

## **Meeting Minutes**

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

Wednesday, July 5, 2017

Ankeny City Hall – City Council Chambers

410 W. First Street, Ankeny, Iowa

#### **CALL TO ORDER**

The July 5, 2017 meeting of the Plan & Zoning Commission was called to order at 6:30 pm by Chair T.Ripper.

#### **ROLL CALL**

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

Commissioner L.Anderson arrived at 6:32 p.m.

#### **BUSINESS ITEMS**

##### **Item #7. Villas at Brinmore Estates Plat 1 Preliminary Plat**

**Staff Report:** E.Carstens reported the Villas at Brinmore Estates Plat 1 Preliminary Plat is a proposed 11.13 acres plat located a quarter mile north and east of the intersection of NW 36<sup>th</sup> Street and NW Irvinedale Drive. He stated this property was previously included in a preliminary plat that was approved by Council on March 21, 2016 and the preliminary plat showed all single family detached lots zoned R-2. E.Carstens stated the proposed preliminary plat is a smaller portion of the previously approved preliminary plat and shows 40 bi-attached lots and 3 single family detached lots all zoned R-2, One-Family and Two-Family Residence District. He stated this is an increase of approximately 10 lots. He explained that this is in response to the PUD to the south of this property. E.Carstens displayed a copy of the PUD that the Commission recommended for approval and explained that this preliminary plat is an amendment to a portion of the original preliminary plat. He stated the PUD is going through Council right now and then the plan is to plat the whole area together. He stated the zoning is R-2, the bi-attached are an allowable use and staff is recommending approval.

C.Ender asked in relation to the PUD to the south that came before the Commission, what is the overall increase in lot numbers. E.Carstens stated it looks like it was an increase of 25 lots.

Erin Ollendike, Civil Design Advantage, 3405 SE Crossroads Drive, Ste. G, Grimes, representing Classic Development, LLC. She asked the Commission if they had any questions.

C.Ender commented he likes that Street Lot C and NW Cedarwood Drive goes all the way down to NW 43<sup>rd</sup> Street.

K.Whiting stated that the Commission provided some feedback on the variation of facades and landscaping and asked how the developer received that feedback. E.Ollendike stated the developer indicated that they would agree to dissimilar elevations right next to each other and new language was placed in the PUD document. She also stated they would address the rear landscaping along Irvinedale Drive.

Motion by T.Flack to recommend City Council approval of the Villas at Brinmore Estates Plat 1 Preliminary Plat. Second by G.Hunter. Motion carried 8 – 0.