

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, February 20, 2018
Ankeny City Hall – City Council Chambers
410 W. First Street, Ankeny, Iowa

CALL TO ORDER

Chair T.Ripper called the February 20, 2018 meeting of the Plan & Zoning Commission to order at 6:30 pm.

ROLL CALL

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

AMENDMENTS TO THE AGENDA

Motion by G.Hunter to accept the agenda as submitted with the change in the order of the agenda by moving Business Items #4 and #5 before Public Hearings Item #3. Second by T.Flack to accept the agenda as revised. 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 February 6, 2018 minutes of the Plan and Zoning Commission meeting.

Item #2. Trestle Ridge Estates Plat 2 Final Plat

Motion to recommend City Council approval of Trestle Ridge Estates Plat 2 Final Plat.

Referencing Item #2, C.Ender commented that he had concerns related to only one access to this development on the preliminary plat and the number of lots off of that one access. He stated that with Plat 1 and Plat 2 combined, there would be 119 lots with only one access at this time. C.Ender stated that staff explained to him that the city's public safety officials have reviewed it and they are comfortable that access can be maintained with only one entrance at this time. He suggests that as the Commission continues to get subdivisions in for review they continue to review the access to the subdivisions.

Motion by C.Ender to approve the recommendations for Consent Agenda Item(s) #1 - #2. Second by T.Flack. All voted aye. Motion carried 7 – 0.

BUSINESS ITEMS

#4. Kimberley Properties, Inc., on behalf of Wayne Abuhl request voluntary annexation into the City of Ankeny

D.Gervais reported Kimberley Properties, on behalf of Wayne Abuhl, the property owner, has requested annexation to the City of Ankeny. She stated the land is approximately 80 acres adjacent to the northeast quadrant of Ankeny, generally located north of NE 54th Street and west of NE Delaware Avenue or NE 22nd Street in the county. She explained the proposed annexation area consists entirely of petitioned land and is contiguous with the corporate boundary of Ankeny and that the annexation includes road right-of-way to the centerline of the adjacent road. D.Gervais stated this annexation area is not identified on the Future Land Use Map of the current Comprehensive Plan; however, this area is identified in the draft 2040 Comprehensive Plan as Low Density Residential. She explained that staff has told the applicant they will not be required to do a Land Use Plan Amendment as long as the property is developed as Low Density Residential. If the property is annexed, it will be zoned R-1, One-Family Residence District. D.Gervais stated the Commission held a public

hearing on the proposed annexation at the last meeting and the minutes are available for review. There was a consultation meeting held Monday, February 5, 2018. Notices were published and sent to the Polk County Supervisors and the Lincoln Township Trustees. She stated one member of the public attended the meeting and no written comments have been received. D.Gervais stated the proposed annexation complies with the City of Ankeny's annexation policy. She also explained that public utilities exist to the south of this property, which can be extended to serve this area. Therefore, staff is recommending that the Plan and Zoning Commission recommend City Council approval of the annexation.

There were no comments from the applicant and the Commission had no further questions.

Motion by L.West to recommend City Council approve the voluntary annexation of the Abuhl – Kimberley property. Second by G.Hunter. All voted aye. Motion carried 7-0.

#5. 36 West Preliminary Plat

R.Hulstrom reported the 36 West preliminary plat is located south of NW 36th Street and east of NW Irvinedale Drive and the plat is adjacent to the 36 West PUD rezoning project that is currently underway. R.Hulstrom explained the approximate size of the plat is 30.2 acres and the property is zoned R-3, restricted to 10 units per acres. She stated two multi-family lots and two streetlots are outlined as part of this development and the developer is intending to build townhomes on both the multi-family lots. There will be eight-foot sidewalks installed along the south side of NW 36th Street and the east side of NW Irvinedale Drive. R.Hulstrom stated there are two street extensions being proposed as part of this project including NW 31st Street, which will run east/west and connect to NW Irvinedale Drive, and NW Greenwood Street. She stated a southbound left turn lane will be required to be constructed by the developer on NW Irvinedale Drive at the intersection of NW 31st Street and NW Irvinedale Drive. R.Hulstrom explained the proposed locations of the twelve-inch, ten-inch and eight-inch water mains. She stated an eight-inch sanitary sewer will be extended through the development with connections to sewer being made at the intersection of NW Greenwood Street and NW 31st Street. She also commented that the storm water generally drains to the southeastern portion of the property and then east towards the proposed 36 West PUD. R.Hulstrom explained that there are two dry-bottom detention basins located on the southeastern portion of the property and both are connected to storm sewer that carries the storm water east. R.Hulstrom stated no parksite dedication has been calculated or shown on the plat drawing and the comprehensive plan does not identify the need for park ground on this particular property. She stated it is anticipated that the parksite dedication will be satisfied with cash in lieu of parksite or land dedication at the time of final platting. Therefore, staff recommends that the Plan and Zoning Commission recommend City Council approval of the 36 West Preliminary Plat.

T.Flack asked staff to explain why there would not be parksite dedication on this preliminary plat. E.Jensen responded that they are required to meet the parksite dedication requirement but they are not providing any parkland as a part of this plat, they are meeting the requirement with cash in lieu of parksite. E.Carstens referenced the aerial map showing where neighborhood parks are identified in the comprehensive plan.

C.Ender commented that in the future he would prefer any plats similar to this one be more than one page, as it was very difficult to read.

There were no comments from the applicant and the Commission had no further questions.

Motion by G.Hunter to recommend City Council approve the 36 West Preliminary Plat. Second by A.Renaud. All voted aye. Motion carried 7-0.

PUBLIC HEARINGS

Item #3. Ankeny Comprehensive Plan Update

T.Ripper opened the public hearing.

Staff Report: E.Jensen reported that in January 2016 the City embarked upon a complete rewrite of its comprehensive plan. The City has a rich history of long-range planning, and has created and adopted many

comprehensive plans with the first of those plans adopted in 1958. He stated comprehensive planning is an important tool for cities to guide future development of land and that The Ankeny Plan 2040 outlines the vision and goals of the community through the horizon year 2040. E.Jensen shared that to initiate a fully transparent Comprehensive Plan process, on January 20, 2016; the City issued a Request for Proposals to prepare a Comprehensive Plan for the City of Ankeny. The City received twelve proposals from a variety of consultants located across the Midwest and the Country. There was a review committee assembled to review the proposals, which included the City Manager, Assistant City Manager, Planning and Building Director, Planning Administrator, Public Works Director, Economic Development Director and the Parks and Recreation Director. He continued to share that the Committee conducted interviews with five of the consultant teams and after careful review and consideration, the Review Committee unanimously recommended to the Mayor and City Council that Confluence be hired to lead the Comprehensive Plan project for the City of Ankeny. He stated The Ankeny Comprehensive Plan project has been managed, and lead by Chris Shires who is a Principal at Confluence and City staff is extremely pleased with the work of Confluence on this project. E.Jensen then explained that a Comprehensive Plan Advisory Team (CPAT) was established to serve as a steering committee and to work with Confluence and City staff on this project. Trina Flack and Glenn Hunter were the Commission's two representatives and he thanked them for serving on the Advisory Team. The Advisory Team also included Councilmembers and City staff. The CPAT worked with the consultant and City staff for approximately 18 months to prepare review and modify the Ankeny Plan 2040. He stated he is very happy with the outcome of the plan. E.Jensen explained that the approval process for the Ankeny Plan 2040 includes public hearings before the Plan and Zoning Commission and the City Council. He then stated at the end of this public hearing, staff suggests that the Commission may want to leave the public hearing open and use the time between this meeting and the next as a continued opportunity to review the draft plan. At the Commission's next meeting, on March 6th, the Commission can continue the public hearing and take any additional public input that is outstanding, and then close the public hearing. If the Commission wishes to make a recommendation at that time, they can do so, or if the Commission would like to take more time, delay taking action, and make their recommendation at the following meeting on March 20th, they can do that as well.

Mr. Chris Shires, Confluence, 1300 Walnut Street, Des Moines, Iowa, provided a presentation that included an overview of each of the chapters of The Ankeny Comprehensive Plan 2040. He stated there are 14 new chapters with the new Comprehensive Plan that follows a consistent outline from the 2010 Comprehensive Plan, along with an Appendix that includes survey results.

- Chapter 1. Introduction* – purpose of the plan, plan components, use of the plan, plan preparation, community vision, 2040 goals and vision
- Chapter 2. Public Participation* - summarizes public input process and community survey overview
- Chapter 3. Population & Growth* - population trends and growth projections
- Chapter 4. Environment* – floodplains, wetlands, prime agricultural land, tree cover, steep slopes, streams and stormwater runoff
- Chapter 5. Housing* – existing housing stock, local building permits, housing price, housing types and densities, and residential demand estimates
- Chapter 6. Parks & Recreation* – level of service, distribution, connectivity, future park demand, future trails and parkland dedication ordinance
- Chapter 7. Community Facilities* – education, police, fire, city buildings and health facilities
- Chapter 8. Infrastructure* – water system, sanitary sewer system and storm sewer system
- Chapter 9. Community Character* – defining Ankeny's character, sense of community, neighborhood preservation & creation, signage, vegetation & landscaping, cultural resources & historic preservation, community events, and natural environment, utility placement, noise exposure
- Chapter 10. Economic Development* – employment, demographics, household & housing characteristics, lifestyle segment and market analysis by land use
- Chapter 11. Hazards* – hazard mitigation plan and risk assessment by hazard type
- Chapter 12. Land Use* – existing land use, land use considerations, future land use demand, land use category definitions, zoning compatibility matrix and future land use map

Chapter 13. *Transportation* – guiding principles, existing conditions/performance summary, programmed improvements, recommended improvements and transportation system design

Chapter 14. *Implementation*

E.Jensen then shared with the Commission that staff was contacted by a landowner requesting a change to the proposed draft Land Use Plan at NW 18th Street and NW Weigel Drive. He stated staff reviewed the request, made some adjustments and are now recommending the proposed change to that area. E.Jensen presented a map of the area and explained to the Commission the process staff used as they made the adjustments requested to the Land Use Plan. The change includes adding back in some land use designations that are in the 2010 Comprehensive Plan. The Commission discussed the recommended change in the Land Use Plan and they will take time to consider staff's proposed change before they make a recommendation to the City Council.

E.Jensen stated that Commissioner S.Odson was unable to attend this meeting but asked the following question: *"In staff's opinion, what are the ten most major policy changes from the 2010 plan?"* E.Jensen responded:

- Budget to update and rewrite zoning subdivision ordinances
- Expanded planning boundary
- Low Density Land Use will include agricultural uses
- Land Use Plan includes the NE Beltway
- Chapter 12 - Land Use Goals & Policies - Goals 6 & 7
- Chapter 12 - Land Use Goals & Policies - Goal 8
- Zoning Compatibility Matrix
- Chapter 12 - Land Use Goals & Policies – Goal 5
- Chapter 6 – Parks & Recreation – Goal 5 – update parkland dedication ordinance
- Chapter 4 – Environment – Goals & Policies Goal 1, Action 1.4 – stream stabilization ordinance
- Chapter 5 – Housing – Goals & Policies

E.Jensen asked the Commission if they had any questions.

T.Ripper asked if the planning boundary recommendation would be the same to the east if the NE Beltway was not going to happen. Mr. Shires stated his recommendation would still be to go out to Bondurant's planning boundary due to Ankeny's rapid growth rate but the proposed uses on the land use map might look somewhat different without the NE Beltway. G.Hunter stated there was a good discussion within the CPAT meetings relative to the east boundary line. T.Ripper then asked about the traffic count projections in Chapter 13 – Transportation, Figure 13.4. He understands that the traffic count would decrease on I-35 with the NE Beltway but is unclear as to why the I-80/35 traffic count going east and west would decrease. Mr. Shires stated the traffic count projections do take into account the NE Beltway. He is assuming that the DMAMPO believes that traffic traveling from the east will take the bypass going north which would lower the traffic count in that section of I-80/35. Mr. Shires is unsure as to the lower traffic count from the west. T.Ripper asked, as it relates to transportation, could staff explain again to the Commission the NW State Street alignment. E.Jensen responded that NW State Street ends at a "T" intersection at NW 36th Street and does not start up again from the north so with the proposed alignment as presented in the Future Land Use Map there would be a corridor that will connect NW State Street to NW Irvinedale Drive. That would then provide movement from Des Moines north beyond Alleman. This was first shown in the 2010 Comprehensive Plan.

There was no one in the audience to speak for or against the Ankeny Comprehensive Plan Update.

L.West asked E.Jensen and Mr. Shires if there is any aspect of the Ankeny Comprehensive Plan 2040 that keeps them up at night. E.Jensen stated no, he is very happy with it and feels it is a good plan. Mr. Shires agreed.

C.Ender shared that he feels it is a great plan and commented that they have done great work. He continued to say that it is great that the plan includes corn suitability maps and there is discussion on agriculture as he

feels the City will be up against those agricultural uses, maybe even within the City as well. He also commented that it looks like there are new recommendations on buffering and he would like to see them move forward. C.Ender stated one potential change that he would like to see is in Chapter 4, Environment – Goal 2 – Protect and preserve significant tree cover. He would like it to be expanded to say, “*Protect, preserve and enhance significant tree cover.*”

There were no other questions or comments from the Commission.

Motion by T.Flack to continue the public hearing to the next Plan and Zoning Commission meeting on March 6, 2018. Second by G.Hunter. All voted aye. Motion carried 7-0.

REPORTS

City Council Meeting

E.Jensen reported on his attendance at the February 19, 2018, City Council meeting.

Director’s Report

E.Jensen presented the tentative agenda items for the March 6, 2018 Plan and Zoning Commission meeting.

Commissioner’s Reports

There were no reports.

MISCELLANEOUS ITEMS

March 6, 2018 – 5:30 p.m. City Council Meeting Representative: S.Houlihan

ADJOURNMENT

There being no further business, the meeting adjourned at 7:57 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission