

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

AMENDMENTS TO THE AGENDA

A. Renaud requested Item #2, Kwik Star Convenience Store #1057 Site Plan be removed from the Consent Agenda. Motion by G. Hunter to accept the April 2, 2019 agenda with the removal of Item #2 from the Consent Agenda. Second by T. Flack. All voted aye. Motion carried 7 – 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 March 19, 2019 minutes of the Plan and Zoning Commission meeting.

Item #3. 2006 S Ankeny Boulevard - DMACC Building 13 Automotive Addition Site Plan

Motion to approve the site plan for 2006 S Ankeny Boulevard, DMACC Building 13 Automotive Addition.

Item #4. ASI Industrial Park Plat 1 Final Plat

Motion to recommend City Council approval of ASI Industrial Park Plat 1 Final Plat.

Item #5. Springwood Commercial Plaza Plat 1 Final Plat

Motion to recommend City Council approval of Springwood Commercial Plaza Plat 1 Final Plat.

Item #6. Estates at Hidden Ridge Plat 1 Preliminary Plat (County)

Motion to recommend City Council approval of Estates at Hidden Ridge Plat 1 Preliminary Plat, subject to applicable Polk County subdivision requirements in lieu of the City of Ankeny subdivision regulations.

Motion by T. Ripper to approve the recommendations for Consent Agenda Item(s) #1, #3, #4, #5 and #6. Second by G. Hunter. All voted aye. Motion carried 7 – 0.

REMOVED CONSENT AGENDA ITEM

Item #2. 320 NW 36th Street - Kwik Star Convenience Store #1057 Site Plan

A. Renaud stated that this property is shown as neighborhood commercial in the comprehensive plan and feels this type of business should be more highway oriented. She would like to see it more oriented toward N Ankeny Boulevard and less towards NW 36th Street. E. Jensen shared that NW 36th Street is a major arterial street in the comprehensive plan and ultimately could be five lanes. T. Flack commented that there was a discussion within the Steering Committee for the Zoning and Ordinance Code Rewrite about convenience stores and whether they should be neighborhood commercial or not. She said they have a different look and feel than say a dentist office, but people seem to want them located no more than like a mile from them. She shared it is a tough balance. T. Flack commented that the brick and character of the building looks good. A. Renaud shared that she likes the look of the building but just does not like where it is located. She would like it more toward N Ankeny Boulevard. C. Ender asked if she wanted it on the same lot, just oriented differently. A. Renaud stated no. She does not see this as neighborhood commercial for this area. She further stated it is a convenience store, which will have a lot of traffic and there are already traffic concerns on NW 36th Street. K. Gorman shared that the applicant has underwent a very rigorous traffic impact study for their site and as part of the development of this site, the applicant has been

required to put in both left and right turn lanes. He said the addition of the turn lanes would facilitate traffic well. He further shared that with the higher quality convenience store that this brand represents staff feels it will fit in with the character that has been established in this area. E.Carstens explained that this is zoned C-2, it is not zoned C-1, Neighborhood Commercial. If it was zoned C-1, Neighborhood Commercial they would not be able to have the car wash. A.Renaud commented that she does understand the current zoning, she likes the look of the building but she just wishes it would be located more toward N Ankeny Boulevard.

There was no further discussion.

Motion by C.Ender to approve the site plan for 320 NW 36th Street, Kwik Star Convenience Store #1057. Second by G.Hunter. Motion carried 6 – 1. (Nay: A.Renaud).

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.

Item #8. Loren and Younghee Steenhoek and Panama Transfer request to rezone property from R-1, Single-Family Residential District to M-1, Light Industrial District with use restrictions.

Chair L.West opened the public hearing.

D.Gervais reported that Loren and Younghee Steenhoek are the current property owners of 5.12-acres of land generally located west of SE Delaware Avenue and south of SE 54th Street. She shared that there is a purchase agreement in place for Panama Transfer to acquire the property. D.Gervais stated the ownership of Panama Transfer is requesting to change the zoning from R-1, One-Family Residence District to M-1, Light Industrial District, with use restrictions. She shared that this is the same zoning and use restrictions approved in 2012, 2013, and 2018 for the Toro, Chapman, and Roger Bauer properties immediately to the east and south. D.Gervais stated the Land Use Classification for this area, as identified in the Comprehensive Plan, is Light Industrial and the proposed zoning is consistent with the Comprehensive Plan. She said the property owner has submitted the required rezoning petition owner signatures. Staff will present a complete staff report at the next Plan and Zoning Commission meeting on April 16, 2019.

Kevin Puhl, DGR Engineering, 1605 N Ankeny Boulevard, Suite 100, on behalf of the applicant, Panama Transfer, Inc. and Loren and Younghee Steenhoek. He commented that he would answer any questions the Commission may have.

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

G.Hunter commented that this request would eliminate a zoning island.

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

BUSINESS ITEMS

Item #9. Parkway North at Prairie Trail Neighborhood Plan

D.Gervais reported that the Parkway North at Prairie Trail Neighborhood Plan consists of 62.43 acres located along the SW Des Moines Street corridor between SW Magazine Road and the northern boundary of Prairie Trail south of SW Ordinance Road. She stated housing and lot types in the neighborhood include bi-attached Townhome lots; alley loaded Garden lots, and front-loaded Village and Estate Lots. She shared that individual neighborhood plans will be provided for the areas described as future mixed-use residential development and currently shown as Outlot M and Outlot N. D.Gervais stated that the street development includes the future extensions of SW Des Moines Street and SW 11th Street and SW Des Moines Street will split into two one-way streets with on-street parking. She said that DRA is preparing a traffic impact study to be approved by the City and they will be responsible for any recommended improvements required as part of that study. D.Gervais explained that the center of the Des Moines street corridor will be a large public open space with drainage. She then presented an exhibit representing the proposed eight-foot trail for the area, which is generally on the east side of SW Des Moines Street and the north side of SW 11th Street, including the interior loop around the open space in the SW Des Moines Street corridor. D.Gervais further explained the proposed development of the water main, sanitary sewer and storm water for this neighborhood plan. Staff recommends approval of the Parkway North at Prairie Trail - Neighborhood Plan.

L.West thanked D.Gervais for highlighting the trail on the neighborhood plan. She asked if it connects to the existing trail to the north and south. D.Gervais stated yes.

There was no further discussion by the Commission.

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

REPORTS

City Council Meeting

A.Renaud reported on her attendance at the April 1, 2019, City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the April 16, 2019 Plan and Zoning Commission meeting and the March 2019 Building Permit Report.

E.Jensen shared that staff has proposed a language change to Section 2.3, Quorum in the Plan and Zoning Commission Administrative Rules for the Commission to consider. The change would allow a quorum to be the majority of the currently "appointed members." This would provide the flexibility if there is ever another situation like the last meeting where there were only seven members appointed.

Commissioner's Reports

C.Ender asked staff whether the tree line was supposed to be removed with the Kwik Star development on Oralabor Road. K.Gorman explained that the removal was to facilitate the construction of the road that will eventually extend north. He did share that on the site plan the east side of the property will have berming with trees and generous landscaping, which will help replace the trees that had to be removed.

T.Flack shared that she was appointed as the state of Iowa Plan and Zoning Representative for the Planning Association Board.

MISCELLANEOUS ITEMS

Plan and Zoning Commission Administrative Rules

L.West stated she is in favor of the recommended change. T.Flack commented that she is fully in support of changing the language to Section 2.3 to eliminate the situation that arose at the last meeting.

Motion by T.Flack to adopt the Plan and Zoning Commission Administrative Rules with changes to Section 2.3 Quorum. Second by C.Ender. All voted aye. Motion carried 7 – 0.

April 16, 2019 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, the meeting adjourned at 7:14 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission