

Meeting Minutes
Plan & Zoning Commission Meeting

Tuesday, May 16, 2023

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

CALL TO ORDER

Chair Ted Rapp called the May 16, 2023 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

BUSINESS ITEMS

Item #3. 36th Street Centre Preliminary Plat and Final Plat

J.Heil reported North Ankeny Boulevard, LLC has proposed a 22.60-acre Preliminary Plat and Final Plat. The 36th Street Centre Preliminary Plat and 36th Street Centre Plat 1 Final Plat would be located west of N Ankeny Boulevard and south of NW 36th Street. He stated that the area is zoned C-2, General Retail, Highway-Oriented and Commercial Business District and that the properties to the north and east are similarly zoned and the property to the west and south are zoned R-3. He explained that the preliminary plat includes 12 commercial lots, associated easements, utilities and site infrastructure and he noted the primary access points. He said the 36th Street Centre Plat 1, creates two buildable lots along NW 36th Street, an outlot for future development and shows associated utilities and easements. He provided further information to the Commission on the water main, sanitary sewer, and stormwater. He noted that there is no parkland dedication required for a commercial development. Staff recommend that the Plan and Zoning Commission recommend City Council approval of the 36th Street Centre Preliminary Plat and that the Plan and Zoning Commission recommend City Council approval of the 36th Street Centre Plat 1 Final Plat; and authorize the Mayor to sign a development agreement for a future traffic signal and related improvements along NW 36th Street.

T.Rapp asked if the traffic signal was warranted for the intersection on 36th Street with the development of Kwik Star. J.Heil said no.

The applicant had no additional comments for the Commission.

Motion by L.West to recommend City Council approval of the 36th Street Centre Preliminary Plat. Second by T.Flack. All voted aye. Motion carried 5 – 0.