

Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, September 20, 2016

CALL TO ORDER

The September 20, 2016 meeting of the Plan & Zoning Commission was called to order at 6:30 pm by Chair T.Flack.

ROLL CALL

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

Item # 4. Clover Ridge East Plat 2 Preliminary Plat

Staff Report: E.Bodeker reported Clover Ridge East Plat 2 is a proposed 32.4 acre plat located in the southeast quadrant of Ankeny, generally east of SE Clover Ridge Drive, south of the existing Clover Ridge East plat. The property is currently in the process of being rezoned to R-3, Multiple-Family Residence District restricted to single family. The preliminary plat shows 77 lots and 4 outlots. The general layout of the development connects with the existing SE 20th Street and continues it east to NE Berwick Drive. SE Justice Street will be constructed north of SE 20th Street and SE Justice Court will be constructed south of SE 20th Street. SE Justice Street will connect with SE Shamrock Drive, which will extend east and transition into SE Shamrock Court. SE Oliver Drive extends north from SE 20th Street and connects to SE Shamrock Drive. SE Oliver Court extends south from SE 20th Street and five foot sidewalks will be required throughout the development. A 10 inch water main will be extended north along the east plat boundary and 10 inch water main will also be installed on the north side of SE 20th Street. Eight inch water main will be extended throughout the remainder of the proposed development. Eight inch sanitary sewer will be installed along NE Berwick Drive and connect to the 15 inch sewer that will be extended east along SE 20th Street. Eight inch sewer will be extended throughout the development. Storm water detention is provided throughout the proposed development. Ultimately the plat will drain to the south. Parks site for this development is currently being considered. The City's Parks Department has agreed to accept Outlot Z as parkland dedication with the condition that there be a 20' trail easement located between lots 21 & 22 and a 20' trail easement acquired through the 1811 SE Clover Ridge Drive property. The developer will also be required to install an 8-foot trail within those easements. Ultimately this trail system, including trail within Outlot Z, will connect the residents in this area to Hillside Park to the west. Staff's recommendation is that the Plan and Zoning Commission recommend City Council approval of the Clover Ridge East Plat 2 Preliminary Plat and recommend approval of the private street names SE Justice Court, SE Justice Drive, SE Shamrock Court, SE Shamrock Drive, SE Oliver Court and SE Oliver Drive.

L.West and L.Anderson stated they like the street names for this development.

Motion by L.West to recommend City Council approval of the Clover Ridge East Plat 2 Preliminary Plat and recommend approval of the private street names SE Justice Court, SE Justice Drive, SE Shamrock Court, SE Shamrock Drive, SE Oliver Court and SE Oliver Drive. Second by L.Anderson. All voted aye. Motion carried 6 – 0.