

Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, May 8, 2018

Ankeny City Hall – City Council Chambers

410 W. First Street, Ankeny, Iowa

CALL TO ORDER

Chair T.Ripper called the May 8, 2018 meeting of the Plan & Zoning Commission to order at 6:30 pm.

ROLL CALL

Members present: L.Anderson, C.Ender, T.Flack, G.Hunter, S.Odson, A.Renaud, T.Ripper, and L.West. 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 May 8, 2018 agenda, with amendment to change the Motion for Item #2 to read "Northview Centre Plat 2, Lot 6 site plan in place of "Northpointe Village Centre Plat 2, Lot 6 site plan. 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 April 17, 2018 minutes of the Plan and Zoning Commission meeting.

Item #2. 225 NW 18th Street - Northview Centre Plat 2, Lot 6 Site Plan

Motion to approve the Northview Centre Plat 2, Lot 6 Site Plan at 225 NW 18th Street.

Item #3. 407 SE Delaware Avenue - Maplewood Village Maintenance Shop Site Plan

Motion to approve the Maplewood Village Maintenance Shop Site Plan at 407 SE Delaware Avenue.

Item #4. Kwik Trip #1016 Final Plat

Motion to recommend City Council approval of Kwik Trip #1016 Final Plat.

Item #5. Kwik Star #1016 Site Plan

Motion to approve the site plan for Kwik Star #1016.

Item #6. 36 West Plat 1 Final Plat and 36 West Plat 1 PUD Site Plan

Motion to recommend City Council approval of 36 West Plat 1 Final Plat with the condition that the applicant address all outstanding City staff concerns pertaining to the grading issues along the north property boundary adjacent to NW 36th Street and recommend City Council authorization of cost participation for upsizing to a 12-inch water main along NW 36th Street in the amount estimated to be \$9,721.25.

Motion to recommend City Council approval of 36 West Plat 1 PUD Site Plan.

Item #7. 36 West Plat 2 Final Plat and the 36 West Plat 2-Townhomes Site Plan

Motion to recommend City Council approval of 36 West Plat 2 Final Plat, recommend City Council authorization of cost participation for upsizing to a 12-inch water main along NW Irvinedale Drive in the amount estimated to be \$10,395 and cost participation for the eight foot sidewalk along NW Irvinedale Drive in the amount estimated to be \$6,888 plus \$400 for associated truncated domes.

Motion to approve the site plan for 36 West Plat 2-Townhomes.

Item #8. 36 West Plat 3 Final Plat and the 36 West Plat 3-Townhomes Site Plan

Motion to recommend City Council approval of the 36 West Plat 3 Final Plat and recommend City Council authorization of cost participation for upsizing to a 12-inch water main along NW 36th Street in the amount estimated to be \$7,782.50.

Motion to approve the site plan for 36 West Plat 3-Townhomes.

Referencing Item #5, C.Ender asked who is responsible for the eventual extension of the ingress/egress on the south side of the property. E.Carstens replied the property to the west. C.Ender asked if there is a need for a deceleration lane on Oralabor Drive for right-hand movement into the site going westbound. E.Carstens stated there was a traffic study done which the Iowa DOT reviewed and they did not have any issues with the proposal.

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

PUBLIC HEARINGS

Item #9 Request to amend a portion of the Deer Creek PUD (Planned Unit Development) for property owned by Deer Creek Estates, LLC.

D.Silverthorn reported that Deer Creek Estates, LLC is proposing an amendment to a portion of the Deer Creek PUD. He stated the request is for 139.57 acres within the development be amended, adding an alternate land use for single-family and bi-attached residential lots having a 45-foot minimum lot width. He shared the property is located northeast of the intersection of NE Four Mile Drive and NE 94th Avenue (E 1st St). D.Silverthorn explained the properties to the north are zoned R-1, One-Family Residence District; and Deer Creek PUD, the property to the east is zoned AG, Agricultural District (County), the properties to the south are zoned Deer Creek PUD and the properties to the west are zoned Deer Creek PUD; and R-1, One-Family Residence District. He stated the Ankeny Comprehensive Plan indicates the subject area as low-density residential, medium-density residential, neighborhood commercial, community commercial, civic/parks/recreation, and open space and therefore, the proposed amendment remains consistent with the Future Land Use Map. D.Silverthorn presented maps, and outlined for the Commission the proposed PUD Master Plan in detail along with the current approved PUD Master Plan. D.Silverthorn stated the developer has submitted the required rezoning petitions consisting of the signatures of more than 50% of the land area subject to the rezoning, as well as the signatures of the owners of at least 60% of the land within 250' of the subject property. He shared that notifications of the public hearing were sent to the property owners within 250' of the property and a legal notice was published. He also shared that the rezoning signs were posted on the property by the required date of April 30. Staff will present a complete staff report at the next Plan and Zoning Commission meeting on May 22, 2018.

Emily Harding, Civil Design Advantage, 3405 SE Crossroads Drive, Ste. G, Grimes, Iowa, representing Deer Creek Estates, LLC stated the developer was approached by a homebuilder last fall that wanted to explore placing some SMART Series homes on lots in Ankeny and felt Deer Creek would be a good fit. She stated that the Deer Creek PUD has a mix of all types of development. She explained that the proposed units all fit on a 45-foot wide lot with a 5-foot side yard setback and thought this rezoning would be a good idea, as it would provide more flexibility to the Deer Creek development. Emily Harding commented that all the parcels would not necessarily have to be developed with this size of a lot, it just provides that option.

Jeff Grubb, representing Deer Creek Estates, LLC, 160 Adventureland Drive NW, Altoona, Iowa stated he supplied packets of information to the Commission from Destiny Homes showing the SMART Series home developments that are currently being built in three different areas of the metro, Pleasant Hill, Urbandale and Grimes. He stated that Destiny Homes came to Deer Creek Estates, LLC last fall and thought Deer Creek might be a good fit for this type of development. Jeff Grubb commented that they feel this type of housing is missing in the market. He stated the range is going to be from \$200,000 to \$250,000. He feels the products that Destiny Homes have put together are very nice looking. Deer Creek Estates, LLC reviewed their packet prior to making this recommendation for the PUD amendment. He stated that they are going to require two-car attached garages for all units and the plan is to not build the single car garage elevations as shown in the

brochure. He explained that in the PUD amendment they are giving up some higher density areas to have the SMART Series home option available. He asked the Commission if they had any questions.

L.West asked how many of the metro developments that Destiny Homes have been working on are built out. Emily Harding stated the development in Grimes is selling very well and they are working on the next two plats in Grimes but she is not sure about Urbandale and Pleasant Hill. Jeff Grubb stated Urbandale has approximately 15 houses built. He stated it is just coming together this spring and they are definitely selling. He commented that in his opinion, they are good-looking houses and feels it would be a good fit for Deer Creek.

A.Renaud asked how many acres are the developments in the other metro cities. Emily Harding stated in Grimes, it is about 20 acres and she is not sure about the Pleasant Hill or Urbandale developments.

Jeff Grubb stated prior to their amendment request, they reviewed past Plan and Zoning Commission minutes from projects that have lots 60-feet or less to find out what the Commission approved. He shared that they decided not to allow cantilevers into the side yard in this PUD amendment.

C.Ender asked if the lot depth would be the traditional 100-feet or more. Jeff Grubb stated it would vary depending on the shape of the lot. He commented that some will be 90 or 100 feet and it may go up to 140 feet. C.Ender asked staff if lots less than 100 feet in depth are allowed. E.Carstens explained there is not a minimum lot depth in the Code, there is only a minimum lot area and minimum lot width.

G.Hunter asked what SMART means. Emily Harding stated she believes it is just a branding strategy. T.Ripper commented that other than a smaller footprint of a home; is there any other difference between these and a standard low-density home. Jeff Grubb stated he believes that the smaller footprint is the main difference. Jeff Grubb reiterated that Deer Creek has quite a few different sizes of lots, lots with trees and higher end homes and feel these homes would provide a stepping-stone for individuals who move out of apartments. He commented that it is an overlooked market.

T.Flack shared that comments the Commission has primarily heard from existing homeowners is that they bought their home and based their decision under the current PUD plan knowing what type of homes would be built around them. Jeff Grubb explained that there are 14 plats on the north side of Deer Creek. He stated they are currently developing off 1st Street with the first plat, and no one is living in that area yet, so the people moving into that area should have the PUD amendment information before they make a decision.

A.Renaud wanted clarification of the current uses of the parcels today versus what the proposed rezoning uses would allow. E.Carstens provided the explanation of the allowed uses to the Commission for the current zoning and the proposed zoning.

A.Renaud stated her concern is that the area they are requesting to rezone is such a large piece of property for the proposed minimum lot sizes, and she would feel better with a smaller footprint. Jeff Grubb stated what they have presented is just an option. He commented that there are many other builders in Plat 1 that are building 60' and 70' lots because that is what their product will fit. He stated not every builder will have this size of home to build and Deer Creek would like to have the flexibility for a nice mix of lots. Jeff Grubb stated he does understand the Commission's concerns. T.Ripper clarified that the rezoning would give them the option to allow the SMART Series homes, but it does not mean that they would use all the acres for this particular project. Jeff Grubb stated that is correct.

Ron Fix, 3416 NE Briar Creek Place, Ankeny stated he is a property owner within the Deer Creek PUD, owning the property at 3375 NE 94th Street. He stated at the onset of the Deer Creek development the corporation came to him and asked for his support and he supported their agenda for the neighborhood. He expected that when the original PUD was approved there would not be any changes to it. Ron Fix stated he is a small portion of the development however; when property close to his property is compromised like lot size, it adversely affects his property value and what his future plans are for his parcels. He stated that would be the only reason he would speak against it. He asked the Commission if they had any questions.

S.Odson asked Ron Fix to show the location of his property on the map. C.Ender asked Ron Fix if he had any current plans for his parcel. Ron Fix stated he has had some inquiries on his property but nothing planned in the near future. A.Renaud asked if he was in support of the PUD as it was originally defined. E.Carstens answered that Ron Fix's property was part of the original PUD.

Leroy Cornwell, 9176 NE 38th Street, Ankeny asked if there were plans for traffic to enter onto 38th Street from this development. He stated his concern is traffic flow and commented that he is already experiencing traffic issues when moving his equipment up and down the road for their business of farming. S.Odson asked Leroy Cornwell to show the location of his property on the map.

C.Ender commented that he would like language placed in the PUD that cantilevers are not allowed in the side yard setback. S.Odson commented he would like the PUD to only allow the two car garage designs. E.Carstens stated the PUD does require a two-car minimum.

L.West stated that she does not like the small lots. S.Odson asked her if it is the lots or the houses. L.West stated the lots, 45-foot wide is too small. A.Renaud shared again that her concern is the amount of acres in the amendment request. L.Anderson clarified with staff that the action today is only to close the public hearing, and receive and file documents. It is not necessarily a vote on the PUD. E.Carstens stated that is correct. The next meeting on May 22, 2018 would be when the Commission would make their recommendation to City Council.

C.Ender asked about the side yard setback for the bi-attached homes and wondered if a 0-foot side yard setback should be noted in the PUD, he knows it is assumed.

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

BUSINESS ITEMS

There were no business items.

REPORTS

City Council Meeting

L.West reported on her attendance at the May 7, 2018, City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the May 22, 2018 Plan and Zoning Commission meeting and the April 2018 Building Permit Report.

E. Jensen stated that there are two public hearings on May 22, 2018 agenda. A request by Casey's Marketing Company to rezone property from C-1 to C-2 and a request by Grove Development, LLC to rezone property from R-3 to R-1.

Commissioner's Reports

C.Ender shared that he attended a talk on affordable housing that was provided by the Polk County Housing Trust Fund. He stated it was very good and it provided information on how to make housing affordable for everyone and avoid the stereotype of low-income housing.

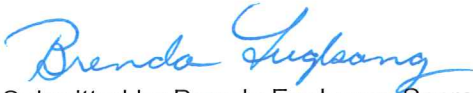
MISCELLANEOUS ITEMS

May 21, 2018 – 5:30 p.m. City Council Meeting Representative: Staff

L.Anderson placed into nomination C.Ender to serve as Vice Chair. Second by S.Odson. All voted aye.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:16 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission