

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, October 22, 2019
Ankeny City Hall – City Council Chambers
410 W. First Street, Ankeny, Iowa

CALL TO ORDER

Chair L. West called the October 22, 2019 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

Members present: L. Anderson, C. Ender, T. Ripper, L. West, and J. Woodcock. Absent: T. Flack, G. Hunter, and A. Renaud.

Staff present: E. Jensen, E. Carstens, D. Gervais, D. Silverthorn, R. Hulstrom, B. Fuglsang

BUSINESS ITEMS

Item #4 Attivo Trail Ankeny Neighborhood Plan

D. Gervais reported that Attivo Trail Ankeny Neighborhood Plan consists of 12.3-acres as part of the Mixed Use Residential Neighborhood Precinct in Prairie Trail. She shared that the proposed use is Retirement Residential and the site is located east of SW State Street, north of Magazine and west of future SW Des Moines Street. D. Gervais shared that DRA Properties currently own the site and Haverkamp Properties is proposing to develop the area in three phases. She explained that they are proposing a 4-story building with a central internal courtyard and a 3-story east wing. The project will provide residents and visitors with underground parking, private garage stalls, and a series of parking areas. D. Gervais stated that the access points identified are on Magazine Road, future SW Des Moines Street and a shared connection to the west, with an existing Vintage Coop drive. She explained that approval of the public utilities were part of the Parkway North at Prairie Trail Plat 2 construction plans and the proposed storm sewer, sanitary sewer and water main will be privately owned and maintained. Staff recommends that the Plan and Zoning Commission recommend City Council approval of the Attivo Trail Ankeny Neighborhood Plan. D. Gervais presented to the Commission the proposed building elevations and shared that the building elevations and proposed signage require approval by the Prairie Trail Architectural Review Board.

L. West asked if the design of SW Des Moines Street is for it to be a one-way. D. Gervais stated yes. She presented a map showing the layout of the streets. L. Anderson asked if there would be a four-way stop at the intersection of SW Des Moines Street and SW Magazine Road. D. Gervais shared that it has not been determined at this point as they are still finalizing the traffic study for this area. C. Ender asked if the project will include any special amenities for the residents. D. Gervais said that she will defer his question to the applicant.

Brent Haverkamp, Haverkamp Properties, LLC, 4720 Mortensen Road, Ste. 105, Ames, Iowa stated that they have built one of these facilities in Waukee and think of it as luxury, senior living. He shared that there will be an indoor pool and underground parking. It is a highly amenitized for-rent housing for seniors.

J. Woodcock asked how many total units will there be with this project. Brent Haverkamp shared when all three phases are complete, there will be around 300 units. They are typically one and two bedroom units. J. Woodcock confirmed that they are all rental units. Brent Haverkamp stated yes. C. Ender asked about the affordability for these units. Brent Haverkamp shared that in Waukee the range is \$1,100 - \$1,900 per month.

The Commission had no more questions.

L. Anderson commented that his only concern is the amount of traffic moving in and out of the area. He appreciates that there are multiple access points. His concern is not about the strain on the actual roadways just traffic flow issues at the intersections.

Motion by L. Anderson to recommend City Council approval of the Attivo Trail Ankeny Neighborhood Plan. Second by J. Woodcock. All voted aye. Motion carried 5 – 0.