



Meeting Minutes
Plan & Zoning Commission Meeting

Wednesday, January 3, 2024

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

CALL TO ORDER

Chair Ted Rapp called the January 3, 2024 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve and accept the January 3, 2024 agenda without amendments. Second by G.Hunter. All voted aye. Motion carried 7 – 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 December 19, 2023 minutes of the Plan and Zoning Commission meeting.

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

PUBLIC HEARINGS

There were no public hearings.

BUSINESS ITEMS

Item #2. Request to rezone property owned by Beasley Farms Inc., Stephen L Banning Trust, and Bettye J Banning Trust from R-1, One Family Residence District, C-2, General Retail, Highway Oriented and Central Business District, and M-1, Light Industrial District, to PUD, Planned Unit Development

Staff Report: B.Morrissey reported that Beasley Farms Inc., Stephen L Banning Trust, and Bettye J Banning Trust are requesting to rezone property from R-1, One Family Residence District, C-2, General Retail, Highway Oriented and Central Business District, and M-1, Light Industrial District, to PUD, Planned Unit Development. The area subject to the proposed rezoning consists of three parcels totaling approximately 22.03 acres located near the SE Corporate Woods Drive and SE Four Mile Drive intersection. He presented the current zoning map and the future land use map for this area. He shared that a PUD book was included with this request that outlines bulk regulations, project exhibits, supporting evidence, flood maps, and traffic projections. B.Morrissey said the PUD is intended to be an extension of the existing Old Dominion site on SE Four Mile Drive. He commented the main purpose for this rezoning is to allow Old Dominion to expand their parking and storage operations in the area. In the PUD Book, it is proposed that an 8' chain link fence be installed with barbed wire for security and federal regulation purposes. He noted that barbed wire fences typically require Council approval; however, it was allowed with the original Old Dominion PUD with the condition that a type "C" screen be installed around the perimeter. There was one individual from the public who spoke at the public hearing who asked to be notified if there are ever any changes made to the area. B.Morrissey informed the Commission because this is a PUD, if there were proposed changes to the site that are not allowed within the PUD book, the request would have to come back before the Plan and Zoning Commission and public notification is required.

Staff's recommendation is for the Plan and Zoning Commission recommend City Council approval of the request by Beasley Farms Inc., Stephen L Banning Trust, and Bettye J Banning Trust to rezone property from R-1, One-Family Residence District, C-2, General Retail, Highway Oriented a District, and M-1, Light Industrial District, to PUD, Planned Unit Development.

Joe Paragano, Hoyt + Berenyi, LLC, 645 Meeting Street, Charleston, SC representing Old Dominion Freightline and ERG, Inc. said he would answer any questions the Commission may have. There were no questions.

Motion by R.Weisheit to recommend City Council approval of the request by Beasley Farms Inc., Stephen L Banning Trust, and Bettye J Banning Trust to rezone property from R-1, One-Family Residence District, C-2, General Retail, Highway Oriented a District, and M-1, Light Industrial District, to PUD, Planned Unit Development. Second by T.Flack. All voted aye. Motion carried 7 – 0.

Item #3. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope Kimberley, LLC from Low Density Residential to High Density Residential use classification (LUPA 'A')

Item #4. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to Planned Unit Development, PUD (Rezoning Area A)

Item #5. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3, Multiple-Family Residential District (Rezoning Area B)

Staff Report: J.Heil reported that Hope Kimberley LLC is requesting an amendment to The Ankeny Plan 2040 Comprehensive Plan Figure 12.10, Future Land Use Map consisting of 16.20 acres from Low Density Residential to High Density Residential; a request to rezone 36.60 acres, Area A, from R-1 One Family Residential District to Planned Unit Development, PUD and a request to rezone 28.16 acres, Area B, from R-1 One Family Residential District to R-3, Multiple Family Residence District. He noted that the properties are located south of NE 126th Avenue, and west of NE Delaware Avenue. J.Heil provided a brief overview of the PUD Conceptual Plan for Rezoning Area A, which includes, Outlot Y proposed as multi-family, Outlot Z dedicated as parkland, Outlot X proposed to be privately owned amenities and single-family lots to the south. J.Heil also provided an overview of Rezoning Area B, which is proposed to be rezoned from R-1, One Family Residential District to R-3, Multiple Family Residence District. He presented a map of the surrounding properties, which showed current zoning in the area. J.Heil proceeded to respond, in detail, with information that addressed the questions that were raised during the public hearing, which included concerns about changing the Future Land Use Map, whether there is a need for more developable multi-family land and provided examples of similar multi-family developments within the community for reference, the amount and location of parkland within the proposed PUD area, the existence of restrictive covenants for the Four Mile Four county plat, and traffic concerns. He commented that it is important for cities to have a balanced approach to housing by providing a variety of residential uses in order to continue to grow and be sustainable.

Staff's position is that the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area A, from Low Density Residential to High Density Residential; and

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area A from R-1, One-Family Residence District to Planned Unit Development, PUD; and

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area B from R-1, One-Family Residence District to R-3 Multiple-Family Residence District.

T.Rapp asked for clarification on the covenants for the Four Mile Four final plat. J.Heil responded that if the property is annexed into the City of Ankeny, and the land is platted, the covenants could then be modified or eliminated.

Jenna Kimberley, Kimberley Development Corporation and Erin Ollendike, Civil Design Advantage, said that they would answer any questions the Commission may have.

Motion by L.West to recommend City Council approval of the request by Hope Kimberley, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA A, from Low Density Residential to High Density Residential. Second by A.Renaud. All voted aye. Motion carried 7 – 0.

Motion by G.Hunter to recommend City Council approval of the request by Hope Kimberley, LLC to rezone property (Area A) from R-1, One-Family Residence District to PUD, Planned Unit Development. Second by A.Renaud. All voted aye. Motion carried 7 – 0.

Motion by A.Renaud to recommend City Council approval of the request by Hope Kimberley, LLC to rezone property (Area B) from R-1, One-Family Residence District to R-3 Multiple-Family Residence District. Second by R.Weisheit. All voted aye. Motion carried 7 – 0.

REPORTS

City Council Meeting

E.Jensen reported on the January 2, 2024 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the Wednesday, January 17, 2024 Plan and Zoning Commission meeting and presented the December 2023 Building Permit Report.

Commissioner's Reports

There were no reports.

MISCELLANEOUS ITEMS

January 16, 2024 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, T.Rapp motioned to adjourn. Meeting adjourned at 6:59 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission