

## **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.

#### **PUBLIC HEARINGS**

**Item #4. Rose Marie Reinhart requests to amend The Ankeny Plan 2040 (Figure 12.10) Future Land Use Map from High Density Residential to Neighborhood Commercial**

Chair L. West opened the public hearing.

K. Gorman reported that Rose Marie Reinhart is requesting an amendment to The Ankeny Plan 2040, Figure 12.10 Future Land Use Map. He stated the area of the proposed map amendment consists of approximately 10 acres of land, located 400 feet east of the intersection of NW State Street and NW 36th Street, south of Heartland Church and west of Prairie Ridge Church. He shared that The Ankeny Plan 2040 identifies this area as High-Density Residential, and the applicant is proposing to reclassify the area to Neighborhood Commercial. K. Gorman stated that the future land use classification for the area south and east of the proposed map amendment is Medium-Density Residential, the area north identified as Low-Density Residential, and the area directly west of the proposed change is Neighborhood Commercial. He stated changing the subject area to the Neighborhood Commercial land use classification would allow for retail buildings that are typically one-story tall and less than 35,000 sq. ft. for single-tenant buildings and less than 50,000 sq. ft. for multi-tenant buildings. He explained that Neighborhood Commercial areas accommodate retail and office uses located close to residential areas that are intended to serve the daily retail needs for the residents who live nearby. Staff will provide a full report and recommendation at the next Plan and Zoning Commission meeting to be held on April 2, 2019.

Erin Ollendike, Civil Design Advantage, LLC, 3405 SE Crossroads Drive, Suite G, Grimes, Iowa on behalf of the developer, Diamond Development. She further stated that the developer has had some interest in commercial development in this area and felt that with all the multi-family along the corridor there would be a greater need for more commercial. She asked the Commission if they had any questions.

Todd Wehr, 1024 NW 33<sup>rd</sup> Street, stated he is applauding the developer in that he has recognized that there is too many apartment buildings in this area and shared that he supports this request for residential commercial. He stated he feels it is a better application for this area. He would like to see some restrictions for the residential commercial to make sure there is a buffer between the property and the existing property to the south and east. He would also like a restriction, if possible, not to allow a bar in the area. Todd Wehr commented that he is in support of this and feels this is a better fit than the high density residential. He thanked the Commission.

Josh Taylor, 1023 NW 33<sup>rd</sup> Street, thanked staff for breaking down the different areas related to the rezoning. He then proceeded to ask questions about the widening of NW Ash Street and NW 36<sup>th</sup> Street, or at least allowing for turn lanes and wanted to know the timeline. K. Gorman stated that as he shared during the Business Item on the agenda for the Rose Marie Reinhart and Diamond Development LLC request to rezone, there is a project for the widening of NW 36<sup>th</sup> Street from NW Ash to N Ankeny Boulevard slated in the next 10 years. Josh Taylor stated

that many of the concerns that the neighborhood has is about the north and west streets turning into thoroughfares. He stated that NW 36<sup>th</sup> Street is unusable, as it funnels in a lot of traffic from Polk City since it has a direct route to the interstate. He commented that he agrees with Todd Wehr regarding the commercial rezoning.

Josh Taylor asked if there has been a traffic study done. E.Jensen stated that they would complete a detailed traffic study based on their proposed uses at the time that they develop the land. Josh Taylor asked if that would then dictate how quickly they expand NW 36<sup>th</sup> Street or any of the other streets. E.Jensen stated generally speaking, as Kellen Gorman presented in the staff report, City Council adopts a Capital Improvement Program and they update it annually, and the projects are prioritized based on where the need is as growth occurs.

T.Flack advised the Commission at 8:00 p.m. that she had to excuse herself from the meeting.

L.West informed the public that the Commission no longer has a quorum to conduct official business. Item #4 Rose Marie Reinhart's request to amend The Ankeny Plan 2040 (Figure 12.10) Future Land Use Map from High Density Residential to Neighborhood Commercial public hearing will remain open and will be postponed to the April 2, 2019 Plan and Zoning Commission meeting where they will continue the public hearing and take action on the item.

Amy A'Hearn, 3208 NW Northpark Drive, thanked Commission Member T.Flack for the concerns she provided related to the existing single-family homes abutting the northern section of the proposed multi-family rezoning. She stated she is glad that there will not be apartments in Area B, since there is already a lot of them. She feels having something different besides apartments is a positive. Amy A'Hearn shared that she does have a concern about the watershed with this development. She stated the water does currently flow to the east into the backyards of their homes. She explained that because of the snow melting and the small amount of rain this past week one of the homes had water in their basement and her home along with another one had to pump water out of their backyards to keep it out of their basements. Amy A'Hearn further asked that when considering this amendment to Neighborhood Commercial that everyone really look into the drainage so that the added concrete does not cause more issues.

Lisa Schoening, 1404 NW 26<sup>th</sup> Street, stated that she wanted to reiterate everything that was shared by her neighbors. She commented that if the developer was considering everyone's concerns about the water, then why are the biggest detention ponds proposed for the southern tip of the property rather than up on the northern section. She stated in her opinion there will be more runoff from the north, especially if they change it to Neighborhood Commercial. E.Jensen shared that each one of the commercial sites will have to have their own detention on their own site when it is developed.

Lisa Schoening continued to state that she also has concerns that they are proposing smaller lots than what the existing neighborhood has and then the lots become smaller as you move north. The detention ponds are also smaller to the north. She understands that no one can predict rain like on June 30, 2018 but those types of rain events have been increasing. She does not feel confident that the drainage exhibit, as presented, will actually control the water.

Dannette Clark, 1316 NW 26<sup>th</sup> Street, stated she lives next door to Lisa Schoening and shared that an area in the cornfield behind their homes becomes a pond anytime there is rain. She commented that when the property is developed she is confident that the water will run south not west.

Emily Forrester, 3204 NW Northpark Drive, stated she also has concerns about traffic on NW 36<sup>th</sup> Street. She understands that it is in a long-term plan to expand NW 36<sup>th</sup> Street but it is very hard to get out of their neighborhood onto NW 36<sup>th</sup> Street. She is concerned that if the City does not accelerate a traffic study, the traffic will go down NW Ash Street, cut through on NW 32<sup>nd</sup> Street and/or NW Reinhart Street to NW State Street and negatively affect their neighborhood.

## **Meeting Minutes**

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

Tuesday, April 2, 2019

Ankeny City Hall – City Council Chambers  
410 W. First Street, Ankeny, Iowa

#### **CALL TO ORDER**

Chair L. West called the April 2, 2019 meeting of the Plan & Zoning Commission to order at 6:40 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. Gervais, K. Gorman, B. Fuglsang

#### **PUBLIC HEARINGS**

##### **Item #7. Rose Marie Reinhart requests to amend The Ankeny Plan 2040 (Figure 12.10) Future Land Use Map from High Density Residential to Neighborhood Commercial - continued**

Chair L. West advised everyone in the Council Chambers that this public hearing is a continuation from the last Plan and Zoning Commission meeting on March 19, 2019.

K. Gorman reported that Rose Marie Reinhart is requesting an amendment to the Ankeny Plan 2040, Figure 12.10 Ankeny Future Land Use Map. He stated the area of the proposed map amendment consists of approximately 10 acres of land, located 400 feet east of the intersection of NW State Street and NW 36th Street, south of Heartland Church and west of Prairie Ridge Church. He shared that The Ankeny Plan 2040 identifies this area as High-Density Residential, and the applicant is proposing to reclassify the area to Neighborhood Commercial. K. Gorman shared that this proposed land use plan amendment is part of the larger Aspen Ridge Estates development and the property directly to the south of the subject site is in the process of being rezoned to R-3. K. Gorman stated the Plan and Zoning Commission opened a public hearing on the proposed Land Use Plan Map Amendment on March 19, 2019 and some residents spoke before the commission endorsing the proposal, and others expressed concerns. He said that some of these concerns included the possibility of bars being permitted, separation between commercial and residential, traffic, and drainage. K. Gorman explained in detail to the Commission the zoning districts surrounding this site. He did state that the subject site, as it currently stands, is also zoned R-1, One-Family Residence District, but after this Land Use Plan Amendment, the site is likely to be rezoned to C-1, Neighborhood Commercial District. He explained that the C-1, Neighborhood Commercial District is the most restrictive commercial zoning district. He said the permitted uses in the C-1, Neighborhood Commercial District do not include things like hotels, dance halls, automobile sales, repair shops, or car washing establishments. K. Gorman shared that taverns and lounges are permitted in the zoning district, if they are located more than 300 feet from a church, school, or R-1 Zoning, therefore the proximity of the subject property to these uses would not allow for a tavern or lounge. He explained that any development that would occur at this site would be subject to the City's site approval process, which requires that the site conform to specific design standards, including separation of different uses with screening. K. Gorman stated a traffic impact study would be required to be completed before development is to occur in this area and preliminary drainage exhibits put together by Civil Design Advantage shows this site generally draining towards the southwest. He further stated that with any commercial development, storm water facilities will be required to be implemented, and would detain storm water run-off on site. Staff recommends that the Plan and Zoning Commission recommend the City Council amend the Ankeny Plan 2040, Figure 12.10 Ankeny Future Land Use Map, to reclassify property owned by Rose Marie from High-Density Residential to Neighborhood Commercial.

C. Ender said in relation to taverns and lounges permitted in the C-1 zoning district, how is the 300 feet measured. E. Jensen commented that it is generally measured property line to property line.

Erin Ollendike, Civil Design Advantage, LLC, 3405 SE Crossroads Drive, Suite G, Grimes, Iowa on behalf of the developer, Diamond Development. She commented that she would answer any questions that the Commission may have.

The Commission had no further questions.  
There was no one in the audience to speak for or against the request.

Motion by T.Flack to close the public hearing, and receive and file documents. Second by T.Ripper. All voted aye.  
Motion carried 7 – 0.

C.Ender commented that the request seems to be appropriate and the general opinion of the neighborhood seemed to be in favor of the change.

Motion by T.Ripper to recommend the City Council amend The Ankeny Plan 2040, Figure 12.10 Ankeny Future Land Use Map, to reclassify property owned by Rose Marie Reinhart from High-Density Residential classification to Neighborhood Commercial classification. Second by C.Ender. All voted aye. Motion carried 7 – 0.