

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, January 2, 2018
Ankeny City Hall – City Council Chambers
410 W. First Street, Ankeny, Iowa

CALL TO ORDER

Chair T.Ripper called the January 2, 2018 meeting of the Plan & Zoning Commission to order at 6:30 pm.

ROLL CALL

Members present: L.Anderson, C.Ender, T.Flack, S. Houlihan, T.Ripper, G. Hunter and S.Odson. Absent: L.West. Staff present: E.Jensen, E.Carstens, D.Gervais, R.Hulstrom, K.Gorman,

AMENDMENTS TO THE AGENDA

Motion by T.Flack to accept the agenda as submitted. Second by G. Hunter. All voted aye.
Motion carried 7 – 0.

COMMUNICATIONS

There were no communications.

CITIZEN'S REQUEST

There were no requests.

CONSENT AGENDA ITEMS

Item #1. Minutes

Motion to approve and accept the December 19, 2017 minutes of the Plan and Zoning Commission meeting.

Item #2. 2055 NW Irvinedale Drive – Northwest Booster Station Site Plan

Motion to approve the site plan for the Northwest Booster Station at 2055 NW Irvinedale Drive.

Item #3. Ankeny Hummel's Nissan Plat 1 Final Plat

Motion to recommend City Council approval of the Ankeny Hummel's Nissan Plat 1 Final Plat.

Item #4. Albaugh Industrial Park Plat 10 – Preliminary Plat (County)

Motion to recommend City Council approval of the Albaugh Industrial Park Plat 10 Preliminary Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

Motion by G. Hunter to approve the recommendations for Consent Agenda Item(s) #1-#4. Second by C. Ender. All voted aye. Motion carried 7 – 0.

PUBLIC HEARINGS

Item #5. Request to rezone property owned by Classic Development, LLC from R-3, Multiple-Family Residence District with restrictions to PUD, Planned Unit Development.

T.Ripper opened the public hearing.

Staff Report: R. Hulstrom reported Classic Development, LLC is requesting an amendment to the zoning classification of land generally located south of NW 36th Street and west of NW Abilene Road. She stated the request is to change the zoning from R-3, Multiple-Family Residence District with restrictions to PUD, Planned Unit Development. She explained that the surrounding property to the west is zoned R-3 Multiple-Family Residence District, restricted to 10 units/acre, the property to the south is zoned R-1, One-Family Residence

District, the property to the east is zoned PUD, Planned Unit Development and R-3, Multiple-Family Residence District restricted to single-family and the property to the north is zoned PUD, Planned Unit Development and R-3, Multiple-Family Residence District, restricted to single-family. R. Hulstrom provided the PUD concept plan and explained that this is a possible layout of the subject property. She explained that the minimum lot area proposed for single-family attached is 5,000 s.f. and the minimum lot area for single-family detached is 8,000 s.f. The minimum lot widths proposed are 40 feet for single-family attached and 65 feet for single-family detached. Setbacks proposed are 25 foot front and rear yards with a 5 foot side yard. She also added that the developer's intention is to build single-family residences. She stated the property owner has submitted the required rezoning petition owner signatures, consisting of 100% of the land area subject to the rezoning, as well as 70.4% of the land area within 250' of the subject property. She explained that this breaks down to 12 of 24 of the owners within 250' of the subject property. R. Hulstrom stated staff will present a complete staff report at the next Plan and Zoning Commission meeting on January 16, 2018. She also added that she had received two phone calls regarding the annexation and once the proposed rezoning was described to the callers they indicated they had no issues with the proposal.

The Commission had no questions for staff.

Erin Ollendike, Civil Design Advantage, 3405 SE Crossroads Drive, Suite G, Grimes, stated she was here on behalf of the owner of the property requesting the rezoning. She also stated that Seth Moulton was also present in the audience to answer any questions. She indicated the proposal was for a reduction in setbacks. In exchange for these reductions, the developer is proposing a landscaped berm along NW 36th Street, each lot would plant two trees, and the same single-family home would not be allowed to be constructed next to each other. She explained that the purpose of the proposed reduced setbacks has to do with the different floor plans and the ability to add sunrooms or covered decks, which are not allowed in a required rear yard.

S. Odson asked what the square footage would typically be for the proposed units. S. Moulton stated that the square footage would range from 1,300 s.f. to 1,600 s.f. on the main floor. S. Odson also asked if staff had any discussions with the property owner to the south about potential development. E. Carstens stated that staff had been contacted by the owner a year or two ago about building a single house along the NW Irvinedale street frontage. At this point staff has not had any discussion with potential developers of the entire property. S. Odson stated that his concern would be if the property owner to the south had concerns, which to this point they have not communicated.

C. Ender asked E. Ollendike about her statement that each lot would be required to plant two trees. E. Ollendike said that she misspoke and one tree per lot would be required. C. Ender stated that he would rather see two trees per lot and wondered if the requirement could be increased to two trees per lot. The Commission, applicant and staff discussed some of the difficulties in planting two trees in the front yard on interior lots of this size with driveways for two and three car garages.

T. Ripper asked if anyone in the audience would like to speak for or against the request. He then asked the Commission if they had any further comments.

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

BUSINESS ITEMS

Item #6. Request to rezone property owned by Roger Bauer from R-1, Single-Family Residential to M-1, Light Industrial District with use restrictions.

Staff Report: D. Gervais reported Roger Bauer is requesting an amendment to the zoning classification of approximately 3.94 acres of land generally located west of SE Delaware Avenue and south of SE 54th Street. She stated the request is to change the zoning from R-1, One-family Residence District to M-1, Light Industrial District, with use restrictions. She explained that this is the same zoning and use restrictions approved in 2012 and 2013 for the Toro and Chapman properties immediately to the east and south. D. Gervais stated the Land

Use Classification for this area, as identified in the Comprehensive Plan, is Mixed-Use 4: Office/Industrial Mixed Use and the proposed zoning is consistent with the Comprehensive Plan. The applicant is proposing to prohibit some of the heavier industrial uses allowed in the M-1 zoning district. She stated there is a 12" water main along SE 54th Street that can serve the property and sanitary sewer is located to the southeast of the property, which would need to be extended to serve new development. The subject property is located in the Four Mile Creek Watershed. There is an existing drainage channel to the southwest of the property which carries storm water from the Carney Marsh to Four Mile Creek. She also stated that SE 54th Street is identified as a major collector street. Any future access location would be reviewed with future platting and site planning. There were some questions by the neighboring property owner to the west as part of the public hearing. He was interested in what would ultimately be developed on this property and asked that staff inform him when a site plan has been submitted to the City. The property owner has submitted the required rezoning petition owner signatures, consisting of 100% of the land area subject to the rezoning, as well as 94.57% of the land area within 250' of the subject property, not including right-of-way. She explained that this breaks down to 5 of 7 or 71.43% of the owners within 250' of the subject property, not including City of Ankeny. The proposed rezoning is consistent with the Mixed Use 4, Office/Industrial land use identified in the 2010 Ankeny Comprehensive Plan, therefore staff is recommending that the Plan & Zoning Commission recommend City Council approval.

T. Ripper asked if the Commission had any questions for staff.

S. Houlihan asked if the access to the new development would be from SE 54th Street or if it would be accessed through the existing Toro site. E. Jensen stated that at the time of final platting and site planning the access, parking, and screening for the new development would be reviewed.

Motion by S. Odson to recommend City Council approval of the request by Roger Bauer to rezone property from R-1, One-family Residence District to M-1, Light Industrial District, with use restrictions. Second by C. Ender. All voted aye. Motion carried 7-0.

REPORTS

City Council Meeting

G. Hunter reported on his attendance at the January 2, 2018, City Council meeting.

Director's Report

E. Jensen presented the tentative agenda items for the January 16, 2018 Plan and Zoning Commission meeting.

City Manager David Jones – Update

City Manager, David Jones, presented an update of the proposed local option sales tax.

Commissioner's Reports

The Commission had nothing to report.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:18 p.m.



Submitted by Eric Carstens, Planning Administrator
Plan & Zoning Commission