

Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, February 20, 2018
Ankeny City Hall – City Council Chambers
410 W. First Street, Ankeny, Iowa

CALL TO ORDER

Chair T.Ripper called the February 20, 2018 meeting of the Plan & Zoning Commission to order at 6:30 pm.

ROLL CALL

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

AMENDMENTS TO THE AGENDA

Motion by G.Hunter to accept the agenda as submitted with the change in the order of the agenda by moving Business Items #4 and #5 before Public Hearings Item #3. Second by T.Flack to accept the agenda as revised. All voted aye. Motion carried 7 – 0.

BUSINESS ITEMS

#5. 36 West Preliminary Plat

R.Hulstrom reported the 36 West preliminary plat is located south of NW 36th Street and east of NW Irvinedale Drive and the plat is adjacent to the 36 West PUD rezoning project that is currently underway. R.Hulstrom explained the approximate size of the plat is 30.2 acres and the property is zoned R-3, restricted to 10 units per acres. She stated two multi-family lots and two streetlots are outlined as part of this development and the developer is intending to build townhomes on both the multi-family lots. There will be eight-foot sidewalks installed along the south side of NW 36th Street and the east side of NW Irvinedale Drive. R.Hulstrom stated there are two street extensions being proposed as part of this project including NW 31st Street, which will run east/west and connect to NW Irvinedale Drive, and NW Greenwood Street. She stated a southbound left turn lane will be required to be constructed by the developer on NW Irvinedale Drive at the intersection of NW 31st Street and NW Irvinedale Drive. R.Hulstrom explained the proposed locations of the twelve-inch, ten-inch and eight-inch water mains. She stated an eight-inch sanitary sewer will be extended through the development with connections to sewer being made at the intersection of NW Greenwood Street and NW 31st Street. She also commented that the storm water generally drains to the southeastern portion of the property and then east towards the proposed 36 West PUD. R.Hulstrom explained that there are two dry-bottom detention basins located on the southeastern portion of the property and both are connected to storm sewer that carries the storm water east. R.Hulstrom stated no parksite dedication has been calculated or shown on the plat drawing and the comprehensive plan does not identify the need for park ground on this particular property. She stated it is anticipated that the parksite dedication will be satisfied with cash in lieu of parksite or land dedication at the time of final platting. Therefore, staff recommends that the Plan and Zoning Commission recommend City Council approval of the 36 West Preliminary Plat.

T.Flack asked staff to explain why there would not be parksite dedication on this preliminary plat. E.Jensen responded that they are required to meet the parksite dedication requirement but they are not providing any parkland as a part of this plat, they are meeting the requirement with cash in lieu of parksite. E.Carstens referenced the aerial map showing where neighborhood parks are identified in the comprehensive plan.

C.Ender commented that in the future he would prefer any plats similar to this one be more than one page, as it was very difficult to read.

There were no comments from the applicant and the Commission had no further questions.

Motion by G.Hunter to recommend City Council approve the 36 West Preliminary Plat. Second by A.Renaud. All voted aye. Motion carried 7-0.