

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, January 16, 2018
Ankeny City Hall – City Council Chambers
410 W. First Street, Ankeny, Iowa

CALL TO ORDER

Chair T.Ripper called the January 16, 2018 meeting of the Plan & Zoning Commission to order at 6:30 pm.

ROLL CALL

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

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 January 2, 2018 minutes of the Plan and Zoning Commission meeting.

Item #2. 1204 SE 16th Court – Extra Space Storage Facility Site Plan

Motion to approve the site plan for 1204 SE 16th Court, Extra Space Storage Facility.

Item #3. Deer Creek South Plat 2 Final Plat

Motion to recommend City Council approval of Deer Creek South Plat 2 Final Plat.

Item #4. The Pines at Rock Creek – Preliminary Plat (County)

Motion to recommend City Council approval of The Pines at Rock Creek 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 T.Flack.
All voted aye. Motion carried 7 – 0.

PUBLIC HEARINGS

There were no public hearings.

BUSINESS ITEMS

Item #5. Centennial Ridge Preliminary Plat

Staff Report: D.Gervais reported Centennial Ridge is a proposed 56.4-acre development for 141 single-family lots located north of NW 18th Street and the High Trestle Trail and east of NW Irvinedale Drive. She stated the property is zoned R-3, restricted to single-family. D.Gervais explained the street development as part of this project includes through extensions of NW Reinhart Drive, NW Greenwood Street, and NW Beechwood Street and there will also be connections creating NW North Creek Court, NW Cedarwood Court, NW Linwood Court, NW 25th Street, NW 23rd Street, and NW Applewood Street. A southbound turn lane will be required on NW

Reinhart Drive at the intersection of NW Irvinedale Drive. D.Gervais explained to the Commission the layout and sizing of the water mains and sanitary sewer throughout the development. She stated the development storm water generally flows towards Outlots X and Z, which will be privately owned and maintained storm water detention ponds. D.Gervais shared that the parksite for the entire development was calculated as a whole and the developer is proposing to deed Outlot Y (1.88 acres) to the City to meet the parksite dedication requirements for the overall development. She continued to explain that the parksite dedication agreements will be required for final plats approved prior to the platting and deeding of the parkland to the City and once completely developed, the development will meet the City's parkland dedication requirements. D.Gervais stated staff recommends that the Plan and Zoning Commission recommend City Council approval of the Centennial Ridge Preliminary Plat.

Erin Ollendike, Civil Design Advantage, 3405 SE Crossroads Drive, Suite G, Grimes, stated she was here on behalf of Jerry's Homes the developer of this project. She commented that they are excited to bring this project forward and their plan would be to start their first phase in the spring/summer.

Motion by L.West to recommend City Council approval of the Centennial Ridge Preliminary Plat. Second by G.Hunter. All voted aye. Motion carried 7-0.

Item #6. Classic Development, LLC requests to rezone property from R-3, Multiple-Family Residence District with restrictions to PUD, Planned Unit Development.

Staff Report: R.Hulstrom reported Classic Development, LLC is requesting to rezone property from R-3, Multiple-Family Residence District with restrictions to PUD, Planned Unit Development. She stated the subject property is approximately 26.09 acres located in the northwest quadrant of Ankeny, generally located west of NW Abilene Road, south of NW 36th Street and explained that the surrounding properties are zoned R-3, Multiple-Family Residence District with restrictions, R-1, One-Family Residence District and PUD, Planned Unit Development. R.Hulstrom shared that according to the 2010 Ankeny Comprehensive Plan the majority of the subject area is classified as Low Density Residential while a smaller portion is considered Bluebelts/Greenways and the surrounding properties are similarly classified. R.Hulstrom commented that the Developer requesting the proposed rezoning has stated that the intended use of the subject area is for single-family dwellings. R.Hulstrom stated that the PUD concept plan outlines 63 lots, 12 single-family attached and 51 single-family detached lots, and two Outlots. She continued to state that the PUD identifies both Outlots as being utilized for the purpose of storm water detention and would be owned and maintained by the Homeowner's Association. She also added that there are a number of streets running throughout the PUD including NW Linwood Lane, Street A, and NW 31st Street. R.Hulstrom stated bulk regulations for the PUD would include a minimum lot area of 5,000 sq. ft. and a minimum lot width of 40 feet for single-family attached, which would pertain to 12 lots in the PUD. A minimum lot area of 8,000 sq. ft. and a minimum lot width of 65 feet for single-family detached would apply to the remaining 51 lots in the subject area. The setbacks for the lots are outlined as being 25 feet for front yard, 25 feet for rear yard, and 5 feet for side yard. She stated these reduced setbacks are the primary reason for the rezoning. R.Hulstrom explained in exchange for the reduced setbacks, the Developer would plant one overstory/ornamental tree in the front yard of each lot and install a landscape buffer/berm on the northern portion of the subject area along NW 36th Street. She also stated that the Developer would not build the same single-family detached elevation next to one another. R.Hulstrom further commented that the developer would also be responsible for putting in an eight foot shared use path along the south side of NW 36th Street on the northern edge of the subject area. R.Hulstrom shared that the applicant has provided the required rezoning petitions consisting of the signatures of the owners of the subject land as well as the signatures of the owners of at least 60 percent of the land within 250 feet of the subject property. More specifically, signatures from 12 of the 24 or 70.4 percent of owners within 250 feet of the subject property were provided. R.Hulstrom stated the proposed rezoning would allow for single-family attached and detached dwellings with reduced setbacks. She further stated the proposed rezoning is consistent with the Low Density Residential Land Use designation as shown in the 2010 Ankeny Comprehensive Plan and provides the opportunity for a greater variety of single-family housing options within the City of Ankeny. Therefore, staff recommends that the Plan and Zoning Commission recommend City

Council approve the rezoning request from R-3, Multiple-Family Residence District with restrictions to PUD, Planned Unit Development.

S.Houlihan asked if the lot sizes in this PUD are similar to the PUD that is nearby. E.Carstens commented that the single-family lots to the east and the development to the north are similar.

L.West asked if staff has seen a plan for the property to the west. E.Carstens stated a concept plan has not been officially submitted to staff or the Commission. He stated that Ms. Ollendike did share a drawing during the public hearing, which showed what they might be proposing for that area. L.West then asked if it would be somewhat in line with this concept. E.Carstens stated the property to the west is limited to 10 units per acre so it would be a little higher density.

Erin Ollendike, Civil Design Advantage, 3405 SE Crossroads Drive, Suite G, Grimes, presented the concept plan that she shared with the Commission at the public hearing, which showed that they are proposing more of a townhome product to the west.

S.Odson commented that the takeaway for allowing a PUD is landscaping along 36th Street and a tree on every lot. Ms. Ollendike commented that they also are not able to build the same elevation next to each other.

T.Flack asked if there is a park planned for either of the Outlots. E.Carstens stated the Outlots will be privately owned storm water detention areas and further stated that there will be no land dedication. T.Flack then inquired about the street named Street A on the concept plan. E.Carstens commented that staff would address the street names when they submit the final plat.

The Commission had no further questions for staff.

Motion by T.Flack to recommend City Council approval of the request to rezone property owned by Classic Development, LLC from R-3, Multiple-Family Residence District with restrictions, to PUD, Planned Unit Development. Second by L.Anderson. All voted aye. Motion carried 7-0.

REPORTS

City Council Meeting

E.Jensen reported on his attendance at the January 15, 2018, City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the February 6, 2018 Plan and Zoning Commission meeting, the December 2017 Building Permits Report and the 2017 Plan and Zoning Commission Annual Report. He thanked the Commission for all their service to the community.

E.Jensen stated that there will be a public hearing on February 6, 2018 for a voluntary annexation of property owned by Wayne Abuhl.

G.Hunter asked if Ankeny holds an annual meeting between public works and developers in February/March for people to discuss projects. E.Jensen stated not to his knowledge. He commented that the Planning and Building Department holds an annual Builder's Luncheon and if there are issues that are recurring in development and building, the public works staff may attend that meeting to address the issues.

E.Jensen shared with the Commission that at the February 5, 2018 City Council meeting the Council will take up a Municipal Code change that will reduce the length of the Plan and Zoning Commission term from 5 years to 4 years. He continued to share that G.Hunter and T.Ripper will be up for reappointment at the February 5 City Council meeting and the appointment of Annette Renaud.

Commissioner's Reports

T.Flack thanked G.Hunter and T.Ripper for continuing their service on the Plan and Zoning Commission.

S.Odson asked whether there were any written or verbal changes to the draft of the Comprehensive Plan. T.Flack stated the Advisory Team went over several opportunities for change at the last meeting based on the feedback from the open house. They presented several new action items and essentially the team determined that they were either not feasible or they were already within the verbiage of the Comprehensive Plan. S.Odson stated he believes the plan should state that development is not allowed within the 100-year flood plain instead of only discouraging development within the flood plain.

L.West inquired about the McDonald's project on the tentative agenda. E.Carstens explained that they plan to remodel the existing building.

MISCELLANEOUS ITEMS

Election of Chair and Vice Chair

T.Flack placed into nomination T.Ripper to serve as Chair. Second by L.Anderson. All voted aye. L.Anderson placed into nomination S.Houlihan to serve as Vice Chair. Second by G.Hunter. All voted aye.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:08 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission