

Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, January 3, 2017

Ankeny City Hall – City Council Chambers

410 W. First Street, Ankeny, Iowa

CALL TO ORDER

The January 3, 2017 meeting of the Plan & Zoning Commission was called to order at 7:00 pm by Chair T.Flack.

ROLL CALL

Members present: L.Anderson, C.Ender, G.Hunter, T.Flack, T.Ripper, and S.Odson.

Absent: S.Houlihan, L.West, and K.Whiting. Staff present: E.Jensen, E.Carstens, E.Bodeker, D.Silverthorn, B.Fuglsang.

PUBLIC HEARINGS

ITEM #2. JDEV LLC request to amend the Comprehensive Plan Future Land Use Map adding Low Density Residential land use classification and Medium Density Residential land use classification.

ITEM #3. JDEV LLC request for voluntary annexation into the City of Ankeny.

T.Flack opened the public hearing on Item #2 and Item #3.

D.Silverthorn reported JDEV LLC, the property owner, is requesting an amendment to the 2010 Ankeny Comprehensive Plan, Figure 5.13 Future Land Use Plan map. The area of the proposed map amendment consists of approximately 42 acres (+/-) of land, generally located north of 11998 NE 14th St (US HWY 69) that is generally located in the northeast quadrant of US Highway 69 and NE 54th Avenue. The 2010 Ankeny Comprehensive Plan currently does not have an assigned land use to this area. The proposed land uses are Low Density Residential and Medium Density Residential land use designations. Approximately 30 acres would be Low Density and 12 acres as Medium Density Residential subject to change based on the platting and further development. The properties to the east and south are designated at Low Density Residential. In our Comprehensive Plan, Low Density Residential would mean restrictive land uses such as single family detached development and Medium Density Residential which would be residential development with single family detached, single family attached and townhouse uses. As with any rezoning, signage is required to be posted at least 7 days prior to this hearing. Signage was posted on Thursday, December 29th. Staff will provide a full report and recommendation at the next Plan and Zoning Commission meeting to be held on January 17th, 2017.

S.Odson asked where the line for the Alleman annexation agreement was located. D.Silverthorn referenced an aerial map showing the Ankeny city limits, the Alleman city limits and the Alleman annexation agreement line at NE 126th Avenue.

S.Odson inquired whether we have looked at the Comprehensive Plan as it relates to this property. E.Jensen clarified with S.Odson if he meant the current Comprehensive Plan process. S.Odson stated yes. E.Jensen stated they have not yet reviewed land uses.

C.Ender asked why this area wasn't originally included in the Comprehensive Plan. E.Jensen stated the Comprehensive Plan only went up to 54th Street. He continued to share that over time there has been a couple of amendments which included the area for Northgate and the Elwell property.

C.Ender asked if we have any additional information other than the general future land use designations for this property. D.Silverthorn stated at this time we do not have the exact density. He commented that we would have a better idea during the platting stage and/or site plan stage.

Eric Cannon, 2727 SW Snyder Boulevard, presented on behalf of Snyder & Associates the Consulting Engineer and JDEV, LLC the Developer of the property. He stated this property is located at the very northern end of Ankeny. He stated they met with staff to visit about the initial process to get an understanding of what the expectations would be and review the current designations on the Comprehensive Plan. Mr. Cannon stated the conceptual plan is based on the Elwell property to the south, the current preliminary plat that has been approved to the east and the fact that they have frontage on Hwy 69. He stated larger lot residential has been the developers initial thought for this property and then moving to the north and west with smaller single family homes and townhomes/multi-family in the NW corner. He stated they are attempting to follow the conceptual layout that's been provided with the future plan use map. Mr. Cannon stated there is no current concept on the books, they just wanted to begin the process and look at a detailed concept plan when they reach the rezoning process.

T.Flack asked if there was anyone in the audience that would like to speak for or against either of the two public hearings.

LaVon Griffieon, 11655 NE 6th Street, Ankeny, stated that according to the Comprehensive Plan that she brought with her the area is in Tier IV which is the Urban Reserve area and referred to its uses as laid out in the plan. T.Flack asked which Comprehensive Plan she was referencing. E.Jensen stated it was the 2004. Ms. Griffieon stated that they farm and have cattle across the road from this property.

Craig Griffieon, 11655 NE 6th Street, Ankeny, stated he had a question as to where the storm water will go. He owns the property to the west which is lower than this property and currently the water flows to the west. He feels if the property is developed with streets and houses there would be more water flowing towards his property. Mr. Griffieon stated his pasture is for cattle and there will be livestock across the road. He also stated his preference would be single family homes instead of apartment buildings as they bring more children which provides more opportunity for children to get in by his cattle.

Motion by T.Ripper to close the Land Use Plan public hearing and receive and file documents. Second by G.Hunter. All voted aye. Motion carried 6 – 0.

Motion by G.Hunter to close the Annexation public hearing and receive and file documents. Second by L.Anderson. All voted aye. Motion carried 6 – 0.

G.Hunter commented that stormwater is a concern and providing water service on the north side of town may be an issue. He stated the city is in the process of numerous water studies to make sure we can provide adequate services to the area. G.Hunter also stated that sanitary sewer is not an issue going north. The biggest issue is water pressure. E.Jensen stated he would have staff research and provide that information in their report.

C.Ender stated he has concerns about adding property to our Comprehensive Plan while we are in the process of updating our current Comprehensive Plan. He stated there is additional undeveloped land along with this property to the north that could be added to the Comprehensive Plan. C.Ender felt they need to look at this as a larger picture. He stated he has concerns as to how this will layout and he also would like to have information on how services will be provided to this area. C.Ender advised the Commission that he would probably not be in attendance at the January 17th meeting and wanted to make them aware of his concerns.

S.Odson stated he agreed it would be best to have the Comprehensive Plan cover this property but feel the uses are appropriate. C.Ender stated that he does not disagree with the recommended uses for the property but feels we should look at it more comprehensively as to how this relates to future land uses in our Comprehensive Plan process. C.Ender further commented that it is worth exploring in a little more detail since this is the second land annexation in the last year and apparently there is a desire to develop and annex land in this area.

S.Odson asked C.Ender if he is suggesting that we wait until the Comprehensive Plan process is complete. C.Ender stated he would be more favorable at that point. T.Flack stated that when you look at that corridor all the way up and down it is consistent with what has been done. T.Flack further stated she respects agriculture one hundred percent and would like to review where agriculture is designated in the plan. E.Carstens stated that they will have staff address this in the staff report.

E.Carstens shared when staff met with the potential developer they reviewed the preliminary plat for the property to the east. He stated there is a collector road that comes out at the north side of that property. E.Carstens stated the DOT will have a say in where that exactly comes out. He also stated the land use map is not a hard line map. E.Carstens stated the concept is that there would be some medium density at the intersection of the collector and the highway. As Mr. Cannon stated, as they transition from medium density at the intersection it would then transition to smaller single family lots and even larger single family lots as it backs up to the Elwell property. E.Carstens stated this was preliminary conversations that staff had with the developer as they looked at land use. Detail drawings would be with future preliminary plats.

C.Ender commented the preliminary plat to the east which includes the road going to the north and to the east is not identified on our future land use map either. C.Ender believes we need to look at the larger picture in that area. He stated he does believe that the uses of land, low density and medium density, are probably the right uses for that area as they seem to be consistent with what has been done.

S.Odson asked if we overlaid our current square mile pattern would this fit it. E.Carstens stated yes. It is a little off because typically you would have commercial at the corner of NE 54th Street and the highway, which is not the case. E.Carstens stated there will not be commercial on the Elwell property, but there may eventually be some commercial on the southeast corner and possibly on the west side of the road. G.Hunter stated the bigger commercial will probably be up near Alleman at the ramp at NE 126th Street which provides more direct access. S.Odson stated that commercial may also be farther north since that is where the NE Beltway may go through in the future.

C.Ender asked if staff could elaborate on what is the NE Beltway corridor. E.Jensen stated that he will have staff add information into their staff report of what we understand the plan to be.

S.Odson asked about the protection of the agricultural land. G.Hunter stated that people may have concerns regarding the agriculture across the street; however, the cattle would have been there prior to the area being developed.

C.Ender asked whether staff had reached out to the Iowa Economic Development Authority. E.Jensen stated that they would be notified after it goes through the City's process.

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Tuesday, January 17, 2017
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410 W. First Street, Ankeny, Iowa

CALL TO ORDER

The January 17, 2017 meeting of the Plan & Zoning Commission was called to order at 6:30 pm by Chair T.Flack.

ROLL CALL

Members present: L.Anderson, S.Houlihan, G.Hunter, T.Flack, T.Ripper, L.West, and S.Odson. Absent: C.Ender, K.Whiting. Staff present: E.Carstens, E.Bodeker, D.Silverthorn, B.Fuglsang.

BUSINESS ITEMS

ITEM #2. JDEV LLC request for voluntary annexation into the City of Ankeny.

ITEM #3. JDEV LLC request to amend the Comprehensive Plan Future Land Use Map adding Low Density Residential and Medium Density Residential land use classifications.

Staff Report: D.Silverthorn reported JDEV LLC, the property owner, has requested annexation to the City of Ankeny, as well as an amendment to the 2010 Ankeny Comprehensive Plan, Figure 5.13 Future Land Use Plan Map. The land is approximately 42 acres, generally located north of 11998 NE 14th St (US Highway 69) that is generally located in the northeast quadrant of US Highway 69 and NE 54th Ave. The annexation area consists entirely of petitioned land and is contiguous with the corporate boundary of Ankeny. The annexation also includes the east half of US Highway 69, adjacent to the proposed annexation area. The subject area is zoned Agricultural District on the Polk County Zoning Map, and is identified as Agricultural on the Polk County Future Land Use Map. This annexation area is not currently identified in the 2010 Ankeny Comprehensive Plan. Regarding the land use plan amendment, D.Silverthorn explained the concurrent proposed land use plan amendment proposes portions of the property to be designated as Low Density Residential and Medium Density Residential land use classifications. The portion of the subject area proposed to be designated as Low Density Residential would be adjacent to existing land use designations of Low Density Residential to the south and east; and also be adjacent to an existing Park and Greenway land use designation to the east. The land adjacent to the north, west, and southwest of the subject site is unincorporated and not identified in the Comprehensive Plan. D.Silverthorn continued to state if annexed, the property will initially be zoned R-1, One-Family Residence District, as is all newly annexed land. Properties directly to the south of the subject site are zoned as R-1, One-Family Residential. Properties to the east and southeast of the subject site are zoned as R-2 and R-3, both of which are restricted to single-family. Land adjacent to the subject property to the north, west, and southwest are not within the Ankeny corporate limits and do not have future land use designations. D.Silverthorn stated the Plan and Zoning Commission held a public hearing on the proposed annexation and Land Use Plan Map Amendment on January 3, 2017.

D.Silverthorn then presented follow up information related to questions that were raised at the public hearing on January 3, 2017. He reported the adjacent property owners to the west expressed concern for protecting their agricultural land in terms of stormwater drainage and development. D.Silverthorn stated site analysis indicates that stormwater drains to the south of this site. Furthermore, the 2010 Ankeny Comprehensive Plan does not include plans to annex or develop adjacent agricultural land to the north or west of this property. The Polk County 2030 Comprehensive Plan indicates this and adjacent areas of land as

Agricultural, and also being within the Northeast Beltway Corridor. He stated the proposed Northeast Beltway Corridor is a potential roadway expansion connecting I-80 and US Highway 69 through northeast Polk County. It is shown as a study corridor that the County will undertake a more detailed planning study of as plans are refined. D.Silverthorn explained with respect to stormwater management and service extension, there is an existing 30" trunk sewer located along NE 54th Street that is intended to extend north/northwest along Four Mile Creek, which would serve the annexed area. There is a 12" water main at the intersection of N Ankeny Blvd and NE 54th Street that could be extended north to serve the annexed area. He stated in regard to water pressure, the highest point within the annexed area is in the very northeastern corner of the site at an elevation of 960 feet. The water tower that would serve this area is at an elevation of 1114 feet, including the height of the tower itself, which is capable of serving this area.

Regarding the Ankeny/Alleman Annexation Agreement line, D.Silverthorn stated the line is located along NW/NE 126th Ave. This agreement line is essentially the possible future common corporate boundary line between Alleman and Ankeny. He stated the purpose of the annexation agreement line is to establish compatible land uses for land situated at the possible future common corporate boundary line, and adjacent to and between their respective current corporate boundary lines; as well as coordinating public infrastructure in these areas. He continued to state that there were concerns at the public hearing about adding property to the Comprehensive Plan while we are in the process of updating it. D.Silverthorn confirmed that over time there have been several amendments to the Comprehensive Plan with respect to this area, including the area to the east for Northgate and the Elwell property to the south. This proposed amendment is generally conducive to the square-mile neighborhood unit outlined in the comprehensive plan, with respect to the proposed residential land uses located here. He stated typically there would be commercial development at the corner of NE 54th Street and the highway, with residential development moving away from the intersection. In regard to the potential layout of this site, D.Silverthorn stated when looking at the plat for the property to the east, there is a collector road that comes out at the north side of that property. Where this collector could potentially intersect N Ankeny Blvd (US Highway 69) would be determined by the DOT. D.Silverthorn explained based on preliminary discussions with the developer, the intent is that townhomes/multi-family would be located in the northwest corner where this potential collector would meet N Ankeny Blvd (US Highway 69). The Comprehensive Plan suggests a maximum density of 10 units per acre, which would dictate the level of development at this intersection. As development transitions from medium density at the intersection there would be smaller single family lots and even larger single family lots backing up to the Elwell property. The land use map is not a hard line map, and a more detailed concept plan would be provided at later stages of the development process. D.Silverthorn stated the required consultation meeting was held January 16, 2017 and was attended by three Lincoln Township trustees along with a resident of Polk City. No written comments have been received by staff as of tonight's meeting. He stated the parties invited to the consultation meeting have seven days from the date of the consultation meeting to submit written comments regarding the proposed annexation. Therefore, staff is recommending that the Plan and Zoning Commission recommend City Council approve the voluntary annexation of the JDEV LLC property. Staff also recommends that the Plan and Zoning Commission recommend the City Council amend the 2010 Ankeny Comprehensive Plan, Figure 5.13 Future Land Use Plan map to designate property owned by JDEV LLC as Low Density Residential and Medium Density Residential.

S.Odson asked why the city of Alleman was not contacted at this point in the process. E.Carstens stated the City Development Board will notify them as the annexation process continues. G.Hunter also stated we would not be crossing the agreement line with Alleman. E.Carstens explained since we are within 2 miles of another city there will be a public hearing with the City Development Board.

S.Odson inquired as to what is the city's standard as it relates to PSI's. D.Silverthorn stated he would not be able to specifically provide that information although he consulted with the Public Works Department and confirmed there would be no issue for this property.

K.Whiting asked if there were other thoughts about having low density residential on Ankeny Blvd. She commented that there don't seem to be low density residential anywhere else on Ankeny Blvd. D.Silverthorn explained that he believes this would tie into further discussions with the NE Beltway Corridor. He stated the NE Beltway Corridor that is proposed would possibly spur some economic development. D.Silverthorn stated when you get closer to the annexation agreement line, the agreement reiterates compatible land uses and believes at this time that area would be more low density residential. T.Flack stated as you go farther north on Ankeny Blvd towards Alleman, low density residential is consistent with what we currently see there. E.Carstens stated there are pockets of single family residential adjacent to the highway. He stated the Elwell property is low density residential in the Land Use Plan. K.Whiting commented with the property being so close to a major east west connector in the future, she does not believe we would have planned it to be low density residential in the Comprehensive Plan. T.Flack stated there was discussion at the public hearing that there would possibly be some neighborhood commercial but the larger commercial would shift more to the 36th Street corridor. D.Silverthorn stated the commercial development would be focused around NE 126th Avenue and potentially the 54th Street intersection. T.Flack stated it is hard to plan around the NE Beltway Corridor since it has been in the planning stage for 10 to 15 years and it is still conceptual.

Eric Cannon, 2727 SW Snyder Boulevard, presented on behalf of Snyder & Associates, Consulting Engineer. Mr. Cannon stated he had nothing further to share as staff did a great job of detailing the request. He asked the Commission if they had any further questions.

S.Odson asked what density they were wanting with their request.

Nick Jensen, 15614 Wilden Drive, Urbandale. Mr. Nick Jensen stated on the townhome portion they typically build 10 units per acre or a little less due to detention. The single family portion would be a little denser around the townhomes and as it ties into the Jerry's Homes plat to the east. He stated as they go further south toward the Elwell property they expect the lots to be a little larger. S.Odson asked if they were going to stay with R-1 to the south. Mr. Nick Jensen stated yes. E.Carstens stated Jerry's Homes property to the east is R-2 and R-3, restricted to single family. S.Odson asked for clarification as to where the transition would take place on the property. Mr. Nick Jensen stated R-1, single family would be the south half or more and wrap around to the east side of the property and the townhomes would be in the NW corner. E.Carstens commented there will be rezoning in the future for this property. E.Carstens also stated he recommended that the developer begin visiting with the DOT about access and then they would be able to start laying out streets which would dictate where those transitions will happen.

Motion by L.West to recommend City Council approve the voluntary annexation of the JDEV LLC property. Second by L.Anderson. All voted aye. Motion carried 8 – 0.

Motion by S.Odson to recommend the City Council amend the 2010 Ankeny Comprehensive Plan, Figure 5.13 Future Land Use Plan map to designate property owned by JDEV LLC as Low Density Residential and Medium Density Residential. Second by G.Hunter. Motion carried 7 – 1. (Nay: K.Whiting)