



CITY OF ANKENY PLAN & ZONING COMMISSION 2025 REPORT

<u>Commission Members</u>	<u>Original Appointment</u>
Ted Rapp, Chair	01-18-2021
Randy Weisheit, Vice Chair	02-21-2022
Glenn Hunter	03-04-2013
Trina Flack	02-01-2012
Todd Ripper	10-24-2005
Lisa West	02-21-2011
Phil Tuning	06-02-2025
Annette Renaud	02-05-2018 – Resigned 05-31-2025

2025 Commission Activity and Actions

January 7, 2025

Meeting Cancelled

January 22, 2025

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

- **December 3, 2024, Minutes / Approved**
- **Corporate Woods Business Park Plat 6 Final Plat / Recommended City Council approval**
- **6155 SE Convenience Blvd - Baker Group SE Convenience Blvd Site Plan /Approved**
- **1955 SE Oak Drive - Taylored Expressions Building Addition Site Plan / Approved**
- **Pine Lake Estates Plat 2 Final Plat /Recommended City Council approval**

Reviewed December 2024 Building Permit Report

Reviewed 2024 Plan & Zoning Commission Annual Report

February 4, 2025

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

- **January 22, 2025, Minutes / Approved**
- **Plaza 36 Plat 2 Final Plat / Recommended City Council approval**

Reviewed January 2025 Building Permit Report

Elected Ted Rapp as Chair and Randy Weisheit as Vice Chair

February 18, 2025

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

- **February 4, 2025, Minutes / Approved**
- **3223 SE Four Mile Drive - Lots 7-9 Albaugh Four Mile Industrial Park Site Plan /Approved**
- **Jerry's Homes, Inc. request to rezone property from R-3, Multiple-Family Residence District, restricted to 10 units per acre to PUD, Planned Unit Development /Closed the public hearing, received and filed correspondence**

March 4, 2025

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

- **February 18, 2025, Minutes / Approved**
- **2701 SE 90th Street - I-80 Commerce Center Plat 1, Lot 1 Site Plan /Approved**
- **Jerry's Homes, Inc. request to rezone property from R-3, Multiple-Family Residence District, restricted to 10 units per acre to PUD, Planned Unit Development /Recommended City Council approval**

Reviewed February 2025 Building Permit Report

March 18, 2025

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

- **March 5, 2025, Minutes / Approved**
- **Request by Susan L. Albaugh, DRA Properties, LC, James M. and Jodi K. Kahnk, Dennis R. Schmidt, John & Karen Jensen Trust, Threshold Otter Creek, LLC, and Jason & Melissa Smith for 80/20 Voluntary Urbanized Annexation of property into the City of Ankeny (2025 NE Ankeny DRA Properties Annexation) /Recommended City Council approval**

March 25, 2025

2025 Plan and Zoning Commission Retreat – Noon to 4:30 p.m.

April 8, 2025

Consent Item(s): 7 Public Hearing Item(s): 0 Business Item(s): 1

- **March 18, 2025, Minutes / Approved**
- **Elwell Estates Plat 2 Final Plat / Recommended City Council approval**
- **Metro North II Plat 7 Final Plat / Recommended City Council approval**
- **1430 SW Tradition Drive - Premier Credit Union Site Plan / Approved**
- **2129 SE Hulsizer Road - Dohrn Transfer Building Addition Site Plan / Approved**
- **3219 SE 36th Circle - Raptor Properties Site Plan / Approved**
- **5180 NE Delaware Avenue – Des Moines Meeting Rooms Chapel Site Plan / Approved**
- **Request by Berwick Holdings, LLC for 100% Voluntary Urbanized Annexation of property into the City of Ankeny (Berwick Holdings) / Recommended City Council approval**

Reviewed March 2025 Building Permit Report

April 22, 2025

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

- **Citizen Correspondence regarding SWC of NW 36th Street and N Ankeny Boulevard / Received and filed correspondence**
- **April 8, 2025 Minutes / Approved**
- **Kimberley Crossing Plat 5 Final Plat / Recommended City Council approval**
- **3758 SE Convenience Boulevard - IAANG Aircraft Hangar Site Plan /Approved**

May 6, 2025

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

- **Citizen Correspondence regarding SWC of NW 36th Street and N Ankeny Boulevard / Received and filed correspondence**
- **April 22, 2025 Minutes / Approved**
- **2006 S Ankeny Boulevard – Des Moines Area Community College Ankeny Dental Clinic Site Plan / Approved**
- **Request to vacate a portion of public right-of-way described as part of SW Ordnance Road shown as Seventh Street, Thomas Addition to Ankeny / Recommended City Council approval**

Reviewed April 2025 Building Permit Report

May 20, 2025

Consent Item(s): 2 Public Hearing Item(s): 6 Business Item(s): 1

- **Citizen Correspondence regarding SWC of NW 36th Street and N Ankeny Boulevard** / Received and filed correspondence
- **May 6, 2025 Minutes** / Approved
- **2710 SW Snyder Boulevard – Casey's Site Plan** / Approved
- **DNF & TJL Investments, LLC and ATI Group request to rezone property from R-1, One-Family Residence District, to PUD, Planned Unit Development** / Closed the public hearing, received and filed correspondence
- **Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter, and Alex Rueter request to rezone property (Area A), from R-1, One-Family Residence District to C-2, General Retail, Highway Oriented, and Central Business Commercial District** / Closed the public hearing, received and filed correspondence
- **Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter, and Alex Rueter request to rezone property (Area B) from R-1, One-Family Residence District to PUD, Planned Unit Development** / Closed the public hearing, received and filed correspondence
- **Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope K. Farms, LLC from Office/Business Park, Community Commercial, and Neighborhood Mixed Use to Light Industrial land use classification** / Closed the public hearing, received and filed correspondence
- **Hope K. Farms, LLC request to rezone property (Area A), from R-1, One Family Residence District to M-1, Light Industrial District** / Closed the public hearing, received and filed correspondence
- **Hope K. Farms, LLC request to rezone property (Area B) from R-1, One Family Residence District to C-2, General Retail, Highway Oriented, and Central Business Commercial District** / Closed the public hearing, received and filed correspondence
- **South Ankeny Boulevard Revitalization Plan** / Recommended City Council approval

June 3, 2025

Consent Item(s): 3 Public Hearing Item(s): 0 Business Item(s): 7

- **Citizen Correspondence regarding the Hope K Farms, LLC Land Use Map Amendment and the Area A Rezoning from R-1 to M-1** / Received and filed correspondence
- **May 20, 2025 Minutes** / Approved
- **700 SE Dalbey Drive – Mrs. Clark's Foods West Production Facility Site Plan** / Approved
- **Corporate Woods Toy Storage Final Plat** / Recommended City Council approval
- **Request by DLE Four Way LC, Putco Inc, Upper Midwest Properties LLC and Threshold Capital LLC for 80/20 Voluntary Urbanized Annexation of property into the City of Ankeny** / Recommended City Council approval
- **DNF & TJL Investments, LLC and ATI Group request to rezone property from R-1, One-Family Residence District, to PUD, Planned Unit Development** / Recommended City Council approval
- **Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter, and Alex Rueter request to rezone property (Area A), from R-1, One-Family Residence District to C-2, General Retail, Highway Oriented, and Central Business Commercial District** / Recommended City Council approval
- **Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter, and Alex Rueter request to rezone property (Area B) from R-1, One-Family Residence District to PUD, Planned Unit Development** / Recommended City Council approval
- **Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope K. Farms, LLC from Office/Business Park, Community Commercial, and Neighborhood Mixed Use to Light Industrial land use classification** / Recommended City Council approval
- **Hope K. Farms, LLC request to rezone property (Area A), from R-1, One Family Residence District to M-1, Light Industrial District** / Recommended City Council approval
- **Hope K. Farms, LLC request to rezone property (Area B) from R-1, One Family Residence District to C-2, General Retail, Highway Oriented, and Central Business Commercial District** / Recommended City Council approval

June 17, 2025

Meeting Cancelled

July 8, 2025

Meeting Cancelled

July 22, 2025

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

- **June 3, 2025 Minutes / Approved**
- **3707 NE Reinhart Drive - Trestle Ridge Park Site Plan / Approved**
- **7405 SE Northstar Drive - New Horizon Cuisine Site Plan / Approved**
- **5525 NE Delaware Avenue - Keystone Church Building Addition Site Plan / Approved**
Reviewed June 2025 Building Permit Report

August 5, 2025

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

- **July 22, 2025 Minutes / Approved**
- **6925 SE Four Mile Drive - Old Dominion Freight Line Terminal Expansion Site Plan/ Approved**
- **Trestle Ridge Estates Phase 3 Preliminary Plat / Recommended City Council approval**
Reviewed July 2025 Building Permit Report

August 19, 2025

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

- **August 5, 2025 Minutes / Approved**
- **Darling Acres Plat 1 Preliminary Plat (County) / Recommended City Council approval, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Requirements.**
- **2006 South Ankeny Boulevard – DMACC Industrial Trades Site Plan / Approved**

September 3, 2025

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

- **August 19, 2025 Minutes / Approved**
- **2135 NE 36th Street – Casey's Store #5142 Site Plan / Approved**
- **1980 NW Briargate Drive – Triad Kids Gym Site Plan / Approved**
- **Request to amend the Corporate Woods Business Park PUD, Planned Unit Development for property owned by Knapp-Elwell, LC. / Closed the public hearing, received and filed correspondence**
Reviewed August 2025 Building Permit Report

September 16, 2025

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

- **September 3, 2025 Minutes / Approved**
- **1212 NW 36th Street – Heartland Assembly of God Building Addition Site Plan / Approved**
- **Request to amend the Corporate Woods Business Park PUD, Planned Unit Development for property owned by Knapp-Elwell, LC. / Recommended City Council approval**
- **Rueter Ankeny Preliminary Plat / Recommended City Council approval**
- **Rueter Ankeny Plat 1 Final Plat / Recommended City Council approval**

October 7, 2025

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

- **September 16, 2025 Minutes**
- **1503 S Ankeny Boulevard - U-Haul Self Storage Parking Lot Improvements Site Plan / Approved**
- **3115 SE 36th Circle - C&A Transportation Site Plan / Approved**
- **Request by City staff to amend the Crosswinds Business Park PUD, Planned Unit Development Zoning /**
Closed the public hearing, received and filed correspondence

Reviewed September 2025 Building Permit Report

October 21, 2025

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

- **October 7, 2025 Minutes**
- **Northgate Plat 8 Final Plat / Approved**
- **1485 NE 72nd Street – Casey's General Store Site Plan / Approved**
- **Darling Acres Plat 1 Final Plat (County) /** Recommended City Council approval, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Requirements.
- **The Reserve at Cherry Glen Preliminary Plat (County) /** Recommended City Council approval, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Requirements.
- **Request by City staff to amend the Crosswinds Business Park PUD, Planned Unit Development Zoning /**
Recommended City Council approval

November 4, 2025

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

- **October 21, 2025 Minutes**
- **Deer Creek Reserve Plat 1 Final Plat /** Recommended City Council approval
- **Deer Creek Reserve Site Plan / Approved**

Reviewed October 2025 Building Permit Report

November 18, 2025

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

- **November 4, 2025 Minutes**
- **Piper Properties Plat 7 Final Plat /** Recommended City Council approval
- **3405 NW Amherst Lane - Bricktowne Piper Phase 2 Site Plan / Approved**
- **King's Pointe Commercial Plat 1 Final Plat /** Recommended City Council approval

December 2, 2025

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

- **November 18, 2025 Minutes**
- **Ash Crossing Plat 1 Final Plat /** Recommended City Council approval
- **4750 NW Ash Drive – NW Ash Drive Substation Site Plan / Approved**
- **Kimberley Villas Plat 4 Final Plat /** Recommended City Council approval
- **Kimberley Villas Plat 5 Final Plat /** Recommended City Council approval
- **Kimberley Villas Phase II Site Plan / Approved**

Reviewed November 2025 Building Permit Report

December 16, 2025

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

- **December 2, 2025 Minutes**

2025 Summary by Project Type

Annexations

- 2025 NE Ankeny DRA Properties (80/20)
- Berwick Holdings, LLC
- DLE Four Way, LC (80/20)

Preliminary Plats

- Trestle Ridge Estates Phase 3
- Rueter Ankeny

Rezoning's / PUD Amendments

- Trestle Ridge Estates Phase 3
- North Grove PUD
- Rueter Property Area A
- Rueter Property Area B
- Hope Industrial Park Area A
- Hope Industrial Park Area B
- Corporate Woods Business Park PUD
- Crosswinds Business Park PUD

Final Plats

- Corporate Woods Business Park Plat 6
- Pine Lake Estates Plat 2
- Plaza 36 Plat 2
- Elwell Estates Plat 2
- Metro North II Plat 7
- Kimberley Crossing Plat 5
- Corporate Woods Toy Storage
- Rueter Ankeny Plat 1
- Northgate Plat 8
- Deer Creek Reserve Plat 1
- Piper Properties Plat 7
- King's Pointe Commercial Plat 1
- Ash Crossing Plat 1
- Kimberley Villas Plat 4
- Kimberley Villas Plat 5

Land Use Plan Amendment

- Hope Industrial Park – Hope K Farms, LLC

Final Plats *administratively approved

** Greystones at Prairie Trail Plat 2*

Site Plans

- 6155 SE Convenience Boulevard – Baker Group SE Convenience Boulevard
- 1955 SE Oak Drive – Taylored Expressions Building Addition
- 3223 SE Four Mile Drive – Lots 7-9 Albaugh Four Mile Industrial Park
- 2701 SE 90th Street – I-80 Commerce Center Plat 1, Lot 1
- 1430 SW Tradition Drive – Premier Credit Union
- 2129 SE Hulsizer Road – Dohrn Transfer Building Addition
- 3219 SE 36th Circle – Raptor Properties
- 5180 NE Delaware Avenue – Des Moines Meeting Rooms Chapel
- 3758 SE Convenience Boulevard – IAANG Aircraft Hangar
- 2006 S Ankeny Boulevard – DMACC Ankeny Dental Clinic
- 2710 SW Snyder Boulevard – Casey's
- 700 SE Dalbey Drive – Mrs. Clark's Foods West Production Facility
- 3707 NE Reinhart Drive - Trestle Ridge Park
- 7405 SE Northstar Drive - New Horizon Cuisine
- 5525 NE Delaware Avenue - Keystone Church Building Addition
- 6925 SE Four Mile Drive – Old Dominion Freight Line Terminal Expansion
- 2006 South Ankeny Boulevard – DMACC Industrial Trades
- 2135 NE 36th Street – Casey's Store #5142
- 1980 NW Briargate Drive – Triad Kids Gym

Site Plans *continued*

- 1212 NW 36th Street – Heartland Assembly of God Building Addition
- 1503 S Ankeny Boulevard – U-Haul Self Storage Parking Lot Improvements
- 3115 SE 36th Circle – C&A Transportation
- 1485 NE 72nd Street – Casey's General Store
- Deer Creek Reserve
- 3405 NW Amherst Lane - Bricktowne Piper Phase 2
- 4750 NW Ash Drive – NW Ash Drive Substation
- Kimberley Villas Phase II

Site Plans **administratively approved*

- * 1201 SE Mill Pond Court - Mill Pond Independent Living Addition
- * 1806 NE Pine Lake Circle - Pine Lake Estates Trail Improvements
- * Lot 3, Campus Town Plat 1, The Standard at Prairie Trail
- * Lot 4, Park Sight Office Park at Prairie Trail Plat 4
- * 3717-3719 SE Convenience Blvd. - Ankeny Regional Airport North Property Line Box Hangars Phase 2
- * 3402 SE Convenience Blvd. - Casey's HQ Parking Lot Expansion
- * 1340 SW District Drive - District 7 Parking Lot
- * 3210 SE Corporate Woods Drive - Purfoods North Trailer Parking
- * 1930 SW Magazine Rd - Lot 3, Vintage Business Park at Prairie Trail Plat 10
- * Greystones at Prairie Trail Plat 2
- * 1513 SE Cortina Dr - Ankeny Schools Warehouse
- * 1380 SW District Drive – The District Flats
- * 2006 South Ankeny Blvd. – DMACC Industrial Trades Building

ROW Vacations

- SW Ordnance Road (Seventh Street), Thomas Addition to Ankeny

Plats (Rural)

- Darling Acres Plat 1 Preliminary Plat
- Darling Acres Plat 1 Final Plat
- The Reserve at Cherry Glen Preliminary Plat

Attendance at Plan & Zoning Commission Meetings

MEMBER	JAN		FEB		MAR		APRIL		MAY		JUNE		JULY		AUG		SEPT		OCT		NOV		DEC		TOTAL
	7	22	4	18	4	18	8	22	6	20	3	17	8	22	5	19	3	16	7	21	4	18	2	16	
Lisa West	No Meeting	1	1	1	1	1	1	1	1	1	1	No Meeting	1	1	1	0	1	1	1	1	1	1	1	1	19
Todd Ripper		1	1	1	1	1	1	1	1	1	1		1	1	1	1	0	1	1	1	1	1	1	1	19
Trina Flack		1	1	1	1	1	0	1	1	1	1		1	1	1	0	1	0	1	1	1	1	1	1	16
Glenn Hunter		1	1	1	1	1	0	1	1	1	0		1	1	1	0	1	0	1	1	1	1	1	1	18
Annette Renaud		1	0	0	1	0	0	1	1	1	1		1	1	1	0	1	1	1	1	1	1	1	1	5
Ted Rapp - C		1	1	1	1	1	1	1	1	1	1		1	1	1	1	1	1	1	1	0	1	1	1	19
Randy Weisheit - V		1	1	1	1	1	1	1	0	1	1		1	1	1	1	1	0	0	1	1	1	1	1	17
Phil Tuning		0	0	0	0	0	0	0	0	0	0		0	1	1	1	1	1	1	1	1	1	1	1	9
TOTAL		7	6	6	7	5	5	7	6	6	5		6	7	7	5	6	6	7	5	6	7	7		

Plan & Zoning Commission items by type 2021 – 2025

	2021	2022	2023	2024	2025
Annexations	0	4	4	1	3
Site Plans	33	28	31	27	27
Site Plans (administratively approved)	26	34	20	21	13
Comprehensive Plan Amendments	1	2	5	9	1
Rezoning's	8	9	12	12	8
Neighborhood Plans/Amendments	4	1	1	2	1
Preliminary Plats	2	3	6	1	2
Final Plats	27	16	24	23	15
Final Plats (administratively approved)	8	11	4	3	1
Rural Plats	4	7	1	1	3
Vacations	3	2	2	0	1
Miscellaneous	0	0	0	0	0
Code Changes	1	0	0	0	0
Public Hearings	9	14	*26	17	9
Retreat/Work Sessions	0	0	0	0	1
Meetings	23	23	23	22	21

*Reflects 10 public hearings that were continued from previous meeting.