

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.

AMENDMENTS TO THE AGENDA

Motion by K.Whiting to accept the agenda as submitted. Second by L.Anderson. All voted aye. Motion carried 7 - 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 August 16, 2016 minutes of the Plan & Zoning Commission meeting.

Item #2. Village at Rock Creek Plat 1 Site Plan

Motion to approve the Village at Rock Creek Plat 1 Site Plan.

Item #3. 1875 North Ankeny Boulevard Site Plan

Motion to approve the site plan for 1875 North Ankeny Boulevard.

Item #4. Autumn Crest Plat 6 Final Plat

Motion to recommend City Council approval of Autumn Crest Plat 6 Final Plat and approval of cost participation for water main improvements.

Item #5. Hidden Creek Plat 4 Final Plat

Motion to recommend City Council approval of Hidden Creek Plat 4 Final Plat.

Item #6. Windsor Village Plat 5 Final Plat and R-3a Final Site Plan

Motion to recommend City Council approval of Windsor Village Plat 5 Final Plat.

Motion to recommend City Council approval of Windsor Village Plat 5 Final R-3a Site Plan.

Item #7. 715 SW Ankeny Road-On With Life Site Improvements Site Plan

Motion to approve the site plan for 715 SW Ankeny Road, On with Life Site Plan Improvements.

Referencing Item # 3, S.Odson asked if the detention pond is sized properly.

Brent Culp from Snyder and Associates stated they worked with StormTech on the correct sizing for this property. E.Jensen referenced on the site plan that there is an underground storage area. Mr. Culp stated it is a 36 inch half round diameter StormTech underground system. S.Odson stated he appreciated the additional explanation on the sizing of the detention pond.

Motion by L.Anderson to approve recommendations for Consent Agenda Items #1 - #7. Second by G.Hunter. All voted aye. Motion carried 7 – 0.

PUBLIC HEARINGS

There were no public hearings.

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.

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.

REPORTS

City Council Meeting

G.Hunter reported on his attendance at the September 6, 2016, City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the September 20, 2016 meeting and the August Building Permits Report.

Commissioner's Reports

T.Flack commented on how wonderful the trail extension is on West 1st Street.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:30 pm.

Submitted by Brenda Fuglsang, Secretary



Plan & Zoning Commission