

Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, February 18, 2020

Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair A.Renaud called the February 18, 2020 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

Members present: Larry Anderson, Trina Flack, Glenn Hunter, Annette Renaud, Todd Ripper, Lisa West and Jeff Woodcock. Staff present: E.Jensen, E.Carstens, D.Gervais, D.Silverthorn, R.Hulstrom, J.Heil, B.Fuglsang

AMENDMENTS TO THE AGENDA

Motion by G.Hunter to approve and accept the February 18, 2020 agenda without amendments. Second by J.Woodcock. All voted aye. Motion carried 7 – 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 February 4, 2020 minutes of the Plan and Zoning Commission meeting.

Item #2. Knight Estates Preliminary Plat (County)

Motion to recommend City Council approval of the Knight Estates Preliminary Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

Referencing Item #2, L.West asked whether this property would be able to connect to city sewer. E.Carstens shared that a large trunk sewer runs through this area down to Des Moines but is not aware of any connection plans at this time since there is only one home. L.West asked if there would be any connection fees incurred by the property owner if they at some point are able to connect. E.Carstens stated yes.

Motion by T.Flack to approve the recommendations for Consent Agenda Item(s) #1 - #2. Second by T.Ripper. All voted aye. Motion carried 7 – 0.

PUBLIC HEARINGS

Item # 3. Request to rezone property owned by D.R.A. Properties, LC from R-1, One-Family Residence District, to R-3, Multiple-Family Residence District restricted to one- and two-family residences

R.Hulstrom reported D.R.A. Properties, LC, is requesting to rezone property from R-1, One-Family Residence District, to R-3, Multiple-Family Residence District, with restrictions. She stated the proposed rezoning area is comprised of two distinct areas with slightly different restrictions. She explained that the subject property is approximately 73.21 acres, located east of NW Irvinedale Drive and approximately a quarter-mile south of NW 36th Street. R.Hulstrom explained that the northwest portion of the property is identified as "Area A" and comprised of 13.08 acres. It is proposed to be rezoned to R-3, Multiple-Family Residence District, restricted to one- and two-family residences. The southern and northeastern portion of the property, "Area B", is comprised of 60.13 acres and is proposed to be rezoned to R-3, Multiple-Family Residence District, restricted to one-family residences. R.Hulstrom presented the current zoning map for the properties that surround this property. She shared that the developer has submitted the required rezoning petition owner signatures, the legal notice was published, notifications of the public hearing were mailed to property owners within 250' of the subject property and signage was posted on the property. She stated that staff received a telephone call from a property owner with the 250' of the proposed rezoning area with concerns of the continued growth of Ankeny. Staff will present a complete staff report at the next Plan and Zoning Commission meeting on March 3, 2020.

Roger Silver, Nilles Associates, Inc., 1250 SW State Street, Suite A, Ankeny on behalf of DRA, Properties shared the current concept plan with the Commission. He shared that their primary goal is to build single-family homes that will be compatible with the east and south neighboring properties. He shared that they are requesting the two-family residences zoning district (Area A) due to the higher density to the north of this property. He stated their intentions are to provide a buffer change and that is why they are requesting the R-3, restricted to one- and two-family residences. He commented that they are working towards a preliminary plat. He shared that they have made a change in the name of the property to Centennial Estates since a portion of this property will be Centennial Park.

L.West asked if there would be sidewalk access to Centennial Park from this development. Roger Silver shared that he would expect that there would be a sidewalk added during the first phase, which would be the eastern portion.

A.Renaud asked whether the street on the north side that runs east/west would eventually connect to Irvinedale Drive. Roger Silver responded, not at this point, since there are single-family homes between this property and Irvinedale Drive. L.West asked whether there will be buffering between this property and the current single-family homes to the northwest. Roger Silver commented that there has not been any discussion. L.West shared that she would like to see buffering in the top northwest corner between the single-family homes and the proposed R-3 zoning district.

The Commission had no further questions.

Motion by L.Anderson to close the public hearing, and receive and file documents. Second by T.Ripper. All voted aye. Motion carried 7 – 0.

BUSINESS ITEMS

There were no business items.

REPORTS

City Council Meeting

E.Jensen reported on his attendance at the February 17, 2020, City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the March 3, 2020 Plan and Zoning Commission meeting. He also provided the Commission with information on the Introduction to Planning & Zoning for Local Officials workshop and asked them to contact staff if they are interested in attending.

Commissioner's Reports

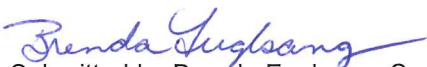
L.Anderson informed the Commission that he accepted a new position in Florida so this will be his last Plan and Zoning Commission. He shared that he has enjoyed his time on the Commission.

MISCELLANEOUS ITEMS

March 3, 2020 – 5:30 p.m. City Council Meeting Representative: T.Flack

ADJOURNMENT

There being no further business, motion by L.West to adjourn the meeting. Second by T.Flack. Meeting adjourned at 6:50 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission