

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, May 17, 2022
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Vice Chair T.Rapp called the May 17, 2022 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

Members present: Trina Flack, Ted Rapp, Todd Ripper, Annette Renaud, Randy Weisheit and Lisa West. Absent: Glenn Hunter. 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 May 17, 2022 agenda without amendments. Second by L.West. All voted aye. Motion carried 6 – 0.

COMMUNICATIONS

Vice Chair T.Rapp asked to have the record reflect that members of the Commission received correspondence regarding Agenda Item #5 from David and Charlene Harmon and B&W Farms, LLC and petitions signed by multiple homeowners that will be received and filed as part of the public hearing.

CITIZEN'S REQUEST

There were no requests.

CONSENT AGENDA ITEMS

Item #1. Minutes

Motion to approve and accept the May 3, 2022 minutes of the Plan and Zoning Commission meeting.

Item #2. Kimberley Crossing Plat 2 Final Plat

Motion to recommend City Council approval of Kimberley Crossing Plat 2 Final Plat.

Item #3. First Street Commons Plat 2 Final Plat

Motion to recommend City Council approval of First Street Commons Plat 2 Final Plat; and recommend City Council authorization of cost-participation for 16-inch water main along E 1st Street in the amount estimated to be \$5,375.00.

Item #4. Courtyards at Harvest Ridge Plat 4 Final Plat and Courtyards at Harvest Ridge Plat 4 Site Plan

Motion to recommend City Council approval of the Courtyards at Harvest Ridge Plat 4 Final Plat.

Motion to approve the Courtyards at Harvest Ridge Plat 4 Site Plan, subject to City Council approval of the public improvement construction documents and recordation of the final plat.

Motion by T.Flack to approve the recommendations for Consent Agenda Items #1 - #4. Second by A.Renaud. All voted aye. Motion carried 6 – 0.

PUBLIC HEARINGS

Item #5. 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 subject property is currently zoned R-1, One-Family Residence District. 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 noted examples of what type of housing you would typically see in Medium Density Residential areas. He stated that the purpose of the proposed rezoning to PUD is to facilitate single-family detached residential development that would otherwise not be allowed in the R-3 zoning district due to smaller lot widths, lot areas, and setbacks. He shared that the applicant is requesting 50-foot lot widths and 5,000 square foot lot areas. D.Silverthorn presented the PUD Master Plan, which generally outlines the plan for development and said that final designs are determined and approved during the final platting process. He explained that the PUD manual provides information on bulk regulations, architectural character, landscape screening, stormwater management, and utility services. The building elevations that are provided represent one- to two-story houses to be constructed with varying building materials, colors, and roof pitches. He said the developer has submitted rezoning petition owner signatures consisting of 100% of the land area subject to the rezoning, legal notifications were sent to surrounding property owners and published in the Des Moines Register and signage was posted on the property. D.Silverthorn addressed the correspondence that was received regarding this request; and noted that a petition from multiple surrounding property owners stated opposition to the rezoning, specifically asking that the lot widths be 65-foot not 50-foot as presented. He presented a map to the Commission of the proposed rezoning area, which specifically highlighted the parcels of the surrounding property owners who signed the submitted petition. Staff will present a complete staff report and recommendation at the next Plan and Zoning Commission meeting.

T.Flack asked if staff could provide examples of where within the City of Ankeny there are 50-foot lot widths. E.Jensen responded that staff will include that in their staff report.

A.Renaud inquired whether the withdrawal of the petition that was received, changed the percentage and how that affects this request. D.Silverthorn responded that the petitions as submitted were to initiate the process. The property owner who withdrew came after the process had been started, the publications were in place, so the public hearing had to be held.

Brent Culp, Snyder & Associates, 2727 SW Snyder Boulevard, representing John Larson, J. Larson Homes, LLC for the Brandywine PUD development. He stated that when their process for development begins they refer to the comprehensive plan to find out what the city's plans are for the property. He said with this project, they began with Medium Density Residential and then asked their client what their desires were for this development. He shared that with MDR designation allowing up to 12 dwelling units per acre, a developer is able to get 10-12 townhomes per acre on the property. He said they first looked at the west half of this development being townhomes and the east half, single family. Brent Culp said that the reasoning for the change in how they wanted to develop the property was due to the number of townhomes that already, or will be, surrounding this property. The decision was made to look at single family, Medium Density Residential. Brent Culp presented the Master Plan for the development, which showed single family, 50-foot wide lots. He noted that this change would get them 3.6 building units per acre, which is much better than 10-12 townhomes per acre. He commented that John Larson felt that it is a strong market for this product, especially with interest rates. He shared that they did complete a traffic impact study for this project. He provided information on roadways, utilities, and stormwater. He asked the Commission if they had any questions.

Dave Harmon, 1616 NW Pineview Circle, said he was representing the neighbors. He shared that he dropped off a petition, which was presented to the Commission. He said they are concerned with the size of the lots and the size of the houses that would be built across from their homes with this PUD. He stated that they believe the values of their homes will drop with the smaller homes across the road. Dave Harmon stated that they would like the property to stay R-1 and keep the 65-foot wide lots. He said they have a great neighborhood and great homes in their neighborhood. They would like to see a change in the rezoning proposal.

T.Rapp asked staff to respond in their report whether smaller homes across the road adversely affect home values. E.Jensen said staff has provided information before on values but typically it has been about multi-family housing and how it impacts surrounding property owners. He said staff will do some research as there are many things that affect property values. T.Rapp said appraisals have changed from years past. T.Flack brought up that there is definitely an education piece that is important on the different lot sizes within R-1, R-2, and R-3 zoning designations and examples of existing neighborhoods would be good to have.

A.Renaud said with narrower lot sizes, it brings to question snow removal, snow storage and less on-street parking. She does understand the importance of affordable housing and a mix of housing, but would like to know

the long-term implications from the Public Works department and does it create issues. R.Weisheit said he has observed area where the lots are smaller, there tends to be more cars being parked in the streets and it becomes an issue of congestion and safety. A.Renaud understands that with townhomes there are standards for additional parking but with the single family lots getting narrower, should there be additional standards for these types of developments. R.Weisheit asked staff if there has ever been a PUD that has allocated additional parking spots similar to a townhome development. E.Jensen said not for a single family detached development.

Motion by T.Flack close the public hearing, and receive and file documents. Second by L.West. All voted aye. Motion carried 6 – 0.

Vice Chair T.Rapp informed the audience that this item will be back before the Commission on June 7, 2022.

BUSINESS ITEMS

There were no business items.

REPORTS

City Council Meeting

E.Jensen reported on his attendance at the May 16, 2022 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the June 7, 2022 Plan and Zoning Commission meeting and the April 2022 Building Permit Report.

Commissioner's Reports

There were no reports.

MISCELLANEOUS ITEMS

June 6, 2022 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, motion by T.Rapp to adjourn the meeting. Second by T.Flack. Meeting adjourned at 6:56 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission