

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.

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 36th 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 43rd Street runs east from NW Irvinedale Drive. NW Northwood Drive, NW Countrywood Drive, NW Cedarwood Drive and another north south street will connect NW 43rd Street to NW 41st 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 than 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 than 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.

Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, June 20, 2017

Ankeny City Hall – City Council Chambers

410 W. First Street, Ankeny, Iowa

CALL TO ORDER

The June 20, 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, T.Flack, S.Houlihan, T.Ripper, K.Whiting, G.Hunter, S.Odson and L.West. Staff present: E.Jensen, E.Carstens, E.Bodeker, D.Gervais, D.Silverthorn, B.Fuglsang.

BUSINESS ITEMS

Item #9. Classic Development, LLC. requests to rezone property from R-2, One-Family and Two-Family Residence District to PUD, Planned Unit Development.

Staff Report: E.Bodeker reported Classic Development, LLC. is requesting to rezone property from R-2, One-Family and Two-Family Residence District to PUD, Planned Unit Development. She stated the subject property is located east of NW Irvinedale Drive, approximately a quarter mile north of NW 36th Street. The land to the east and north of the subject property is zoned R-2. The property located to the south of the subject property is zoned R-3, Multiple-Family Residential District with restrictions. Property located to the west of the subject property is identified as Low Density Residential in the Comprehensive Plan. The City is currently processing a voluntary annexation that includes this property. E.Bodeker stated the PUD concept plan provided shows how this area could potentially be developed. NW 43rd Street runs east from NW Irvinedale Drive. NW Northwood Drive, NW Countrywood Drive NW Cedarwood Drive and another north south street will connect NW 43rd Street to NW 41st Street which also runs east and west. She 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. E.Bodeker stated the intent of this development would be similar to the developer's Villas at Stonehaven project. The Plan and Zoning Commission held a public hearing on the proposed rezoning on June 6th, 2017. She stated one question that was brought up at

the public hearing was whether the four single-family lots are included in the PUD area. Based on that discussion the developer has added notes to the PUD that includes the R-2 Bulk regulations and that clarifies how these four lots will be developed. E.Bodeker stated the proposed rezoning is consistent with the Land Use Plan. Questions brought up at the public hearing were addressed by the applicant. Therefore, staff recommends that the Plan and Zoning Commission recommend City Council approve the rezoning request from R-2, One-Family and Two-Family Residence District to PUD, Planned Unit Development.

S.Odson asked if all twelve homes will be identical on Irvinedale Drive.

E.Ollendike, Civil Design Advantage, 3405 SE Crossroads Drive, Ste. G, Grimes, representing Classic Development, LLC stated that there are different floor plans and different homes that have been presented. S.Odson asked if the exterior of these homes would be pretty much identical to what is in the development on the south side of town. Ms. Ollendike stated she did convey his concern to the developer about having identical elevations along the entire length of Irvinedale Drive. She stated the developer will definitely attempt to mix up the different homes in this development. Ms. Ollendike also commented there will be more landscaping and berms than what is in the development to the south. C.Ender stated maybe there could be a provision placed in the PUD regarding identical elevations within the development. T.Flack stated she would support adding a provision. L.West stated she would support that also. L.West stated she still feels the lot sizes are too small. E.Ollendike stated she looked at the lot sizes at the Villas at Stonehaven, they are not too different, and the lots along Irvinedale Drive are about 15 feet deeper than at Stonehaven. K.Whiting asked if there is public space. E.Carstens stated the lots will be owned by the homeowner, instead of having common space. E.Bodeker presented the Villas at Stonehaven site plan showing the postage stamp lots and stated the open space in their rear yard is common space instead of private property. E.Ollendike stated there is a large pond in the Villas at Brinmore Estates that will have open space around it as well. T.Flack stated individuals who will purchase these are people who do not necessarily want the maintenance of exterior; it gives them the option for ownership outside of a condo. She believes there is a good segment of population that would appreciate a lot of this size. G.Hunter commented it will be the empty nesters who may not want to spend their whole weekend gardening and mowing. K.Whiting stated she agrees that there is a market for this but wants to see different homes, not the same house over, and over again. L.West stated the mix of houses is more important. E.Carstens stated if they agree to the change, they will just add it to the PUD document. The Commission discussed that they would like additional language placed in the PUD document.

Motion by S.Odson to recommend City Council approval of the request by Classic Development, LLC to rezone property from R-2, One-Family and Two-Family Residence District to PUD, Planned Unit Development subject to adding the language "The same single family detached model elevations will not be constructed next to each other" to the PUD document. Second by T.Flack. Motion carried 9 – 0.