

Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, June 7, 2022
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair G.Hunter called the June 7, 2022 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve the June 7, 2022 agenda without amendments. Second by T.Ripper. 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 May 17, 2022 minutes of the Plan and Zoning Commission meeting.

Item #2. 201 East First Street - NAPA Store Expansion Site Plan

Motion to approve the site plan for 201 East First Street, NAPA Store Expansion.

Item #3. 2405 N Ankeny Boulevard - Site Plan

Motion to approve the site plan for 2405 N Ankeny Boulevard, Lot 3, Northpointe Village Center Plat 2, subject to Council approval of the stormwater management easement.

Motion by T.Flack to approve the recommendations for Consent Agenda Items #1 - #3. Second by L.West. All voted aye. Motion carried 6 – 0.

PUBLIC HEARINGS

There were no public hearings.

BUSINESS ITEMS

Item #4. J. Larson Homes, LLC request to rezone property from R-1, One-Family Residence District to PUD, Planned Unit Development

D.Silverthorn reported that the applicant, J. Larson Homes, LLC, requests to rezone property from R-1, One-Family Residence District to PUD, Planned Unit Development. The area subject to the proposed rezoning consists of 34.51 acres, and is located northeast of the intersection at NW 18th Street and NW Weigel Drive. He stated the properties to the north and east are zoned R-1, while properties to the south are zoned R-2, One-Family and Two-Family Residence District, restricted to single-family residential and the properties to the west are zoned R-3, Multiple-Family Residence District, restricted to 10 units/acre; and C-1, Neighborhood Retail Commercial District. D.Silverthorn stated that the proposed rezoning generally aligns with The Ankeny Plan 2040 Comprehensive Plan Future Land Use Map, which indicates this property as Medium Density Residential. He presented the current Future Land Use Map and said the land use designations are consistent with what would be around major collector and minor arterial streets. He stated that the purpose of the proposed rezoning to PUD is to allow smaller lot widths than what would normally be allowed in an R-3 zoning district. Normally, the R-3 zoning district allows minimum lot widths of 65-feet and lot areas being 8,000 square feet; noting that the proposed rezoning to PUD would allow for 50-foot lot widths and lot areas of 5,000 square feet. D.Silverthorn presented the PUD Master Plan, explaining the general layout of the proposed development. He then provided detailed information to address the

concerns that were raised by neighboring property owners and the Commission at the public hearing. The concerns were related to the smaller lot sizes, property values, off-street parking, and street maintenance/snow removal. He stated that the proposed rezoning from R-1, One-Family Residence District to PUD, Planned Unit Development to accommodate single-family detached residential dwellings with 50-foot minimum lot widths is consistent with The Ankeny Plan 2040 Comprehensive Plan, and is appropriate for the location at the intersection of NW 18th Street and NW Weigel Drive. City staff is recommending that the Plan and Zoning Commission recommend City Council approval of the request by J. Larson Homes, LLC, to rezone property from R-1, One-Family Residence District to PUD, Planned Unit Development.

R.Weisheit commented that he appreciated the analysis on the lot sizes and parking.

Brent Culp, Snyder & Associates, 2727 SW Snyder Boulevard, representing John Larson, J. Larson Homes, LLC said they would answer any questions the Commission may have. There were no further questions.

T.Flack said she still has concerns on the small lot sizes but would rather see the single-family homes to brake up the apartment/townhomes area. A.Renaud also appreciated the analysis presented by D.Silverthorn.

Motion by A.Renaud to recommend City Council approval of the request by J. Larson Homes, LLC to rezone property from R-1, One-Family Residence District to PUD, Planned Unit Development. Second by T.Flack. All voted aye. Motion carried 6 – 0.

REPORTS

City Council Meeting

E.Jensen reported on his attendance at the June 6, 2022 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the June 21, 2022 Plan and Zoning Commission meeting and the May 2022 Building Permit Report.

Commissioner's Reports

There were no reports.

MISCELLANEOUS ITEMS

June 20, 2022 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, motion by T.Flack to adjourn the meeting. Meeting adjourned at 6:48 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission