



Rezoning Petition

Petitioner:

Woodside Business Park, LLC represented by Chris Murray with Denny Elwell Company (Property Owner), 2401 SE Tones Drive, Suite 17, Ankeny, IA 50021. The Petitioner is represented by Eric Cannon with Snyder & Associates, Inc., 2727 SW Snyder Boulevard, Ankeny, IA 50023.

Request:

Comprehensive Plan and Zoning Map Amendments

Legal Description:

The West 200 feet of Lot 2, the West 200 feet of Lot 4, and all of Lot 5, all being within Denny Elwell Seven Way Plat 1, an official plat in Polk County, Iowa as recorded in Bk. 6732 Pg. 199 in the Office of the Polk County Recorder, and all lying within Section 2 of Township 79 North, Range 24 West of the 5th P.M.

General Location:

The Rezoning Area consists of three (3) separate properties, or a portion thereof, totaling approximately 5.75 acres. One of the properties contains the existing address of 6950 NE 14th Street, while the other two (2) properties are directly adjacent to the west of 6900 and 6864 NE 14th Street. The Rezoning Area is located on the west side of NE 14th Street (Hwy 69), lying north of NE 66th Avenue and Woodland Hills Golf Course and directly south of NE 70th Avenue, all within Section 2 of Township 79 North, Range 24 West of the 5th P.M. (Saylor Township).

Existing Future Land Use Map Classification:

Highway Commercial

Proposed Future Land Use Map Classification:

Light Industrial

Existing Zoning:

"GC" General Commercial District

Proposed Zoning:

"LI" Light Industrial District

Surrounding Zoning:

North – "LI" Light Industrial District

South – “LDR” Low Density Residential District / “GC” General Commercial District

East – “GC” General Commercial District

West – “LDR” Low Density Residential District

GENERAL COMMENTS

The Petitioner is requesting a Comprehensive Plan Amendment and Zoning Map Amendment to change the Future Land Use Map classification from Highway Commercial to Light Industrial, and to change the Zoning Map from “GC” General Commercial District to “LI” Light Industrial District for the proposed rezoning area. The intent of the request is to provide future development for light industrial tenant space, more specifically for construction contractor suites. See the report section below entitled “Application” for a detailed discussion of the proposal and concept plan. The rezoning area generally lies west of NE 14th Street (Hwy 69), and directly adjacent to the west of the existing Woodside Business Park development. The rezoning area consists of portions of the existing developed lots of the Woodside Business Park, as well as one undeveloped lot.

Surrounding Area and Land Use

The City of Ankeny corporate limits are located approximately one-fifth ($\frac{1}{5}$) of a mile to the north where they extend along NE 70th Avenue / SW 54th Street. The City of Des Moines corporate limits are located approximately two and one-half ($2\frac{1}{2}$) miles to the south where they extend along Interstate 80/35. The rezoning area is located within the existing development known as Woodside Business Park, lying west side of NE 14th Street (Hwy 69), just south of NE 70th Avenue and north of NE 66th Avenue and Woodland Hills Golf Course. See *Attachment A* for a vicinity map of the subject property and surrounding area. Surrounding properties include primarily a mixture of residential and commercial uses, as well as an existing light industrial development located adjacent to the north of the rezoning area.

This subject property/rezoning area was platted as part of the Denny Elwell Seven Way Plat 1 subdivision, which was approved and recorded in 1993. This subdivision plat created seven (7) total lots for future commercial development adjacent to NE 14th Street, and one (1) outlot adjacent to the west. Lots 2, 3, and 6 are presently developed as multi-tenant commercial properties, including existing buildings and site improvements addressed as 6950, 6900 and 6864 NE 14th Street. These developments are directly adjacent to the east of the proposed rezoning area and are zoned General Commercial and occupied by commercial businesses. Uses primarily consist of commercial office space. Adjacent to the south, the original Lot 7 of Denny Elwell Seven Way Plat 1 has been reconfigured into three (3) separate lots. The property at 6828 NE 14th Street is zoned General Commercial and contains a multi-use building occupied by a regional cleaning services use and a beauty salon. The property at 6788 NE 14th Street is also zoned General Commercial and is currently vacant land. Lastly, the property at 6784 NE 14th Street is zoned Low Density Residential and contains an existing single-family dwelling. Directly adjacent to the west of the Woodside Business Park and rezoning area are a number of single-family homes zoned Low Density Residential. There are approximately 15 single-family homes within direct proximity to the proposed rezoning area. This area was originally platted in 1991 via the subdivision of Deer Run Estates II. The lots are accessed via a short cul-de-sac public street known as NE 11th Court.

Lastly, adjacent to the north of the rezoning area is the property at 6990 NE 14th Street, being the original Lot 1 of Denny Elwell Seven Way Plat 1. This property is located at the southwest

corner of NE 14th Street and NE 70th Avenue, and is the former location of A+ Lawn and Landscape. In 2015, the property was rezoned from General Commercial to Light Industrial to accommodate a proposed redevelopment for light industrial contractor uses. Staff did not support the rezoning due to lack of compliance with neighborhood character and the Polk County Comprehensive Plan. The Polk County Zoning Commission voted unanimously to recommend denial of the request, but ultimately the rezoning was approved by the Board of Supervisors. The property has since been redeveloped to include primarily construction contracting uses, as well as a retail commercial appliance store and portable shed company. See *Attachment B* and *Attachment C* for the current Zoning and Future Land Use Maps of the subject property and surrounding area.

Light Industrial Uses

The request to update the Future Land Use Map and rezone the property to Light Industrial would allow those uses permitted in the “LI” Light Industrial District. Those uses allowed in light industrial can be categorized as wholesale trade, warehousing, certain building and trade contractors, and miscellaneous manufacturing. More specifically this includes residential building and specialty trade contractors, the wholesale trade of durable goods, warehousing and transportation services, and similar uses. Miscellaneous manufacturing includes those manufacturing uses primarily defined by the assembly of existing materials into a finished product, and not the fabrication of raw materials. The “LI” Light Industrial District also permits up to 15% of a property to be utilized for outdoor storage, with such storage required to be completely screened from adjoining properties. All other components of the use are required to be conducted entirely within an enclosed building.

The “LI” Light Industrial District also permits moderate industry uses through the conditional use permit process requiring review and approval by the Zoning Board of Adjustment, including notification of neighboring property owners within 500 feet. Moderate industrial uses include non-residential, excavation and heavy construction contractors, warehousing and transportation involving outdoor storage, as well as wood, metal, stone and similar product businesses. The outdoor storage needs of most moderate industrial uses dictate that they locate in a Heavy Industrial district. No heavy industrial uses are permitted in the “LI” Light Industrial District. Such uses include concrete batch plants, metal and chemical products, and similar uses which have the potential to severely impact adjoining properties, and also involve unenclosed structures and large amounts of outdoor storage.

Historically, the tenants within the adjacent Woodside Business Park development have been primarily commercial in nature, largely including commercial office space and storage. Further development of the rezoning area for continued commercial uses would be allowed by right, requiring staff level review and approval of an engineered site plan. However, the proposed Comprehensive Plan and Zoning Map Amendments are being requested in order to develop remaining portions of the property for a markedly different set of construction contracting and other light industrial uses.

Application

The Petitioner’s application states that the future target tenants and uses will be light industrial construction contractors. More specifically, approval of the request will allow for future

construction of proposed multi-tenant warehouse buildings to accommodate these light industrial construction contracting uses. The application as well as the concept plan and elevation drawings can be found at the end of this report as *Attachment D* and *Attachment E* respectively. The concept plan includes a 20,000 square foot warehouse building and 10,500 square foot building, as well as associated parking lot and site improvements, to be located at the southern end of the rezoning area on what is Lot 5 of Denny Elwell Seven Way Plat 1. The concept also proposes a 36,960 square foot warehouse building and associated parking lot and improvements within the northern portion of the rezoning area within what is the west 200 feet of Lots 2 and 4 of Denny Elwell Seven Way Plat 1. The rezoning area is landlocked, and therefore the concept proposes access to be provided at existing entrances along NE 14th Street to the east through the existing Woodside Business Park development. The concept also illustrates the heavy buffer yard that would be required along the western property line to provide screening from the adjacent residential development to the west.

STAFF REVIEW

History

The Woodside Business Park was developed in three (3) phases, including site planning from 1992 through 1993, with building and site construction shortly thereafter. This includes the existing buildings and site improvements directly adjacent to the east of the rezoning area at 6950, 6900 and 6864 NE 14th Street. The rezoning area and the adjacent Woodside Business Park were originally zoned Light Business District. The Light Business District allowed both commercial and light industrial uses. Following Polk County's updated Comprehensive Plan and Zoning Map adoption in 2006-2007 this area was reclassified to General Commercial. While the previous Light Business District did permit some light industrial uses, tenants within the adjacent Woodside Business Park development have historically consisted of primarily commercial uses. Those uses have included the following: Daycare facility, emergency communication equipment sales and service company, plant decorating business, a non-profit foster care agency, among other commercial office tenants.

Roads/Access

The rezoning area is landlocked with no physical frontage onto a public roadway. However, the adjacent Woodside Business Park Development has two (2) existing access points onto NE 14th Street, and is held under common ownership by the applicant. NE 14th Street (Hwy 69) is a State highway maintained by the Iowa DOT, and is classified as a major arterial roadway. The latest available Iowa DOT traffic data from 2016 shows an annual average daily traffic count of 11,200 vehicles along this stretch of NE 14th Street. The DOT is currently in the process of acquiring additional right-of-way and easements for the future widening of this roadway. The future widening project will include additional lanes, turn lanes, and medians to convert NE 14th Street to a wider, urban cross-section roadway between Interstate 80/35 to the south and the City of Ankeny near Oralabor Road to the north. The current construction plans for this project indicate that only temporary easements will be needed along this segment of NE 14th Street during construction, with no permanent easements or property acquisition necessary. It also appears that the existing entrances for the Woodside Business Park will remain following the road improvements. However, any future site plan will require legally established ingress/egress easements across adjacent properties to guarantee access to a public roadway. Also, future site

plans will have to account for temporary and permanent easements/acquisitions by the current Iowa DOT widening plans for NE 14th Street at that time.

Utilities

Water service is available through Des Moines Water Works. According to the latest data available from Des Moines Water Works, there are existing twelve inch (12") and twenty-four inch (24") diameter water mains located adjacent to the east of the rezoning area along NE 14th Street. The existing Woodside Business Park development directly east of the rezoning area is served by onsite septic systems. Any future development would need to explore the requirements and ability to connect to existing Polk County sanitary sewer located south and west of the rezoning area. In 2018-2019 Polk County completed a sanitary sewer project extending a new main from the existing trunk sewer located west along Saylor Creek near the intersection of NW 2nd Street (Hwy 415) and NE 66th Avenue easterly to NE 14th Street. This new main serves the new residential development to the south within the Woodland Hills Golf Course, as well as the newly developed Albaugh Industrial Park Plat 10 located southeast of the rezoning area. Polk County extended this sanitary sewer service with the intent to connect both existing and future development. The nearest sanitary main and manhole is located on the adjacent property to the west at 6909 NE 11th Court. As part of any future development review for the rezoning area, Polk County would work with the property owner and their engineer to determine the requirements and feasibility for connection to this nearby Polk County sanitary sewer.

Environmental

The site topography of the rezoning area and adjacent Woodside Business Park subject property is relatively flat. There is a slightly higher elevation to the east along the frontage of NE 14th Street, compared to slightly lower elevations along the western and southern property lines. There are some steep slopes located along the very southern boundary of Lot 5 at the southern end of the rezoning area where the site contains an area of woodlands approaching a ravine located on the adjacent property. There are no areas of mapped floodplain, wetlands or other environmental hazards or features.

Public Testimony

A total of 38 property owners were within the required 500-foot notification boundary. These owners were mailed public notices regarding the request, including the date and time of the Zoning Commission public hearing. To-date, two (2) items of public testimony have been received in support, and one (1) in opposition, of the request. The City of Ankeny was also notified of the rezoning petition. The applicant and their representative held a neighborhood meeting on March 10, 2020. A brief summary of that meeting is included on the attached application form, *Attachment D*.

Comprehensive Plan Discussion

The subject property is located within the North Central Area, as identified in the Polk County 2030 Comprehensive Plan. The area comprises the unincorporated portions of Polk County lying north of the City of Des Moines, east of the Des Moines River, and immediately surrounding the City of Ankeny. While the area is unincorporated, it is largely developed at urban densities and with urban level utilities and services. Major transportation routes include Interstates 80/35 as well as the NE 14th Street (Hwy 69) and NW 2nd Street (Hwy 415) corridors. Existing and future

land uses consist of a mix of commercial and industrial along the NE 14th Street and NW 2nd Street corridors, primarily industrial in the area east of NE 14th Street between Interstate 80/35 and the southern limits of Ankeny, and areas of residential development primarily within Saylor Township and separated from commercial and industrial areas. Unincorporated land directly adjoining the City of Ankeny is largely undeveloped and currently in agricultural use, but shown on the current Zoning Map and Future Land Use Map as residential with densities that match the City's future growth plans for those areas. There is also a sizable area designated as "MU" Mixed Use District on both the Zoning and Future Land Use Maps located south of Interstate 80/35 and bordered by NW 2nd Street to the west, NE 14th Street to the east, and NE 44th Avenue to the south. This area contains a combination of commercial, industrial and residential uses, primarily established prior to Polk County's adoption of zoning regulations.

Key issues identified during the development of the Plan for the North Central Area include land needed for economic development, industrial and business park expansion to accommodate the area's suitability for logistics, advanced manufacturing, and value-added agriculture, and the desire to protect prime farmland and balance that protection with continuing growth.

Applicable goals and policies identified in the North Central Area Plan:

Respect for Property Owners Goal – Polk County will respect the individual decisions and values of private property owners in setting land use policy and regulation.

Character of Development Goal – Polk County will promote development that maintains neighborhood and landscape character, including existing neighborhoods, communities, and natural landscapes.

Economic Development Goal – Polk County will encourage appropriate commercial, office, and agricultural business development in the North Central Area when making infrastructure decisions.

Applicable general goals and policies of the Comprehensive Plan:

Character of Development Goal – Policy 3: Integrated Development – Neighborhood extensions and new neighborhoods should enhance the character of adjacent urban and rural communities. Polk County will encourage development design that emphasizes connections between new development and existing land uses and fosters a sense of community.

The Comprehensive Plan may be amended from time to time if it can be demonstrated that a real and immediate need exists based upon changing circumstances.

Comprehensive Plan Analysis

Polk County has a significant role and interest in promoting economic development which maintains and grows the County's tax base, while simultaneously supporting consistency in land use regulation which maintains neighborhood character and fosters stability and compatibility between land uses. The applicant's rationale for the Comprehensive Plan and Zoning Map Amendments can be found within their application paperwork, and attached to this report as *Attachment D*. Polk County recognizes there continues to be an increased market demand for

additional Light Industrial zoning, and contractor tenant space specifically. Polk County has considered several similar request in recent years for rezoning land to Light Industrial along major transportation corridors, including NE 14th Street. When appropriate, staff has supported rezoning applications to Light Industrial to support this increased demand. Staff has supported such requests in cases where the area in question is primarily adjacent to existing industrial and heavy commercial development and where the changing circumstances of that specific area warrant amending the Comprehensive Plan. All proposals are reviewed on their independent merits, and a great deal of weight is placed on compatibility with adjacent land uses when considering a proposal to amend the County's Comprehensive Plan.

In our review, staff has noted several real and consequential inconsistencies/incompatibilities between the proposed Comprehensive Plan and Zoning Map Amendments and the applicable goals and policies of the North Central Area Plan, as well as the applicable countywide goals and policies of the Comprehensive Plan. The majority of land uses adjoining the rezoning area consist of existing office commercial and single-family. The proposed change to Light Industrial would allow more intensive uses directly adjacent to an established residential neighborhood. This is in direct conflict with the Comprehensive Plan's Character of Development goals and policies. It is also contrary to Plan's emphasis on a transect pattern of development, whereby specialized districts, such as industrial zones, shall be separated and gradually transitioned in relation to less intensive residential uses. While there is a small portion of the rezoning area which adjoins the light industrially zoned property to the north at 6990 NE 14th Street, staff and the Zoning Commission both opposed the recent rezoning of that property for similar reasons. Market demand alone is not a sufficient reason for approving an amendment to the Comprehensive Plan. The rezoning area's existing General Commercial zoning would allow for continued commercial development compatible with the existing Woodside Business Park. There have been no other changing conditions or circumstances in this area that differentiate the rezoning area or provide sufficient rationale for amending the Comprehensive Plan and Zoning Map. Potential conditions of a rezoning to light industrial to limit certain uses or outdoor storage capabilities, as well as landscaping and buffering requirements, do not change the fact that the request itself is incompatible with the surrounding neighborhood character, established land uses and zoning. In addition to this fundamental incompatibility, there are several site specific issues that have been poorly considered by this request and proposed concept plan.

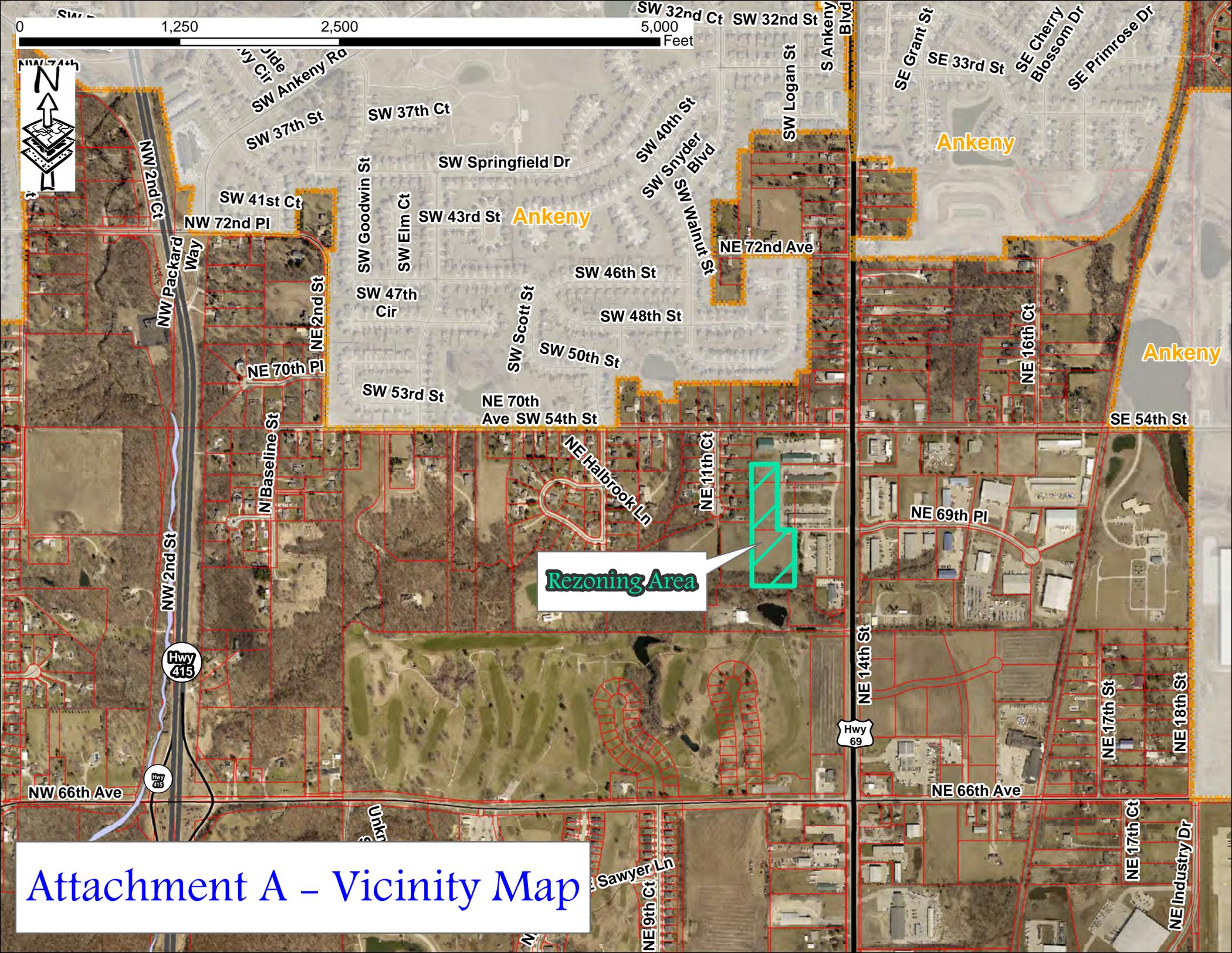
The rezoning area and surrounding neighborhood has existing drainage challenges due to a variety of factors, including a high water table, flat topography, and the presence of storm water drainage facilities for existing developments. The applicant has indicated the proposed rezoning and future development would present an opportunity to address drainage concerns in this neighborhood. While that potential may exist, staff would point out that additional impervious surfaces and storm water detention facilities will also be required. Regardless of how it is designed this will result in longer periods of storm water discharge, creating the potential for increased erosion. Since the recent redevelopment of the light industrial property to the north at 6990 NE 14th Street, the residential neighbors to the west have expressed ongoing concerns about the property's storm water detention outlet. Upon review, staff has also noted that a portion of the existing storm water detention facilities for the Woodside Business Park are located within the northern portion of the rezoning area. It is not clear how storm water facilities,

as well as other future site improvements, will be properly designed and accounted for at time of future development. The application and concept plan do not adequately address these issues.

The existing Woodside Business Park development encroaches onto the platted lots that make up the rezoning area. Any future site plan or subdivision process would need to account for all lots and existing developments in terms of site design, including building coverage, open space, as well as setbacks, storm water detention facilities, and landscaping. Site development would be further complicated by the need for multiple private easements and maintenance agreements for the inevitable number of shared facilities located across established property lines. These facilities include parking, access, landscaping, and storm water detention. Access and vehicle traffic have their own separate concerns. Access to the rezoning area itself is only available through the drive aisles and parking areas of the existing commercial development to the east. While the proposed light industrial uses will generate less overall traffic than potential commercial uses, the construction vehicles and equipment traffic it will generate creates a conflict with the primarily auto generated traffic of the existing Woodside Business Park development. While these site specific issues are typically worked out as part of a future site plan review process, they are worth noting as part of the rezoning request because many of them represent the fundamental incompatibilities between existing land uses and the proposed zone change for light industrial tenants.

RECOMMENDATION:

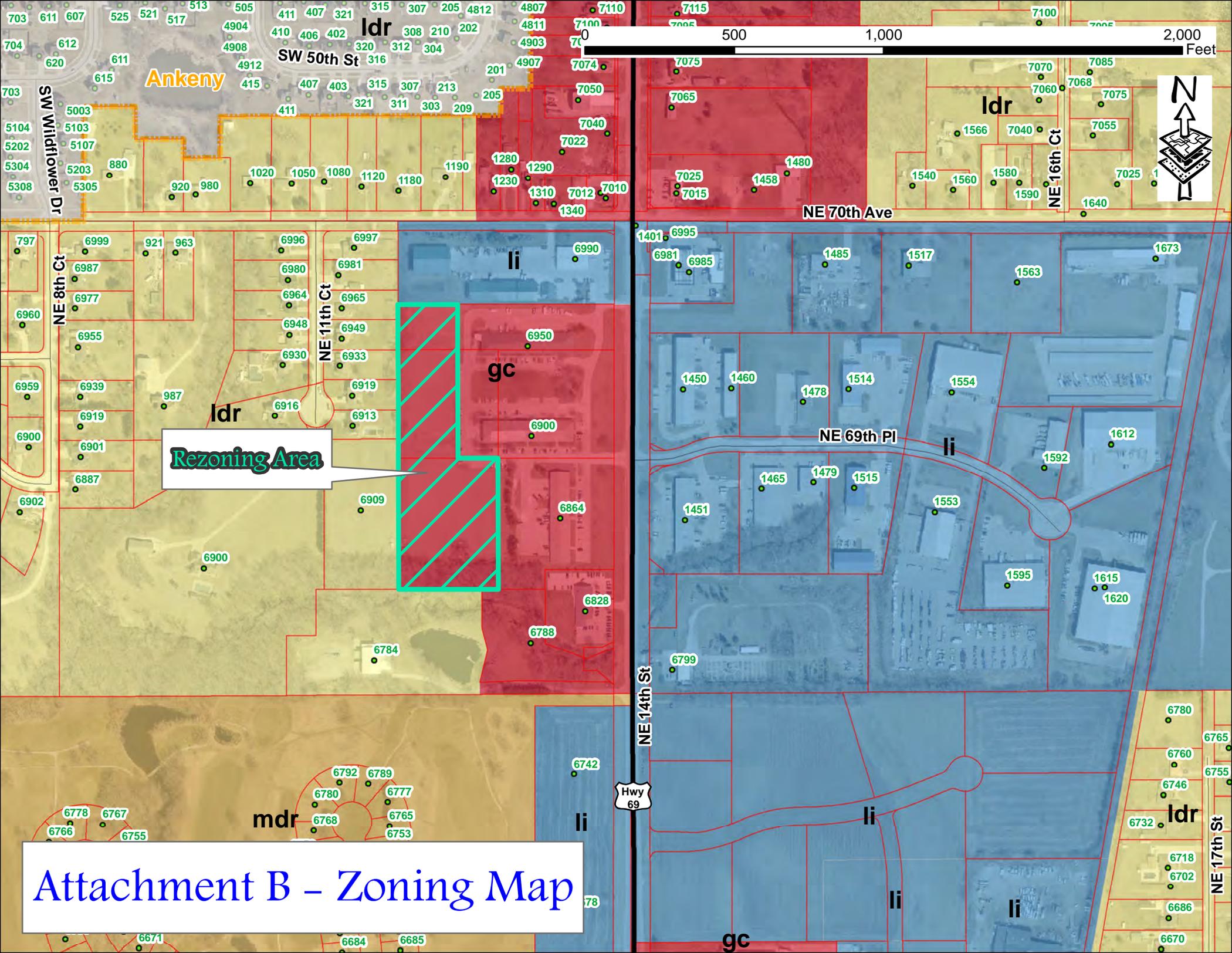
Staff recommends denial of the requested Comprehensive Plan and Zoning Map Amendments. The recommendation for denial of the Comprehensive Plan Amendment is based upon the fact that the request is in not harmony with the spirit, intent, goals and policies of the Polk County 2030 Comprehensive Plan. Specifically, the request is not in harmony with the surrounding land uses and neighborhood character. The recommendation for denial of the Zoning Map Amendment is based upon the following: a) The request is not in accordance with the Comprehensive Plan; b) Approval does not support the public, health, safety and welfare of County residents, as it promotes development which is fundamentally incompatible with adjacent properties and land uses; and c) The rezoning area is directly adjacent to established office commercial and single-family residential uses to the east, west and south, and it is not uniquely differentiated from surrounding properties such that a rezoning is warranted.



Rezoning Area

Attachment A - Vicinity Map

SW 32nd Ct SW 32nd St SW 32nd St S Ankeny Blvd
 SE Grant St SE 33rd St SE Cherry Blossom Dr SE Primrose Dr
 NW 2nd Ct NW Packard Way NE 2nd St NE 2nd St
 SW 37th St SW 37th Ct SW Springfield Dr SW 40th St SW Snyder Blvd
 SW 41st Ct NW 72nd Pl SW Goodwin St SW Elm Ct SW 43rd St Ankeny
 SW 46th St NE 72nd Ave SW 47th Cir SW Scott St SW 48th St
 NE 70th Pl NE 2nd St SW 50th St SW 53rd St NE 70th Ave SW 54th St
 NE Halbrook Ln NE 11th Ct NE 16th Ct SE 54th St
 NW 2nd St NW 2nd St NE Baseline St NE 11th Ct NE 14th St
 NE 69th Pl NE 17th St NE 18th St
 NW 66th Ave NE 66th Ave NE 17th Ct NE Industry Dr
 Sawyer Ln NE 9th Ct



Rezoning Area

Attachment B - Zoning Map

Ankeny

ldr

ldr

li

gc

ldr

li

mdr

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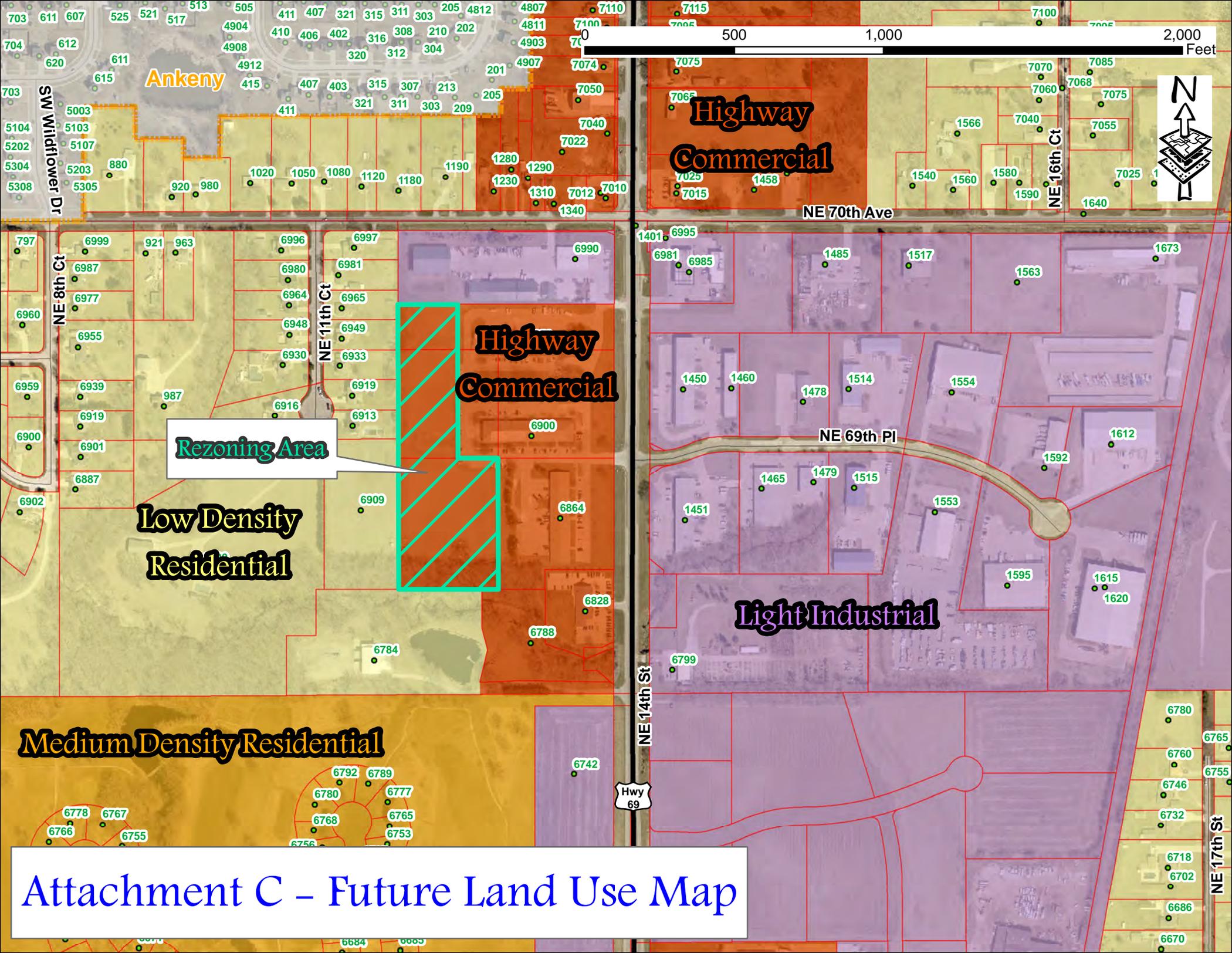
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Ankeny

**Highway
Commercial**

**Highway
Commercial**

Rezoning Area

**Low Density
Residential**

Light Industrial

Medium Density Residential

Attachment C - Future Land Use Map



March 31, 2020

Mr. Bret Vandelune
Planning and Development Manager
Polk County Public Works
5885 NE 14th Street
Des Moines, IA 50313

RE: COMPREHENSIVE PLAN AMENDMENT AND REZONING APPLICATION
LOTS 2, 4 & 5 DENNY ELWELL SEVEN WAY PLAT 1
S&A Project No. 120.0249.01

Dear Bret:

On behalf of Woodside Business Park, LLC, as owner and applicant, (Chris Murray of the Denny Elwell Company representing), please find accompanying the Comprehensive Plan Amendment and Rezoning Application and associated information for the above referenced project. The application is to modify the Future Land Use Classification from Highway Commercial to Light Industrial and Zoning District from General Commercial to Light Industrial.

A neighborhood meeting regarding this request was held from 6:00 - 7:00 PM on Tues. March 10, 2020 in the Snyder & Associates Community Conference Room, 2727 SW Snyder Blvd., Ankeny. Invitations were sent to 31 surrounding properties within 500 ft. of the proposed rezoning. 13 neighbors attended the meeting representing 10 different residential properties all on NE 11th Ct.

At the meeting, Chris Murray, Eric Cannon, and Jon Hanson presented a concept sketch and typical building elevations for the project and entertained questions and discussion from the neighborhood audience. The following is a list of discussion points/concerns shared by the audience.

- Surface water drainage from both 6690 NE 14th (Greenland Homes) and the Woodside Business Park flows along and across their existing rear yards causing damage and creating a nuisance.
- The neighbors feel that detention basin at 6990 NE 14th St. does not function correctly to protect their properties.
- Discussion that the project will not add traffic to NE 11th Ct.
- Discussion about the heavy landscape buffer and ongoing maintenance of the buffer.
- Discussion about the dumpster location and pick-up times.
- The neighbors expressed the need for the storm sewer on the site to be oversized to convey storm water around their properties from the new building roof drains, existing Woodland Business Park and the Greenland Homes property.
- Residents expressed that the water table is high in the area and impacts their basements.
- Discussion included the County sanitary sewer project and the future sewer extension to serve this project.

At the end of the meeting it seemed that the general consensus of the audience was that the project would improve the overall drainage of the area by rerouting the detention basin flows from the north and the existing Woodside Business Park away from their properties. The buildings as oriented would provide a barrier/buffer to NE 14th St. and the heavy landscape buffer would adequately screen the rear of the building. The audience was accepting that the west side of the building would not have any overhead doors or business storefronts. The extension of sanitary sewer into Woodside Business Park was perceived to improve the high groundwater table by eliminating the current septic lateral fields.

Since the neighborhood mtg. contact has been made with an adjacent property owner about allowing their septic discharge to connect into the future storm system to improve their current situation.

As part of this application, please find accompanying the following items:

- Signed Application Form with supporting narrative
- Concept Sketch Plan with Sample Building Elevation
- The application fee of \$432.00 will be submitted electronically

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

Sincerely,
SNYDER & ASSOCIATES, INC.



Eric D. Cannon, P.E.

Enclosure

cc: Chris Murray, Denny Elwell Company, LLC
File

Comprehensive Plan Amendment and Rezoning Application



A submittal is only a request to have the Comprehensive Plan amendment and/or Zoning Map change reviewed at a public hearing before the Zoning Commission. The Zoning Commission reviews the requested Comprehensive Plan amendment and/or Zoning Map change at a public hearing making a recommendation based on a staff report, applicant presentation, as well as public input. The Zoning Commission recommendation is considered by the Board of Supervisors at a public hearing on the request. Notice of each public hearing is published in the official county newspapers and individual notice will be mailed to all property owners located within 500 feet of the subject property. Requests that are denied shall not come back to the Board of Supervisors for one year. Refunds will not be made once notice has been sent out to adjacent property owners.

Please complete the entire application, submit with fee and review the criteria on page 3.

The undersigned request that the Zoning Commission consider this reclassification.

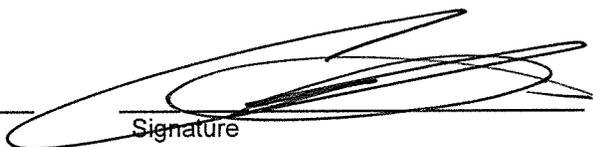
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|---------------------------------------------------------------------------|--------------------------------------------------------------------------|
| 1. <u>Highway Commercial</u>
Current Future Land Use
Classification | 2. <u>Light Industrial</u>
Proposed Future Land Use
Classification |
| 3. <u>GC-General Commercial</u>
Current Zoning District | 4. <u>LI-Light Industrial</u>
Proposed Zoning District |

(time stamp)
Official Use Only

5. Subject Property Address: See Attached
6. District and Parcel Number: See Attached
7. Subject Property Legal Description (attach if necessary):
See Attached
-
-

8. Filing Fee: - \$432.00

9. Applicant(s) Information:

<u>Chris Murray</u>		<u>03/26/2020</u>
Applicant (Print Name)	Signature	date
<u>Owner</u>	<u>cmurray@dennyelwellcompany.com</u>	
Interest in Property (owner, renter, perspective buyer, etc.)	Email	
<u>2401 SE Tones Dr. Suite 17, Ankeny, IA 50021</u>	<u>(515) 964-1587</u>	<u></u>
Address, City, State and Zip	Phone	Fax

10. Applicant(s) Representative:

If the appeal is going to be represented by someone other than the applicant please provide that information below:

<u>Eric Cannon</u>	<u>Snyder & Associates</u>
Applicant Representative (Print Name)	Firm or Business Name
<u>2727 SW Snyder Blvd., Ankeny, IA 50023</u>	
Address, City, State and Zip	
<u>ecannon@snyder-associates.com</u>	<u>(515) 964-2020</u>
Email	Phone
	<u></u>
	Fax

Evaluation Criteria

The following criteria are used to evaluate a Comprehensive Plan Amendment and Rezoning requests. The written description on page 2 or attached should address as many of the below criteria as possible.

Comprehensive Plan Amendment

The Polk County 2030 Comprehensive Plan lists specific issues which must be addressed prior to amending the plan. Those seeking changes must convince the County that a real and immediate need for change exists. Each amendment request will be evaluated based on the magnitude of the proposed revision, its relationship to the Vision and Goals statements, and the nature of the changing circumstances that have resulted in the request. Proposed changes in the land use should also be evaluated in relation to their impacts on the following:

- 1) Public facilities and services, such as transportation, sewers, water supply, schools and public safety.
- 2) Surrounding properties and neighborhood character.
- 3) Productive farmland and on going agricultural operations.
- 4) Natural resources and open space; historic buildings or structures.
- 5) Proximity to adjacent City plans.

Changes may also be needed to correct errors, meet regional goals, or refine the plan based on more recent specific area or corridor plans.

Rezoning (Zoning Map Amendment)

The Zoning Map may be amended to bring it into conformance with the Comprehensive Plan when the Comprehensive Plan is amended. If the Comprehensive Plan does not merit an amendment, then there shall not be an amendment to the Zoning Map.

One of the following reasons must be demonstrated for approval of a rezoning.

- 1) The Comprehensive Plan has been amended and the Zoning Map needs to be brought into conformance with the revised Plan.
- 2) A mistake was made in the original map. That is to say, an area is, and has been, developing in a manner and purpose different from that for which it was mapped. Since the County may have intended to stop an undesirable land use pattern from spreading, it must be demonstrated that the circumstance is not intentional.
- 3) Changing conditions, such as new roads or utility lines, makes another location more favorable for development than the location originally planned.
- 4) Growth rates have changed, thereby increasing the need for development in the County.

Comprehensive Plan Amendment and Rezoning Application
Polk County

S&A PN 120.0249

Property Description

Subject Property Address: 6950 NE 14th Street
District and Parcel Number: 270/01007-372-000
Legal Description: WEST 200 FT. of LOT 2 DENNY ELWELL SEVEN WAY PLAT 1

Subject Property Address: No Address Currently Assigned
(Property lies west of 6900 NE 14th St.)
District and Parcel Number: 270/01007-374-000
Legal Description: WEST 200 FT. of LOT 4 DENNY ELWELL SEVEN WAY PLAT 1

Subject Property Address: No Address Currently Assigned
(Property lies west of 6864 NE 14th St.)
District and Parcel Number: 270/01007-375-000
Legal Description: LOT 5 DENNY ELWELL SEVEN WAY PLAT 1

Proposed Rezoning Narrative

The property owners are requesting the zoning map amendment from GC (General Commercial) to LI (Light Industrial) to support developing the remainder of the of the property to allow for light industrial uses.

There is a strong demand for light industrial tenant space to serve the construction industry in Ankeny and NE Polk County area. These spaces have become referred to as “Contractor Suites” and the tenants typically run small service based businesses that need a small office and warehouse space to store their parts and material inventory as well as tools and equipment. These service based users could include flooring in stallers, electricians, plumbing and HVAC, security and fiber communication. Some tenants may have a small storefront or showroom typical with general commercial zone users but others may operate with just a small office space and be a daily start and end point for their employees. As property owners expand and maintain their properties, these tenants will have a solid work base and provide essential services to the community which will make this project successful.

As much of the area surrounding this proposed rezoning is currently zoned as Light Industrial, it would not seem out of place to the general public to allow this amendment to be approved. The Building facades would appear the same as they would in a General Commercial zone. The major difference between the LI and GC zoning would be the lesser requirement of not having to have a storefront appearance. As these rear building sit 500 ft. off NE 14th St., the visibility from the roadway is limited and viability as a highway oriented commercial use is diminished.

Based on the marketplace demand for light Industrial tenant space, the surrounding light industrial zoning along the NE 14th St, and the potential for this project to improve some existing neighborhood drainage issues, we feel this rezoning request is appropriate for approval.

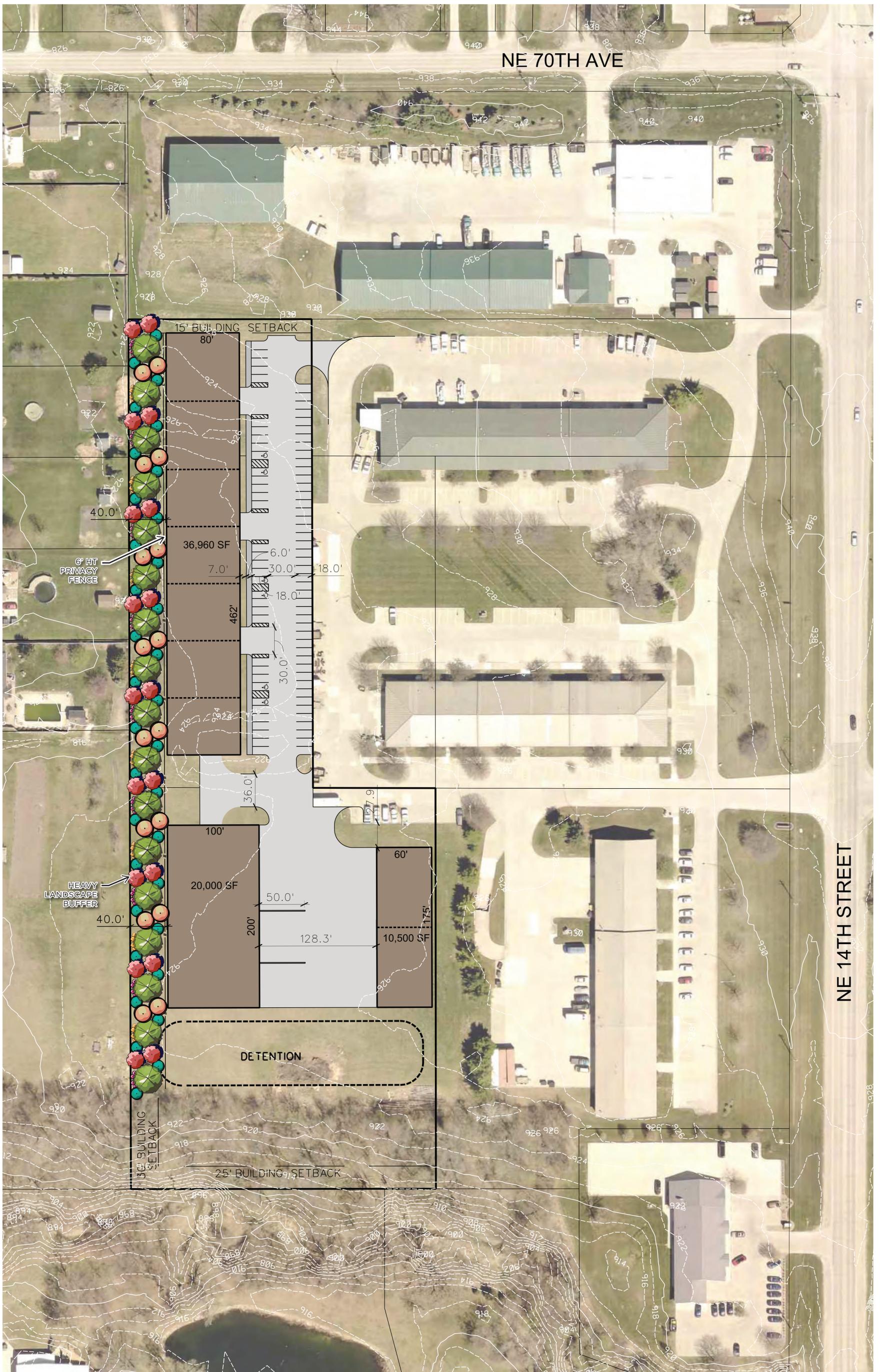
Supporting Information to the Evaluation Criteria for Comprehensive Plan Amendment

1. The property is accessed through the 2 existing private drives in the Denny Elwell Seven Way Plat 1 and established access driveways on NE 14th St. (Highway 69). Roadway capacity improvements to NE 14th St. will support this light industrial use. Typically light industrial uses generate 75% less daily traffic trips than highway commercial uses. The property is currently served by DSM Water Works and Polk County has recently extended sanitary sewer in near proximity to the west side of the property. The light industrial use will not create demand on the school system, but will increase the school tax base.
2. The majority of the properties along both frontages of NE 14th St. between NE 70th Ave. and NE 66th Ave. have the LI-light Industrial zoning classification with the balance having a GC- General Commercial classification. The proposed use will be similar and complimentary to existing surrounding properties. The proposed buildings will be oriented in a north-south configuration adjacent to the existing residences to the west. This configuration paired with the Heavy screening buffer will provide a barrier between the residences and the LI and GC land uses. The site sits 500 ft. off of NE 14th St. behind existing buildings without the street visibility that general commercial tenant’s desire.

3. The rezoning area is currently a lawn area and not used for agricultural production.
4. There are no historic buildings or existing structures within the proposed rezoning boundary. An existing treed area along the south 100' of the rezoning boundary will be preserved to maintain the natural buffer with the property to the south. The development of the site will conform to the open space requirements by Polk County Zoning Ordinance.
5. This proposed rezoning area is not a location identified in the growth area for Ankeny or any other surrounding municipality. As the property already has public sewer and water available, it would not be logically annexed by a neighboring community in the future

Supporting Information to the Evaluation Criteria for Zoning Map Amendment

1. The applicant requests a comprehensive plan amendment to allow for the zoning map amendment.
2. This area along NE 14th St. extending from NE 66th St. to NE 70th St. has evolved over the past 20+ years from a general commercial corridor to become populated with more light industry user including light warehousing and special trade contractors. These special trade contractors support the housing industry, (both new home industry and existing home remodels) in Ankeny and NE Polk County. The established roadway system including Highway 69 and Corporate Woods Interchange support the light industrial use.
3. Upcoming roadway capacity improvements to NE 14th St. and the recent extension of public sanitary sewer to the vicinity of this property support the proposed LI-Light Industrial zoning classification.
4. The continued steady residential and commercial growth in Ankeny and NE Polk County has created demand for "Contractor Suites". These suites house contractors consisting of flooring companies, electrical contractors, HVAC installers, plumbing companies and specialty electronic installers, (security and fiber communication). These trades support both the new construction industrial as well as remodeling of existing commercial and residential properties.

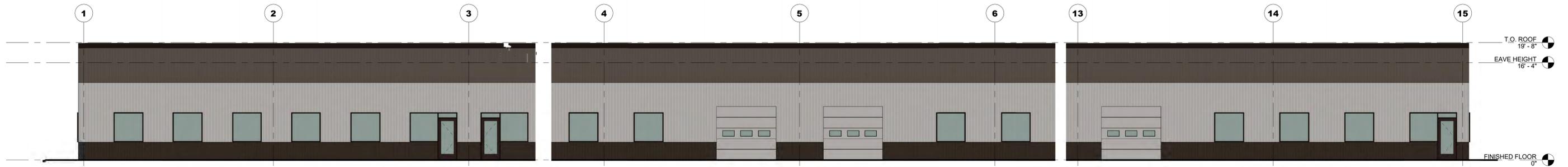




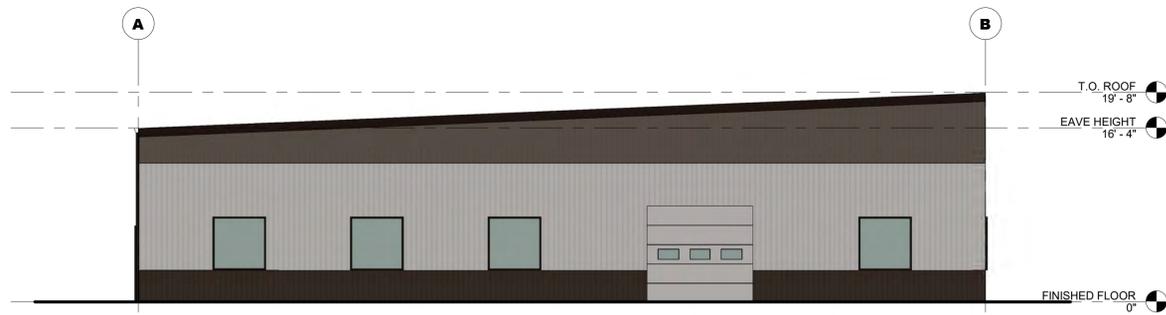
5 **3D VIEW**
SCALE:



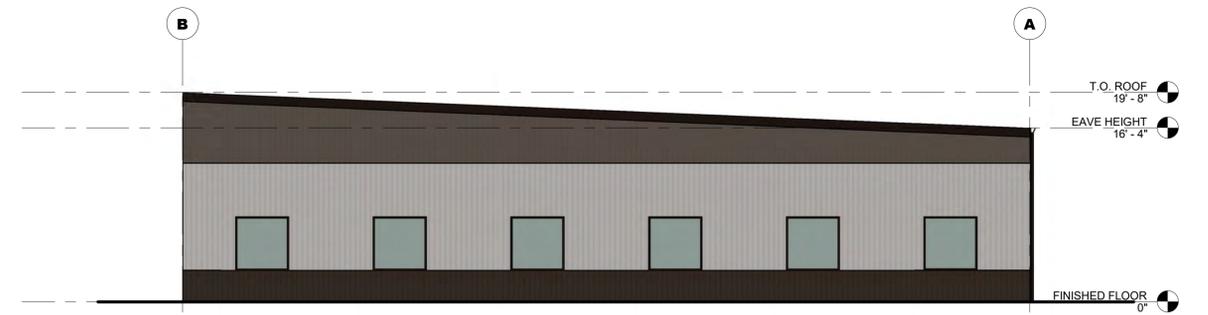
6 **3D VIEW**
SCALE:



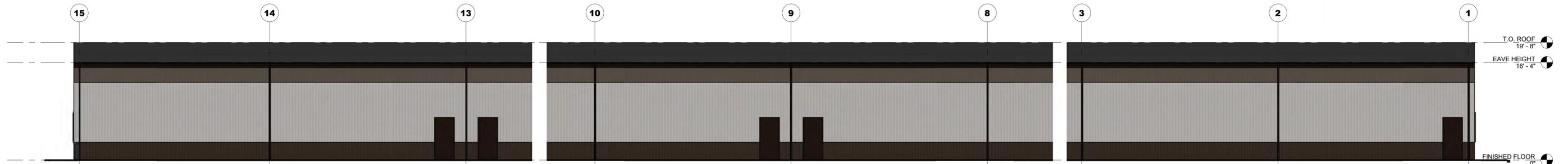
1 **EAST ELEVATION**
SCALE: 1/8" = 1'-0"



2 **SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"



3 **NORTH ELEVATION**
SCALE: 1/8" = 1'-0"



4 **WEST ELEVATION**
SCALE: 1/8" = 1'-0"

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WOODSIDE BUSINESS PARK

LOT#5, FLEX BUILDING
POLK COUNTY, IOWA
03/09/2020

24"x36" SHEET (FULL SIZE)
- SCALE IS AS NOTED
12"x18" SHEET (HALF SIZE)
- SCALE IS ONE-HALF OF WHAT IS NOTED
OTHER SHEET SIZES NOT TO SCALE
SAA JOB #: Project Number

simonson

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