, detention areas, or other storm water management areas involving potential flood hazards, no building shall be erected which has a lowest floor elevation, including basements, of less than one (1) foot above the determined level of the one hundred (100) year frequency flood event; or the building shall be flood proofed to the same elevation. No building shall be erected within 25-feet of any major drainage (as determined by the storm water management plan), storm water detention basin or pond, unless approved by the City.

BERWICK ESTATES PUD

4. The Developer, its successors and assigns, if any, shall pay all construction and engineering costs for the development and improvement of its property, including improvements located in all rights-of-way to be dedicated to the City, all in accordance with the current City policies and ordinances in effect at the time of development unless otherwise addressed in an approved Development Agreement.

SECTION 6 - STREET CIRCULATION AND RIGHT-OF-WAY Appendix B shows a conceptual roadway circulation system including the classification of each road. The minimum standards of each road classification are as follows:

Residential “Collector” Street:

- 70’ Right of Way
- 31’ wide paving
- Widened to 37’ wide and 3-lanes at intersection with NE Berwick Drive
- Widened to 37’ wide and 3-lanes at intersection with future arterial street
- No Parking on either side of street
- 5’ sidewalk on both sides

Residential “Local” Street:

- 60’ Right of Way
- 27’ wide paving
- Widened to 37’ wide and 3-lanes at intersection with NE Berwick Drive
- Widened to 37’ wide and 3-lanes at intersection with future arterial street
- Parking on south and west sides of streets
- 5’ sidewalk on both sides

A Traffic Impact Study is ongoing as part of this PUD approval process and may contain additional infrastructure improvement recommendations that will need negotiated between the Developer and City. Per this writing, the latest arrangement is as follows:

- Developer to construct an eastbound right turn lane at NE 78th Ave and NE Berwick Drive, triggered by the second plat of development of Berwick Estates
- Developer to construct an eastbound left turn lane on at NE 62nd Ave and NE Berwick Drive, triggered by 50% build-out of Berwick Estates
- Westbound left turn lane at NE 78th Ave and NE Berwick Drive discussed in the TIS is not required to be constructed by the Developer
- City and County will monitor the traffic for the NE Berwick Drive offset as development occurs in the area and will coordinate/fund a potential project addressing the intersection if/when a project is needed. The City will not require additional payment or construction of lane modification on NE 78th Ave from the Developer of the Berwick Estates development beyond what is stated above

At a minimum, the Developer of each area shall design the street circulation system and shall extend designated roadways across its plat to adjacent areas. Public street right-of-way shall be dedicated to the City at the time of platting consistent with the above standards or as approved by City Council.

Private streets may be utilized if approved in a site-specific Site Plan and shall establish a private street easement. Said easement shall detail the private street ownership, maintenance, private access rights, and the right of use by the general public and city emergency service vehicles for access and circulation. Alternate curb sections may be allowed on private streets if reviewed and approved by City Council at the time of development.

BERWICK ESTATES PUD

SECTION 7 - PEDESTRIAN TRAILS No trails or oversized sidewalk are proposed within public ROW. Where trails are proposed outside of ROW (rear yards or around ponds), trails shall be contained within either easement or Outlots. If within Outlots, the restrictive covenants shall describe ownership and maintenance provisions of the trail.

SECTION 8 - OPEN SPACE

1. Various types of open spaces are proposed in the Master Plan including general open space, City parks, pedestrian trails, and storm water detention.
2. Parcel D is to be dedicated to the City for parkland and shall be maintained by the City upon dedication.
3. All other common open space intended for public use (i.e., pedestrian trails or stormwater detention) shall generally be contained within an Outlot or easement. Outlots shall be owned and maintained by the HOA.

SECTION 9 - PARKLAND DEDICATION

1. All development within this PUD shall comply with the City's parkland dedication requirements. Provisions provided as part of this Section are intended to fully satisfy the parkland dedication requirements for the entire Berwick Estates development.
2. The parkland dedication area required for Berwick Estates is 7.2 acres as of the time of this writing based on the proposed land uses and concept plans.

LAND USE PARCEL	LAND USE	AREA	PARKLAND REQUIRED	PARKLAND REQUIRED
		(ACRES)	(%)	(ACRES)
A	LDR	42.6	5%	2.1
B	LDR	24.6	5%	1.2
C	MDR	25.0	10%	2.5
D	PARKLAND	7.4	0%	0.0
E	ROW	1.7	0%	0.0
F	ROW	0.5	0%	0.0
G	ROW	2.6	0%	0.0
FDA*	LDR	27.0	5%	1.4
TOTAL PARKLAND REQUIRED:				7.2

**FDA means Future Development Area*

3. The Master Plan (Appendix B) identifies Parcel D as a conceptual parkland location that is to be dedicated to the City of Ankeny as part of the final platting procedures in that area. Parcel D is 7.3 acres and satisfies the City's parkland dedication requirements.
4. An area called 'Future Development Area' is included in parkland calculations as part of this PUD in an attempt to master plan the entire properties owned by the applicant at the time of this PUD writing. The 'FDA' is not intended to be a part of the official PUD and rezoning processes due to portions of the 'FDA' not being annexed into the City of Ankeny as of the time of this writing. It is anticipated that the 'FDA' will be rezoned to "straight" R-1 or R-2 zoning and calculations herein reflect this assumption. It is acknowledged that this PUD may require revisions or alternate parkland dedication arrangements may be necessary if the future rezoning request for the 'FDA' is for a different classification than R-1 or R-2 and a higher threshold of parkland dedication requirements are triggered.
5. Should future PUD modifications occur that would result in an increase in required parkland dedication, the difference in parkland dedication shall be satisfied with an agreed-upon arrangement in the PUD modifications including additional land, payment-in-lieu, or both.

BERWICK ESTATES PUD

SECTION 10 - SANITARY SEWER SERVICE AND STORM WATER DRAINAGE Each Developer shall extend sanitary and storm sewers across its plat at sufficient capacity and appropriate elevations and locations to serve the respective service areas. The Developer of all areas within the PUD shall submit to the City for its review and approval, as part of the Subdivision Plat and any Site Plan review and approval process, a sanitary sewer service and storm water drainage plan which satisfies the City's development standards and regulations. Sanitary sewer plan and profile pages in Construction Drawings and/or Site Plans and a site-specific Storm Water Management Plan would generally suffice for the purposes of this Section's requirements.

Sufficient service is defined herein as sanitary sewer and storm water drainage facilities (pipes, structures, drainageways, detention ponds, and similar facilities) adequately sized and designed, including location and depth/elevation, to accommodate the expected flows generated within the service area. Furthermore, the design shall provide for the extension of the facilities across or through the respective Subdivision Plat and/or Site Plan so that all areas within the service area including those located 'upstream' from the Plat and/or Site Plan shall be adequately served.

As previously stated, the Master Plan in Appendix B contains certain pages that are more detailed than necessary in traditional PUD documents. One of the reasons for this is to provide a baseline for utility extensions as it relates to the overall development. The GN-series and GR-series pages function essentially as a Preliminary Plat. As such, Developers shall generally adhere to utility plans depicted in Appendix B in regard to utility extensions to adjacent sites. Since more detail is provided in a traditional PUD Master Plan, special consideration should be made to reasonable modifications and deviations of Construction Drawings, Site Plans, and/or Final Plats from this Master Plan in regard to specific configuration, lot sizing, utility layout, and other provisions.

SECTION 11 - STORM WATER MANAGEMENT A Master Storm Water Management Plan (titled "Berwick Estates Master Storm Water Management Plan") is prepared and approved coincident with this PUD. This Master SWMP provides calculations and discussions in regard to storm water detention requirements for a majority of the site. As a part of the review and approval for each Subdivision Plat or Site Plan, a storm water management plan for the area within the Subdivision Plat and/or Site Plan shall be submitted to the City for its approval. Subsequent, plat/site-specific SWMPs will serve the purpose of establishing compliance with the Master SWMP and to provide specific storm water details (i.e., intake and pipe capacity calculations). All storm water management plans shall generally comply with the Master SWMP or provide calculations justifying changes.

SECTION 12 - LAND USE DESIGN CRITERIA The following land use design criteria shall apply to the respective Land Use parcels designated on the Berwick Estates Master Plan. The intent of this section is to establish bulk regulation criteria for each Land Use parcel similar to traditional City of Ankeny zoning criteria. Criteria specifically listed herein shall be the governing standards, however a similar City of Ankeny zoning classification is also listed in an effort to direct users to supplemental data for criteria not explicitly listed herein.

1. **Land Use Parcels A and B:** The intent of this parcel is to develop into detached single-family units. The closest similar City of Ankeny zoning classification is R-2. Land Use Parcel sizes and gross densities are planned as shown below:

Parcel	Size	Maximum Units	Maximum Gross Density
A	42.6 Acres	127 Units	3 DU per Ac.
B	24.6 Acres	98 Units	4 DU per Ac.

- a. Allowed Uses: All permitted principal and accessory uses and special uses as provided in the City Code for the R-1 and R-2 districts with a restriction to detached single-family uses.

BERWICK ESTATES PUD

- b. Bulk Regulations: All setbacks shall be in accordance with the Height and Bulk Regulations for the R-1 and R-2 districts, except as modified herein. Setbacks are modified in accordance with the following table for each land use.

Use	Lot Area	Lot Width	Story Height Limit	Front Setback	Side Setback	Sum of Side Setbacks	Rear Setback
Single Family – Parcel A	9,000 sf	70 ft	2	30 ft	7.5 ft	15 ft	30 ft
Single Family – Parcel B	8,000 sf	70 ft	2	30 ft	7.5 ft	15 ft	30 ft

2. **Land Use Parcel C**: The intent of these parcels is to develop into primarily smaller or specialty detached single-family or attached duplex units. The closest similar City of Ankeny zoning classification is R-3 with restrictions. Land Use Parcel sizes and gross densities are planned as shown below:

Parcel	Size	Maximum Units	Maximum Gross Density
C	25.0 Acres	125 Units	5 DU per Ac.

- a. Allowed Uses: All permitted principal and accessory uses and special uses as provided in the City Code for the R-1, R-2, and R-3 districts. Setbacks are modified in accordance with the following table for each land use.
- b. Bulk Regulations: All setbacks shall be in accordance with the Height and Bulk Regulations for the R-1, R-2, and R-3 districts, except as modified herein.

Use	Lot Area	Lot Width	Story Height Limit	Front Setback	Side Setback	Sum of Side Setbacks	Rear Setback
Single Family	5,000 sf	50 ft	2	25 ft	5 ft	10 ft	30 ft
Two-Family	4,000 sf	40 ft	2	25 ft	5 ft	10 ft	25 ft

3. **Land Use Parcel D**: The intent of this parcel is to provide a conceptual location and scope for open space that is to be dedicated to the City of Ankeny as part of the final platting procedures in the respective areas to wholly or partially satisfy parkland dedication requirements.
4. **Land Use Parcels E and F**: The intent of these parcels is to be reserved for NE Berwick Drive right-of-way. This ROW is specifically excluded from the other PUD areas since it is a special acquisition requirement and not a development land use, thus should not be counted towards certain requirements or calculations for this PUD. It is, however, a part of the official rezoning, thus must be acknowledged in the PUD.

BERWICK ESTATES PUD

5. **Land Use Parcel G:** The intent of this parcel is to be reserved for future NE 38th Street right-of-way. This ROW is specifically excluded from the other PUD areas since it is a special acquisition requirement and not a development land use, thus should not be counted towards certain requirements or calculations for this PUD. It is, however, a part of the official rezoning, thus must be acknowledged in the PUD.
6. **Future Development Area:** The intent of this designation is to attempt to master plan the entire properties owned by the applicant at the time of this PUD writing. The 'FDA' is not intended to be a part of the official PUD and rezoning processes due to portions of the 'FDA' not being annexed into the City of Ankeny as of the time of this writing. It is anticipated that the 'FDA' will be rezoned to "straight" R-1 or R-2 zoning and calculations herein reflect this assumption. It is acknowledged that this PUD may require revisions (specifically regarding alternate parkland dedication arrangements) if the future rezoning request for the 'FDA' is for a different classification than R-1 or R-2 .

SECTION 13 - GENERAL LANDSCAPE STANDARDS

1. All areas not covered by building or paving shall be landscaped with turf grass, prairie grass, plant beds, shrubs, and/or trees in accordance with open space and landscaping requirements set forth the City Zoning Ordinance.
2. It is anticipated that the Restrictive Covenants will provide specific requirements on individual lots in regard to landscaping requirements. Such requirements would be implemented in an effort to create a canopy of overstory trees decades after development is completed. Specific requirements and species would be specified in the Restrictive Covenants.
3. 25' Buffer Easements are proposed along NE Berwick Drive and future NE 38th Street. These easements will be allowed to overlap PUEs and Gas Easements. No fences or sheds are allowed within the Buffer Easements. Tree/buffer requirements per Ankeny City code are to be within the Buffer Easements.

SECTION 14 - ARCHITECTURE AND SITE DESIGN REGULATIONS

1. All structures shall comply with the City's architectural standards set forth in the City Zoning Ordinance.
2. All structures shall comply with the Restrictive Covenants as prepared with each respective phase of development.
3. Exhibit B includes general examples of the expectations of architectural character of the structures within Berwick Estates.
4. Side-by-side usage of the exact same frontage elevation for a single-family home shall be avoided where practical. For the sake of clarity, this requirement will not apply to duplex-style homes.

SECTION 15 - SIGNAGE All signage shall be in compliance with the City Zoning Code regulations.

SECTION 16 - DEFINITION The term "Developer" for the purpose of the Ordinance, shall mean any person, individual, firm, partnership, association, corporation, estate, trust, entity, or agent or same acting or proposing to subdivide land, improve or develop land including grading or installation of utilities, or plat a Land Use Area Parcel (or fractional part therein) within the PUD by improving or grading the parcel, installing utilities, or for the construction of a building or buildings or amenities.

SECTION 17 - VIOLATIONS AND PENALTIES Any person who violates the provision of this Ordinance upon conviction shall be punished as set forth in the Municipal Code of the City of Ankeny, Iowa.

BERWICK ESTATES PUD

SECTION 18 - OTHER REMEDIES In addition to the provisions set out in Violation and Penalties Section herein, the City may proceed in law or equity against any person, firm or corporation for violation of any section or subsection of this Ordinance.

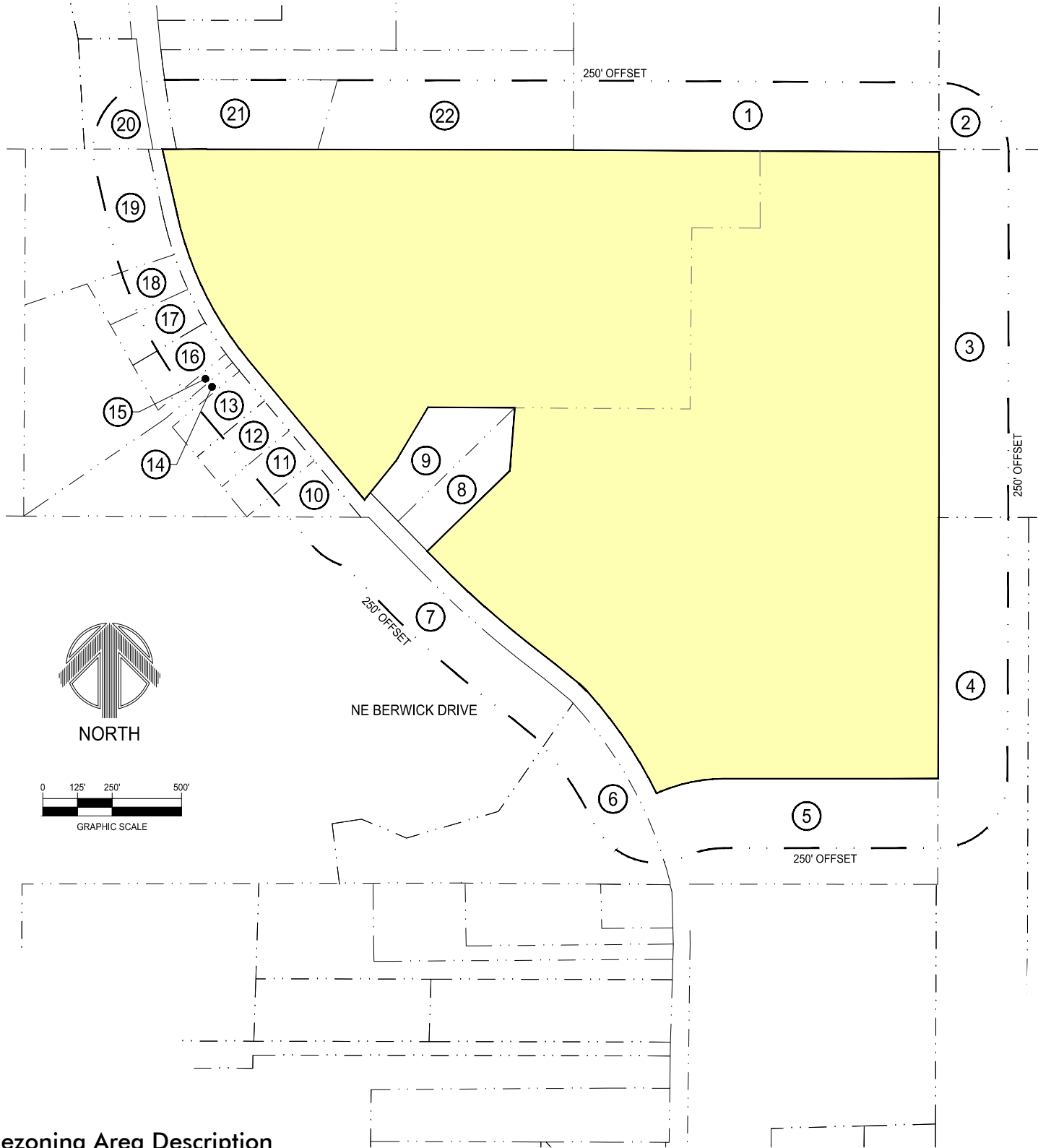
SECTION 19 - REPEALER All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 20 - SEVERABILITY CLAUSE In any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 21 - EFFECTIVE DATE This Ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

APPENDICIES:

- Appendix A – Rezoning Map Exhibit
- Appendix B – Berwick Estates Master Plan (pgs 1-12)
- Appendix C – Architectural Character



Rezoning Exhibit

FOR

Berwick Estates PUD

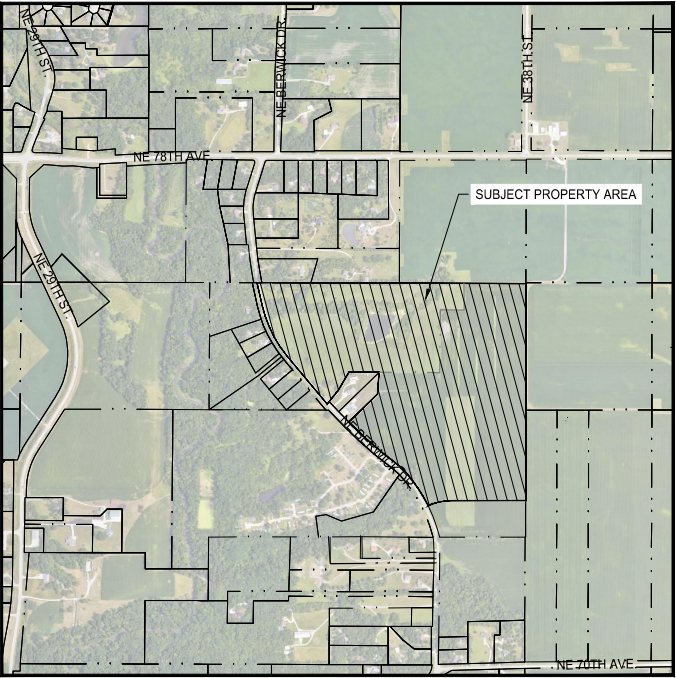
Ankeny, Iowa

Owner / Developer

Berwick Holdings LLC
1615 SW Main Street, Ste 207
Ankeny, Iowa 50023

Zoning

Existing - R-1 (103.98 acres)
Proposed - Berwick PUD (103.98 acres)



Vicinity Sketch
Scale: 1" = 1,000'

Rezoning Table

Parcel Number	Name of Property Owner	Legal Description	Parcel Number	Mailing Address	Total Area of Property	Area within 250' of rezoning	% of Area within 250' of rezoning
1	Roy & Florence Bishop	NE 1/4 NE 1/4 LESS 1.58 A RD SEC 32-80-23	8023-32-226-001	3818 NE 78TH AVE ANKENY, IA 50021-9738	1,673,575 sf	329,269 sf	13.6%
2	Roy Bishop	NW 1/4 NW 1/4 LESS 1.58 A RD SEC 33-80-23	8023-33-100-001	3818 NE 78TH AVE ANKENY, IA 50021-9738DALLAS CENTER, IA 50063-0190	1,673,575 sf	47,153 sf	2.0%
3	Jerry M Bishop	W 1/2 S 1/2 NW 1/4 SEC 33-80-23	8023-33-100-004	3818 NE 78TH AVE ANKENY, IA 50021-9738	1,742,400 sf	331,737 sf	13.7%
4	John Winger & Mamma Israni	W 1/2 W 1/2 W 1/2 SW 1/4 LESS .25A RD SEC 33-80-23	8023-33-300-005	4050 NE 78TH AVE ANKENY, IA 50021-9382	860,310 sf	284,344 sf	11.8%
5	Berwick Holdings LLC	OUTLOT X DRA ACRES PLAT 1	8023-32-426-001	1615 SW MAIN ST STE 207 ANKENY, IA 50023-7261	3,115,689 sf	242,940 sf	10.0%
6	Wesley Investments INC	LTS 5 & 6 PAGLW COMPOUND PLAT 1	8023-32-400-023	7252 NE BERWICK DR ANKENY, IA 50021-9258	394,236 sf	101,743 sf	4.2%
7	Third and Collins Properties LLC	EX BEG 1332F N & 955F W OF SE COR OF SEC THN W 1214F NW 221F NE110.5F SE 175F NELY 828F TO W LN OF HWY SELY 754F TO POB- N 1/2 SE 1/4 W OF RD & LESS RD SEC 32-80-23	8023-32-400-001	2601 SW 35TH ST ANKENY, IA 50023-6203	1,267,596 sf	210,274 sf	8.7%
8	Scott Stephenson Aubrey Jungen	LOT 2 DRA ACRES PLAT 1	8023-32-252-002	7393 NE BERWICK DR ANKENY, IA 50021-9259	75,157 sf	75,157 sf	3.1%
9	Richard and Marlis Backus	LOT 1 DRA ACRES PLAT 1	8023-32-252-001	7403 NE BERWICK DR ANKENY, IA 50021-9260	88,266 sf	88,266 sf	3.7%
10	Harold Tyler, Thomas Tyler, Bradley Johnson	LOT 1 OAKWOOD HEIGHTS	8023-32-176-010	1211 NE 31ST ST ANKENY, IA 50021-6694	41,599 sf	35,966 sf	1.5%
11	Tyler Thomas	LOT 2 OAKWOOD HEIGHTS	8023-32-176-009	1211 NE 31ST ST ANKENY, IA 50021-6694	44,082 sf	28,059 sf	1.2%
12	Bradley Johnson	LOT 3 OAKWOOD HEIGHTS	8023-32-176-008	7470 NE BERWICK DR ANKENY, IA 50021-9260	44,082 sf	28,000 sf	1.2%
13	Bradley Johnson	LOT 4 OAKWOOD HEIGHTS	8023-32-176-007	7470 NE BERWICK DR ANKENY, IA 50021-9260	44,082 sf	28,000 sf	1.2%
14	Bradley Johnson	LOT 5 OAKWOOD HEIGHTS	8023-32-176-006	7470 NE BERWICK DR ANKENY, IA 50021-9260	154,507 sf	7,820 sf	0.3%
15	Tyler Thomas	LOT 6 OAKWOOD HEIGHTS	8023-32-176-002	1211 NE 31ST ST ANKENY, IA 50021-6694	269,723 sf	8,012 sf	0.3%
16	Tyler Thomas	LOT 7 OAKWOOD HEIGHTS	8023-32-176-005	1211 NE 31ST ST ANKENY, IA 50021-6694	49,092 sf	30,207 sf	1.2%
17	Wayne and Robyn Bieh	LOT 8 OAKWOOD HEIGHTS	8023-32-176-004	7514 NE BERWICK DR ANKENY, IA 50021-9230	45,738 sf	29,091 sf	1.2%
18	Elizabeth and Derek Peterson	LOT 9 OAKWOOD HEIGHTS	8023-32-176-003	7534 NE BERWICK DR ANKENY, IA 50021-9230	48,046 sf	29,092 sf	1.2%
19	Andrew and Rhonda Swanson	LOT 10 OAKWOOD HEIGHTS	8023-32-176-001	7560 NE BERWICK DR ANKENY, IA 50021-9230	233,177 sf	84,842 sf	3.5%
20	Jeremy Brandt	BEG SE COR THN W 280.67F N 396.19F E 244.16F SELY 400.08F TO POB PRT E 27.5A N 1/2 NW 1/4 LYG W OF CL NE BERWICK DR LESS .293A RD SEC 32-80-23	8023-32-126-008	7630 NE BERWICK DR ANKENY, IA 50021-9262	89,602 sf	35,185 sf	1.5%
21	Curtis and Linda Waite	LOT 1 FOURMILE WOODS PLAT 2	8023-32-201-010	7621 NE BERWICK DR ANKENY, IA 50021-926	140,873 sf	140,873 sf	5.8%
22	Jeffery and Karen Glock	LOT 2 FOURMILE WOODS PLAT 2	8023-32-201-014	7645 NE BERWICK DR ANKENY, IA 50021-9262	385,462 sf	221,506 sf	9.2%

ZONING TABLE NOTES:
1) RIGHT-OF-WAY AREA IS NOT INCLUDED
2) CITY OF ANKENY OWNED PROPERTY THAT IS NOT ROW IS INCLUDED (IE, PARKLAND, GREENBELTS, ETC.)
3) OWNERSHIP INFORMATION PROVIDED VIA POLK COUNTY GIS AS OF 10/18/2023
4) AREA WITHIN 250' OF REZONING IS PROVIDED BASED ON GIS PARCEL LINE DATA

Rezoning Area Description

An irregular tract of land in the Southeast Quarter and Northeast Quarter of Section 32, Township 80 North, Range 23 West of the 5th Principal Meridian, Polk County, Iowa, consisting of Parcel "O" of said Section 32, as shown on the Plat recorded in Book 15089, Page 430 in the Office of the Polk County Recorder, and Outlot 'X' in DRA Acres Plat 1, an Official Plat, as shown on the Plat recorded in Book 15393, Pages 121 through 134 in the Office of the Polk County Recorder, more particularly described as follows:
Beginning at the North Sixteenth Corner between said Section 32 and Section 33, Township 80 North, Range 23 West of the 5th/ Principal Meridian, Polk County, Iowa; thence S0°02'44"W along the east line of said Section 32, 1322.51 feet to the East Quarter Corner of said Section 32; thence S0°11'23"W continuing along the east line of said Section 32, 936.31 feet; thence departing said east line, S90°00'00"W, 771.86 feet; thence southwesterly 200.44 feet along a 580.01-foot radius curve, said curve having a chord of 199.45 feet bearing S80°05'59"W; thence S70°11'58"W, 33.12 feet; thence S63°47'05"W, 17.00 feet to the easterly right-of-way line of Berwick Drive; thence northwesterly 448.73 feet along a 1594.16-foot radius curve, said curve having a chord of 447.25 feet bearing N34°16'45"W; thence northwesterly 38.55 feet along a 283.00-foot radius curve, said curve having a 38.52-foot chord bearing N46°22'15"W; thence N50°14'05"W, 39.79 feet; thence northwesterly 67.29 feet along a 2033.00-foot radius curve, said curve having a chord of 67.29 feet bearing N51°06'34"W; thence N51°59'32"W, 130.76 feet; thence northwesterly 65.18 feet along a 1967.00-foot radius curve, said curve having a chord of 65.18 feet bearing N51°05'13"W; thence N49°56'53"W, 58.49 feet; thence northwesterly 309.96 feet along a 2967.00-foot radius curve, said curve having a chord of 309.82 feet bearing N47°12'13"W; thence N43°56'07"W, 55.40 feet to the southernmost corner of Lot 2 in said DRA Acres Plat 1; thence departing said east right-of-way line and continuing along the southerly line of said Lot 2, N45°51'34"E, 415.00 feet to the southeasterly corner of said Lot 2; thence N4°38'12"E along the easterly line of said Lot 2, 228.29 feet to the northeast corner of Lot 1 of said DRA Acres Plat 1, also being a point on the southerly line of said Parcel "O"; thence N89°36'54"W along the north line of said Lot 1, 312.53 feet; thence S30°57'41"W along the westerly line of said Lot 1, 228.09 feet; thence S39°09'08"W along said westerly line, 178.08 feet; thence departing said westerly line Lot 1 and continuing along the westerly line of said Parcel "O" N39°43'08"W, 652.19 feet; thence continuing along the westerly line of said Parcel "O", 587.94 feet along a 1246.09-foot radius curve, said curve having a chord of 582.50 feet bearing N26°13'45"W; thence continuing along said westerly line N12°43'06"W, 245.69 feet to the northwest corner of said Parcel "O"; thence S89°55'08"E along the north line of said Parcel "O", 160.30 feet to the Center-North Sixteenth Corner of said Section 32; thence continuing along said north line S89°53'03"E, 1321.27 feet to the Northeast Sixteenth Corner of said Section 32; thence continuing along the north line of said Parcel "O" S89°40'42"E, 1318.73 feet to the point of beginning.
Described tract of land contains 103.98 acres (4,529,337 square feet), including 1.11 acres of right-of-way (48,545 square feet).
Subject to any and all easements and restrictions of record.



building strong communities.

1360 NW 121ST. Street
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

NOTICE:
McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

COPYRIGHT:
Copyright and property rights in these documents are expressly reserved by McClure Engineering Company. No reproductions, changes, or copies in any manner shall be made without obtaining prior written consent from McClure Engineering Company.

REZONING EXHIBIT



BERWICK ESTATES PUD

ANKENY, IA
2023000306
NOVEMBER 3, 2023

REVISIONS
12/8/2023

...
...
...

ENGINEER
J. BECKER
CHECKED BY
J. BECKER

DRAWN BY
J. BECKER
FIELD BOOK NO.

DRAWING NO.

SHEET NO.

RZ-01 1 / 1



BERWICK ESTATES PUD MASTER PLAN

Owner / Developer

Berwick Holdings LLC
1615 SW Main Street, Ste 207
Ankeny, IA 50023
Attn: Eric Bohnenkamp
(712) 540-3756

Engineer / Designer

McClure Engineering Company
1360 NW 121st Street
Clive, IA 50325
Attn: Jake Becker, PE
(515) 964-1229

Zoning

Existing - R-1
Proposed - Berwick Estates PUD

NOTES

1. THE INTENT OF THIS MASTER PLAN IS TO PROVIDE SUFFICIENT DETAIL SUCH THAT A TRADITIONAL PRELIMINARY PLAT IS NOT REQUIRED TO DEVELOP PORTIONS OF THIS PROPERTY THAT GENERALLY CONFORM TO THIS MASTER PLAN.
2. AREA DESIGNATED AS "FUTURE DEVELOPMENT" IS NOT A PART OF THIS OFFICIAL REZONING AND PUD DUE TO PORTIONS OF THE AREA NOT BEING ANNEXED INTO THE CITY OF ANKENY AS OF THE TIME OF THIS WRITING. CERTAIN CALCULATIONS INCLUDE THIS AREA IN AN ATTEMPT TO MASTER PLAN THE ENTIRE PROPERTIES OWNED BY THE APPLICANT. IT IS ANTICIPATED THAT THIS FUTURE DEVELOPMENT AREA WILL BE PROCURED SEPARATELY AND WILL REQUIRE SEPARATE APPROVALS, INCLUDING REZONING AND PRELIMINARY PLAT.
3. THE GRAPHICAL RENDERING PROVIDED ON THIS SHEET IS CONCEPTUAL IN NATURE AND INTENDED TO DEMONSTRATE THE GENERAL CHARACTER OF THE DEVELOPMENT. FINAL LAYOUT, CONFIGURATION, AND PRODUCT TYPE MAY REASONABLY DEVIATE FROM THIS PLAN.
4. LAYOUT OF THE CITY PARK DEDICATION IS CONCEPTUAL AND SHOULD NOT BE CONSTRUED AS A PROPOSAL FOR THESE AREAS.
5. THIS DEVELOPMENT WILL REQUIRE CERTAIN ROW DEDICATIONS AS PRESENTED IN THIS PLAN. SAID DEDICATIONS WILL OCCUR WITH RESPECTIVE FINAL PLAT(S) ADJACENT TO THE DEDICATION AREA(S).
6. LOT NUMBERING IS BROKEN OUT BY LAND USE PARCEL FOR SIMPLICITY AND REVIEWABILITY. EACH PLAT SHALL CONTAIN ITS OWN TRADITIONAL NUMBERING NOMENCLATURE AS PART OF ITS FINAL PLAT.
7. BUFFER EASEMENTS SHALL MEET TREE/BUFFER REQUIREMENTS AS DIRECTED BY THE CITY.
8. PROPOSED UTILITY LAYOUTS SHOWN ARE PRELIMINARY AND SUBJECT TO MODIFICATION WITH THE SUBMITTAL OF PUBLIC IMPROVEMENTS CONSTRUCTION DRAWINGS.
9. WATER VALVES ARE TO BE ADDED TO ISOLATE SECTIONS OF WATER MAIN DURING CONSTRUCTION DRAWINGS PHASE(S).
10. AREAS WHERE THERE IS DEFLECTION SHOWN IN WATER MAIN WILL BE ASSESSED DURING CONSTRUCTION DRAWINGS PHASE(S). BENDS MAY BE REQUIRED.
11. UTILITY POLES ALONG NE BERWICK DRIVE MAY NEED RELOCATED. EXACT POLES AND NEW LOCATIONS TO BE DETERMINED DURING CONSTRUCTION DRAWINGS PHASE(S).

SHEET LIST TABLE

SHEET NO.	SHEET TITLE	SHEET DESCRIPTION
1	MP-01	MASTER PLAN
2	MP-02	PROPOSED LAND USE PLAN
3	EX-01	EXISTING CONDITIONS
4	GN-01	GENERAL LAYOUT NORTHWEST
5	GN-02	GENERAL LAYOUT NORTHEAST
6	GN-03	GENERAL LAYOUT SOUTHWEST
7	GN-04	GENERAL LAYOUT SOUTHEAST
8	GR-01	GRADING PLAN NORTHWEST
9	GR-02	GRADING PLAN NORTHEAST
10	GR-03	GRADING PLAN SOUTHWEST
11	GR-04	GRADING PLAN SOUTHEAST
12	GR-06	GRADING PLAN OVERALL

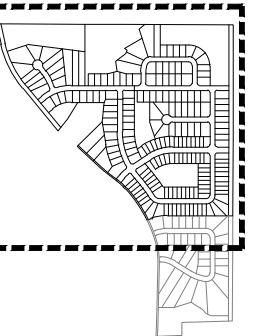


building strong communities.

1360 NW 121ST. Street
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

NOTICE:
McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

COPYRIGHT:
Copyright and property rights in these documents are expressly reserved by McClure Engineering Company. No reproductions, changes, or copies in any manner shall be made without obtaining prior written consent from McClure Engineering Company.



MASTER PLAN



NORTH



BERWICK ESTATES MASTER PLAN & PRELIMINARY PLAT

ANKENY, IA
2023000306

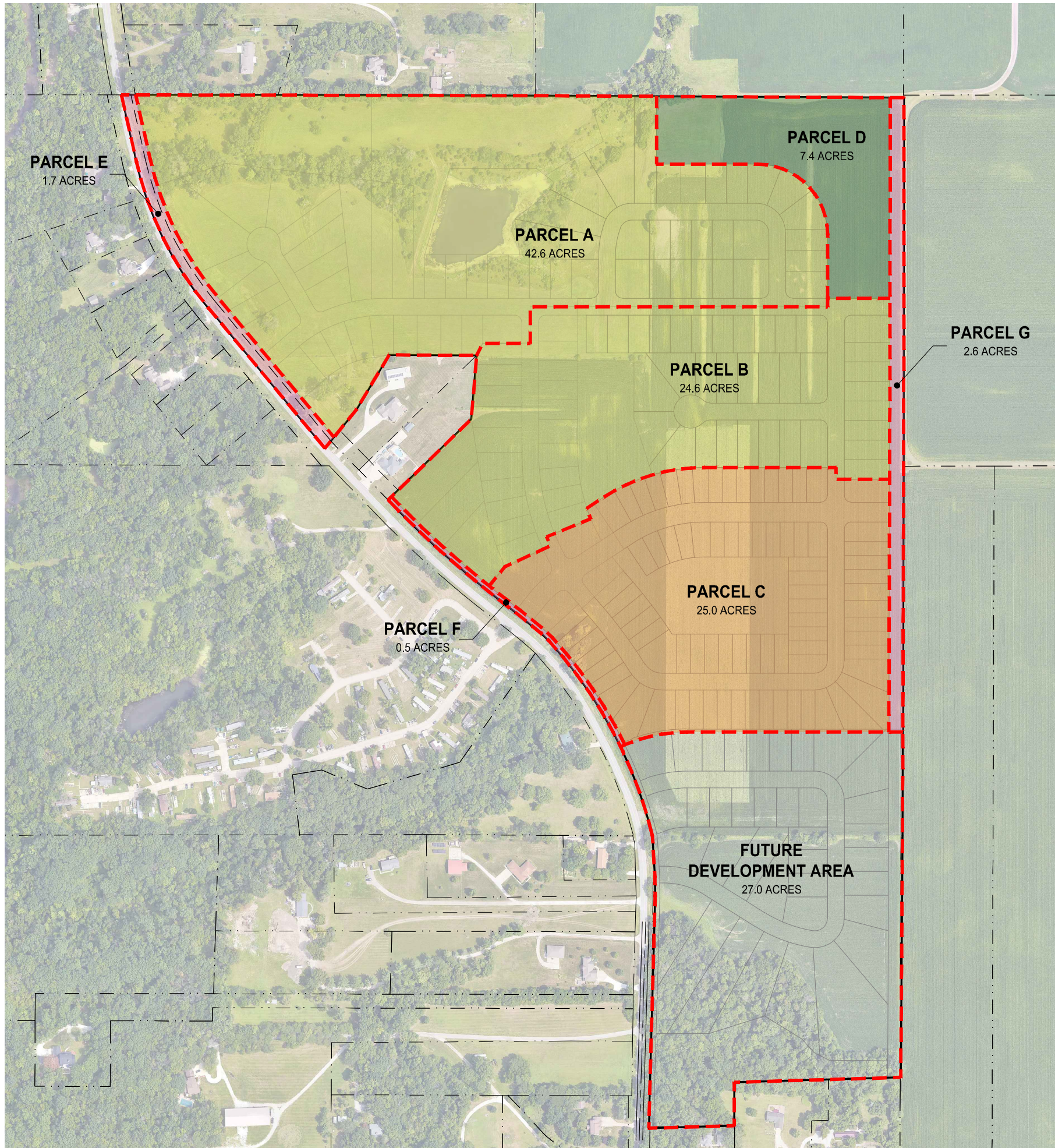
CURRENT ISSUANCE DATE:
3/4/2024

ENGINEER
J. BECKER
CHECKED BY
J. BECKER

DRAWN BY
J. BECKER
FIELD BOOK NO.

DRAWING NO.
MP-01

SHEET NO.
1 / 12



BERWICK ESTATES PUD LAND USE PLAN

NOTES

1. ANTICIPATED ROW ACQUISITION FOR BERWICK DRIVE IS INCLUDED AS PARCELS E & F.
2. ANTICIPATED ROW ACQUISITION FOR NE 38TH STREET EXTENSION AND CONSTRUCTION IS INCLUDED AS PARCEL G.
3. THE FUTURE DEVELOPMENT AREA ("FDA") IS NOT INTENDED TO BE PART OF THIS REZONING AND PUD DUE TO PORTIONS OF THE FDA NOT BEING ANNEXED INTO THE CITY OF ANKENY AS OF THE TIME OF THIS WRITING. AN ANNEXATION APPLICATION HAS BEEN MADE AND ANNEXATION PROCESSES ARE ONGOING.
4. THE FDA IS INCLUDED IN CALCULATIONS TO ATTEMPT TO MASTER PLAN THE ENTIRE PROPERTIES OWNED BY THE APPLICANT AS OF THE TIME OF THIS PUD AND REZONING PROCESS. IT IS ANTICIPATED THAT THE FDA WILL BE REZONED TO 'STRAIGHT' R-1 OR R-2 ZONING, AND CALCULATIONS HEREIN REFLECT THIS ASSUMPTION. IT IS ACKNOWLEDGED THAT THIS PUD MAY REQUIRE REVISIONS IF THE ZONING REQUEST IS FOR A DIFFERENT CLASSIFICATION THAN R-1 OR R-2.
5. PARKLAND AREA IS GENERAL AND MAY NOT BE THE FINAL ACREAGE DEDICATED TO THE CITY. FINAL ACREAGE WILL BE DETERMINED DURING FINAL PLATTING OF RESPECTIVE AREAS. THE INTENT OF THIS MAP IS TO PROVIDE A GENERAL FRAMEWORK FOR PARKLAND DEDICATION AND/OR PAYMENT.
6. AREA INTERFACE LINES ARE BASED ON THE GRAPHICAL CONCEPT AND MAY REASONABLY ADJUST BASED ON FINAL LAYOUT PROPOSED DURING FINAL PLATTING STAGES.

BULK REGULATIONS

SEE PUD TEXT FOR BULK REGULATION TABLES AND DISCUSSION

DENSITY CALCULATIONS:

PARCEL	SIZE (ACRES)	MAXIMUM UNITS (UNITS)	MAXIMUM GROSS DENSITY (DU / ACRE)
A	42.6	128	3
B	24.6	98	4
C	25.0	125	5
D	7.4	0	0
E	1.7	0	0
F	0.5	0	0
G	2.6	0	0
PUD TOTAL	104.4	351	3
FDA*	27.0	54	2
PLANNED TOTAL	131.4	405	3

LAND USE COMPARISON:

LAND USE TYPE	2040 COMPREHENSIVE LAND USE PLAN		PROPOSED MASTER PLAN	
	(ACRES)	(%)	(ACRES)	(%)
LDR	75.3	72%	67.2	64%
MDR	0	0%	25.0	24%
HDR	0	0%	0.0	0%
COMMERCIAL / MIXED	0	0%	0.0	0%
ROW DEDICATION	0	0%	4.8	5%
OPEN SPACE	29.1	28%	7.4	7%
PUD TOTAL	104.4	100%	104.4	100%

PARKLAND DEDICATION CALCULATION:

LAND USE PARCEL	LAND USE	AREA (ACRES)	PARKLAND REQUIRED (%)	PARKLAND REQUIRED (ACRES)
A	LDR	42.6	5%	2.1
B	LDR	24.6	5%	1.2
C	MDR	25.0	10%	2.5
D	PARKLAND	7.4	0%	0.0
E	ROW	1.7	0%	0.0
F	ROW	0.5	0%	0.0
G	ROW	2.6	0%	0.0
FDA*	LDR	27.0	5%	1.4

TOTAL PARKLAND REQUIRED: 7.2

*FDA = FUTURE DEVELOPMENT AREA



building strong communities.

1360 NW 121ST. Street
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

NOTICE:
McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

COPYRIGHT:
Copyright and property rights in these documents are expressly reserved by McClure Engineering Company. No reproductions, changes, or copies in any manner shall be made without obtaining prior written consent from McClure Engineering Company.

PROPOSED
LAND USE PLAN



NORTH



BERWICK ESTATES
MASTER PLAN &
PRELIMINARY PLAT

ANKENY, IA
2023000306

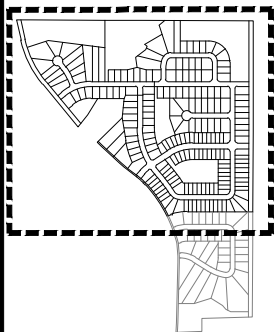
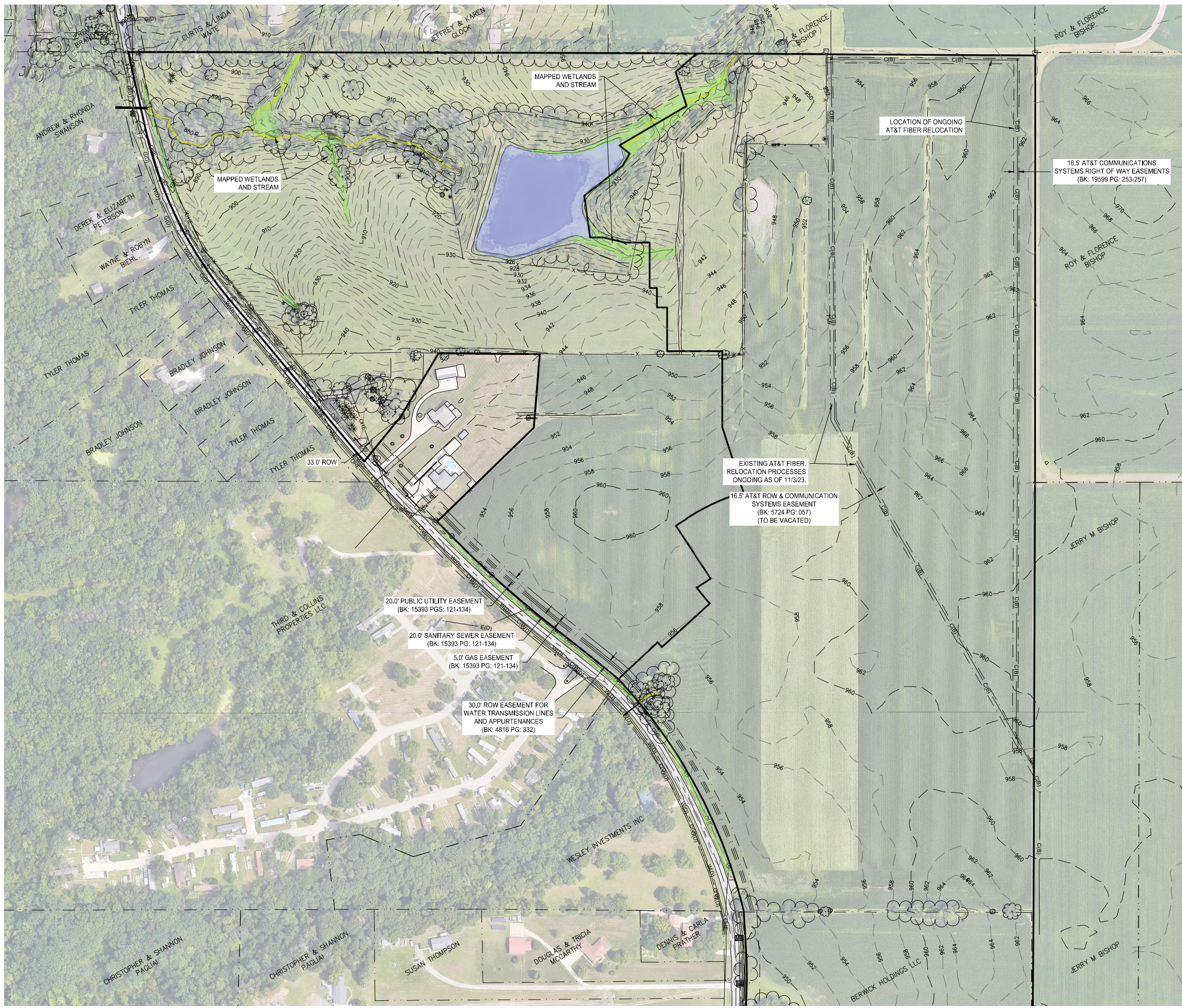
CURRENT ISSUANCE DATE:
3/4/2024

ENGINEER
J. BECKER
CHECKED BY
J. BECKER

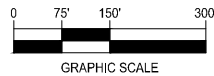
DRAWN BY
J. BECKER
FIELD BOOK NO.

DRAWING NO.
MP-02

SHEET NO.
2 / 12



EXISTING CONDITIONS



BERWICK ESTATES
MASTER PLAN &
PRELIMINARY PLAT

ANKENY, IA
2023000306

CURRENT ISSUANCE DATE:
3/4/2024

ENGINEER
J. BECKER
CHECKED BY
J. BECKER

DRAWN BY
J. BECKER
FIELD BOOK NO.

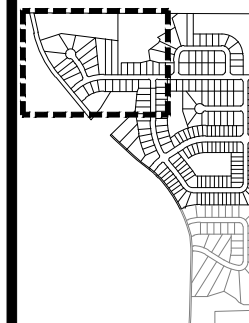
DRAWING NO.
EX-01

SHEET NO.
3 / 12



1360 NW 121ST. Street
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

COPYRIGHT:
Copyright and property rights in these documents are expressly reserved by McClure Engineering Company. No reproductions, changes, or copies in any manner shall be made without obtaining prior written consent from McClure Engineering Company.



0 30' 60' 120'

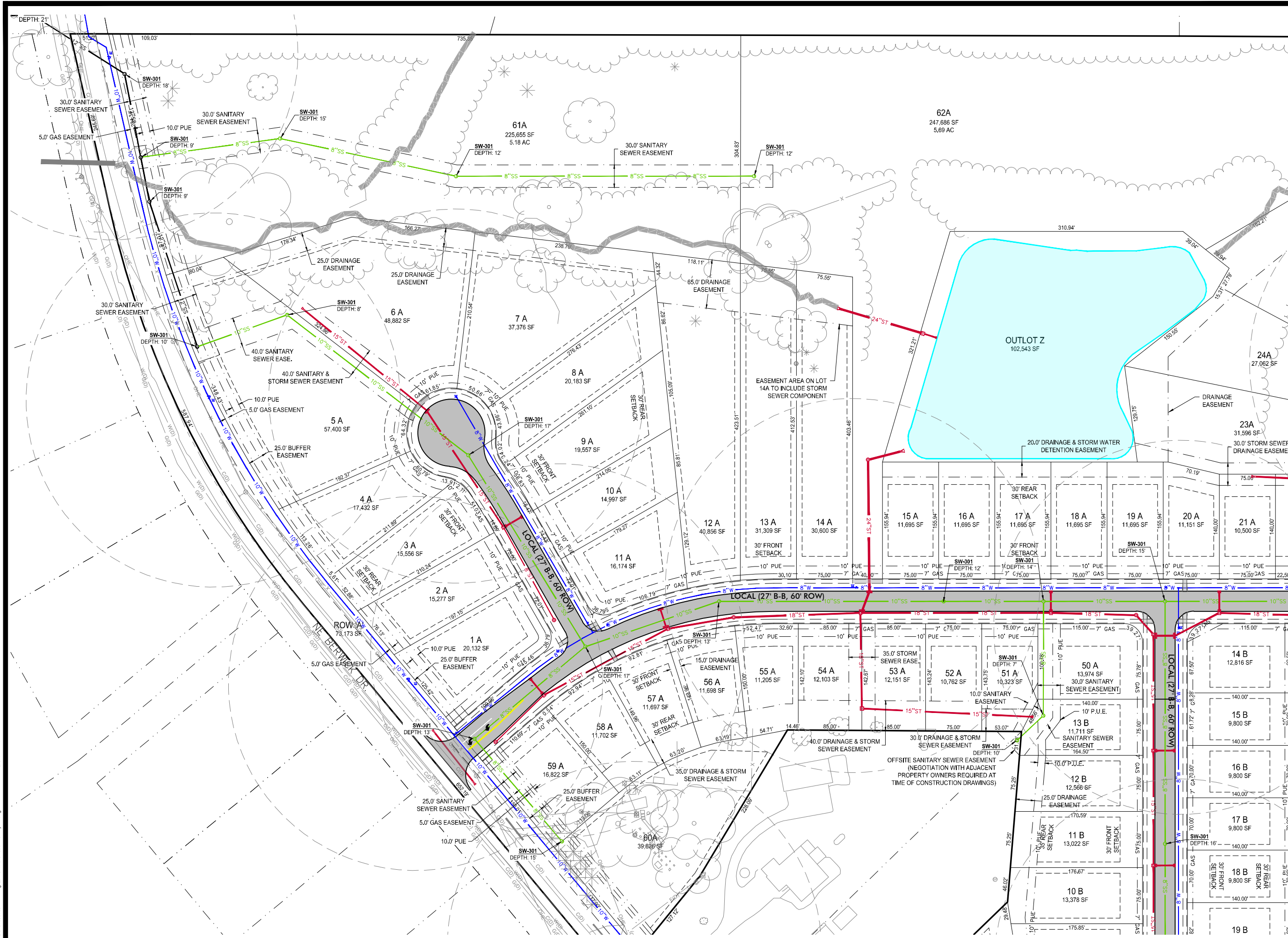
GRAPHIC SCALE

CURRENT ISSUANCE DATE:
3/4/2024

DRAWN BY
J. BECKER
FIELD BOOK NO.

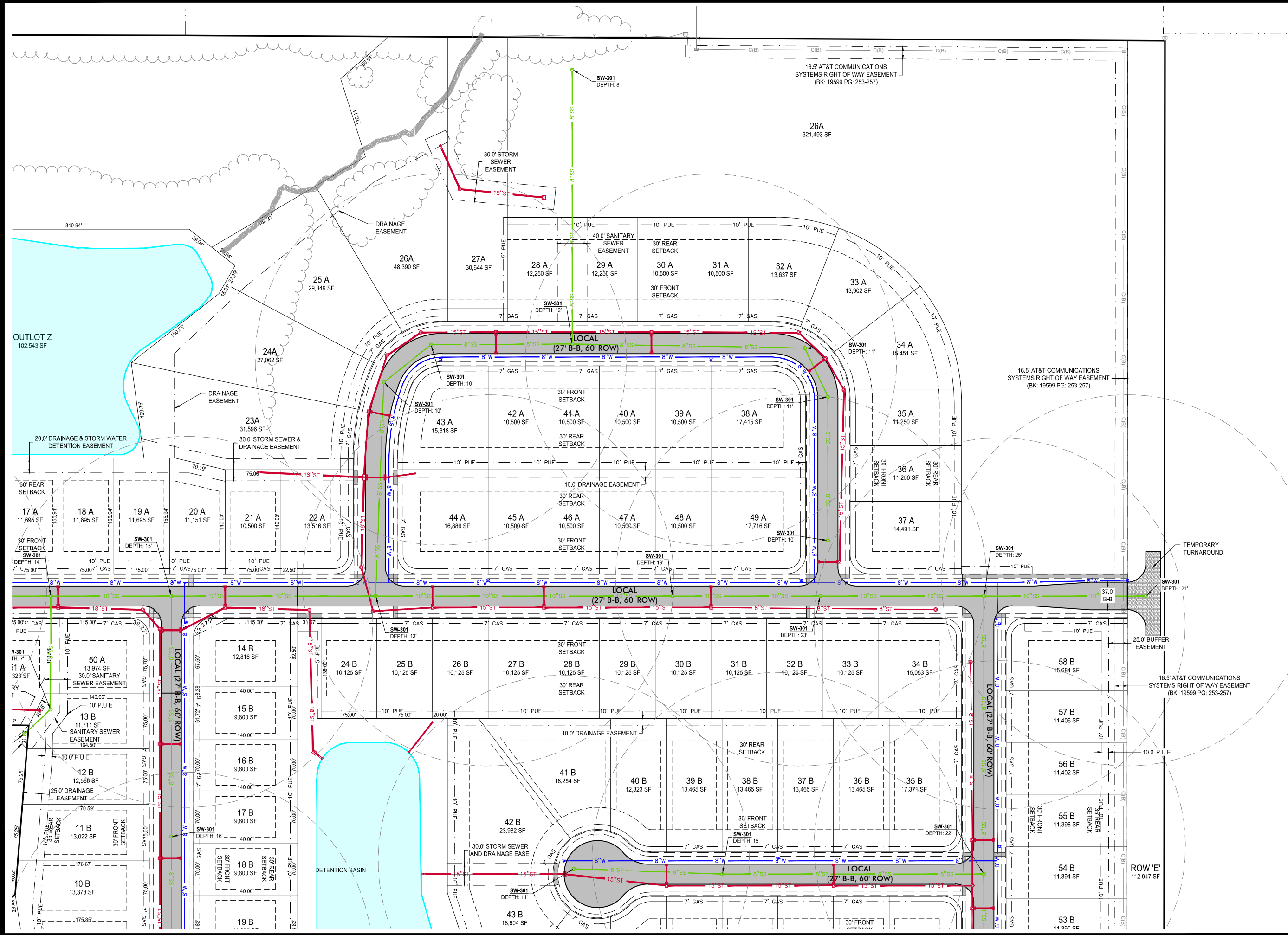
SHEET NO.

GN-01 4 / 12



3/4/2024 11:52 AM

P:\2023\000306\04-Drawings\Civil Plan\PUD\General Layout.dwg

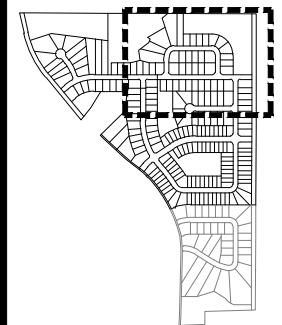


building strong communities.

1360 NW 121ST. Street
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

NOTICE:
McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

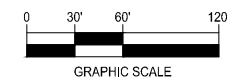
COPYRIGHT:
Copyright and property rights in these documents are expressly reserved by McClure Engineering Company. No reproductions, changes, or copies in any manner shall be made without obtaining prior written consent from McClure Engineering Company.



GENERAL LAYOUT NORTHEAST



NORTH



BERWICK ESTATES MASTER PLAN & PRELIMINARY PLAT

ANKENY, IA
2023000306

CURRENT ISSUANCE DATE:
3/4/2024

ENGINEER
J. BECKER

DRAWN BY
J. BECKER

CHECKED BY
J. BECKER

FIELD BOOK NO.

DRAWING NO.

SHEET NO.

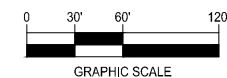
GN-02 5 / 12

NOTICE:
McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

COPYRIGHT:
Copyright and property rights in these documents are expressly reserved by McClure Engineering Company. No reproductions, changes, or copies in any manner shall be made without obtaining prior written consent from McClure Engineering Company.



**GENERAL LAYOUT
SOUTHWEST**



**BERWICK ESTATES
MASTER PLAN &
PRELIMINARY PLAT**

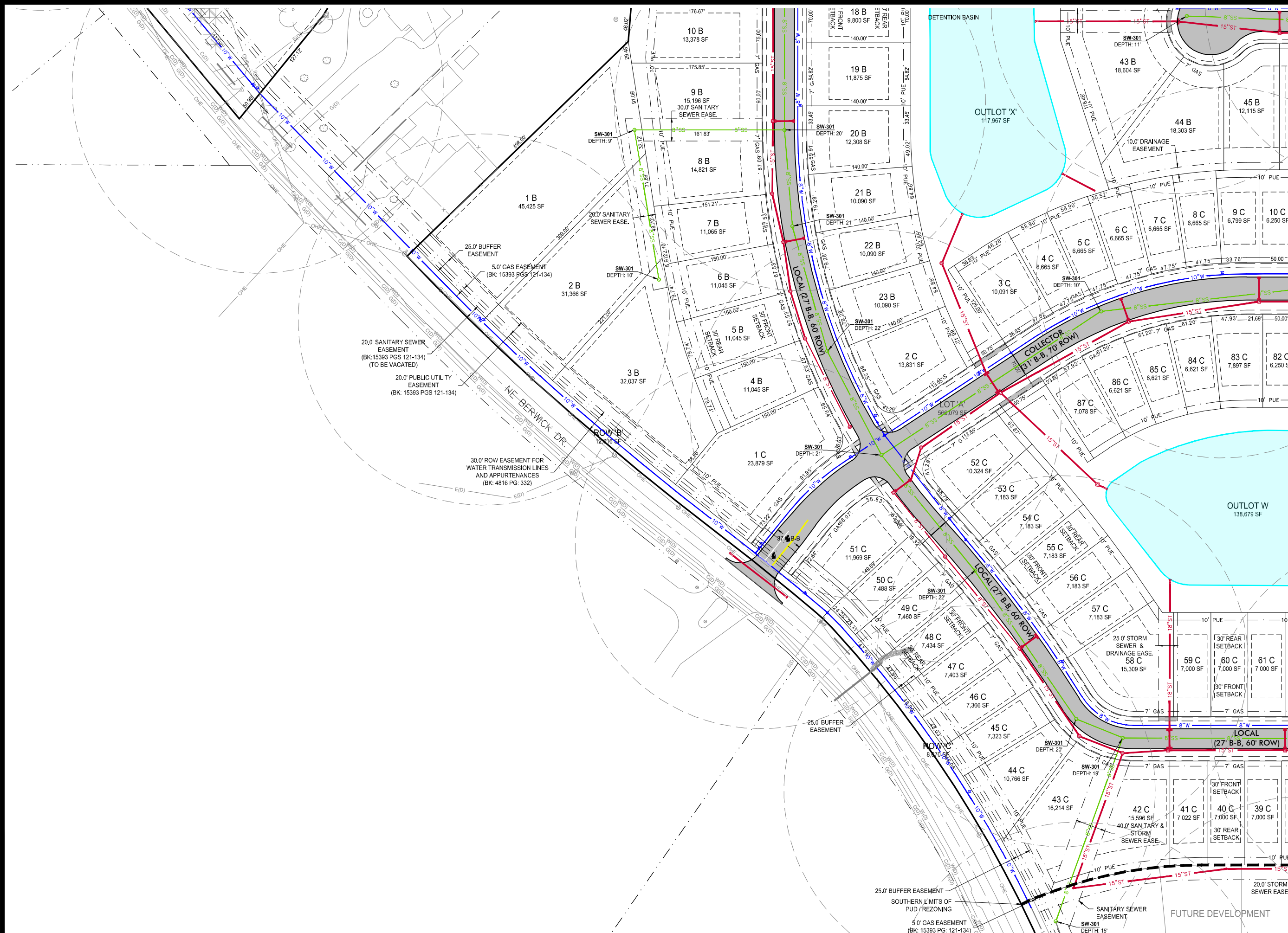
ANKENY, IA
2023000306

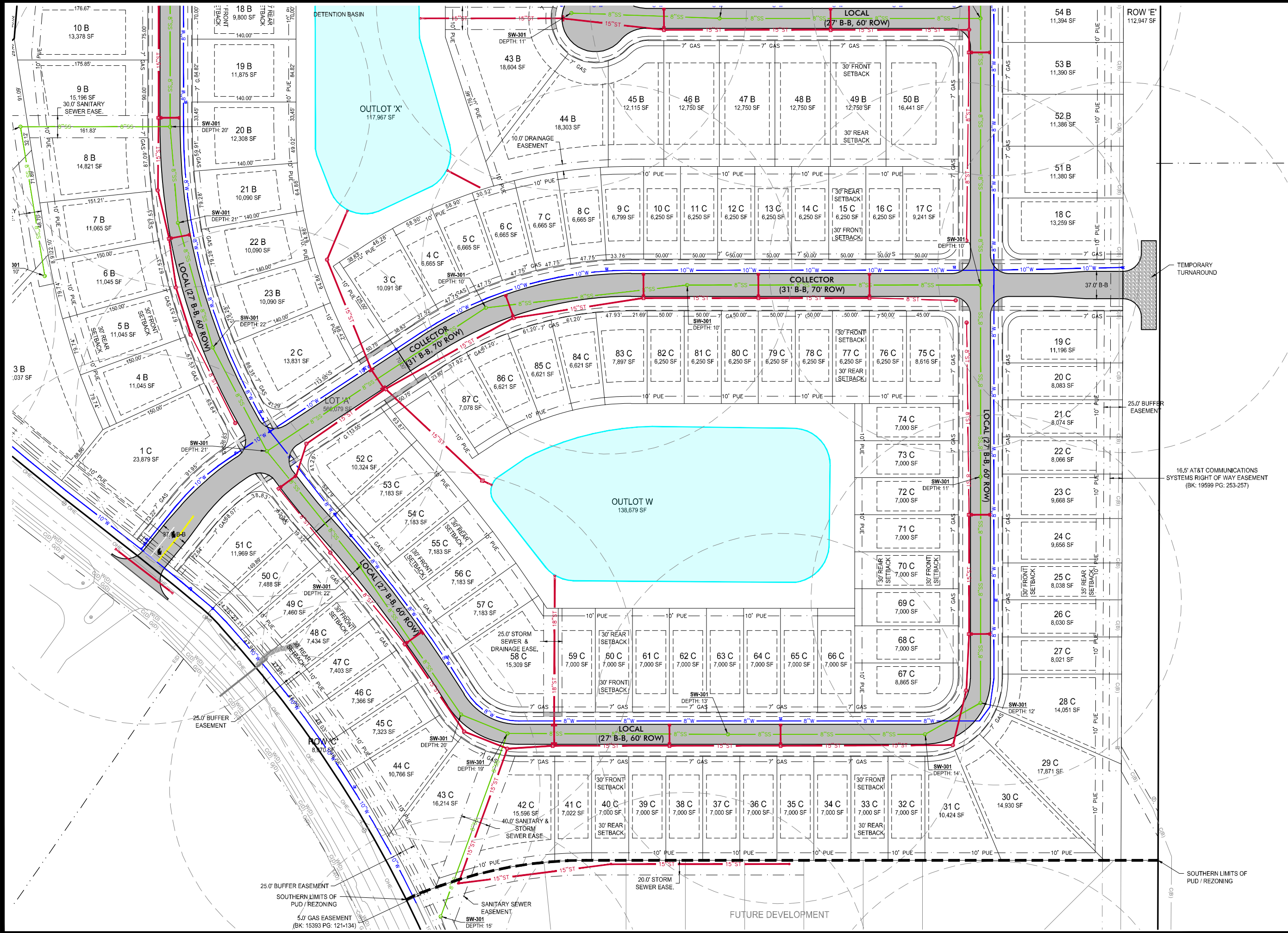
CURRENT ISSUANCE DATE:
3/4/2024

ENGINEER
J. BECKER
CHECKED BY
J. BECKER

DRAWN BY
J. BECKER
FIELD BOOK NO.

DRAWING NO.
GN-03
SHEET NO.
6 / 12



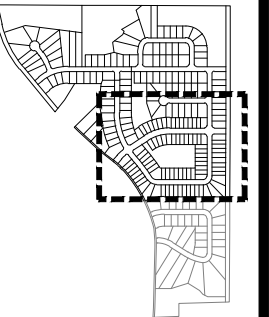


building strong communities.

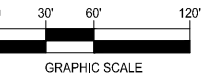
1360 NW 121ST. Street
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

NOTICE:
McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

COPYRIGHT:
Copyright and property rights in these documents are expressly reserved by McClure Engineering Company. No reproductions, changes, or copies in any manner shall be made without obtaining prior written consent from McClure Engineering Company.



GENERAL LAYOUT SOUTHEAST



BERWICK ESTATES MASTER PLAN & PRELIMINARY PLAT

ANKENY, IA
2023000306

CURRENT ISSUANCE DATE:
3/4/2024

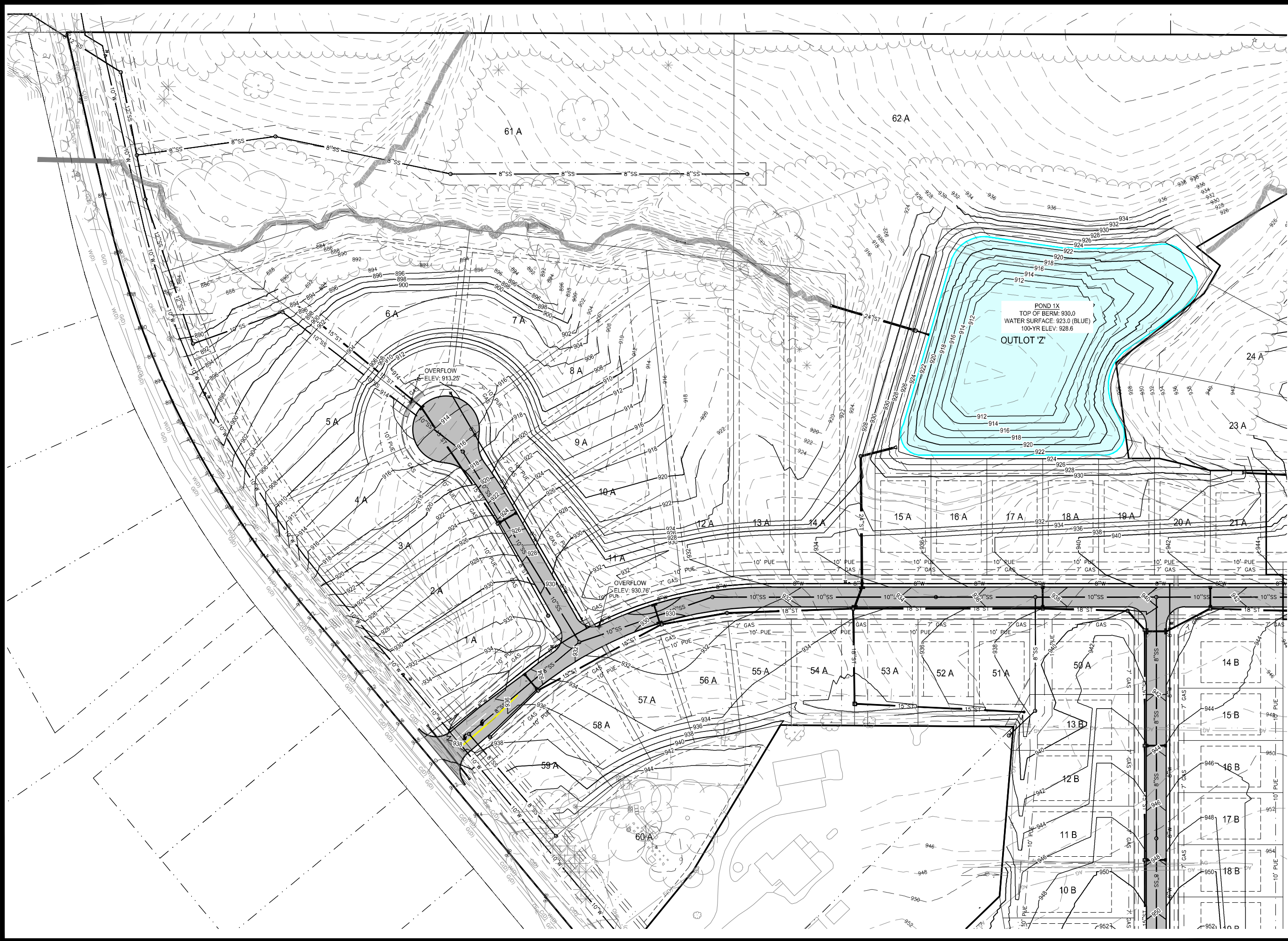
ENGINEER
J. BECKER

DRAWN BY
J. BECKER

CHECKED BY
J. BECKER

FIELD BOOK NO.

DRAWING NO. GN-04 SHEET NO. 7 / 12



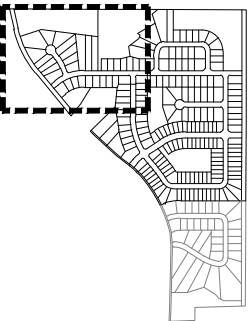
McCLURE
ENGINEERING CO.

building strong communities.

1360 NW 121ST. Street
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

NOTICE:
McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

COPYRIGHT:
Copyright and property rights in these documents are expressly reserved by McClure Engineering Company. No reproductions, changes, or copies in any manner shall be made without obtaining prior written consent from McClure Engineering Company.



**GRADING PLAN
NORTHWEST**



NORTH



**BERWICK ESTATES
MASTER PLAN &
PRELIMINARY PLAT**

ANKENY, IA
2023000306

CURRENT ISSUANCE DATE:
3/4/2024

ENGINEER
J. BECKER

DRAWN BY
J. BECKER

CHECKED BY
J. BECKER

FIELD BOOK NO.

DRAWING NO.

SHEET NO.

GR-01 8 / 12

GRADING NOTES

- ELEVATIONS PROVIDED HEREIN ARE PRELIMINARY IN NATURE BASED ON THE GRADING AT THE TIME OF THIS MASTER PLAN AND IS SUBJECT TO CHANGE.
- MPES/MOEs/etc SHALL BE ESTABLISHED WHERE NECESSARY DURING CONSTRUCTION DRAWINGS/SITE PLAN STAGES AND RECORDED AS PART OF THE RESPECTIVE FINAL PLATS
- LOTS THAT DRAIN FROM REAR TO THE FRONT WILL BE REQUIRED TO GRADE SIDE YARDS IN THEIR FINAL CONDITION.

POND 1X
TOP OF BERM: 930.0
WATER SURFACE: 923.0 (BLUE)
100-YR ELEV: 928.6

OUTLOT 'Z'

POND 1Y
TOP OF BERM: 945.0
WATER SURFACE: 940.0 (BLUE)
100-YR ELEV: 943.7

OVERFLOW
ELEV: 956.17

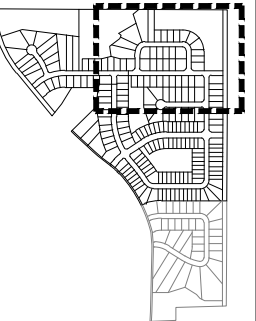


building strong communities.

1360 NW 121ST. Street
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

NOTICE:
McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

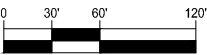
COPYRIGHT:
Copyright and property rights in these documents are expressly reserved by McClure Engineering Company. No reproductions, changes, or copies in any manner shall be made without obtaining prior written consent from McClure Engineering Company.



GRADING PLAN
NORTHEAST



NORTH



GRAPHIC SCALE

BERWICK ESTATES
MASTER PLAN &
PRELIMINARY PLAT

ANKENY, IA
2023000306

CURRENT ISSUANCE DATE:
3/4/2024

ENGINEER
J. BECKER
CHECKED BY
J. BECKER

DRAWN BY
J. BECKER
FIELD BOOK NO.

DRAWING NO.
GR-02
SHEET NO.
9 / 12

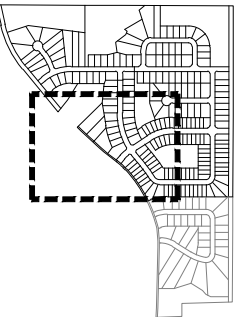


building strong communities.

1360 NW 121ST. Street
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

NOTICE:
McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

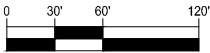
COPYRIGHT:
Copyright and property rights in these documents are expressly reserved by McClure Engineering Company. No reproductions, changes, or copies in any manner shall be made without obtaining prior written consent from McClure Engineering Company.



GRADING PLAN
SOUTHWEST



NORTH



GRAPHIC SCALE

BERWICK ESTATES
MASTER PLAN &
PRELIMINARY PLAT

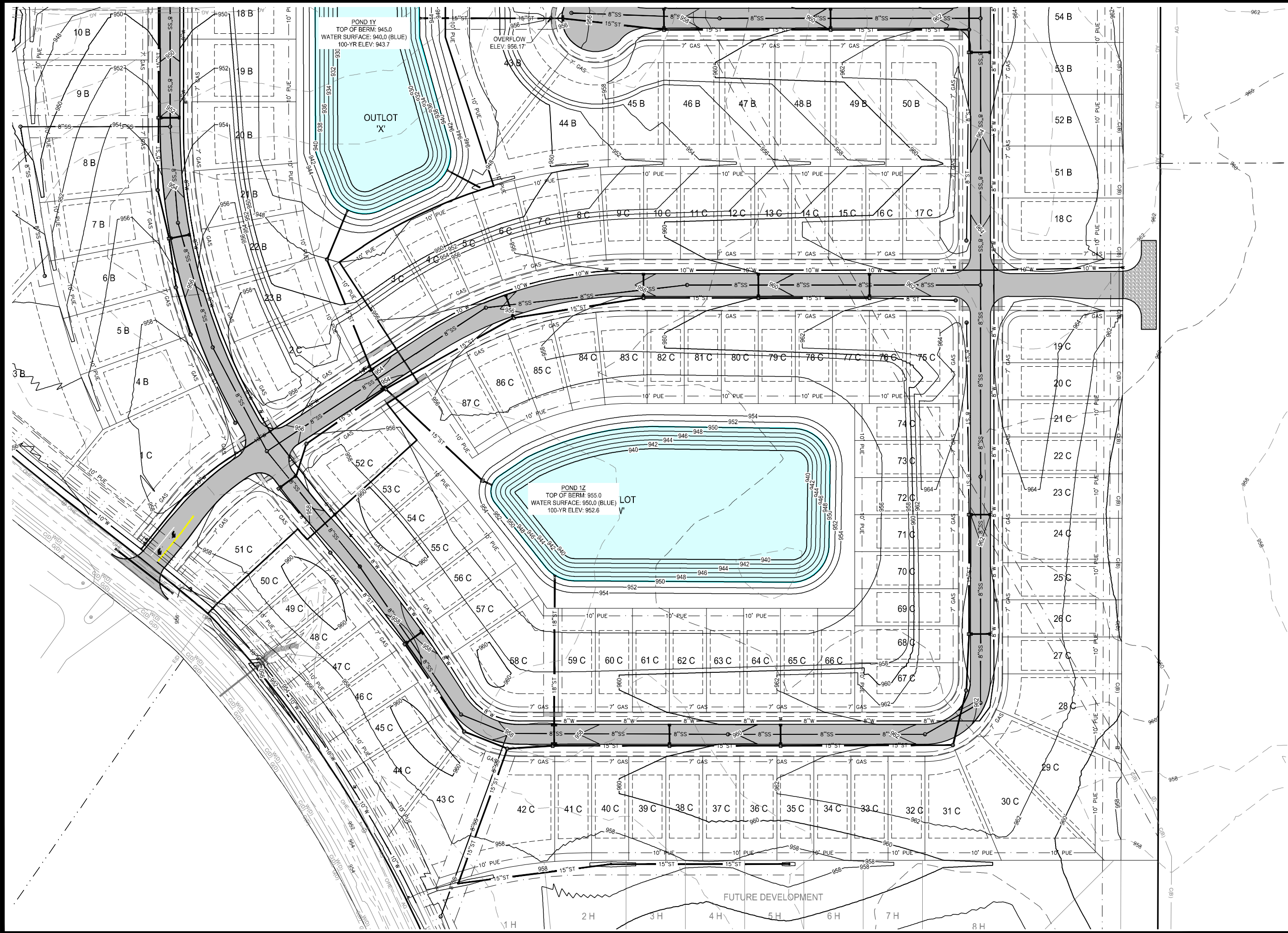
ANKENY, IA
2023000306

CURRENT ISSUANCE DATE:
3/4/2024

ENGINEER
J. BECKER
CHECKED BY
J. BECKER

DRAWN BY
J. BECKER
FIELD BOOK NO.

DRAWING NO.
GR-03
SHEET NO.
10 / 12

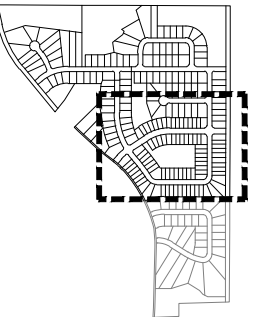


building strong communities.

1360 NW 121ST. Street
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

NOTICE:
McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

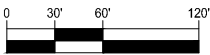
COPYRIGHT:
Copyright and property rights in these documents are expressly reserved by McClure Engineering Company. No reproductions, changes, or copies in any manner shall be made without obtaining prior written consent from McClure Engineering Company.



**GRADING PLAN
SOUTHEAST**



NORTH



GRAPHIC SCALE

**BERWICK ESTATES
MASTER PLAN &
PRELIMINARY PLAT**

ANKENY, IA
2023000306

CURRENT ISSUANCE DATE:
3/4/2024

ENGINEER
J. BECKER
CHECKED BY
J. BECKER

DRAWN BY
J. BECKER
FIELD BOOK NO.

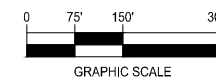
DRAWING NO.
GR-04
SHEET NO.
11 / 12



**GRADING PLAN
OVERALL**



NORTH



GRAPHIC SCALE

**BERWICK ESTATES
MASTER PLAN &
PRELIMINARY PLAT**

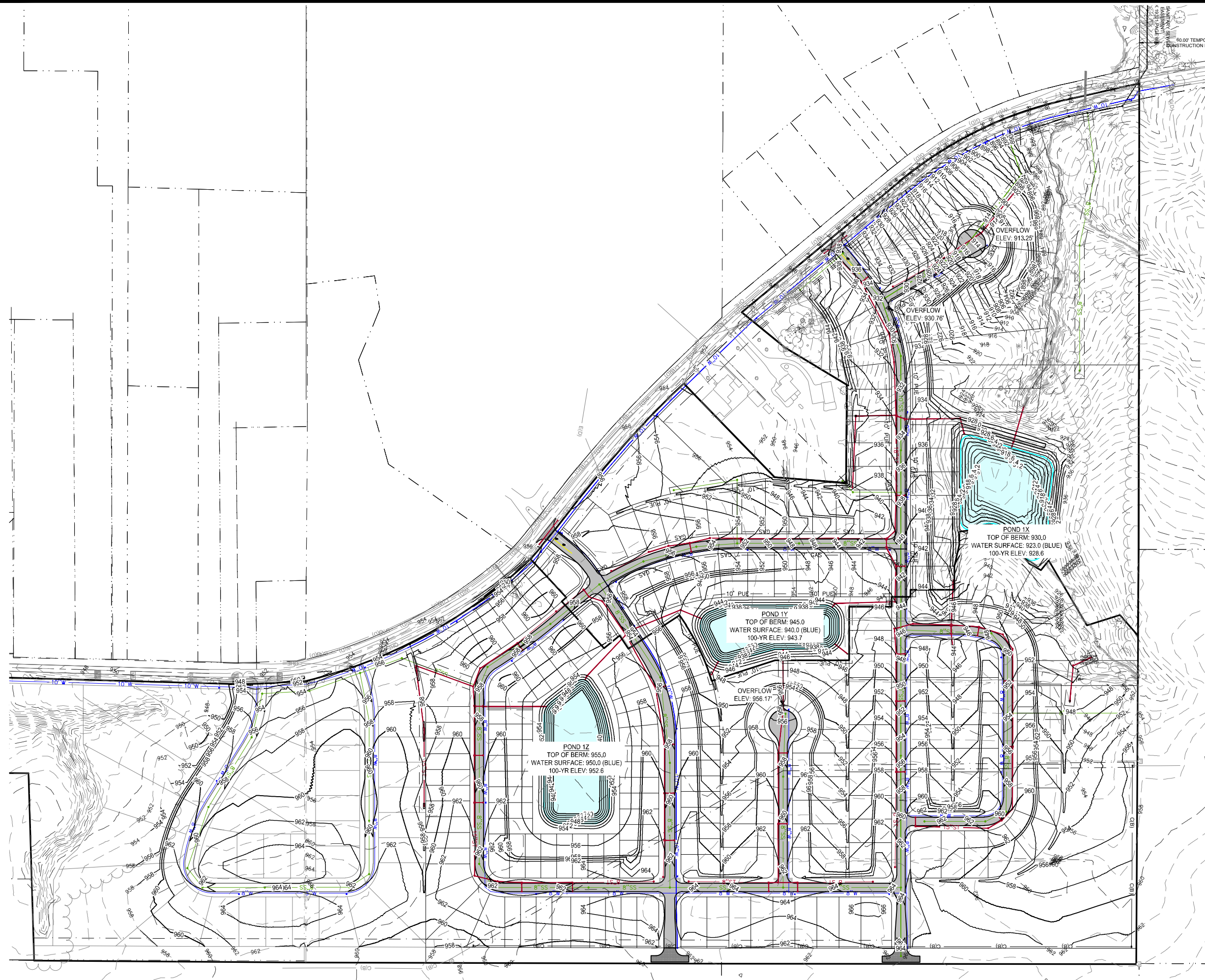
ANKENY, IA
2023000306

CURRENT ISSUANCE DATE:
3/4/2024

ENGINEER
J. BECKER
CHECKED BY
J. BECKER

DRAWN BY
J. BECKER
FIELD BOOK NO.

DRAWING NO. **GR-05** SHEET NO. **12 / 12**



SINGLE FAMILY PRODUCT EXAMPLES

ALLOWED IN ALL LAND USE PARCELS



Figure 1



Figure 2



Figure 3



Figure 4



Figure 5



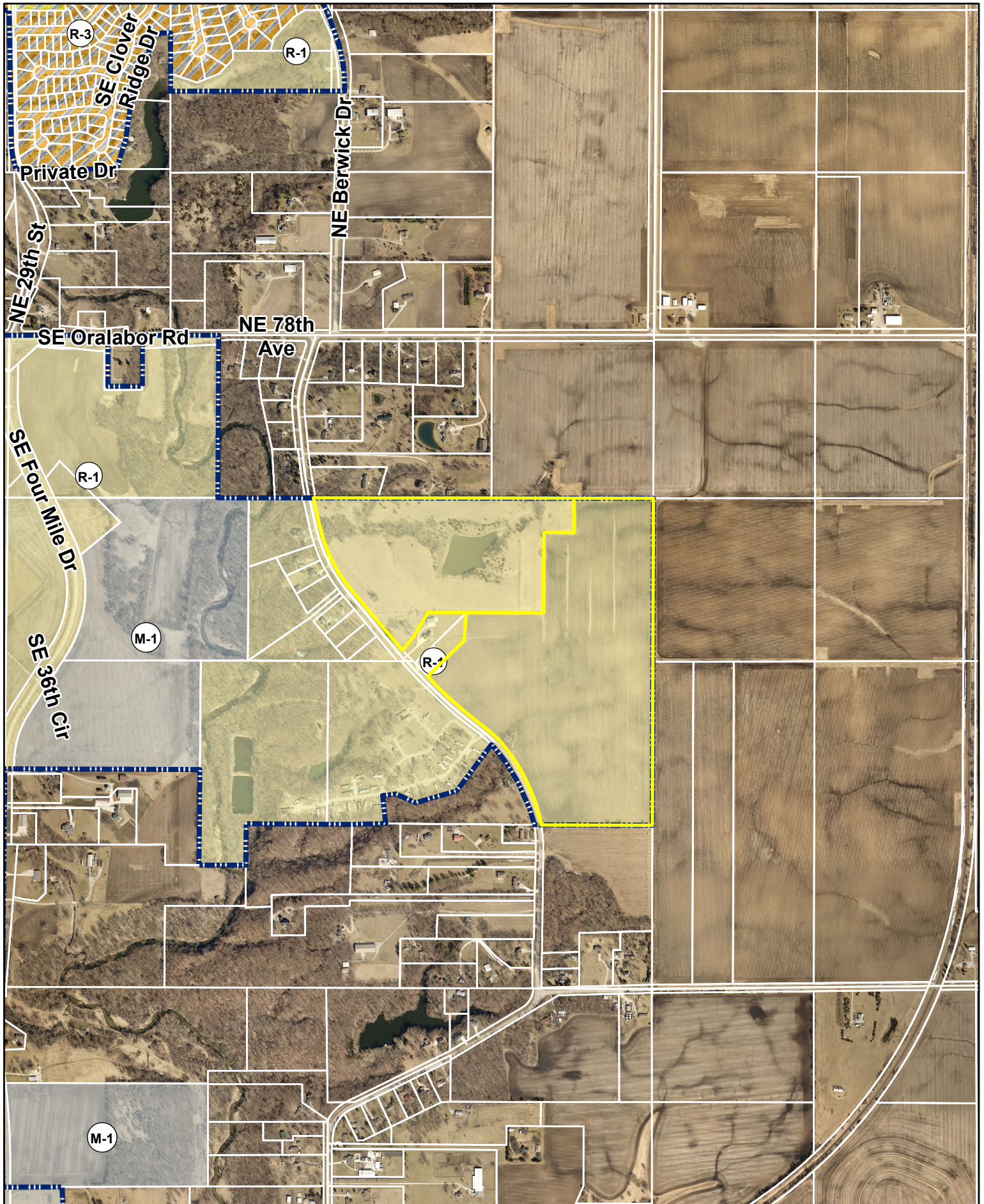
Figure 6

TWO-FAMILY PRODUCT EXAMPLES

ALLOWED IN LAND USE PARCEL C



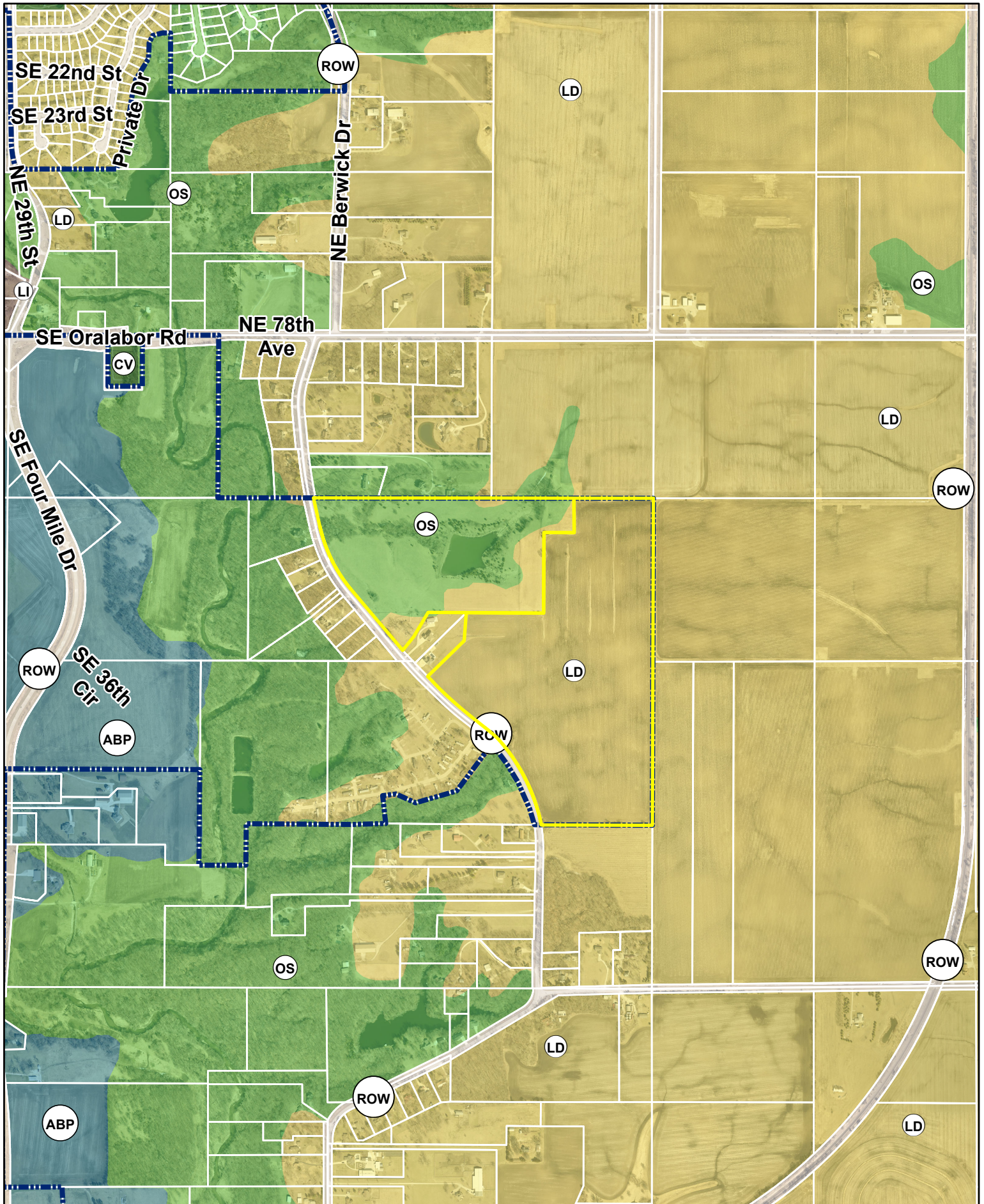
Figure 7



1 inch = 998 feet

Date: 3/5/2024

Berwick Estates PUD Rezoning Zoning Map



N
1 inch = 998 feet
Date: 3/5/2024

**Berwick Estates PUD Rezoning
Future Land Use Plan Map**