

Meeting Minutes
Zoning Board of Adjustment
Tuesday, May 7, 2019
Ankeny City Hall – City Council Chambers
410 W. First Street, Ankeny, Iowa

CALL TO ORDER

The May 7, 2019 regular meeting of the Zoning Board of Adjustment was called to order at 5:00 p.m. by Chair M.Ott. Members present: J.Baxter, M.Ott, N.Sungren, and K.Tomlinson. Absent: B.Walker. Staff present: E.Jensen, E.Carstens, D.Gervais, D.Silverthorn, K.Gorman, B.Fuglsang.

AMENDMENTS TO THE AGENDA

There were no amendments to the agenda.

MINUTES OF THE APRIL 2, 2019 MEETING

Motion by J.Baxter to approve the April 16, 2019 meeting minutes as submitted. Second by M.Ott. Motion carried 4 – 0.

COMMUNICATIONS / CORRESPONDENCE

There were no communications / correspondence.

BUSINESS ITEMS

PUBLIC HEARINGS:

#19-02

**SB Communities, LLC c/o Jerry Slusky
d/b/a The Sterling Prairie Trail North
PART OF SW ¼ LYING S OF JOHN DEERE PLACE PLAT 2 SEC 23-80-24
RE: Conditional Use Permit**

Chair M.Ott opened the public hearing and stated that this public hearing is a continuation from the Zoning Board of Adjustment meeting on April 2, 2019.

Brent Culp, Snyder & Associates, 2727 SW Snyder Boulevard, Ankeny representing Jerry Slusky along with Deborah Klein, SB Communities and Ted Rapp, DRA Properties. He shared that they are moving into Phase 2 of The Sterling in Prairie Trail. Brent Culp presented a vicinity map to show the Board where the parcel is located. He then presented the Neighborhood Plan and pointed out that Outlot M is the area to be developed. Brent Culp shared with the Board the proposed layout, which included two different types of housing. One being a Big House that has 10 units each and an E-Urban area that would include buildings with 58 units and 78 units each. He stated they would be similar in character and size as to what they built in The Sterling. Brent Culp further shared that they are working with DRA Properties on utilities to service this site along with an access location off SW 11th Street and SW Des Moines Street. Brent Culp asked the Board if they had any questions.

Deborah Klein, SB Communications, stated they are asking the Board to grant them a Conditional Use Permit to allow more than nine units per building. She shared that this project will be different than The Sterling project as it has a couple different product types within the site plan. Deborah Klein then provided the Board with a detailed overview of the site plan design.

J.Baxter asked what is located west of this property. E.Jensen commented that it is Havenwood. J.Baxter then asked if there is anything built east of this property. E.Carstens stated that there is nothing currently east of the property.

Ted Rapp, DRA Properties, provided site information. He shared on the eastern edge of this property, the lots that border SW Des Moines Street on both sides, are at this point designed to be a 3-story stand alone or bi-attached, tuck under, two level living with mostly flat roofs. He said they will transition into the proposed larger buildings well. He then presented the Neighborhood Plan and explained the different phases of this project and that within Phase 2 they will add a second access off SW Des Moines Street. Ted Rapp shared that they have discussed with City staff that the second access would become the main entrance to the development and it will be a private drive from SW Des Moines Street west. The development would be responsible for maintenance and snow removal. M.Ott asked if the greenspace on the plan is still appropriate. Ted Rapp shared that it is currently under design and it will be regional detention and handle water quality for the project. The Board had further discussions with Ted Rapp as to what he foresees for development around this proposed project.

The Board had no further questions.

Staff Report: D.Gervais reported the Prairie Trail PUD requires a Conditional Use Permit for structures with nine or more units per building within the Residential Mixed Use Neighborhood Precinct. The proposed site is identified as Outlot M in the Parkway North Neighborhood Plan. The current proposal is to construct nineteen 10-plex 2-story townhomes and three 4-story buildings, one with 58-units and two with 78-units. The property is approximately 20.90-acres with proposed vehicle access from the extensions of SW 11th Street and SW Des Moines Street. D.Gervais stated that since the previous scheduled meeting, the 4-story building heights have changed from 50-55-feet at the mid-point of the pitched roofs to 45-feet with flat roofs. She said that according to the Prairie Trail PUD ordinance, multiple-family with 9+ units per building are listed among the residential uses and are allowed as a use permitted by right only in the Prairie Trail Mixed Use Town Center and the Mixed Use Urban Corridor Precincts. She shared that the Conditional Use Permit is required because of the use and the location within the Residential Mixed Use Neighborhood Precinct. She explained to the Board the proposed density and uses of property surrounding this property, along with the proposed uses of the property not yet developed to the east of this property. D.Gervais stated that based on the analysis of the surrounding neighborhood, the revised 45-foot tall 4-story buildings buffered by 2-story buildings in this location may provide for a smoother transition in height in and around the site. D.Gervais explained that the scope of the Zoning Board of Adjustment's review does not include site planning or architectural details, only the use. She further explained that the neighborhood plan with details on this site would be reviewed by City Council, the site plan details will be reviewed for administrative approval by the Planning and Building Director; and the Architectural Review Board will provide architecture and signage review. She stated that no official submittals for the neighborhood plan, site plan, architecture or signage review have been received. The staff position is to grant a Conditional Use Permit to allow SB Communities, LLC to construct a multifamily residential development with nine or more units per building in the Residential Mixed Use Neighborhood Precinct, subject to staff approval of a site plan that allows for appropriate height transitions to surrounding properties and within the site.

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

Motion by J.Baxter to close the public hearing, and receive and file documents. Second by M.Ott. All voted aye. Motion carried 4 – 0.

The Board had no concerns or objections to the request.

**Board Action on Filing #19-02 property located at PART OF SW ¼ LYING S OF JOHN DEERE PLACE
PLAT 2 SEC 23-80-24**

Motion by J.Baxter that the Zoning Board of Adjustment grant a conditional use permit to allow SB Communities, LLC to construct a multifamily residential development with nine or more units per building in the Residential Mixed Use Neighborhood Precinct, subject to the following condition:

1. Staff approval of a site plan that allows for appropriate height transitions to surrounding properties and within the site.

Second by N.Sungren. Motion carried 4 – 0.

REPORTS

There were no reports.

There being no further business, the meeting adjourned at 5:19 p.m.

Submitted by Brenda Fuglsang, Recording Secretary



Zoning Board of Adjustment