

Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, February 19, 2019

Ankeny City Hall – City Council Chambers

410 W. First Street, Ankeny, Iowa

CALL TO ORDER

Chair L.West called the February 19, 2019 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve and accept the February 19, 2019 agenda without amendments. Second by L.Anderson. 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 February 5, 2019 minutes of the Plan and Zoning Commission meeting.

Item #2. Ankeny Lofts Plat 1 Final Plat

Motion to recommend City Council approval of Ankeny Lofts Plat 1 Final Plat.

Item #3. 2810 SE Rio Drive, Ankeny Lofts Site Plan

Motion to approve the site plan for 2810 SE Rio Drive, Ankeny Lofts, subject to City Council approval of the Ankeny Lofts Plat 1 final plat.

Item #4. 5500 SE Delaware Avenue, Toro Distribution Center Phase 2 Expansion Site Plan

Motion to approve the site plan for 5500 SE Delaware Avenue, Toro Distribution Phase 2 Expansion.

Item #5. Berwick Heights Plat 2 Preliminary Plat (County)

Motion to recommend City Council approval of Berwick Heights Plat 2 Preliminary Plat, subject to Polk County subdivision requirements in lieu of the City of Ankeny subdivision regulations.

Item #6. Berwick Heights Plat 2 Final Plat (County)

Motion to recommend City Council approval of Berwick Heights Plat 2 Final Plat, subject to Polk County subdivision requirements in lieu of the City of Ankeny subdivision regulations.

Referencing Item #3, G.Hunter commented that the driveway on the proposed site plan looks odd. He asked if the traffic division has looked at the layout. E.Carstens stated there was a traffic study done when they originally designed the surrounding properties. He shared that there is an ingress/egress easement with the Taco Bell site. He further shared that it was concluded that the subject property is quite narrow so there is not enough spacing for a second access. E.Jensen shared that he did revisit with the traffic division on this site plan and there were no concerns.

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

PUBLIC HEARINGS

There were no public hearings.

BUSINESS ITEMS

ITEM #7. Deer Creek South Phase 2 Preliminary Plat

D.Silverthorn reported that the Deer Creek PUD is an area of approximately 375 acres, generally located north of E 1st Street and west of NE 38th Street and was originally approved in 2015 as a rezoning from R-1, one-family residence district. He stated there has been one PUD amendment approved in July of 2018 that allowed an alternate land use for single-family and bi-attached residential lots having a 45-foot minimum lot width on approximately 43 acres of land within the PUD, which is a portion of the proposal for the Deer Creek South Phase 2 Preliminary Plat. D.Silverthorn explained that Deer Creek South Phase 2 is a proposed 81.40-acre preliminary plat located north of E 1st Street and east of NE Four Mile Drive. The preliminary plat includes 249 single-family and bi-attached residential lots, Lot 1 indicated as Mixed-Use 1/MDR/Office, Lot 252 indicated as Medium Density Residential, and Lot 2 indicated as parkland. He stated Outlet's W, X, and Z will be used for storm water management, while Outlot Y will be reserved for future development. D.Silverthorn shared that there are three main points of access into the proposed development. One provided from E 1st Street, one provided from NE Four Mile Drive, and one provided from an extension of NE 8th Street from NE Four Mile Drive. D.Silverthorn further explained to the Commission the public improvements associated with this development, which include water, sewer, storm sewer and storm water detention. He commented that the parkland for this development is currently being considered. Staff recommends City Council approval of the Deer Creek South Phase 2 Preliminary Plat, and acceptance of the public street names NE Deer Haven Drive, NE Oak Ridge Drive, NE Hunter Drive, NE Pearl Street, NE White Tail Drive, and NE Deerfield Drive.

L.West asked staff which properties that surround this preliminary plat have already been platted. D.Silverthorn presented an aerial map showing the platted property to the Commission. L.West then asked if he knew the lot widths of the existing platted properties. D.Silverthorn commented that he did not have that information with him.

A.Renaud asked how many of the 81 acres in this preliminary plat, include the approved 45-foot width lots. D.Silverthorn presented a drawing showing the 43 acres that were approved for the 45-foot minimum lot widths within the PUD amendment. He commented that he did not have an exact number of acres. A.Renaud commented that her understanding was that there would be a mix of lot sizes within the platted development, not all lots within the plat being 45-foot width lots. D.Silverthorn recapped the information presented to the Commission when the PUD was amended. He presented the land use map and explained that the land uses generally follow a transition from more narrow-higher density lots to the lower density lots as they move east. A.Renaud asked if the streets are standard width. D.Silverthorn stated yes, they are all public streets, not private.

L.West commented that she does not like the narrow lots. T.Flack shared that she does not mind the narrow lots as long as there are not existing homes abutting a preliminary plat such as this. Individuals who purchase a lot after this plat will be aware of the density prior to their purchase. A.Renaud said that her concern is with having the 45-foot minimum lots concentrated all in one area, how that will affect the property owner's driveway space, street parking and snow removal.

Emily Harding, Civil Design Advantage, 3405 SE Crossroads Drive, Ste. G, Grimes, Iowa representing the developer shared that they are 45-foot wide lots but the PUD restricts the development to having at least two car garages. She also shared that the garages have a 25-foot setback. Emily Harding further stated there is the typical 60-foot right-of-way so it has the same amount of snow storage space as any other development.

L.West commented she likes the water retention areas and the parkland dedication but just not the narrow lots. Emily Harding said that the preliminary plat meets all the zoning requirements and conforms to the PUD. She said that there is a transition between the smaller lots to larger lots and there will be

larger lots when they develop to the east. She commented that this plat would be less dense than if they built townhomes.

L.Anderson commented that if a developer is going to have this size of lots, he feels this is a good plat. He feels they have done a good job of fitting many homes into the plat and he feels it adds some diversity to the area.

The Commission had no further questions.

Motion by T.Flack to recommend City Council approval of the Deer Creek South Phase 2 Preliminary Plat, and acceptance of the public street names NE Deer Haven Drive, NE Oak Ridge Drive, NE Hunter Drive, NE Pearl Street, NE White Tail Drive, and NE Deerfield Drive. Second by L.Anderson. Motion carried 5 – 1 (Nay: L.West).

REPORTS

City Council Meeting

E.Jensen reported on his attendance at the February 18, 2019, City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the March 5, 2019 Plan and Zoning Commission meeting and shared that there will be two public hearings on the March 5, 2019 agenda.

Commissioner's Reports

There were no reports.

MISCELLANEOUS ITEMS

March 4, 2019 – 5:30 p.m. City Council Meeting Representative: L.Anderson

ADJOURNMENT

There being no further business, the meeting adjourned at 6:57 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission