

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

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 54th 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.

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, March 19, 2019
Ankeny City Hall – City Council Chambers
410 W. First Street, Ankeny, Iowa

CALL TO ORDER

Chair L.West called the March 19, 2019 meeting of the Plan & Zoning Commission to order at 7:04 p.m.

ROLL CALL

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

AMENDMENTS TO THE AGENDA

Motion by G.Hunter to accept the agenda as submitted with a change in the order of the agenda by moving Business Items #5, #6 and #7 before Public Hearings Item #4. Second by T.Flack to accept the agenda as revised. All voted aye. Motion carried 5 – 0.

BUSINESS ITEMS

Item #6. JDEV, LLC requests to rezone property from R-1, One-Family Residence District, to R-3, Multiple-Family Residence District, with restrictions.

E.Jensen reported that 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 54th Street. He shared that JDEV, LLC is requesting to rezone property from R-1, One-Family Residence District, to R-3, Multiple-Family Residence District, with restrictions. He stated the area was annexed in 2017 and is currently agricultural land, zoned R-1. The property to south is also currently agricultural land zoned R-1 and the property to the east is R-2, restricted to single-family and R-3, restricted to single-family. He stated the The Ankeny Plan 2040 identifies this property as Low Density Residential with some Medium Density Residential in the northwest corner. E.Jensen stated the request includes 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 along Highway 69 to be rezoned to R-3, Multiple-Family Residence District, restricted to 10 units per acre. He shared that the Plan and Zoning Commission held a public hearing for the proposed rezoning on March 5, 2019 and there were no questions or comments from the public. Staffs recommendation is for City Council approval of the request by JDEV, LLC to rezone property from R-1, One-Family Residence District, to R-3, Multiple-Family Residence District, with restrictions.

The representative for JDEV, LLC had no further comments.
The Commission had no further questions.

Motion by G.Hunter to recommend City Council approval of the request by JDEV, LLC, to rezone property from R-1, One-Family Residence District, to R-3, Multiple-Family Residence District, with 32-acres (+/-) restricted to single-family and 11-acres (+/-) restricted to 10 units per acre. Second by T.Ripper. All voted aye. Motion carried 5 – 0.