



# ST. LUKE THE EVANGELIST CATHOLIC CHURCH

ANKENY, IOWA

## P U D PLANNED UNIT DEVELOPMENT

OWNER / DEVELOPER

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### ST. LUKE THE EVANGELIST CATHOLIC CHURCH

CONTACT: FATHER LARRY HOFFMANN  
LHOFFMANN@SAINTLUKETHEEVANGELIST.ORG  
P.O. BOX 1087  
ANKENY, IOWA 50021  
(515) 964-1278

PREPARED BY:

**gēnus**

[ *landscape architects* ]

325 E. 5<sup>TH</sup> STREET  
DES MOINES, IOWA 50309  
515-284-1010

gēnus

[ landscape architects ]

August 5, 2013

Honorable Mayor Gary Lorenz  
Members of the City Council and Planning and Zoning Commission  
City of Ankeny, Iowa  
410 West 1<sup>st</sup> Street  
Ankeny, IA 50021

RE: St. Luke the Evangelist Catholic Church

Honorable Mayor, Members of the City Council, and Planning and Zoning Commission:

Enclosed please find the Petition to Rezone for land located on the northeast edge of the Watercrest Subdivision, west of NW Weigel Drive (NW 26<sup>th</sup> St.). We ask that you initiate rezoning from the present R-1 district to a P.U.D., Planned Unit Development district.

The proposed development of the site will offer a new Catholic Church, Independent Senior Living Housing, and Elementary/Middle School along with supporting amenities. It is anticipated that the new facility will utilize City utilities including sanitary sewer, storm sewer, and water main that currently exists adjacent to the property.

We have been, and will continue, working with City of Ankeny staff in regards to the best and most appropriate zoning requirements to conform to for existing and proposed development in the area. The project owner wishes to rezone the property and then continue to work toward the Final Platting process and Site Plan Submittal later this year.

Thank you very much for your assistance and guidance in this matter and we look forward to a successful rezoning process.

Sincerely,



Bob Slipka PLA, ASLA  
Project Landscape Architect  
BSLIPKA@GENUS-LA.COM

325 EAST 5<sup>TH</sup> STREET  
DES MOINES, IA 50309

T 515 284 1010

WWW.GENUS-LA.COM

CC: Fr. Larry Hoffmann lhoffmann@saintluketheevangelist.org

# ST. LUKE THE EVANGELIST CATHOLIC CHURCH

## P.U.D. SUBMITTAL DATA

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OWNERS PETITION AND CONSENT TO REZONING

Honorable Mayor and City Council  
City of Ankeny  
410 W. 1<sup>st</sup>. St.  
Ankeny, IA 50021

City Planning and Zoning Commission  
City of Ankeny  
410 W. 1<sup>st</sup> St.  
Ankeny, IA 50021

RE: Petition and Consent to Rezone Property  
St. Luke the Evangelist Catholic Church  
North of NW 8<sup>th</sup> Ct. and West of NW Weigel Drive  
Ankeny, Iowa  
Approximately 36 Acres

Dear Honorable Mayor, Members of City Council, Chairman and Members of the City Planning and Zoning Commission:

The undersigned, the owner of the property located on the north and east corner of the Watercrest Subdivision, located in Ankeny, Iowa, and hereby respectfully consents to and petitions the City of Ankeny, Iowa to rezone the property, more fully and legally described as set forth in Exhibit "A" attached to and by this reference made a part of this letter, from the present R-1, One-Family Residence District, to P.U.D., Planned Unit Development District, and that the Comprehensive Plan and Zoning Map of the City of Ankeny, Iowa be amended in conformance therewith.

Dated this 15<sup>th</sup> day of August, 2013.

Fr. Lawrence R. Hoffmann

Owner  
St. Luke the Evangelist Catholic Church



# PETITION FOR REZONING

TO: Honorable Mayor and City Council  
Plan and Zoning Commission

We, the undersigned owners of the following described real estate

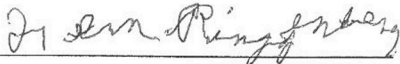

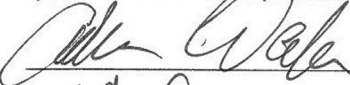

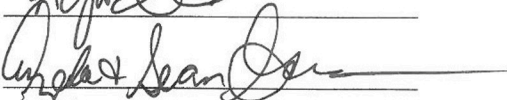
Legal Description / Address:

PARCEL "R" AND "S" AS RECORDED IN BOOK 13674, PAGE 488 OF THE POLK COUNTY RECORDER'S OFFICE AND BEING A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 16, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5<sup>TH</sup> P.M., ANKENY, POLK COUNTY, IOWA AND CONTAINING 35.48 ACRES (1,545,477 SF)

request that said real estate be rezoned from its present classification of R-1 to P.U.D. for the purpose of allowing the following use: Church, School, Independent Senior Living, and supporting amenities.

The undersigned owners of real estate lying outside of said tract, but within two hundred and fifty (250') feet of the boundaries thereof, intervening streets and alleys not included in the computation of said distance, join in this petition for the purpose of having the above described real estate rezoned from R-1 to P.U.D.

**Parcel owners signatures:**

	_____
TRINA FLACK	_____
	_____
Kristine Wolfey	_____
	_____
	_____
	_____
Alice Craft 4219	_____
Ace Craft 4219	_____

## St. Luke the Evangelist Catholic Church

Ankeny, Iowa

NO.	ADJACENT OWNERS	GeoParcel Number	ACRES	% of OPPOSITION	% OF APPROVAL
1	ANDREA L BENSON 4104 NW 8TH CT ANKENY, IA 50023-8032	8024-16-301-046	0.34		
2	AARON HOLT 4108 NW 8TH CT ANKENY, IA 50023-8032	8024-16-301-047	0.25		
3	AARON HAHN 4112 NW 8TH CT ANKENY, IA 50023-8032	8024-16-301-048	0.25		
4	ADAM FLACK 4116 NW 8TH CT ANKENY, IA 50023-8032	8024-16-301-049	0.25		1.02%
5	ANGEL GAXIOLA 4204 NW 8TH CT ANKENY, IA 50023-8033	8024-16-301-050	0.26		1.06%
6	SEAN A GILLET 4208 NW 8TH CT ANKENY, IA 50023-8033	8024-16-301-051	0.26		1.06%
7	SUMMER VASELAAR 4212 NW 8TH CT ANKENY, IA 50023-8033	8024-16-301-052	0.25		
8	RYAN JOHNSON 4216 NW 8TH CT ANKENY, IA 50023-8033	8024-16-301-053	0.47		
9	AARON P CRABB 4219 NW 8TH CT ANKENY, IA 50023-8033	8024-16-301-054	0.35		1.43%
10	ADNAN ISIC 4215 NW 8TH CT ANKENY, IA 50023-8033	8024-16-301-055	0.02		
11	AMBER D MURPHY 4211 NW 8TH CT ANKENY, IA 50023-8033	8024-16-301-056	0.01		
12	ADAM WOLFE 4207 NW 8TH CT ANKENY, IA 50023-8033	8024-16-301-057	0.04		0.16%
13	BRIAN SCHROEDER 4203 NW 8TH CT ANKENY, IA 50023-8033	8024-16-301-058	0.05		
14	CHAD W HUMPHREY 4115 NW 8TH CT ANKENY, IA 50023-8032	8024-16-301-059	0.05		
15	JACOB S HEIM 4111 NW 8TH CT ANKENY, IA 50023-8032	8024-16-301-060	0.05		
16	ANNA M CASTEEL 4107 NW 8TH CT ANKENY, IA 50023-8032	8024-16-301-061	0.05		
17	JAMES THURSTON 4103 NW 8TH CT ANKENY, IA 50023-8032	8024-16-301-062	0.06		
18	CITY OF ANKENY 410 W 1ST ST ANKENY, IA 50023-1557	8024-16-301-005 8024-17-427-023	4.80	N/A (Not included in total percentage)	N/A (Not included in total percentage)
19	US BANK NA (TRUSTEE) POB 3013 CEDAR RAPIDS, IA 52406-9000	8024-17-200-003 8024-16-100-011	15.48		63.08%
20	HUNZIKER LAND DEV CO LLC 105 S 16TH ST AMES, IA 50010-8009	8024-16-100-003	0.26		
21	LOWE FARM LLC 1503 S ANKENY BLVD ANKENY, IA 50023	8024-16-100-009	2.81		
22	BRESSON CONSTRUCTION INC REMINGTON HOMES 9430 NE 26TH CT ANKENY, IA 50021	8024-16-100-010 8024-16-326-005	2.98		
<b>TOTAL =</b>			<b>29.34</b>	<b>0.00%</b>	<b>67.81%</b>



## EXHIBIT A – LEGAL DESCRIPTION

### **ST. LUKE THE EVANGELIST CATHOLIC CHURCH P.U.D. PROPERTY DESCRIPTION**

#### **PROPERTY DESCRIPTION**

PARCEL "R" AND "S" AS RECORDED IN BOOK 13674, PAGE 488 OF THE POLK COUNTY RECORDER'S OFFICE AND BEING A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 16, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5<sup>TH</sup> P.M., ANKENY, POLK COUNTY, IOWA AND CONTAINING 35.48 ACRES

#### **LEGAL DESCRIPTION- PARCEL 'R':**

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 80, NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 16; THENCE NORTH 00'18'21" EAST ALONG THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 1146.80 FEET; THENCE NORTH 89'27'34" EAST, 1247.37 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 30.00 FEET, WHOSE ARC LENGTH IS 47.59 FEET AND WHOSE CHORD BEARS SOUTH 45'20'28" WEST ALONG SAID WEST RIGHT OF WAY, 1109.83 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 89'09'58" WEST ALONG SAID SOUTH LINE, 1273.25 FEET TO THE POINT OF BEGINNING ND CONTAINING 33.42 ACRES (1,455,921 SQUARE FEET).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

#### **LEGAL DESCRIPTION-PARCEL 'S':**

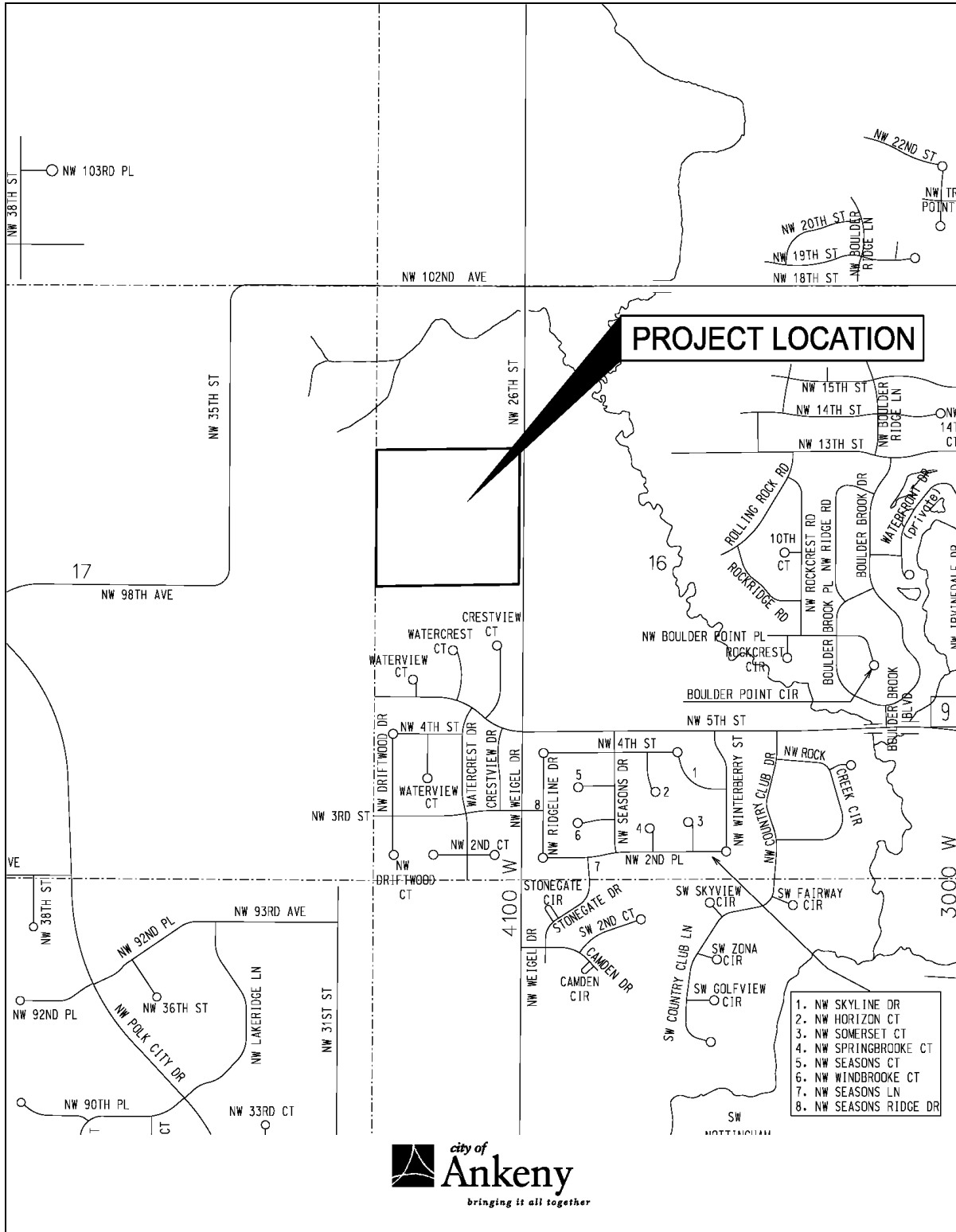
A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 16; THENCE NORTH 00'18'21" EAST ALONG THE WEST LINE OF SAID SECTION 16, A DISTANCE OF 1146.80 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00'18'21" EAST ALONG SAID WEST LINE, 70.01 FEET; THENCE NORTH 89'27'34" EAST, 1244.34 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 30.00 FEET, WHOSE ARC LENGTH IS 47.59 FEET AND WHOSE CHORD BEARS NORTH 45'05'59" EAST, 42.10 FEET TO THE WEST RIGHT OF WAY OF NW WEIGEL DRIVE; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 30.00 FEET, WHOSE ARC LENGTH IS 47.59 FEET AND WHOSE CHORD BEARS NORTH 45'05'59" WEST, 42.75 FEET; THENCE SOUTH 89'27'34" WEST 1243.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.06 ACRES (89,556 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



# VICINITY MAP





# ST. LUKE THE EVANGELIST CATHOLIC CHURCH

## PLANNED UNIT DEVELOPMENT DISTRICT

### **NARRATIVE**

St. Luke the Evangelist Catholic Church is a 36 acre religious facility focusing on three major components including worship, education, and independent senior living. Located within a growing residential district, the inclusion of open space and recreational spaces on site will provide added amenities to nearby residents. The worship area will have an attached school that will provide preschool and Kindergarten through 8<sup>th</sup> Grade level education. There will also be independent senior living on site for parish members to be in closer proximity to both youth and their worship community. The project will be implemented in a series of phases referenced within this P.U.D. submission.

### **INTENT / PURPOSE**

St. Luke the Evangelist Catholic Church is designed primarily with three major use components. One component includes the worship space as well as fellowship area and supporting office space. Connected to the worship area will be an education area, or parochial school. The school will contain preschool and school classrooms for kindergarten to 8<sup>th</sup> grade. The school will also contain supporting office space, kitchen and dining area, and both indoor and outdoor recreational areas. The third component will be independent senior living. The living areas will be organized in a condominium style arrangement. On site pedestrian linkages will allow residents to access both the worship and education areas. A rectory will be included on site as a dwelling unit for the congregational priest(s).

### **PERMITTED USES GUIDELINES**

Any item not addressed within the Planned Unit Development shall follow all provisions of Chapter 192.03, R-1 – One Family Residence District Regulations, and all other provisions of the City of Ankeny Municipal Code.

#### **Permitted Uses Guidelines**

Within the Planned Unit Development, no structure or land shall be used, except for one of the following use or uses deemed similar by the City Council:

- Church and Fellowship Area (900-1200 seats) with associated office and storage.
- Parochial Preschool and Kindergarten through 8<sup>th</sup> Grade School (3-4 sections each) with associated office, storage, gymnasium, kitchen, dining area, and recreational fields.
- Independent Senior Living (45-55 one and 2 bedroom units) with associated office, storage, and common areas.
- Rectory, permanent dwelling unit, and associated garage and storage for priest(s).
- Site and/or Monument Signage in compliance with Chapter 195.
- Daycare (6 sections) with associated office, storage and recreational area.



# DESIGN ELEMENTS FOR ST. LUKE THE EVANGELIST CATHOLIC

## CHURCH PLANNED UNIT DEVELOPMENT DISTRICT

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### A. ACCESS

**Definition:** The ability and opportunity for a wide range of people to move into and through the site via multiple modes of transportation including, but not limited to, motorized vehicle, bicycle, or on foot. Access must be ensured to young and old, able bodied and physically challenged, individuals or groups.

**Intent / Purpose:** To provide a balance of vehicular and pedestrian circulation while ensuring comfort and safety for both. This includes independent travel routes minimizing cross circulation with clear and identifiable travel routes. Circulation and access of emergency vehicles will be incorporated within vehicular circulation routes implemented on site.

**Guidelines:** To provide access, including sidewalks, parking, and crosswalks that meet the requirements of the American Disabilities Act Accessibility Guidelines (ADAAG). Vehicular access drives will be limited to City approved predetermined access points. Four-foot minimum width sidewalks will be developed within the site. A wider 8-foot concrete trail will be developed along the west side of Weigel Drive connecting to the existing trail to the south of the site. All walkways, unless otherwise specified, will be constructed utilizing either concrete or asphalt pavement.

### B. HEIGHT CONTROLS / SETBACKS

**Definition:** Height refers to the height of proposed building or structures. Setbacks refer to offset distances from property lines and/or right-of-way lines for all structures.

**Intent / Purpose:** To provide structures that are proportionate to development on site as well as surrounding properties. Heights should aid in creating a sense of space that provide the perception of accessibility to the site as well as provide a scale that is economically feasible.

**Guidelines:** The minimum setback distance shall be 35-feet. This includes all front yards, side yards, and rear yards. Maximum building height for the Rectory, or priest(s) dwelling unit, shall meet height requirements regulated by the City of Ankeny, R-1 One Family Residence District in effect at the time of site plan review. Maximum ridge height for school and independent senior living structures shall be 45-feet. Maximum ridge height for sanctuary and fellowship area shall be 60-feet. Maximum building height for bell tower shall be 80-feet.



## C. SIGNAGE

**Definition:** A system of display boards or surfaces used for directions, identification, or instructions; usually consisting of lettering, pictures, diagrams, decoration, etc., often in combination, on a background surface of contrasting color.

**Intent / Purpose:** To provide a clear, easily understandable, coordinated method of identifying, and giving directions to projects and places that are complementary to, and not in conflict with, adjacent uses and the goals of the corridor.

**Guidelines:** There shall be no more than one ground sign and one building sign per building on site. Signage shall not exceed 40 square feet in area for both the ground sign and the building sign. Lot monument signs, including the base, will be 15-feet or less in height. Monument sign base shall be no less than 2-feet in height and constructed of materials matching exterior building façade. Monument sign shall be located no closer than 50-feet to property side yard and no closer than 5-feet from any property line or right-of-way. Building signage shall be lit either internally or by indirect light. Lot monument signs shall consist of digital display screen, internal lighting, or indirect lighting.

## D. PARKING

**Definition:** Areas designed for the temporary storage of vehicles and associated drives.

**Intent / Purpose:** To provide safe and convenient pedestrian access to the facility served by the parking areas incorporating perimeter and internal screening and landscaping.

**Guidelines:** All parking lots shall be set back a minimum of 5-feet from all property lines and right-of-way. Parking shall only be permitted on hard surfaced parking areas within lots that meet or exceed quantities regulated by Chapter 194 Off-Street Parking and Loading in effect at the time of site plan review. Stalls for persons with disabilities shall be provided as required by the Code of Iowa and ADAAG. The spaces shall be delineated to define their boundaries exclusive of driveways. Parking and drive lane dimensions shall meet the schedules of standard parking stall dimensions in Exhibits A and B of Chapter 194 Off-Street Parking and Loading. No parking shall be permitted on drive lanes, walks, or landscape areas. All parking shall be screened from public right-of-ways by a combination of earth berms and landscaping at a minimum height of 30-inches above adjacent pavement height. Parking areas shall provide natural shading, through the use of deciduous trees, in an amount equal to twenty percent of the parking area. Parking area trees shall be located in planting areas of at least 190 square feet. All lighting used to illuminate any parking area shall be so arranged as to



reflect the light away from adjoining premises in any R district or residential use as well as prevent nuisance and provide safety to the public.

## **E. OPEN SPACE / LANDSCAPING / PARK SITE DEDICATION**

**Definition:** All areas not occupied by buildings, structures, or paving. Planting within both the public and private open spaces of the site. Dedicate land without cost to the City for park and recreational purposes to serve the immediate and future needs of the neighborhood.

**Intent / Purpose:** To provide green space that is used to add value to the site environment; to provide opportunities for people to interact or feel comfortable, whether they are participating through active or passive forms of enjoyment of the spaces.

**Guidelines:** All open spaces should be designed as part of the overall site development and should not be considered space left over following site construction. The total land area devoted to open space shall not be less than twenty percent of the gross land area. Such open space shall be maintained as grassed and landscaped areas, pedestrian walks, and recreational areas. Trees and shrubbery shall be provided that meet or exceed as regulated by Chapter 191.15 Minimum Open Space in effect at the time of site plan review. In addition to open space landscape requirements, screen plantings shall be provided at the southeast edge of the site to buffer the independent senior living from existing residential. Screen plantings shall meet or exceed requirements regulated by Chapter 194.02 Screening in effect at the time of site plan review. Park Site Dedication shall be provided at the southwest corner of the site and shall meet or exceed requirements regulated by Chapter 200.35 Public Site and Open Spaces in effect at the time of Final Plat Submission. The current Master Plan has 48 units proposed for the 33.4 developable acre site which equates to one unit per 30,332 s.f. which per Chapter 200.35 Public Site and Open Spaces has a minimum dedication of 3%, or 1.0 acre.

## **F. ARCHITECTURAL CHARACTER AND MATERIALS**

**Definition:** The overall building design style and detailing of structures includes: construction materials, color/texture, building orientation on the site and placement of front entry; building height, width, and setbacks; and building scale and massing to reinforce a comfortable human scale.

**Intent / Purpose:** To provide structures that are consistent in design to create continuity of design within the site.



**Design Character:** Reminiscent of Old Italian villages, St. Luke's buildings are clustered together and broken down into varying shapes and sizes. Existing site conditions and environmental forces shape the buildings' form and layout to allow for passive lighting, heating and cooling strategies. Concentrating programming components together allows not only walkability but fosters collaboration and sense of community. The palette of warm, natural materials of limestone, wood, and terra cotta preserve a visual continuity throughout. In keeping with the materials, we will create a masonry base of an appropriate height to allow permanent protection from elements, such as snow, for all structures. The use of natural prairie landscaping and passive irrigation principles add to the lowan vernacular of the design.

The individual structures' height, placement, and material use create an optical hierarchy of importance; our Lord, as represented by the Church being the most prominent. The form of the Congregational spaces seek to merge principles of traditional churches with elements of modern design. Educational spaces take a step back in form grandeur and focus on the learning environment within by prioritizing natural day lighting with oriented roof design and window arrangement. The idea being that students utilize the built environment paired with the integrated landscape to learn firsthand. Pulled back from the main drive of the church and school, the senior living component provides private, yet socially connected living with serene views of parkland and easy access to amenities like the fellowship hall, gymnasium, walking trails and church.

Overall, the St. Luke's parish design is a Midwestern, modern hybrid of Pacific North-West, Gothic, and Italian Renaissance Architectural design.



# DESIGN ELEMENTS FOR ST. LUKE THE EVANGELIST CATHOLIC CHURCH PLANNED UNIT DEVELOPMENT DISTRICT

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## **STORM SEWER MANAGEMENT**

The proposed site development drains to the north, northeast, east, and south at four discharge locations. A majority of the parcel (15.3 acres) drains to the northeast to the ditch along NW Weigel Drive to a 24-inch reinforced concrete pipe where it flows north in the existing storm system. The development eventually drains to an unnamed tributary of Rock Creek located east of the development.

Four detention basins are expected on the site in order to manage storm water release rates for the development. Storm water calculations will be submitted as design development occurs at the time of the Final Site Plan.

The FEMA map for the project area indicates the entire site falls in the Zone C designation which defines "Areas of minimal flooding."

## **SANITARY SEWER**

An existing 12-inch sanitary sewer line running west to east along the south side of the property will provide a 6-inch sewer connection for the sewer outfall from the property. The sewer line on the property will be extended to future phases as necessary. A map of future City of Ankeny sanitary sewer system from the City of Ankeny 2010 Comprehensive Plan showing the location of the site is attached.

A map of the Rock Creek Development basin from the City of Ankeny 2010 Comprehensive Plan is also included.

## **WATER MAIN**

The existing 12-inch water main located on the east side of NW Weigel Drive will supply water service to the development. A new 8-inch water service will provide water and fire protection for the development. The water infrastructure on the site will be expanded as necessary with future improvements to meet code and fire coverage requirements.



The City of Ankeny 2010 Comprehensive Plan shows a future 12-inch water main being installed along the south side of the property. A copy of the Future Water System map is attached.

## **FRANCHISE UTILITIES**

An existing gas main is currently available along the west side of NW Weigel Drive in an existing gas easement. Electric, telephone, and cable television utilities are expected to enter the site from the east along NW Weigel Drive. Easements will be proposed where needed to service the site.

## **SITE ACCESS**

The site is accessed in the first phase by NW Weigel Drive on the east side of the property. Future expansion of the property will include one additional connection to NW Weigel Drive and two connections to the future NW 13<sup>th</sup> Street on the north side of the property. A trip generation estimate is attached.



# CITY OF ANKENY INFRASTRUCTURE MAPS





Figure 9.12: Rock Creek Development Basin

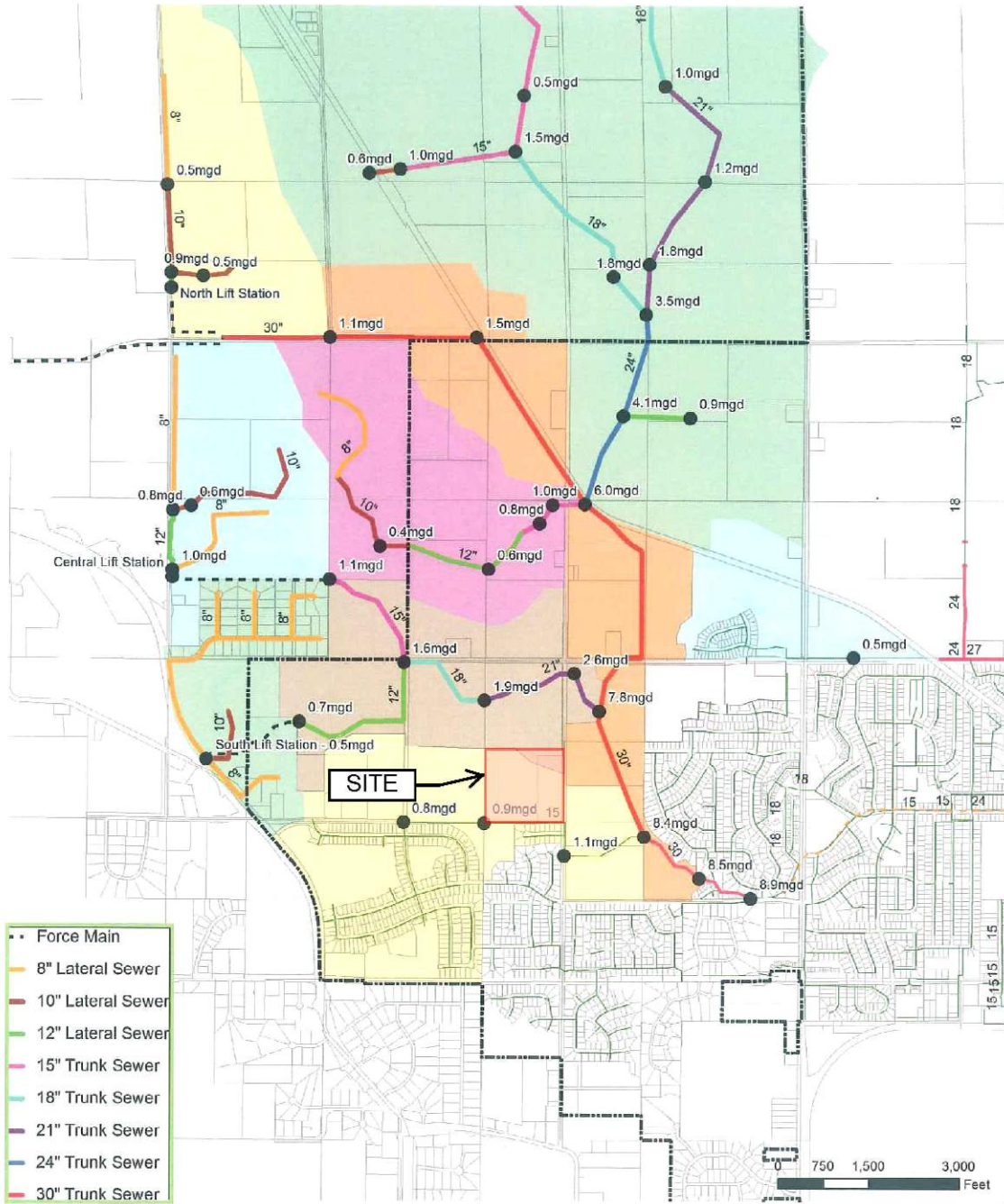


Figure 9.5: Future Sanitary Sewer System

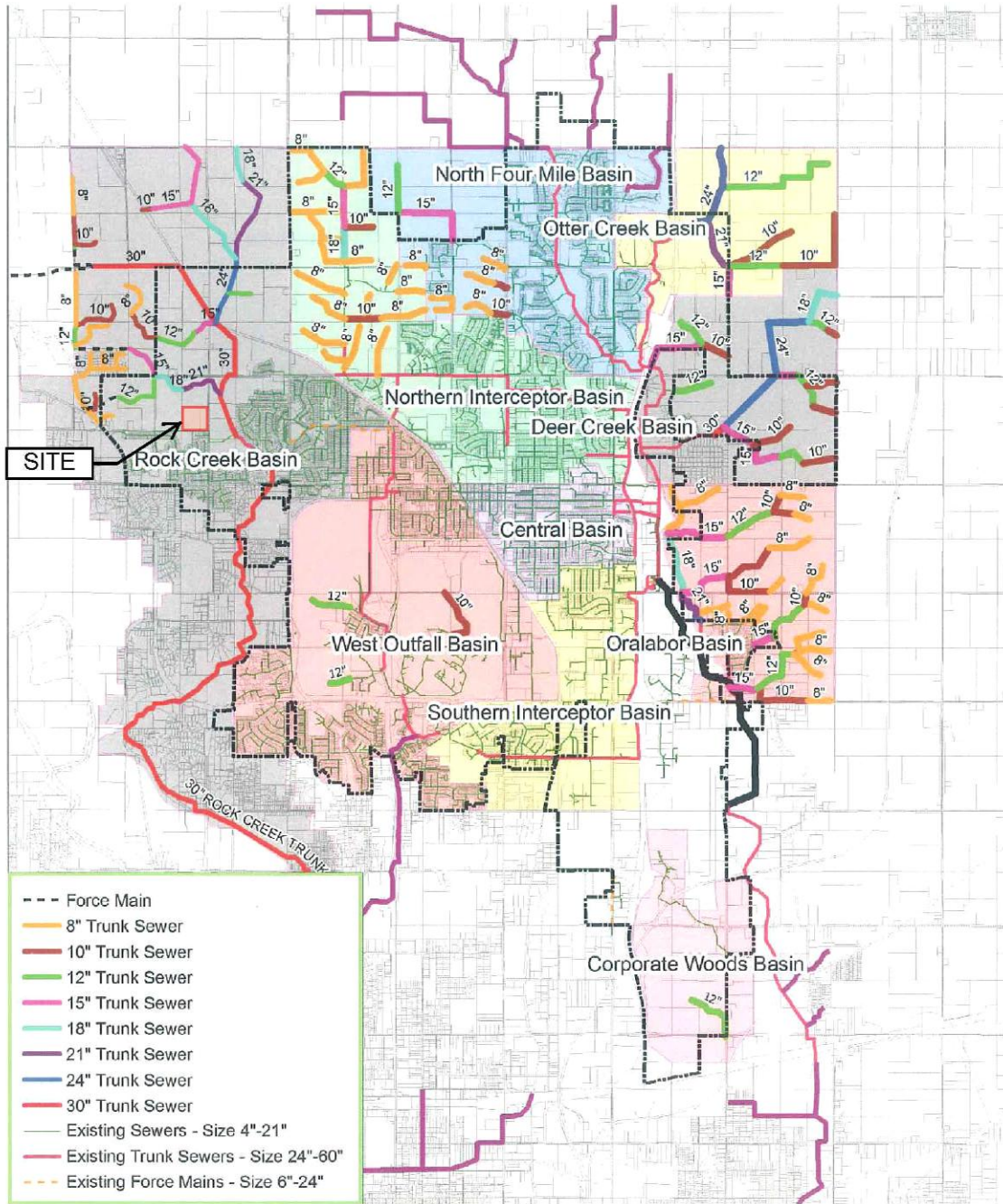
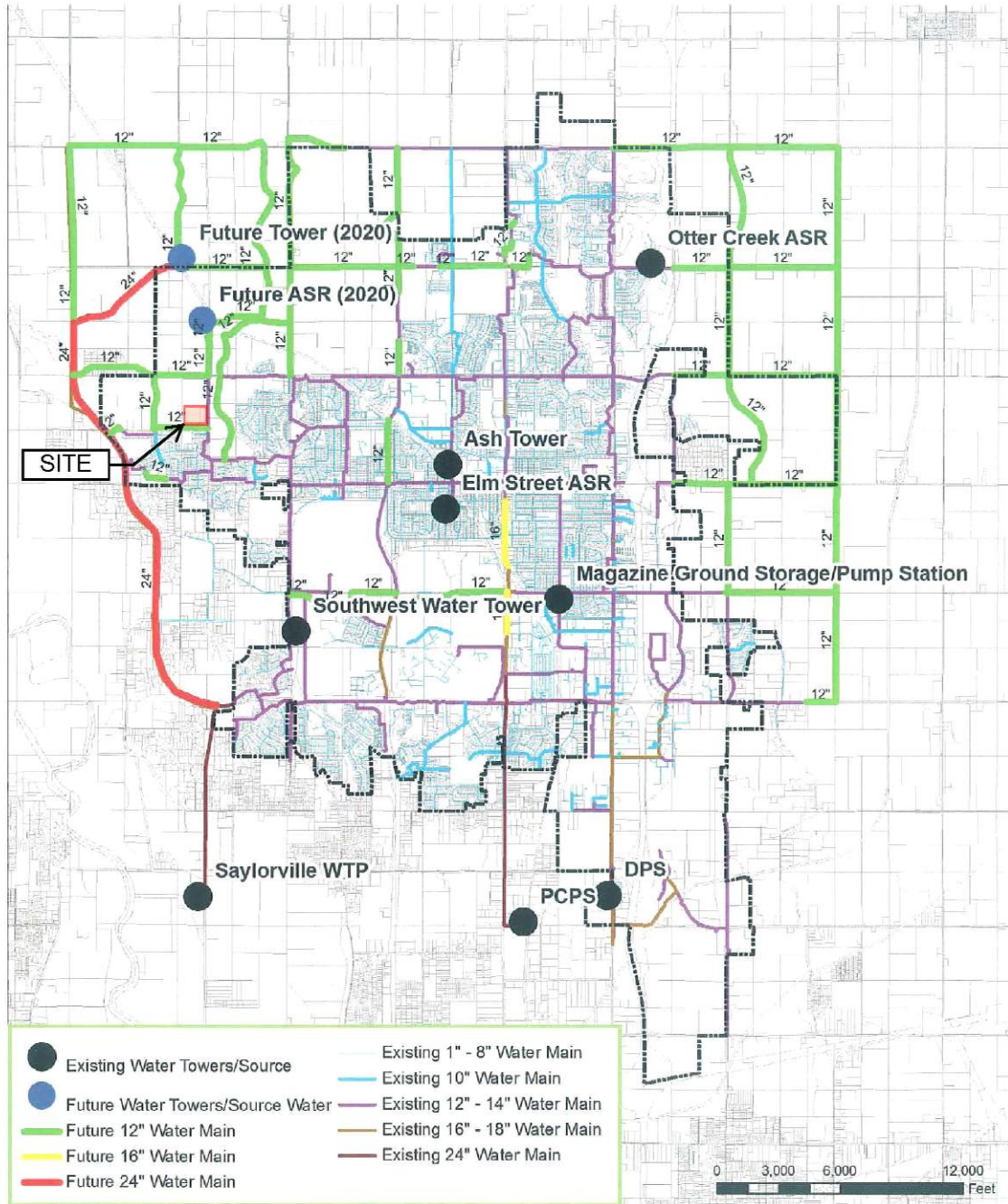


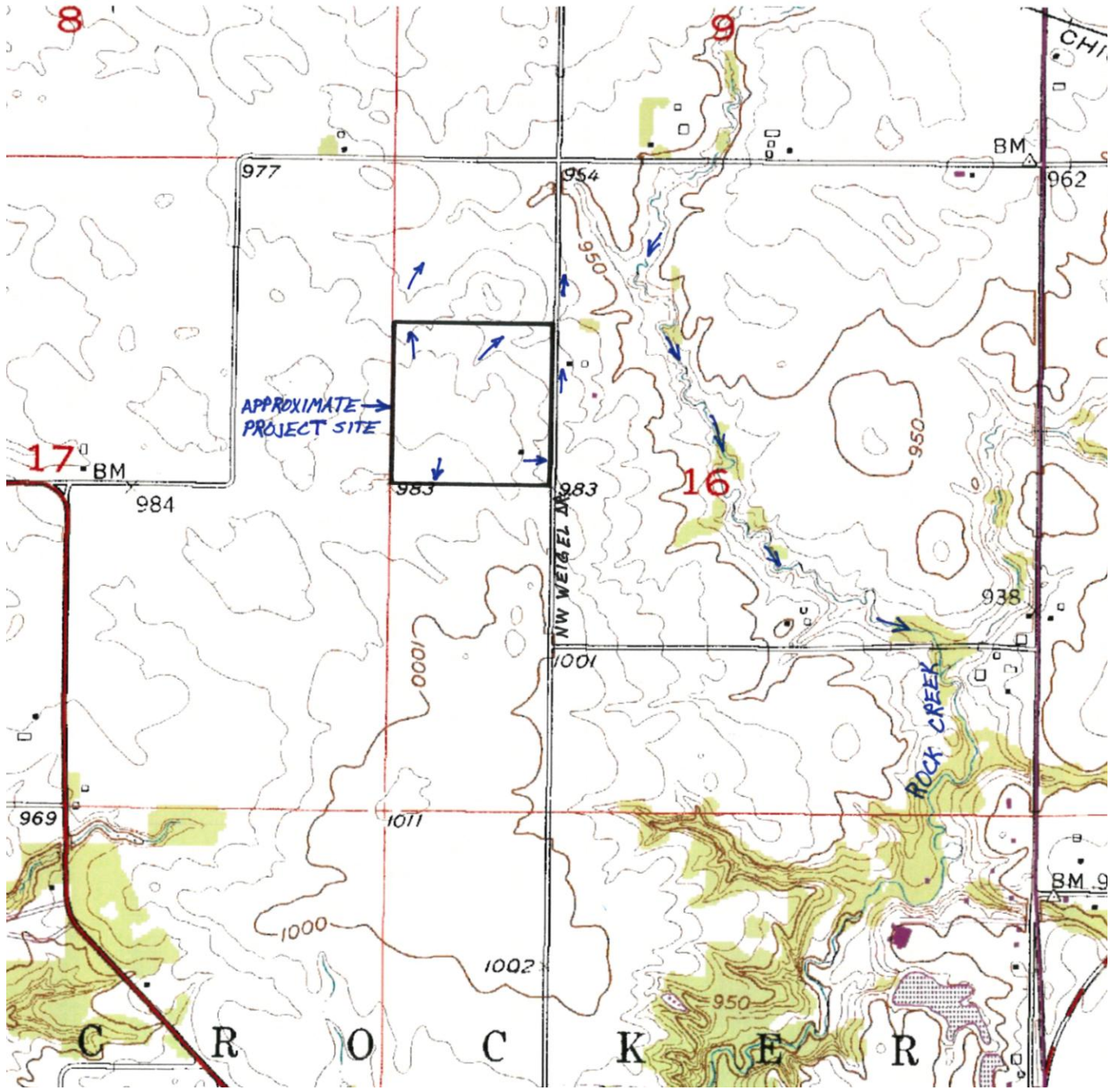


Figure 9.3: Future Water System



# EXISTING TOPOGRAGHY / DRAINAGE AREAS





# FIRM MAP







# TRIP GENERATION ESTIMATE





## Memorandum

**To:** Steve Moseley, P.E. **Date:** July 16, 2013

**From:** Anthony J. Boes, P.E., PTOE

**RE:** Trip Generation Estimate  
 St. Luke the Evangelist Catholic Church  
 Ankeny, Iowa  
 S&A Project No. 113.0611

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This vehicle trip generation estimate was prepared for the planned St. Luke the Evangelist Catholic Church site in Ankeny. The 36-acre development site is located west of NW Weigel Drive and north of NW 8<sup>th</sup> Court. Planned uses for ultimate development of the site include the following:

- Church fellowship area and sanctuary
- Church offices, gym and rectory
- Pre-kindergarten – 8<sup>th</sup> Grade classrooms
- Daycare center
- Senior independent living housing

Trip generation calculations for the site were completed, based on empirical data in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 9<sup>th</sup> Edition*. Estimated daily and peak hour site trips are summarized in the following tables.

**Table 1 – Estimated Ultimate Weekday Trip Generation**

Land Use	Qty	Units	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
				Total	In	Out	Total	In	Out
Church	50,000	SF	460	45	25	20	45	25	20
Private School	400	Students	990	360	200	160	240	115	125
Daycare	6,400	SF	470	85	45	40	90	40	50
Senior Housing	48	DU	170	20	10	10	20	10	10
<b>TOTAL</b>			2,090	510	280	230	395	190	205

**Table 2 – Estimated Sunday Church Trip Generation**

Land Use	Qty	Units	Daily Trips	Sunday Peak Hour Trips		
				Total	In	Out
Church	1,000	Seats	1,850	610	305	305

2727 SW Snyder Boulevard | P.O. Box 1159 | Ankeny, IA 50023  
 p: 515.964.2020 | f: 515.964.7938 | www.snyder-associates.com

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## SITE PHOTOS

The following site photographs were taken on June 28th, 2013.



Picture taken from the northwest corner of the site looking east.



Picture taken from the northwest corner of the site looking south.







Picture taken from the southeast corner of the site looking west.



Picture taken from the southeast corner of the site looking north.







Picture taken on the east side of the property looking northwest.



Picture taken on the east side of the property looking southwest.







Picture taken from the northeast corner of the site looking west.



Picture taken from the northeast corner of the site looking south.







Picture taken from the southwest corner of the site looking south.



Picture taken from the southwest corner of the site looking east.



# APPENDIX



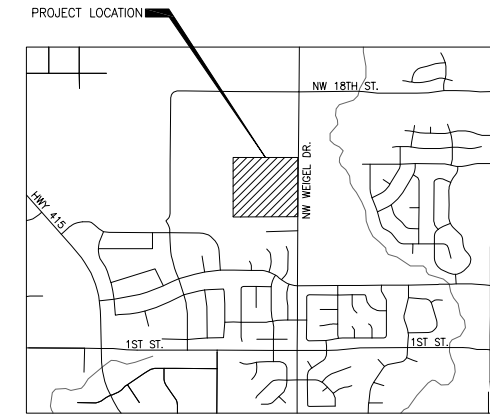




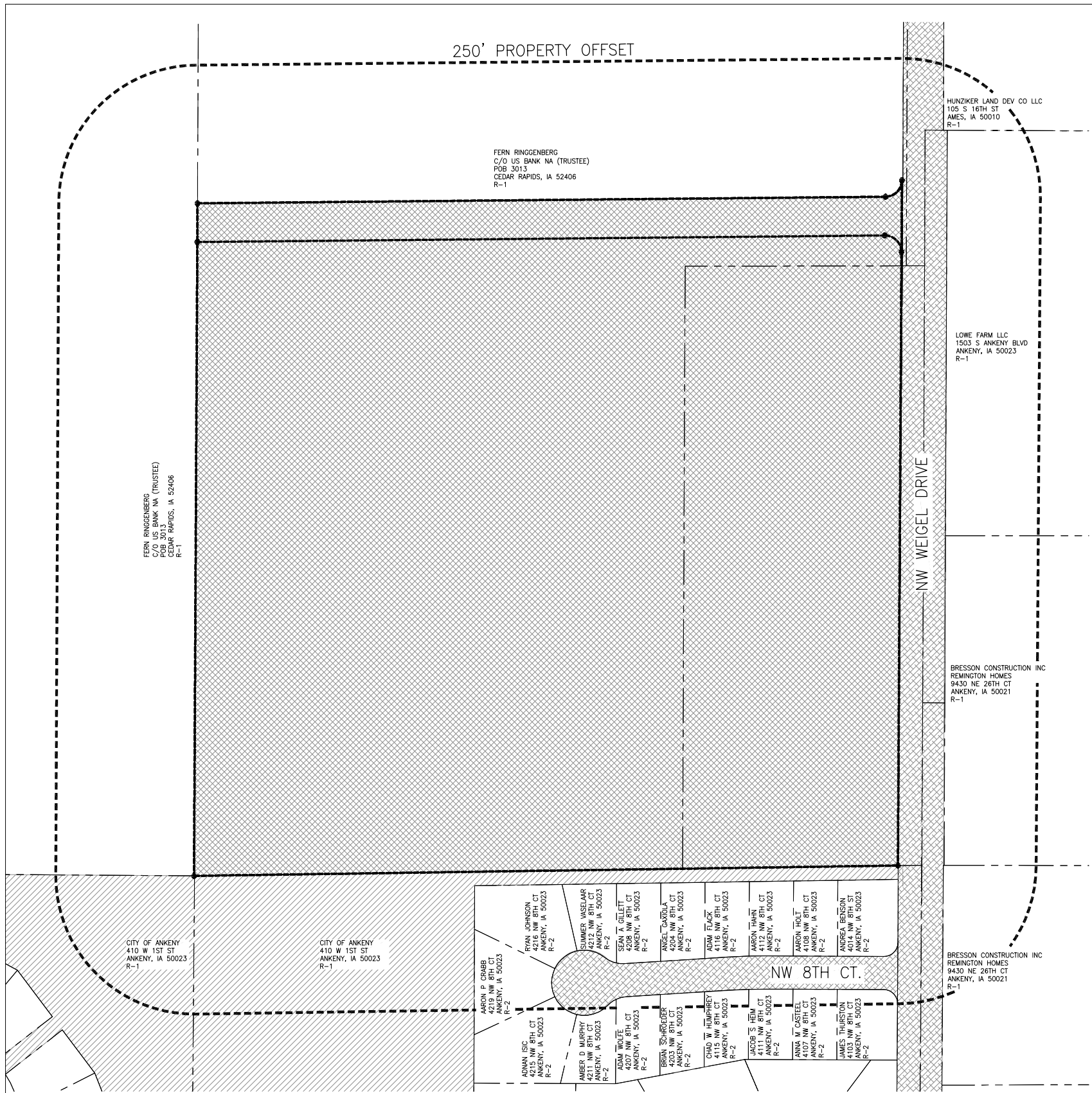
**TITLE & LOGO**

ST. LUKE THE EVANGELIST  
CATHOLIC CHURCH  
P.O. BOX 1087  
ANKENY, IA 50021

**KEY MAP**



VICINITY MAP



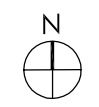
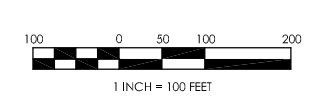
**LEGEND**

- EXISTING R-1 PROPERTY PROPOSED TO BE REZONED TO P.U.D.
- DENOTES CITY OF ANKENY PARK PROPERTY
- DENOTES STATE, COUNTY, OR CITY RIGHT-OF-WAY

**PROPERTY INFORMATION**

ST. LUKE THE EVANGELIST AREA: APPR. 36 ACRES  
ADJACENT PROPERTY AREA: APPR. 30 ACRES

ARON P. GORBB 410 W 1ST ST ANKENY, IA 50023 R-2	RYAN JOHNSON 4215 NW 8TH CT ANKENY, IA 50023 R-2	SUMMER WASELAR 4212 NW 8TH CT ANKENY, IA 50023 R-2	STEVE J. GILLET 4208 NW 8TH CT ANKENY, IA 50023 R-2	ANGIE CARROLL 4204 NW 8TH CT ANKENY, IA 50023 R-2	KEVIN JACOB 4114 NW 8TH CT ANKENY, IA 50023 R-2	ARON RAHN 4116 NW 8TH CT ANKENY, IA 50023 R-2	ARON TOLT 4118 NW 8TH CT ANKENY, IA 50023 R-2	ANDREA BENSON 4014 NW 8TH ST ANKENY, IA 50023 R-2
IONAN USC 4215 NW 8TH CT ANKENY, IA 50023 R-2	AMBER D MURPHY 4212 NW 8TH CT ANKENY, IA 50023 R-2	ADAM WOLFE 4207 NW 8TH CT ANKENY, IA 50023 R-2	EBBON TENBERGER 4203 NW 8TH CT ANKENY, IA 50023 R-2	CHRIS W. TRUSSET 4115 NW 8TH CT ANKENY, IA 50023 R-2	ALICE W. BROWN 4116 NW 8TH CT ANKENY, IA 50023 R-2	ANNA M CASTEEL 4118 NW 8TH CT ANKENY, IA 50023 R-2	JAMES THURSTON 4102 NW 8TH CT ANKENY, IA 50023 R-2	



NO.	DATE	REVISION

PRINCIPAL IN CHARGE	PROJECT MANAGER
BD	RS

PROJECT TEAM MEMBER(S)
RS

CHECK
BD

SEAL / STAMP

**TITLE**  
PUD ZONING SET  
CURRENT ZONING MAP

**PROJECT NO.**  
12049

**DATE**  
08/05/13

**PROJECT NETWORK PATH**  
Z:\PROJECTS2\12049-STLUKE\04 CAD\06 PUD\12049-PUD-2

**SHEET NUMBER**  
PUD-2

**NOT FOR CONSTRUCTION**

