

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, January 3, 2017
Ankeny City Hall – City Council Chambers
410 W. First Street, Ankeny, Iowa

CALL TO ORDER

The January 3, 2017 meeting of the Plan & Zoning Commission was called to order at 7:00 pm by Chair T.Flack.

ROLL CALL

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

AMENDMENTS TO THE AGENDA

Motion by G.Hunter to accept the agenda as submitted. Second by L.Anderson. 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 amended December 20, 2016 minutes of the Plan and Zoning Commission.

Motion by L.Anderson to approve recommendations for Consent Agenda Item #1. Second by G.Hunter. All voted aye. Motion carried 6 – 0.

PUBLIC HEARINGS

ITEM #2. JDEV LLC request to amend the Comprehensive Plan Future Land Use Map adding Low Density Residential land use classification and Medium Density Residential land use classification.

ITEM #3. JDEV LLC request for voluntary annexation into the City of Ankeny.

T.Flack opened the public hearing on Item #2 and Item #3.

D.Silverthorn reported JDEV LLC, the property owner, is requesting an amendment to the 2010 Ankeny Comprehensive Plan, Figure 5.13 Future Land Use Plan map. The area of the proposed map amendment consists of approximately 42 acres (+/-) of land, generally located north of 11998 NE 14th St (US HWY 69) that is generally located in the northeast quadrant of US Highway 69 and NE 54th Avenue. The 2010 Ankeny Comprehensive Plan currently does not have an assigned land use to this area. The proposed land uses are Low Density Residential and Medium Density Residential land use designations. Approximately 30 acres would be Low Density and 12 acres as Medium Density Residential subject to change based on the platting and further development. The properties to the east and south are designated at Low Density Residential. In our Comprehensive Plan, Low Density Residential would mean restrictive land uses such as single family detached development and Medium

Density Residential which would be residential development with single family detached, single family attached and townhouse uses. As with any rezoning, signage is required to be posted at least 7 days prior to this hearing. Signage was posted on Thursday, December 29th. Staff will provide a full report and recommendation at the next Plan and Zoning Commission meeting to be held on January 17th, 2017.

S.Odson asked where the line for the Alleman annexation agreement was located. D.Silverthorn referenced an aerial map showing the Ankeny city limits, the Alleman city limits and the Alleman annexation agreement line at NE 126th Avenue.

S.Odson inquired whether we have looked at the Comprehensive Plan as it relates to this property. E.Jensen clarified with S.Odson if he meant the current Comprehensive Plan process. S.Odson stated yes. E.Jensen stated they have not yet reviewed land uses.

C.Ender asked why this area wasn't originally included in the Comprehensive Plan. E.Jensen stated the Comprehensive Plan only went up to 54th Street. He continued to share that over time there has been a couple of amendments which included the area for Northgate and the Elwell property.

C.Ender asked if we have any additional information other than the general future land use designations for this property. D.Silverthorn stated at this time we do not have the exact density. He commented that we would have a better idea during the platting stage and/or site plan stage.

Eric Cannon, 2727 SW Snyder Boulevard, presented on behalf of Snyder & Associates the Consulting Engineer and JDEV, LLC the Developer of the property. He stated this property is located at the very northern end of Ankeny. He stated they met with staff to visit about the initial process to get an understanding of what the expectations would be and review the current designations on the Comprehensive Plan. Mr. Cannon stated the conceptual plan is based on the Elwell property to the south, the current preliminary plat that has been approved to the east and the fact that they have frontage on Hwy 69. He stated larger lot residential has been the developers initial thought for this property and then moving to the north and west with smaller single family homes and townhomes/multi-family in the NW corner. He stated they are attempting to follow the conceptual layout that's been provided with the future plan use map. Mr. Cannon stated there is no current concept on the books, they just wanted to begin the process and look at a detailed concept plan when they reach the rezoning process.

T.Flack asked if there was anyone in the audience that would like to speak for or against either of the two public hearings.

LaVon Griffieon, 11655 NE 6th Street, Ankeny, stated that according to the Comprehensive Plan that she brought with her the area is in Tier IV which is the Urban Reserve area and referred to its uses as laid out in the plan. T.Flack asked which Comprehensive Plan she was referencing. E.Jensen stated it was the 2004. Ms. Griffieon stated that they farm and have cattle across the road from this property.

Craig Griffieon, 11655 NE 6th Street, Ankeny, stated he had a question as to where the storm water will go. He owns the property to the west which is lower than this property and currently the water flows to the west. He feels if the property is developed with streets and houses there would be more water flowing towards his property. Mr. Griffieon stated his pasture is for cattle and there will be livestock across the road. He also stated his preference would be single family homes instead of apartment buildings as they bring more children which provides more opportunity for children to get in by his cattle.

Motion by T.Ripper to close the Land Use Plan public hearing and receive and file documents. Second by G.Hunter. All voted aye. Motion carried 6 – 0.

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

G.Hunter commented that stormwater is a concern and providing water service on the north side of town may be an issue. He stated the city is in the process of numerous water studies to make sure we can provide adequate services to the area. G.Hunter also stated that sanitary sewer is not an issue going north. The biggest issue is water pressure. E.Jensen stated he would have staff research and provide that information in their report.

C.Ender stated he has concerns about adding property to our Comprehensive Plan while we are in the process of updating our current Comprehensive Plan. He stated there is additional undeveloped land along with this property to the north that could be added to the Comprehensive Plan. C.Ender felt they need to look at this as a larger picture. He stated he has concerns as to how this will layout and he also would like to have information on how services will be provided to this area. C.Ender advised the Commission that he would probably not be in attendance at the January 17th meeting and wanted to make them aware of his concerns.

S.Odson stated he agreed it would be best to have the Comprehensive Plan cover this property but feel the uses are appropriate. C.Ender stated that he does not disagree with the recommended uses for the property but feels we should look at it more comprehensively as to how this relates to future land uses in our Comprehensive Plan process. C.Ender further commented that it is worth exploring in a little more detail since this is the second land annexation in the last year and apparently there is a desire to develop and annex land in this area.

S.Odson asked C.Ender if he is suggesting that we wait until the Comprehensive Plan process is complete. C.Ender stated he would be more favorable at that point. T.Flack stated that when you look at that corridor all the way up and down it is consistent with what has been done. T.Flack further stated she respects agriculture one hundred percent and would like to review where agriculture is designated in the plan. E.Carstens stated that they will have staff address this in the staff report.

E.Carstens shared when staff met with the potential developer they reviewed the preliminary plat for the property to the east. He stated there is a collector road that comes out at the north side of that property. E.Carstens stated the DOT will have a say in where that exactly comes out. He also stated the land use map is not a hard line map. E.Carstens stated the concept is that there would be some medium density at the intersection of the collector and the highway. As Mr. Cannon stated, as they transition from medium density at the intersection it would then transition to smaller single family lots and even larger single family lots as it backs up to the Elwell property. E.Carstens stated this was preliminary conversations that staff had with the developer as they looked at land use. Detail drawings would be with future preliminary plats.

C.Ender commented the preliminary plat to the east which includes the road going to the north and to the east is not identified on our future land use map either. C.Ender believes we need to look at the larger picture in that area. He stated he does believe that the uses of land, low density and medium density, are probably the right uses for that area as they seem to be consistent with what has been done.

S.Odson asked if we overlaid our current square mile pattern would this fit it. E.Carstens stated yes. It is a little off because typically you would have commercial at the corner of NE 54th Street and the highway, which is not the case. E.Carstens stated there will not be commercial on the Elwell property, but there may eventually be some commercial on the southeast corner and possibly on the west side of the road. G.Hunter stated the bigger commercial will probably be up near Alleman at the ramp at NE 126th Street which provides more direct access. S.Odson stated that commercial may also be farther north since that is where the NE Beltway may go through in the future.

C.Ender asked if staff could elaborate on what is the NE Beltway corridor. E.Jensen stated that he will have staff add information into their staff report of what we understand the plan to be.

S.Odson asked about the protection of the agricultural land. G.Hunter stated that people may have concerns regarding the agriculture across the street; however, the cattle would have been there prior to the area being developed.

C.Ender asked whether staff had reached out to the Iowa Economic Development Authority. E.Jensen stated that they would be notified after it goes through the City's process.

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 Residential Mixed Use Neighborhood to Business Park.

T.Flack opened the public hearing.

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 2.36 acres 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. The developer has submitted the required rezoning petitions consisting of the signatures of more than 50% of the land area subject to the rezoning, as well as the signatures of the owners of at least 60% of the land within 250' of the subject property. On December 20th, 2016, the Plan and Zoning Commission opened and continued a public hearing on the proposed Prairie Trail PUD Amendment. Rezoning signage was not posted prior to the public hearing on December 20th, therefore the Commission chose to ask the applicant to post the required signage for the January 3rd meeting and continue the public hearing. Since then, rezoning signage was posted on Tuesday, December 27th, which meets the signage requirements. Therefore, staff is recommending that the Plan and Zoning Commission recommend City Council approve the request to rezone property owned by DRA Properties, LC to Business Park.

T.Flack asked if there was anyone in the audience that would like to speak for or against the request.

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

L.Anderson stated that it is exactly what the site needs and feels that is an appropriate use for the site.

G.Hunter commented that the buildings across the street are very nice looking.

Motion by S.Odson to recommend City Council approval of the proposed amendment to the Prairie Trail PUD document by changing a portion of the land use plan document from Mixed Use Residential to Business Park. Second by T.Ripper. All voted aye. Motion carried 6 – 0.

Item #5. 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 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. On December 20th, 2016 the Plan and Zoning Commission opened and continued the public hearing on the proposed Prairie Trail PUD Amendment. Rezoning signage was not posted prior to the public hearing on December 20th, therefore the Commission chose to ask the applicant to post the required signage for the January 3rd meeting and continue the public hearing. Since then, signage was posted on Tuesday, December 27th which meets the signage requirements. There were no questions or concerns from the Commission or from the public on the rezoning request. Therefore, staff is recommending that the Plan & Zoning Commission recommend City Council approve the request to rezone property owned by DRA Properties, LC to Neighborhood Commercial and Residential Mixed Use Neighborhood.

T.Flack asked if there was anyone in the audience that would like to speak for or against the request.

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

Motion by L.Anderson to recommend City Council approval of the proposed amendment to the Prairie Trail PUD document by changing a portion of the land use plan document from Business Park to Residential Mixed Use Neighborhood & Neighborhood Commercial. Second by G.Hunter. All voted aye. Motion carried 6 – 0.

BUSINESS ITEMS

ITEM #6. Northgate West Preliminary Plat

Staff Report: E.Bodeker reported Northgate West is a proposed 88.406 acre preliminary plat zoned R-2 and R-3 restricted to single family residential located on the north side of NW 54th Street, west of the recently approved Northgate East Development. The proposed preliminary plat consists of 241 single-family lots, several street lots, Lot 'P', a 4.10 acre park to be deeded to the City and three outlots. The only change in the preliminary plat that was approved in 2014 and the proposed preliminary plat is the additional lots added around 'Lot P'. The 2014 Northgate West preliminary plat showed 238 lots. The developer requested the three additional lots with the proposed preliminary plat to offset costs involved with improvements to the creek associated with the Northgate East final plat and site plan. The developer is required to make improvements to the creek bed prior to the City accepting the land to account for some of the required Northgate parkland dedication. The Developer made the request to the Parks Department and the Parks Department agreed to the additional lots if the Developer rearranged the lots so the parkland would have frontage on the two collector streets (NE Trilein Drive and NE 62nd Street). The Northgate development will still meet the City's parkland dedication requirements with the proposed change in 'Lot P'. With the new updated preliminary plat, the street development did not change at all, water will be extended from the south side of NE 54th Street and loop with the previously

developed Northgate plats which will remain the same. Sanitary sewer will be extended from the trunk sewer located in the southwest corner, along Four Mile Creek and from the previously developed Northgate Plats. The subject site is part of the Four Mile Creek watershed and generally drains to the west towards Four Mile Creek. There are three stormwater detention areas planned at the western edge of the development. Parks site for the entire Northgate Development was calculated as a whole. It included the Northgate West preliminary plat area and the Northgate East area. Staff recommends that the Plan and Zoning Commission rescind the Northgate West Preliminary Plat approved by Council on April 21, 2014 and the Plan and Zoning Commission recommend City Council approval of the Northgate West Preliminary Plat.

S.Odson asked what creek improvements were needed. E.Bodeker stated the developer had to add rip rap and bank stabilization to the east. E.Bodeker stated improvements were included with the Northgate East site plan.

C.Ender asked staff to reference Northgate East on the map.

S.Odson asked why they wanted access to both NE Trilein Drive and NE 62nd Street. E.Carstens stated those are the collectors on the east edge of the development. The Parks Department stated they may be able to get some additional street frontage along the collector if the property to the east develops.

Motion by L.Anderson to rescind the Northgate West Preliminary Plat approved by Council on April 21, 2014. Second by G.Hunter. All voted aye. Motion carried 6 – 0.

Motion by C.Ender to recommend City Council approval of the Northgate West Preliminary Plat. Second by L.Anderson. All voted aye. Motion carried 6 – 0.

REPORTS

City Council Meeting

T.Flack reported on the January 3, 2017 Council Meeting.

Director's Report

E.Jensen presented the tentative agenda items for the January 17, 2017 meeting and the December Building Permits Report.

Commissioner's Reports

G.Hunter stated the new Panera Bread is open and the building looks very nice.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:43 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission