

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

CALL TO ORDER

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

ROLL CALL

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

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve and accept the March 20, 2018 agenda without amendments. Second by G.Hunter. All voted aye. Motion carried 8 – 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 March 6, 2018 minutes of the Plan and Zoning Commission meeting.

Item #2. 1900 NW 4th Street – FBBC (Faith Baptist Bible College) Faculty Office/Music Building Site Plan

Motion to approve the site plan for FBBC (Faith Baptist Bible College) Faculty Office/Music Building at 1900 NW 4th Street.

Item #3. 1420 NW 18th Street – Signature Village Plat 2, Lot 13 Site Plan

Motion to approve the site plan for Signature Village Plat 2, Lot 13 at 1420 NW 18th Street.

Item #4. The Crossings at Deer Creek Plat 3 – Final Plat

Motion to recommend City Council approval of The Crossings at Deer Creek Plat 3 final plat and recommend City Council authorization of cost participation for the extension of 16-inch trunk sanitary sewer along NE 8th Street in the amount estimated at \$2,715.00.

Referencing Item #2, C.Ender stated since they are not requesting any additional parking at this time, if it was determined in the future that additional parking was needed, how would that be determined and what would the process be. E.Carstens commented that it would be based off complaints and then staff would work with Faith Baptist Bible College on a solution.

Motion by G.Hunter to approve the recommendations for Consent Agenda Item(s) #1 - #4. Second by L.Anderson. All voted aye. Motion carried 8 – 0.

PUBLIC HEARINGS

Item #5. Diamond Development, LLC requests to rezone property from R-3, Multiple-Family Residence District, restricted to single-family residential to PUD, Planned Unit Development.

T.Ripper opened the public hearing.

Staff Report: D.Gervais reported that Diamond Development, LLC is requesting to rezone property from R-3, Multiple-Family Residence District, restricted to single-family residential to PUD, Planned Unit Development.

She stated the subject property is approximately 27.41 acres, located a quarter mile southwest of the intersection of NW 36th Street and NW Irvinedale Drive. D.Gervais explained that the properties to the north and northeast are zoned R-3, restricted to 10 units per acre and restricted to 18 units per acre. The southern corners of NW 36th and NW Irvinedale are zoned C-1, Neighborhood Retail Commercial District, the properties west and south are zoned R-3 restricted to single family residential and the properties east of this site are zoned R-1. D.Gervais stated the current Ankeny Comprehensive Plan Future Land Use Map indicates the subject area as Low Density Residential and Medium Density Residential. D.Gervais presented the PUD Concept Plan for the rezoning along with the existing preliminary plat that was approved for comparison. D.Gervais stated the PUD Concept Plan indicates the bulk regulations allowing single-family lots with 54-foot minimum lot widths. The R-3 zoning regulations still apply to other areas. She commented that the proposed rezoning is consistent with the Future Land Use Map. D.Gervais stated the developer has submitted the required rezoning petitions and the rezoning signs were posted on the property by the required date. Staff will present a complete staff report at the next Plan and Zoning Commission meeting. She asked if the Commission had any questions.

C.Ender clarified with staff that the changes would be lot width, side-yard setback and minimum lot area. D.Gervais stated yes. The Commission had no further questions for staff.

Emily Harding, Civil Design Advantage, LLC, 3405 SE Crossroads Drive, Suite G, Grimes, Iowa representing Diamond Development, LLC. She asked the Commission if they had any questions.

S.Odson asked what the covenants will be for this property. Ms. Harding stated they will be required to have one tree in the front of the lot and the plan is to have a tree in the back yard. S.Odson wanted to know if they will be allowing the same elevation to be built next to each other. Ms. Harding commented that she does not believe it will be restricted, so yes there could be. T.Flack commented that in the past the Commission has required that the same single-family detached model elevations not be constructed next to each other. Ms. Harding stated she would take that suggestion to the developer. L.Anderson would support adding that language to this PUD.

C.Ender asked with this lot width, how many additional lots will it create. Ms. Harding did not have a firm number. She stated the street layout is the same. E.Carstens stated that staff will provide that information at the next meeting in their report.

There were no other further questions or comments from the Commission.

There was no one in the audience to speak for or against the rezoning.

S.Odson commented that all the elevations are shown with garages but wanted to verify that all of them will be built with garages. E.Carstens stated he feels the intent is that all elevations will have garages. L.Anderson commented he feels it is a good layout and has liked how these developments have generally gone in the past with the landscaping. He continued to state that he trusts that the developer will not place similar properties next to each other. L.Anderson stated that he would definitely have a concern if they presented elevations without garages. E.Carstens shared that he feels with the 54-foot lot width and the 5-foot side yard setback, the developer has a specific floor plan that fits on these lots that they are trying to market. L.West commented that she feels the lot sizes are too small. G.Hunter commented that the setback is measured from the foundation and his concern would be if someone wanted to modify the plan with a bump-out and picked up two more feet. E.Carstens commented there might be provisions in the code where you can be 18 inches into the side yard with a bump-out; but when you get closer than five feet there may be some fire code issues that may prevent that from happening. E.Carstens stated staff will check with the building department. E.Jensen commented that there are other areas in the community with 5-foot side yard setbacks.

Motion by T.Flack to close the public hearing and receive and file documents. Second by L.Anderson. All voted aye. Motion carried 8 – 0.

BUSINESS ITEMS

There were no business items.

REPORTS

City Council Meeting

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

Director's Report

E.Jensen presented the tentative agenda items for the April 3, 2018 Plan and Zoning Commission meeting. He also shared with the Commission that staff will provide the Commission with a Prairie Trail update in an upcoming meeting.

E.Jensen shared with the Commission a tentative date for a Plan and Zoning Commission Retreat and asked the Commission to notify staff if they have suggestions for the agenda.

C.Ender shared information that the State Legislature is considering stopping the back fill for multi-family housing. E.Jensen commented that the City Manager and City Council are monitoring the legislation.

Commissioner's Reports

There were no reports.

MISCELLANEOUS ITEMS

April 2, 2018 – 5:30 p.m. City Council Meeting Representative: C.Ender

ADJOURNMENT

There being no further business, the meeting adjourned at 7:00 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission