

Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, June 4, 2024

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

CALL TO ORDER

Chair Ted Rapp called the June 4, 2024 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

Members present: Ted Rapp, Randy Weisheit, Trina Flack, Glenn Hunter, Annette Renaud, and Todd Ripper. Absent: Lisa West. Staff present: Eric Carstens, Bryan Morrissey, Laura Hutzell, Jake Heil, Ryan Kirschman, and Brenda Fuglsang.

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve and accept the June 4, 2024 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 21, 2024 minutes of the Plan and Zoning Commission meeting.

Item #2. 2402 SE Hulsizer Road - Site Improvements Site Plan

Motion to approve the site plan for 2402 SE Hulsizer Road, Site Improvements Site Plan; subject to City Council approval of the stormwater management facility maintenance covenant and permanent easement agreement.

Item #3. 2120 NE 36th Street - 36 Spectrum Site Plan

Motion to approve the site plan for 2120 NE 36th Street, 36 Spectrum, subject to City Staff approval of the traffic impact study.

Referencing Item #3, R.Weisheit said he would like to see some type of screening where the meter bank location is on the south elevation along NE 36th Street.

Motion by G.Hunter to approve the recommendations for Consent Agenda Item(s) #1 - #3. Second by T.Flack. All voted aye. Motion carried 6 – 0.

PUBLIC HEARINGS

There were no public hearings.

BUSINESS ITEMS

Item #4. NE 36th Street Mixed Use Development Neighborhood Plan

Staff Report: J.Heil reported that the NE 36th Street Mixed Use Development Neighborhood Plan is located within the Otter Creek PUD, which is comprised of 265 acres and located east of I-35 and north/south of NE 36th Street. The property was rezoned from R-1 to PUD with the intent to establish an integrated and complimentary commercial, office, flex and residential development that would serve as a regional destination at the I-35 and NE 36th Street interchange. The NE 36th Street Mixed Use Development Neighborhood Plan is the second within the Otter Creek PUD. The proposed neighborhood plan is approximately 125 acres and consists of 12 buildable lots, an outlot for stormwater detention and

associated utility and traffic improvements. Lots 1-9 are identified as Commercial, Lots 10-11 are identified as Multifamily Residential. The proposed neighborhood plan is in general conformance with the Otter Creek PUD. J.Heil explained the proposed neighborhood plan in detail, which included street design, access, water, sewer, and drainage. He shared that the majority of the development is commercial, and does not require parkland dedication. The developer is requesting that the City accept payment in lieu of dedication for the two multi-family lots. Staff recommends that the Plan and Zoning Commission recommend City Council approval of the NE 36th Street Mixed Use Development Neighborhood Plan.

Adam Schoeppner, Nilles Associates, Inc., 1933 SW Magazine Road, Ankeny said the developer is looking at starting with the plat to the north along NE 36th Street. He said the four lots with this plat are being targeted for drive-thru restaurants. He shared that the drive-thru restaurants have a large traffic demand and the signal timing would not work out as well as the roundabouts. Adam Schoeppner noted that the northern portion will be developed first, since sewer is readily available in that area. They will then work their way to the south. He asked if the Commission had any questions.

Motion by T.Flack to recommend City Council approval of NE 36th Street Mixed Use Development Neighborhood Plan. Second by R.Weisheit. Motion carried 5 – 0 – 1 (Abstain: T.Rapp).

Item # 5. Hope K. Farms, LLC request to rezone property from R-2, One-Family and Two-Family Residence District to PUD, Planned Unit Development

Staff Report: B.Morrissey reported that Hope K. Farms, LLC is requesting to rezone property from R-2, One-Family and Two-Family Residence District to PUD, Planned Unit Development. The proposed rezoning consists of approximately 38.10 acres and is located southeast of the NW 54th Street and NW Irvinedale Drive intersection. He stated that the property is currently zoned R-2, One-Family and Two-Family Residence District, a zoning classification that was assigned to the property in 2022 as a part of the original Hope Crest rezoning. He noted the current zoning of the surrounding properties, which included property that is not within Ankeny's Corporate Limits. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map identifies the subject area as being suitable for low density residential land uses. B.Morrissey presented, and briefly reviewed the details of the PUD Conceptual Plan. B.Morrissey shared that during the public hearing there were discussions and questions asked from the Commission and the public. He responded to those questions, which related to the parkland dedication requirements, the plans for the land to the east and west of this property, the privately-owned detention pond located on lots 7A, 7B, 8A and 8B of the Brinmore Estates Plat 3, which abut this parcel and, the differences between the original Hope Crest rezoning and the proposed rezoning. He noted that the proposed rezoning is consistent with the land use classifications shown on the Ankeny Plan 2040 Future Land Use Map. Staff recommends that the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to rezone property from R-2, One-Family and Two-Family Residence District to PUD, Planned Unit Development.

There were no further comments from the applicant.

Motion by A.Renaud to recommend City Council approval of the request by Hope K. Farms, LLC to rezone property from R-2, One-Family and Two-Family Residence District to PUD, Planned Unit Development. Second by T.Ripper. All voted aye. Motion carried 6 – 0.

REPORTS

City Council Meeting

There was no report.

Director's Report

E.Carstens presented the tentative agenda items for the Tuesday, June 18, 2024 Plan and Zoning Commission meeting and the May 2024 Building Permits Report.

E.Carstens responded to the question that Commissioner R.Weisheit asked regarding Consent Agenda Item #3. He explained that it looks like the drive-thru menu board for Starbucks should screen most of the meter bank. He stated that it is hard to screen buildings when they are intended to be four sided. T.Rapp noted that there is a pretty dense landscape screen along NE 36th Street. T.Flack commented that Starbucks in general does a good job with their four-sided buildings.

Commissioner's Reports

There were no reports.

MISCELLANEOUS ITEMS

June 17, 2024 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, T.Rapp motioned to adjourn the meeting. Meeting adjourned at 6:55 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission