



Meeting Agenda

Plan and Zoning Commission

Tuesday, January 4, 2022

6:30 PM

Ankeny City Council Chambers

1250 SW District Drive, Second Floor, Ankeny, Iowa

Trina Flack, Chair

Glenn Hunter, Vice Chair

Ted Rapp

Annette Renaud

Lisa West

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 January 4, 2022 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes

Consider MOTION to approve and accept the December 21, 2021 minutes of the Plan and Zoning Commission meeting.

2. Chapman Brothers Farm Plat 3 Final Plat

Consider MOTION to recommend City Council approval of Chapman Brothers Farm Plat 3 final plat.

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

F. REMOVED CONSENT AGENDA ITEMS:

G. PUBLIC HEARINGS:

H. BUSINESS ITEMS:

I. OLD BUSINESS:

J. REPORTS:

1. January 3, 2022 City Council Report - Staff
2. Director's Report
Tentative agenda items for January 19, 2022
3. Commissioner's Reports

K. MISCELLANEOUS ITEMS:

January 18, 2022 - 5:30 p.m. City Council Representative: Staff

L. ADJOURNMENT:

Consider MOTION to adjourn the meeting.

PLAN AND ZONING COMMISSION

January 4, 2022

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 December 21, 2021 minutes of the Plan and Zoning Commission meeting.

ADDITIONAL INFORMATION:

ATTACHMENTS:

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 [P&Z Minutes 2021-12-21](#)

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, December 21, 2021
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair T.Flack called the December 21, 2021 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

Members present: Trina Flack, Glenn Hunter, Annette Renaud, Todd Ripper, and Lisa West. Absent: Ted Rapp.
Staff present: E.Jensen, E.Carstens, R.Hulstrom, B.Morrissey, B.Fuglsang

AMENDMENTS TO THE AGENDA

Motion by G.Hunter to approve the December 21, 2021 agenda without amendments. Second by T.Ripper. All voted aye. Motion carried 5 – 0.

COMMUNICATIONS

There were no communications.

CITIZEN'S REQUEST

There were no citizen requests.

CONSENT AGENDA ITEMS

Item #1. Minutes

Motion to approve and accept the December 7, 2021 minutes of the Plan and Zoning Commission meeting.

Item #2. 615 SE Oralabor Road - Brakes Plus Site Plan

Motion to approve the site plan for Brakes Plus located at 615 SE Oralabor Road.

Item #3. Forest Ridge Estates Plat 1 Final Plat (County)

Motion to recommend City Council approval of the Forest Ridge Estates Plat 1 Final Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

Referencing Item #3, A.Renaud asked for clarification as to where the detention pond is located versus the roads and access.

Brent Culp, Snyder & Associates, Inc., 2727 SW Snyder Boulevard, said the detention basin itself is located on lots 10, 7, 8, and 9. They will all own a portion of the pond. There is also a dry bottom basin further to the south. He shared that the access to lots 10 and 11 are on the west side of the pond.

The Commission had no further questions.

Motion by A.Renaud to approve the recommendations for Consent Agenda Item(s) #1 - #3. Second by L.West. All voted aye. Motion carried 5 – 0.

PUBLIC HEARINGS

There were no public hearings.

BUSINESS ITEMS

There were no business items.

REPORTS

City Council Meeting

E.Jensen reported on his attendance at the December 20, 2021 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the January 4, 2022 Plan and Zoning Commission meeting.

E.Jensen thanked the Commission for another year of service to the Community and wished them a Merry Christmas and Happy New Year.

Commissioner's Reports


The Commissioners shared holiday wishes.

MISCELLANEOUS ITEMS

January 3, 2022 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, motion by T.Flack to adjourn the meeting. Second by A.Renaud. Meeting adjourned at 6:37 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission





*Plan and Zoning Commission
Staff Report*

Meeting Date: January 4, 2022

Agenda Item: Chapman Brothers Farm Plat 3 – Final Plat
Report Date: December 29, 2021 *ETC*
Prepared By: Laura Hutzell
Planner I

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Chapman Brothers Farm Plat 3 Final Plat.

Project Summary:

Chapman Brothers Farm Plat 3 is a proposed 22.652-acre (+/-) plat located west of SE Delaware Ave and north of SE Corporate Woods Dr. The plat area is zoned M-1 Light Industrial District, and is surrounded by properties to the north, south, and west also zoned M-1, Light Industrial District. Properties to the east are zoned C-2, General Retail, Highway Oriented, and Central Business Commercial District and R-1, One-family Residence Districts. The subject plat creates two developable lots and a stormwater detention area.

Project Report:

- Streets:** The proposed development will be accessed primarily from SE Delaware Ave and SE Corporate Woods Dr. There are no proposed roads with the final plat.
- Water:** A 16-inch public water main exists along SE Delaware Ave. Service will be extended from this main for development of Lot 1. A 12-inch public water main exists along SE Corporate Woods Dr as well, this could be used to service Lot 2 when it is ready to be developed.
- Sewer:** 8-inch sanitary sewer main runs along the east side of the property along SE Delaware Ave. Service to the site will be extended from this main.
- Drainage:** Stormwater for the site will be managed via a stormwater management easement area that contains a detention pond in the southwest corner of the site. Ultimately, all stormwater will outlet to the southwest side of the site and eventually into Four Mile Creek.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Chapman Brothers Farm Plat 3
NAME OF OWNER(S): Lot 1: Ryan Companies US, INC.
Lot 2: Chapman Brothers Farm LC
NAME OF DEVELOPER: Ryan Companies US, Inc

GENERAL INFORMATION:

PLAT LOCATION: Northwest corner of SE Delaware Ave and SE Corporate Woods Dr.
SIZE OF PLAT: 22.652 acres
ZONING: M-1

LOTS:

NUMBER: Two buildable lots
SIZE/DENSITY: Lot 1: 15.609 acres; Lot 2: 7.043 acres
USE: Warehouse
BUILDING LINES: **M-1**
Front: 50'
Rear: 40'
Side: No side yard setback, except when adjacent to a residential district, then 50'

PARK SITE DEDICATION: Industrial development, no dedication required.

ADJACENT LANDS:

NORTH: M-1
SOUTH: M-1
EAST: C-2, R-1
WEST: M-1

STREET DEVELOPMENT: No new street development associated with this plat.

WASTE WATER:

PROJECTED FLOWS: 22.652 acres developable land x 5,000 gdp/acre = 113,260 GDP est.
TREATMENT PLANT CAPACITY (FOUR MILE): 47 MGD; current daily avg. 18 MGD

STORM WATER:

BASIN FLOWS: This plat lies in the Middle Fourmile Creek Drainage Area.

WATER SYSTEM:

USAGE: 22.652 acres x 5,000 gpd/acre = 113,260 GPD estimate
SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 6.2 MGD

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: Site Plans have been approved subject to Council Approval of final plat and the public improvement construction documents.

December 22nd, 2021

City of Ankeny
Planning and Zoning
220 West First Street
Ankeny, IA 50023

Re: Chapman Brothers Farm Plat 3

Planning and Zoning Commission,

On behalf of Ryan Companies US, Inc., we request your approval of the Chapman Brothers Farm Plat 3 which is to be 2 lots in Ankeny, Iowa. Lot 1 is 5950 Delaware Avenue. Lot 2 is 1010 SE Corporate Woods Drive and 6210 SE Delaware Avenue.

We thank you for your consideration of this project.

Sincerely,

SHIVE-HATTERY, INC.

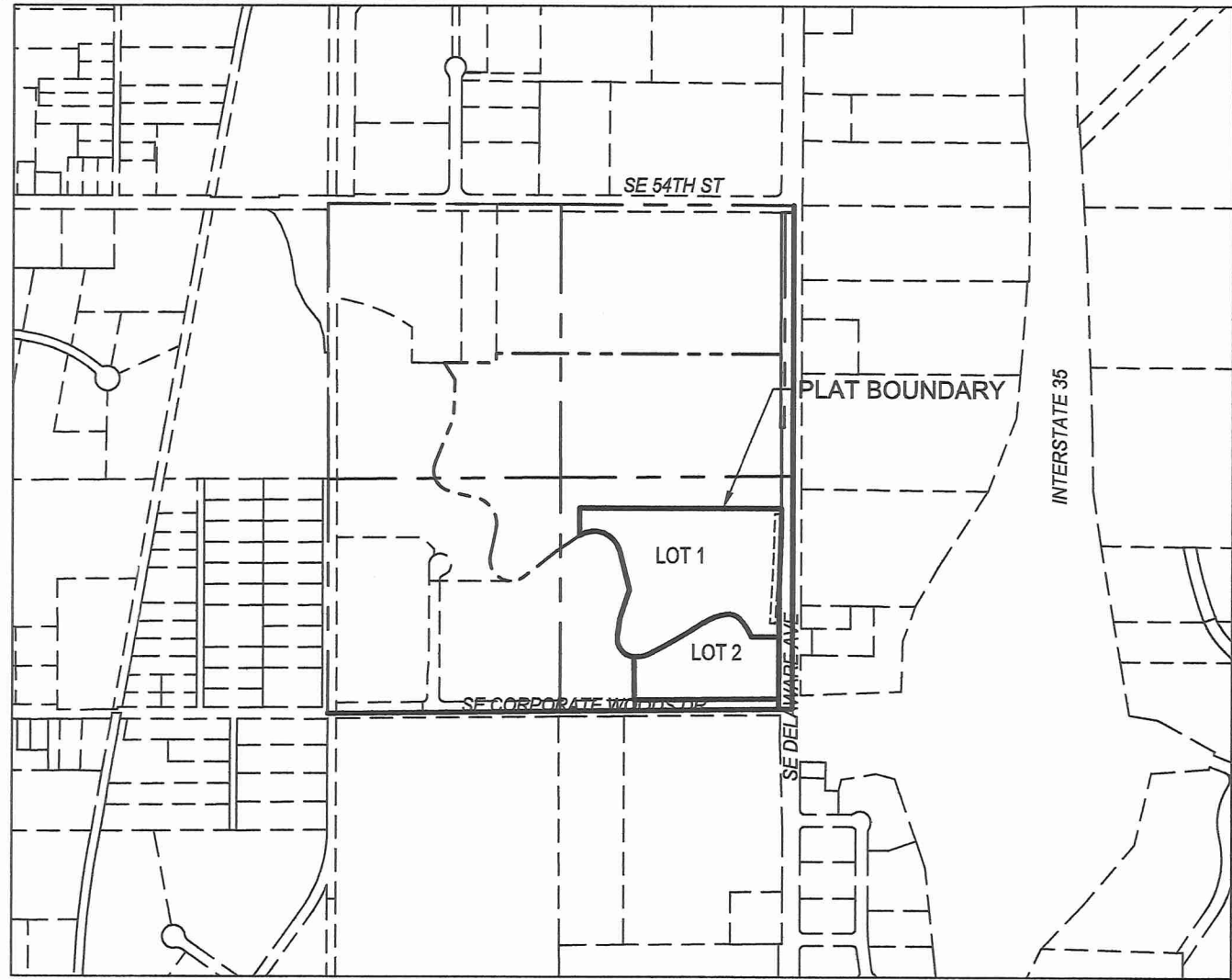


Lou Hardin
Civil Engineer

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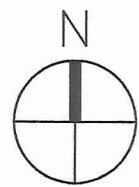


INDEX LEGEND
LOCATION : LOT 2 CHAPMAN BROTHERS FARM PLAT 2
ANKENY, POLK COUNTY, IA
REQUESTOR : RYAN COMPANIES US, INC.
PROPRIETOR : RYAN COMPANIES US, INC & CHAPMAN BROS FARM LC
SURVEYOR : Murray B. Berting
SHIVE-HATTERY
COMPANY : 4125 Westown Pkwy, Suite 100, West Des Moines, Iowa 50266
RETURN TO : Shive-Hattery



VICINITY MAP

1" = 500'



CHAPMAN BROTHERS FARM PLAT 3 FINAL PLAT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN LOT 2 CHAPMAN BROTHERS FARM PLAT 2, AN OFFICIAL PLAT, NOW IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2;
THENCE SOUTH 00°00'16" WEST, FOR A DISTANCE OF 81.88 FEET;
THENCE SOUTH 01°54'49" WEST, FOR A DISTANCE OF 360.20 FEET;
THENCE SOUTH 00°00'16" WEST, FOR A DISTANCE OF 835.67 FEET;
THENCE SOUTH 89°22'15" WEST, FOR A DISTANCE OF 820.72 FEET;
THENCE NORTH 00°37'46" WEST, FOR A DISTANCE OF 247.44 FEET, TO A CURVE CONCAVE NORTHEASTERLY WITH A RADIUS OF 100.00 FEET;
THENCE ALONG SAID CURVE, WHOSE CHORD BEARS NORTH 40°00'13" WEST, WITH A CHORD LENGTH OF 148.06 FEET, FOR A DISTANCE OF 166.70 FEET;
THENCE NORTH 07°45'11" EAST, FOR A DISTANCE OF 104.97 FEET;
THENCE NORTH 18°41'44" EAST, FOR A DISTANCE OF 169.91 FEET;
THENCE NORTH 14°25'45" WEST, FOR A DISTANCE OF 226.47 FEET TO A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 150.00 FEET;
THENCE ALONG SAID CURVE, WHOSE CHORD BEARS NORTH 69°13'41" WEST, WITH A CHORD LENGTH OF 245.14 FEET, FOR A DISTANCE OF 286.93 FEET;
THENCE NORTH 00°00'16" EAST, FOR A DISTANCE OF 154.39 FEET;
THENCE SOUTH 89°59'44" EAST, FOR A DISTANCE OF 1147.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 986,713 SQUARE FEET (22.652 ACRES) MORE OR LESS.

PROPERTY ADDRESS

5950 SE DELAWARE AVENUE
ANKENY, IOWA 50021

PROPERTY OWNER/DEVELOPER

LOT 1
RYAN COMPANIES US, INC.
ATTN: BRETT WALKER
111 EAST GRAND, SUITE 200
DES MOINES, IA 50309
(515) 309-8500

LOT 2
CHAPMAN BROS FARM LC
2250 SE BROWNS WOODS RDG
WEST DES MOINES, IA
50265-8369

ENGINEER/SURVEYOR

SHIVE-HATTERY, INC.
4125 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
PHONE: 515-223-8104

ZONING

M-1 LIGHT INDUSTRIAL DISTRICT

FLOOD PLAIN NOTE

THE PROPERTY IS PARTIALLY LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X AND ZONE DESIGNATION A BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP COMMUNITY NO.1902280215F WITH MAP NO. 19153 C 0215 F1902280215 F WITH AN EFFECTIVE DATE OF FEBRUARY 01, 2019, IN ANKENY, POLK COUNTY, STATE OF IOWA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

GENERAL NOTES

1. THE DEVELOPER FOR LOT 1 SHALL BE RESPONSIBLE FOR CONSTRUCTING A NORTHBOUND LEFT TURN LANE ON SE DELAWARE AVE AT THE PROPOSED FULL ACCESS LOCATION.

LOT ADDRESSES

LOT 1 : 5950 DELAWARE AVENUE
LOT 2 : 1010 SE CORPORATE WOODS DRIVE AND 6210 SE DELAWARE AVENUE

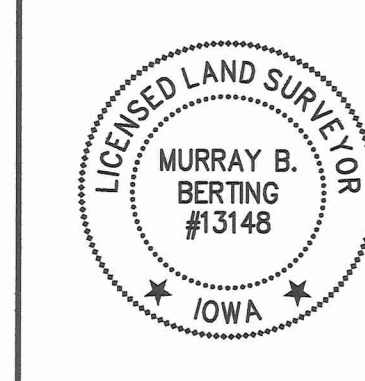
LEGEND

- SET IRON ROD
- FOUND PROPERTY CORNER
- ▲ FOUND SECTION CORNER
- PROPOSED PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - SECTION LINE



0 50 100 200
SCALE IN FEET

LAND SURVEYOR



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
Signature: _____ Date: _____
Printed or typed name: MURRAY B. BERTING
License Number: 13148
My License Renewal Date is: DECEMBER 31, 2022
PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL:
ALL SHEETS

CHAPMAN BROTHERS FARM PLAT 3 -
FINAL PLAT

12/22/2021
CITY SUBMITTAL #2

PROJECT NO.: 4216150

CLIENT NO.: 1

SHIVE-HATTERY
ARCHITECTURE+ENGINEERING
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