



Meeting Agenda

Plan and Zoning Commission

Tuesday, August 8, 2023

6:30 PM

Ankeny City Council Chambers

1250 SW District Drive, Second Floor, Ankeny, Iowa

Ted Rapp, Chair

Glenn Hunter, Vice Chair

Trina Flack
Randall Weisheit

Lisa West

Annette Renaud
Todd Ripper

Plan and Zoning Commission regular meetings are held at 6:30 p.m. on the first and third Tuesdays of each month, following the Monday City Council meetings. All Plan and Zoning meetings are open to the public. Assistive Listening Devices (ALD) are available for persons with impaired hearing.

CALL TO ORDER:

A. ROLL CALL:

B. AMENDMENTS TO AGENDA:

Consider MOTION to approve and accept the August 8, 2023 agenda with/without amendments.

C. COMMUNICATIONS:

Correspondence received and presented to the Commission at the July 18, 2023 Plan and Zoning Commission meeting for Public Hearing Agenda Items #7 through #16.

Consider MOTION to receive and file documents for Public Hearing Agenda Items #7 through #16.

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes

Consider MOTION to approve and accept the July 18, 2023 minutes of the Plan and Zoning Commission meeting.

2. 317 SE Magazine Road - First Family Church Parking Lot Expansion Site Plan

Consider MOTION to approve the site plan for 317 SE Magazine Road, First Family Church Parking Lot Expansion.

3. 1804 NW Briargate Drive - Ankeny Children's Dentistry Site Plan

Consider MOTION to approve the site plan for 1804 NW Briargate Drive, Ankeny Children's Dentistry.

4. Canyon Landing Townhomes Plat 2 Final Plat

Consider MOTION to recommend City Council approval of the Canyon Landing Townhomes Plat 2 Final Plat.

5. Kimberley Crossing Plat 4 Final Plat

Consider MOTION to recommend City Council preliminary approval of Kimberley Crossing Plat 4 Final Plat.

6. 5075 SE Delaware Avenue - Hobby Lobby Modified Pylon Sign

Consider MOTION to approve the modified pylon sign at 5075 SE Delaware Avenue, adjacent to the Interstate 35 right-of-way.

Consider MOTION to approve the recommendations for Consent Agenda Item(s) #1 - #6.

F. REMOVED CONSENT AGENDA ITEMS:

G. PUBLIC HEARINGS:

Public Hearings are held during Plan and Zoning's regular meetings. The Chairperson opens the hearing with a statement of the subject being considered and asks if there is anyone present who wishes to speak for or against the proposed item. The Chairperson may require a time limit on the number of minutes each member of the public may speak, normally five minutes. Members of the public who wish to speak will be requested to step forward to the podium and must state their name and address. At the conclusion of all public testimony and questions and comments from the Commission on a subject, the public hearing will be closed and the item will be placed on the next agenda for the next regular meeting. At that meeting City Staff will present their report and the Commission will deliberate and act on the subject.

7. 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 Area A).

Consider MOTION to close the public hearing, and receive and file documents for Kimberley Property Land Use Plan Amendment Area A.

Consider MOTION to recommend City Council deny the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area A, from Low Density Residential to High Density Residential.

8. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3 Multiple-Family Residence District (Rezoning Area C).

Consider MOTION to close the public hearing, and receive and file documents for Hope Kimberley Property Rezoning Area C.

Consider MOTION to recommend City Council deny the request by Hope Kimberley LLC, to rezone Area C from R-1, One-Family Residence District to R-3 Multiple-Family Residence District.

9. 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 Medium Density Residential use classification (LUPA Area B).

Consider MOTION to close the public hearing, and receive and file documents for Kimberley Property Land Use Plan Amendment Area B.

Consider MOTION to recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area B, from Low Density Residential to Medium Density Residential.

10. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre (Rezoning Area A).

Consider MOTION to close the public hearing, and receive and file documents for Hope Kimberley Property Rezoning Area A.

Consider MOTION to recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area A from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

11. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope Kimberley, LLC from High Density Residential to Community Commercial use classification (LUPA Area C).

Consider MOTION to close the public hearing, and receive and file documents for Kimberley Property Land Use Plan Amendment Area C.

Consider MOTION to recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area C, from High Density Residential to Community Commercial.

12. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to C-2, General Retail, Highway Oriented and Central Business Commercial District (Rezoning Area F).

Consider MOTION to close the public hearing, and receive and file documents for Hope Kimberley Property Rezoning Area F.

Consider MOTION to recommend City Council approval of the request by Hope Kimberley LLC to rezone Area F from R-1, One-Family Residence District to C-2, General Retail, Highway-Oriented and Commercial Business District.

13. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope Kimberley, LLC from High Density Residential to Medium Density Residential use classification (LUPA Area D).

Consider MOTION to close the public hearing, and receive and file documents for Kimberley Property Land Use Plan Amendment Area D.

Consider MOTION to recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area D, from High Density Residential to Medium Density Residential.

14. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3 Multiple-Family Residence District, Restricted To 10 Units Per Acre (Rezoning Area G).

Consider MOTION to close the public hearing, and receive and file documents for Hope Kimberley Property Rezoning Area G.

Consider MOTION to recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area G from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

15. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to Planned Unit Development, PUD (Rezoning Area B and E).

Consider MOTION to close the public hearing, and receive and file documents for Hope Kimberley Property Rezoning Area B and E.

Consider MOTION to recommend City Council approval of the request by Hope Kimberley LLC, to rezone Areas B and E from R-1, One-Family Residence District to Planned Unit Development, PUD.

16. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3, Multiple Family Residence District, Restricted to Single Family (Rezoning Area D).

Consider MOTION to close the public hearing, and receive and file documents for Hope Kimberley Property Rezoning Area D.

Consider MOTION to recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area D from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to single family residential.

H. BUSINESS ITEMS:

I. OLD BUSINESS:

J. REPORTS:

1. August 7, 2023 City Council Report - Staff

2. Director's Report

Tentative agenda items for August 22, 2023

July 2023 Building Permit Report

Set Public Hearing for Tuesday, August 22, 2023 - Request by 98 Investments, LLC to rezone property from C-2 to C-2A.

3. Commissioner's Reports

K. MISCELLANEOUS ITEMS:

August 21, 2023 - 5:30 p.m. City Council Representative: Staff

L. ADJOURNMENT:

Consider MOTION to adjourn the meeting.