

Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, December 20, 2016

Ankeny City Hall – City Council Chambers

410 W. First Street, Ankeny, Iowa

CALL TO ORDER

The December 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, C.Ender, S.Houlihan, G.Hunter, T.Flack, T.Ripper, L.West, S.Odson, and K.Whiting. Staff present: E.Jensen, E.Carstens, E.Bodeker, D.Silverthorn, B.Fuglsang.

AMENDMENTS TO THE AGENDA

Motion by K.Whiting to accept the agenda as submitted. Second by G.Hunter. All voted aye. Motion carried 9 - 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 December 6, 2016 minutes of the Plan and Zoning Commission.

Item #2. 2502 SE Tones Drive-Ankeny Best Western Site Plan

Motion to approve the Ankeny Best Western Site Plan at 2502 SE Tones Drive.

Motion by L.Anderson to approve recommendations for Consent Agenda Items #1- #2. Second by L.West. All voted aye. Motion carried 9 – 0.

PUBLIC HEARINGS

Item #3. Request to rezone property owned by DRA Properties LC, amending a portion of property shown on the Prairie Trail Planned Unit Development Land Use Map from Residential Mixed Use Neighborhood to Business Park.

T.Flack opened the public hearing.

E.Carstens advised the Commission that the required signage advertising the two public hearings on the agenda were not posted according to the Code. The Commission may consider closing the public hearing, leave the public hearing open and have the owner post signs for the next meeting and continue the public hearing at that meeting. If the Board decides to continue the public hearing they may indicate whether they want a full staff report from staff at the meeting where the public hearing is continued or they can leave the public hearing open and close the public hearing at the next scheduled meeting which would be in two weeks.

Staff Report: D.Silverthorn reported DRA Properties LC is requesting an amendment to a portion of the Prairie Trail PUD. The location of the 2.36 acre parcel proposed PUD amendment is generally located in the southeast quadrant of the SW State Street and SW 11th St intersection. The original Prairie Trail

PUD and Master Plan document was approved in 2007. An amendment was approved in 2011 that designated the land use in this area as Residential Mixed Use Neighborhood. The proposed amendment includes revisions to the Prairie Trail Master Plan Land Use Plan to change the subject area from Residential Mixed Use Neighborhood to Business Park. The intent of the request is to complete the business-oriented corridor along SW State Street in lieu of a very small amount of residential units either fronting or backing up to SW State Street as stated in the applicant's letter. The parcel north of SW 11th Street is a multi-family project, Havenwood. This multi-phased project includes a minimal amount of residential units along SW State Street and a large storm water management pond that is situated along the predominant frontage of SW State Street. Adjacent to the east of this parcel will remain a Residential Mixed Use Neighborhood. Staff will present a complete staff report at the next Plan and Zoning Commission meeting on January 3, 2017 at 7:00 p.m.

L.Whiting asked where they anticipate the entrance to be for this site. D.Silverthorn stated he believes access to the site will be provided from SW 11th Street.

Ted Rapp, DRA Properties, 1515 NE 36th Street, Mr. Rapp apologized for the error in the signage. Mr. Rapp referenced a concept plan for this site. He stated they took one of the buildings on the west side of State Street and flipped it having the building address State Street with the parking beside and behind. There will be a buffer that would be created to separate this from the residential to the east. The parcel to the south will be similarly business park and there is a detention and water quality basin between the residential area to the north and State Street.

S.Odson stated he likes the parking to the back and side. He inquired about the distance between the residential and State Street. E.Jensen stated the narrowest section would be 60 feet.

S.Odson said he would prefer the public hearing remain open and the signage be posted indicating such.

Motion by K.Whiting to continue the public hearing to the next meeting, January 3, 2017, along with a full staff report and the Commission will take action on the item at that meeting. Second by T.Ripper. All voted aye. Motion carried 9 – 0.

Item #4. Request to rezone property owned by DRA Properties, LC amending a portion of property shown on the Prairie Trail Planned Unit Development Land Use map from Business Park to Residential Mixed Use Neighborhood & Neighborhood Commercial.

T.Flack opened the public hearing.

Staff Report: E.Bodeker reported DRA Properties, LC is requesting an amendment to a portion of the Prairie Trail PUD. The location of the proposed PUD amendment is generally located near the northeast corner of SW Irvinedale Drive and SW Oralabor Road, south of SW Prairie Trail Parkway. The original Prairie Trail PUD and Master Plan document was approved in 2007. The Prairie Trail PUD Land Use Plan map shows the subject area as Business Park. The proposed amendment includes revisions to the Prairie Trail Master Plan Land Use Plan to change Outlot X of the subject area from Business Park to Neighborhood Commercial and Outlot Y from Business Park to Residential Mixed Use Neighborhood. The developer has submitted the required rezoning petitions. E.Bodeker advised the Commission that the required signage advertising the public hearing was not posted.

L.West asked what is immediately to the east of the south lot. E.Bodeker stated it is regional detention. E.Carstens commented there are apartments further to the east and there is neighborhood commercial on the north side of Prairie Trail Parkway.

Ted Rapp, DRA Properties, 1515 NE 36th Street, stated the predominate use of the area to the east of the rezoning area will be regional detention. It has been on the stormwater guideline plan since the inception of Prairie Trail. It was shown on the Master Plan as one detention area and we have been able to increase the capacity by doing two connected detention cells before they outlet to the south. The residential is going to be a mixture of single family and bi-attached homes.

Motion by K.Whiting to continue the public hearing to the next meeting, January 3, 2017, along with a full staff report and the Commission will take action on the item at that meeting. Second by T.Ripper. All voted aye. Motion carried 9 – 0.

BUSINESS ITEMS

There were no business items.

REPORTS

City Council Meeting

E.Jensen reported on the December 19, 2016 Council Meeting.

Director's Report

E.Jensen presented the tentative agenda items for the January 3, 2017 meeting. He stated the Commission will take action on the two public hearings from tonight's meeting on January 3rd.

E.Jensen also advised the Commission that two additional public hearings have been set for January 3rd, 2017 at 7:00 p.m. to consider a request for annexation by JDEV LLC for property adjacent to the northeast quadrant of Ankeny; and a request by JDEV LLC to amend the Comprehensive Plan Future Land Use Map adding Low Density Residential and Medium Density Residential land use classifications.

E.Jensen presented an update to the Commission on the Comprehensive Plan process. He presented slides displaying the four phases of the process and stated that as of December 12, 2016 there were 2,287 surveys completed through the project website. He also shared with the Commission that 150+ attended the open house that was held on November 16, 2016. E.Jensen informed the Commission that there is a plan to hold a Joint Council and Commission Input and Visioning Workshop on Tuesday, February 21st, 2017. He stated he will send further information to the Commission on the workshop.

Commissioner's Reports

There were no reports.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:15 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission