

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, August 20, 2024
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair Ted Rapp called the August 20, 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, Annette Renaud, Lisa West, and Todd Ripper. Staff present: Eric Jensen, Eric Carstens, Jake Heil, Bryan Morrissey, Laura Hutzell, Ryan Kirschman and Brenda Fuglsang.

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve and accept the August 20, 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 August 6, 2024 minutes of the Plan and Zoning Commission meeting.

Item #2. Hope Crest Plat 1 Final Plat

Motion to recommend City Council approval of the Hope Crest Plat 1 Final Plat.

Item #3. 1407 SW Ordinance Road – Gerber Collision Building Addition Site Plan

Motion to approve the site plan for 1407 SW Ordinance Road, Gerber Collision Building Addition.

Motion by L.West to approve the recommendations for Consent Agenda Item #1 - #3. Second by R.Weisheit. All voted aye. Motion carried 7 – 0.

PUBLIC HEARINGS

There were no public hearings.

BUSINESS ITEMS

Item #4. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by DRA Properties, LC from Office/Business Park to Low Density Residential use classification (LUPA Area A)

Item #5. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by DRA Properties, LC and The Ankeny Community School District from Medium Density to Low Density Residential use classification (LUPA Area B)

Item #6. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by DRA Properties, LC from Low Density to Medium Density Residential use classification (LUPA Area C)

Item #7. DRA Properties, LC request to rezone property from R-1, One-Family Residence District to PUD, Planned Unit Development

Staff Report: L.Hutzell reported that DRA Properties, LC is requesting three amendments to the Ankeny Plan 2040 Comprehensive Plan Figure 12.10, Future Land Use Map. These amendments are accompanied by one rezoning. The properties subject to the proposed map amendments and rezoning consist of two parcels that total

approximately 124.4 acres and are located north of NE 18th Street, east of Interstate 35 and west of NE 29th Street/Four Mile Drive.

L.Hutzell stated that Land Use Plan Map Amendment A is approximately 53.68 acres and is located north of NE 18th Street, east of Interstate 35, and west of NE 29th Street. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Office/Business Park and the applicant is now proposing to reclassify the future land use to Low Density Residential.

Land Use Plan Amendment Area B is approximately 26.35 acres and is located in the NE quadrant of the subject area, located north of NE 18th Street, east of Interstate 35, and west of NE 29th Street. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Medium Density Residential and the applicant is now proposing to reclassify the future land use to Low Density Residential.

Land Use Plan Amendment Area C is approximately 15.8 acres and is located in the southeast quadrant of the subject area, located north of NE 18th Street, east of Interstate 35 and west of NE 29th Street. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Low Density Residential and the applicant is now proposing to reclassify the future land use to Medium Density Residential.

L.Hutzell reported that accompanying the land use plan map amendments, is a request by DRA Properties, LC to rezone 124.4 acres from R-1 One Family Residential District to PUD, Planned Unit Development. She provided the zoning for the surrounding properties and presented the Masterplan for the development. L.Hutzell noted that the development will include single-family residential, biattached, multifamily, parkland and include property owned by the Ankeny Community School District for educational use. She further stated that the bulk regulations for the development are outlined in the PUD book. L.Hutzell provided responses to the questions that were raised by citizens at the August 6, 2024 public hearing, which included keeping the townhome piece as single family instead of a multifamily and the transition from existing single-family homes to townhomes. She noted that moving the townhomes further north is not possible due to the parcel of land that the Ankeny Community School District owns. She addressed that written in the PUD book is a 25' buffer easement along both NE 18th Street and NE 29th Street/NE Four Mile Drive. This buffer easement will require one overstory tree and four shrubs every 50 lineal feet to be installed along a 3' minimum earthen berm, similar to what exists along the south side of NE 18th Street. She noted that the applicant for this project is requiring elevated architectural standards for these townhomes. These townhomes will be no more than two-stories with architectural standards that include prohibiting vinyl siding. Street facing dwellings will also be required to have a minimum of 75% stone, brick, stucco, shake, and board and batten.

Staff recommends that the Plan & Zoning Commission recommend City Council approval of the request by DRA Properties, LC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by DRA Properties, LC (LUPA Area A) from Office/Business Park to Low Density Residential.

That the Plan & Zoning Commission recommend City Council approval of the request by DRA Properties, LC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by DRA Properties, LC and The Ankeny Community School District (LUPA Area B) from Medium Density to Low Density Residential.

That the Plan & Zoning Commission recommend City Council approval of the request by DRA Properties, LC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by DRA Properties, LC (LUPA Area C) from Low Density to Medium Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by DRA Properties, LC to rezone 124.4 acres from R-1, One-Family Residence District to PUD, Planned Unit Development.

Adam Schoeppner, Nilles Associates, 1933 SW Magazine Road, Ankeny said there was good collaboration between the applicant and the City after the public hearing. He said taking the feedback from the public, they amended the PUD and the Masterplan to offer buffering between the single family residential and the townhomes. He asked if the Commission had any questions.

Motion (Item #4) by R.Weisheit to recommend City Council approval of the request by DRA Properties, LC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by DRA Properties, LC (LUPA Area A) from Office/Business Park to Low Density Residential. Second by L.West. Motion carried 6 – 0 – 1 (Abstain: T.Rapp).

Motion (Item #5) by G.Hunter to recommend City Council approval of the request by DRA Properties, LC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by DRA Properties, LC and The Ankeny Community School District (LUPA Area B) from Medium Density to Low Density Residential. Second by R.Weisheit. Motion carried. 6 – 0 – 1 (Abstain: T.Rapp).

Motion (Item #6) by T.Ripper to recommend City Council approval of the request by DRA Properties, LC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by DRA Properties, LC (LUPA Area C) from Low Density to Medium Density Residential. Second by R.Weisheit. Motion carried. 6 – 0 – 1 (Abstain: T.Rapp).

Motion (Item #7) by T.Ripper to recommend City Council approval of the request by DRA Properties, LC to rezone 124.4 acres from R-1, One-Family Residence District to PUD, Planned Unit Development. Second by G.Hunter. Motion carried 6 – 0 – 1 (Abstain: T.Rapp).

REPORTS

City Council Meeting

E.Jensen reported on the August 19, 2024 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the Wednesday, September 4, 2024 Plan and Zoning Commission meeting.

Commissioner's Reports

T.Rapp asked if the City has a bee Ordinance. E.Jensen said there is not a separate Ordinance for bees. They are not prohibited as long as they are not creating a nuisance.

L.West confirmed that the next Plan and Zoning Commission meeting will be on Wednesday, September 4th. Staff responded, yes.

T.Flack asked whether citizens should contact the Ankeny Community School District regarding crossing guards or the City Police Department. Staff believes that it is a collaborative effort and recommended starting with the school district.

MISCELLANEOUS ITEMS

September 3, 2024 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, Chair Rapp adjourned the meeting. Meeting adjourned at 6:53 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission