

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, May 21, 2024
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair Ted Rapp called the May 21, 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, Todd Ripper and Lisa West. Staff present: Eric Jensen, Eric Carstens, Bryan Morrissey, Laura Hutzell, Ryan Kirschman, and Brenda Fuglsang.

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve and accept the May 21, 2024 agenda without amendments. Second by G.Hunter. All voted aye. Motion carried 7 – 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 7, 2024 minutes of the Plan and Zoning Commission meeting.

Item #2. I-80 Commerce Center Plat 1

Motion to recommend City Council approval of I-80 Commerce Center Plat 1.

Item #3. I-80 Commerce Center Plat 1, Lot 1 - Site Plan

Motion to approve the site plan for I-80 Commerce Center Plat 1, Lot 1 Site Plan, located at 2701 SE 90th Street, subject to City Council approval of the I-80 Commerce Center Plat 1 final plat.

Item #4. 1600 SE Corporate Woods Drive - Baker Group Temporary Structure Site Plan

Motion to approve the site plan for 1600 SE Corporate Woods Drive, Baker Group Temporary Structure, allowing the temporary structure to remain on site until November 21, 2024.

Motion by L.West to approve the recommendations for Consent Agenda Item(s) #1 - #4. Second by A.Renaud. All voted aye. Motion carried 7 – 0.

PUBLIC HEARINGS

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

Chair Ted Rapp opened the public hearing.

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 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 shared the current zoning of the surrounding properties, which also includes property that is not within Ankeny's Corporate Limits. B.Morrissey said 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. He noted that a PUD book was included with the submittal to provide greater detail about the potential development of this area. B.Morrissey presented the PUD Conceptual Plan and provided details of the bulk regulations. He noted that R-3 zoning regulations will apply to any items not covered within the PUD book. He explained that in December 2022 when the property was zoned to R-2 zoning classification, the plan at that time was to build duplexes in the area. The applicant now wants to develop single-family detached homes with minimum 50' lot widths. The applicant has submitted the required

rezoning petitions and all legal notification requirements have been satisfied. Staff will present a complete staff report and recommendation at the next Plan and Zoning Commission meeting on June 4, 2024.

R.Weisheit confirmed the location of the future State Street on the PUD conceptual plan. He further asked if the 50' lot width is compatible with the abutting PUD's? B.Morrissey said the original Hope Crest PUD called for a 55' minimum lot width, which is comparable.

T.Rapp said the park dedication matrix was less than half the required acres. B.Morrissey responded that the applicant and the city's park department are working on a parkland dedication agreement to satisfy the parkland requirement.

Jared Murray, Civil Design Advantage, LLC, 4121 NW Urbandale Drive, Urbandale on behalf of Hope K Farms said he would answer any questions the Commission may have on the request.

T.Rapp said he personally questions whether vinyl should be listed as a quality building material in the PUD book. Jared Murray responded that it is to provide more flexibility for entry level homes to be more affordable.

Cheryl Gritton, 2104 NW 44th Street, Ankeny presented to the Commission a packet of photos showing the retaining pond on her lot, Lot 5, and neighboring Lots 4 and 6. She said that Lots 4, 5 and 6 are owned and maintained by her and two of her neighbors. It is not owned by the Association. She presented pictures to the Commission showing the size and the attractiveness of the pond, noting that the pond has a lot of wildlife. Her concern is with the development of home lots directly adjacent to their pond at the rear of their property. She commented that her homeowner's insurance company informed them that due to the "attractive nuisance" of the pond, that their homeowners and liability insurance would go up due to the development of a residential lot directly adjacent to their pond. Cheryl Gritton does not believe that they should have to accept the risk and be financially burdened due to the design of this development. She would like to see the development be designed differently. Cheryl Gritton asked the Commission to take into consideration the additional liability that would be placed on them and require a change to be made in the design for this development before it is developed.

T.Rapp confirmed that the pond is owned by the property owners who live on Lots 4, 5, and 6. Cheryl Gritton responded, yes. The other detention ponds in Brinmore Estates are owned by the HOA.

Sarah Zimmerman, 2108 NW 44th Street, Ankeny said, in addition to Cheryl's concerns about the financial and liability issues, should this development move forward, she wanted to confirm that the parkland deficiency would be addressed before the PUD is approved. E.Jensen presented the rezoning exhibit and briefly shared how the city and the applicant will work to provide the required parkland for this development. He noted that information will be included in the staff report that will be presented at the next meeting on June 4, 2024.

Michael Doll, 2112 NW 44th Street, Ankeny inquired as to the number of homes that will be built and the price range for the homes. He also asked what the reasoning is for the change from bi-attached to single family homes and wanted to know if the rezoning would affect the number of homes and lot sizes. E.Carstens responded that staff's understanding from the developer is that the change is for market reasons, and he further provided details on the differences in bulk regulations between the two zoning classifications. Michael Doll then asked if there would be any changes made to the existing pond in the Hope Crest II PUD. E.Jensen said he believes that it will be reworked, so staff will address his questions in the full staff report at the next meeting.

Michael Doll inquired whether there was any information on plans for the property to the east and west of the proposed development. T.Rapp responded that he is aware that there are discussions ongoing about the Moeckly PUD to the west, but is unsure of any plans to the east. Michael Doll asked if there would be any businesses? T.Rapp responded that he is not aware of any commercial nodes in those areas.

Motion by T.Flack to close the public hearing, and receive and file documents. Second by R.Weisheit. All voted aye. Motion carried 7 – 0.

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 June 4, 2024 at 6:30 p.m.

BUSINESS ITEMS

There were no business items.

REPORTS

City Council Meeting

E.Jensen reported on the May 20, 2024 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the Tuesday, June 4, 2024 Plan and Zoning Commission meeting.

Commissioner's Reports

T.Flack inquired whether there is a screening requirement for the back side of the businesses on SE Delaware, which are located in front of Target. Staff shared that it is considered a service area in C-2 zoning but if there are specific concerns such as storage or dumpster issues, they will have code enforcement check on it.

MISCELLANEOUS ITEMS

June 3, 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 7:00 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission