



Meeting Agenda

Plan and Zoning Commission

Wednesday, January 18, 2023

6:30 PM

Ankeny City Council Chambers

1250 SW District Drive, Second Floor, Ankeny, Iowa

Glenn Hunter, Chair

Ted Rapp, Vice Chair

Trina Flack
Randall Weisheit

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 January 18, 2023 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes

Consider MOTION to approve and accept the January 4, 2023 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. **Hubbell Realty Company, on behalf of NGR, Inc., request to rezone property from R-1, One-Family Residence District to M-1, Light Industrial District**

Consider MOTION to recommend City Council approval of the request by Hubbell Realty Company, on behalf of NGR, Inc., to rezone property from R-1, One-Family Residence District to M-1, Light Industrial District.

3. **Aspen Ridge Commercial Plat 2 Preliminary Plat**

Consider MOTION to recommend City Council approval of Aspen Ridge Commercial Plat 2 Preliminary Plat.

I. **OLD BUSINESS:**

J. **REPORTS:**

1. January 17, 2023 City Council Report - Staff
2. Director's Report
 - Tentative agenda items for February 7, 2023
 - Plan and Zoning Commission 2022 Annual Report
3. Commissioner's Reports

K. **MISCELLANEOUS ITEMS:**

February 6, 2023 - 5:30 p.m. City Council Representative: Staff

L. **ADJOURNMENT:**

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION

January 18, 2023

6 : 30 PM

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ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Minutes

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to approve and accept the January 4, 2023 minutes of the Plan and Zoning Commission meeting.

ADDITIONAL INFORMATION:

ATTACHMENTS:

[Click to download](#)

Meeting Minutes

Plan & Zoning Commission Meeting

Wednesday, January 4, 2023

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

CALL TO ORDER

Chair G.Hunter called the January 4, 2023 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

Members present: Trina Flack, Glenn Hunter, Annette Renaud, Ted Rapp, Todd Ripper, Lisa West and Randy Weisheit. Staff present: E.Jensen, E.Carstens, B.Morrissey, J.Heil, B.Fuglsang

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve the January 4, 2023 agenda without amendments. Second by T.Rapp. All voted aye. Motion carried 7 – 0.

COMMUNICATIONS

Chair G.Hunter stated that the Commission received correspondence regarding Agenda Item #3 from the following individuals:

James Krohse, 6734 NE Berwick Drive
Raymond McPherson, 6800 NE Berwick Drive
Roger and Sandra Penn, 6806 NE Berwick Drive
William and Karen Pearce, 6868 NE Berwick Drive
Susan Kristein, 6870 NE Berwick Drive

CITIZEN'S REQUEST

There were no requests.

CONSENT AGENDA ITEMS

Item #1. Minutes

Motion to approve and accept the December 20, 2022 minutes of the Plan and Zoning Commission meeting.

Item #2. 1450 SW Tradition Drive – Rocket Carwash Site Plan

Motion to approve the site plan for 1450 SW Tradition Drive, Rocket Carwash.

Motion by L.West to approve the recommendations for Consent Agenda Item #1 - #2. Second by T.Flack. All voted aye. Motion carried 7 – 0.

PUBLIC HEARINGS

Item #3. Hubbell Realty Company, on behalf of NGR, Inc., request to rezone property from R-1, One-Family Residence District to M-1, Light Industrial District

B.Morrissey reported the applicant, Hubbell Realty, on behalf of NGR Inc. is requesting to rezoning property from R-1, One-Family Residence District to M-1, Light Industrial District. The proposed rezoning consists of one parcel and totals approximately 31.17 acres. The parcel is located north of SE Corporate Woods Drive and east of SE Four Mile Drive near the Ankeny Regional Airport. He noted that the parcel is in the process of being annexed into Ankeny and should be finalized in mid-January. He stated that the parcel will be assigned the R-1 zoning classification as is standard procedure for all newly annexed properties into Ankeny. He said the surrounding properties to the southwest and west are zoned M-1, Light Industrial District, while properties to the north and east are not within Ankeny's Corporate Limits. The proposed rezoning does align with the Ankeny Plan 2040 Future Land Use Map, which identifies the area as being suitable for Airport Business Park and Open Space uses. The M-1 District is a compatible zoning district within the Airport Business Park land use classification. He shared that the applicant has submitted the required rezoning petitions and all legal notifications for the rezoning have been met. Staff will provide a complete staff report at the next Plan and Zoning Commission meeting. He asked if the Commission had any questions.

There were no questions from the Commission.

Clint Sloss, Hubbell Realty Company, 6900 Westown Parkway, West Des Moines and Dustin Creech, Engineering Resource Group, Inc., 2413 Grand Avenue, Des Moines on behalf of NGR, Inc. Dustin Creech said that he understands that there is concern on how the parcel will be developed. He provided an exhibit showing a speculative building on the parcel of land and further explained details related to the separation between the building and abutting residential property, the topography of the land, tree buffering for vehicle lights, and a detention basin, which would flow down to Four Mile Creek. Dustin Creech said their request is to rezone the parcel to M-1, which complies with The Ankeny Plan 2040 comprehensive plan. He also noted that they do not know who will be the tenants of the building or their business hours. He asked if there were any questions.

G.Hunter asked if there are any height restrictions due to the proximity of the airport. E.Jensen said they will address that in the complete staff report.

T.Rapp asked Mr. Creech to delineate the flood plain for this area, and he identified it on the exhibit.

Jim Krohse, 6734 NE Berwick Drive, spoke in opposition of the request and noted that he sent correspondence to City Staff and the Council stating his concerns. He asked if someone could explain to him the rezoning process.

G.Hunter explained, in detail, the process moving forward after the public hearing at the Plan and Zoning Commission.

Jim Krohse asked if there are legal criteria as to how many property owners must be in favor of this request. E.Jensen stated that there is a provision in the Code and staff will address this in their staff report.

William Pearce, 6868 NE Berwick Drive said that their property also abuts this parcel. He responded by saying that the foliage buffering loses its leaves for a big part of the year. Mr. Pearce noted that he sent correspondence to City staff sharing information that the eastern segment of the property includes part of a "Climax riparian ecology forest." His concern is that he would like to see the forest preserved as it becomes a part of the City of Ankeny. He continued to provide background information regarding this land area.

G.Hunter asked staff to clarify why the parcel on the Land Use Plan Map shows Airport Business Park and Open Space.

L.West clarified that M-1 zoning is light industrial and asked for staff to provide some examples in their staff report that are within the City of Ankeny. T.Flack asked whether Old Dominion is considered light industrial. E.Jensen stated, yes.

Motion by T.Flack to close the public hearing, and receive and file documents. Second by A.Renaud. All voted aye. Motion carried 7 – 0.

G.Hunter said this will come back before the Plan and Zoning Commission on Wednesday, January 18, 2023 for the Commission to make a recommendation to the City Council.

BUSINESS ITEMS

Item #4. Albaugh Four Mile Industrial Preliminary Plat

B.Morrissey reported DRA Properties, LC, is proposing the Albaugh Four Mile Industrial Preliminary Plat. He stated the Preliminary Plat is approximately 67.10-acres and is zoned M-1, Light Industrial District. The property is located south of SE Oralabor Road and east of SE Four Mile Drive. B.Morrissey shared that the plat includes 9 buildable lots and 3 additional lots that lie within a flood hazard area. He noted that the lots that lie within the floodplain will be tied to their adjacent lot to ensure they're not sold separately. B.Morrissey explained that the plat includes the addition of one public street, SE 36th Circle that provides access for lots 1-6, while lots 7-9 will be accessed via an access drive that extends from SE Four Mile Drive. He shared that sidewalk installation along SE Four Mile will be deferred until deemed appropriate. B.Morrissey further detailed the public improvements

associated with the development, which included water, sanitary sewer, and stormwater. Staff recommends that the Plan and Zoning Commission recommend City Council approval of the Albaugh Four Mile Industrial Preliminary Plat.

G.Hunter asked what the benefit is to splitting lots 7, 8, and 9 into two lots. E.Jensen said that if the floodplain is actually on the lot, the property owner has to have flood insurance. If the floodplain is on a separate lot they do not have to carry the insurance.

L.West asked for clarification as to where the floodplain is located on these lots. B.Morrissey referenced the preliminary plat, which showed the floodplain is not within the buildable lots.

There were no further questions from the Commission.

Motion by T.Flack to recommend City Council approval of Albaugh Four Mile Industrial Preliminary Plat. Second by L.West. All voted aye. Motion carried 6 – 0 – 1 (Abstain: T.Rapp).

REPORTS

City Council Meeting

E.Jensen reported on the January 3, 2023 City Council meeting and shared the December 2022 Building Permit Report.

Director's Report

E.Jensen presented the tentative agenda items for the January 18, 2023 Plan and Zoning Commission meeting.

Commissioner's Reports

There were no reports.

MISCELLANEOUS ITEMS

January 17, 2023 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, T.Rapp motioned to adjourn. The meeting adjourned at 7:07 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

January 18, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Hubbell Realty Company, on behalf of NGR, Inc., request to rezone property from R-1, One-Family Residence District to M-1, Light Industrial District

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 for the proposed rezoning at their meeting on January 4, 2023.







PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to recommend City Council approval of the request by Hubbell Realty Company, on behalf of NGR, Inc., to rezone property from R-1, One-Family Residence District to M-1, Light Industrial District.

ADDITIONAL INFORMATION:

ATTACHMENTS:

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



SE Four Mile Dr

N



1 inch = 625 feet

Date: 12/16/2022

NGR East - Rezoning



*Plan and Zoning Commission
Staff Report*

Meeting Date: January 18, 2023

Agenda Item: NGR East Rezoning – Action
Report Date: January 12, 2023
Prepared By: Bryan Morrissey *EJC*
Associate Planner

Staff Recommendation

That the Plan & Zoning Commission recommend City Council approval of the request by Hubbell Realty Company, on behalf of NGR, Inc., to rezone property from R-1, One-Family Residence District to M-1, Light Industrial District.

Project Report

The applicant, Hubbell Realty Company, on behalf of NGR, Inc., is requesting to rezone property from R-1, One-Family Residence District to M-1, Light Industrial District.

The area subject to the proposed rezoning consist of one parcel and totals approximately 31.17 acres (+/-). The subject area is generally located three-quarters of a mile north of SE Corporate Woods Drive and immediately east of SE Four Mile Drive. The parcel subject to the rezoning is currently in the process of being annexed into the City of Ankeny as part of the recently approved NGR Four Mile Drive Annexation. Once the annexation is officially recorded in January, the subject parcel will be zoned R-1, One-Family Residence District as is standard procedure for newly annexed properties in Ankeny. Surrounding properties to the southwest and west are zoned M-1, Light Industrial District, while properties to the east and north are not within Ankeny's Corporate Limits.

The proposed rezoning aligns with what's shown on the *Ankeny Plan 2040 Future Land Use Map*, which identifies the subject parcel as being suitable for Airport Business Park uses and Open Space. Per the *Ankeny Plan 2040*, the M-1, Light Industrial District is listed as being a compatible zoning district within the Airport Business Park future land use classification. Examples of common uses often seen within the M-1 District and along SE Four Mile Drive include, but are not limited to, warehousing, distribution, storage, and wholesale.

The applicant has submitted the required rezoning petitions consisting of the signatures of more than 50% of the land area subject to the rezoning, as well as the signatures of the owners of at least 60% of the land area within 250' of the subject property. Notifications of the public hearing were sent to surrounding property owners on December 21st, 2022; and a legal notice was published in the Des Moines Register on December 23rd, 2022. Additionally, the zoning ordinance requires the applicant to post on-site notification of the public hearing to further inform the public of the proposed changes. The required signage was posted by December 28th, providing the required seven days of notice prior to the public hearing.

Public Hearing

The Plan & Zoning Commission held a public hearing for the proposed rezoning on January 4, 2023. The following questions and comments were presented at the meeting:

Building Height Restrictions

One Commission member asked about height restrictions in the area and how those relate to the Ankeny Regional Airport. Per the Ankeny Municipal Code, properties within the M-1, Light Industrial District are limited to a maximum height of 75 feet. In addition to the Code's height restrictions, the Federal Aviation Administration has their own review process for construction near the Ankeny Regional Airport. The review takes a look at the proposed building's height and location in relation to the airport. This process is separate from the City of Ankeny's site plan review process and the developer is aware of this as they have constructed properties along SE Four Mile Drive previously.

Rezoning Petition Requirements

A member of the public asked what the criteria was as to how many property owners must be in favor of the rezoning request before bringing it to the Commission. Per Ankeny Municipal Code, owners of 60% of the land area within 250' of the subject rezoning must sign a petition, while 50% of the owners of the subject parcel itself must also sign a petition in order to initiate the process. City staff has received the signed petitions satisfying both of those requirements as the owners of 77.76% of land within 250' of the property have consented to the request. For specific information on which neighboring properties consented to the rezoning, see the applicant's rezoning exhibit that shows the 250' area and the consenting properties.

Future Land Use Map Showing Airport Business Park and Open Space

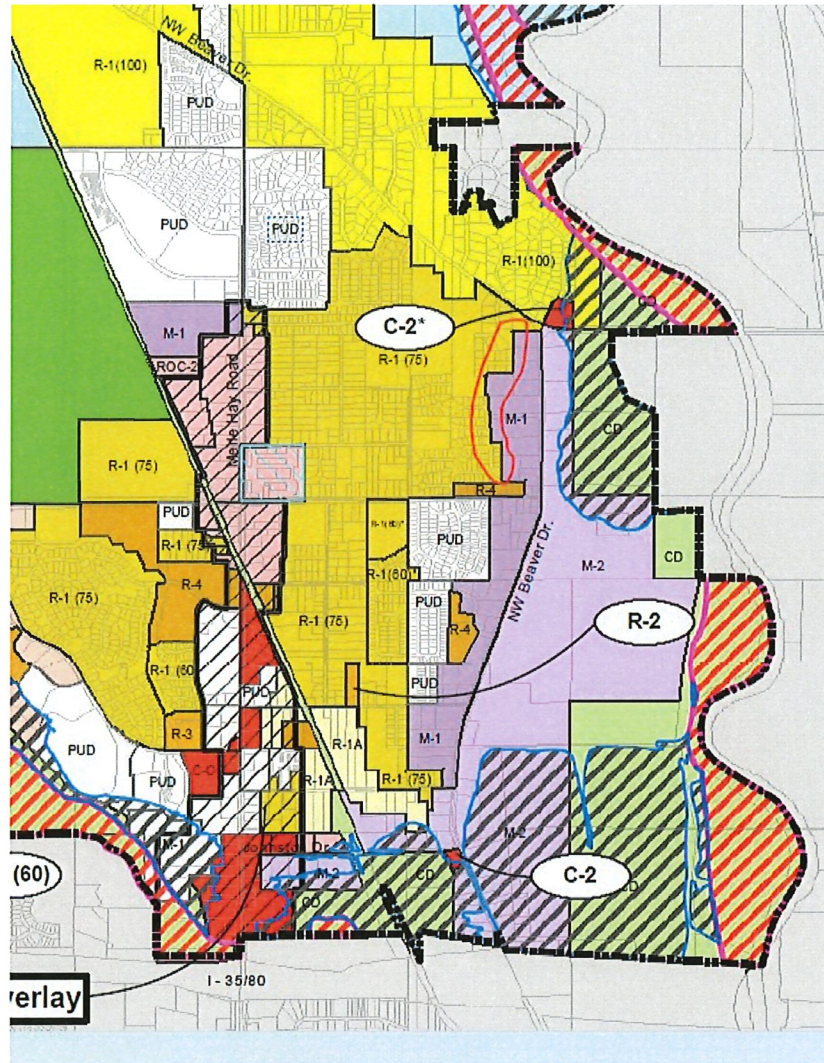
One Commission member asked why the subject parcel on the Future Land Use Map shows both Airport Business Park and Open Space uses. Per the Ankeny Plan 2040, the Airport Business Park land use classification is designated for the Ankeny Regional Airport and the immediate surrounding areas. As is the case for most of the properties along SE Four Mile Drive, the western portion of the parcel was deemed appropriate for the Airport Business Park classification due to its proximity to the airport (see maps included in packet). The eastern portion of the parcel was deemed appropriate for the Open Space land use classification for multiple reasons discussed in the City's comprehensive plan. Per the Ankeny Plan 2040, the Open Space classification shall be utilized where floodplains, wetlands, nature preserves, steep slopes, or significant tree cover exist. For this specific parcel, significant tree cover exists on the eastern half of the property, while floodplains and a steep drop in elevation exist on the eastern third side of the site. It is of staff's belief that future development on the site will not be able to build on the eastern third of the property due to the steep slope and existing floodplain.

M-1, Light Industrial District Uses

One Commission member had asked for examples of uses that are allowed within the M-1, Light-Industrial District. Per the Ankeny Plan 2040, the Light Industrial District is designed to accommodate most types of industrial uses that do not require activities that produce smoke, gas, odor, dust, vibrations, or other noxious elements. Common uses seen within this district include distribution centers, warehouses, storage centers, truck rental establishments, food packaging centers, and certain types of retail.

Light Industrial Zoning Requirements in Similar Communities

A member of the public had asked if other communities in the Des Moines area allowed light-industrial uses to be adjacent to or near residential uses. That member of the public cited Johnston, Iowa as a community that did not allow this kind of industrial zoning next to residential areas. City staff reached out to the City of Johnston to see if light-industrial uses were allowed next to residential uses, and they confirmed that their M-1 zoning district is allowed to abut R-1 zoning districts as long as a 60' buffer of dense plantings exists between the two districts. As one can see on the snippet of Johnston's Official Zoning District Map on the next page, a portion of M-1 zoning near NW Beaver Drive abuts a portion of R-1 and R-4 zoned areas. (area circled in red).



City of Johnston Official Zoning Map

In terms of Ankeny's Comprehensive Plan determining this area as being suitable for light-industrial uses as opposed to residential uses, the City took into consideration the existing land uses already present in the area such as the Ankeny Regional Airport, Fourmile Creek, the Old Dominion Freight Line, and the overall topography. Additionally, Four Mile Creek and the existing tree cover provide an appropriate buffer from the light-industrial uses on the west side of the creek from the residential uses on the east side of the creek.



6900 Westown Parkway
West Des Moines, IA 50266
www.hubbellrealty.com
515-243-3228
FAX 515-280-2000

December 1, 2022

Community Development Department
City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, IA 50023

To whom it may concern,

By direction of the current property owner, NGR, Inc., Hubbell Realty Company would like to request rezoning parcel **190/00054-002-000** from R-1 (One-Family Residence District) to M-1 (Light Industrial District); see attached map exhibit for further details. The current use of this property is agricultural cropland with a future intended use as warehouse/logistics facility similar to existing structures within the Four Mile Drive corridor.

We have started collecting petitions from adjacent property owners and expect to have those forms submitted to city staff ahead of the forthcoming Planning and Zoning Commission deadline. Should you have any questions or concerns regarding this rezoning request, please don't hesitate to call or email our team at the contact listed below.

Best regards,


Clint Sloss

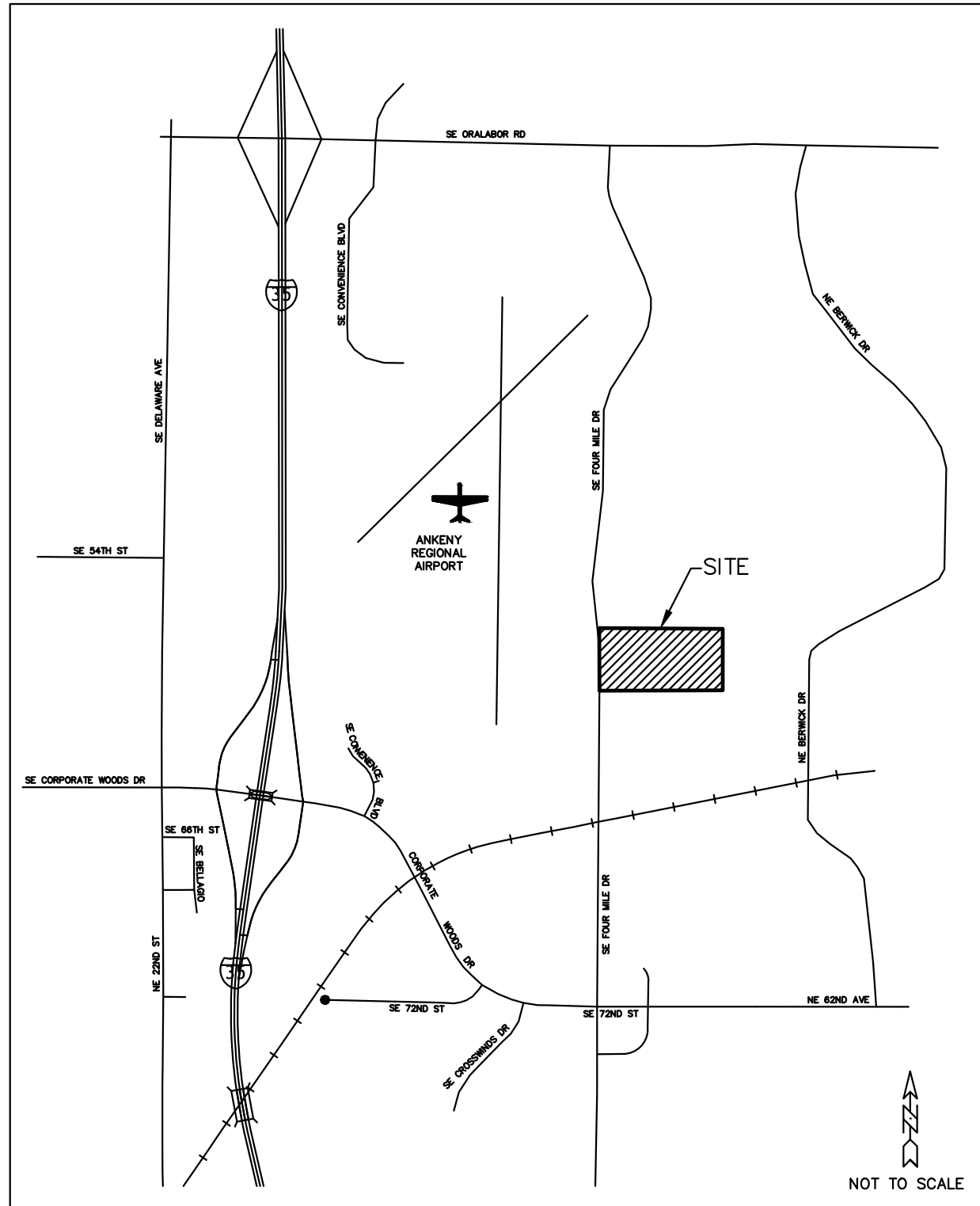
HUBBELL DEVELOPMENT SERVICES

6900 Westown Parkway, West Des Moines, IA 50266

O: 515 280 2061 | M: 712 308 2484 | F: 515 280 2000

clint.sloss@hubbellrealty.com

VICINITY MAP



NOTIFICATION AREA & CONSENT TABLES

PROPERTY NO.	OWNER	250' NOTIFICATION AREA (ACRES)	% OF AREA	Consenting
1	N.G.R., INC.	5.23	15.91%	Yes
2	GRAND CAPITAL, LC	1.81	5.51%	Yes
3	BERNARD HILBERT	10.19	31.00%	Yes
4	SCOTT KIRSTEIN	0.60	1.83%	No Response
5	KAREN PEARCE	1.73	5.26%	No
6	ROGER PENN	1.52	4.62%	No Response
7	RAYMOND McPHERSON	1.43	4.35%	No Response
8	JAMES KROHSE	2.03	6.18%	No
9	FRANCES McKNIGHT	5.89	17.92%	Yes
10	GRAND CAPITAL, LC	2.44	7.42%	Yes
TOTALS		32.87	100.00%	

BREAKDOWN OF CONSENTING PROPERTIES

1	N.G.R., INC.	5.23	15.91%
2, 10	GRAND CAPITAL, LC	4.25	12.93%
3	BERNARD HILBERT	10.19	31.00%
9	FRANCES McKNIGHT	5.89	17.92%
TOTALS			77.76%

PREPARED FOR/DEVELOPER

HUBBELL REALTY COMPANY
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266

MATT WELLER
(515) 243-3228

RECORD TITLE OWNER

N.G.R. INC.
P.O. BOX 132
WAYNE, NE 68787

DAVE EWING
(402) 375-3385

CORRECTED WARRANTY DEED:
BOOK 6315, PAGE 417

ZONING

EXISTING: R-1, ONE-FAMILY RESIDENCE DISTRICT

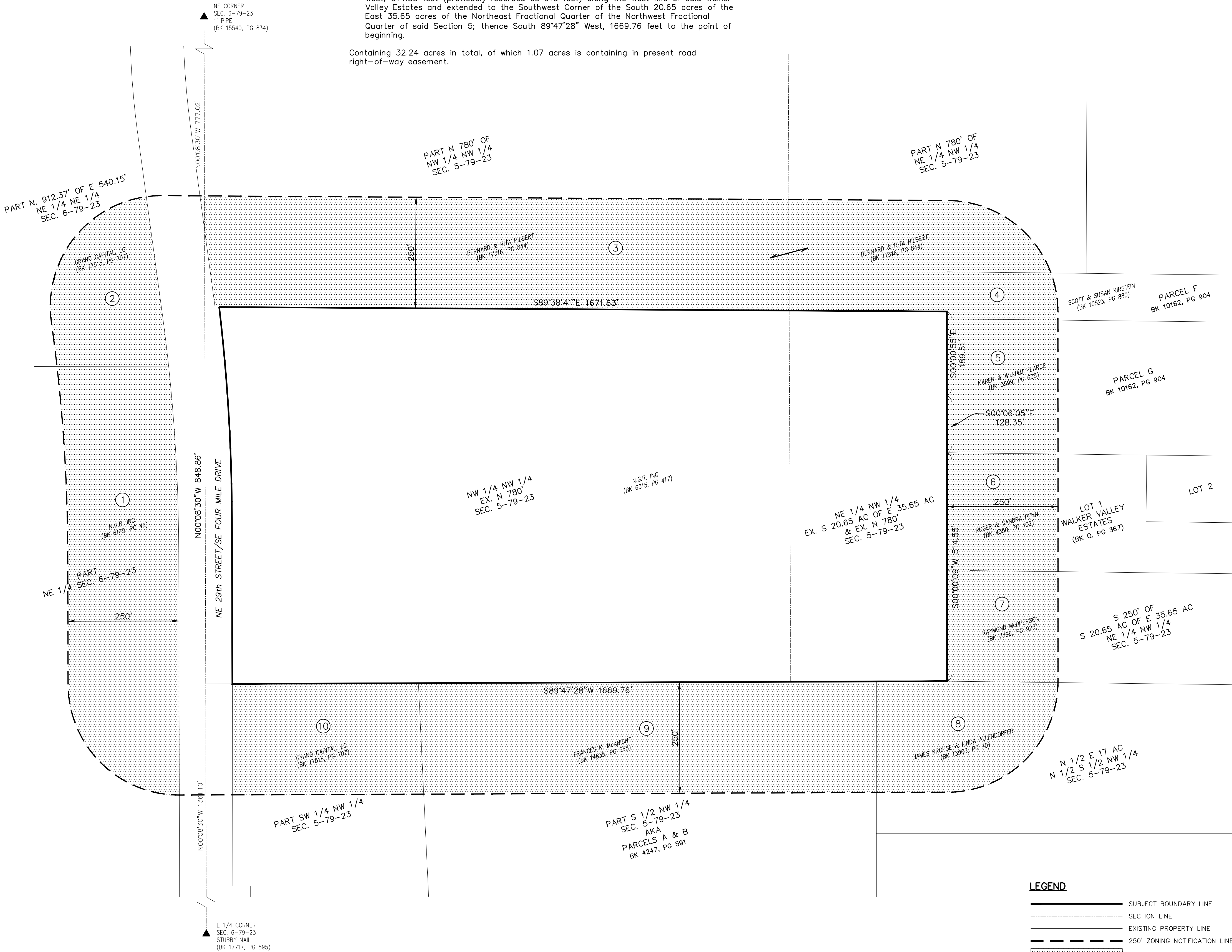
PROPOSED: M-1, LIGHT INDUSTRIAL

PROPERTY DESCRIPTION

Part of the Northwest Fractional Quarter of the Northwest Fractional Quarter and part of the Northeast Fractional Quarter of the Northwest Fractional Quarter of Section 5, Township 79 North, Range 23 West of the 5th P.M., now included in and forming a part of Polk County, Iowa, being more particularly described by survey as follows:

Commencing at the West Quarter Corner of said Section 5; thence North 00°(degrees) 08'(minutes) 30"(seconds) West, 1361.10 feet (previously recorded as North, 1361.1 feet) along the West line of the Northwest Fractional Quarter of said Section 5 to the Point of Beginning; thence continuing North 00°08'30" West, 848.86 feet; thence South 89°38'41" East, 1671.63 feet to the West line of the South 20.65 acres of the East 35.65 acres of the Northeast Fractional Quarter of the Northwest Fractional Quarter of said Section 5 also being the West line of Parcel F of that Plat of Survey filed in Book 10162 at Page 904 in the Office of the Recorder for Polk County, Iowa; thence South 00°00'55" East (previously recorded as North 00°04'19" West), 189.51 feet along the West lines of said Parcel F and Parcel G of that Plat of Survey filed in Book 10162 at Page 904 in the Office of the Recorder for Polk County, Iowa; thence South 00°06'05" East, 128.35 feet (previously recorded as North 00°05'57" West, 128.39 feet) along the West line of said Parcel G to the Northwest Corner of Lot 1 in Walker Valley Estates, an Official Plat in Polk County, Iowa; thence South 00°00'09" West, 514.55 feet (previously recorded as 515 feet) along the West line of said Walker Valley Estates and extended to the Southwest Corner of the South 20.65 acres of the East 35.65 acres of the Northeast Fractional Quarter of the Northwest Fractional Quarter of said Section 5; thence South 89°47'28" West, 1669.76 feet to the point of beginning.

Containing 32.24 acres in total, of which 1.07 acres is containing in present road right-of-way easement.



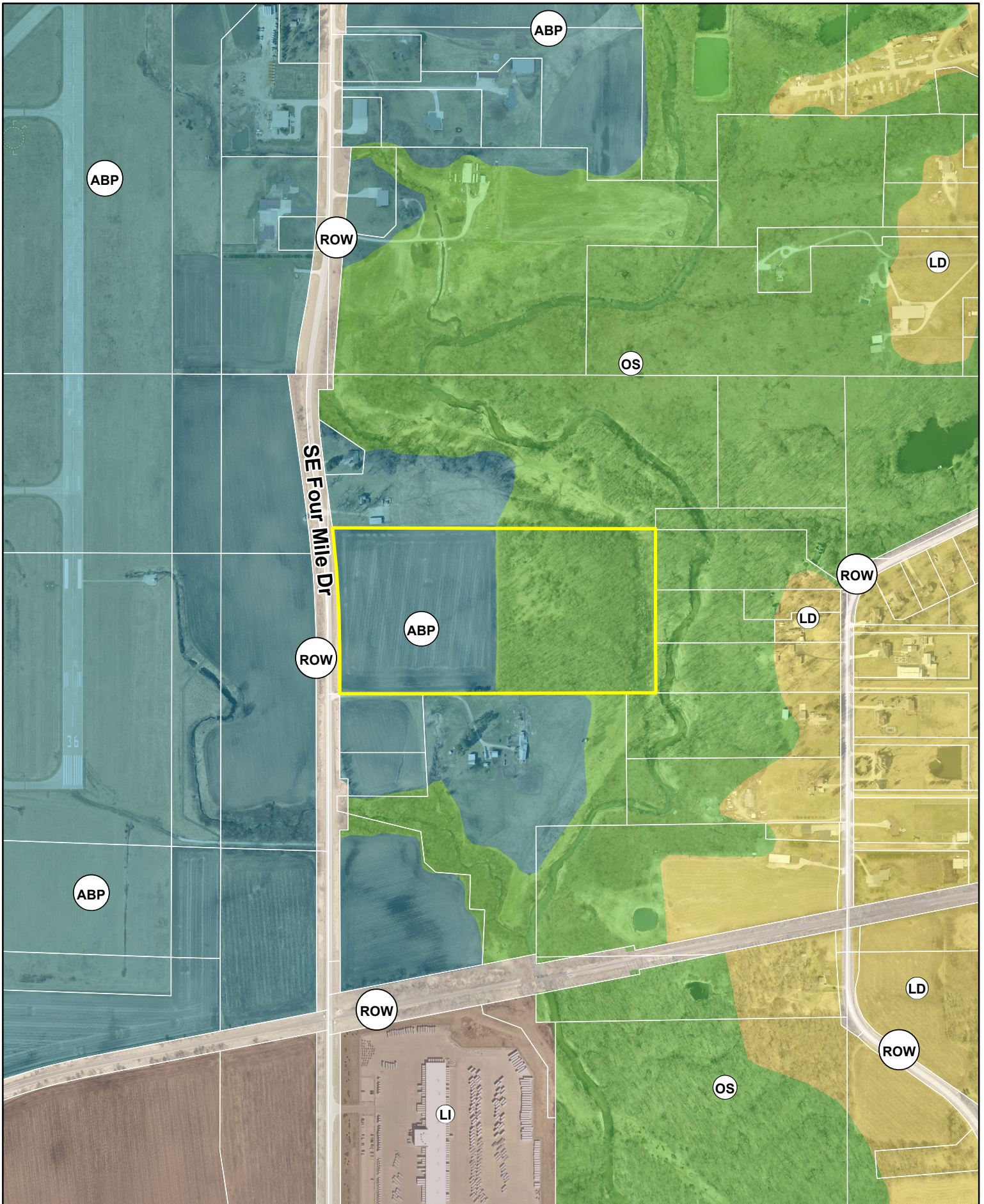
LEGEND

	SUBJECT BOUNDARY LINE
	SECTION LINE
	EXISTING PROPERTY LINE
	250' ZONING NOTIFICATION LINE
	250' ZONING NOTIFICATION AREA

NGR EAST - REZONING

ERG
Engineering Resource Group, Inc.
Engineers and Surveyors
2413 GRAND AVENUE
DES MOINES, IOWA 50312
(515) 288-4823





N



1 inch = 625 feet

Date: 12/16/2022

NGR East - Future Land Use Map



PLAN AND ZONING COMMISSION

January 18, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Aspen Ridge Commercial Plat 2 Preliminary Plat

EXECUTIVE SUMMARY:

Staff report attached

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):





PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to recommend City Council approval of Aspen Ridge Commercial Plat 2 Preliminary Plat.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download	
	Aerial Map
	Staff Report
	Applicant Letter
	Preliminary Plat



N



1 inch = 550 feet

Date: 12/14/2022

Aspen Ridge Commercial Plat 2 - Preliminary Plat



*Plan and Zoning Commission
Staff Report*

Meeting Date: January 18, 2023

Agenda Item: Aspen Ridge Commercial Plat 2 – Preliminary Plat
Report Date: January 12, 2023
Prepared By: Bryan Morrissey *EJC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Aspen Ridge Commercial Plat 2 Preliminary Plat.

Project Summary:

The Aspen Ridge Commercial Plat 2 Preliminary Plat is a proposed 9-acre (+/-) preliminary plat located at the intersection of NW State Street and NW 36th Street. The preliminary plat includes two commercial lots and one outlot, all of which are zoned C-1, Neighborhood Retail Commercial District. Two right-in/right-out access drives will be installed with the development (one on NW State Street and the other on NW 36th Street) along with a center median on NW 36th Street. Full access to the site will be available for patrons via existing NW 34th Street.

Project Report:

- Streets:** New public streets will not be included as a part of this development. The proposed development will be accessed from either NW State Street, NW 36th Street, or NW 34th Street. Right-in/right-out access will be available along NW State and NW 36th Street, while full access will come via NW 34th Street. Existing sidewalks run along the north and west sides of the subject site. Portions of these sidewalks will be removed and replaced when development occurs.
- Water:** An eight-inch water main will be installed along the northern property line of the site to provide future water service to the property. This will be achieved by connecting to the existing twelve-inch main that runs along the north side of NW 36th Street.
- Sewer:** Eight-inch sanitary service will be extended throughout the development by connecting to the existing sanitary line that is present near the northeastern corner of the site.
- Drainage:** Stormwater on the site generally flows to the south and west, as this area lies within the Rock Creek watershed. Individual lots on the site may require on-site detention.
- Parkland:** Dedication for parkland is not required for Commercial Development.



04/15/2022

Honorable Mayor, City Council, and Plan & Zoning Commission
City of Ankeny
410 West First Street
Ankeny, Iowa 50023

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

www.mccresults.com

RE: Aspen Ridge Commercial Plat 2 – Preliminary Plat

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

On behalf of ATI Group, we are pleased to submit a preliminary plat for approximately 9 acres in the City of Ankeny at the southeast corner of 36th Street and State Street and respectfully request your approval of said preliminary plat.

The development plan as presented is generally consistent with the City's Comprehensive Land Use Plan and current zoning classification and represents strategic and thoughtful commercial growth for the City of Ankeny. Additionally, we believe the proposed preliminary plat 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 that will accommodate commercial users
- Provide a variety of commercial uses that encourages a variety of businesses in a location immediately adjacent to higher density residential properties

We thank you for your consideration of approval of this project.

Sincerely,

McClure Engineering Company

Trent Smith, PE
Team Leader

ASPEN RIDGE COMMERCIAL PLAT 2

PRELIMINARY PLAT

ANKENY, IOWA

OWNER

MURPHY COMMERCIAL PROPERTIES LLC
7513 EAGLE CREST DR
JOHNSTON, IA 50131
(515) 490-7019
MIKE.MURPHY@POWERHOUSENOW.COM
ATTN: MIKE MURPHY

APPLICANT

ATI GROUP
1615 SW MAIN STREET
SUITE 207
ANKENY, IOWA 50023
(712) 540-3756
ERIC@ATIREALTY.COM
ATTN: ERIC BOHNENKAMP

ENGINEER/SURVEYOR

McCLURE ENGINEERING
1360 NW 121ST STREET
CLIVE, IOWA 50325
(515) 964-1229
TSMITH@MECRESLTS.COM
ATTN: TRENT SMITH

BULK REGULATIONS

C-1:
FRONT SETBACK = 35'
SIDE SETBACK = SAME AS REQUIRED IN R-3 DISTRICT FOR RESIDENTIAL USES.
NO MINIMUM REQUIREMENTS FOR ANY OTHER PERMITTED USES, EXCEPT WHEN ADJOINING ANY R DISTRICT, IN WHICH CASE, 25 FEET.
REAR SETBACK = 40'
MAX HEIGHT = 35'

LEGAL DESCRIPTION

OUTLOT X ASPEN RIDGE ESTATES PLAT 1

ZONING INFORMATION

C-1 (NEIGHBORHOOD RETAIL COMMERCIAL DISTRICT)

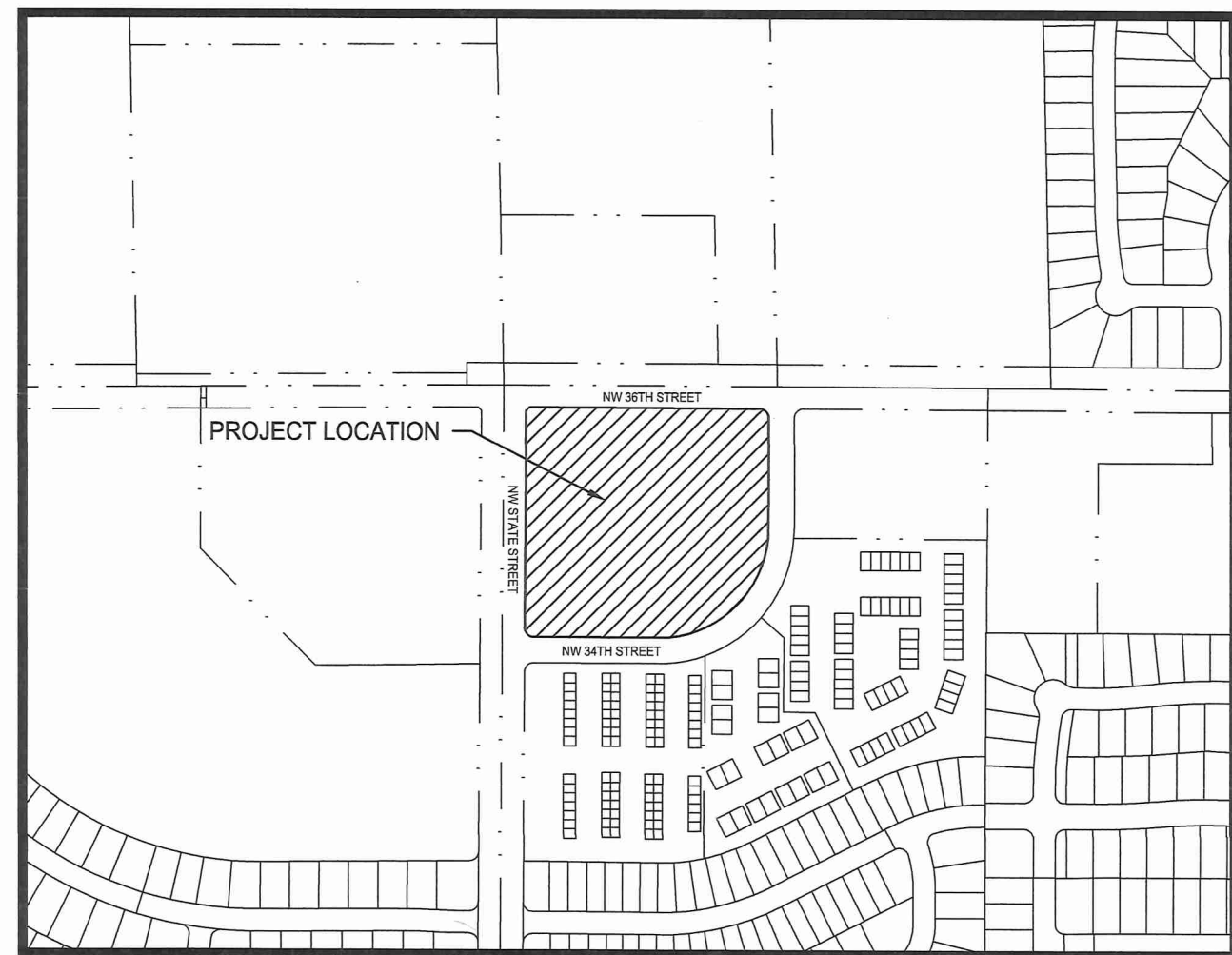
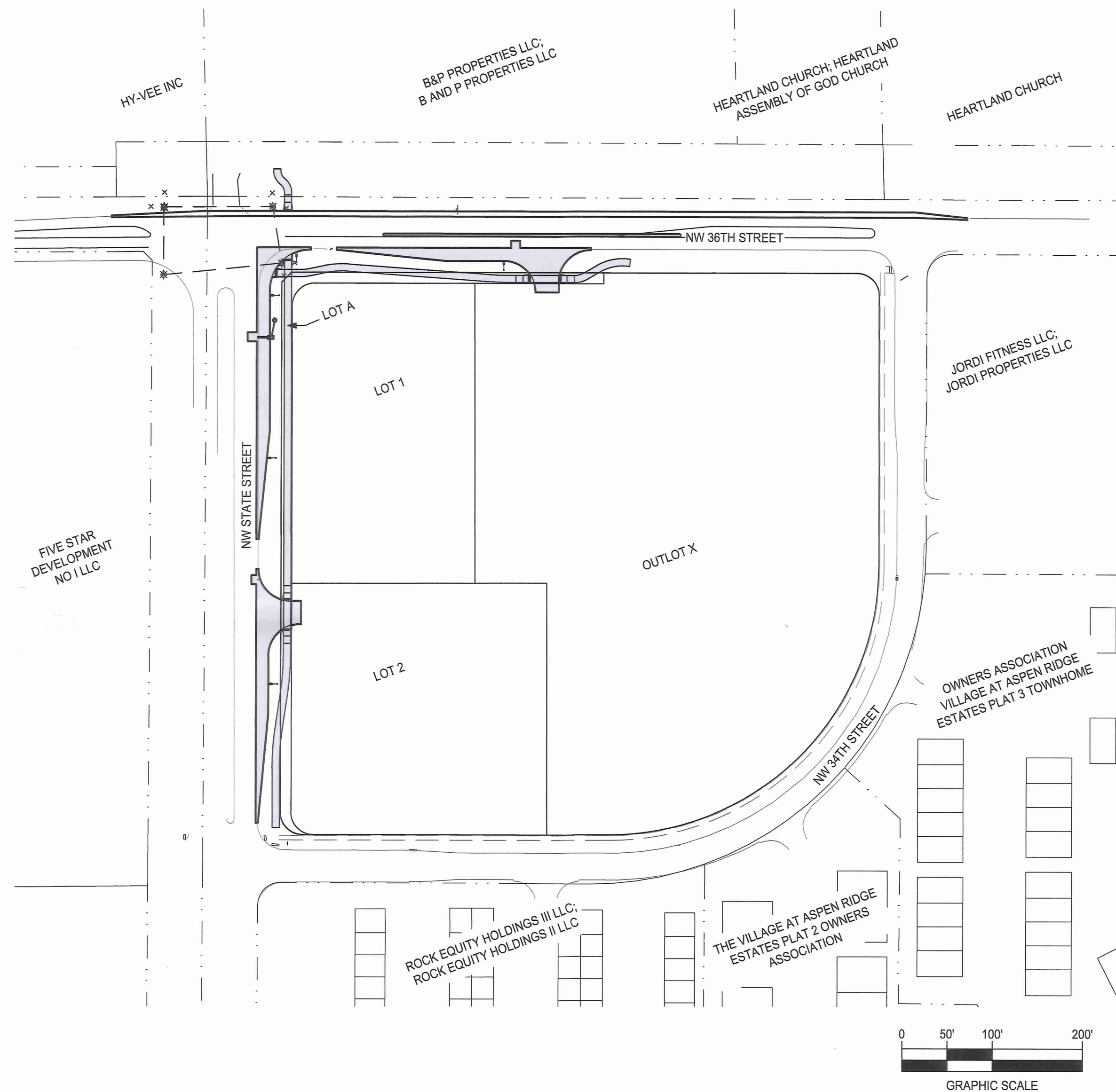
FLOOD PLAIN INFORMATION

MAP #: 19153C00065F

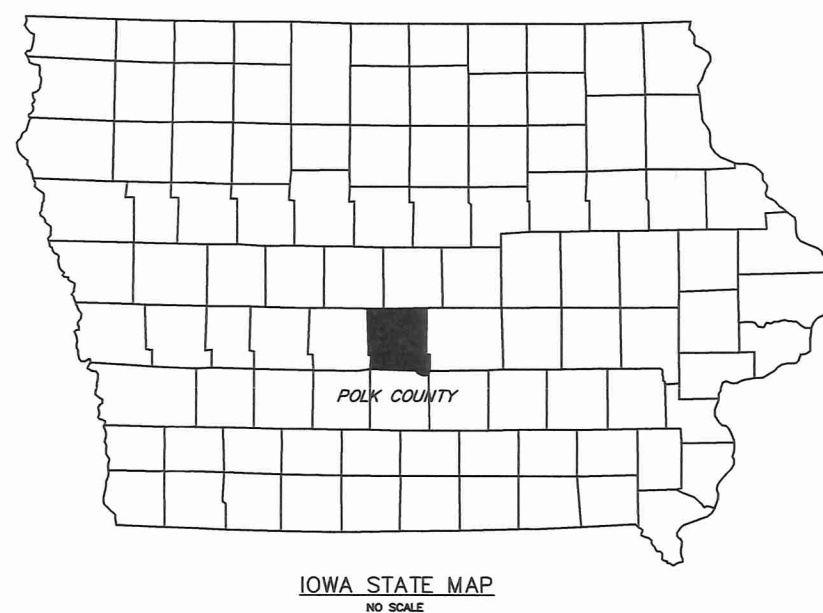
MAP DATE: FEBRUARY 1, 2019

GENERAL NOTES

- INDIVIDUAL LOTS MAY REQUIRE ON-SITE DETENTION.
- ON-SITE HYDRANTS WILL BE REQUIRED WITH INDIVIDUAL SITE DEVELOPMENT IN ORDER TO MEET COVERAGE REQUIREMENTS.
- PUBLIC IMPROVEMENTS MUST BE COMPLETED AND WALKED FOR ACCEPTANCE PRIOR TO THE ISSUANCE OF A CO FOR ANY PROPOSED BUILDING WITHIN THE PLAT.
- LOT A SHALL BE DEDICATED TO THE CITY OF ANKENY AS ADDITIONAL RIGHT-OF-WAY.
- THE NORTHBOUND RIGHT TURN LANE AT THE INTERSECTION OF NW STATE STREET AND NW 36TH STREET WILL BE CONSTRUCTED WITH A FUTURE CITY PROJECT AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- PROPOSED UTILITY LAYOUTS AND EASEMENTS SHOWN ARE PRELIMINARY AND SUBJECT TO MODIFICATION WITH THE SUBMITTAL OF PUBLIC IMPROVEMENT CONSTRUCTION DRAWINGS AND INDIVIDUAL SITE PLANS.



VICINITY MAP
NOT TO SCALE



IOWA STATE MAP
NO SCALE



Sheet List Table		
Sheet Number	Sheet Title	Sheet Description
1	GN-01	COVER SHEET
2	EX-01	EXISTING CONDITIONS
3	GN-04	GENERAL LAYOUT AND DIMENSION PLAN
4	GR-01	GRADING PLAN

SUBMITTAL & REVISION TABLE		
SUBMITTAL	DATE	DESCRIPTION
1	04/15/22	CITY SUBMITTAL #1
2	05/06/22	CITY SUBMITTAL #2
3	10/31/22	CITY SUBMITTAL #3
4	12/06/22	CITY SUBMITTAL #4
5	01/10/2023	CITY SUBMITTAL #5

ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE 2023 IOWA STATEWIDE URBAN DESIGN STANDARD AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AS ACCEPTED BY THE CITY OF ANKENY AND THE ANKENY SUPPLEMENTAL SPECIFICATIONS EXCEPT WHERE ALTERED OR AMENDED BY THE CITY OF ANKENY.

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

TRENT LUNDY SMITH, PE NO. 26452 DATE: _____
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
PAGES OR SHEETS COVERED BY THIS SEAL: _____



building strong communities.

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

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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.

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COVER SHEET



ASPEN RIDGE COMMERCIAL
PLAT 2
PRELIMINARY PLAT

ANKENY, IOWA

210829-000

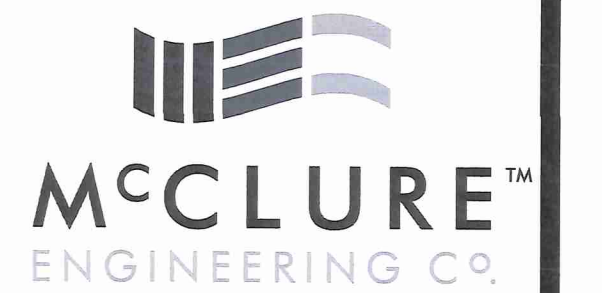
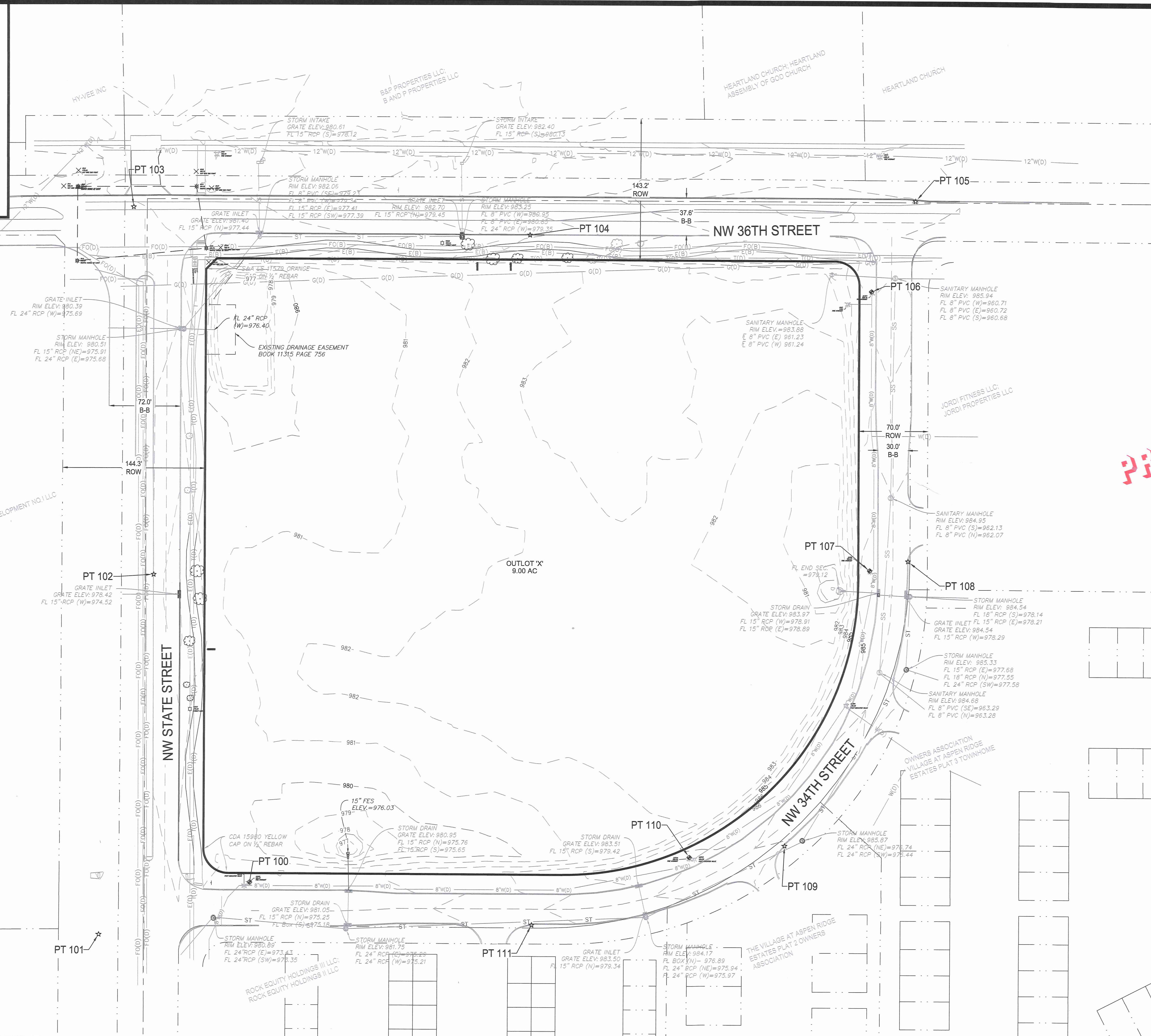
OCTOBER 31, 2022

REVISIONS

ENGINEER T. SMITH
CHECKED BY R. CORONA
DRAWN BY K. REYNOLDS
FIELD BOOK NO. _____

DRAWING NO. GN-01
SHEET NO. 1 / 4

Control Point Table				
Point No.	Description	Easting	Northing	Elevation
100	BM/ARROW ON HYDRANT.LEVELED	18526599.82	7549831.49	984.32
101	CP/CUT X ON BACK CURB.LEVELED	18526947.12	7549778.29	981.08
102	CP/CUT X ON BACK CURB.LEVELED	18526502.26	7550142.58	979.56
103	CP/CUT X ON BACK CURB.LEVELED	18526481.26	7550514.24	981.32
104	CP/CUT X ON BACK CURB.LEVELED	18526862.62	7550468.64	983.90
105	CP/CUT X ON BACK CURB.LEVELED	18527272.80	7550521.86	986.06
106	BM/ARROW ON HYDRANT.LEVELED	18527228.53	7550340.14	988.72
107	BM/ARROW ON HYDRANT.LEVELED	18527227.27	7550147.80	986.56
108	CP/CUT X AT BACK CURB.LEVELED	18527268.08	7550157.22	988.66
109	CP/CUT X AT BACK CURB.LEVELED	18527141.38	7549689.38	985.42
110	BM/ARROW ON HYDRANT.LEVELED	18527045.18	7549857.60	987.30
111	CP/CUT X AT BACK CURB.LEVELED	18526865.45	7549788.77	983.11



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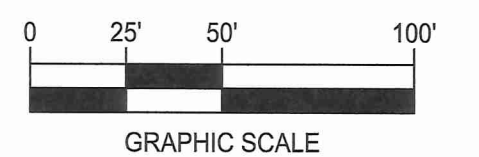
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PRELIMINARY

EXISTING CONDITIONS



NORTH



ASPEN RIDGE COMMERCIAL
PLAT 2
PRELIMINARY PLAT

ANKENY, IOWA

210829-000

OCTOBER 31, 2022

REVISIONS

ENGINEER
T. SMITH

CHECKED BY
R. CORONA

DRAWN BY
K. REYNOLDS
FIELD BOOK NO.

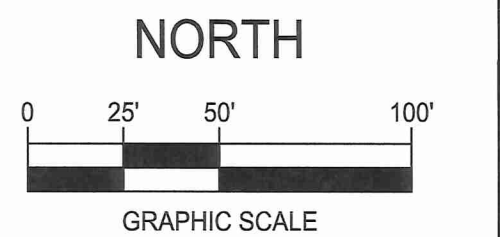
DRAWING NO.
EX-01

SHEET NO.

2 / 4

PRELIMINARY

GENERAL LAYOUT
AND DIMENSION PLAN



ASPEN RIDGE COMMERCIAL
PLAT 2
PRELIMINARY PLAT
ANKENY, IOWA
210829-000
OCTOBER 31, 2022
REVISIONS

ENGINEER
T. SMITH

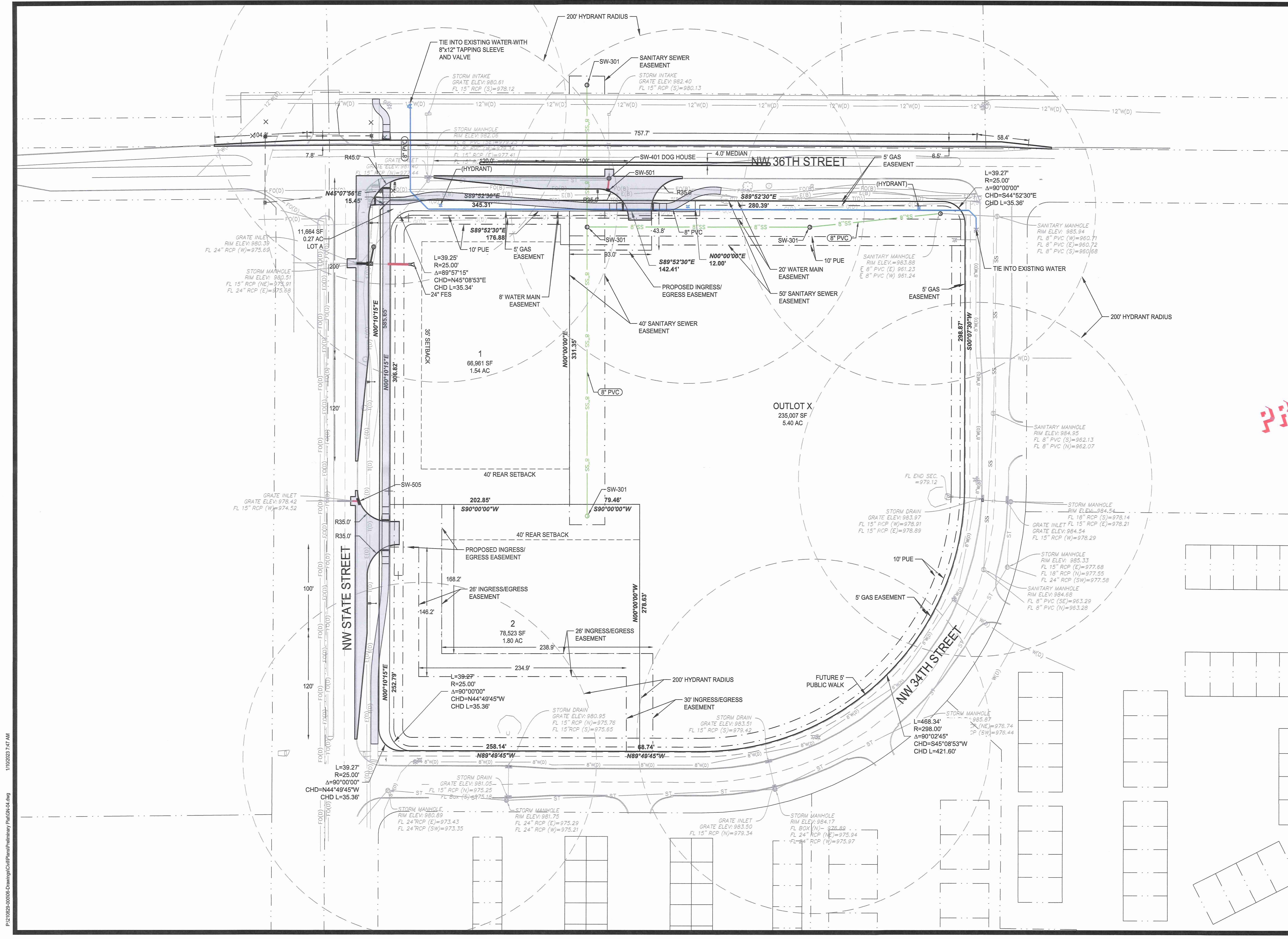
DRAWN BY
K. REYNOLDS

CHECKED BY
R. CORONA

FIELD BOOK NO.

DRAWING NO.
GN-04

SHEET NO.
3 / 4





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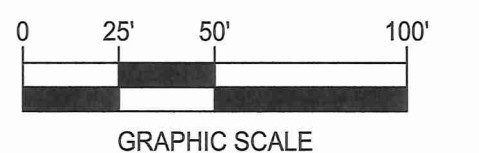
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PRELIMINARY

GRADING PLAN



NORTH



ASPEN RIDGE COMMERCIAL
PLAT 2
PRELIMINARY PLAT

ANKENY, IOWA

210829-000

OCTOBER 31, 2022

REVISIONS

ENGINEER
T. SMITH

CHECKED BY
L. CORONA

DRAWN BY
K. REYNOLDS
FIELD BOOK NO.

DRAWING NO.
GR-01

SHEET NO.
4 / 4



PLAN AND ZONING COMMISSION

January 18, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

ACTION REQUESTED:

LEGAL:

SUBJECT:

1. January 17, 2023 City Council Report - Staff

2. Director's Report

Tentative agenda items for February 7, 2023

Plan and Zoning Commission 2022 Annual Report

3. Commissioner's Reports

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:


PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 2022 P&Z Annual Report

CITY OF ANKENY PLAN & ZONING COMMISSION 2022 REPORT

Commission Members Original Appointment

Glenn Hunter, Chair	03-04-2013
Ted Rapp, Vice Chair	01-18-2021
Trina Flack	02-01-2012
Todd Ripper	10-24-2005
Lisa West	02-21-2011
Annette Renaud	02-05-2018
Randy Weisheit	02-21-2022

2022 Commission Activity and Actions

January 4, 2022

Consent: 2 Public Hearing(s): 0 Business Item(s): 0

- **December 21, 2021 Minutes** / Approved
- **Chapman Brothers Farm Plat 3 Final Plat** / Recommended City Council approval

January 19, 2022

Consent: 2 Public Hearing(s): 0 Business Item(s): 2

- **January 4, 2022 Minutes** / Approved
- **Bauer Heights Plat 4 Preliminary Plat (County)** / Recommended City Council approval, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.
- **Vintage Business Park Neighborhood Plan 5th Amendment** / Recommended City Council approval
- **Request to vacate a portion of public land, Lot 2, The District at Prairie Trail Plat 8** / Recommended City Council approval

2021 Plan & Zoning Commission Annual Report

February 8, 2022

Consent: 3 Public Hearing(s): 0 Business Item(s): 0

- **January 19, 2022 Minutes** / Approved
- **Grove Landing Plat 5 Final Plat** / Recommended City Council approval
- **Pagliai Compound Plat 2 Final Plat (County)** / Recommended City Council approval, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

Elected Glenn Hunter as Chair and Ted Rapp as Vice Chair

February 22, 2022

Consent: 6 Public Hearing(s): 1 Business Item(s): 3

- **February 8, 2022 Minutes** / Approved
- **Brakes Plus Plat 1 Final Plat** / Recommended City Council approval
- **Georgetown Plat 11 Final Plat** / Recommended City Council approval
- **350 NW 18th Street - Ankeny Orthodontics Site Plan** / Approved, subject to City Council approval of Georgetown Plat 11 final plat.
- **3742 SE Convenience Boulevard - Ankeny Airport Hangar Development ACME Aviation Site Plan** / Approved
- **Forest Ridge Estates Plat 2 Final Plat (County)** / Recommended City Council approval, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.
- **Hope Kimberley, LLC request for voluntary annexation of territory into the City of Ankeny** / Closed the public hearing, received and filed documents.

- **1102 NW Weigel Drive - St. Luke's Mobile Classrooms Site Plan Renewal** / Approved the renewal, granting a 5-year extension with the expectation that the applicant come before the Commission in three years with a plan that details the site expansion and the removal of the temporary buildings by August 22, 2027.
- **The Reserve at the Grove Preliminary Plat** / Recommended City Council approval
- **Canyon Landing Preliminary Plat Amendment** / Recommended City Council approval

March 8, 2022

Consent: 2 Public Hearing(s): 2 Business Item(s): 1

- **February 22, 2022 Minutes** / Approved
- **Grove Landing Plat 6 Final Plat** / Recommended City Council approval
- **Grove View, LLC request to rezone property owned by TJL Investments, LLC from R-1, One-Family Residence District to PUD, Planned Unit Development** / Closed the public hearing, received and filed documents.
- **Fourstar Development LLC request to rezone property owned by Helen Moeckly Trust and Edward Ferrier & Annette Voegtlin from R-1, One-Family Residence District to PUD, Planned Unit Development** / Closed the public hearing, received and filed documents.
- **Hope Kimberley, LLC request for voluntary annexation of territory into the City of Ankeny** / Recommended City Council Deny the request as submitted.

March 22, 2022

Consent: 1 Public Hearing(s): 0 Business Item(s): 3

- **March 8, 2022 Minutes** / Approved
- **133 SE Delaware Avenue - Ramada Inn/Wyndham Garden Building Elevations** / Denied the request to allow building materials that do not comply with the Building Material Standards.
- **Grove View, LLC request to rezone property owned by TJL Investments, LLC from R-1, One-Family Residence District to PUD, Planned Unit Development** / Recommended City Council approval
- **Fourstar Development LLC request to rezone property owned by Helen Moeckly Trust and Edward Ferrier & Annette Voegtlin from R-1, One-Family Residence District to PUD, Planned Unit Development** / Recommended City Council approval

April 5, 2022

Consent: 5 Public Hearing(s): 3 Business Item(s): 0

- **March 22, 2022 Minutes** / Approved
- **1200 NW 36th Street - Aspen Ridge Foot/Ankle Clinic Site Plan** / Approved, subject to City Council approval of all necessary easements and public improvement documents.
- **5001 NW 18th Street - Ankeny Elementary #12 Site Plan** / Approved, subject to City Council approval of the storm water management facility maintenance covenant and permanent easement agreement; City Council authorizing the Mayor to sign a development agreement for the installation of a potential future traffic signal at the intersection of NW 18th Street and NW Spruce Drive; and a cost participation request for the extension of eight-foot sidewalk along NW Abbie Drive, in an amount estimated to be \$8,675.62.
- **6550 SE Four Mile Drive - Four Mile Distribution Center North Site Plan** / Approved, subject to staff approval of the associated public improvement plans and City Council approval of the associated contract, bonds, and easement documents.
- **5825 SE Delaware Avenue - Peterbilt of Des Moines Modified Pylon Sign** / Approved
- **Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hardship Land, LLC from Low Density Residential to Medium Density Residential use classification** / Closed the public hearing, received and filed documents.
- **Request to rezone property owned by Hardship Land, LLC from R-1 One Family Residential District to R-3 Multiple-Family Residence District, with restrictions** / Closed the public hearing, received and filed documents.

April 19, 2022

Consent: 5 Public Hearing(s): 1 Business Item(s): 3

- **April 5, 2022 Minutes** / Approved
- **The Reserve at the Grove Plat 1 Final Plat** / Recommended City Council approval, and recommended City Council authorization of cost-participation for 8-foot sidewalk and removal and replacement of ramps in the amount estimated to be at \$9,713.50.
- **320 NW College Avenue - Faith Baptist Storage Building Site Plan** / Approved
- **1020 E 1st Street - 7 Brew Drive-Thru Coffee Site Plan** / Approved
- **5000 NE Bellagio Drive - Bellagio Park Improvements Site Plan** / Approved
- **ATI Ankeny Industrial LLC request for voluntary annexation into the City of Ankeny** / Closed the public hearing, received and filed documents.
- **Request to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hardship Land LLC from Low Density Residential to Medium Density Residential use classification** / Recommended City Council approval
- **Request to rezone property owned by Hardship Land LLC from R-1, One-Family Residence District, to R-3 Multiple Family Residence District, restricted to 10 units per acre** / Recommended City Council approval
- **Request to rezone property owned by Hardship Land LLC from R-1, One-Family Residence District, to R-3 Multiple Family Residence District, restricted to single family** / Recommended City Council approval

May 3, 2022

Consent: 6 Public Hearing(s): 0 Business Item(s): 2

- **April 19, 2022 Minutes** / Approved
- **1075 SW Oralabor Road - Heartland Dental Clinic Site Plan** / Approved
- **Canyon Landing Townhomes Plat 1 Final Plat** / Recommended City Council approval, and recommended City Council authorization of cost-participation request for upsizing public water mains to 12-inch and 16-inch mains and sidewalk oversizing along NE 18th Street in the amount estimated to be \$40,759.00.
- **Canyon Landing Townhomes Site Plan** / Approved, subject to recordation of the final plat; and acceptance of the private street names NE Mongoose Lane and NE Spear Lane.
- **Canyon Landing Duplexes Plat 1 Final Plat** / Recommended City Council approval, and recommended City Council authorization of cost-participation for extensions and upsizing of public sanitary sewer and public water mains in the amount estimated to be \$519,914.55.
- **Canyon Landing Plat 2 Final Plat** / Recommended City Council approval
- **Request by ATI Industrial, LLC, Tyler Investment Company, Inc, Polk County Aviation Authority, and Lloyd D. Linn for voluntary annexation of property into the City of Ankeny** / Recommended City Council approval
- **Request by Hope Kimberley LLC for the voluntary annexation of property into the City of Ankeny** / Recommended City Council approval

May 17, 2022

Consent: 5 Public Hearing(s): 1 Business Item(s): 0

- **May 3, 2022 Minutes** / Approved
- **Kimberley Crossing Plat 2 Final Plat** / Recommended City Council approval
- **First Street Commons Plat 2 Final Plat** / Recommended City Council approval
- **Courtyards at Harvest Ridge Plat 4 Final Plat** / Recommended City Council approval
- **Courtyards at Harvest Ridge Plat 4 Site Plan** / Approved, subject to City Council approval of the public improvement construction documents and recordation of the final plat.
- **J. Larson Homes, LLC request to rezone property from R-1, One-Family Residence District to PUD, Planned Unit Development** / Closed the public hearing, received and filed documents.

June 7, 2022.

Consent: 3 Public Hearing(s): 0 Business Item(s): 1

- **May 17, 2022 Minutes** / Approved
- **201 E 1st Street - NAPA Store Expansion Site Plan** / Approved
- **2405 N Ankeny Boulevard - Site Plan** / Approved, subject to City Council approval of the stormwater management easement.
- **J. Larson Homes, LLC request to rezone property from R-1, One-Family Residence District to PUD, Planned Unit Development** / Recommended City Council approval

June 21, 2022

Consent: 3 Public Hearing(s): 0 Business Item(s): 0

- **June 7, 2022 Minutes** / Approved
- **Kimberley Estates Plat 2 Final Plat** / Recommended City Council approval, subject to City Council authorizing cost participation for oversized sidewalk in an amount estimated to be \$3,706.50, authorizing cost participation for 12-inch water main in an amount estimated to be \$4,895, and authorizing the Mayor to sign a development agreement for the extension of the Four Mile Trunk Sewer.
- **The Crossings at Deer Creek Plat 15 Final Plat** / Recommended City Council approval, subject to staff approval of the associated traffic impact study.

July 6, 2022

Consent: 2 Public Hearing(s): 0 Business Item(s): 1

- **June 21, 2022 Minutes** / Approved
- **709 SW 3rd Street - RE/MAX Precision Sales Office Site Plan** / Approved
- **Pheasant Trail Plat 1 Preliminary Plat** / Recommended City Council approval

July 19, 2022

Consent: 3 Public Hearing(s): 0 Business Item(s): 0

- **July 6, 2022 Minutes** / Approved
- **7AZU Development Plat 2 - Preliminary Plat (County)** / Recommended City Council approval, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.
- **7AZU Development Plat 2 - Final Plat (County)** / Recommended City Council approval, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

Prairie Trail Update:

Final Plats:

Villas at Prairie Trail Plat 4,
Vintage Business Park at Prairie Trail Plat 9
The District at Prairie Trail Plat 11
The District at Prairie Trail Plat 12
Parkway Townhomes at Prairie Trail Plat 1
Vintage Business park at Prairie Trail Plat 10
Vintage Business Park at Prairie Trail Plat 11

Site Plans:

Attivo Trail Ankeny, Lot 2
Heritage at Prairie Trail Plat 2, Lot 1
Vintage Business Park at Prairie Trail Plat 2
Ankeny #2 Hy-Vee Aisles Online
District Building 5
District Building 1 - Fong's Patio Amendment
Home 2/TRU Hotel
Vintage Business Park at Prairie Trail Plat 10
The Fieldhouse at Prairie Trail Sports Complex Phase 1
Parkway Townhomes at Prairie Trail Plat 1

August 2, 2022

Consent: 4 Public Hearing(s): 0 Business Item(s): 0

- **July 19, 2022 Minutes** / Approved
- **Centennial Ridge Plat 3 Final Plat** / Recommended City Council approval
- **Pheasant Trail Plat 1 Final Plat** / Recommended City Council approval
- **1505 NE 36th Street - Talons of Tuscany Clubhouse Site Plan** / Approved

August 16, 2022

Consent: 3 Public Hearing(s): 0 Business Item(s): 0

- **August 2, 2022 Minutes** / Approved
- **1600 SE Corporate Woods Drive - Baker Group Parking Lot Expansion Site Plan** / Approved, subject to a stormwater management easement being recorded.
- **3700 SE Convenience Boulevard - Exec 1 Maintenance Building Expansion** / Approved

September 7, 2022

Consent: 1 Public Hearing(s): 1 Business Item(s): 0

- **August 16, 2022 Minutes**
- **DRA Properties, LC, request to rezone property from R-1, One-Family Residence District to M-1, Light Industrial District** / Closed the public hearing, received and filed documents.

September 20, 2022

Consent: 3 Public Hearing(s): 2 Business Item(s): 4

- **September 7, 2022 Minutes**
- **909 E 1st Street - Dunkin' Go Site Plan** / Approved, subject to City Council approval of the stormwater management facility maintenance covenant and permanent easement agreement.
- **350 NE 36th Street - DMOS Temporary MRI Trailer** / Approved, subject to allowing the temporary MRI trailer to remain on site until November 18, 2022.
- **Hope K. Farms, LLC request to rezone property from R-1, One-Family Residence District to R-2, One-Family and Two-Family Residence District and PUD, Planned Unit Development** / Closed the public hearing, received and filed documents.
- **Hardship Land, LLC request to rezone property from R-1, One-Family Residence District, to R-3 Multi-Family Residence District, restricted to 10 units per acre** / Closed the public hearing, received and filed documents.
- **DRA Properties, LC request to rezone property from R-1, One-Family Residence District to M-1, Light Industrial District** / Recommended City Council approval
- **DRA Properties, LC request for voluntary annexation of property into the City of Ankeny** / Recommended City Council approval
- **NGR, Inc. request for voluntary annexation of property into the City of Ankeny** / Recommended City Council approval
- **Request to vacate a portion of City owned right-of-way east of SW School Street at the SW 18th Street intersection, Part of Lot B, Prairie Trail Park Plat 1** / Recommended City Council approval

October 4, 2022

Consent: 3 Public Hearing(s): 0 Business Item(s): 2

- **September 20, 2022 Minutes**
- **5325 NW 8th Street - Cherry Glen Ballfield Development Project** / Approved, subject to staff approval of a traffic memo and City Council approval of a storm water management easement.
- **Christian Juon Estates Plat 3 Preliminary Plat (County)** / Recommended City Council approval of the Christian Juon Estates Plat 3 Preliminary Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.
- **Hope K. Farms, LLC request to rezone property from R-1, One-Family Residence District to R-2, One-Family and Two-Family Residence District and PUD, Planned Unit Development** / Recommended City Council approval
- **Hardship Land, LLC request to rezone property from R-1, One-Family Residence District, to R-3 Multi-Family Residence District, restricted to 10 units per acre** / Recommended City Council approval

October 18, 2022

Meeting Cancelled

November 8, 2022

Consent: 2 Public Hearing(s): 0 Business Item(s): 0

- **October 4, 2022 Minutes**
- **Christian Juon Estates Plat 3 Final Plat** / Recommended City Council approval of Christian Juon Estates Plat 3 Final Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

November 22, 2022

Consent: 3 Public Hearing(s): 0 Business Item(s): 0

- **November 8, 2022 Minutes**
- **315 SW Cherry Street – The Anker Site Plan** / Approved, subject to City Council approval of the sanitary sewer easement, subject to City Council approval of the public improvements and the contracts and bonds, and subject to City Council approval of the Development Easement and Maintenance Agreement.
- **3950 N Ankeny Blvd. – Stealth Monopole Site Plan** / Approved

December 6, 2022

Consent: 1 Public Hearing(s): 3 Business Item(s): 0

- **November 22, 2022 Minutes**
- **Hubbell Realty Company, on behalf of NGR, Inc., request to rezone property from R-1, One-Family Residence District to M-1, Light Industrial District** / Closed the public hearing, received and filed documents.
- **Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Bricktowne Piper, LC from High Density Residential to Neighborhood Commercial use classification** / Closed the public hearing, received and filed documents.
- **Bricktowne Piper, LC request to rezone property from R-3, Multiple-Family Residence District to C-2, General Retail and Highway Oriented Business District** / Closed the public hearing, received and filed documents.

December 20, 2022

Consent: 4 Public Hearing(s): 0 Business Item(s): 3

- **December 6, 2022 Minutes**
- **1001 SW Ordinance Road – Aim High Automotive Site Plan** / Approved, subject to City Council approval of the public storm sewer vacation, public ingress/egress easement vacation, and replacement public storm sewer easement.
- **1509 N Ankeny Blvd. – Earl May Nursery & Garden Center Greenhouse Addition Site Plan** / Approved
- **2006 S Ankeny Blvd. – DMACC ISO Rated Facility Site Plan** / Approved
- **Hubbell Realty Company, on behalf of NGR, Inc., request to rezone property from R-1, One-Family Residence District to M-1, Light Industrial District** / Recommended City Council approval
- **Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Bricktowne Piper, LC from High Density Residential to Neighborhood Commercial use classification** / Recommended City Council approval
- **Bricktowne Piper, LC request to rezone property from R-3, Multiple-Family Residence District to C-2, General Retail and Highway Oriented Business District** / Recommended City Council approval

2022 Summary by Project Type

Annexations

- Hope Kimberley, LLC
- Ankeny RMJ (ATI Ankeny Industrial, LLC)
- DRA Properties NE
- NGR Four Mile

Rezoning's / PUD Amendments

- Grove View, LLC
- Fourstar Development, LLC
- Hardship Land, LLC
- J. Larson Homes, LLC
- DRA Properties, LC/ Albaugh Four Mile Industrial Park
- Hope K Farms, LLC/ Hope Crest
- Hardship Land, LLC/ Harmon Property-Area C
- NGR, Inc. West
- Bricktowne Piper, LC

Land Use Plan Amendment

- Hardship Land, LLC
- Bricktowne Piper, LC

Neighborhood Plans

- Vintage Business Park 5th Amendment

Preliminary Plats

- The Reserve at the Grove
- Canyon Landing Amendment
- Pheasant Trail Plat 1

Vacations

- Lot 2, The District at Prairie Trail Plat 8
- Part of Lot B, Prairie Trail Park Plat 1

Final Plats

- Chapman Brothers Farm Plat 3
- Grove Landing Plat 5
- Brakes Plus Plat 1
- Georgetown Plat 11
- Grove Landing Plat 6
- The Reserve at the Grove Plat 1
- Canyon Landing Townhomes Plat 1
- Canyon Landing Duplexes Plat 1
- Canyon Landing Plat 2
- Kimberley Crossing Plat 2
- First Street Commons Plat 2
- Courtyards at Harvest Ridge Plat 4
- Kimberley Estates Plat 2
- The Crossings at Deer Creek Plat 15
- Centennial Ridge Plat 3
- Pheasant Trail Plat 1

Final Plats *administratively approved

- * Villas at Prairie Trail Plat 4
- * Spectrum 36 Plat 1
- * Vintage Business Park at Prairie Trail Plat 9
- * Housby Ankeny Plat 1
- * The District at Prairie Trail Plat 11
- * The District at Prairie Trail Plat 12
- * Parkway Townhomes at Prairie Trail Plat 1
- * Vintage Business Park at Prairie Trail Plat 10
- * Vintage Business Park at Prairie Trail Plat 11
- * Vintage Business Park at Prairie Trail Plat 12
- * Heritage Park at Prairie Trail Plat 3

Site Plans

- 350 NW 18th Street – Ankeny Orthodontics
- 3742 SE Convenience Boulevard – Ankeny Airport Hangar Development ACME Aviation
- 1102 NW Weigel Drive – St. Luke's Mobile Classrooms (Renewal)
- 133 SE Delaware Avenue – Ramada Inn/Wyndham Garden Building Elevations
- 1200 NW 36th Street – Aspen Ridge Foot/Ankle Clinic
- 5001 NW 18th Street – Ankeny Elementary #12
- 6550 SE Four Mile Drive – Four Mile Distribution Center North
- 5825 SE Delaware Avenue – Peterbilt of Des Moines Modified Pylon Sign
- 320 NW College Avenue – Faith Baptist Storage Building
- 1020 E 1st Street – 7 Brew Drive-Thru Coffee
- 5000 NE Bellagio Drive – Bellagio Park Improvements
- 1075 SW Oralabor Road – Heartland Dental Clinic
- Canyon Landing Townhomes
- Courtyards at Harvest Ridge Plat 4
- 201 E 1st Street – NAPA Store Expansion
- 2405 N Ankeny Boulevard – Ankeny Shell Building
- 709 SW 3rd Street – RE/MAX Precision Sales Office
- 1505 NE 36th Street – Talons of Tuscany Clubhouse
- 1600 SE Corporate Woods Drive – Baker Group Parking Lot Expansion
- 3700 SE Convenience Boulevard – Exec 1 Maintenance Building Expansion
- 909 E 1st Street – Dunkin' Go
- 350 NE 36th Street – DMOS Temporary MRI Trailer
- 5325 NW 8th Street – Cherry Glen Ballfield Development Project
- 315 SW Cherry Street – The Anker
- 3950 N Ankeny Boulevard – Stealth Monopole
- 1001 SW Ordinance Road – Aim High Automotive
- 1509 N Ankeny Boulevard – Earl May Nursery & Garden Center Greenhouse Addition
- 2006 S Ankeny Boulevard – DMACC ISO Rated Facility

Site Plans *administratively approved

- * 2510 SW State Street - Ankeny #2 Hy-Vee Aisles Online
- * 2325 SW State Street - Caravel Autism Health Amendment
- * 1500 SW Des Moines Street - SW Des Moines Street Parks Phase 1
- * 1465 SW Park Square Drive - District Building 5
- * 1450 SW Vintage Parkway - District Building 1 - Fong's Patio
- * 5825 SE Delaware Avenue - Peterbilt of Des Moines Amendment
- * 615 SE Oralabor Road - Brakes Plus
- * 133 SE Delaware Avenue - Wyndham Garden Building Elevations
- * 1230 SW District Drive - Home 2/TRU Hotel
- * Vintage Business Park at Prairie Trail Plat 10
- * 3607 NE Otterview Circle - Otter Creek Office Space Amendment
- * 2250 SW Vintage Parkway - The Fieldhouse at Prairie Trail Sports Complex Phase 1
- * 350 NW 18th St - Ankeny Orthodontics
- * 5800 SE Delaware Avenue - Ryan Warehouse Employee Parking Addition
- * 5525 NE Delaware Avenue - Keystone Church Amended
- * 800 E 1st Street - Tropical Sno
- * 4625 SE Delaware Avenue - Sam's Club (Fireworks)
- * 921 SE Oralabor Road - Sportsman's Warehouse (Fireworks)
- * 2510 SW State Street - Hy-Vee (Fireworks)
- * 3205 N Ankeny Boulevard – Fareway (Fireworks)
- * 801 S Ankeny Boulevard - Keystone Church (Fireworks)
- * Parkway Townhomes at Prairie Trail Plat 1

- * 405 SW Elm Street - TT & C Parking Addition
- * 1200 NW 36th Street - Aspen Ridge Foot/Ankle Clinic Amendment
- * 2855 SW Vintage Parkway - Nelson Senior Living
- * 1610 SW White Birch Circle - Lot 9, White Birch Plat 1
- * 8700 SE Convenience Boulevard - Housby Ankeny SP
- * 1235 SW Merchant Street - Lot 1, District at Prairie Trail Plat 10 SP Amendment
- * 1205 SW Merchant Street – District Place
- * 1020 SW Cherry Street - Southview Middle School Restroom Outbuilding
- * 1510 & 1520 S Ankeny Boulevard - Lot 2, Heritage at Prairie Trail Plat 2
- * 1340 SW District Drive - District 7 Parking Lot
- * 1615, 1645 and 1675 SW Magazine Road - Lot 1, Vintage Business Park at Prairie Trail Plat 2
- * 2250 SW Vintage Parkway - The Fieldhouse at Prairie Trail Sports Complex West Gym

Plats (Rural)

- Bauer Heights Plat 4 Preliminary Plat
- Pagliai Compound Plat 2 Final Plat
- Forest Ridge Estates Plat 2 Final Plat
- 7AZU Development Plat 2 Preliminary Plat
- 7AZU Development Plat 2 Final Plat
- Christian Juon Estates Plat 3 Preliminary Plat
- Christian Juon Estates Plat 3 Final Plat

Attendance at Plan & Zoning Commission Meetings

MEMBER	JAN		FEB		MAR		APRIL		MAY		JUNE		JULY		AUG		SEPT		OCT		NOV		DEC		TOTAL
	4	19	8	22	8	22	5	19	3	17	7	21	6	19	2	16	7	20	4	18	8	22	6	20	
Lisa West	1	0	1	1	1	0	1	1	1	1	1	1	0	1	1	1	1	1	1	N o M t g	1	1	1	1	20
Todd Ripper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1	23
Trina Flack	1	1	1	1	1	0	0	1	1	1	1	1	1	1	0	1	1	1	0		1	1	1	1	19
Glenn Hunter	1	1	1	1	1	1	1	1	1	0	1	1	1	1	1	1	1	1	0		1	1	1	0	20
Annette Renaud	1	1	1	1	0	1	1	1	1	1	1	0	1	0	1	0	0	1	0		0	0	1	1	15
Ted Rapp	1	0	1	1	1	1	1	1	1	1	0	1	1	1	1	1	0	1	1		1	0	1	1	19
Randy Weisheit				0	1	1	1	1	1	1	1	1	1	1	1	0	1	1	1		1	1	1	1	18
TOTAL	6	4	6	6	6	5	6	7	7	6	6	6	6	6	6	5	5	7	4		6	5	7	6	

Plan & Zoning Commission items by type 2018 – 2022

	2022	2021	2020	2019	2018
Annexations	4	0	1	4	2
Site Plans	28	33	35	37	39
Site Plans (administratively approved)	34	26	17	19	23
Comprehensive Plan Amendments	2	1	1	1	1
Rezoning's	9	8	17	13	8
Neighborhood Plans/Amendments	1	4	3	6	0
Preliminary Plats	3	2	5	8	3
Final Plats	16	27	23	21	27
Final Plats (administratively approved)	11	8	6	12	12
Rural Plats	7	4	7	16	18
Vacations	2	3	0	2	1
Miscellaneous	0	0	0	1	0
Code Changes	0	1	2	0	1
Public Hearings	14	9	21	14	11
Retreat/Work Sessions	0	0	0	2	3
Meetings	23	23	22	24	23

