

**Meeting Minutes**  
**Plan & Zoning Commission Meeting**  
Tuesday, September 20, 2016  
Ankeny City Hall – City Council Chambers  
410 W. First Street, Ankeny, Iowa

**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.

**AMENDMENTS TO THE AGENDA**

Motion by L.Anderson to accept the agenda as submitted. Second by P.Mollenhauer. All voted aye. Motion carried 6 - 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 September 6, 2016 minutes of the Plan & Zoning Commission meeting.

**Item #2. Village at Trestle Crossing Plat 1 Site Plan**

Motion to approve the Village at Trestle Crossing Plat 1 Site Plan.

**Item #3. Village at Trestle Crossing Plat 1 Final Plat**

Motion to recommend City Council approval of the Village at Trestle Crossing Plat 1 final plat and recommend City Council authorization of cost participation in an amount not to exceed \$1,729.00 for upsizing to an eight foot trail along NW Irvinedale Drive.

Motion by L.West to approve recommendations for Consent Agenda Items #1 - #3. Second by T.Ripper. All voted aye. Motion carried 6 – 0.

**PUBLIC HEARINGS**

There were no public hearings.

**BUSINESS ITEMS**

**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 20<sup>th</sup> Street and continues it east to NE Berwick Drive. SE Justice Street will be constructed north of SE 20<sup>th</sup> Street and SE Justice Court will be

constructed south of SE 20<sup>th</sup> 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 20<sup>th</sup> Street and connects to SE Shamrock Drive. SE Oliver Court extends south from SE 20<sup>th</sup> 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 20<sup>th</sup> 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 20<sup>th</sup> 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.

#### **Item # 5. Prairie Trail Southeast Neighborhood Plan**

**Staff Report:** D.Gervais reported the Prairie Trail Southeast Neighborhood consists of approximately 78 acres. The site is located west of South Ankeny Boulevard, south of Heritage Townhomes, and north of DMACC Campus. The Prairie Trail Southeast Neighborhood Plan shows 46 single family residential lots, primarily village and estate lots, 4 neighborhood commercial lots, and several outlots for possible school and park and open space within Prairie Trail. Street development will include the extension of SW Prairie Trail Parkway, SW 18<sup>th</sup> Street, SW School Street, SW Des Moines Street, and SW Franklin Street. Five-foot sidewalks will be required throughout the development. Eight-foot sidewalk will be installed through the park along SW Des Moines Street and along the west side of SW School Street. Ten-foot sidewalk will be installed on the south side of SW Prairie Trail Parkway. Public water main, sanitary sewer, and storm sewer will be extended throughout the development. This neighborhood plan will utilize the Prairie Trail Pattern book. All building elevations will be reviewed by the Architectural Review Board. D.Gervais stated the reason for the linear public park space on this plan is that there is a 75-foot wide gas pipeline easement which would be not utilized very well by the neighborhood so the City would take over ownership.

L.West asked if the Architectural Review Board will look at businesses as well and is there a pattern book for them. D.Gervais stated businesses are included in the regular Prairie Trail Pattern book. P.Mollenhauer asked if the sidewalks would be maintained by the City. D.Gervais stated yes. The trails are maintained by the Parks Department.

Motion by L.West to recommend City Council approval of the Prairie Trail Southeast Neighborhood Plan. Second by K.Whiting. All voted aye. Motion carried 6 – 0.

## **REPORTS**

### **City Council Meeting**

E.Jensen reported on his attendance at the September 19, 2016, City Council meeting.

### **Director's Report**

E.Jensen presented the tentative agenda items for the October 4, 2016 meeting.

T.Ripper asked for clarification as to how they determined which trees to remove and which trees to keep within the Prairie Trail Southeast Neighborhood Plan area. Mr. Ted Rapp, DRA Properties stated they are working on a two-phase plan with the City on Prairie Trail Parkway and the School District on the proposed elementary site to do a mass grading project for the entire 90 acres. The plan includes mitigating wetlands, repairing and enhancing some stream bed and ultimately conveying a portion of the stream under the roadway with a box culvert. Mr. Rapp stated there was a plan as to which trees were to be removed and which trees were to remain. The trees that were removed had been denoted by the civil engineer as necessary and they saved all of the trees that they could. The streambed was to be left as natural as possible. T.Ripper stated how does a civil engineer determine which trees are necessary. Mr. Rapp stated some of this particular streambed had vertical sides and one of the core criteria is if you are going to improve the streambed you need to lay it back 3 to 1 to stabilize it. Certain trees needed to be removed to allow for this grading. There was also a habit study completed before they began the removal.

### **Commissioner's Reports**

P.Mollenhauer stated the Chipolte Mexican Grill will be opening September 29<sup>th</sup>. P.Mollenhauer also stated that October 4<sup>th</sup>, 2016 will be her last Plan & Zoning Commission meeting.

## **ADJOURNMENT**

There being no further business, the meeting adjourned at 6:50 pm.

Submitted by Brenda Fuglsang, Secretary



Plan & Zoning Commission