

Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, May 7, 2019

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

CALL TO ORDER

Chair L. West called the May 7, 2019 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

BUSINESS ITEMS

Item #3. Aspen Ridge Estates Preliminary Plat

K. Gorman reported Diamond Development LLC's proposal for Aspen Ridge Estates Preliminary Plat contains approximately 74.50 acres of land zoned R-1, One-family Residence District, and is located east of NW State Street and south of NW 36th Street. The preliminary plat consists of 134 one-family or two-family residential lots, several street lots, and seven outlots for various purposes. He stated the developer is proposing to provide the majority of required parksite dedication through the transfer of Outlots T and Z to the City of Ankeny. He shared that a small amount of cash in lieu of parkland will be required for the slight difference of what is required and ultimately what will be deeded to the City. K. Gorman explained that Outlot W is expected to become a residential development limited to 10 units per acre, and no apartments and the developer hopes to accommodate commercial spaces on Outlot V and Outlot U, and Outlot Y and Outlot X will contain privately owned storm water detention. K. Gorman explained to the Commission the layout and sizing of the water mains, sanitary sewer and storm water throughout the development. K. Gorman stated the proposed preliminary plat is part of the Rock Creek watershed and generally drains to the south and west. Outlots U, V, and W will require onsite detention when those areas are developed and at the time of each final plat, a detailed drainage study will be submitted by the applicant and reviewed by the City's Development Engineering Department.

C. Ender wanted to know what the purpose is of Outlot Z. K. Gorman stated Outlot Z will link a trail connection from the south to the parksite on Outlot T.

A. Renaud asked what the intention is for the smaller lots on NW 32nd Street. K. Gorman stated the developer intends to develop the lots into two-family attached units such as townhomes and/or duplexes. A. Renaud then asked what the intention is for the property further north of this development. K. Gorman stated staff has not seen any plans for the property to the north. He shared that there is currently a rezoning going through City Council and if approved, it would allow for up to 10 units per acre but no apartments.

A. Renaud then asked what has been done to address the concerns of the abutting property owners as it relates to the detention ponds and flooding.

Erin Ollendike, Civil Design Advantage, 3405 SE Crossroads Drive, Ste. G, Grimes, on behalf of the developer, Diamond Development, stated the ponds in the southwest corner will be wet bottom ponds. She stated they will detain for all of the single family and the bi-attached lots. She shared that there is storm sewer that is stubbed up to connect with future detention ponds within Outlot W. Erin Ollendike further stated that the Outlots U and V for the anticipated commercial development already tie into the storm sewer that was stubbed out when the NW State Street project was completed. She stated that all the ponds are intended to overflow toward NW State Street and nothing will overflow to the south.

There was no further discussion by the Commission.

Motion by G. Hunter to recommend City Council approval of the Aspen Ridge Estates Preliminary Plat, subject to City Council approval of the Aspen Ridge Estates rezoning. Second by T. Ripper. All voted aye. Motion carried 6 – 0.