Meeting Minutes Plan & Zoning Commission Meeting

Tuesday, May 7, 2024 Ankeny City Council Chambers, Second Floor 1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair Ted Rapp called the May 7, 2024 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve and accept the May 7, 2024 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 April 16, 2024 minutes of the Plan and Zoning Commission meeting.

Motion by T.Flack to approve the recommendations for Consent Agenda Item #1. Second by R.Weisheit. All voted aye. Motion carried 6 – 0.

PUBLIC HEARINGS

There were no public hearings.

BUSINESS ITEMS

Item #2. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope K. Farms, LLC from Office/Business Park to Low Density Residential use classification (LUPA Area #1)

Item #3. Request to rezone property owned by Hope K Farms, LLC from R-1 One Family Residential District to PUD, Planned Unit Development (Rezoning Area A)

Item #4. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope K Farms, LLC from Office/Business Park to Medium Density Residential use classification (LUPA Area #2)

Item #5. Request to rezone property owned by Hope K Farms, LLC from R-1 One Family Residential District to R-3 Multiple Family Residence District, restricted to 10 units per acre (Rezoning Area B)

Item #6. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land use Map for property owned by Hope K Farms, LLC from Office/Business Park to High Density Residential use classification (LUPA Area #3)

Item #7. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope K Farms, LLC from Low Density Residential to High Density Residential use classification (LUPA Area #4)

Item #8. Request to rezone property owned by Hope K Farms, LLC from R-1 One Family Residential District to R-3 Multiple Family Residence District, restricted to 20 units per acre (Rezoning Area C)

Staff Report: L.Hutzell reported that Hope K Farms, LLC is requesting four amendments to the Ankeny Plan 2040 Comprehensive Plan Figure 12.10, Future Land Use Map and requesting to rezone three different land areas known as Hope Crossing. She stated that the properties subject to the proposed map amendments and rezonings consist of two parcels that total approximately 117.08 acres and shared the current zoning of the surrounding properties. L.Hutzell presented an aerial map specifically identifying the areas for each land use map amendment and rezoning. The proposed requested changes are as follows:

- Land Use Plan Map Amendment #1 Office Business Park to Low Density Residential, 57.74 acres
- Rezoning Area A R-1, One-Family Residence District to PUD, 88.86 acres
- Land Use Plan Map Amendment #2 Office Business Park to Medium Density Residential, 15.71 acres
- Rezoning Area B R-3, Multiple Family Residence District restricted to 10 units per acre, 15.71 acres
- Land Use Plan Map Amendment #3 Office Business Park to High Density Residential, 6.36 acres
- Land Use Plan Map Amendment #4 Low Density Residential to High Density Residential, 8.37 acres
- Rezoning Area C R-3, Multiple Family Residence District restricted to 20 units per acre, 14.73 acres

L.Hutzell provided information on each request in detail, which included the bulk regulations and the PUD conceptual plan. She stated that all legal notifications were met and the public hearing was held on April 16, 2024. She noted that there was no one at the public hearing to speak for or against the requests. City staff has determined that the proposed changes in land use amendment Area #1, Area #2, Area #3 and Area #4 are appropriate; and that the proposed rezonings for Area A, Area B and Area C are also appropriate. Staff recommends that the Plan and Zoning Commission recommend City Council approval of the following:

The request by Hope K Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K Farms, LLC (LUPA Area #1) from Office/Business Park to Low Density Residential;

The request by Hope K Farms, LLC to rezone Area A from R-1 One-Family Residence District to PUD, Planned Unit Development;

The request by Hope K Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K Farms, LLC (LUPA Area #2) from Office/Business Park to Medium Density Residential;

The request by Hope K Farms, LLC to rezone Area B from R-1, One-Family Residence District to R-3, Multiple-Family Residence District, restricted to 10 units per acre;

The request by Hope K Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K Farms, LLC (LUPA Area #3) from Office/Business Park to High Density Residential;

The request by Hope K Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K Farms, LLC (LUPA Area #4) from Low Density to High Density Residential;

The request by Hope K Farms, LLC to rezone Area C from R-1, One-Family Residence District to R-3, Multiple-Family Residence District, restricted to 20 units per acre.

Jared Murray, Civil Design Advantage, LLC, 4121 NW Urbandale Drive, Urbandale, on behalf of Hope K Farms, LLC did not have anything further to share with the Commission.

There were no follow up questions from the Commission.

Item #2. Motion by L.West to recommend City Council approval of the request by Hope K Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K Farms, LLC (LUPA Area #1) from Office/Business Park to Low Density Residential. Second by T.Flack. All voted aye. Motion carried 6 – 0.

Item #3. Motion by G.Hunter to recommend City Council approval of the request by Hope K Farms, LLC to rezone Area A from R-1 One-Family Residence District to PUD, Planned Unit Development. Second by R.Weisheit. All voted aye. Motion carried 6 – 0.

Item #4. Motion by T.Ripper to recommend City Council approval of the request by Hope K Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K Farms, LLC (LUPA Area #2) from Office/Business Park to Medium Density Residential. Second by T.Flack. All voted aye. Motion carried 6 – 0.

Item #5. Motion by L.West to recommend City Council approval of the request by Hope K Farms, LLC to rezone Area B from R-1, One-Family Residence District to R-3, Multiple-Family Residence District, restricted to 10 units per acre. Second by R.Weisheit. All voted aye. Motion carried 6 – 0.

Item #6. Motion by T.Ripper to recommend City Council approval of the request by Hope K Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K Farms, LLC (LUPA Area #3) from Office/Business Park to High Density Residential. Second by R.Weisheit. All voted aye. Motion carried 6 – 0.

Item #7. Motion by G.Hunter to recommend City Council approval of the request by Hope K Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope K Farms, LLC (LUPA Area #4) from Low Density to High Density Residential. Second by T.Ripper. All voted aye. Motion carried 6 – 0.

Item #8. Motion by T.Ripper to recommend City Council approval of the request by Hope K Farms, LLC to rezone Area C from R-1, One-Family Residence District to R-3, Multiple-Family Residence District, restricted to 20 units per acre. Second by R.Weisheit. All voted aye. Motion carried 6 - 0.

REPORTS

City Council Meeting

E.Jensen reported on the May 6, 2024 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the Tuesday, May 21, 2024 Plan and Zoning Commission meeting and the April 2024 Building Permits Report. E.Jensen stated that there will be a public hearing on May 21, 2024 for a request by Hope K Farms, LLC to rezone property from R-2 to PUD.

Commissioner's Reports

There were no reports.

MISCELLANEOUS ITEMS

May 20, 2024 - 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, G.Hunter motioned to adjourn the meeting. Second by T.Ripper. Meeting adjourned at 6:48 p.m.

Brenda Luglsong

Submitted by Brenda Fuglsang, Secretary Plan & Zoning Commission