

Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, September 6, 2016

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

Staff Report: E.Bodeker reported Jerry's Homes Inc. is requesting 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 55.93 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 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. The developer has submitted the required rezoning petitions and on August 16, 2016 the Plan and Zoning Commission held a public hearing on the proposed rezoning. The proposed rezoning is consistent with the Land Use Plan and there were no additional questions or concerns at the public hearing. Therefore, staff recommends that the Plan and Zoning Commission recommend City Council approve the request to rezone property from R-1, One-Family Residence District to R-3, Multiple-Family Residence District restricted to single family.

S.Odson stated that with the densities that we are seeing along Irvinedale Road, should we be looking at a larger commercial area on 36th Street at that intersection within the Comprehensive Plan. E.Carstens stated that at 36th Street and Irvinedale there will be about 25-30 acres of neighborhood commercial. E.Carstens also stated there are still four lots on the west side of Irvinedale, south of 18th Street zoned commercial that have been zoned commercial for a long time. S.Odson stated 36th Street needs to be looked at for a substantial retail area. E.Jensen stated 36th and Irvinedale has a community commercial node that is approximately 15.8 acres. The Comprehensive Plan also shows a really large community commercial node where 36th Street would intersect with NW 44th Street. These are questions that could clearly be discussed within the plan.

Motion by L.West to recommend City Council approval of the 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. Second by G.Hunter. All voted aye. Motion carried 7 – 0.