

**Meeting Minutes**  
**Plan & Zoning Commission Meeting**  
Tuesday, March 5, 2019  
Ankeny City Hall – City Council Chambers  
410 W. First Street, Ankeny, Iowa

**CALL TO ORDER**

Chair L. West called the March 5, 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, A. Renaud, T. Ripper and L. West. Staff present: E. Jensen, E. Carstens, D. Silverthorn, D. Gervais, K. Gorman, B. Fuglsang

**AMENDMENTS TO THE AGENDA**

Motion by G. Hunter to approve and accept the March 5, 2019 agenda without amendments. Second by T. Flack. All voted aye. Motion carried 7 – 0.

**COMMUNICATIONS**

Motion by L. West to receive and file correspondence dated December 29, 2018 from Wayne Goos, 1403 NW 26<sup>th</sup> Street. Second by T. Flack. All voted aye. Motion carried 7 – 0.

**CITIZEN'S REQUEST**

There were no requests.

**CONSENT AGENDA ITEMS**

**Item #1. Minutes**

Motion to approve and accept the February 19, 2019 minutes of the Plan and Zoning Commission meeting.

**Item #2. Northgate Plat 4 Final Plat**

Motion to recommend City Council approval of Northgate Plat 4 Final Plat and authorize cost participation for sidewalk oversizing along NE Trilein Drive.

Referencing Item #2, A. Renaud commented that the staff report notes there is a detention pond that eventually drains into Four Mile Creek. She asked where the detention pond is located on the plat. K. Gorman explained that it is not located on this plat. The Northgate Plat 4 final plat is part of a larger preliminary plat, and everything drains southwest to the detention area, which is located on Plat 3.

Motion by T. Flack to approve the recommendations for Consent Agenda Item(s) #1 - #2. Second by C. Ender. All voted aye. Motion carried 7 – 0.

**PUBLIC HEARINGS**

**Item #3. JDEV, LLC is requesting to rezone property from R-1, One-Family Residence District, to R-3, Multiple-Family Residence District, with restrictions.**

Chair L. West opened the public hearing.

D. Silverthorn reported the applicant, JDEV, LLC, is requesting to rezone property from R-1, One-Family Residence District, to R-3, Multiple-Family Residence District, with restrictions. He shared the subject property is approximately 43.11 acres, located east of N Ankeny Boulevard and approximately a quarter-mile north of the intersection at NE 54<sup>th</sup> Street. D. Silverthorn commented that the properties to the north and west are outside of the Ankeny corporate limits and are zoned Agricultural District under Polk County zoning. Properties to the south are zoned R-1, One-Family Residence District; and properties to the east are zoned R-3, Multiple-Family Residence District, restricted to single-family detached residential. D. Silverthorn explained that the property was annexed in 2017, and a concurrent land use plan amendment was approved, changing the future land use designation from "unidentified" to its current designations as low-density residential and medium density residential. He explained that at the time of the annexation and land use plan amendment, the 2010 Ankeny

Comprehensive Plan was still in effect, and did not include this property. He shared that the proposed rezoning is consistent with The Ankeny Plan 2040 Future Land Use Map. D.Silverthorn stated that there are two specified areas within this proposed 43-acre rezoning. The areas include a 32-acre portion of land covering the southern and eastern majority of the property to be rezoned to R-3, Multiple-Family Residence District, restricted to single-family; and an 11-acre portion of land in the northwestern part of the rezoning area to be rezoned to R-3, Multiple-Family Residence District, restricted to 10 units per acre. He shared that the 32 acres restricted to single-family residential will conform to standard R-3 zoning regulations—requiring a minimum of 65-foot wide lots for one-family detached dwellings. The 11 acres restricted to 10 units per acre is a similar density to other townhome and rowhouse developments in R-3 zoning districts. He stated the developer has submitted the required rezoning petition owner signatures, consisting of 100% of the land area subject to the rezoning, exceeding the minimum required of amount of 50%; as well as, 66.51% of the land area within 250' of the subject property, not including City of Ankeny or Polk County. He shared that this percentage encompasses three of six such property owners. He explained that notifications of the public hearing were sent to the property owners within 250' of the property and a legal notice was published on February 22, 2019. The applicant posted the signage on Friday, February 22, providing more than seven days of notification for the proposed rezoning. Staff will present a complete staff report at the next Plan and Zoning Commission meeting on March 19, 2019.

G.Hunter asked staff for clarification on the bump out shown on the rezoning exhibit. E.Carstens commented that based on the concept plan it would be an access into the townhome development. He commented that the applicant would be able to provide a more detailed explanation.

T.Flack commented that three of the six property owners said yes, and asked what the response was from the other three property owners. E.Carstens said that the applicant would be able to address her question. A.Renaud asked if there are plans for future access roads to the north. E.Carstens stated that staff shared with the applicant that they would need to work with the Iowa DOT to have any additional access. D.Silverthorn shared a copy of the concept map with the Commission. He explained that any sort of access would require coordination with IDOT. C.Ender asked staff what the standard maximum density is for R-3 zoning. E.Jensen shared R-3 zoning could allow about 24 units per acre.

Eric Cannon, Snyder & Associates, Inc., 2727 SW Snyder Boulevard, Ankeny stated he is representing JDEV, LLC the developer of the property. He referenced the concept plan commenting that the bump out is where they are proposing access to the multi-family area. He further explained that they have had discussions with IDOT regarding acquiring some excess right-of-way based on the topography in the northwest area of the property. T.Flack asked why they only had signatures from three of the six property owners. Eric Cannon shared that they really only went to the three property owners that they felt would say yes which provided them the 60%. C.Ender commented that he understands that the Commission is not approving the development concept at this time, but looking at the R-3 zoning, restricted to 10 units per acre, with potentially up to over 100 units, he encourages them to look at adding a second access point. Eric Cannon responded that they plan to continue discussions with the city on the access points.

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

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

**Item #4. Rose Marie Reinhart and Diamond Development LLC are requesting to rezone property from R-1, One-Family Residence District to R-3, Multiple-Family Residence District with restrictions.**

Chair L.West opened the public hearing.

K.Gorman reported Rose Marie Reinhart and Diamond Development LLC are requesting to rezone property from R-1, One-Family Residence District to R-3, Multiple-Family Residence District with restrictions. The subject property is located east of NW State Street and south of NW 36th Street, and is divided into two separate rezoning areas. K.Gorman presented the aerial maps and rezoning exhibits for Area A and Area B. K.Gorman stated rezoning Area A is comprised of 27.20 acres, and is proposed to be rezoned to R-3, Multiple-Family Residence District, restricted to one-family and two-family residential dwellings. He explained that NW State Street borders the rezoning area to the west, Ashland Meadows Planned Unit Development to the south, and R-2

One-Family and Two-Family Residence District, restricted to single family and R-3 Multiple-Family Residence District, restricted to single family to the east. K.Gorman stated north of the proposed rezoning lies Rezoning Area B, which contains 18.42 acres, and is proposed to be rezoned to R-3, Multiple-Family Residence District, restricted to 10 units an acre. He explained that NW State Street borders the area to the west, and R-2 One-Family and Two-Family Residence District, restricted to single family to the east. North of the proposed rezoning is vacant land zoned R-1, One-Family Residence District. K.Gorman shared that the proposed zoning change would not change the minimum lot area, front yard, side yard, or rear yard setbacks that are required in the R-3, Multiple-Family Residence District. He presented the Land Use Plan to the Commission and explained that it is consistent with The Ankeny 2040 Plan's Land Use Map, which shows Low Density Residential in the general location of Rezoning Area A, and Medium Density Residential in the general location of Rezoning Area B. K.Gorman stated that the developer has submitted the required rezoning petitions consisting of the signatures of more than 50% of the land area subject to the rezoning. In both rezoning cases, the developer has provided the signatures of 61% of the property owners within 250 feet of the subject properties, which is more than the 60% required for a rezoning. Staff will present a complete staff report at the next Plan and Zoning Commission meeting on March 19, 2019.

T.Flack asked what is the zoning surrounding Area A. K.Gorman presented and explained the zoning districts that surround Area A. He stated that a lot of the area that is zoned R-1 is undeveloped area. C.Ender asked if there is a particular reason that the property between the west boundary of Area A and NW State Street will stay R-1. K.Gorman commented that they will have the applicant speak on his question. A.Renaud confirmed with staff that the R-3 zoning for Area B would allow 10 units per acre. K.Gorman stated yes, it would allow rowhouses, townhomes and duplexes.

Erin Ollendike, Civil Design Advantage, LLC, 3405 SE Crossroads Drive, Suite G, Grimes, Iowa on behalf of the developer, Diamond Development. She shared a conceptual plan showing how Diamond Development is proposing to develop the property. She explained that in the southern portion of Area A they are proposing anywhere from 65-70 foot wide single family residential lots, a three acre park, wet ponds and as you move north there will be duplex lots and then transition into a townhome area – Area B which is being considered tonight also. She explained there is an area to the southeast of the plat that is not included in this rezoning request. Erin Ollendike stated that they had been trying to get signatures from the adjacent landowners since December of 2018. They sent out letters to the surrounding property owners and they went door-to-door for about a week. She shared that with those efforts they were not able to get the petitions signed. She stated that the developer then decided to scale back the rezoning area so he could get the signatures needed to rezone a portion of the property. She said they possibly might come back to the Commission at a later date for the remaining area.

T.Flack asked what the reasoning was for adjacent property owners not signing the petitions. Erin Ollendike explained that some of the feedback was that they were concerned about additional traffic on NW 36th Street and on NW State Street. She said others preferred the property to stay as a field and they assumed that may not matter to some property owners. L.Anderson asked if there has been a traffic study done. Erin Ollendike stated a traffic study would come later. She stated the turn lanes along NW State Street have been constructed for the current street connections. C.Ender asked if there is a reason that they are not moving forward with the rezoning for the property to the north along NW 36th Street. Erin Ollendike stated they have submitted a request for the rezoning of the property to commercial but it requires a Land Use Plan amendment. The Land Use Plan amendment will come before the Commission at a later date.

Cory Schoening, 1404 NW 26th Street, shared that he is in opposition of the rezoning requests. He said that what he received from the engineering firm at Christmas was different from what they received in the notice from the City. He shared he is not in favor of the detention ponds. He said on June 30, 2018 massive flooding occurred and it is fair to say that every area where there was massive flooding there was a detention pond. His concern is the size and amount of detention ponds. He also said he disputes the statement that the developer received the required rezoning petitions. According to the information he received from the City, there are 63 adjacent properties, and looking at the city's website, it refers to 60% of the land within 250 feet having approval and 50% of the owners. He understands that Ms. Reinhart owns a good chunk of the land but she is still one property owner and by his calculation it comes out to 14.5% of the adjacent property owners have given their consent. He shared that these are the reasons why he opposes this request.

E. Carstens explained that the requirement is for 50% of the *land area being rezoned*. Ms. Reinhart owns 100% of everything that is *being rezoned*. The 60% is the land area within 250-feet – so signatures of property owners within 250-feet of the land area being rezoned. He said that the applicant stated part of the reason they scaled back the rezoning boundary was because they could not get the signatures they needed, so the 250-feet in the southeast corner ended up being Ms. Reinhart's property. Mr. Schoening then commented that the Commission knows where he stands on the rezoning.

Emily Forrester, 3204 NW Northpark Drive, stated that they moved into their home over 10 years ago and loved the safety and sense of community that Ankeny provides to their family. She hopes that the Commission listens and considers the opinions of the residents and neighbors with this rezoning. She has seen Ankeny grow around them and have benefited from wonderful neighbors, new community amenities and opportunities that come with growth of this scale. Ms. Forrester stated as it relates to the rezoning request there are several aspects of this proposed rezoning and plat that concern her and will negatively impact her home. She shared that she does not want to see NW 32<sup>nd</sup> Street or NW Reinhart Drive go from NW Ash Street to NW State Street. Making those thru streets will increase traffic to an area that is heavily populated with young active families. It makes her fear for the safety of the children. She further stated that she fears flooding on their property if there are drainage ponds behind their home. Ms. Forrester said that nearly everyone in their neighborhood that backs up to drainage ponds has experienced water issues. She strongly asks the Commission to reconsider the overall design of the plat to lessen the blow to those of them on the very north side of the neighborhood. She thanked the Commission for listening.

Megan Hammond, 1307 NW 26<sup>th</sup> Street, stated she came along with her neighbors to ask that they reconsider the current proposed plat. She would like it to be single family with wider lots as it draws in a greater community feeling. She would like the plat to include a walking path that goes to parkland. She opposes the current plan.

Steve Rooney, 1504 NW 26<sup>th</sup> Street, stated that when they moved to their home they knew the zoning to the north was R-1 and that it would not be a cornfield forever. He shared that he does not agree with how they were able to obtain the percent of signatures since Ms. Reinhart does not live there and does not have stake in the neighborhood. Mr. Rooney further commented that he has an issue with the two detention ponds as everything already drains to his property and is leery of having water problems in the future.

Rich Hoffmann, 1412 NW 26<sup>th</sup> Street, stated that he has questions regarding the drainage with this development. He explained to the Commission how his backyard is graded going upward to where it abuts to the cornfield and wants to make sure all the water from the new development does not come into their yards. He asked if someone could address as to how the drainage will work. L. West commented that staff will address it in their staff report.

Paul Wold, 803 NW 32<sup>nd</sup> Street, stated his main concern is the opening up of NW 32<sup>nd</sup> Street to NW State Street. He shared that on NW Ash Street, the Piper apartments alone will have about 480 units and with an average of two people per unit there will be the possibility of 1,000 people trying to exit onto NW Ash Drive. He further shared that if NW 32<sup>nd</sup> Street becomes a thru street to NW State Street it will make their street a thoroughfare and totally change the character of their quiet neighborhood.

Joshua Taylor, 1023 NW 33<sup>rd</sup> Street, stated he would like to know what the plans are for lighting at the intersections with the street additions. He also agrees that NW 32<sup>nd</sup> Street will become a thoroughfare and feels it will be very difficult to turn left on NW Ash Drive or NW State Street. L. West commented that staff will address it in their staff report.

Tim Lillwitz, 1112 NW 27<sup>th</sup> Street, stated he is not opposed to the development on the land but his concern is the density of the area. He feels the proposal to change the zoning from R-1 to R-3 is just to pack more homes into this area. He shared that with Ashland Ridge Elementary, Rock Creek Elementary and Centennial High School along with the apartments to the east, there is a lot of traffic surrounding this area. Mr. Lillwitz feels it is a poor idea to add to the density of the area with R-3 zoning, and would like to see it developed as R-1.

Lisa Schoening, 1404 NW 26<sup>th</sup> Street, shared that when she heard that the property had been sold, she contacted the City because she was curious as to what the plans were for the area and said that they were very good about answering her questions. Ms. Schoening stated her primary concern is when she saw that they were proposing R-3 zoning. She also has concerns regarding the detention ponds because during the rain event on June 30, 2018

you could not get onto NW State Street due to the flooding and everyone who had flooding lived near a detention pond. She said that the proposed detention ponds should be located further back from the property lines so they do not affect the resident's property that currently reside in the area. Ms. Schoening also has a concern with bi-attached homes as homeowners have to agree with each other when it comes to maintaining their homes. She further stated that everyone is concerned about the proposed R-3 rezoning; that was the reason they could not acquire signatures. She said the way that they got their signatures violates the spirit of the law and is disheartening.

Todd Wehr, 1024 NW 33<sup>rd</sup> Street, stated that they moved into their home 12 years ago and none of the elementary schools, high school or apartments were there. He commented that now when he travels on NW 36<sup>th</sup> Street traffic is brutally heavy. He shared that he was in an accident in October where he got rear ended because people were waiting to turn into the church on a Wednesday night. He said he visited with the city suggesting that they need to make it a four-lane road. Mr. Wehr said it does not make sense to add more multi-family housing to the area as it would just add to the problem.

Aaron Swenson, 3116 NW Northpark Drive, stated that he is against the rezoning. He shared that having all the additional people in this area will cause more traffic because people will look for other routes besides NW 36<sup>th</sup> Street and NW State Street. He commented that the police department will not have the time or staffing to come out to the area every time neighbors call due to cars driving fast.

Evelyn Forrester, 3204 NW Northpark Drive, shared that she is nine years old and has lived in her house her entire life. She said she is speaking because she does not want more traffic in the neighborhood because it is not safe for kids like her. It is not safe because there will be a lot more cars on her street. She shared that there is at least 30 kids on her street and they are not used to having cars on their street and does not think it is safe.

John Clark, 1316 NW 26<sup>th</sup> Street, shared that they bought their home in 2005 and knew that it was R-1 zoning behind them. He stated that he has concerns regarding drainage from this proposed development and wants to make sure all the water from the new development does not come into his yard. He shared that there is already plenty of multi-family in the area. He said that NW 26<sup>th</sup> Street already has a large volume of traffic and the speed of the vehicles, adults and teenagers, is very insane. He shared that the neighbors have called in complaints.

Matt Ross, 1304 NW 26<sup>th</sup> Street, stated his concern is going from an R-1 zoning to R-3 zoning, high density. He explained that he did sign the petition around Christmas time with the understanding that it would not change to R-3 high density and said he was told it would not be, and now it is. He shares the same concerns as his neighbors.

Dannette Clark, 1316 NW 26<sup>th</sup> Street, stated that her and her husband were the third house built on NW 26<sup>th</sup> Street and knew that their street would go through to NW State Street, but the traffic is horrendous. She expressed another big concern is the drainage ponds. She said there was no way out of their development with the flooding on June 30, 2018. She feels more houses will add more drainage issues and would like it to stay zoned R-1.

Nikki Stahr, 1420 NW 26<sup>th</sup> Street, stated that they first moved in about 10 years ago and had the understanding that it was zoned R-1 behind them. She explained that they were looking for a community that felt small and close and then Ankeny started growing. It was exciting but at the same time with all the condensed housing and multi-family it makes Ankeny feel overcrowded. She shared that the rapid growth it is causing many safety and traffic issues. She feels by making NW Reinhart Drive and NW 32<sup>nd</sup> Street thru streets it will just add to the issues. Ms. Stahr stated that her biggest concern is the proposed detention ponds behind their homes. They already had to place tiling in their back yard because during a regular rain they would get a lake in their back yard. She feels the detention ponds could potentially cause it to back up again in her yard. L. West asked which direction the drainage flows. Ms. Stahr said the drainage runs west.

John Tesdall, 1604 NW 30<sup>th</sup> Court, stated that back in December the information mailed to them included plans A, B, C, D and he would like to see what C and D are proposing. He shared that people drive fast down NW State Street and with the proposed new streets that will go thru to NW State Street it will add congestion. He is against anything that allows the traffic to flow towards NW State Street.

Ben A'Hearn, 3208 NW Northpark Drive, stated he is against the rezoning. He explained that a big concern is the drainage and detention ponds. They purposely looked for property that did not backup to a drainage ditch because they did to want to expose their children to a potential drowning hazard. He commented that with this proposal their property will back up to R-3, which would possibly have more hard surface space causing water to flow into his backyard and cause issues for his children. Mr. A'Hearn also expressed that his home may lose value backing up to bi-attached homes or duplexes. He then stated that connecting the streets to NW State Street is a safety issue. He did suggest that they move the greenspace shown as parkland as it is almost directly across from Ashland ridge Elementary and are too close to each other.

Katie Bloom, 1303 NW 26<sup>th</sup> Street, stated that she is opposed to the building of multi-family to the north. She shared that she is a realtor and they built their home 15 years ago. She commented that having multi-family around their home greatly reduces the value of their property. She would like to see it stay R-1, single family.

Amy A'Hearn, 3208 NW Northpark Drive, thanked the Commission for listening to everyone's concerns. She said they bought their home about seven years ago and knew at some point that it would be developed as R-1. She stated that when the applicant said the adjacent property owners did not sign the petitions because they did not care, that is not true – the property owners did not sign the petitions because they do care. She shared her concerns about multi-family and with the overall plan. She stated she is against the proposed plan. Ms. A'Hearn commented that having NW Reinhart Drive and NW 32<sup>nd</sup> Street as thru streets is a safety issue. The children walking home from Ashland Ridge Elementary would be at risk. She said that the greenspace would be wonderful but please consider where it is placed. She further suggested to the Commission that they take into consideration the many property owners who did not sign the petitions. She would like to see single family and keep the lot sizes the same as the surrounding properties.

Ben Snyder, 3212 NW Northpark Drive, shared that he is against the rezoning to R-3. He stated his concern is the close proximity of the mid-density housing in association with the existing property owners of single-family homes. He explained that there is no buffer between their neighborhood of single family and the medium density nor is there any proposed for the new townhomes. He stated that he would like to see a more comprehensive plan that includes buffering and parkland. He suggests that with the proposed duplexes that they have character so they fit into the existing neighborhood, not what he is seeing in Prairie Trail as well as up north of NW 36<sup>th</sup> Street. He also suggested that they place the proposed duplexes along NW State Street or NW 36<sup>th</sup> Street where there is already high density. He commented that he would like to see less density in the area.

There was no one further from the audience to speak for or against rezoning Area A and Area B.

C.Ender would like the staff report to address the buffer requirements between all the proposed land use areas to the existing land use areas. He also suggested that Area A be split in two so you have an Area A, B and C. He recommends that the southern lots be single family and at NW 32<sup>nd</sup> Street, one and two family residence and north of NW 32<sup>nd</sup> Street restricted to single family and single-family bi-attached and townhome units only. This would reassure and provide confidence to the residents as to what is going to be built to avoid a future change to apartment buildings. He would like feedback from staff and the applicant regarding his proposed changes.

Motion by T.Flack to close the public hearing, and receive and file documents for Aspen Ridge Estates Rezoning Area A. Second by A.Renaud. All voted aye. Motion carried 7 – 0.

Motion by T.Flack to close the public hearing, and receive and file documents for Aspen Ridge Estates Rezoning Area B. Second by A.Renaud. All voted aye. Motion carried 7 – 0.

The Commission recessed for 5 minutes.

## **BUSINESS ITEMS**

### **ITEM #5. Aspen Ridge Estates Preliminary Plat**

### **ITEM #6. Aspen Ridge Estates Plat 1 Final Plat**

Motion by T.Flack to table action on Item #5, Aspen Ridge Estates Preliminary Plat and Item #6, Aspen Ridge Estates Plat 1 Final Plat.

Erin Ollendike, Civil Design Advantage, LLC shared with the Commission that the Aspen Ridge Estates Plat 1 Final Plat is only to section the property out into outlots solely for the purpose of transferring property from the current landowner to Diamond Development. She understands that some of the property lines do follow the zoning boundaries but the final plat is just to transfer the property since they have to buy it in sections.

G.Hunter commented that it is somewhat confusing on the agenda since the Aspen Ridge Estates Preliminary Plat is a concept and the Aspen Ridge Estates Plat 1 Final Plat has only outlots.

E.Carstens shared that staff normally sees a plat of survey for this purpose of selling property. The Commission does not see the plats of survey as staff administratively approves them and then they are recorded at the Polk County Recorder's office. In this case, they could have done four plats of survey but by doing a final plat, it only took one document. He explained that the plat contains all outlots which means they all will have to be replatted. The Aspen Ridge Estates Plat 1 Final Plat does not create buildable parcels; it only creates parcels that are sellable.

C.Ender commented that since there were many concerns about drainage, is there any proposed grading for the preliminary plat. Erin Ollendike shared that they are currently working on the grading for this property. E.Carstens shared that they will have Erin provide staff with information on the grading for the staff report. C.Ender stated he agrees that the Commission should table the preliminary plat and approve the final plat.

T.Flack withdrew her previous Motion.

**ITEM #5. Aspen Ridge Estates Preliminary Plat**

Motion by T.Flack to table action on Aspen Ridge Estates Preliminary Plat. Second by G.Hunter. All voted aye. Motion carried 7 – 0.

**ITEM #6. Aspen Ridge Estates Plat 1 Final Plat**

Motion by C.Ender to recommend City Council approval of the Aspen Ridge Estates Plat 1 Final Plat. Second by T.Flack. All voted aye. Motion carried 7 – 0.

**ITEM #7. Parkway South at Prairie Trail Neighborhood Plan**

D.Gervais reported the Parkway South at Prairie Trail Neighborhood Plan consists of 54.32 acres located along the SW Des Moines Street corridor between SW Magazine Road and SW Prairie Trail Parkway. She shared that the center of the neighborhood will be a large public open space and drainage corridor surrounded by single-family housing. She explained that SW Des Moines Street in this area will split into two one-way streets with on-street parking, just south of SW Magazine will be an option for townhouse lots, and Lot V is identified as private open space. D.Gervais stated that street development includes the future extensions of SW Des Moines Street, SW Franklin Drive, SW Oak Street, SW Merchant Street, SW Cherry Street and SW 16<sup>th</sup> Street. She shared that portions of SW Des Moines Street, and SW Cherry Street, will have eight-foot trail. D.Gervais further explained to the Commission the general layout of the water main and sanitary sewer main. She explained that the storm water in this neighborhood would be collected in the streets and directed through Lots X and W into the regional detention area Lot Z, where there will be a series of ponds. Staff recommends City Council approval of the Parkway South at Prairie Trail Neighborhood Plan.

T.Ripper asked for clarification on the direction of traffic flow for Des Moines Street. D.Gervais shared that it will mainly be a one-way street. C.Ender asked whether Lot Z would be constructed wetlands. D.Gervais commented that Roger Silver would be able to answer his question.

Roger Silver, Nilles Associates, Inc., 1250 SW State Street, Suite A, Ankeny stated that part of the Corp permit they received was to maintain the drainage way through this area. He shared that it will be constructed wetlands. The smaller ponds are the four-bay micro pool which are frog ponds, about 4-6 feet deep and there is the larger pond located to the southwest that will be deep enough to have fish in it. Most of the ponds will also have the vegetation in them. Lot Z will essentially be an area of wetlands.

C.Ender asked whether the street trees will be planted as shown on the neighborhood plan. D.Gervais stated yes, they will be planted when the single-family homes are built. Roger Silver shared as to the trees on the inside of



the park loop, the plan is to actually plant the inside trees on SW Des Moines Street and SW Cherry Street as part of that street project. C.Ender commented that he very much supports the street trees. The Commission had no further questions.

Motion by T.Flack to recommend City Council approval of the Parkway South at Prairie Trail Neighborhood Plan. Second by C.Ender. All voted aye. Motion carried 7 – 0.

## **REPORTS**

### **City Council Meeting**

L.Anderson reported on his attendance at the March 4, 2019, City Council meeting.

### **Director's Report**

E.Jensen presented the tentative agenda items for the March 19, 2019 Plan and Zoning Commission meeting and the February 2019 Building Permits Report

E.Jensen shared that there will be a public hearing to amend the Future Land Use Plan map on the March 19, 2019 agenda.

### **Commissioner's Reports**

G.Hunter recommended to Erin Ollendike they might want to share at the next meeting that the June 30, 2018 rain event was something that can never be planned for.

## **MISCELLANEOUS ITEMS**

March 18, 2019 – 5:30 p.m. City Council Meeting Representative: Staff

## **ADJOURNMENT**

There being no further business, the meeting adjourned at 8:08 p.m.



Submitted by Brenda Fuglsang, Secretary  
Plan & Zoning Commission