

## **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.

#### **PUBLIC HEARINGS**

**Item #6. 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.**

T.Ripper opened the public hearing.

**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 property is approximately 139.08 acres, located northwest of the intersection of NW Irvinedale Drive and the High Trestle Trail. Properties to the north and northeast are zoned R-3, Multiple-Family Residence District, restricted to 10 units per acre. 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. 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. He stated 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. D.Silverthorn stated notifications of the public hearing were sent to the property owners within 250' of the property and a legal notice was published. He stated the rezoning signs were posted on the property by the required date of June 12, which is at least seven days prior to the public hearing. Staff will present a complete staff report at the next Plan and Zoning Commission meeting on July 5, 2017.

C.Ender asked if the bluebelt/greenway and conservation area would be addressed during the platting stages to protect them for conservation. E.Carstens stated they are natural drainage areas and as the land is platted, the drainage through the property will be addressed at that time.

Ryan Hardisty, Civil Design Advantage, LLC, 3405 SE Crossroads Drive, Ste. G, Grimes stated he is representing Diamond Development, LLC. He stated the proposed zoning for the site would be R-3, restricted to single family. Mr. Hardisty then presented a map showing the concept for the site, which does take into account the natural drainage areas. Mr. Hardisty stated they are proposing multiple detention basins in the lower areas of the site due to the natural drainage patterns. He asked if the Commission had any questions.

T.Ripper asked if anyone in the audience would like to speak for or against the request.

Dan Schomer, 3230 NW 22<sup>nd</sup> Street, Ankeny stated they live just south of the High Trestle Trail and commented their concern was the R-3 zoning, restricted to single family residential and would like to know why it would not just stay zoned as R-1.

E.Carstens stated the R-3, restricted to single family allows for smaller lot sizes and smaller setbacks. He stated it is somewhat common for developers that want to build smaller entry-level type homes, to request the R-3 zoning. Mr. Schomer stated their main concern is that they did not want to have three-story apartment buildings right behind them but if the plan is as they presented tonight, they would be okay with the zoning change. Mr. Schomer also asked about services in this area as the City continues to develop such as, grocery stores, roads and schools.

T.Ripper shared with Mr. Schomer that it has to do with good comprehensive planning. He stated the City is currently updating their Comprehensive Plan. T.Ripper stated the School District also has their own plans for growth. T.Ripper continued to state that it is a joint effort, the City and School District do work closely together in future planning. E.Carstens presented the Future Land Use Map for the area that Mr. Schomer was inquiring about which showed zoning for future commercial development. E.Carstens stated, as there are more rooftops built in the area, there will be new commercial development. K.Whiting recommended Mr. Schomer visit the City's website to view a copy of the full Comprehensive Plan, which shows the residential and commercial zoning districts.

Motion by L.Anderson to close the public hearing and receive and file documents. Second by G.Hunter. All voted aye. Motion carried 9 – 0.

## **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 #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.