

## **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

#### **AMENDMENTS TO THE AGENDA**

Motion by G.Hunter to approve and accept the January 22, 2019 agenda without amendments. Second by T.Flack. All voted aye. Motion carried 8 – 0.

#### **COMMUNICATIONS**

There were no communications.

#### **CITIZEN'S REQUEST**

There were no requests.

#### **CONSENT AGENDA ITEMS**

##### **Item #1. Minutes**

Motion to approve and accept the January 8, 2019 minutes of the Plan and Zoning Commission meeting.

Motion by C.Ender to approve the recommendations for Consent Agenda Item(s) #1. Second by A.Renaud. All voted aye. Motion carried 8 – 0.

#### **PUBLIC HEARINGS**

##### **ITEM #2. Request to rezone property owned by Bill Kimberley, LC from R-1, One-Family Residence District, to R-2, One-Family and Two-Family Residence District restricted to single family and 80 foot minimum lot widths.**

E.Jensen reported Bill Kimberley, LC is requesting to rezone property from R-1, One-Family Residence District, to R-2, One-Family and Two-Family Residence District restricted to single family and 80 foot minimum lot widths. He shared that the request is for approximately 30.03 acres, which is located in the northeast quadrant of Ankeny. He stated the property was zoned R-1, One-Family Residence District when it was annexed into the city. He presented the zoning map and explained that the property to the south is part of the Northgate East PUD, the property to the west is zoned R-1 and the properties to the north and east are in the County and zoned Agricultural District. E.Jensen stated that The Ankeny Plan 2040 shows the subject area as Low Density residential and Open Space. He stated the developer has submitted the required rezoning petitions and staff will present a complete staff report at the next Plan and Zoning Commission meeting on February 5, 2019.

S.Odson asked why the line for the rezoning request runs through the pond. E.Jensen replied that the same question was brought up during the annexation of this property and shared it is where the property line is located. He explained that Mr. Abuhl who owned this property before Mr. Kimberley purchased the property, also owns the property to the north.

C.Ender asked for clarification as to what the minimum lot width is in the standard R-2 district. E.Jensen stated 70-foot. He explained that the R-1 has a minimum lot width of 85-foot and R-2 allows for a 70-foot lot width, which they are restricting to an 80-foot minimum lot width. He then shared with the Commission what he believes Mr. Kimberley's intentions are for the property.

Dean Roghair, Civil Design Advantage, 3405 SE Crossroads Drive, Ste. G, Grimes, Iowa stated he is here on behalf of Bill Kimberley, LC. He shared that the reason they are requesting R-2 zoning is to have a little smaller

lots then the R-1 allows. He further shared that the side yard and front yard setbacks are also a little smaller. He commented that they would like to provide a little larger home along with getting a couple more lots. He stated Mr. Kimberley's plan is to develop some very nice homes on these lots.

S.Odson asked if the cost for energy in this area would be higher. Dean Roghair commented that he has heard that the costs are a little higher but does not know an exact number. C.Ender asked if there is a timeline for development of this property. Dean Roghair shared that they would like the first phase to start this summer.

There was no one was in the audience to speak for or against the project.

Motion by T.Flack to close the public hearing, and receive and file documents. Second by G.Hunter. All voted aye. Motion carried 8 – 0.

## **BUSINESS ITEMS**

### **Item #3. Crosswinds Business Park Neighborhood Plan #3**

D.Silverthorn reported that Crosswinds Business Park is a 470-acre planned unit development, generally located in the far southeastern portion of the existing Ankeny city limits—east of I-35 and south of SE Corporate Woods Drive. He stated the PUD was rezoned from R-1, One-Family Residence District, in 2008 with the intent to be developed as office, retail, mixed use, flex space, light industrial, light manufacturing, or warehouse and distribution uses. D.Silverthorn stated that Crosswinds Business Park Neighborhood Plan #3 is comprised of one, 20.59-acre lot, which is located northwest of the intersection at SE Corporate Woods Drive and SE 72<sup>nd</sup> Street. He explained that the proposed plan would include improvements to SE 72<sup>nd</sup> Street, extension of water and sanitary sewer mains, and drainage to facilitate the development of a new terminal for Ruan Transportation. D.Silverthorn then shared in detail with the Commission of the proposed plan for streets, water, sewer and drainage, which he outlined in the staff report. Staff recommends that the Plan and Zoning Commission recommend City Council approval of the Crosswinds Business Park Neighborhood Plan #3.

S.Odson asked staff for clarification of the information provided in the staff report regarding the alternative proposal to tie into sanitary sewer.

Doug Saltsgaver, Engineering Resource Group, Inc., 2413 Grand Avenue, Des Moines, Iowa representing Ruan Transportation stated that their hope was to get the adjoining property owner to the south to split the costs for the improvements to the road, which did not happen so they will complete it as part of their project. He did state that they were in further discussions with a party that is interested in purchasing the property to the south and if they do purchase it, they would allow them to extend sanitary sewer from the south up to 72<sup>nd</sup> Street so they would not have to cross Corporate Woods Drive. He shared that it would eliminate 400 to 500 feet of sanitary sewer pipe. Doug Saltsgaver explained that they discussed this option with City staff and they are okay with this plan as long as sanitary sewer will be extended to the west end of the 72<sup>nd</sup> Street improvements. He also stated that they are reviewing the plans further to make sure it can serve future development as it goes west.

S.Odson asked whether there has been any communication to the property owners of the homes to the west of this property. His concern is whether the triangular piece of land north of the three homes would be land locked. E.Jensen commented that he believes the Economic Development Director has been in contact with them and clarified that one of the homeowners does own that piece of land so there is access to it.

Motion by T.Flack to recommend City Council approval of Crosswinds Business Park Neighborhood Plan #3. Second by A.Renaud. All voted aye. Motion carried 8 – 0.

### **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.

## **OLD BUSINESS**

### **Item #5 1615 SE Cortina Drive – Metro Crossing Site Plan**

K.Gorman reported Certain Development proposed a site plan for a 20,052 square foot building constructed entirely out of metal at the January 8<sup>th</sup> 2018 Plan and Zoning Commission Meeting. At the meeting, the Commission voted to table the previously proposed site plan until the applicant could provide elevation drawings containing more durable building materials. He stated the developer has submitted new elevation drawings for the proposed building, this time with a two-foot base of four-inch precast concrete paneling, grey in color. K.Gorman shared that the two-foot base wraps the perimeter of the entire building, however, the applicant has also shown an alternative on the north elevation that continues to be all metal, if the Commission allows, based on the applicant's



stated intent to add on to the north end of the building in the future. Staff recommendation is for the Plan and Zoning Commission approve the proposed site plan and updated elevations.

A.Renaud commented that at the January 8, 2019 meeting, there was discussion regarding the possibility of future expansion on the north end of the building. She stated if the Commission would decide to allow the elevation as presented without durable material at the base, and placed a condition of time for the future expansion otherwise durable material would need to be added, who would monitor the condition the Commission set. E.Jensen commented that he is not sure of the applicant's timeline for the addition but he believes it would be tough to ever go back and ask the property owner to install a durable material later.

Tim Olson, Property Owner Certain Holdings, Developer, Certain Development and Architect, Ethos Design Group, 119 Second Street, Polk City, Iowa apologized to the Commission for not attending the last meeting due to a commitment. He stated his colleagues brought back to him the concern about the durable materials. He shared that they added the durable materials with no objection. His concern is that he is the owner of the south property and he has exclusive rights to purchase the north property. He stated his plan is to eventually own the property and plans to add on another 20,000 to 32, 000 sq. ft. to this building, which would be a part of another project. He shared that the elevations show Detail 2 as suggested by the Commission, Detail 5 would be their preference from the development standpoint because by adding the precast material at the base on the north elevation and then tearing it off and disposing of it seems wasteful. Tim Olson shared that if you look at the previous renderings, they have tried to provide an attractive building in an industrial M-1 zoning and would like to be the best-looking building in the neighborhood. He does understand that it is a recommendation and not a zoning requirement, which he believes gives the Commission an opportunity to exercise judgment when it is appropriate. He shared that he is spending \$280,000 additional to add more design to the west façade then what would be required as his way of giving something back to the community. Tim Olson stated his elevation preference is Detail 5 and asked the Commission to consider approving it.

L.Anderson asked if anyone had any concerns about the number of parking stalls. K.Gorman referenced the staff report from the January 8, 2019 meeting and shared that the parking calculations were broken down in detail on the site plan worksheet. K.Gorman explained that the parking requirement for this building is completely speculative. He stated the option on the north side of this site to add parking stalls would bring it up to 70 total stalls but staff believes that 57 in total, including handicap spaces, is feasible for the speculative space. K.Gorman shared that if there are parking issues on the site, the developer could get up to 70 stalls. L.Anderson commented that he feels uncomfortable with the amount of parking stalls giving the nature of the building and changes in what business may be located there or may not be there in the future. He stated there is no other parking option anywhere nearby and there are no sidewalks for a person to get on that property aside from driving a vehicle there. E.Jensen shared that this situation happens on every retail center building. Staff guestimates as to what is going to be in that building. He shared ultimately; it is a restriction on the developer to place tenants in the building that utilizes the parking stalls allowed. He explained that the 18 spaces to the north, based on the uses in that building will provide more than the required parking. Tim Olson expressed that if he does not provide adequate parking for his tenants he will lose tenants. He shared he is about two weeks away from signing a lease for the northern one-third of the building and the reason that the parking on the north is future parking, is because he doesn't know what tenants will be in the center one-third of the building.

T.Ripper confirmed with staff that if the Commission approves the site plan and elevations as presented, the developer could choose the alternate north elevation without durable material. E.Jensen stated yes and commented that the Commission has the ability to stipulate in their motion whether to accept the alternate north elevation as presented. T.Flack commented that she is okay without the durable material on the north elevation. S.Odson agreed. T.Ripper commented that the developer does sound committed to expanding the building to the north.

Motion by S.Odson to approve the site plan and updated elevations for 1615 SE Cortina Drive, Metro Crossing. Second by G.Hunter. All voted aye. Motion carried 8 – 0.

## **REPORTS**

### **City Council Meeting**

E.Jensen reported on his attendance at the January 21, 2019, City Council meeting. He shared with the Commission that there was a public hearing to update the City's Floodplain Ordinance. FEMA updated their FIRM

maps so the City needed to update their Floodplain Ordinance to coincide with the updated FIRMs. The new maps and the amendment to the Floodplain Ordinance will become effective February 1, 2019.

#### **Director's Report**

E.Jensen presented the tentative agenda items for the February 5, 2019 Plan and Zoning Commission meeting.

#### **Commissioner's Reports**

S.Odson shared that the Mayor informed him that his term is up January 31, 2019 and that he would not be reappointing him to the Plan and Zoning Commission. He commented that this would be his last meeting and said it has been a pleasure and an honor to be on this Commission for 40 years. He thanked staff and complimented them for their hard work.

E.Jensen presented an aerial map of Ankeny from 1980 and of Ankeny today, which showed all the growth in Ankeny that Steve Odson has been a part of during his tenure on the Commission. He thanked Steve Odson for his service.

Commission members thanked Steve Odson for his service.

#### **MISCELLANEOUS ITEMS**

February 4, 2019 – 5:30 p.m. City Council Meeting Representative: T.Flack

#### **ADJOURNMENT**

There being no further business, S.Odson adjourned the meeting at 7:28 p.m.



Submitted by Brenda Fuglsang, Secretary  
Plan & Zoning Commission