

## Meeting Minutes

### Plan & Zoning Commission Meeting

Tuesday, June 5, 2018

Ankeny City Hall – City Council Chambers  
410 W. First Street, Ankeny, Iowa

#### CALL TO ORDER

Chair T.Ripper called the June 5, 2018 meeting of the Plan & Zoning Commission to order at 6:30 pm.

#### ROLL CALL

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

#### AMENDMENTS TO THE AGENDA

C.Ender requested Item #8, The Woods at Rock Creek Preliminary Plat (County) be removed from the Consent Agenda. Motion by C.Ender to accept the June 5, 2018 agenda with the removal of Item #8 from the Consent Agenda. Second by G.Hunter. All voted aye. Motion carried 6 – 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 May 22, 2018 minutes of the Plan and Zoning Commission meeting.

##### Item #2. 1510 N Ankeny Boulevard - Northview Centre Lot 4, Plat 1 Site Plan

Motion to approve the Northview Centre Lot 4, Plat 1 Site Plan at 1510 N Ankeny Boulevard.

##### Item #3. 1925 N Ankeny Boulevard - Bankers Trust Site Plan

Motion to approve the Bankers Trust Site Plan at 1925 N Ankeny Boulevard.

##### Item #4. Corporate Woods Business Park Plat 4 Final Plat

Motion to recommend City Council approval of Corporate Woods Business Park Plat 4 Final Plat.

##### Item #5. Trestle Ridge Estates Plat 3 Final Plat and Trestle Ridge Estates Plat 3 PUD Site Plan

Motion to recommend City Council approval of Trestle Ridge Estates Plat 3 Final Plat and recommend approval of a cost-sharing request for the extension of 24-inch water main along NW Irvinedale Drive in an amount estimated to be \$149,250.

Motion to recommend City Council approval of Trestle Ridge Estates Plat 3 PUD Site Plan.

##### Item #6. Village at Deer Creek Crossing Final Plat and Village at Deer Creek Crossing PUD Site Plan

Motion to recommend City Council approval of Village of Deer Creek Crossing Final Plat.

Motion to recommend City Council approval of Village at Deer Creek Crossing PUD Site Plan.

##### Item #7. Woodland Reserve Plat 10 Final Plat and Woodland Edge Townhomes Final PUD Site Plan

Motion to recommend City Council approval of Woodland Reserve Plat 10 Final Plat.

Motion to recommend City Council approval of the Woodland Edge Townhomes Final PUD Site Plan.

Motion by G.Hunter to approve the recommendations for Consent Agenda Item(s) #1 - #7. Second by T.Flack. All voted aye. Motion carried 6 – 0.

#### REMOVED CONSENT AGENDA ITEM

##### Item #8 The Woods at Rock Creek Preliminary Plat (County)

C.Ender stated that he remains opposed to this property developing under Polk County subdivision requirements in lieu of the City of Ankeny subdivision regulations.

S.Odson asked Staff how much concentration has the Engineer done as far as the erosion control on the backside of these lots.

Bob Gibson, Civil Design Advantage, 3405 SE Crossroads Drive, Suite G, Grimes, Iowa stated that a significant amount of care was given to the fill and the erosion control efforts, drainage and storm drainage. He stated they have worked with the County quite a bit on those issues to make sure there is a safety factor established and a safe slope setback for all building. Mr. Gibson commented that it has taken quite a while to work through the issues with the County Engineers.

There was no further discussion by the Commission.

Motion by L.West to recommend City Council approval of The Woods at Rock Creek Preliminary Plat subject to applicable Polk County subdivision requirements in lieu of the City of Ankeny subdivision regulations. Second by T.Flack. Motion carried 5 – 1. (Nay: C.Ender)

### **PUBLIC HEARINGS**

There were no public hearings.

### **BUSINESS ITEMS**

**Item #9. Casey's Marketing Company requests to rezone property owned by Rock Creek Commercial LLC from C-1, Neighborhood Retail Commercial District to C-2, General Retail, Highway Oriented, and Central Business Commercial District with restrictions.**

**Staff Report:** K.Gorman reported Casey's Marketing Company is requesting to rezone property from C-1, Neighborhood Retail Commercial District to C-2, General Retail, Highway Oriented, and Central Business Commercial District with restrictions. He stated the property is located at the northeast corner of NW 36<sup>th</sup> Street and NW Irvinedale Drive and presented to the Commission the current zoning map. K.Gorman explained that the land to the west of the property is zoned R-1, One-Family Residence District, and the properties located to the north, south, southwest, and east of the property are zoned C-1, Neighborhood Retail Commercial District. K.Gorman stated the main purpose of this request is to allow for additional uses since Casey's would like to include a car wash with this development. He stated car washes are allowed in the C-2 but not in the C-1 and the reason for this being that C-1 districts are zoned areas that often have residentially zoned neighboring properties nearby. K.Gorman commented, in this case, the majority of neighboring properties will be C-1 and not residential. He stated a public hearing was held on May 22, 2018 and a property owner to the north of this proposed rezoning attended the meeting but had no concerns with the request. K.Gorman commented that the conceptual site plan shows a one bay automatic car wash on the east side of the property line. He stated that Melani Atha, represented Casey's Marketing Company at the public hearing and Ms. Atha explained that the car wash would be completely contained within the building and that there would be rolling doors or similar that would close the car wash during operation. K.Gorman stated the proposed rezoning is consistent with the Future Land Use Map and that the developer has submitted the required rezoning petitions. K.Gorman shared that there have been no letters or other communications of opposition received by staff at the time of this report. K.Gorman stated staff's position is that the Plan and Zoning Commission recommend City Council approval of the rezoning, as the proposed restrictions provide sufficient safeguards from the possibility of future conflicting uses at this property. Staff believes the nature and placement of an automatic indoor carwash in the proposed location identified by Casey's Marketing Company would not adversely affect surrounding property owners or decrease property values.

G.Hunter asked staff if they have a copy of the site plan. K.Gorman stated they did receive a proposed site plan yesterday and he presented it to the Commission. G.Hunter asked whether the whole car wash including the dryers will be inside the building. K.Gorman stated yes, that is what Casey's has proposed. L.West asked if the water and sewer would need to be upgraded because of building a car wash on this site. K.Gorman stated the City's building official will work closely with the developer and the Wastewater

Reclamation Authority on this site and he believes the infrastructure going to this site is sufficient to handle the increase load from a car wash of this size. E.Carstens further commented that the property north of this site might end up being a water tower site for the City.

Wally Pelds, Pelds Engineering Company, 2323 Dixon Street, Des Moines representing Casey's stated they are finding that there is a growing demand for car washes as a convenience item. He stated the car wash would be located behind the store on this site. He explained to the Commission how the car wash system works as it relates to the amount of water used and the water pressure. He commented that there is not a large water demand with this car wash; it really has to do with the pressure.

S.Odson inquired whether the car wash walls will be constructed with block and if it would have insulated doors. Mr. Pelds stated yes, it would either be concrete construction or block and the doors would be rolled or folding. S.Odson inquired whether it would have insulation to hold in the noise. Mr. Pelds stated they completed a noise study in another community and during operation; it should not be any louder than a shop vac. He explained that they are insulated for heat rate but not necessarily sound insulated. T.Flack asked if they have a concept of this plan in the metro. Mr. Pelds stated Altoona does have one that would be a similar look and concept.

There were no further comments.

Motion by T.Flack to recommend City Council approval of the Casey's Marketing Company request to rezone property from C-1, Neighborhood Retail Commercial District to C-2, General Retail, Highway Oriented, and Central Business Commercial District with restrictions. Second by G.Hunter. All voted aye. Motion carried 6 – 0.

**Item #10. Grove Development, LLC requests to rezone property from R-3, Multiple-Family Residence District, restricted to single-family detached homes to R-1, One-Family Residence District.**

**Staff Report:** D.Gervais reported Grove Development, LLC is requesting a rezoning for approximately 1.05-acres of land as a part of The Grove subdivision, located north of NW 8th Street, and just east of the NW Cypress Avenue end of street. She stated the request is to change the zoning from R-3, Multiple-family Residence District, restricted to single-family detached homes to R-1, One-Family Residence District. She stated the proposed rezoning would make the R-1/R-3 zoning district boundary consistent with The Grove Plat 4 subdivision property lines. D.Gervais explained that currently the zoning boundary bisects four of the lots proposed on the east side of the NW Cypress Avenue cul-de-sac. She stated the zoning to the south and west of this property is R-1 and the zoning to the north and east are R-3, restricted to single-family detached homes. D.Gervais presented the Future Land Use Map from The Ankeny Plan 2040, which showed the entire area as being Low Density designation. She stated that even though the proposed single-family use of the land is consistent with both zoning districts, the zoning line acts as a property line for applying bulk regulations. Staff is recommending that the Plan and Zoning Commission recommend City Council approval of the Grove Development, LLC rezoning request from R-3, with residential development restricted to single-family detached homes to R-1.

Jake Becker, McClure Engineering Company, 1360 NW 121<sup>st</sup> Street, Clive representing the developer stated this rezoning is a cleanup of the area and asked the Commission if they had any further questions.

There were no further comments.

Motion by L.West to recommend City Council approval of the Grove Development, LLC request to rezone property from R-3, with residential development restricted to single-family detached homes to R-1, One-Family Residence District. Second by T.Flack. All voted aye. Motion carried 6 – 0.

## REPORTS

### City Council Meeting

T.Flack reported on her attendance at the June 4, 2018, City Council meeting.

### Director's Report

E.Jensen presented the tentative agenda items for the June 19, 2018 Plan and Zoning Commission meeting and the May 2018 Building Permits Report.

E.Jensen stated there will be a public hearing on July 3, 2018 to consider a request to rezone property located at the intersection of NE Grant Street and NE Oak Drive from C-2 to R-3.

### Commissioner's Reports

T.Flack and G.Hunter thanked staff for their work on putting together the Plan and Zoning Commission Retreat.

C.Ender shared with the Commission that he passed the AICP Certification Test so he is a candidate to be a Certified Planner.

## MISCELLANEOUS ITEMS

June 18, 2018 – 5:30 p.m. City Council Meeting Representative: Staff

## ADJOURNMENT

There being no further business, the meeting adjourned at 6:58 p.m.



Submitted by Brenda Fuglsang, Secretary  
Plan & Zoning Commission