

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, April 5, 2022
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair G.Hunter called the April 5, 2022 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

Members present: Glenn Hunter, Ted Rapp, Todd Ripper, Annette Renaud, Randy Weisheit and Lisa West.
Absent: Trina Flack. Staff present: E.Jensen, E.Carstens, J.Heil, L.Hutzell, B.Morrissey, R.Hulstrom, D.Gervais, B.Fuglsang

AMENDMENTS TO THE AGENDA

Motion by T.Rapp to approve the April 5, 2022 agenda without amendments. Second by T.Ripper. All voted aye.
Motion carried 6 – 0.

COMMUNICATIONS

There were no communications.

CITIZEN'S REQUEST

There were no requests.

CONSENT AGENDA ITEMS

Item #1. Minutes

Motion to approve and accept the March 22, 2022 minutes of the Plan and Zoning Commission meeting.

Item #2. 1200 NW 36th Street - Aspen Ridge Foot/Ankle Clinic Site Plan

Motion to approve the site plan for 1200 NW 36th Street, Aspen Ridge Foot/Ankle Clinic, subject to City Council approval of all necessary easements and public improvement documents.

Item #3. 5001 NW 18th Street - Ankeny Elementary #12 Site Plan

Motion to approve the site plan for 5001 NW 18th Street, Ankeny Elementary #12, subject to City Council approval of the storm water management facility maintenance covenant and permanent easement agreement; City Council authorizing the Mayor to sign a development agreement for the installation of a potential future traffic signal at the intersection of NW 18th Street and NW Spruce Drive; and a cost participation request for the extension of eight-foot sidewalk along NW Abbie Drive, in an amount estimated to be \$8,675.62.

Item #4. 6550 SE Four Mile Drive - Four Mile Distribution Center North Site Plan

Motion to approve the site plan for 6550 SE Four Mile Drive, Four Mile Distribution Center North, subject to staff approval of the associated public improvement plans and City Council approval of the associated contract, bonds, and easement documents.

Item #5. 5825 SE Delaware Avenue - Peterbilt of Des Moines Modified Pylon Sign

Motion to approve the modified pylon sign for Peterbilt of Des Moines at 5825 SE Delaware Avenue, adjacent to the Interstate 35 right of way.

Motion by L.West to approve the recommendations for Consent Agenda Item #1 - #5. Second by A.Renaud. All voted aye. Motion carried 6 – 0.

PUBLIC HEARINGS

Item # 6. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hardship Land, LLC from Low Density Residential to Medium Density Residential use classification

Item #7. Request to rezone property owned by Hardship Land, LLC from R-1 One Family Residential District to R-3 Multiple-Family Residence District

L.Hutzell reported that Hardship Land, LLC is requesting to amend The Ankeny 2040 Comprehensive Plan, Figure 12.10, Future Land Use Plan Map and to rezone property generally located in the NW quadrant of Ankeny. She stated that the amendment to the Future Land Use Plan Map would consist of a 17.6-acre parcel of land generally located south of NW 36th Street and east of NW Weigel Drive. She presented an aerial map showing the specific land area to the Commission. L.Hutzell said the current future land use designation for this area is Low Density Residential and the property owner is proposing to modify this to Medium Density. She further said that the surrounding properties are designated at High Density and Medium Density Residential to the east; Mixed Use to the west, and Low Density to the north and south.

L.Hutzell further reported that the applicant is requesting to rezone a total of 80.8 acres represented as Area A and Area B. The subject areas are zoned R-1 and generally located south of NW 36th Street and east of NW Weigel Drive. She stated that Area A of the proposed rezoning consists of 17.6 acres. Their request is to rezone the property from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre. The proposed rezoning for Area A does not currently align with the Ankeny Plan 2040 Future Land Use Map as this area is currently identified as Low Density Residential, which is the reason the applicant is requesting the Future Land Use Map Amendment. L.Hutzell stated that the applicant is also requesting to rezone Area B, the remaining 63.2 acres, from R-1, One-Family Residential District to R-3, Multiple-Family Residence District, restricted to single family residential. The proposed rezoning for Area B aligns with the Ankeny Plan 2040 Future Land Use Map and is identified as Low Density Residential. For both Area A and Area B, she noted that the surrounding properties to the west and south are zoned R-1, properties to the east are zoned R-3, Multiple-Family Residence District and R-3, Multiple-Family Residence District, restricted to single family residential. She said the applicant has submitted the required rezoning petitions for both Area A and Area B. Notification for both the land use amendment and rezoning were mailed to all properties within 350' of the subject area, a legal notice was posted in the Des Moines Register, and public notification signage was posted on the property. Staff will present a full staff report at the next Plan and Zoning Commission meeting on April 19, 2022.

G.Hunter asked if there was a reason why the SE quadrant of land at the NW Weigel Drive and NW 36 Street intersection was planned as low density in the comprehensive plan. E.Jensen said they will look into it and provide some information at the next meeting.

Erin Ollendike, Civil Design Advantage, 4121 NW Urbandale Drive, Urbandale on behalf of Hardship Land, LLC commented that the developer is looking for some diversification of housing within the area. Their thought is to have some multi-family residential, probably more of a townhome product, along the NW 36th Street and NW Weigel Drive corridor and then transitioning into single family homes as they move toward the south.

Steven Kamps, 2355 NW 126th Avenue, Polk City, said he is a land owner and is concerned about water drainage. He shared that there are three county mains that run in this parcel of ground into Rock Creek. He noted that they run approximately 5-miles to the north and 5-miles to the east or west for farm ground drainage. He shared that at the outlet, there is a 36-inch tile, a 30-inch tile and a 24-inch tile. He is concerned about what will happen to their field water and is just looking for some answers so they know what is going to happen.

T.Rapp asked Steven Kamps if he has a map of the tile system. He responded that he has one for District 17.

Julie Nelson, 3611 NW Reinhart Drive, Ankeny said that her property on NW Reinhart Drive is zoned R-3 and asked what the difference is between R-1 and R-3. E.Jensen responded that the differences are essentially density/lot sizes (bulk regulations). He said her property is zoned R-3, restricted to single-family residential, which is exactly the same as is being requested on Area B. She confirmed with Staff that Area B would be single-family homes only and Area A could be townhomes. Julie Nelson then asked about the small parcel, which is just south of her property and east of Area B. She understood that the area may potentially be used as a small city park or it may go undeveloped. She asked if staff had any knowledge of what the usage may be in the small southeast parcel of Area B. E.Jensen said as the developer gets further into developing the ground, staff would have a better idea. The potential future development of this property was further discussed between staff and Ms. Nelson. Julie Nelson commented that since she now has a better understanding, she is okay with the zoning request as presented. She said there were concerns from neighbors that if Area B were to involve multi-family homes, there would be a great increase in traffic. She asked if it was a fair assumption that Area B will be single-family homes and basically an extension of the neighborhood that they currently have. Staff agreed.

Craig Griffieon, 11655 NE 6th Street, Ankeny asked staff what the reasoning was for changing from R-1 to R-3 zoning. G.Hunter said anytime property is annexed into the City it comes in as R-1. As the land develops, and in this case, the developer is looking to get a slightly higher density of buildings within the development. Craig Griffieon asked if R-3, restricted to 10 units per acre is apartments or townhomes. E.Jensen said generally, there are not many apartment projects with 10 units per acre. It is generally townhomes that are developed with that restriction and he shared that the R-3, restricted to 10 units per acre only applies to Area A. Craig Griffieon said he owns the property just north of Area A and he is concerned about the extra traffic on NW 36th Street.

Craig Griffieon also said he is concerned about drainage District 14, as both of the tiles run through his property. He said they have had troubles in the last four to five years with beaver dams plugging up the outlets where it dumps into Rock Creek. His concern is what will be done with the water and where it will go. He wants to make sure it drops out at the end of the tile and not run into a pond, which would back the tile up on his property. T.Rapp asked if he had any drainage maps. Craig Griffieon said yes, he could provide them to the city.

Motion by T.Rapp to close the public hearing, and receive and file documents for the request to amend the Future Land Use Map, Harmon Property Rezoning Area A and Harmon Property Rezoning Area B. Second by L.West. All voted aye. Motion carried 6 – 0.

G.Hunter explained that at the next meeting on April 19, 2022, Staff will come back with a staff report to address the questions raised and the Commission will then make their recommendation to the City Council.

BUSINESS ITEMS

There were no business items.

REPORTS

City Council Meeting

E.Jensen reported on his attendance at the March 21, 2022 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the April 19, 2022 Plan and Zoning Commission meeting, the March 2022 Building Permit Report and said that there will be a public hearing at the next meeting on a request to annex land near the southeast quadrant of Ankeny.

E.Jensen announced that this is Associate Planner Ruth Hulstrom's final meeting, as she has taken a new position in Wisconsin. He expressed his appreciation for her service to the community.

Commissioner's Reports

The Commission congratulated Ruth and wished her well on her new endeavors.

T.Rapp thanked Laura Hutzell for her work on the Hardship Land, LLC project.

MISCELLANEOUS ITEMS

April 18, 2022 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, motion by T.Rapp to adjourn the meeting. Meeting adjourned at 6:56 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission