

Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, October 4, 2022

Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Vice Chair T.Rapp called the October 4, 2022 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

AMENDMENTS TO THE AGENDA

Motion by L.West to approve the October 4, 2022 agenda without amendments. Second by R.Weisheit. All voted aye. Motion carried 4 – 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 20, 2022 minutes of the Plan and Zoning Commission meeting.

Item #2. 5325 NW 8th Street - Cherry Glen Ballfield Development Project

Motion to approve the site plan for 5325 NW 8th Street, Cherry Glen Ballfield Development Project, subject to staff approval of a traffic memo and City Council approval of a storm water management easement.

Item #3. Christian Juon Estates Plat 3 Preliminary Plat (County)

Motion to recommend City Council approval of the Christian Juon Estates Plat 3 Preliminary Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

Referencing Item #2, R.Weisheit said he noticed that there is no electrical to accommodate lighting for the park and asked if the city has certain standards in determining whether there is a need.

E.Jensen commented that the neighborhood parks close at dusk, but Staff will contact the Parks and Recreation Director on whether there is a standard for lighting in the parks and provide that information to the Commission. E.Carstens further commented that there are street lights; and particularly, in a small residential neighborhood park like this the intent would be for it not to be lighted due to the proximity of neighboring properties.

Motion by T.Ripper to approve the recommendations for Consent Agenda Item #1 - #3. Second by R.Weisheit. All voted aye. Motion carried 4 – 0.

PUBLIC HEARINGS

There were no public hearings.

BUSINESS ITEMS

Item #4. Hope K. Farms, LLC request to rezone property from R-1, One-Family Residence District to R-2, One-Family and Two-Family Residence District and PUD, Planned Unit Development

B.Morrissey reported the applicant, Hope K. Farms, LLC, is requesting to rezone property from R-1, One-Family Residence District to R-2, One-Family and Two-Family Residence District and PUD, Planned Unit Development.

He stated that the proposed rezoning consists of one parcel approximately 91.98 acres, which is located south of NW 54th Street and east of NW Irvinedale Drive. He provided information on the zoning districts for the properties that surround the subject property. B.Morrissey presented the conceptual plan stating that there are two rezoning areas; 37.99-acres to be zoned R-2 and 53.99-acres to be zoned PUD with the underlying zoning being R-3, restricted to Single-Family Residential. He noted that the PUD book provides the bulk regulations for the proposed PUD land area. B.Morrissey said that the conceptual plan is not intended to replace the need for a preliminary plat for this property and Staff is expecting a preliminary plat to come before them in the future. He presented The Ankeny Plan 2040 Future Land Use Map, which identifies the area as being suitable for Low-Density Residential. The Zoning Compatibility Matrix suggests that the R-2 and PUD zoning classifications are suitable with the low-density land use classification. B.Morrissey provided information on the future NW State Street alignment along with the stormwater flow and discharge for this property, which were questions raised by a member of the public at the public hearing. He noted that stormwater studies detailing flows, detention, and discharge rates will be required when the developer submits a final plat. B.Morrissey said the applicant has submitted the required rezoning petitions and all legal notifications for the rezoning have been met. Staff recommends that the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to rezone property from R-1, One-Family Residence District to R-2, One-Family and Two-Family Residence District and PUD, Planned Unit Development.

R.Weisheit confirmed that the exact size of the detention ponds will be determined when the conditional studies are complete. E.Jensen stated, yes.

There were no further questions from the Commission.

Motion by L.West to recommend City Council approval of the request by Hope K. Farms, LLC to rezone property from R-1, One-Family Residence District, to R-2, One-Family and Two-Family Residence District and PUD, Planned Unit Development. Second by T.Ripper. All voted aye. Motion carried 4 – 0.

Item #5. Hardship Land, LLC request to rezone property from R-1, One-Family Residence District, to R-3 Multi-Family Residence District, restricted to 10 units per acre

R.Kirschman reported Hardship Land LLC is requesting to rezone 30.25 acres from R-1, Single-Family Residential District, to R-3, Multiple-Family Residential District, restricted to 10 units per acre. The rezoning is comprised of three parcels to the east of NW Weigel Drive, north of NW 18th Street, south of NW 36th Street. He then provided information on the zoning districts for the properties that surround the subject property; specifically noting that the parcel directly north was rezoned to R-3, Multiple-Family Residence District, in June of this year accompanied with an amendment to the Future Land Use Map from Low Density Residential to Medium Density Residential. He further said that the subject property is identified as Medium Density Residential in The Ankeny 2040 Comprehensive Plan. R.Kirschman provided information, which answered questions that were raised during the public hearing, including access to the subject property, what the anticipated timing is for paving of NW Weigel Drive and the development plan for the site. R.Kirschman said the developer has submitted the required rezoning petitions and all legal notifications for the rezoning have been met. He again noted that the proposed rezoning is consistent with the Land Use designation as shown in the 2040 Comprehensive Plan; therefore, Staff recommends that the Plan and Zoning Commission recommend City Council approval to rezone property from R-1, One-Family Residence District to R-3 Multiple Family Residence District restricted to 10 units per acre.

There were no questions from the Commission.

Motion by T.Ripper to recommend City Council approval of the request by Hardship Land LLC, to rezone property from R-1, One-Family Residence District, to R-3 Multi-Family Residence District, restricted to 10 units per acre. Second by R.Weisheit. All voted aye. Motion carried 4 – 0.

REPORTS

City Council Meeting

E.Jensen reported on the October 3, 2022 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the October 18, 2022 Plan and Zoning Commission meeting and the September 2022 Building Permit Report.

Commissioner's Reports

There were no reports.

MISCELLANEOUS ITEMS

October 17, 2022 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, motion by T.Rapp to adjourn the meeting. Meeting adjourned at 6:54 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission