

**ORDINANCE NO. 1570**

**AN ORDINANCE AMENDING THE ZONING REGULATIONS, CHAPTER 17, OF THE MUNICIPAL CODE OF THE CITY OF ANKENY, IOWA, BY REZONING CERTAIN REAL ESTATE OWNED BY DRA PROPERTIES LC, DES MOINES AREA COMMUNITY COLLEGE AND THE CITY OF ANKENY**

**WHEREAS**, on the 2<sup>nd</sup> day of January, 2007, the Plan and Zoning Commission of the City of Ankeny, Iowa, held a public hearing and recommended to the City Council that the Zoning Regulations, Chapter 17, of the Municipal Code of the City of Ankeny, Iowa, for the following described property owned by DRA Properties LC, Des Moines Area Community College and the City of Ankeny be rezoned from its current PUD designation to the Prairie Trail Mixed Use Neighborhood Planned Unit Development, allowing Mixed-Use I, Medium Density Residential, High Density Residential, Mixed-Use 2, Mixed-Use Plaza District, Parks & Greenways, Mixed-Use 3, Civic & Educational Facilities, Redevelopment Area and Arts District Overlay in accordance with the Prairie Trail Master Plan, and

**WHEREAS**, on the 19th day of March, 2007, after due notice and hearing provided by law, the Council now deems it reasonable and appropriate to rezone and approve the Prairie Trail Mixed Use Neighborhood Planned Unit Development for the property described below from its current PUD designation to the Prairie Trail Mixed Use Neighborhood Planned Unit Development in accordance with the Prairie Trail Master Plan for the property described below;

**LEGAL DESCRIPTION:**

8024-27-200-006 PARCEL G BK 11295 PG 669 BEG NW COR LT 12 THN E 400F S 696.81F W 416F S 1542.3F TO NW COR LT 13 NW 273.42F N 2056.72F E 217.6F TO POB LTS F, 11 & 12 LESS .47A RD EAS JOHN DEERE PLACE; 8024-27-100-002 -EX JOHN DEERE PLACE- & -EX JOHN DEERE ACRES- NW 1/4 LESS RD SEC 27-80-24; 8024-27-200-002, NE 1/4 LYG SW OF JOHN DEERE PLACE SEC 27-80-24, 8024-27-400-005, -EX JOHN DEERE PL & E242.13F- & -EX HWY 415- SE 1/4 LYG E OF SW STATE ST SEC 27-80-24; 8024-27-300-003 N & E OF HWY 415 SW 1/4 SEC 27-80-24; 8024-27-400-004 -EX JOHN DEERE PL & E242.13F- & -EX HWY 415- SE 1/4 LYG W OF SW STATE ST SEC 27-80-24; 8024-27-400-006 -EX E OF LN BEG 217.6F W OF NW COR LT 12 THN S 2056.72F SE 273.42F TO NW COR LT 13- LOT 11 & ALL LTS 13 & 14 JOHN DEERE PLACE; 8024-27-200-004 -EX 6.55 A NW COR- NE 1/4 LYG NE OF JOHN DEERE PLACE & LYG NW OF SW STATE ST SEC 27-80-24; 8024-27-200-005 NE 1/4 LYG SE OF SW STATE ST SEC 27-80-24; 8024-22-476-002 BEG 2362.4F E OF SW COR THN N 1427.9F NE TO E LN S TO SE COR W TO POB SE 1/4 LYG NE OF SW STATE ST SEC 22-80-24; 8024-23-426-001 LYG SW OF SW ORDINANCE RD S 20 A NE 1/4 SE 1/4 SEC 23-80-24; 8024-23-451-001 -EX JOHN DEERE PLACE PLT 2- & -EX BEG 660.7F N & 60F E OF SE COR THN NW 477.2F NLY 639.9F NE 158.6F SE ALNG S ROW C' & NW RR 546.2F S 617.8F TO BEG- SE 1/4 LG W OF RR SEC 23-80-24; 8024-26-200 -001 NE 1/4 LESS 4.1 A RD SEC 26-80-24 ; 8024-26-100-002 -EX SW STATE ST ROW- NW 1/4 LESS 2.75 A RD SEC 26-80-24; 8024-23-351-002 -EX SW STATE ST-LYG S OF JOHN DEERE PLACE PLAT 2 SW 1/4 LESS 2A RD SEC 23-80-24; and Parcel J as recorded in BK11920 PG 256 and including State Street and Magazine Road Rights-of-Way adjacent to the above described parcels.

**LAYMAN'S DESCRIPTION:**

1100 (+/-) acre parcel of land bounded on the west by Southwest Irvinedale Drive, on the south by Southwest Oralabor Road, on the east by South Ankeny Boulevard and on the north by John Deere Place and John Deere Acres Plats and excluding property occupied by Deere and Company and the Des Moines Area Community College



**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ANKENY, IOWA:**

Section 1. That Chapter 17 of the Municipal Code of the City of Ankeny, Iowa, be and it is hereby amended by rezoning the above described property owned by DRA Properties LC, Des Moines Area Community College and the City of Ankeny from its current PUD designation to the Prairie Trail Mixed Use Neighborhood Planned Unit Development in accordance with the Prairie Trail Master Plan.


Section 2. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 3. This ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

**PASSED** at Ankeny Iowa, this 19<sup>th</sup> day of March, 2007.

  
Steven D. Van Oort, Mayor

ATTEST:

  
Pamela DeMouth, City Clerk

**PUBLISHED IN THE  
POLK COUNTY PRESS CITIZEN  
ON THE 23RD DAY OF MARCH, 2007**

**1<sup>st</sup> Con 02/05/07 - (P. Hrg.)  
2<sup>nd</sup> Con 02/19/07  
3<sup>rd</sup> Con 03/19/07**



# **PRAIRIE TRAIL MIXED USE NEIGHBORHOOD PLANNED UNIT DEVELOPMENT**

## **1. Purpose**

The Prairie Trail Mixed Use Neighborhood PUD is intended to establish innovative mixed use residential and commercial environments that reflect the planning and development patterns in place when Ankeny was initially developed while recognizing some of the development style changes that have occurred since that time. The Prairie Trail Mixed Use Neighborhood PUD produces environments which manage automobiles but maintain a scale and set of linkages that promote pedestrian travel and civic space. The theories of urban design used in this plan have been classified as "New Urbanism" although they transport the patterns of development of traditional Ankeny into new settings. The regulations included in this Planned Unit Development (PUD) document are intended to capture the general concept and vision mixed use neighborhood design, without being so prescriptive as to inhibit the use of the concept or discourage design flexibility. The Prairie Trail Master Plan document and the Prairie Trail Pattern Book will provide guidance and reference for this Planned Unit Development. These documents were prepared by Urban Design Associates, Nilles Associates, Wenk Associates, Economics Research Associates, Zimmerman Volk Associates and Glatting Jackson under the direction of the City of Ankeny and DRA Properties, LLC.

## **2. Size**

The entire Prairie Trail area is approximately 1,031 acres. This PUD plan includes a phasing program that attempts to forecast the staging and location of development areas within the larger parcel. While these might vary in the future the proposed phases are based upon a combination of infrastructure expansion and market estimates.

## **3. Application and Approval**

A. The initial establishment of the Prairie Trail Mixed Use Neighborhood PUD shall follow the current application and adoption processes as those established by the PUD Planned Development District with the exceptions as noted herein.

B. This document and its references shall serve as the guiding regulation for review and approval of future phases within the Prairie Trail Mixed Use Neighborhood Planned Unit Development. Future phases within the Prairie Trail Mixed Use Neighborhood must be in general conformance with the Prairie Trail Master Plan, Pattern Book and Design Standards, in addition to other documents required by this Ordinance. This Master Plan illustrates the distribution of general land uses throughout the project area based upon verifiable market analysis included within the Master Plan appendix.

C. Project phases will be required to submit specific neighborhood plans in conformance with the PUD, Master Plan, Pattern Book and Design Standards. Neighborhood Plans will establish

the specific location and design of the uses within the neighborhood, the mix of uses, public spaces, streets, and alleys; the location and design criteria for special features; architectural controls; and other information necessary to communicate that the phase conforms to the intent of the mixed use development included in this plan and its attachments. Neighborhood Plans shall include a narrative describing the timing of development within the Phase; a statement of intent regarding ownership and maintenance of public land and improvements, and common private land and improvements; as well as the applicant's summary of the plans conformance to the general principals and design philosophy within the Prairie Trail Project. Neighborhood Plans shall specifically include the following information:

1. In addition to the neighborhood character items above, the neighborhood plan shall include the following information:
  - a. The official description of the property to be included in the phase;
  - b. Existing and proposed contour intervals of not more than one foot for residential areas and 5' for commercial areas and including the one-hundred-year flood line elevations, base flood elevation data and specific references to the design criteria for grading and storm water management as suggested in the design standards and to be used in this phase;
  - c. The general location of any existing and proposed surface features to establish the context of the neighborhood area. These include elements such as property lines, roadways, buildings, railroads, watercourses, topography, trees larger than 6" in diameter, surface water drainage, and similar items affecting development within and around the neighborhood area;
  - d. The general location and size of any existing and proposed subsurface features such as sanitary sewers, storm sewers, water mains, electric, telephone, gas mains, culverts and similar items. Where specifics aren't available for electric, telephone cable, or gas, the location of public utility easements will suffice;
  - e. A vicinity sketch showing location of this neighborhood phase within the Prairie Trail Master Plan. In addition to showing street alignments and cross-sections within the phase, the vicinity sketch shall show street alignments and cross sections within existing, adjacent developed areas in order to coordinate street locations and intersections. The vicinity sketch shall not exceed the scale of one inch equals five hundred feet;
  - f. The overall Phase boundary lines, including distance and ties to record monuments; recorded easements, including book and page number, physical location, easement width and purpose shall be shown. In addition, any sub-phasing or platting should be shown in order to assist in interim or temporary systems needed to serve those portions of the overall Phase;

- g. Proposed lot types and lot mix as described in the Prairie Trail Pattern Book, lot lines, lot dimensions, any special features such as hedgerows or fencing, related to required lot landscaping, lot numbers and block numbers consistent with the design and market criteria within the Prairie Trail Master Plan;
  - h. Streets, alleys and streetscapes, including names, right-of-way width, cart way width, sidewalks, trails, street trees, street lights, intersection treatments as identified in the Prairie Trail Master Plan;
  - i. Phase name (development name) within the context of Prairie Trail and the name and address of the owner and sub-divider;
  - j. Name of adjacent developments or property owners if the adjoining property is un-platted;
  - k. North point, scale, date, name and address of the engineer or land surveyor;
  - l. Open spaces either public or private in keeping with the concept depicted in the Prairie Trail Master Plan; this includes sites for schools, parks, playgrounds or other public or neighborhood uses and design concepts for their development;
2. The neighborhood plan shall be drawn at a scale not to exceed one inch equals one hundred feet.
  3. The Plan and Zoning Commission and City Council may request additional data if they so desire.

The Neighborhood Plan shall require approval from the City Council after recommendation by the Plan and Zoning Commission and will govern the review of subsequent building and development permits. If substantial revisions to the PUD, Master Plan or Pattern Book are proposed with future phases and/or Neighborhood Plans an amendment to the PUD must be approved by the City Council prior to any other approvals. The approval process for the neighborhood plan shall be the same as that for a Preliminary Plat as described in the Ankeny Municipal Code. If a Neighborhood Plan varies from this original scope of land uses, new market information and/or justification for these variations must be provided.

D. A Final Plat for all or a portion of each phase is required prior to the issuance of any building permit within that phase or portion thereof. Site Plans shall be required for any development other than a single family residence. The Director of Community Planning and Building shall be responsible for the review of final plats and/or site plans regarding their conformance with the approved Neighborhood Plan. Once conformance is determined, the City Council shall approve final plats by resolution. The Director of Community Planning and Building shall have the authority to administratively approve site plans found to be in conformance and consistent with the Neighborhood Plan and subsequent plats.

E. Articles of incorporation and/or covenants for a homeowners' association or other provision assuring maintenance or operation of all common elements are attached with this PUD for the

overall Prairie Trail area. Subsequent phases will include additional articles of incorporation and/or covenants for neighborhood homeowners' associations or will include other provisions for the maintenance and/or operation of common elements. Association responsibilities may include, but are not limited to, alleys, small open space and entryway areas (not defined as park sites), parking lots and structures, common structures and buildings such as kiosks, clubhouses, combination mail boxes, town square park, etc.

F. Building plans for all buildings and structures constructed within the Prairie Trail Mixed Use Neighborhood PUD shall conform to the Architectural Standards established by the Pattern Book and shall require approval by an Architectural Review Board prior to the approval of a site plan, for those sites requiring a site plan, or prior to the issuance of a building permit for other projects. The Architectural Review Board is hereby established and will consist of the Director of Community Planning and Building or designee, a representative of DRA Properties, LLC, or designee, and a design professional selected by the City and DRA Properties, LLC. The Architectural Review Board shall review all plans for buildings and structures for conformance with the intent of the Prairie Trail PUD and provide approved plan lists to the Director of Community Planning and Building; in lieu of reviewing all plans this Board may establish specific standards that the Director must test each application against; and/or approve specific design professionals as qualified to prepare plans within the Prairie Trail PUD without Board review. Initial plan submittals will be made to the Director of Community Planning and Building who shall be responsible for calling the Review Board to meet to complete the review in a timely manner. The City Council of the City of Ankeny shall establish a Prairie Trail Plan Review fee in order to cover the direct costs associated with the design professional's time and effort related to this process. An applicant may appeal any decision of the Director to the Board.

#### **4. Prairie Trail Master Plan**

A. The City of Ankeny completed a community visioning process in 2005 for the development of Prairie Trail. The purpose of the visioning process was to meet with Ankeny residents and businesses and get their thoughts and expectations on development of Prairie Trail. The meetings with the fourteen groups resulted in seventeen common themes for what the community wants for Prairie Trail. The themes focus on the needs of people to have Prairie Trail as a place for the community to interact and connect. The number one theme which was stated at many of the meetings was that, "Prairie Trail helps preserve Ankeny's sense of community as the population increases." There is an overwhelming desire for the community to have places and opportunities to stay connected as the community grows. With this in mind, the meeting participants gave many ideas on what features Prairie Trail should have and what people should be able to do in Prairie Trail. The community vision is summarized below:

1. Prairie Trail helps preserve Ankeny's sense of community as the population increases.
2. Prairie Trail is a destination for all residents of Ankeny and the area who enjoy its sense of place and its multitude of activities.



3. Prairie Trail creates rich experiences for residents and visitors by offering numerous opportunities for personal interaction.
4. Prairie Trail is a great host of family-centered activities.
5. Prairie Trail attracts young adults who provide a talented labor pool to existing and prospective businesses in Ankeny and central Iowa.
6. Prairie Trail is home to people of all generations by offering a variety of housing opportunities.
7. Prairie Trail is easily accessed by walkers, cyclists and others from all parts of the community by connecting community trails and sidewalks to a series of internal trails and sidewalks.
8. Prairie Trail adds energy to Uptown Ankeny and adjacent areas that allows them the opportunity to be more successful.
9. Prairie Trail is distinct, but not exclusive. Prairie Trail blends its common theme with the character of the neighborhoods in Ankeny.
10. Prairie Trail uses the principles of conservation design to manage storm water runoff and form an ecosystem of ponds and waterways that create a sense of peace and calmness for residents and visitors.
11. Prairie Trail combines the resources in the community to build education and arts facilities that benefit the community.
12. Prairie Trail incorporates public transit features as part of a local and regional system that provides quality services today and well into the future.
13. Prairie Trail integrates the arts through the use of public art and the performing arts to add cultural enrichment to the community.
14. Prairie Trail focuses on nature through the use of landscape, landscape and landscape, and the strategic placement of ponds and fountains.
15. Prairie Trail accommodates festivals and a variety of other outdoor activities for all seasons.
16. Prairie Trail accommodates small and large groups for business and community activities.
17. Prairie Trail's infrastructure is financed through the revenues generated by the development of the project.

B. The development of the Prairie Trail Master Plan followed planning processes which included site analysis, regional x-rays, city-wide x-rays, portrait and constraints, utility infrastructure and natural resource analysis, traffic analysis, a market study, civic and cultural program review and focus group meetings. That foundation of work led to the establishment of Design and Development Principles that are included in the Prairie Trail Master Plan book and restated here as follows;

#### PRINCIPLE 1: LEGACY

- preserve and celebrate the prairie, farm, and industrial heritage of the site and Ankeny
- build on Ankeny traditions
- strengthen Uptown
- legacy project for the Albaugh family
- public / private partnership
- develop for the long term

#### PRINCIPLE 2: QUALITY

- timeless design
- quality materials
- “ah ha” places
- public art
- landscape, landscape, landscape
- model community for Iowa
- town center for Ankeny in the Iowa tradition
- financially feasible and implementable

#### PRINCIPLE 3: IMAGE

- distinct place but grounded in prairie tradition welcoming to all
- gateway entrances
- regional destination
- upgraded Ankeny Boulevard and Oralabor Road
- family friendly
- accessible for persons with disabilities
- pedestrian and bicycle friendly
- hierarchy of small and large, formal and informal, public spaces
- redevelop/ mitigate industrial edges to the site

#### PRINCIPLE 4: CONNECTIVITY

- to DMACC
- to the city and regional park and trail system
- create a “green streets” network within Prairie Trail
- to John Deere
- to greater Des Moines
- seamless transition between new Town Center, new Prairie Trail neighborhoods, and existing Ankeny neighborhoods, including Uptown
- multi-modal transportation center, including multiple use parking lots and structures
- digital, broadband, WiFi

#### PRINCIPLE 5: VARIETY/DIVERSITY

- mixed use (residential, retail, commercial, recreational, hospitality)
- housing
- multi-generational
- mixed income
- owner and rental
- civic and cultural uses
- multiple locations and sizes for outdoor activity
- flexibility to respond to the market

#### PRINCIPLE 6: SUSTAINABILITY

- best “green design” practices
- energy conservation/solar orientation
- model for storm water management
- make natural processes visible
- education and interpretation on site
- buffer and mitigate edges

These principles will provide guidance beyond the Master Plan and will be used in review in each of the neighborhood plans.

C. The Prairie Trail Master Plan shall be the Prairie Trail PUD Plan and shall be used to guide the development of future phases in Prairie Trail.

### **5. Permitted Land Uses**

A. Use Types. The purpose for listing Use Types for the Prairie Trail PUD is to establish a classification system for land uses and a consistent set of terms defining uses permitted or conditionally permitted within the precincts established in Prairie Trail Master Plan and Pattern Book.

#### **B. Use Determinations**

##### **1. Classification of Uses**

In the event of any question as to the appropriate use types of any existing or proposed use or activity, the Director of Community Planning and Building shall have the authority to determine the appropriate use type. A determination of the Director may be appealed to the Zoning Board of Adjustment. In making such determinations, the Director of Community Planning and Building and the Zoning Board of Adjustment shall consider such characteristics or specific requirements of the use in common with those included as examples of use types. Those examples, when included in use type descriptions, are intended to be illustrative, as opposed to exclusive lists.

##### **2. Records**

The Director of Community Planning and Building shall make all such determinations of appropriate use types in writing. The record of the determination shall contain a report explaining the reasons for the determination.

### C. Uses

1. Agricultural use types include the planting, cultivating, harvesting, and storage of grains, hay, or plants commonly grown in Polk County; or the raising and feeding of livestock or poultry might continue on portions of the property until such time that development phases make the uses impractical

a. Agricultural Market

A limited commercial sales operation that allows the sale of agricultural produce and products made from agricultural produce, homemade crafts, food and drink for consumption on the premises. Related activities may include but are not limited to hayrack rides, horseback rides, petting zoos, corn mazes, hike/bike paths, nature tours and other similar agricultural entertainment and recreation opportunities.

b. Horticulture

The growing of horticultural and floricultural specialties, such as flowers, shrubs, or trees intended for ornamental or landscaping purposes. This definition may include accessory retail sales under certain conditions. Typical uses include wholesale plant nurseries and greenhouses.

c. Crop Production

The raising and harvesting of tree crops, row crops or field crops on an agricultural or commercial basis. This definition may include accessory retail sales under certain conditions.

d. Animal Production

The raising of animals for production of animal products, such as eggs or dairy products on an agricultural or commercial basis on a site which is also used for crop production or where grazing of natural vegetation is the major feed source; or the raising of animals for recreational or educational use. Typical uses include grazing, ranching, free ranch dairy farming, and poultry farming.

2. Residential use types include uses providing wholly or primarily non-transient living accommodations. They exclude institutional living arrangements providing twenty-four (24) hour skilled nursing or medical care, forced residence, or therapeutic settings.

a. Single-Family Residential

The use of a site for one (1) dwelling unit, occupied by one (1) family.

i. *Single-Family Residential (Detached)*: A single-family residential use in which one (1) dwelling unit is located on a single lot, with no physical or structural connection to any other dwelling unit.

- ii. *Single-Family Residential (Attached)*: A single-family residential use in which one (1) dwelling unit is located on a single lot and is attached by a common vertical wall to only one (1) other adjacent dwelling unit on another single lot.
- iii. *Single-Family Residential (w/Accessory unit)*: A single-family residential use in which one (1) dwelling unit is located on a single lot and either contains an apartment within the principle residential structure or an apartment above a garage and limited to occupancy by not more than two people.
- b. Duplex Residential  
The use of a legally-described lot for two (2) dwelling units, each occupied by one (1) family within a single building.
- c. Two-Family Residential  
The use of a site for two (2) dwelling units, each occupied by one (1) family, each in a separate building.
- d. Townhouse Residential  
The use of a site for three (3) or more attached dwelling units, each occupied by one (1) family and separated by vertical side walls extending from foundation through roof without openings. Each townhouse unit must have at least two (2) exposed exterior walls.
- e. Multiple-Family Residential  
The use of a site for three (3) or more dwelling units within one (1) building not otherwise defined as townhouse units.
- f. Group Residential  
The use of a site for the residence of more than five (5) unrelated persons, not otherwise defined as a family, in which occupants are accommodated in rooms not defined as dwelling units. Group Residential uses are limited to facilities that are officially recognized or operated by a college or university, government agency, or nonprofit organization. Typical uses include fraternity or sorority houses and dormitories not incorporated into a college and university use type.
- g. Lodging House  
The use of a site for the residence of more than three (3) unrelated persons, not otherwise defined as a family, in which occupants are accommodated in rooms not defined as dwelling units.
- h. Retirement Residence  
A building or group of buildings which provide residential facilities, provided that seventy-five percent (75%) of the residents are at least fifty-five (55) years of age, or households headed by a householder of at least fifty-five (60) years of age. A retirement residence may provide a range of residential building types and may also provide support services to residents, including, but not limited to, food service, general health supervision, medication services, housekeeping services, personal

services, recreation facilities, and transportation services. The retirement residence may accommodate food preparation in independent units or meal service in one (1) or more common areas. Retirement residences may include additional health care supervision or nursing care.

1. Town Center Residential

The use of upper levels above street level of a building within the Town Center Precinct for single or multiple family residential uses.

3. Civic Use Types. Civic use types include the performance of utility, educational, recreational, cultural, medical, protective, governmental, and other uses which are strongly vested with social importance.

a. Administration

Governmental offices providing administrative, clerical or public contact services that deal directly with the citizen, together with incidental storage and maintenance of necessary vehicles. Typical uses include federal, state, county, and city offices.

b. Clubs

Uses providing meeting, recreational, or social facilities for a private, nonprofit or noncommercial association, primarily for use by members and guests.

i. *Clubs (Recreational)*: Clubs which provide indoor and/or outdoor athletic facilities, with or without social or meeting facilities. Typical uses include country clubs, private or nonprofit community or recreation centers, and private golf courses and driving ranges.

ii. *Clubs (Social)*: Clubs which provide primarily social or meeting facilities. Typical uses include private social clubs and fraternal organizations.

c. College and University Facilities

An educational institution of higher learning which offers a course of study designed to culminate in the issuance of a degree certified by a generally recognized accrediting organization.

d. Convalescent Services

A use providing bed care and inpatient services for persons requiring regular medical attention but excluding a facility providing surgical or emergency medical services. Typical uses include nursing homes.

e. Cultural Services

A library, museum, or similar registered nonprofit organizational use displaying, preserving and exhibiting objects of community and cultural interest in one (1) or more of the arts and sciences.

f. Day Care Services (Limited)

This use type includes all classifications of day care facilities regulated by the State of Iowa that operate providing care for not more than six (6) persons. This term

includes nursery schools, preschools, day care centers for children or adults, and similar uses but excludes public and private primary and secondary educational facilities.

g. Day Care Services (General)

This use type includes all classifications of day care facilities regulated by the State of Iowa that operate providing care for more than six (6) persons. This term includes nursery schools, preschools, day care centers for children or adults, and similar uses but excludes public and private primary and secondary educational facilities.

h. Emergency Residential Services

A facility or use of a building to provide a protective sanctuary for victims of crime or abuse, including emergency housing during crisis intervention for victims of rape, abuse, or physical beatings.

i. Group Care Facility

A facility licensed or approved by the State of Iowa or other appropriate agency, which provides for the care and short or long-term, continuous multi-day occupancy of more than three (3) unrelated persons who require and receive therapy or counseling on site as part of an organized and therapeutic ongoing program for any of the purposes listed below. Such facilities shall exclude those uses defined as group homes. Group Care Facilities include facilities which provide for the:

- i. Adaptation to living with, or rehabilitation from, the handicaps of physical disability.
- ii. Adaptation to living with, or rehabilitation from, the handicaps of emotional or mental disorder; or of mental retardation if such facility has an overnight occupancy of more than eight (8) persons.
- iii. Rehabilitation from the effects of drug or alcohol abuse.
- iv. Supervision while under a program alternative to imprisonment, including but not limited to pre-release, work-release, and probationary programs.

j. Group Home

A facility licensed by the State of Iowa in which no more than eight (8) persons, not including resident managers or house parents, who are unrelated by blood, marriage, or adoption reside while receiving therapy, training, or counseling for the purpose of adaptation to living with a developmental disability.

k. Guidance Services

A use providing counseling, guidance, recuperative, or similar services to persons requiring rehabilitation assistance as a result of mental illness, alcoholism, detention, drug addiction, or similar condition on a daytime care basis.

l. Health Care

A facility providing medical, psychiatric, or surgical service for sick or injured persons exclusively on an outpatient basis including emergency treatment, diagnostic services, training, administration and services to outpatients, employees, or visitors.

m. Hospital

A facility providing medical, psychiatric, or surgical service for sick or injured persons primarily on an inpatient basis, including emergency treatment, diagnostic services, training, administration, and services to patients, employees, or visitors.

n. Park and Recreation Services

Publicly-owned and operated parks, playgrounds, recreation facilities including publicly-owned community centers, and open spaces.

o. Postal Facilities

Postal services, including post offices, bulk mail processing or sorting centers operated by the United States Postal Service.

p. Primary Educational Facilities

A public, private, or parochial school offering instruction at the elementary school level in the branches of learning study required to be taught in schools within the State of Iowa.

q. Public Assembly

Facilities owned and operated by a public agency, charitable nonprofit, or private organization accommodating major public assembly for recreation, sports, amusement, or entertainment purposes. Typical uses include civic or community auditoriums, sports stadiums and arenas, convention facilities, fairgrounds, incidental sales, and exhibition facilities.

r. Religious Assembly

A use located in a permanent building and providing regular organized religious worship and religious education incidental thereto (excluding private primary or private secondary educational facilities, community recreational facilities, day care facilities, and incidental parking facilities). A property tax exemption obtained pursuant to Property Tax Code of the State of Iowa shall constitute prima facie evidence of religious assembly use.

s. Safety Services

Facilities for conduct of public safety and emergency services including police and fire protection services and emergency medical and ambulance services.

t. Secondary Educational Facilities

A public, private, or parochial school offering instruction at the junior high or high school level in the branches of learning and study required to be taught in the schools of the State of Iowa.

u. Utilities



Any above ground structures or facilities, other than lines, poles, and other incidental facilities, used for the production, generation, transmission, delivery, collection, or storage of water, sewage, electricity, gas, oil, energy media, communications, electronic or electromagnetic signals, or other services which are precedent to development and/or use of land.

4. Office use types include uses providing for administration, professional services, and allied activities. These uses often invite public clientele but are more limited in external effects than commercial uses.

a. Corporate Offices

Use of a site for administrative, processing, or research offices, which generally does not provide service to clientele from Ankeny and the surrounding region. Corporate offices are destinations for commuters drawn from a relatively wide region around Ankeny, as well as from the community itself. Typical uses include corporate headquarters offices, telemarketing, or information processing offices.

b. General Offices

Use of a site for business, professional, or administrative offices who may invite clients from both local and regional areas. Typical uses include real estate, insurance, management, travel, or other business offices; organization and association offices; or professional offices.

c. Financial Services

Provision of financial and banking services to consumers or clients. Walk-in and drive-in services to consumers are provided on site. Typical uses include banks, savings and loan associations, credit unions, savings banks, and loan companies. An ATM (Automatic Teller Machine) that is not accompanied on-site by an office of its primary financial institution is considered within the Personal Services Use Type. The Financial Services use type is divided into two (2) categories. Financial Services A includes less than four thousand (4,000) square feet of floor area and has no more than two (2) drive-up lanes (including ATM lanes). Financial Services B includes four thousand (4,000) square feet or more of floor area and/or has more than two (2) drive-up lanes.

d. Medical Offices

Use of a site for facilities which provide diagnoses and outpatient care on a routine basis, but which does not provide prolonged, in-house medical or surgical care. Medical offices are operated by doctors, dentists, or similar medical practitioners licensed for practice in the State of Iowa. The Medical Offices use type is divided into two (2) categories. Medical Offices A includes less than three thousand (3,000) square feet of floor area. Medical Offices B includes three thousand (3,000) square feet or more of floor area.

5. Commercial uses include the sale, rental, service, and distribution of goods; and the provision of services other than those classified under other use types.

a. Agricultural Sales and Service

Establishments or places of business engaged in sale from the premises of feed, grain, fertilizers, farm equipment, pesticides and similar goods or in the provision of agriculturally related services with incidental storage on lots other than where the service is rendered. Typical uses include nurseries, hay, farm implement dealerships, feed and grain stores, and tree service firms.

b. Automotive and Equipment Services

Establishments or places of business primarily engaged in sale and/or service of automobiles, trucks, or heavy equipment. The following are considered automotive and equipment use types:

- i. *Automotive Rental and Sales*: Sale or rental of automobiles, noncommercial trucks, motorcycles, motor homes, recreational vehicles or boats, including incidental storage, maintenance, and servicing. Typical uses include new and used car dealerships; motorcycle dealerships; and boat, trailer, and recreational vehicle dealerships.
- ii. *Auto Services*: Provision of fuel, lubricants, parts and accessories, and incidental services to motor vehicles; and washing and cleaning and/or repair of automobiles, noncommercial trucks, motorcycles, motor homes, recreational vehicles, or boats, including the sale, installation, and servicing of equipment and parts. Typical uses include service stations, car washes, muffler shops, auto repair garages, tire sales and installation, wheel and brake shops, and similar repair and service activities but exclude dismantling, salvage, or body and fender repair services.
- iii. *Equipment Repair Services*: Repair of trucks, tractors, construction equipment, agricultural implements, and similar heavy equipment. Typical uses include truck repair garages, tractor and farm implement repair services, and machine shops, but exclude dismantling, salvage, or body and fender repair services.

c. Bed and Breakfast

A lodging service that provides overnight or short-term accommodations to guests or visitors, usually including provision of breakfast. Bed and breakfasts are usually located in large residential structures that have been adapted for this use. For the purpose of this definition, bed and breakfasts are always owned and operated by the resident owner or resident manager of the structure, include no more than eight (8) units, and accommodate each guest or visitor for no more than seven (7) consecutive days during any one (1) month period.

d. Business Support Services

Establishments or places of business primarily engaged in the sale, rental or repair of equipment, supplies and materials or the provision of services used by office, professional and service establishments to the firms themselves but excluding automotive, construction and farm equipment. Typical uses include office equipment and supply firms, small business machine repair shops or hotel equipment and supply firms, messenger and delivery services, custodial or maintenance services, and convenience printing and copying.

e. Business or Trade Schools

A use providing education or training in business, commerce, language, or other similar activity or occupational pursuit, and not otherwise defined as a home occupation, college or university, or public or private educational facility.

f. Cocktail Lounge

A use engaged in the preparation and retail sale of alcoholic beverages for consumption on the premises, including taverns, bars, cocktail lounges, and similar uses other than a restaurant as that term is defined in this section.

g. Commercial Recreation

Private businesses, or other organizations which may or may not be commercial by structure or by nature, which are primarily engaged in the provision or sponsorship of sports, entertainment, or recreation for participants or spectators. Typical uses include theaters, private dance halls, billiard or bowling centers, game arcades, or private skating facilities.

h. Communications Services

Establishments primarily engaged in the provision of broadcasting and other information relay services accomplished through the use of electronic and telephonic mechanisms but excludes those classified as Utilities. Typical uses include television studios, telecommunication service centers, telegraph service offices, or film and sound recording facilities. Broadcast towers, and their minor ancillary ground structures are classified as "Miscellaneous Use Types".

i. Construction Sales and Services

Small scale establishments or places of business primarily engaged in the retail or wholesale sale, from the premises, of materials used in the construction of buildings or other structures other than retail sale of paint, fixtures and hardware. This use type excludes those uses classified under Automotive and Equipment Services. Typical uses include building materials sales, or tool and equipment rental or sales.

j. Consumer Services

Establishments which provide services, primarily to individuals and households, but excluding Automotive Use Types. Typical uses include automated banking machines, appliance repair shops, watch or jewelry repair shops, or musical instrument repair shops.

k. Food Sales

Establishments or places of business primarily engaged in the retail sale of food or household products for home consumption. Food Sales establishments may include the sale of non-food items. Typical uses include groceries, delicatessens, meat markets, retail bakeries, and candy shops.

- i. *Convenience Food Sales*: Establishments occupying facilities of less than ten thousand (10,000) square feet; and characterized by sales of specialty foods or a limited variety of general items, and the sales of fuel for motor vehicles.
- ii. *Limited Food Sales*: Establishments occupying facilities of less than ten thousand (10,000) square feet; and characterized by sales of specialty foods or a limited variety of general items, but excluding the accessory sale of fuel for motor vehicles. Typical uses include delicatessens, meat markets, retail bakeries, candy shops, and small grocery stores.
- iii. *General Food Sales*: Establishments selling a wide variety of food commodities and related items, using facilities larger than ten thousand (10,000) but less than forty thousand (40,000) square feet. Typical uses include grocery stores and locker plants.
- iv. *Supermarkets*: Establishments selling a wide variety of food commodities, related items, and often providing a variety of non-food goods and services, using facilities larger than forty thousand (40,000) square feet. Typical uses include large grocery stores.

l. Funeral Services

Establishments engaged in undertaking services such as preparing the human dead for burial, and arranging and managing funerals. Typical uses include funeral homes or mortuaries.

m. Laundry Services

Establishments primarily engaged in the provision of laundering, cleaning or dyeing services other than those classified as Personal Services. Typical uses include bulk laundry and cleaning plans, diaper services, or linen supply services.

n. Liquor Sales

Establishments or places of business engaged in retail sale for off-premise consumption of alcoholic beverages. Typical uses include liquor stores, bottle shops, or any licensed sales of liquor, beer or wine for off-site consumption.

o. Lodging

Lodging services involving the provision of room and/or board, but not meeting the classification criteria of Bed and Breakfasts. Typical uses include hotels, apartment hotels, and motels.

p. Personal Improvement Services

Establishments primarily engaged in the provision of informational, instructional, personal improvements and similar services of a nonprofessional nature. Typical uses include driving schools, health or physical fitness studios, music schools, reducing salons, dance studios, handicraft and hobby instruction.

q. Personal Services

Establishments or places of business primarily engaged in the provision of services of a personal nature. Typical uses include beauty and barber shops; seamstress, tailor, or shoe repair shops; photography studios; television or electronics repair; or dry cleaning stations serving individuals and households. Personal Services include establishments providing for the administration of massage or massage therapy carried out by persons licensed by the State of Iowa when performing massage services as a part of the profession or trade for which licensed or persons performing massage services under the direction of a person so licensed; or persons performing massage services or therapy pursuant to the written direction of a licensed physician.

r. Pet Services

Retail sales, incidental pet health services, and grooming and boarding, when totally within a building, of dogs, cats, birds, fish, and similar small animals customarily used as household pets. Typical uses include pet stores, small animal clinics, dog bathing and clipping salons, and pet grooming shops, but exclude uses for livestock and large animals.

s. Research Services

Establishments primarily engaged in research of an industrial or scientific nature. Typical uses include electronics research laboratories, space research and development firms, testing laboratories, or pharmaceutical research labs.

t. Restaurants

A use engaged in the preparation and retail sale of food and beverages; including the sale of alcoholic beverages when conducted as a secondary feature of the use.

- i. *Restaurant (Drive-in or Fast Food)*: An establishment which principally supplies food and beverages in disposable containers and is characterized by high automobile accessibility and on-site accommodations, self-service, and short stays by customers.
- ii. *Restaurant (General)*: An establishment characterized by table service to customers and/or accommodation to walk-in clientele, as opposed to Drive-in or Fast Food Restaurants. Typical uses include cafes, coffee shops, and restaurants.

u. Retail Services

Sale or rental with incidental service of commonly used goods and merchandise for personal or household use but excludes those classified more specifically by these use type classifications. Typical uses include department stores, apparel stores, or establishments providing the following products or services:

Household cleaning and maintenance products; drugs, cards, stationery, notions, books, tobacco products, cosmetics, and specialty items; flowers, plants, hobby materials, toys, and handcrafted items; apparel jewelry, fabrics and like items; cameras, photograph services, household electronic equipment, records, sporting equipment, kitchen utensils, home furnishing and appliances, art supplies and

framing, arts and antiques, paint and wallpaper, hardware, carpeting and floor covering; interior decorating services; office supplies; mail order or catalog sales; bicycles; and automotive parts and accessories (excluding service and installation).

Furniture and appliance stores providing for sales and repair of large furniture and appliance items.

General Retail Services include:

- i. *Limited Retail Services*: Establishments providing retail services, occupying facilities of three thousand (3,000) square feet or less. Typical establishments provide for specialty retailing or retailing oriented to Ankeny and its surrounding vicinity.
  - ii. *Medium Retail Services*: Establishments providing retail services, occupying facilities between three thousand one (3,001) and ten thousand (10,000) square feet in a single establishment or multi-tenant facility. Typical establishments provide for specialty retailing or general purpose retailing oriented to Ankeny and its surrounding vicinity.
  - iii. *Large Retail Services*: Establishments providing retail services, occupying facilities between ten thousand one (10,001) and forty thousand (40,000) square feet in a single establishment or multi-tenant facility. Typical establishments provide for specialty retailing or general purpose retailing oriented to Ankeny and its surrounding vicinity.
  - iv. *Mass Retail Services*: Establishments providing retail services, occupying facilities over forty thousand (40,000) square feet in a single establishment or multi-tenant facility. Typical establishments provide for general purpose retailing oriented to Ankeny and the surrounding region.
- v. Surplus Sales  
Businesses engaged in the sale, including sale by auction, of used items or new items which are primarily composed of factory surplus or discontinued items. Surplus sales uses sometimes include regular outdoor display of merchandise. Typical uses include flea markets, auction houses, factory outlets, or merchandise liquidators.
- x. Trade Services  
Establishments or places of business primarily engaged in the provision of services that are not retail or primarily dedicated to walk-in clientele. These services often involve services to construction or building trades and may involve a small amount of screened, outdoor storage in appropriate zoning districts. Typical uses include shops or operating bases for plumbers, electricians, or HVAC (heating, ventilating, and air conditioning) contractors.
- y. Veterinary Services (General)  
Veterinary services and hospitals for small animals. Typical uses include pet clinics, dog and cat hospitals, pet cemeteries and crematoria, and veterinary hospitals for livestock and large animals.
- z. Veterinary Services (Large Animal)

Veterinary services and hospitals for large animals such as cows, bulls, horses, and other livestock. Typical uses include veterinary hospitals for livestock and large animals.

## 6. Parking Use Types

### a. Off-Street Parking

Parking use types include surface parking of motor vehicles on a temporary basis within a privately or publicly owned off-street parking facility.

### b. Parking Structure

The use of a site for a multi-level building which provides for the parking of motor vehicles on a temporary basis, other than as an accessory to a principal use on the same site.

7. Industrial use types include the on-site extraction or production of goods by nonagricultural methods, and the storage and distribution of products.

### a. Construction Yards

Establishments housing facilities of businesses primarily engaged in construction activities, including incidental storage of materials and equipment on lots other than construction sites. Typical uses are building contractor's yards.

### b. Custom Manufacturing

Establishments primarily engaged in the on-site production of goods by hand manufacturing, within enclosed structures, involving:

#### i. The use of hand tools, or

a. The use of domestic mechanical equipment not exceeding two (2) horsepower, or

b. A single kiln not exceeding eight (8) KW or equivalent.

This category also includes the incidental direct sale to consumers of only those goods produced on site. Typical uses include ceramic studios, custom jewelry manufacturing, candle making shops.

### c. Light Industry

Establishments engaged in the manufacture or processing of finished products from previously prepared materials, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales, and distribution. These establishments are characterized by having no major external environmental effects across property lines and include no unscreened or unenclosed outdoor storage. Typical uses include commercial bakeries, dressed beef processing plants, soft drink bottling, apparel assembly from fabrics, electronics, manufacturing, print shops and publishing houses.

- d. General Industry  
Enterprises engaged in the processing, manufacturing, compounding, assembly, packaging, treatment or fabrication of materials and products from prepared materials or from raw materials without noticeable noise, odor, vibration, or air pollution effects across property lines.
  - e. Vehicle Storage (Long-term)  
Long-term storage of operating or non-operating vehicles for a period exceeding twenty-one (21) days. Typical uses include storage of private parking tow-a-ways or impound yards but exclude dismantling or salvage. Long-term storage of twenty-one (21) days or less constitutes a Commercial Use Type.
  - f. Warehousing (Enclosed)  
Uses including storage, distribution, and handling of goods and materials within enclosed structures. Typical uses include wholesale distributors, storage warehouses, and van and storage companies.
8. Transportation use types include the use of land for the purpose of providing facilities supporting the movement of passengers and freight from one (1) point to another.
- a. Transportation Terminal  
Facility for loading, unloading, and interchange of passengers, baggage, and incidental freight or package express, including bus terminals, railroad stations, public transit facilities.
  - b. Truck Terminal  
A facility for the receipt, transfer, short term storage, and dispatching of goods transported by truck.
9. Miscellaneous Types
- a. Alternative Energy Production Devices  
The use of a site for the production of energy utilizing methods that do not involve the oxidation, combustion, or fission of primary materials. Typical uses include solar collector fields, geothermal energy installations, or water-powered mills or generating facilities.
  - b. Amateur Radio Tower  
A structure(s) for the transmission or broadcasting of electromagnetic signals by F.C.C. licensed amateur radio operators.
  - c. Communications Tower  
A structure(s) for the transmission or broadcasting of radio, television, radar, or microwaves, ordinarily exceeding the maximum height permitted in its zoning district. Typical uses include broadcasting towers and cellular communications towers.



## 6. General Development Standards

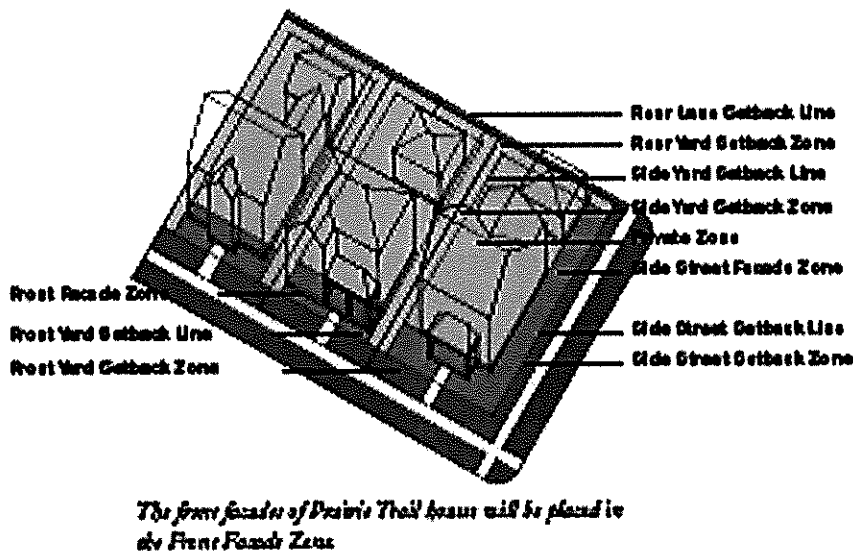
### A. Standard Lot Types

Prairie Trail offers a variety of lot types and locations throughout the different precincts and neighborhoods. These types include Townhouse, Attached, Garden, Hamlet, Village, Estate, Manor, Front-Loaded, Common Residential, Business Park and Commercial Out-Parcel lots. Lots in the Town Center area will be unique and varied and will be required to be defined further by the Neighborhood Plan for the Town Center. The average size of these lots and guidelines for placing buildings or structures on the lots are described in the Prairie Trail Pattern Book and in the Site Development Regulations in Section 7. The lots are designed to accommodate a range of house and building sizes and types within the community. Most of the residential lots will have rear lane accessed parking—either a garage, carport, or paved parking pad may be constructed. Some residential lot types may be accessed directly from the street. Attached house lots offer the opportunity to have multiple units designed in the form of large houses. The non-residential lots and multi-family lots will have a strong relationship with pedestrian traffic and will have parking courts that are screened by building elements or landscaping. .

### B. Setback Requirements

Each lot has a series of setback lines that define a minimum yard between buildings, streets, and rear lanes. There are also zones within which the house or building shall be placed. The **Front Facade** shall be placed within the **Front Facade Zone**. This zone is set back from the front property line at a distance defined by the **Front Yard Setback Line**. The depth of the zone is measured from that line. The **Front Yard** is the area between the Front Yard Setback Line and the front property line. Porches may extend up to 8 feet into the Front Facade Zone. Bay windows may also extend up to 2 feet into the Front Facade Zone. On corner lots, a **Side Street Facade Zone** is established adjacent to the cross street. It is set back from the side street a certain dimension as established in Section 7 for each neighborhood and is defined by the **Side Street Setback Line**. The depth of the zone is measured from that line. The main body of the house or building, side wings, garages, and fences are placed within this zone. All facades within this zone must follow the compositional guidelines established by the architectural patterns. Houses on these lots shall have a continuous building, fence, or wall within the **Side Street Facade Zone**. **Side Yard Setback Lines** define the minimum distance between the structure and the side yard property line. The **Rear Yard Setback Line** is established as a minimum setback

for garages and side wings.



### C. Architectural and Style Standards.

All buildings, structures, streetscape elements, signage, etc. shall be required to be approved by the Architectural Review Board or meet specific guidelines established by that Board. The Prairie Trail Pattern Book will provide strong guidance to the Board in this review. The Pattern Book establishes the guidelines for desired outcomes, but creates flexibility. Further refinement of design, especially the landscape character, could occur within the development of the neighborhood plan with review by the Architectural Review Board, the Plan and Zoning Commission and the City Council.

The architectural patterns and landscape patterns sections of the Prairie Trail Pattern Book illustrate key elements and design strategies for the landscape style and the four permitted traditional architectural styles – European Romantic, Colonial Revival, Arts & Crafts, and Victorian. These styles will be depicted within the precincts of Prairie Trail, each of which has special architectural and landscape characteristics. The Prairie Trail Pattern Book provides detailed guidelines for designing within the prescribed styles as a method for creating distinct and well-defined variations between houses, buildings, streetscapes and neighborhoods. This approach is not an exhaustive catalog of all possibilities; rather it is a guide to the key components within a particular style or, in the case of the Town Center, Business Park and Commercial Out Parcels, a particular place. Each architectural style section begins with an overview and general description of the style and then several pages that document key massing types, eaves details, door and window characteristics, typical porch types and details, and finally materials and possibilities using the Pattern Book components. A section of the Pattern Book provides landscaping character for each architectural style, as well as, for the streetscapes and public spaces. In all cases variations or other alternative combinations of components are permitted so long as they reference built precedents within that style. The goal is to design within specific families of styles that are appropriate to the Central Iowa region, not to design historic reproductions. The style pages and the illustrated details are meant to be a menu of options for

designing houses and neighborhoods in response to market demands and cost constraints while providing a consistent quality of character and detail.

In order to ensure a variety of house designs and styles along all streets, a maximum of three houses of the same style (unless specified by the Pattern Book) may be located next to each other. In addition, identical houses (defined as having the same front facade and floor plan) may not be repeated along a series of six houses. This applies to houses adjacent to each other and across the street from each other. After the initial series of six houses, facades may be repeated if three of the five major facade elements are varied. This pattern may be repeated through the plan. The major elements of a facade include color, window type, porch type, building material, and trim. The variation of these elements will ensure diversity along neighborhood streets.

D. Off-street parking shall be provided as required by the City of Ankeny Municipal Zoning Code.

E. Accessory Structures and Uses, Driveways, Fences, Walls, Plantings, Signage and Lighting shall comply with the City of Ankeny Municipal Code with the following exceptions:

1. Accessory Buildings may exceed current building height requirements for accessory buildings to accommodate the construction of a loft space workroom or a single family residential accessory unit. In no case shall the accessory structure height exceed the height of the principle structure.
2. Garages on front loaded lots must be setback a minimum of 18' behind the front facade of the structure. Driveways on front loaded lots shall not exceed 10' in width from the street to the front yard setback line and shall not be placed closer than 3' from the side of the house. Other opportunities to reduce the visual impact of garage doors facing the street should also be considered.
3. Fences and Hedges are encouraged on corner lots and must respect visibility at street and sidewalk intersections. Front yard and Street side-yard locations may not exceed 48" and need to adhere closely to the landscaping character established by section D of the Pattern Book. Fencing in rear yard locations and exceeding 48" in height is required to be a two pattern fence with the top two feet being open weave of 50% opacity.
4. Decks, Swimming Pools, Storage Buildings and other accessory structures must be located behind the facade lines of the principle structure on the lot and are required to respect the architectural character of the principle structure.
5. The lighting of private development sites is intended to be designed with cut-offs to prevent light pollution of adjacent areas and uses.
6. Signage should be understated and integrated into the architectural design of the building and site. Signage should not dominate the building facade or the street frontage and should only be intended to identify the business location and minimal additional messaging.

## 7. Precincts

### A. Residential Mixed Use Neighborhood Precinct

1. The Residential Mixed Use Neighborhood Precinct is intended to provide for moderate density residential development with some small neighborhood commercial nodes and/or live-work buildings at key collector street intersections. Small supporting neighborhood commercial services must be identified and standards developed prior to the approval of the neighborhood plan. Home occupation must meet the standards for such uses in residential districts established in the City of Ankeny Municipal Code. The lot types for residential units are identified in the Prairie Trail Pattern Book. The gross densities generally will fall between 2.5 units and 20 units per acre with an average overall density goal of 5-7 units per acre. These developments are characterized by single-family dwellings on a variety of lots, low-density multi-unit residential structures such as duplexes and townhouses and small apartment or attached unit buildings. The mix of lot types must be defined in the neighborhood plan and must be consistent with the mix identified in the market study. This precinct provides regulations to encourage innovative forms of housing development and intends to establish a variety of lot type and housing values on each block. These precinct regulations will cover all "Residential" areas and the School site area shown on the Land Use Plan in the Prairie Trail Master Plan.

2. Site Development Regulations are also found in the Prairie Trail Pattern Book. Where discrepancies exist this document shall take precedence.

Regulator	1-Family Detached	1-Family Attached	Duplex	Town-house (Note 1)	Other Permitted Uses (Note 4, 5)
Minimum Lot Area per housing unit					Note 3
Manor Lots	15,000	N/A			
Estate Lots	9,600	N/A			
Village Lots	6,000	N/A			
Hamlet Lots	5,000	N/A			
Garden Lots	4,000	N/A			
Attached Lots		2,500	2,500		
Townhouse Lots				2,500	
Common Residential Lots					1,000
Minimum Lot Width (feet)					Note 3
Manor Lots	120				
Estate Lots	80				
Village Lots	60				
Hamlet Lots	50				
Garden Lots	40				
Attached Lots	N/A	50	50		
Townhouse Lots				22	
Common Residential Lots					
Minimum Yards (in feet measured to the main body of the house) (Note 2)					
Front Yard maximum setback					Note 3

Manor Lots	50				
Estate Lots	40				
Village Lots	25				
Hamlet Lots	25				
Garden Lots	20				
Attached Lots		25	25		
Townhouse Lots				10	
Common Residential Lots					25
Front Yard minimum setback					Note 3
Manor Lots	30				
Estate Lots	25				
Village Lots	15				
Hamlet Lots	10				
Garden Lots	10				
Attached Lots		10	10		
Townhouse Lots				0	
Common Residential Lots					10
Side Yard- one side/total					Note 3
Manor Lots	10/20				
Estate Lots	5/10				
Village Lots	5/10				
Hamlet Lots	5/10				
Garden Lots	5/10				
Attached Lots		0/5	0/5		
Townhouse Lots				0/5	
Common Residential Lots					5/10
Street Side Yard maximum setback					Note 3
Manor Lots	45				
Estate Lots	25				
Village Lots	20				
Hamlet Lots	15				
Garden Lots	15				
Attached Lots		15	15		
Townhouse Lots				10	
Common Residential Lots					15
Street Side Yard minimum setback					Note 3
Manor Lots	30				
Estate Lots	10				
Village Lots	10				
Hamlet Lots	5				
Garden Lots	5				
Attached Lots		5	5		
Townhouse Lots				5	
Common Residential Lots					5
Rear Yard (to habitable structure)					Note 3
Manor Lots	15				
Estate Lots	15				
Village Lots	7				
Hamlet Lots	7				
Garden Lots	7				
Attached Lots		7	7		
Townhouse Lots				7	
Common Residential Lots					7
Maximum Height (feet)	35	35	35	45	45
Maximum Lot Coverage					80%

Main Body of House max. width within front façade zone	60				
Manor Lots	44				
Estate Lots	44				
Village Lots	44				
Hamlet Lots	36' (28'min)				
Garden Lots	32' (24'min)				
Attached Lots		62'	44'	Note 3	
Townhouse Lots					
Common Residential Lots					Note 3

Note 1: Townhouse Development-No more than six (6) units may be attached in a single townhouse structure.

Note 2: Flexible Yard Setbacks- The Plan and Zoning Commission and City Council may vary required minimum front yard setbacks at the time of approval of a Neighborhood Plan. However, the setback from the front facade of any house back to the front facade of a garage shall be at least eighteen (18) feet.

Note 3: Requirements to be established through the neighborhood plan or site planning

Note 4: Common Residential Lots are intended for small multi-family structures up to 12 units per building

Note 5: Alley Loaded Garages, whether attached or detached, shall be set at either 7' from the rear property line or at a minimum of 18' from the rear property line.

## B. Prairie Trail Mixed Use Town Center Precinct

1. The Prairie Trail Mixed Use Town Center Precinct is intended to provide appropriate development for the project's central business district and campus town area. The grouping of uses is designed to strengthen the town center's role as a community and regional center for trade, service, education, residential and civic life. Mixed uses are allowed and encouraged within the Town Center Precinct. These precinct regulations will cover the areas labeled "Town Center" and "DMACC expansion" areas shown in the Land Use Plan in the Prairie Trail Master Plan.

2. Site Development Regulations are listed in the following table and are also found in the Prairie Trail Pattern Book. Where discrepancies exist this document shall take precedence.

<b>Regulator</b>	<b>Permitted Residential Uses</b>	<b>All Other Permitted Uses</b>
Site Area per Housing Unit (sq. ft.)	1,000	NA
Minimum Lot Area	1,000	0
Minimum Lot Width (feet)	No requirement	No requirement
Minimum Yards (feet)		
Front Yard Maximum (note 1)	8	0
Side Yard	0	0
Street Side Yard	0	0
Rear Yard	0	0
Maximum Height (feet) (Note 2)	45	45
Maximum Building Coverage	100%	100%
Maximum Impervious Coverage	100%	100%

Note 1: Front yard setbacks are intended to create a consistent pattern along each block in the Town Center but accommodate door swings, outdoor display and dining areas while preventing encroachment over the public walk. It is required that the setback area be paved and patterned to match the walkway.

Note 2: The maximum height requirement is not intended to prohibit the construction of a four story building.

Note 3: Flexible Area per housing unit and lot area- The Plan and Zoning Commission and City Council may vary required site area per housing unit and lot area at the time of approval of a Neighborhood Plan.

3. No building facade facing a street shall have the appearance of a rear facade. Architectural details, including materials, textures, patterns, colors, and design features used on the front facade shall be incorporated into all facades facing public streets and easily visible to the public and shall conform to the standards identified for the Town Center in the Prairie Trail Pattern Book.

4. All buildings and developments shall include a direct, clear, and safe pedestrian connection from adjacent public sidewalks to the entrances of buildings within the development.

C. Mixed Use Urban Corridor Precinct (Commercial Out parcels)

1. The Mixed Use Urban Corridor Precinct recognizes the mixed use character of our major suburban corridors as we travel along the edge and into the Prairie Trail project. These include arterials such as SW State Street, SW Oralabor Road and SW Irvinedale Drive. These corridors have developed conventionally or are emerging mixed use corridors and nodes. Development along these corridors has most recently been of a suburban style. These Precinct regulations will encourage a mix of uses and attempt, through design standards, to transition these boundaries of the Prairie Trail Project into the more traditional styles of development of older Ankeny neighborhoods. These arterial corridors sometimes accommodate a combination of residential, commercial, and office uses. Design standards will attempt to transition the roadway character to important urban streets. Some uses in the Urban Corridor Precinct will require development above normal standards in order to assure compatibility with the proposed character of the Prairie Trail project. These precinct regulations will cover areas depicted as Multi-family, Commercial (not labeled Town Center), and Office shown in the Land Use Plan in the Prairie Trail Master Plan.

2. Site Development Regulations are listed in the following table and are also found in the Prairie Trail Pattern Book. Where discrepancies exist this document shall take precedence. Residential developments allowed within this precinct shall meet the standards listed for that type of development within the Residential Mixed Use Precinct.

<b>Regulator</b>	<b>Multi-Family (mixed use building)</b>	<b>Permitted Uses</b>
Site Area per Housing Unit (sq. ft.)	1,000	N/A
Minimum Lot Area	1,000	N/A
Minimum Lot Width (feet)	No requirement	No requirement
Minimum Yards (feet)(Note 1)		
Front Yard	25	25
Side Yard	10	10
Street Side Yard	10	25
Rear Yard	10	10
Maximum Height (feet)	45	45

Maximum Building Coverage	80%	80%
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Note 1: Yard setbacks are intended to create a consistent pattern along a Street frontage. Where the Neighborhood Plan calls for a "Shopping Street" cross-section, the Director has the authority to waive these yard setbacks to accomplish the development of a neighborhood commercial node in keeping with the design philosophy and principles of the Prairie Trail project.

3. No building facade facing a street shall have the appearance of a rear facade. Architectural details, including materials, textures, patterns, colors, and design features used on the front facade shall be incorporated into all facades facing public streets and easily visible to the public.
4. Parking lots are only permitted in the side and rear of Commercial Out Parcel buildings. No parking is allowed in a required setback area. Loading areas and drive up windows are permitted in the side and rear of buildings. All parking and loading areas shall be screened from view of the street. All parking, loading, and drive up window areas shall be screened from view of the street and property lines of residential uses. Parking areas may be allowed to be located in front yards, behind required setbacks at the discretion of the Director where it is determined that site layout, design elements and architectural features have been provided in a manner consistent with the design philosophy of Prairie Trail to offset the negative impacts of larger parking lots.
5. These locations are dominated by the traffic along the major arterials. This being the case, special care and design of both the building and sites will be required to establish a relationship with the residential neighborhoods of Prairie Trail. This may be accomplished through additional design details being required and established in the neighborhood plan and further enhancements of design at the time of site planning.
6. All buildings and developments shall include a direct, clear, and safe pedestrian connection from adjacent public sidewalks to the entrances of buildings within the development.

#### D. Business Park Precinct

1. The Business Park Precinct is designed to promote the development of planned business parks that accommodate corporate offices, research facilities, and structures which can combine office, distribution, and limited industrial uses in a unique and urban style. These facilities serve a more regional audience, but may provide services to local residents.
2. Site Development Regulations are listed in the following table and are also found in Section B and C of the Prairie Trail Pattern Book. Where discrepancies exist this document shall take precedence.

Regulator	Permitted Uses
Minimum Lot Area (square feet)	None required
Minimum Lot Width (feet)	None required
Minimum Yards (feet)	



Front Yard along arterial and major collector roadways	50
Front Yard elsewhere	15
Side Yard	15
Street Side Yard along arterial and major collector roadways	50
Street Side Yard elsewhere	15
Rear Yard	15
Maximum Height (feet)	45
Maximum Impervious Coverage	80%

3. No building facade facing a street shall have the appearance of a rear facade. Architectural details, including materials, textures, patterns, colors, and design features used on the front facade shall be incorporated into all facades facing public streets and easily visible to the public.

4. Parking areas are only permitted in the side and rear of Business Park buildings and are encouraged to be in parking courts. Truck maneuvering areas are only permitted in the side and rear of Business Park Lots. No parking or truck maneuvering areas are allowed in a required setback area. Loading areas and drive up windows are permitted in the side and rear of buildings. All parking and loading areas shall be screened from view of the street. All parking, loading, and drive up window areas shall be screened from view of the street and property lines of residential uses. Parking areas may be allowed to be located in front yards, behind required setbacks, at the discretion of the Director where it is determined that site layout, design elements and architectural features have been provided in a manner consistent with the design philosophy of Prairie Trail to offset the negative impacts of larger parking lots.

5. The business park area is a transition area from the heavy manufacturing of John Deere to the neighborhoods of Prairie Trail. This being the case, special care and design of both the building and sites will be required to establish a functional business park that recognizes the historic character of the neighborhoods of Prairie Trail. This may be accomplished through additional design details being required and established in the neighborhood plan and further enhancements of design at the time of site planning

6. All buildings and developments shall include a direct, clear, and safe pedestrian connection from adjacent public sidewalks to the entrances of buildings within the development.

## 7. Allowable Uses

Within the precincts in Prairie Trail, different uses are permitted with different conditions. These are displayed in the following table, the Use Matrix. Levels of permission include:

A. *Uses which are permitted by right.* These uses are permitted subject to issuance of a building permit by the Building Official, subject only to compliance with all regulations of this Ordinance and other applicable regulations. Uses permitted by right might be subject to supplemental regulations contained in this Ordinance. These uses are indicated in the Use Matrix by a "P" in the applicable cell.

B. *Conditional uses.* These uses are subject to approval of a Conditional Use Permit by the Zoning Board of Adjustment, following the procedure set forth in the Municipal Zoning Code. These uses are indicated in the Use Matrix by a “C” in the applicable cell.

Use Types	Residential Mixed Use Neighborhood Precinct	Mixed Use Urban Corridor Precinct	Prairie Trail Mixed Use Town Center	Business Park Precinct
<b>Agricultural Uses</b>				
Agricultural Market			C	
Horticulture				C
Crop Production	E	E	E	E
Animal Production	E	E	E	E
<b>Residential Uses</b>				
Single-Family Detached	P	P		
Single-Family Attached	P	P	P	
Single-Family w/Accessory Unit	P	P		
Duplex	P	P	P	
Two-Family	P	P		
Townhouse*	P	P	P	
Multiple-Family*	P	P	P	C
Downtown Residential*	C	P	P	
Group Residential*	C	C		
Lodging House*			P	
Retirement Residential*	P	P	P	
<b>Civic Uses</b>				
Administration	C	P	P	P
Clubs (Recreational)*	C	P	P	C
Clubs (Social)*	C	P	P	P
College/University*	C	P	P	P
Convalescent Services*	C	P	C	
Cultural Services*	P	P	P	P
Day Care (Limited)	P	P	P	P
Day Care (General)*	C	P	P	P
Emergency Residential	P	P	P	
Group Care Facility*	C	P	P	
Group Home	P	P	P	
Guidance Services		P	P	P
Health Care*		P	P	P
Hospitals*		C	P	P
Park and Recreation	P	P	P	P
Postal Facilities*		P	P	P
Primary Education*	P	P	C	
Public Assembly*		C	P	C

Religious Assembly*	P	P	P	P
Safety Services*	P	P	P	P
Secondary Education*	C	P	C	C
Utilities*	C	C	C	C
<b>Office Uses</b>				
Corporate Offices*		P	P	P
General Offices		P	P	P
Financial Services A		P	P	P
Financial Services B*		P	P	P
Medical Offices A		P	P	P
Medical Offices B*		P	P	P
<b>Commercial Uses</b>				
Ag Sales/Service*				C
Auto Rental/Sales*			P	C
Auto Services*		P	C	C
Equipment Repair*				C
Bed and Breakfast*	C	P	P	C
Business Support Services*		P	P	P
Business/Trade School*		P	P	P
Cocktail Lounge*		P	P	P
Commercial Rec (Indoor)*		P	P	C
Commercial Rec (Outdoor)*		P	P	C
Communication Service*		P	P	P
Construction Sale/Service*		C		P
Consumer Service*		P	P	P
Food Sales (Convenience)*		P	C	P
Food Sales (Limited)*		P	P	C
Food Sales (General)*		P	P	C
Food Sales (Super markets)*		P	C	
Funeral Service*	C	P	P	P
Furniture/Appliance Stores*		C	P	C
Laundry Services*		P	P	P
Liquor Sales*		P	P	
Lodging*		P	P	P
Multiple Buildings on one lot		P	P	P
Personal Improvement		P	P	P
Personal Services*	C	P	P	P
Pet Services*		P	P	P
Research Services*			P	P
Restaurants (Drive-in)*		C		C
Restaurants (General)*		P	P	P
Retail Services (Limited)	C	P	P	C
Retail Services (Medium)*		P	P	C
Retail Services (Large)*		P	P	C
Retail Services (Mass)*		P	P	C
Surplus Sales*				P
Trade Services*		C	C	P
Veterinary Services (General)*		P	P	P

<b>Parking Uses</b>				
Off-Street Parking*			<b>C</b>	<b>C</b>
Parking Structure*			<b>P</b>	<b>P</b>
<b>Transportation Uses</b>				
Truck Terminal*				<b>P</b>
Transportation Terminal*			<b>P</b>	<b>P</b>
<b>Industrial Uses</b>				
Construction Yards*				<b>C</b>
Custom Manufacturing		<b>P</b>	<b>C</b>	<b>P</b>
Light Industry*				<b>C</b>
General Industry*				<b>C</b>
Vehicle Storage (Long-term)*				<b>C</b>
Warehousing (Enclosed)*				<b>P</b>
<b>Miscellaneous Uses</b>				
Amateur Radio Tower	<b>P</b>	<b>P</b>	<b>C</b>	<b>P</b>
Communications Tower		<b>C</b>		<b>P</b>

## 8. Design Standards (Also see attached documents, sketches and graphics)

The design standards for the Prairie Trail Planned Unit Development are intended to assist in constructing the vision that has been developed through the Master Planning process. To that end, the documents and drawings associated with this section provide both general and specific guidelines and standards for many of the physical elements of this project. Architecture; site design and layout; streetscapes and landscapes; signage and park design elements are addressed within the pattern book and become a part of this Planned Unit Development Regulation by reference. The Iowa Statewide Urban Design Standards for Public Improvements (SUDAS) and the Iowa Statewide Stormwater Management Manual by this reference become a part of the guiding regulations for the physical development of this project with the exceptions noted in this document and its references. In other words, this PUD regulation governs first, followed by the Prairie Trail Master Plan and Appendix, and the Pattern Book and finally those existing City standards of the Municipal Code, the Standard Specifications and the SUDAS standards and Iowa Statewide Stormwater Management Manual.

The guiding documents found in the Appendix of the Master Plan include a transportation analysis; an infrastructure analysis; the residential market analysis and the commercial market analysis. These were foundational documents for the Master Plan and become references both within this document and within the future neighborhood plans. In addition, the physical characteristics of the site have been studied and site specific design elements created. The Master Plan and Pattern Book further enhanced some of this information. Further work by the design team has also created additional Design Standards which will be used as the test for each future phase of development. These standards and requirements are outlined within the following attached documents and graphics:

Infrastructure Study

Natural Resource Analysis

Utility Infrastructure and Natural Resource Analysis

Phasing Plans

Storm Water Management

Sanitary Sewer Systems

Water Main Systems

Transportation Systems

Parks and Open Space

Utility Accommodation

## **9. Acknowledgements**

The Prairie Trail Master Plan and appendix, the Pattern Book, the Design Standards and this Planned Unit Development Regulation are the result of a great effort by a variety of firms and individuals. They include DRA Properties, LLC represented by Dennis and Susan Albaugh, Tara Meredith and Ted Rapp; Elmwood Management Group, LLC represented by David Dirks; The consulting team with Urban Design Associates, Wenk Associates, Nilles Associates, Economics Research Associates, Zimmerman Volk Associates and Glatting Jackson; and the City of Ankeny represented by Carl Metzger, Dick Ash, Tim Moerman, Jolee Belzung, Paul Moritz, Todd Redenius and John Peterson. Thanks to each and everyone for all the time and energy in the making of the Prairie Trail project plans.