

**Meeting Minutes**  
**Plan & Zoning Commission Meeting**

Tuesday, July 16, 2024

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

**CALL TO ORDER**

Vice Chair Randy Weisheit called the July 16, 2024 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

**ROLL CALL**

Members present: Randy Weisheit, Lisa West, Todd Ripper, and Annette Renaud. Absent: Ted Rapp, Trina Flack, and Glenn Hunter.

Staff present: Eric Jensen, Eric Carstens, Jake Heil, Bryan Morrissey, Laura Hutzell, and Brenda Fuglsang.

**AMENDMENTS TO THE AGENDA**

Motion by A.Renaud to approve and accept the July 16, 2024 agenda without amendments. Second by T.Ripper. All voted aye. Motion carried 4 – 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 July 2, 2024 minutes of the Plan and Zoning Commission meeting.

**Item #2. Kwik Trip 1707 Plat 1 Final Plat**

Motion to recommend City Council approval of Kwik Trip 1707 Plat 1 Final Plat.

**Item # 3. Kwik Trip 1707 Plat 2 Final Plat**

Motion to recommend City Council approval of Kwik Trip 1707 Plat 2 Final Plat.

**Item #4. 6155 SE Delaware Avenue – Kwik Star 1707 Site Plan**

Motion to approve the site plan for 6155 SE Delaware Avenue, Kwik Star 1707; subject to City Council approval of the associated final plats, onsite and offsite easements, development agreement and contracts and bonds for public improvements.

**Item #5. 2820 NE 38th Street - Spectrum Heights Site Plan**

Motion to approve the site plan for 2820 NE 38th Street, Spectrum Heights.

Motion by L.West to approve the recommendations for Consent Agenda Item(s) #1 - #5. Second by T.Ripper. All voted aye. Motion carried 4 – 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 Moeckly Family Farm, LLC from Medium Density Residential to Neighborhood Commercial land use classification**

**Item #7. Slusky CRE, LLC request to rezone property from PUD, Planned Unit Development to PUD, Planned Unit Development**

Staff Report: B.Morrissey reported Moeckly Family Farm, LLC is requesting an amendment to The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map. He noted that the Future

Land Use Map is a guiding document that helps direct and inform City Staff, the Commission, and the Council when making decisions regarding development. He stated that the property subject to the proposed map amendment consists of approximately 8 acres of land located at the northeast corner of the intersection at NW 18th Street and NW Weigel Drive. He shared that the applicant is proposing to amend the subject area from Medium Density Residential to Neighborhood Commercial. The current Future Land Use Map shows the existing land use classification of the subject area as being suitable for Medium Density Residential land uses. B.Morrissey provided detailed information on the typical uses that you would see in Medium Density Residential land use and Neighborhood Commercial land use. The proposed amendment lines up and will run in conjunction with The Sterling at Rock Creek PUD Rezoning.

B.Morrissey reported that the applicant, Slusky CRE, LLC, is requesting to rezone property from the current Brandywine PUD, Planned Unit Development, to The Sterling at Rock Creek PUD, Planned Unit Development. He said the area subject to the proposed rezoning consists of approximately 34.51 acres of land located at the northeast corner of the intersection of NW 18th Street and NW Weigel Drive. He provided detailed information on the current zoning that surrounds the subject property. B.Morrissey presented the PUD masterplan and shared that a PUD book had been included with the rezoning request to provide greater detail for the potential development. He noted that it includes approximately 8 acres at the southwest corner of the property designated for neighborhood commercial, approximately 26 acres designated for attached townhomes, a common area with amenities for residents, private streets within the residential area, multiple stormwater detention basins, and a type "B" screen along NW 18<sup>th</sup> Street and NW Weigel Drive. He said a conceptual plan has been included in the PUD book to show potential lot and street layouts. B.Morrissey stated that the applicant has submitted the required rezoning petitions, legal notifications were sent to surrounding property owners and published in the Des Moines Register; and signage was posted on the property. Staff will present a complete staff report answering any questions or concerns and provide a recommendation on both proposals at the next Plan and Zoning Commission meeting on August 6, 2024.

A.Renaud confirmed that the parcel located at 3802 NW 18<sup>th</sup> Street is to remain R-1 zoning. B.Morrissey responded, yes. Vice Chair Weisheit clarified that the parcel west of the subject property, at the corner of NW 18<sup>th</sup> Street and NW Weigel Drive, is currently zoned C-1. B.Morrissey responded, yes.

Brent Culp, Snyder & Associates, 2727 SW Snyder Blvd., Ankeny representing Jerry Slusky, Slusky Commercial Real Estate and Jake Happe. Brent Culp presented the Land Use Plan Map Amendment exhibit, which showed that they are proposing Neighborhood Commercial zoning for approximately 8 acres on the corner of NW Weigel Drive and NW 18<sup>th</sup> Street. He shared that it falls in line with the existing neighborhood mixed uses and that the developer sees this as an opportunity for this area because of the growth in Ankeny. He said that the Neighborhood Commercial zoning provides for a development with a lower impact type of use. Brent Culp presented the PUD Master Plan, which notes a future right-in right-out on NW 18<sup>th</sup> Street and commented that the only full access would be located on the north portion of the parcel on NW Weigel Drive. He said the land use request matched up with the zoning and uses for the property to the west.

Brent Culp shared that the request to rezone is for approximately 34.51 acres. He explained that the land uses provided in the PUD book will match up with the property to the west and the PUD underlying zoning and uses are based off of the C-1 zoning. He shared that the current PUD (Brandywine) was completed about three to four years ago and never developed due to economics. Jerry Slusky is looking for the area to be more of a townhome development, which is somewhat similar to the Savannah development to the west. Brent Culp further shared that the proposed PUD would be a combination of rental along with for-sale units on the east side of the parcel. The clubhouse would be located in the center of the development. Brent Culp provided details regarding the layout of the development, which included sewer, water, open

space, stormwater detention and presented the elevations. He further noted that they are working on a walkable theme for the commercial area of this development as C-1 zoning is designed to be located near residential areas. He asked if the Commission had any questions.

L.West asked if the prior PUD (Brandywine) allowed 12 units per acre. Brent Culp responded that it was allowable, but it was proposed as single-family homes with smaller lots.

Kim Bach, 1701 NW Ridgeline Court, Ankeny asked if they currently have a business lined up to take the space in the commercial area. She is concerned about what type of business there will be in their quiet neighborhood. Jake Happe, 4814 NE Seneca Drive, Ankeny responded that they need to get the land use map amendment and rezoning approved prior to looking for tenants. Kim Bach commented that they were hoping for more single-family homes and were disappointed to see the plans for commercial space and townhomes. Kim Bach then asked about the timing of the extension of NW 18<sup>th</sup> Street to Hwy 415 and questioned if the plans are to make NW 18<sup>th</sup> Street a four-lane roadway. E.Jensen responded that the timing is part of the Capital Improvement Program. He further shared that NW 18<sup>th</sup> Street is a minor collector street so it will be three-lanes. Kim Bach said she can't imagine having any additional traffic on NW 18<sup>th</sup> Street since it has already become incredibly busy. She further asked when the work would begin on NW 18<sup>th</sup> Street and NW Irvinedale Drive, and about the plans for NW 36<sup>th</sup> Street. E.Jensen responded that NW 36<sup>th</sup> Street is a major arterial street, which will be four lanes. He further shared that at the August 6, 2024, Plan and Zoning Commission meeting, staff would provide a full staff report and address her questions.

Doug Wisgerhof, 1705 NW Ridgeline Court, Ankeny questioned what type of buildings are allowed in Neighborhood Commercial zoning and does it include gas stations. E.Jensen said that they will address the uses in the full staff report on August 6<sup>th</sup>. Commissioner A.Renaud mentioned that the uses are also provided in the PUD book. Doug Wisgerhof asked for clarification on the required screening for the Neighborhood Commercial parcel. Vice Chair Weisheit noted trees, shrubs, and berms, which are provided in the City Code and as shown in the proposal that was presented. E.Jensen said that along the frontage of both NW 18<sup>th</sup> Street and NW Weigel Drive there is a 25-foot landscape buffer area that will provide a 5-foot-high berm with trees and landscaping. Doug Wisgerhof commented that the renderings only showed two-story buildings and wanted to know if that is accurate, as he prefers there not to be any three-story buildings. He shared that the amount of traffic that currently exists on NW 18<sup>th</sup> Street makes it really difficult to get out onto NW 18<sup>th</sup> Street from NW Ridgeline Court. He noted that there are no stop signs between NW Irvinedale Drive and NW Weigel Drive to break the flow of traffic. Vice Chair Weisheit said that there was a traffic study completed, so staff will address this in their full staff report.

**Item #6. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Moeckly Family Farm, LLC from Medium Density Residential to Neighborhood Commercial land use classification**

**Motion** by A.Renaud to close the public hearing, and receive and file documents . Second by T.Ripper. All voted aye. Motion carried 4 – 0.

**Item #7. Slusky CRE, LLC request to rezone property from PUD, Planned Unit Development to PUD, Planned Unit Development**

**Motion** by L.West to close the public hearing, and receive and file documents. Second by A.Renaud. All voted aye. Motion carried 4 – 0.

Vice Chair Weisheit addressed the audience informing them that at the August 6, 2024 Plan and Zoning Commission meeting staff will present a full Staff Report that will provide information regarding the questions and comments that have been raised during the public hearing.

### **BUSINESS ITEMS**

There were no business items.

### **REPORTS**

#### **City Council Meeting**

E.Jensen reported on the July 15, 2024 City Council meeting.

#### **Director's Report**

E.Jensen presented the tentative agenda items for the Tuesday, August 6, 2024 Plan and Zoning Commission meeting. E.Jensen stated that there will public hearings on the August 6, 2024 agenda for a request to amend The Ankeny Plan 2040 Comprehensive Plan Future Land Use Map and a request to rezone property from R-1 to PUD.

#### **Commissioner's Reports**

There were no reports.

### **MISCELLANEOUS ITEMS**

August 5, 2024 – 5:30 p.m. City Council Meeting Representative: Staff

### **ADJOURNMENT**

There being no further business, Vice Chair Weisheit adjourned the meeting. Meeting adjourned at 7:05 p.m.



Submitted by Brenda Fuglsang, Secretary  
Plan & Zoning Commission