

Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, August 20, 2019

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

CALL TO ORDER

Chair L. West called the August 20, 2019 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

AMENDMENTS TO THE AGENDA

Motion by T. Flack to approve and accept the August 20, 2019 agenda without amendments. Second by T. Ripper. All voted aye. Motion carried 7 – 0.

COMMUNICATIONS

There were no communications.

CITIZEN'S REQUEST

There were no citizen's requests.

CONSENT AGENDA ITEMS

Item #1 Minutes

Motion to approve and accept the August 6, 2019 minutes of the Plan and Zoning Commission meeting.

Item #2. 2260 S Ankeny Boulevard – DMACC Crime Scene Investigation Facility Site Plan

Motion to approve the DMACC Crime Scene Investigation Facility site plan at 2260 S Ankeny Boulevard.

Item #3. 4707 SE Rio Court – DZ Investments Site Plan

Motion to approve the DZ Investments site plan at 4707 SE Rio Court.

Item #4. Williamson Farm Plat 1 Final Plat (County)

Motion to recommend City Council approval of the Williamson Farm Plat 1 Final Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

Item #5. The Woods at Rock Creek Plat 2 Final Plat (County)

Motion to recommend City Council approval of The Woods at Rock Creek Plat 2 Final Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

Motion by G. Hunter to approve the recommendations for Consent Agenda Item(s) #1 - #5. Second by J. Woodcock. All voted aye. Motion carried 7 – 0.

Commissioner L. Anderson arrived at 6:33 p.m.

PUBLIC HEARINGS

There were no public hearings.

BUSINESS ITEMS

Item #6. Request to rezone property owned by D.R. Horton - Iowa LLC from R-1, One-Family Residence District, to R-2, One-Family and Two-Family Residence District.

R. Hulstrom reported that D.R. Horton – Iowa LLC is requesting to rezone property from R-1, One-Family Residence District, to R-2, One-Family and Two-Family Residence District. She stated the subject property is approximately 10 acres, located east of NW Abilene Road and approximately a third of a mile north of NW 36th Street. R. Hulstrom explained that the properties to the north, south and east of the proposed rezoning area are zoned R-1, One-Family Residence District and the property to the west is zoned R-2, One-Family and Two-Family Residence District. She shared that the comprehensive plan, The Ankeny Plan 2040, indicates the subject area as Low-Density Residential; therefore, the proposed rezoning is consistent with the

Future Land Use Map. R.Hulstrom stated the City Council chose to initiate the rezoning for the subject property on June 17, 2019. She shared that at the public hearing there were questions raised by the Commission and three members of the public. R.Hulstrom responded to questions that the Commission had at the public hearing as it related to the current zoning of adjacent properties, and the intended use of the adjacent property that the City of Ankeny currently owns. She then provided some general information to address the concerns that were raised by members of the public relating to storm water management, traffic and water pressure. She shared that these issues would be addressed, if required, through the platting and site planning of the property. Therefore, staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by D.R. Horton – Iowa LLC to rezone property from R-1, One-Family Residence District to R-2, One-Family and Two-Family Residence District.

The Commission had no questions.

Erin Ollendike, Civil Design Advantage, 3405 SE Crossroads Drive, Ste. G., Grimes on behalf of D.R. Horton – Iowa LLC stated that she does not have any additional information to provide but would be happy to answer any questions that the Commission may have.

C.Ender asked what the timeline is for this development. Erin Ollendike stated that they would like to get started this fall. She again shared with the Commission the general conceptual plan for the property and said they would like to do two-family dwelling units on the property.

The Commission had no further questions.

Chair Lisa West informed Robert Terrell that this was not a public hearing but would allow him to speak.

Robert Terrell, 1901 NW 54th Street, Ankeny said that as long as he gets sewer to his property this year, he does not have a problem with the rezoning. He understands that Ankeny is growing.

Motion by G.Hunter to recommend City Council approval of the request by D.R.Horton – Iowa LLC to rezone property from R-1, One-Family Residence District to R-2, One-Family and Two-Family Residence District. Second by C.Ender. All voted aye. Motion carried 8 – 0.

REPORTS

City Council Meeting

E.Jensen reported on his attendance at the August 19, 2019, City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the September 3, 2019 Plan and Zoning Commission meeting and shared that there will be a public hearing on September 3, 2019 for an annexation request from Scott and Gale O'Mara and DRA Properties, LLC.

Commissioner's Reports

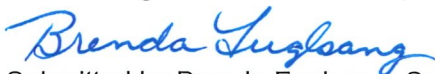
There were no reports.

MISCELLANEOUS ITEMS

September 3, 2019 – 5:00 p.m. City Council Meeting Representative: G.Hunter

ADJOURNMENT

There being no further business, the meeting adjourned at 6:46 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission