

## **Meeting Minutes**

### **Plan & Zoning Commission Meeting**

Tuesday, June 6, 2017

Ankeny City Hall – City Council Chambers

410 W. First Street, Ankeny, Iowa

#### **CALL TO ORDER**

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

#### **ROLL CALL**

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

#### **AMENDMENTS TO THE AGENDA**

Motion by L.West to accept the agenda as submitted. Second by S.Houlihan. All voted aye. Motion carried 5 - 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 16, 2017 minutes of the Plan and Zoning Commission with the proposed additional language.

##### **Item #2. 2175 N Ankeny Blvd. – AAA Storage Site Plan**

Motion to approve the site plan for 2175 N Ankeny Blvd., AAA Storage.

##### **Item #3. 225 NW Autumn Crest Drive – Green Acres Storage Site Plan**

Motion to approve the site plan for 225 NW Autumn Crest Drive, Green Acres Storage.

##### **Item #4. 1360 NE 36<sup>th</sup> Street – Ankeny Fire Station No. 3 Site Plan**

Motion to approve the site plan for 1360 NE 36<sup>th</sup> Street, Ankeny Fire Station No. 3.

C.Ender asked if the AAA Storage project will be constructed all at once or in phases since there are seven buildings.

Brent Culp, Snyder & Associates, 2727 SW Snyder Blvd., Ankeny, representing AAA Storage stated it is planned as a two-phase, with the three-story building on the south as the second phase and the other six buildings will be a single phase development.

Motion by C.Ender to approve recommendations for Consent Agenda Items #1 - #4. Second by L.West. All voted aye. Motion carried 5 – 0.

**PUBLIC HEARINGS****Item #5. Request to rezone property owned by Classic Development, LLC from R-2, One-Family and Two-Family Residence District to PUD, Planned Unit Development.**

T.Ripper opened the public hearing.

**Staff Report:** E.Bodeker reported Classic Development, Inc. is requesting to rezone property from R-2, One-Family and Two-Family Residence District to PUD, Planned Unit Development. The subject property is located east of NW Irvinedale Drive, approximately a quarter mile north of NW 36<sup>th</sup> Street. She stated the Commission held a public hearing for a portion of this property in March but the developer withdrew the petition at City Council and expanded the proposed PUD area. She continued to state the PUD concept plan provided shows how this area could potentially be developed. NW 43<sup>rd</sup> Street runs east from NW Irvinedale Drive. NW Northwood Drive, NW Countrywood Drive, NW Cedarwood Drive and another north south street will connect NW 43<sup>rd</sup> Street to NW 41<sup>st</sup> Street, which also runs east and west. E.Bodeker stated the proposed PUD allows a minimum lot area of 6,200 square feet, a minimum lot width of 54 feet, 25 foot front and rear yard setbacks and a side yard setback of 5 feet. She stated the intent of this development would be similar to the Villas at Stonehaven in the southwest quadrant of town. E.Bodeker stated the developer has submitted the required rezoning petitions and staff will present a complete staff report at the next Plan and Zoning Commission meeting on June 20, 2017.

C.Ender asked whether the four lots on the northeast corner of the site, just north of the wet bottom detention pond, if they will be garden homes as well. E.Bodeker stated they will be single-family zoned R-2. C.Ender asked if they would be included in this PUD rezoning area. E.Jensen stated staff will verify that they are allowed in the PUD area.

Erin Ollendike, Civil Design Advantage, 3405 SE Crossroads Drive, Ste. G, Grimes, representing Classic Development, LLC stated the four lots are intended to be kept within the PUD and will be single family lots. She stated that a month ago this project was presented to the Commission with a smaller area. E.Ollendike stated the developers have had tremendous success with the Villas at Stonehaven project, and see that success moving forward into the next year so they wanted to expand this area to create a greater density. She stated they are going from 2.8-units per acre to just over 3.4-units per acre but still below the 5-units per acre that the Comp Plan allows for this area. E.Ollendike continued to state the architecture will remain the same, there will be a landscape buffer along Irvinedale Drive and the streets will be public streets. She asked if the Commission had any further questions.

T.Ripper asked if anyone in the audience would like to speak for or against the request. He then asked the Commission if they had any further comments.

L.West stated she feels the lots are too small. C.Ender stated he likes the project better then what had been presented to the Commission in March. He stated he likes the better connectivity and that there is no cul-de-sac. L.West stated she appreciates those changes. T.Ripper asked if the lot size was the same as the Villas at Stonehaven. E.Bodeker stated the width is the same but the minimum square footage is smaller. L.West stated she does not want to see lots smaller than the Villas at Stonehaven project. L.Anderson asked if this plan only shows with the Hamilton II layout, and what will be the mix with the three other elevations. E.Ollendike stated the mix of elevations will be whatever the demand is at the time. She stated there will be more variety in the units in this particular development then what is in the Villas at Stonehaven. She stated they are showing the biggest units, which is the Hamilton II layout, on the plan to present the spacing.

Motion by L.Anderson to close the public hearing and receive and file documents. Second by C.Ender. All voted aye. Motion carried 5 – 0.

## **BUSINESS ITEMS**

There were no business items.

## **REPORTS**

### **City Council Meeting**

S.Houlihan reported on her attendance at the June 5, 2017, City Council meeting.

### **Director's Report**

E.Jensen presented the tentative agenda items for the June 20, 2017 Plan and Zoning Commission meeting.

E.Jensen reported there will be three public hearings at the June 20, 2017, which include property owned by B & W Farms, LLC, Rock Creek Commercial, LLC and the property owned by Dennis E. Jordan, Joseph & Elizabeth Origer, Leroy Brown III, Nello Medici Life Estate (North), Nello Medici Life Estate (South), Sante & Nello Medici, and Jerome & Josephine Schmitt.

### **Commissioner's Reports**

L.West commented that she visited the Ankeny Farmer's Market on Saturday, June 3<sup>rd</sup> and there was a large turnout of people. She stated there were enough vendors to fill both pavilions and there did not seem to be any issues with parking.

## **ADJOURNMENT**

There being no further business, the meeting adjourned at 6:42 p.m.



Submitted by Brenda Fuglsang, Secretary  
Plan & Zoning Commission