

Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, January 17, 2017

Ankeny City Hall – City Council Chambers

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.

AMENDMENTS TO THE AGENDA

Motion by L.Anderson to accept the agenda as submitted. Second by L.West. All voted aye. Motion carried 7 - 0.

COMMUNICATIONS

There were no communications.

CITIZEN'S REQUEST

There were no requests.

Commissioner K.Whiting arrived at 6:34 pm

CONSENT AGENDA ITEMS

Item #1. Minutes

Motion to approve and accept the January 3, 2017 minutes of the Plan and Zoning Commission.

Motion by T.Ripper to approve recommendations for Consent Agenda Item #1. Second by G.Hunter. All voted aye. Motion carried 8 – 0.

PUBLIC HEARINGS

There were no public hearings.

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)

REPORTS

City Council Meeting

There was no report.

Director's Report

E.Carstens presented the tentative agenda items for the February 7, 2017 meeting and the Plan and Zoning Commission Annual Report.

Commissioner's Reports

S.Odson asked if there was an update on the Comp Plan. G.Hunter stated a draft report will be posted on the City's website. T.Flack stated the draft report will also be reviewed at the Joint Worksession in February. E.Carstens stated the draft report will cover the feedback they received from the public meetings, the key stakeholders, and preliminary population projections. He stated staff will notify the Commission when the draft report is posted on the website.

L.West asked if there has ever been any discussions as to a civic center or auditorium type venue for Ankeny. L.Anderson stated he has heard conversations about the Prairie Trail area.

K.Whiting stated she noticed a lighted sign advertising Caliber that is visible from the interstate and inquired whether they had a permit for the sign. Mr. Nick Jensen, Caliber Iowa stated the sign would be taken down as it sits on DOT property and there was no sign permit obtained. E.Carstens explained they will need to get a permit if they decide to put up a new sign.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:00 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission