

**Meeting Minutes**  
**Plan & Zoning Commission Meeting**  
Tuesday, November 5, 2019  
Ankeny City Hall – City Council Chambers  
410 W. First Street, Ankeny, Iowa

**CALL TO ORDER**

Chair L. West called the November 5, 2019 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

**ROLL CALL**

Members present: L. Anderson, C. Ender, T. Flack, G. Hunter, A. Renaud, T. Ripper, L. West, and J. Woodcock. Staff present: E. Jensen, E. Carstens, D. Silverthorn, R. Hulstrom, B. Fuglsang

**BUSINESS ITEMS**

**Item #5. The Crossings at Deer Creek Plat 7 Preliminary Plat**

D. Silverthorn reported that The Crossings at Deer Creek Plat 7 is a proposed 11.55-acre plat located west of NE Four Mile Drive; and approximately ½-mile north of E 1st Street, directly southeast of Deer Creek. He shared that the subject plat creates 21 single-family residential lots, and three Outlots (X, Y, and Z) and all 21 single-family residential lots are platted in accordance with the amended Deer Creek PUD Conceptual Master Plan. D. Silverthorn explained that the proposed development will be accessed from a new portion of NE Four Mile Drive, which will advance northerly through a proposed T-intersection with NE Avery Drive. There will be an eight-foot trail constructed along the west side of NE Four Mile Drive; and all other proposed roads in the development will be required to have five-foot sidewalks. D. Silverthorn then provided information regarding the water main, sanitary sewer, storm sewer and storm water detention for this plat and noted that the City's Parks Department will accept an 8.25-acre park shown as Lot 2 of the Deer Creek South Phase 2 Preliminary Plat as parkland dedication. Staff recommends City Council approval of The Crossings at Deer Creek Plat 7 Preliminary Plat; and acceptance of the public street name NE Avery Drive.

C. Ender asked what the purpose is of Outlots X, Y and Z. D. Silverthorn shared that they are landscaped buffer areas that the HOA maintains along NE Four Mile Drive and it is consistent with other plats along NE Four Mile Drive. He then inquired as to why the recommendation to the Commission was to approve the street name for NE Avery Drive. D. Silverthorn responded that the reason for requesting approval for the newly created street; is due to it not aligning with any other existing street in the city.

The applicant and/or representative had no further information for the Commission.

The Commission had no more questions.

Motion by A. Renaud to recommend City Council approval of The Crossings at Deer Creek Plat 7 Preliminary Plat; and approval of the public street name NE Avery Drive. Second by T. Flack. All voted aye. Motion carried 8 – 0.