

Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, March 3, 2020

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

CALL TO ORDER

Chair A.Renaud called the March 3, 2020 meeting of the Plan & Zoning Commission to order at 6:35 p.m.

ROLL CALL

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

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve and accept the March 3, 2020 agenda without amendments. Second by J.Woodcock. 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 February 18, 2020 minutes of the Plan and Zoning Commission meeting.

Item #2. Elwell Estates Final Plat

Motion to recommend City Council approval of Elwell Estates Final Plat.

Item #3. The Grove Plat 6 Final Plat

Motion to recommend City Council approval of The Grove Plat 6 Final Plat; a cost participation request for sidewalk oversizing along NW 13th Street in the amount estimated to be \$7,162.

Item #4. 3606 NE Otterview Circle - Otter Creek Commercial Plat 2, Lot 5 Site Plan

Motion to approve the site plan for Otter Creek Commercial Plat 2, Lot 5 located at 3606 NE Otterview Circle subject to City Council approval and recordation of a storm water management easement.

Motion by T.Flack to approve the recommendations for Consent Agenda Item(s) #1 - #4. Second by T.Ripper. All voted aye. Motion carried 5 – 0.

PUBLIC HEARINGS

There were no public hearings.

BUSINESS ITEMS

Item #5. 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 presented the rezoning exhibit showing "Area A" which is comprised of 13.08 acres and is proposed to be rezoned to R-3, Multiple-Family Residence District, restricted to one- and two-family residences; and "Area B", which 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 also presented the current zoning map for the properties that surround this property. She explained that the applicant's reasoning for the creation of two distinct restriction areas was due to an interest in providing a buffer between the higher density residential development to the north, and their proposed single-family residences. Thus, creating an area along the northwestern portion of the rezoning

area that is restricted to one- and two-family residences adjacent to the higher density development, which would allow the applicant to achieve this transitional residential buffer. R.Hulstrom shared that staff only received a single call from a property owner within 250' of the proposed rezoning area with concerns of the continued growth of Ankeny. The Plan and Zoning Commission held a public hearing for the proposed rezoning on February 18, 2020 and there were no questions or comments from the public. Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by D.R.A. Properties, LC to rezone property from R-1, One-Family Residence District to R-3, Multiple-Family Residence District, with restrictions.

Roger Silver, Nilles Associates, Inc., 1250 SW State Street, Suite A, Ankeny on behalf of DRA, Properties had no additional information to share with the Commission.

The Commission had no further questions.

Motion by L.West to recommend City Council approval of the request by D.R.A. Properties, LC to rezone property from R-1, One-Family Residence District; to R-3, Multiple-Family Residence District, with restrictions. Second by T.Flack. All voted aye. Motion carried 5 – 0.

REPORTS

City Council Meeting

T.Flack reported on her attendance at the March 2, 2020, City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the March 17, 2020 Plan and Zoning Commission meeting and the February 2020 Building Permits Report.

Commissioner's Reports

A.Renaud shared with staff some concerns that she has received from citizens as to the amount of traffic and the operation of the traffic signals at the intersection of NW 18th Street and NW Irvinedale Drive. E.Jensen stated that he will forward the concerns to the city's Traffic Engineering Manager.

MISCELLANEOUS ITEMS

March 16, 2020 – 5:30 p.m. City Council Meeting Representative: Staff

J.Woodcock placed into nomination T.Flack to serve at Vice Chair. Second by T.Ripper. All voted aye.

ADJOURNMENT

There being no further business, meeting adjourned at 6:51 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission