

## **Meeting Minutes**

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

Tuesday, January 22, 2019

Ankeny City Hall – City Council Chambers

410 W. First Street, Ankeny, Iowa

#### **CALL TO ORDER**

Chair T.Ripper called the January 22, 2019 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

#### **ROLL CALL**

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

#### **BUSINESS ITEMS**

##### **Item #4. Crosswinds Business Park Neighborhood Plan #4**

D.Silverthorn shared with the Commission that the first neighborhood plan was approved in 2012; and was superseded in 2014 by Neighborhood Plan #2, which added 36.5 acres of land to the original 226-acre Neighborhood Plan #1. He stated an amendment to Neighborhood Plan #2, approved in 2015, added warehousing as an allowed use on certain parcels within the neighborhood plan. D.Silverthorn reported that Crosswinds Business Park Neighborhood Plan #4 is comprised of 262 acres, located east of I-35, north of SE 90<sup>th</sup> Street, west of SE Four Mile Drive, and south of SE 72<sup>nd</sup> Street. He stated the proposed plan consists of creating five buildable lots with individual storm water detention; as well as extending SE 77<sup>th</sup> Street, rerouting a portion of SE Crosswinds Drive and the Gay Lea Wilson Trail, and associated improvements. He explained that the land area of Neighborhood Plan #4 supersedes Neighborhood Plan #2 by adding two lots along I-35, and removing the northern portion included in previous neighborhood plans. D.Silverthorn stated that the applicant is proposing to realign the intersection of SE Crosswinds Drive and SE 77<sup>th</sup> Street approximately 1000 feet west of its current location. He explained that SE Crosswinds Drive is proposed to be extended north from an intersection with SE 90<sup>th</sup> Street, with a temporary turnaround at the northern limit of Lot 1. The applicant has included two alternatives for the SE Crosswinds Drive alignment, which are contingent upon the development of Lot 3 and based on the development of Lot 3, SE Crosswinds Drive will then be connected from the temporary turnaround to the existing portion of SE Crosswinds Drive to the north via several alternatives. D.Silverthorn explained in detail the proposed turn lanes with this development. He shared that this proposed neighborhood plan shows the existing 10'-wide portion of the Gay Lea Wilson Trail along SE Crosswinds Drive being realigned to the north and east boundaries of Lot 3, thence connecting with the existing portion of the trail at the intersection of SE 77<sup>th</sup> Street and SE Four Mile Drive. D.Silverthorn then shared with the Commission the proposed plan for streets, water, sewer and drainage, which he outlined in detail in the staff report. D.Silverthorn stated staff recommendation is that the Plan and Zoning Commission recommend City Council approval of the Crosswinds Business Park Neighborhood Plan #4, subject to staff acceptance of traffic study recommendations.

A.Renaud asked if there is a plan for the parcel to the north that is being removed from this proposed neighborhood plan. D.Silverthorn shared that the parcel to the north is under conversation right now for development but will not be included in the proposal for this neighborhood plan. S.Odson asked who is paying for the removal of the concrete and the extension of the new street. D.Silverthorn commented that it would be part of this development. C.Ender asked when the right-of-way vacation would occur and if it would require an ordinance by City Council. D.Silverthorn stated yes, the applicant has factored it into their timeline. A.Renaud asked what the traffic study is addressing. D.Silverthorn commented that the applicant may be able to speak more on behalf of this question however shared that the study looks at the perspective property owners and the amount of traffic that would be generated, and then how it will affect the surrounding roads.

C.Ender noted that there is the primary plan, then Alternate 1 and Alternate 2 and asked what will determine when they use Alternate 1 or Alternate 2. D.Silverthorn shared that the development of Lot 3 will determine which alternate they will consider. Staff further explained to the Commission the different variables of this project and explained that the variables are the reason there are alternates presented with this neighborhood plan. E.Jensen commented that the final plat would be in general conformance with the neighborhood plan.

Brent Culp, Snyder & Associates, 2727 SW Snyder Boulevard, Ankeny representing Legacy III, LLC and Ryan Companies, US stated that the City was awarded a RISE grant, which will cover the first phase. He then presented

an aerial of the Neighborhood Plan to the Commission showing the location of Kreg Tool, Northern Tool and another potential user for Lot 3. He shared that Kreg Tool has a very quick timeline and needs to have access in a very timely manner. He stated that due to the RISE grant it is a municipal project so they are working on a timeline as to how they transfer all these different properties. He shared that the subdivision plat cannot move forward prior to the public improvements. Brent Culp shared that there has been a lot of discussion regarding the traffic impact study but feels they have worked out some details that he feels the City may be in agreeance with.

C.Ender commented that if they use Alternate 1 or Alternate 2, he would suggest considering alternate street names to make navigation in the area easier in the future. He shared he really prefers the primary alignment.

Motion by T.Flack to recommend City Council approval of Crosswinds Business Park Neighborhood Plan #4, subject to staff acceptance of traffic study recommendations. Second by L.Anderson. All voted aye. Motion carried 8 – 0.