



Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, December 19, 2023
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair Ted Rapp called the December 19, 2023 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

Members present: Ted Rapp, Glenn Hunter, Trina Flack, Todd Ripper, Annette Renaud, Lisa West and Randy Weisheit. Staff present: E.Jensen, E.Carstens, B.Morrissey, J.Heil, L.Hutzell and B.Fuglsang.

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve and accept the December 19, 2023 agenda without amendments. Second by G.Hunter. All voted aye. Motion carried 7 – 0.

COMMUNICATIONS

Communication received from Jack Stinogel, 736 SE Richland Court, Ankeny.

Motion by T.Flack to receive and file correspondence from Jack Stinogel. Second by A.Renaud. All voted aye. Motion carried 7 – 0.

CITIZEN'S REQUEST

There were no requests.

CONSENT AGENDA ITEMS

Item #1. Minutes

Motion to approve and accept the December 5, 2023 minutes of the Plan and Zoning Commission meeting.

Motion by A.Renaud to approve the recommendations for Consent Agenda Item #1. Second by T.Flack. All voted aye. Motion carried 7 – 0.

PUBLIC HEARINGS

Chair T.Rapp opened the public hearing.

Item #2. Request to rezone property owned by Beasley Farms Inc., Stephen L Banning Trust, and Bettye J Banning Trust from R-1, One Family Residence District, C-2, General Retail, Highway Oriented and Central Business District, and M-1, Light Industrial District, to PUD, Planned Unit Development

Staff Report: B.Morrissey reported that Beasley Farms Inc., Stephen L Banning Trust, and Bettye J Banning Trust are requesting to rezone property from R-1, One Family Residence District, C-2, General Retail, Highway Oriented and Central Business District, and M-1, Light Industrial District, to PUD, Planned Unit Development. The area subject to the proposed rezoning consists of three parcels totaling approximately 22.03 acres located near the SE Corporate Woods Drive and SE Four Mile Drive intersection. He presented the current zoning map and the future land use map for this area. He shared that a PUD book was included with this request that outlines bulk regulations, project exhibits, supporting evidence, flood maps, and traffic projections for the project site. B.Morrissey stated that this request is intended to be an extension of the existing Old Dominion site on SE Four Mile Drive. He commented that the Old Dominion Freight Line West PUD Book is intended to mimic, and is formatted, in a similar fashion to the PUD Book that was approved with the original Old Dominion rezoning in 2011. B.Morrissey stated that the main purpose for this rezoning is to allow Old Dominion to expand their parking and storage operations in the area. In the proposed PUD Book, is a request to install an 8' chain link fence with barbed wire for security and federal regulation purposes. He noted that barbed wire fences typically require Council approval; however, it was allowed with the original Old Dominion PUD with the condition that a type "C" screen be installed around the perimeter to screen the barbed wire

and other features from public view. The same barbed wire and screening features are being proposed by the applicant with this PUD as well. He said that the applicant has submitted the required rezoning petitions and all legal notifications were met. Staff will present a complete staff report and recommendation at the next Plan and Zoning Commission.

Doug Saltsgaver, President, Engineering Resource Group, Inc., 2413 Grand Avenue, Des Moines said staff did an excellent job explaining the request to rezone. He noted that this proposed lot will be a "relay lot" which means it will be used by Old Dominion truck drivers so they can drop loaded trailers off in the lot for another driver who can pick up and finish hauling the product on to its destination. This allows long-haul loads, west coast to east coast, to be hauled by multiple drivers so the truck drivers are able to be home more often. He commented that it is temporary trailer storage and there will not be any buildings on the site.

Eric Neddermeyer, 7180 SE Four Mile Drive, stated that he is not for or against the rezoning, but his property does abut the subject property to be rezoned. He asked that he be informed if plans for the property change or there is ever a decision to place a building on the property. He also asked for a copy of the PUD book, which was provided to him at the meeting.

Motion by G.Hunter to close the public hearing, and receive and file documents. Second by T.Flack. All voted aye. Motion carried 7- 0.

Chair T.Rapp opened the public hearings.

Item #3. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope Kimberley, LLC from Low Density Residential to High Density Residential use classification (LUPA 'A')

Item #4. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to Planned Unit Development, PUD (Rezoning Area A)

Item #5. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3, Multiple-Family Residential District (Rezoning Area B)

Staff Report: J.Heil reported that Hope Kimberley LLC is requesting an amendment to The Ankeny Plan 2040 Comprehensive Plan Figure 12.10, Future Land Use Map consisting of 16.20 acres; and, a proposed rezoning of 36.60 acres, Area A. There is also a proposed rezoning of 28.16 acres, Area B. The properties subject to the proposed map amendment and each rezoning consist of five parcels that are approximately 64.76 acres; and are located south of NE 126th Avenue, and west of NE Delaware Avenue.

J.Heil stated the proposed Land Use Plan Amendment, LUPA 'A', consists of three parcels comprised of approximately 16.20 acres; currently classified as Low Density Residential (LDR). J.Heil said that the applicant is now proposing to reclassify the 16.20 acres to High Density Residential (HDR). He stated accompanying the Land Use Plan Amendment request, is a request to rezone 36.60 acres, Area A from R-1 One Family Residential District to Planned Unit Development, PUD. J.Heil presented a concept for the LUPA 'A' and Rezoning A areas from the PUD book and provided information on the bulk regulations for the single-family lots, outlots including parkland and clubhouse; and the multi-family area including density, landscaping, architecture and building material requirements.

J.Heil further stated that the applicant is also requesting to rezone 28.16 acres, Area B from R-1 One Family Residential District to R-3, Multiple Family Residence District, which consists of rezoning portions of two parcels. He provided the current zoning for the properties surrounding the subject area. He said that this rezoning request is in conformance with The Ankeny Plan 2040 Comprehensive Plan Figure 12.10, Future Land Use Map, which shows the requested area as High Density Residential. J.Heil said the developer has submitted the required rezoning petitions and all legal notifications were met for all three requests. Staff will present a complete staff report at the next Plan and Zoning Commission meeting.

T.Rapp inquired whether the lots to the east of the north/south roadway shown on the concept were part of the previous PUD request. J.Heil stated, yes.

T.Flack asked if staff could provide examples of other high-density residential areas that are of similar size to these parcels within the community and what they actually look like built-out. E.Jensen responded that they will provide the information in the complete staff report.

Erin Ollendike, Civil Design Advantage, 4121 NW Urbandale Drive, Urbandale, Iowa on behalf of the developer, Bill Kimberley. She commented that staff gave a good overview of the request. She said that since the last time these requests were brought before the Commission, specifically the PUD area, the developer has taken the 30 acres that they were originally proposing for multi-family and have cut it in half by adding open space for parkland. She would be happy to answer any questions.

T.Rapp asked for clarification on the parkland that was shown on the conceptual plan. Erin Ollendike responded that nothing definite has been decided for the parkland areas and would be provided later.

Kevin Huss, 1957 NE 126th Avenue said that he and his family are against the LUPA 'A'. He said The Ankeny Plan 2040 Future Land Use Map shows Low Density Residential and that is what they were expecting next to them. He is not clear about why the change to high density is needed in this area and feels the need should not be because the developer wants it. He has looked at the PUD book, and commented that the acres of parkland are not clearly stated and he would like some clarification. He thanked the Commission for their time.

Chris Seuntjens, 2075 NE 126th Avenue said in regard to the Rezoning B request, he is against it being rezoned to R-3. He commented that they were expecting to see nice homes with large lots in the R-1 zoning. He has concerns with where and how the traffic will flow, if there are apartments. He said that he is not against development but there seems to be a large volume of apartments in Ankeny. He would like to see the area zoning stay as R-1. He thanked the Commission for their time.

Jeremy Nefzger, 1558 NE 126th Avenue said he is against the LUPA 'A' and Rezoning A requests. He shared that a portion of the requested area is covered by the covenants and restrictions of the Four Mile Four subdivision. He wanted to bring to the Commission's attention Article IV, Section 1. Use, which states: *"All lots shall be for residential home, single-family use, and shall not be occupied by more than one family or two unrelated persons and their family."* He thanked the Commission for their time.

Chair T.Rapp shared that staff will provide information regarding the questions/comments that were made during the public hearing in their full staff report, which will be presented at the next Plan and Zoning Commission meeting on January 3, 2024 at 6:30 p.m.

Motion by L.West to close the public hearing, and receive and file documents for Hope Kimberley Property Phase 2 Land Use Plan Amendment 'A'. Second by A.Renaud. All voted aye. Motion carried 7 – 0.

Motion by T.Ripper to close the public hearing, and receive and file documents for Hope Kimberley Property Phase 2 Rezoning Area A. Second by T.Flack. All voted aye. Motion carried 7 – 0.

Motion by G.Hunter to close the public hearing, and receive and file documents for Hope Kimberley Property Phase 2 Rezoning Area B. Second by R.Weisheit. All voted aye. Motion carried 7 – 0.

BUSINESS ITEMS

There were no business items.

REPORTS

City Council Meeting

E.Jensen reported on the December 18, 2023 City Council meeting. Commissioner Annette Renaud was re-appointed for another 4-year term on the Plan and Zoning Commission.

Director's Report

E.Jensen presented the tentative agenda items for the Wednesday, January 3, 2024 Plan and Zoning Commission meeting. He thanked the Commission for their service and wished them a happy holiday.

Commissioner's Reports

R.Weisheit asked whether the water main is complete along the bike trail. E.Jensen said that it is not complete but will send an email to the Commission with an update.

T.Ripper thanked city staff for all their work, and commented that staff's hard work has made Ankeny a great place to live.

MISCELLANEOUS ITEMS

January 2, 2024 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, T.Rapp motioned to adjourn. Meeting adjourned at 7:02 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission