

Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, August 22, 2017

Ankeny City Hall – City Council Chambers

410 W. First Street, Ankeny, Iowa

CALL TO ORDER

The August 22, 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, G.Hunter, S.Odson and L.West.
Absent: K.Whiting. Staff present: E.Jensen, E.Carstens, D.Gervais, D.Silverthorn, B.Fuglsang.

BUSINESS ITEMS

Item #6. Trestle Ridge Estates Preliminary Plat

D.Silverthorn reported that Trestle Ridge Estates is a proposed 139.08-acre plat located in the northwest quadrant of the intersection at NW Irvinedale Drive and the High Trestle Trail. He stated the subject properties are currently in the process of being rezoned to R-3, Multiple-Family Residence District restricted to single family and the third reading of the Ordinance amending the zoning to the subject property is on the September 5th Council agenda. D.Silverthorn stated the preliminary plat includes 357 single-family residential lots and six outlots, one of which is to be dedicated to the City for parkland. D. Silverthorn shared the plat referencing the outlots for the Commission. He stated the general layout of the development connects to NW Irvinedale Drive via a proposed portion of NW Reinhart Drive. He explained access from NW Irvinedale Drive into the site is provided via a proposed portion of NW 31st Street, to the north, which intersects with NW Boulder Ridge Lane running north and south. He continued to say NW Reinhart Drive would also continue west, where it intersects with NW Boulder Ridge Lane, serving as the main juncture in the development. D.Silverthorn stated NW Reinhart Drive continues west, intersecting with NW Boulder Point Place, which then intersects with NW 30th Street to the north, lending potential for future northern and western expansion. D.Silverthorn stated a 24-inch water main will be extended north along NW Irvinedale Drive from a proposed booster station located south of the High Trestle Trail and east of NW Irvinedale Drive. He continued to state that a 24-inch sanitary sewer will be installed along the west plat boundary extending from the Rock Creek trunk sewer located south of the High Trestle Trail, an eight-inch sanitary sewer will be extended throughout the development and a four-inch sanitary sewer will be provided to the two farmstead properties along NW Irvinedale Drive. D.Silverthorn stated the City's Parks Department has agreed to accept Outlot Y as parkland dedication and staff recommends that the Plan and Zoning Commission recommend City Council approval of the Trestle Ridge Estates Preliminary Plat; and accept the public street name NW Harmon Court.

C.Ender asked for more detail on the street name request. D.Silverthorn stated it is the original property owner's name. C.Ender further asked about the Preliminary Plat showing Plat 1 but it does not say anything about future phasing, do they know what that will look like at this time. D.Silverthorn stated he is not aware of the future phasing but the representative for the development may be able to speak further on his question. C. Ender commented the reason he is inquiring, is that there is only one access to NW Irvinedale Drive and if they continue the development to the west, they would be adding more lots with only one access. He asked if the representative could provide information as to when the second access to the north will be constructed.

S.Houlihan asked if staff knew the use of Outlot T in the northeast corner. D.Silverthorn commented his understanding is that it is to be in reserve for future development to the north. E.Carstens commented Outlot T could be sold either to the north or to the farmstead to the south. D.Silverthorn stated they are not sure

what the future of the two farmsteads are at this time. C.Ender asked if there are limits on the southern farmstead. D.Silverthorn replied that they would not be allowed another driveway access off NW Irvinedale Drive.

The Commission has no further questions for staff.

Ryan Hardisty, Civil Design Advantage, LLC, 3405 SE Crossroads Drive, Ste. G, Grimes stated he is representing Diamond Development, LLC. Mr. Hardisty stated Century Sewer is making a connection along Reinhart Drive to service the Plat 1 area. He stated Plat 1 is frontloaded with 3,000 feet of sanitary sewer that has to be installed and as they roll into Phase 2 they will need to utilize the utilities that are already available. He then presented the plat showing the Commission that Phase 2 would be located to the west. Mr. Hardisty then explained that due to the developer not being able to purchase the property from the two farmstead owners, they were not able to make a straight street connection so that gave them the current location of Reinhart Drive. C.Ender asked if there is any possibility that NW Harmon Court could go out to NW Irvinedale Drive. T.Flack stated no. E.Carstens stated NW Irvinedale Drive is a major collector so access spacing is limited and we would not want street access that close to the trail crossing. C.Ender confirmed with Mr. Hardisty that Phase 2 would go to the western site boundary. Mr. Hardisty stated it would not go completely to the western site boundary. He stated it would be approximately 40 lots westerly. C.Ender asked if their intent would then go north to get to the second access. Mr. Hardisty stated they have not discussed that information with the developer as they are currently looking at Plat 1 improvements being incorporated. Mr. Hardisty stated with 357 lots, they understand that it will take years to develop the entire plat. C.Ender stated he is nervous about putting this number of lots with only one access point with an unknown of when there would be a second access point. T.Flack stated in the past she had similar concerns with a similar plat but the Public Works and Fire department review them before the plat comes before the Commission. C.Ender stated he is not real concerned with access for Plat 1; it is how the following plats will be developed. L.West stated it is a valid concern.

E.Carstens asked Mr. Hardisty if there was a traffic study done for this development. Mr. Hardisty stated they have not done a traffic study. He stated the access points have been identified on NW Irvinedale Drive. E.Carstens asked about turn lanes on NW Irvinedale Drive. Mr. Hardisty stated they are adding turn lanes on NW Irvinedale Drive for the development. E.Carstens confirmed with Mr. Hardisty that they went ahead and agreed to do turn lanes without completing a traffic study. Mr. Hardisty then explained how the turn lanes will be designed for the development. C.Ender asked what the cueing length of the left-turn lane is out of the development. Mr. Hardisty stated around 200-feet. C.Ender commented that he would recommend that they look at going north in their phasing after Plat 2.

S.Houlihan asked staff at what point do you suggest roundabouts referencing NW Reinhart Drive and NW Boulder Ridge Lane on the plat. E.Carstens stated that normally we do not have roundabouts in residential neighborhoods. He commented, for the most part, where roundabouts exist in neighborhoods there were some unique circumstances. E.Carstens explained that roundabouts are normally done because they are more efficient from a traffic standpoint than a 4-way stop.

Motion by T.Flack to recommend City Council approval of the Trestle Ridge Estates Preliminary Plat and accept the public street name NW Harmon Court. Second by C.Ender. All voted aye. Motion carried 8 – 0.