

Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, August 16, 2016

CALL TO ORDER

The August 16, 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, G.Hunter, S.Odson, T.Ripper, L.West. Absent: K.Whiting, P.Mollenhauer Staff present: E.Jensen, E.Carstens, E.Bodeker, D.Gervais, D.Silverthorn, B.Fuglsang.

PUBLIC HEARINGS

Item #3. Request to rezone property owned by Jerry's Homes Inc. from R-1, One-Family Residence District, to R-3, Multiple-Family Residence District restricted to single family.

Chair T.Flack opened the public hearing.

Staff Report: E.Bodeker reported that the request is to rezone property from R-1, One-Family Residence District, to R-3, Multiple-Family Residence District restricted to single family. The request is for approximately 56 acres. The subject property is located in the northwest quadrant of Ankeny, generally north of NW 18th Street and the High Trestle Trail and east of NW Irvinedale Drive. The Comprehensive Plan shows the subject area as Low Density Residential and Bluebelt/Greenway. The proposed rezoning is consistent with the Land Use Plan. The property to the west and north of the subject property is currently zoned R-1, One-Family Residence District, the property to the east is zoned R-2, One-Family and Two-Family Residence District and the property to the south is zoned R-3, Multiple-Family Residential District with restrictions. Those restrictions include the eastern portion of that property to bi-attached or single family residential and the remaining portion of that property being restricted to single family residence. The developer has submitted the required rezoning petitions and staff will present a complete staff report at the next Planning and Zoning Commission meeting on September 6th, 2016.

L.West asked how does an R-2 and R-3 compare related to the lot and setback. T.Flack reaffirmed the question as to what is the difference between an R-2 and R-3. E.Carstens stated R-3 is a minimum 65 foot wide lot, R-2 is a minimum 70 foot wide lot so there is not much difference. The setbacks are just a foot or two as well. E.Carstens also stated that the map presented does not show that the SW corner is also in the process of being rezoned R-3, Restricted to Single Family.

Erin Ollendike, Civil Design Advantage, 3405 SE Crossroads Drive, Suite G, Grimes, stated that she had nothing to add, but was available to respond to any questions.

Motion by L.Anderson to close the public hearing and receive and file documents. Second by G.Hunter. All voted aye. Motion carried 6 – 0.