

Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, April 2, 2024

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

CALL TO ORDER

Chair Ted Rapp called the April 2, 2024 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

Members present: Ted Rapp, Randy Weisheit, Trina Flack, Annette Renaud, and Todd Ripper. Absent: Lisa West and Glenn Hunter. Staff present: Eric Jensen, Eric Carstens, Bryan Morrissey, Ryan Kirschman, Laura Hutzell, Jake Heil and Brenda Fuglsang.

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve and accept the April 2, 2024 agenda without amendments. Second by T.Ripper. All voted aye. Motion carried 5 – 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 19, 2024 minutes of the Plan and Zoning Commission meeting.

Motion by T.Ripper to approve the recommendations for Consent Agenda Item #1. Second by R.Weisheit. All voted aye. Motion carried 5 – 0.

PUBLIC HEARINGS

There were no public hearings.

BUSINESS ITEMS

Item #2. Request to amend a portion of the I-80 Commerce Center PUD, Planned Unit Development, for property owned by Commerce Center, LLC

R.Kirschman reported Commerce Center, LLC is proposing an amendment to a portion of the I-80 Commerce Center PUD. The request is for 35.66 acres within the development to be amended, adding an alternate land use for a data center and an electric substation. The property is located south of SE 90th Street, west of NE 29th Street/SE Four Mile Drive, and north of Interstate 80. R.Kirschman commented that the proposed amendment remains consistent with the Future Land Use Map and explained the general plan for development of the site including tentative building footprints, access to public streets, parking areas, and storm water detention areas. He noted that the final designs will be determined and approved with subsequent final platting and site planning. The applicant has submitted the required rezoning petitions and all legal notifications for the rezoning have been met. R.Kirschman additionally addressed questions that were raised by the Commission, which included information on the amount of water usage for the data center and the future plans for Lot 3.

There were no additional questions from the Commission.

Brent Culp, Snyder & Associates, 2727 SW Snyder Boulevard, Ankeny had no additional information to report to the Commission.

Motion by R.Weisheit to recommend City Council approval of the request by Commerce Center, LLC, to amend a portion of the I-80 Commerce Center PUD, Planned Unit Development, to add an alternate land use for a data center and electrical substation. Second by T.Flack. All voted aye. Motion carried 5 – 0.

Item #3. Berwick Holdings, LLC request to rezone property from R-1, One-Family Residence District to PUD, Planned Unit Development

R.Kirschman reported Berwick Holdings, LLC, is requesting to rezone 103.98 acres from R-1, One-family Residence District to PUD, Planned Unit Development. The parcel is located east of Northeast Berwick Drive, south of Southeast Oralabor Road and north of Northeast 70th Avenue. He said that the property to the west is zoned R-1, and the property to the north, south, and east are unincorporated. The Future Land Use Plan considers Low Density Residential to be 1 to 5 units per acre which aligns with R-1, One-Family Residence District and R-2, One-Family and Two-Family Residence District. He noted that the purpose of a PUD is to promote development by providing a greater level of flexibility than normally allowed. R.Kirschman explained the PUD bulk regulations for Parcel A, B, and C. He stated the PUD Master Plan outlines the general plan for development with tentative lot lines, public streets, utilities, parkland area, and storm water detention area. He commented that the final designs will be determined and approved with final platting. R.Kirschman addressed questions that were raised by citizens who attended the public hearing that included information on density, what stops the developer from building apartments or commercial buildings, how the additional traffic will be managed, screening and the reason why Phase 4 is not part of this rezoning request. He further provided information on the anticipated amount of open space for this development, which was asked by a Commission member and further stated that the developer is responsible for keeping the roadways clean during the development process. Staff recommends that the Plan and Zoning Commission recommend City Council approval to rezone property from R-1, One-Family Residence District to PUD, Planned Unit Development.

E.Jensen reiterated that there will be continuing work on a traffic study and further improvements will come out as property is platted and developed. The work that has been done on the current traffic study is a preliminary study.

Jake Becker, McClure Engineering Company, 1360 NW 121st Street, Clive, Iowa representing the developer, acknowledged the outpouring from the local community, whether they are for or against the project. That is what makes Ankeny a wonderful place to live, work and play. They believe the project is thoughtful in relation to density and retention of trees on the north and south sides of the property. He said they have completed multiple traffic studies for the area and are making some improvements. Jake Becker said he would answer any questions the Commission may have.

T.Flack commented that she feels better that it will remain low-density, single-family, as it addresses the concerns of neighbors in regard to traffic and the number of people. The PUD has steps in place to keep it that way. T.Rapp said if the property would have stayed R-1, the density could be more than what is currently being proposed.

Motion by A.Renaud to recommend City Council approval of the request by Berwick Holdings, LLC, to rezone property from R-1, One-Family Residence District, to PUD, Planned Unit Development. Second by R.Weisheit. All voted aye. Motion carried 5 – 0.

REPORTS**City Council Meeting**

E.Jensen reported on the April 1, 2024 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the Tuesday, April 16, 2024 Plan and Zoning Commission meeting and shared that there will be a public hearing at the next meeting.

Commissioner's Reports

There were no reports.

MISCELLANEOUS ITEMS

April 15, 2024 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, T.Rapp motioned to adjourn the meeting. Meeting adjourned at 6:55 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission