

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

AMENDMENTS TO THE AGENDA

Motion by T. Ripper to approve and accept the October 22, 2019 agenda without amendments. Second by C. Ender. All voted aye. Motion carried 5 – 0.

COMMUNICATIONS

There were no communications.

CITIZEN'S REQUEST

There were no citizen's request.

CONSENT AGENDA ITEMS

Item #1. Minutes

Motion to approve and accept the October 7, 2019 minutes of the Plan and Zoning Commission meeting.

Item #2. 202 SE Delaware Avenue – Guadalajara Mexican Restaurant Site Plan

Motion to approve the site plan for Guadalajara Mexican Restaurant located at 202 SE Delaware Avenue.

Motion by J. Woodcock to approve the recommendations for Consent Agenda Item(s) #1 - #2. Second by T. Ripper. All voted aye. Motion carried 5 – 0.

PUBLIC HEARINGS

Item #3. Grand Capital, LC request for voluntary annexation into the City of Ankeny

D. Silverthorn reported that Grand Capital, LC has requested annexation into the City of Ankeny. He shared that the land is approximately 18.6 acres, generally located east of SE Four Mile Drive (NE 29th St); and approximately one-half mile north of SE Corporate Woods Drive (NE 62nd Ave), north of the railroad. D. Silverthorn said the annexation area in the Comprehensive Plan is currently identified as Airport Business Park; however, upon annexation the area will be initially zoned R-1, One-Family Residence District, consistent with all property newly annexed into the City of Ankeny. He shared with the Commission how the City anticipates services would be provided to the area once it reaches the development stage. Staff will present a complete staff report at the next Plan & Zoning Commission meeting on November 5, 2019.

Dean Roghair, Civil Design Advantage, 3405 SE Crossroads Drive, Suite G, Grimes, Iowa on behalf of Grand Capital, LC shared that the use for this property may be business park, light industrial or flex building but there is no specific user for the property at this time. He shared that they began the annexation process so when they identify a user the property would be ready for development.

C. Ender asked if there has been any discussion with the property owners to the east of the proposed annexation area. Dean Roghair shared that Grand Capital, LC has had a couple of discussions with the property owner to the east relating to the annexation and future land use.

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

Motion by L. Anderson to close the public hearing, and receive and file documents. Second by J. Woodcock. All voted aye. Motion carried 5 – 0.

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.

REPORTS

City Council Meeting

E.Jensen reported on his attendance at the October 21, 2019, City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the November 5, 2019 Plan and Zoning Commission meeting.

E.Jensen announced that November 1, 2019 will be Kellen Gorman's last day with the City of Ankeny. He shared that Kellen took a position with a private consulting firm in Chicago. He expressed his appreciation for Kellen's service to the community.

Commissioner's Reports

C.Ender reported on his attendance at the APA Iowa Chapter Conference.

T.Ripper asked staff if they know the completion timeline for the project at the intersection of S Ankeny Boulevard and Prairie Trail Parkway. He commented that it seems to be taking a long time. E.Jensen said he believes that they ran into some issues early on in the project. He will check on the status and provide the Commission with an update.

MISCELLANEOUS ITEMS

November 4, 2019 – 5:30 p.m. City Council Meeting Representative: A.Renaud

ADJOURNMENT

There being no further business, the meeting adjourned at 6:53 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission