

## **Meeting Minutes**

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

Tuesday, January 2, 2018  
Ankeny City Hall – City Council Chambers  
410 W. First Street, Ankeny, Iowa

#### **CALL TO ORDER**

Chair T.Ripper called the January 2, 2018 meeting of the Plan & Zoning Commission to order at 6:30 pm.

#### **ROLL CALL**

Members present: L.Anderson, C.Ender, T.Flack, S. Houlihan, T.Ripper, G. Hunter and S.Odson. Absent: L.West. Staff present: E.Jensen, E.Carstens, D.Gervais, R.Hulstrom, K.Gorman,

#### **PUBLIC HEARINGS**

**Item #5. Request to rezone property owned by Classic Development, LLC from R-3, Multiple-Family Residence District with restrictions to PUD, Planned Unit Development.**

T.Ripper opened the public hearing.

**Staff Report:** R. Hulstrom reported Classic Development, LLC is requesting an amendment to the zoning classification of land generally located south of NW 36<sup>th</sup> Street and west of NW Abilene Road. She stated the request is to change the zoning from R-3, Multiple-Family Residence District with restrictions to PUD, Planned Unit Development. She explained that the surrounding property to the west is zoned R-3 Multiple-Family Residence District, restricted to 10 units/acre, the property to the south is zoned R-1, One-Family Residence District, the property to the east is zoned PUD, Planned Unit Development and R-3, Multiple-Family Residence District restricted to single-family and the property to the north is zoned PUD, Planned Unit Development and R-3, Multiple-Family Residence District, restricted to single-family. R. Hulstrom provided the PUD concept plan and explained that this is a possible layout of the subject property. She explained that the minimum lot area proposed for single-family attached is 5,000 s.f. and the minimum lot area for single-family detached is 8,000 s.f. The minimum lot widths proposed are 40 feet for single-family attached and 65 feet for single-family detached. Setbacks proposed are 25 foot front and rear yards with a 5 foot side yard. She also added that the developer's intention is to build single-family residences. She stated the property owner has submitted the required rezoning petition owner signatures, consisting of 100% of the land area subject to the rezoning, as well as 70.4% of the land area within 250' of the subject property. She explained that this breaks down to 12 of 24 of the owners within 250' of the subject property. R. Hulstrom stated staff will present a complete staff report at the next Plan and Zoning Commission meeting on January 16, 2018. She also added that she had received two phone calls regarding the annexation and once the proposed rezoning was described to the callers they indicated they had no issues with the proposal.

The Commission had no questions for staff.

Erin Ollendike, Civil Design Advantage, 3405 SE Crossroads Drive, Suite G, Grimes, stated she was here on behalf of the owner of the property requesting the rezoning. She also stated that Seth Moulton was also present in the audience to answer any questions. She indicated the proposal was for a reduction in setbacks. In exchange for these reductions, the developer is proposing a landscaped berm along NW 36<sup>th</sup> Street, each lot would plant two trees, and the same single-family home would not be allowed to be constructed next to each other. She explained that the purpose of the proposed reduced setbacks has to do with the different floor plans and the ability to add sunrooms or covered decks, which are not allowed in a required rear yard.

S. Odson asked what the square footage would typically be for the proposed units. S. Moulton stated that the square footage would range from 1,300 s.f. to 1,600 s.f. on the main floor. S. Odson also asked if staff had any discussions with the property owner to the south about potential development. E. Carstens stated that staff had been contacted by the owner a year or two ago about building a single house along the NW Irvinedale street frontage. At this point staff has not had any discussion with potential developers of the entire property. S. Odson stated that his concern would be if the property owner to the south had concerns, which to this point they have not communicated.

C. Ender asked E. Ollendike about her statement that each lot would be required to plant two trees. E. Ollendike said that she misspoke and one tree per lot would be required. C. Ender stated that he would rather see two trees per lot and wondered if the requirement could be increased to two trees per lot. The Commission, applicant and staff discussed some of the difficulties in planting two trees in the front yard on interior lots of this size with driveways for two and three car garages.

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.

Motion by L. Anderson to close the public hearing and receive and file documents. Second by T. Flack. All voted aye. Motion carried 7 – 0.

## **Meeting Minutes**

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

Tuesday, January 16, 2018

Ankeny City Hall – City Council Chambers  
410 W. First Street, Ankeny, Iowa

#### **CALL TO ORDER**

Chair T. Ripper called the January 16, 2018 meeting of the Plan & Zoning Commission to order at 6:30 pm.

#### **ROLL CALL**

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

#### **BUSINESS ITEMS**

**Item #6. Classic Development, LLC requests to rezone property from R-3, Multiple-Family Residence District with restrictions to PUD, Planned Unit Development.**

**Staff Report:** R. Hulstrom reported Classic Development, LLC is requesting to rezone property from R-3, Multiple-Family Residence District with restrictions to PUD, Planned Unit Development. She stated the subject property is approximately 26.09 acres located in the northwest quadrant of Ankeny, generally located west of NW Abilene Road, south of NW 36<sup>th</sup> Street and explained that the surrounding properties are zoned R-3, Multiple-Family Residence District with restrictions, R-1, One-Family Residence District and PUD, Planned Unit Development. R. Hulstrom shared that according to the 2010 Ankeny Comprehensive Plan the majority of the subject area is classified as Low Density Residential while a smaller portion is considered Bluebelts/Greenways and the surrounding properties are similarly classified. R. Hulstrom commented that the Developer requesting the proposed rezoning has stated that the intended use of the subject area is for single-family dwellings. R. Hulstrom stated that the PUD concept plan outlines 63 lots, 12 single-family attached and 51 single-family detached lots, and two Outlots. She continued to state that the PUD identifies both Outlots as

being utilized for the purpose of storm water detention and would be owned and maintained by the Homeowner's Association. She also added that there are a number of streets running throughout the PUD including NW Linwood Lane, Street A, and NW 31<sup>st</sup> Street. R.Hulstrom stated bulk regulations for the PUD would include a minimum lot area of 5,000 sq. ft. and a minimum lot width of 40 feet for single-family attached, which would pertain to 12 lots in the PUD. A minimum lot area of 8,000 sq. ft. and a minimum lot width of 65 feet for single-family detached would apply to the remaining 51 lots in the subject area. The setbacks for the lots are outlined as being 25 feet for front yard, 25 feet for rear yard, and 5 feet for side yard. She stated these reduced setbacks are the primary reason for the rezoning. R.Hulstrom explained in exchange for the reduced setbacks, the Developer would plant one overstory/ornamental tree in the front yard of each lot and install a landscape buffer/berm on the northern portion of the subject area along NW 36<sup>th</sup> Street. She also stated that the Developer would not build the same single-family detached elevation next to one another. R.Hulstrom further commented that the developer would also be responsible for putting in an eight foot shared use path along the south side of NW 36<sup>th</sup> Street on the northern edge of the subject area. R.Hulstrom shared that the applicant has provided the required rezoning petitions consisting of the signatures of the owners of the subject land as well as the signatures of the owners of at least 60 percent of the land within 250 feet of the subject property. More specifically, signatures from 12 of the 24 or 70.4 percent of owners within 250 feet of the subject property were provided. R.Hulstrom stated the proposed rezoning would allow for single-family attached and detached dwellings with reduced setbacks. She further stated the proposed rezoning is consistent with the Low Density Residential Land Use designation as shown in the 2010 Ankeny Comprehensive Plan and provides the opportunity for a greater variety of single-family housing options within the City of Ankeny. Therefore, staff recommends that the Plan and Zoning Commission recommend City Council approve the rezoning request from R-3, Multiple-Family Residence District with restrictions to PUD, Planned Unit Development.

S.Houlihan asked if the lot sizes in this PUD are similar to the PUD that is nearby. E.Carstens commented that the single-family lots to the east and the development to the north are similar.

L.West asked if staff has seen a plan for the property to the west. E.Carstens stated a concept plan has not been officially submitted to staff or the Commission. He stated that Ms. Ollendike did share a drawing during the public hearing, which showed what they might be proposing for that area. L.West then asked if it would be somewhat in line with this concept. E.Carstens stated the property to the west is limited to 10 units per acre so it would be a little higher density.

Erin Ollendike, Civil Design Advantage, 3405 SE Crossroads Drive, Suite G, Grimes, presented the concept plan that she shared with the Commission at the public hearing, which showed that they are proposing more of a townhome product to the west.

S.Odson commented that the takeaway for allowing a PUD is landscaping along 36<sup>th</sup> Street and a tree on every lot. Ms. Ollendike commented that they also are not able to build the same elevation next to each other.

T.Flack asked if there is a park planned for either of the Outlots. E.Carstens stated the Outlots will be privately owned storm water detention areas and further stated that there will be no land dedication. T.Flack then inquired about the street named Street A on the concept plan. E.Carstens commented that staff would address the street names when they submit the final plat.

The Commission had no further questions for staff.

Motion by T.Flack to recommend City Council approval of the request to rezone property owned by Classic Development, LLC from R-3, Multiple-Family Residence District with restrictions, to PUD, Planned Unit Development. Second by L.Anderson. All voted aye. Motion carried 7-0.