

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, September 6, 2016
Ankeny City Hall – City Council Chambers
410 W. First Street, Ankeny, Iowa

CALL TO ORDER

The September 6, 2016 meeting of the Plan & Zoning Commission was called to order at 7:00 pm by Chair T.Flack.

ROLL CALL

Members present: L.Anderson, T.Flack, G.Hunter, S.Odson, L.West, K.Whiting, P.Mollenhauer. Absent: T.Ripper. Staff present: E.Jensen, E.Carstens, E.Bodeker, D.Gervais, D.Silverthorn, B.Fuglsang.

BUSINESS ITEMS

Item # 9. Trestle Crossing Plats 2 & 3 Preliminary Plat and Plat 2 Final Plat

Staff Report: D.Gervais stated Trestle Crossing Plats 2 and 3 are a proposed 42.79-acre development located north of NW 18th Street and the High Trestle Trail and east of NW Irvinedale Drive. The preliminary plat for plats 2 and 3 show 123 single-family units in this area. This property includes two rezoning areas. The first is the McBernie Property, Area B, Ordinance 1856, rezoned from R-1 to R-3, Multiple-Family Residence District restricted to single-family approved July 20, 2015. The second is Trestle Crossing North, Ordinance 1889, rezoned from R-1 to R-3, Multiple-Family Residence District restricted to single-family approved July 18, 2016. The general layout of the development shows east/west streets NW 25th Street, NW Trestle Avenue, and NW 21st Street. North/south street development includes NW North Creek Drive, NW Linwood Court, NW Greenwood Street and NW Greenwood Court. NW Greenwood Street, NW Trestle Avenue and NW 25th Street all stub to the neighboring property to the east. A southbound left turn lane will be required along NW Irvinedale Drive at NW 25th Street. A twelve-inch water main will be bored across from the west side of NW Irvinedale Drive then extended north to the property line. The eight-inch water main will extend throughout the development and the eight –inch sanitary sewer is shown extended throughout the development. The development storm water generally flows towards Outlot Z, which will be a privately owned and maintained stormwater detention pond.

Trestle Crossing Plat 2 Final Plat is a proposed 29.12-acre development located east of NW Irvinedale Drive and north of the High Trestle Trail and NW 18th Street. The plat contains 74 single-family lots zoned R-3, Multiple Family Residence District restricted to single-family residential. Plat 2 generally includes all the utilities mentioned previously and payment in lieu of parkland will be accepted to meet the parksite dedication requirements for this development when it goes to City Council.

T.Flack asked whether there had been discussion about taking away the payment in lieu of parkland. G.Hunter stated he thought something was said that Council was thinking about maybe not allowing payment. E.Jensen stated that the ordinance does allow for it. G.Hunter stated somewhere along the line that issue has come up. T.Flack said it must have been discussed at the retreat and nothing more was done with the ordinance. E.Jensen stated that is something the Board could discuss when they initiate a zoning and subdivision ordinance update. S.Odson questioned why change the ordinance. K.Whiting mentioned she has heard that comments about a lot of subdivisions without parks. E.Jensen

stated eliminating money in lieu of parkland really just reduces flexibility. The city has a parks plan. When the development plans come in and staff review them, if there is a scenario where there is supposed to be a park, the city works to get parkland from them. E.Carstens stated if we receive a 20-30 lot plat with a half-acre of parkland, it does not do the neighborhood any good. E.Jensen stated that through the Comprehensive Plan we could better identify where future park locations will be and how much parkland is going to be needed in those areas. The last park plan was probably done in 2007. T.Flack stated it all makes sense. L.West stated just like we need commercial for all these rooftops, we need parks too. I don't believe we should take away the money either. S.Odson states he supports parkland that is recommended by staff. E.Jensen presented an aerial map showing an example of how staff reviews the developers plan to determine parkland for the city.

P.Mollenhauer asked on this particular lot, is there a creek that runs north to south. E.Jensen stated it is drainage that runs across the lot. P.Mollenhauer then asked about NW Greenwood Court and NW Greenwood Street, why would it not all be NW Greenwood Court. E.Carstens stated that the street will continue north in a future plat so NW Greenwood Street will not be a cul-de-sac going north.

Motion by G.Hunter to recommend City Council approval of Trestle Crossing Plats 2 & 3 Preliminary Plat. Second by P.Mollenhauer. All voted aye. Motion carried 7 – 0.

Motion by L.Anderson to recommend City Council approval of Trestle Crossing Plat 2 Final Plat. Second by G.Hunter. All voted aye. Motion carried 7 – 0.