

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, March 22, 2022
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair G.Hunter called the March 22, 2022 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

Members present: Glenn Hunter, Ted Rapp, Todd Ripper, Annette Renaud and Randy Weisheit. Absent: Trina Flack and Lisa West. Staff present: E.Jensen, E.Carstens, R.Hulstrom, B.Morrissey, B.Fuglsang

AMENDMENTS TO THE AGENDA

Motion by A.Renaud to approve the March 22, 2022 agenda without amendments. Second by T.Ripper. All voted aye. Motion carried 5 – 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 March 8, 2022 minutes of the Plan and Zoning Commission meeting.

Motion by T.Rapp to approve the recommendations for Consent Agenda Item #1. Second by A.Renaud. All voted aye. Motion carried 5 – 0.

PUBLIC HEARINGS

There were no public hearings.

BUSINESS ITEMS

Item #2. 133 SE Delaware Avenue - Ramada Inn/Wyndham Garden Building Elevations

E.Carstens reported the Building Division staff received plans for the exterior of the building at 133 SE Delaware Avenue, generally located south of E 1st Street, east of SE Delaware Avenue and west of Interstate 35, currently the Ramada Inn. He said the applicant is proposing a project to renovate the Ramada Inn portion of the existing building to convert it to a Wyndham Garden Hotel. He stated that as part of the review, the Building Division asked Planning staff to review the proposed elevations. With the building material requirements of the code as well as the materials being proposed in the building permit, staff reviewed and commented to the applicant about their proposed materials. He noted the building material proposed for these updated elevations is Hardie Board siding, which is a secondary material. The Building Material Standards of the Site Plan Ordinance requires a minimum 3-foot base of primary materials, in addition to an overall wall percentage requirement. E.Carstens stated in this case, the C-3 zoned property, public facing elevations are required to be at least 70% primary materials and the other 30% of the wall area can be secondary materials. E.Carstens presented to the Commission new elevations that the applicant provided to him that included a 3-foot base of mechanically fastened brick cladding on the north and east elevations. He said with the addition of the 3-foot base, the proposed elevations still do not meet the requirements of the code in regards to the percentage of primary materials required. Staff recommends denial of the request.

T.Ripper confirmed that the new submittal still does not meet the percentage of primary materials. E.Carstens concurred.

T.Rapp asked if there is a reason why they are not just refurbishing the existing brick. E.Carstens stated that he believes it is a branding issue but he will let the applicant respond.

The applicant was not in attendance to provide information to the Commission.

G.Hunter asked the Commission if there were any comments. He commented that he has argued for almost twenty years to have the new building material standards codified as it was something that was needed, not something that was just wanted. He said that he is not willing to walk away from the new standards. There was a consensus from the Commission.

Motion by A.Renaud to deny the request to allow building materials that do not comply with the Building Material Standards of the Site Plan Ordinance for 133 SE Delaware Avenue, Ramada Inn/Wyndham Garden Hotel. Second by T.Rapp. All voted aye. Motion carried 5 – 0.

Item #3. Grove View, LLC request to rezone property owned by TJL Investments, LLC from R-1, One-Family Residence District to PUD, Planned Unit Development

B.Morrissey reported that there was a public hearing on this item at the March 8, 2022 Plan and Zoning Commission. He said the applicant, Grove View, LLC is requesting to rezone property from R-1, One-Family Residence District to PUD, Planned Unit Development. He said the area subject to the proposed rezoning consists of an approximate 19.25-acres and is located near the intersection of NW 18th Street and NW Abbie Drive in the NW quadrant of Ankeny. B.Morrissey stated the subject area is currently zoned R-1, One-Family Residence District, which was the standard zoning the property was assigned when it was annexed into the City in 2007. The neighboring properties to the north are zoned R-1, and the properties to the east are zoned R-3, with restrictions and the property to the south is zoned Grove Landing PUD. He shared the property to the west, is county and is zoned Agricultural Transition District. He noted that a PUD book has been included as part of this request that outlines proposed streets, utility layouts, parkland and bulk regulations. B.Morrissey presented and reviewed the Master Plan indicating that Parcel A is being utilized for single-family detached homes and Parcel B for bi-attached homes. B.Morrissey commented that the proposed rezoning request generally aligns with the Ankeny Plan 2040 Future Land Use Map. He said the Master Plan is intended to satisfy the need for a preliminary plat in the future. B.Morrissey said the applicant has submitted the required rezoning petitions, notifications were mailed to all properties within 250' of the subject property, a legal notice was published and public notification signage was posted on the property. He further said that at the public hearing, there were no comments or questions from the public. Staff recommends City Council approval of the request by Grove View, LLC to rezone property from R-1, One-Family Residence District, to PUD, Planned Unit Development.

T.Rapp asked if the cross streets that dead-end line up with a reasonable grid line. B.Morrissey said yes, they anticipate they will line up with future developments.

R.Weisheit asked if it is common for this size of property to not have any parkland dedicated. B.Morrissey explained that there are two options to parkland dedication, either payment in lieu of actually dedicating the parkland or dedicated parkland. He said the option will be there when the property is platted. E.Carstens said the plan is to piece together some ground from two or three different property owners for a park.

There were no further questions from the Commission.

Jake Becker, McClure Engineering Company, 1360 NW 121st Street, Clive, said he would answer any questions the Commission may have. He said in regard to parkland, there may be some land swapping and that is why the parkland is not included in this PUD.

Motion by R.Weisheit to recommend City Council approval of the request by Grove View, LLC to rezone property from R-1, One Family Residence District, to PUD, Planned Unit Development. Second by T.Ripper. All voted aye. Motion carried 5 – 0.

Item #4. Fourstar Development LLC request to rezone property owned by Helen Moeckly Trust and Edward Ferrier & Annette Voegtlin from R-1, One-Family Residence District to PUD, Planned Unit Development

R.Hulstrom reported that the applicant, Fourstar Development LLC, is requesting to rezone property from R-1, One-Family Residence District to PUD, Planned Unit Development District. She said the area subject to the proposed rezoning consists of two parcels and totals approximately 194 acres. It is located in the northwest quadrant of Ankeny, south of NW 54th Street and east of NW Irvinedale Drive. She noted that the neighboring properties to the east are zoned R-1 while the neighboring properties to the south are zoned R-2, One-Family and Two-Family Residence District. Properties to the west are located in Polk County and zoned LDR, Low Density Residential and/or Medium Density Residential and the property to the north is also in the County and zoned AG, Agricultural District. She stated the proposed rezoning generally aligns with the Ankeny Plan 2040 Future Land Use Map. R.Hulstrom stated the PUD land use plan divides the subject property into eight distinct designations, Parcels A-K. She said the majority of the property will be low density and explained in detail the proposed zoning uses and bulk regulations for each of the parcel areas represented on the Master Plan. She noted that parkland dedication required for this site is anticipated to be approximately 9.3 acres. She further reviewed the proposed street layout for this development, access points, information on the water main, sanitary sewer and stormwater detention basins. R.Hulstrom addressed the question from Commissioner Ripper about the history leading to the current NW State Street alignment, as shown in the PUD document and addressed the citizen concern regarding the necessary signatures from adjacent property owners. The proposed rezoning is generally consistent with the LD, MDR and NMU land use designations as shown in the Ankeny Plan 2040. Staff recommends that the Plan and Zoning Commission recommend City Council approval of the rezoning request from R-1, One-Family Residence District to PUD, Planned Unit Development District.

A.Renaud asked if the City has had any issues related to snow removal or on-street parking with the existing narrower lots that were approved with other developments. E.Jensen commented that he is not aware of any. R.Weisheit said his observation during snow events in a neighborhood south of Oralabor Road, that it is not unusual to see four cars trying to cram into a driveway. He had the same question, whether 45-foot wide lots are adequate and is glad to see that all homes will be required to have a two-car garage. A.Renaud confirmed with staff the front and rear setbacks for the lots.

G.Hunter commented that he does not feel the layout of the different lot widths in Parcel D are a good fit. R.Hulstrom said she would let the applicant speak further on the layout.

T.Rapp asked about the connection to the property to the east. R.Hulstrom shared that based off the Future Land Use Map, they anticipate NW State Street to continue diagonally through the property from the east and NW Abilene to continue north/northeast up to NW 54th Street.

Bart Turk, Civil Engineering Consultants, 2400 86th Street, Des Moines representing Fourstar Development, LLC said the initial concept was to have a variety of lot widths to accommodate for the market conditions. Their plan is to have a variety of lot widths when they go through the preliminary plat process. He said referencing Parcel D, the objective is to make the lot widths across the street from each other match. Bart Turk reiterated that the current layout is not necessarily how it will actually develop, it is only a concept.

T.Rapp commented that NW State Street bisects the property and is a CIP project of an undetermined time frame. He asked if that will affect the development phasing. E.Carstens said the NW State Street project is in the CIP, a corridor will be reserved. He said it is a unique situation so they will work with the developer as the property develops towards that area.

R.Weisheit said the HOA, clubhouse and pool are amenities that you don't find in most developments and feels most people will be very appreciative of them. He further said the parkland is very nice, but said crossing State Street may be an issue. E.Carstens noted that there will need to be some type of controlled access to the parkland during development. G.Hunter said the house elevations were very nice and there is a good variety of homes.

There were no further questions from the Commission.

Motion by A.Renaud to recommend City Council approval of the rezoning request by Fourstar Development LLC to rezone property from R-1, One-Family Residence District to PUD, Planned Unit Development District. Second by T.Ripper. All voted aye. Motion carried 5 – 0.

E.Carstens addressed Chair Hunter letting him know that the applicants for Item #2 arrived in the Council Chambers, if the Commission would like to hear from them about their requested building elevations.

Chair Hunter said the Commission has already acted on the request. He said the Commission could hear what they have to say but given the discussion by the Commission, he is not sure that it would change the Commission's decision.

G.Hunter addressed the applicant and shared with them what he stated when the item was discussed. He said that the Commission and staff worked really hard to establish the building materials criteria. There was a lot of work to get the building material code established. He personally is reluctant to grant any variances to the standards. He further shared that there was a consensus amongst the Commissioners; and the vote was unanimous to deny the request for the building materials being requested.

A.Renaud echoed G.Hunter and said there was a lot of hard work put into the requirements along with needing to be consistent. She said this is a very public facing building. She would not want to make an exception and then have this issue come up later with another project. There needs to be consistency and fairness by applying the same standard across the board to all properties. That was what she based her decision on to move forward with the Staff recommendation.

Chair Hunter said he appreciates the project but would like to see it completed within the building material code.

REPORTS

City Council Meeting

E.Jensen reported on his attendance at the March 21, 2022 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the April 5, 2022 Plan and Zoning Commission meeting and said that there will be a public hearing at the next meeting on a request to amend the Ankeny 2040 Comprehensive Land Use Map and rezone property from R-1 to R-3, with restrictions.

Commissioner's Reports

There were no reports.

MISCELLANEOUS ITEMS

April 4, 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 A.Renaud. Meeting adjourned at 7:14 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission