

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.

AMENDMENTS TO THE AGENDA

S.Houlihan requested Item #2 Triple J Park Plat 1 Preliminary Plat (County) be removed from the Consent Agenda. Motion by S.Houlihan to accept the agenda with the removal of Item #2 from the Consent Agenda. Second by K.Whiting. All voted aye. Motion carried 7 - 0.

COMMUNICATIONS

There were no communications.

CITIZEN'S REQUEST

There were no requests.

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

CONSENT AGENDA ITEMS

Item #1. Minutes

Motion to approve and accept the June 20, 2017 minutes of the Plan and Zoning Commission meeting.

Item #3. 802 North Ankeny Boulevard – Starbucks Site Plan

Motion to approve the Starbucks site plan at 802 North Ankeny Boulevard.

Motion by T.Flack to approve recommendations for Consent Agenda Items #1 and #3. Second by C.Ender. All voted aye. Motion carried 8 – 0.

REMOVED CONSENT AGENDA ITEM

Item #2. Triple J Park Plat 1 Preliminary Plat (County)

S.Houlihan stated she will abstain from voting and has no questions related to Item #2.

S.Odson asked if it is a substation. E.Carstens stated yes. S.Odson stated he would like the lighting controlled at this site. E.Carstens commented that it is in the county so at this time the city will not have any authority over it.

Motion by T.Flack to recommend City Council approval of the Triple J Park Plat 1 Preliminary Plat, subject to applicable Polk County subdivision requirements in lieu of the City of Ankeny subdivision regulations. Second by K.Whiting. Motion passed (7 – 0) Abstain: S.Houlihan

PUBLIC HEARINGS

There were no public hearings.

BUSINESS ITEMS**Item #4. Diamond Development, LLC requests to rezone property owned by B & W Farms, LLC from R-1, One-Family Residence District to R-3, Multiple-Family Residence District, restricted to Single-family residential.**

Staff Report: D.Silverthorn reported Diamond Development, LLC is requesting to rezone property from R-1, One-Family Residence District, to R-3, Multiple-Family Residence District, restricted to single-family residential. He stated the subject property is approximately 139.08 acres, located northwest of the intersection of NW Irvinedale Drive and the High Trestle Trail. The properties to the north and northeast are zoned R-3, Multiple-Family Residence District, restricted to 10 units per acre. The properties to the east and southeast are zoned R-3, Multiple Family-Residence District, restricted to single-family residential; and R-1, One-Family Residence District. The properties south of the High Trestle Trail are zoned Trestle Point PUD and the properties to the west and southwest are zoned R-1, One-Family Residence District. D.Silverthorn stated the Ankeny Comprehensive Plan indicates the subject area as low-density residential, medium-density residential, bluebelt/greenway, and conservation area; therefore, the proposed rezoning is consistent with the Future Land Use Map. D.Silverthorn commented the developer has submitted the required rezoning petitions consisting of the signatures of more than 50% of the land area subject to the rezoning, as well as the signatures of the owners of at least 60% of the land within 250' of the subject property. He stated the Plan and Zoning Commission held a public hearing on the proposed rezoning on June 20, 2017 and there were no questions or comments from the public. Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Diamond Development, LLC to rezone property from R-1, One-Family Residence District to R-3, Multiple-Family Residence District, restricted to single-family residential.

Ryan Hardisty, Civil Design Advantage, LLC, 3405 SE Crossroads Drive, Ste. G, Grimes stated he is representing Diamond Development, LLC. He asked if the Commission had any questions.

C.Ender asked if they have a timeline for development of the site. Mr. Hardisty stated he believes they would like to install utilities this fall. He stated they have to extend sanitary sewer from the trunk sewer up underneath the High Trestle Trail and there are some water connections that will need to be addressed along Irvinedale Drive. C.Ender asked how long for a full build-out of the entire area. Mr. Hardisty stated it would be several years.

Motion by K.Whiting to recommend City Council approval of the request by Diamond Development, LLC to rezone property from R-1, One-Family Residence District to R-3, Multiple-Family Residence District, restricted to single-family residential. Second by T.Flack. All voted aye. Motion carried 8 – 0.

Item #5. Rock Creek Commercial, LLC requests to rezone property from C-1, Neighborhood Retail Commercial District to PUD, Rock Creek Commercial Planned Unit Development.

Staff Report: D.Gervais reported Rock Creek Commercial, LLC is requesting to rezone 3.355 acres from C-1, Neighborhood Retail Commercial District to Rock Creek Commercial PUD, Planned Unit Development. She stated the subject property is located approximately 660-feet east and north of the NW 36th Street and NW Irvinedale Drive intersection. D.Gervais explained the subject area was zoned C-1 on September 28, 2015 as part of a larger rezoning that included the Courtyards at Rock Creek PUD to the east and R-3, Multiple-Family Residence Districts with restrictions to the north and east. She stated the applicant has proposed to build mini-storage on this site, but the C-1 district does not allow the use. She continued to state that City staff has recommended a planned unit development instead of opening the zoning up to all C-2, General Retail and Highway Oriented Commercial District uses. As a tradeoff for a more intense use, City staff has worked with the developer to require brick or stone on the elevations around the perimeter of the project, limit building signage to 60 square feet, and require wrought iron fencing along with screening requirements. D.Gervais stated the developer has submitted the required rezoning petition owner signatures, consisting of 100% of the land area subject to the rezoning, as well as 97.64% of the land area within 250' of the subject property, not including public right-of-way. This breaks down to four of seven or 57.14% of the owners within 250' of the subject property. D.Gervais commented the Commission had a

number of questions that the applicant answered during the public hearing therefore, staff recommends that the Plan & Zoning Commission recommend City Council approve the rezoning request from C-1 to Rock Creek Commercial PUD.

Justin Bauer, 311 NE Mission Court, Ankeny stated he is one of the landowners of this property along with the Courtyards at Rock Creek. He asked if the Commission had any further questions on this project.

S.Odson asked if they have plans for the property to the north of this site. Mr. Bauer stated yes, it is part of the Courtyards at Rock Creek. He stated it is the third phase of the Courtyards at Rock Creek, which is being final platted. Mr. Bauer stated they hope to be moving dirt this summer or fall. S.Odson asked how many more units will there be. Mr. Bauer stated 83 total with 47 already paved and 30 of them sold.

Mr. Bauer stated they have a Letter of Intent to build a two-story storage building on this site. He stated there is only three entrances into the building, it is all conditioned inside space, so there will not be all the garage doors as presented in the previous elevations. He stated it is a much nicer façade all the way around. T.Flack asked if the two-story elevation is more like a commercial elevation or more of a two-story home elevation. Mr. Bauer stated commercial and he presented an elevation of what the façade would look like to the Commission.

Motion by G.Hunter to recommend City Council approval of the request to rezone property owned by Rock Creek Commercial, LLC from C-1, Neighborhood Retail Commercial District to Rock Creek Commercial PUD, Planned Unit Development. Second by L.Anderson. All voted aye. Motion carried 8 – 0.

Item #6. PAR Partners, LLC requests to rezone property from R-1, One-Family Residence District to PUD, Planned Unit Development.

Staff Report: E.Carstens reported PAR Partners, LLC is requesting to rezone property from R-1, One-Family Residence District to PUD Planned Unit Development. He stated the property is roughly 25 acres located in the southeast quadrant of Ankeny, generally located east of S. Ankeny Boulevard, south of SE 33rd Street and SE Primrose Drive. E.Carstens stated the rezoning area is currently being annexed into the City of Ankeny. E.Carstens explained the PUD concept plan divides the subject property into two different areas. Area A is identified in the PUD for 11 single family detached lots and will connect to the existing SE Primrose Drive and extend into a cul-de-sac. Area B is identified in the PUD as single-family attached or detached townhomes and that area would be limited to 5 units/acre. He stated the developer will connect the existing water main located at the south end of SE Primrose Drive and extend it through the single family detached area and the water main will be extended west through Area B. E.Carstens stated during the public hearing, there was discussion related to existing storm water issues to the north and concern about waiving the storm water quality and quantity. E.Carstens explained that city staff is working with the developer on potential solutions for alleviating some of the existing storm water within the development to the north of the proposed rezoning area. He also stated that the developer provided a letter addressing the concern about waiving the storm water quality and quantity. E.Carstens continued to state that there is a history in the industrial area to the east of the Carney Marsh where the city has waived detention requirements because the storm water is essentially flowing directly into the Carney Marsh. E.Carstens then provided an overview of rezoning property PUD as opposed to a straight zoning district. He stated the proposed rezoning is consistent with the Low Density Residential Land Use designation as shown in the 2004 Comprehensive Plan and therefore, staff recommends that the Plan and Zoning Commission recommend City Council approve the rezoning request from R-1, One-Family Residence District to PUD, Planned Unit Development.

S.Houlihan asked whose responsibility is it to maintain the wetland area. E.Carstens stated the intent ultimately is that the wetland area would be included in the common association area as part of Area B, so the association that will be formed for Area B, would also own the wetland area.

Brent Culp, Snyder and Associates, Inc., 2727 SW Snyder Blvd., Ankeny representing PAR Partners, LLC stated he and Matt Boelman will answer any questions the Commission may have on this rezoning request.

S.Odson asked if B.Culp could explain their potential solutions for the existing storm water issues to the north. B.Culp presented an aerial map and explained how the existing storm water flows within the property to the north, and what the potential solutions are for alleviating some of the existing storm water. G.Hunter stated the proposed changes would be a good change. S.Odson asked what the cost would be to the city with these proposed changes. B.Culp stated they have provided two cost opinions from two different contractors and they are working through the numbers. C.Ender asked if there is any proposed pre-treatment system in the storm sewer. B.Culp stated they are looking at a stilling basin as explained in his letter. C.Ender stated in his opinion, it would be necessary and he would not support this project without any type of pre-treatment before it would flow into the marsh. B.Culp stated that is the purpose of the stilling basin that is being proposed. S.Odson stated normally he would not support the city subsidizing a development but this subsidy helps a lot of people and he feels it is worth it. C.Ender stated he agrees with that statement.

Motion by S.Odson to recommend City Council approval of the request by PAR Partners, LLC to rezone property from R-1, One-Family Residence District to PUD, Planned Unit Development. Second by G.Hunter. All voted aye. Motion carried 8 – 0.

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 36th 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 43rd 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.

REPORTS

City Council Meeting

C.Ender reported on his attendance at the July 3, 2017, City Council meeting.

Director's Report

E.Carstens presented the tentative agenda items for the July 18, 2017 Plan and Zoning Commission meeting.

Commissioner's Reports

C.Ender stated he attended the Trees Forever Annual Celebration in Coralville last week where they discussed the benefits of trees and storm water management. He commented that it was a nice event.

K.Whiting stated the 36th Street construction is going very well and may be open in November.

S.Odson asked when the intersection of 1st Street and I-35 be closed. E.Carstens stated he believes 2019/2020.

G.Hunter shared that the next meeting on the Comprehensive Plan will be July 11th.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:06 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission