

## **Meeting Minutes**

### **Plan & Zoning Commission Meeting**

Wednesday, January 18, 2023

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

#### **CALL TO ORDER**

Chair G.Hunter called the January 18, 2023 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

#### **ROLL CALL**

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

#### **AMENDMENTS TO THE AGENDA**

Motion by T.Flack to approve the January 18, 2023 agenda without amendments. Second by L.West. 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 January 4, 2023 minutes of the Plan and Zoning Commission meeting.

Motion by T.Rapp to approve the recommendations for Consent Agenda Item #1. Second by T.Flack. All voted aye. Motion carried 6 – 0.

#### **PUBLIC HEARINGS**

There were no public hearings.

#### **BUSINESS ITEMS**

##### **Item #2. Hubbell Realty Company, on behalf of NGR, Inc., request to rezone property from R-1, One-Family Residence District to M-1, Light Industrial District**

B.Morrissey reported the applicant, Hubbell Realty, on behalf of NGR Inc. is requesting to rezone property from R-1, One-Family Residence District to M-1, Light Industrial District. The proposed rezoning consists of one parcel and totals approximately 31.17 acres. He stated that the subject area is generally located three-quarters of a mile north of SE Corporate Woods Drive and immediately east of SE Four Mile Drive. B.Morrissey noted that this parcel is currently in the process of being annexed into the City of Ankeny as part of the recently approved NGR Four Mile Drive Annexation. Once the annexation is officially recorded, the subject parcel will be zoned R-1, One-Family Residence District as is standard procedure for newly annexed properties in Ankeny. He explained that the surrounding properties to the southwest and west are zoned M-1, Light Industrial District, while properties to the east and north are not within Ankeny's Corporate Limits. The proposed rezoning does align with the Ankeny Plan 2040 Future Land Use Map, which identifies the area as being suitable for Airport Business Park and Open Space uses. B.Morrissey stated that the M-1 District is a compatible zoning district within the Airport Business Park land use classification. He said that the applicant has submitted the required rezoning petitions and all legal notifications for the rezoning have been met. B.Morrissey provided detailed information to answer the questions that were raised at the public hearing, which included building height restrictions, petition requirements, future land use map designations, uses allowed in the M-1 zoning district and the zoning requirements for M-1 zoning districts that about R-1 zoning districts in other communities, specifically cited by the public, the City of Johnston. B.Morrissey noted that in terms of Ankeny's Comprehensive Plan showing this area as being suitable for light-industrial uses as opposed to residential uses, the City took into consideration the existing land uses already

present in the area. Staff recommends City Council approval of the request by Hubbell Realty Company, on behalf of NGR, Inc., to rezone property from R-1, One-Family Residence District to M-1, Light Industrial District.

R.Weisheit commented that at the public hearing the Commission was shown a preliminary drawing of the proposed building site and asked if it could be presented again. He wanted clarification as to what the depth of the green space will be. E.Carstens said staff has not received an official site plan/plat for the property and commented that maybe the applicant will provide the preliminary drawing again to the Commission.

Clint Sloss, Hubbell Realty Company, 6900 Westown Parkway, West Des Moines and Dustin Creech, Engineering Resource Group, Inc., 2413 Grand Avenue, Des Moines on behalf of NGR, Inc. Dustin Creech provided the preliminary drawing showing a speculative building on the parcel of land and stated that there is approximately 670-feet from the proposed building to Four Mile Creek and 1,075-feet from the proposed building to the nearest dwelling or structure to the east. He said ample natural trees will be preserved along the creek and said they would answer any questions the Commission may have.

There were no questions from the Commission.

T.Flack said she is not comfortable with losing green space. T.Ripper mentioned that it would be reviewed by staff at the site plan stage. The Commissioners discussed the Open Space designation in the comprehensive plan. R.Weisheit mentioned that the wooded area that could be lost is sparse, if the building is situated on the parcel as shown in the speculative building exhibit. There were no further comments.

Motion by T.Rapp to recommend City Council approval of the request by Hubbell Realty Company, on behalf of NGR, Inc., to rezone property from R-1, One-Family Residence District to M-1, Light Industrial District. Second by R.Weisheit. Motion carried 4 – 2 (Nay: T.Flack and L.West).

### **Item #3. Aspen Ridge Commercial Plat 2 Preliminary Plat**

B.Morrissey reported Aspen Ridge Commercial Plat 2 Preliminary Plat is a proposed 9-acre preliminary plat located at the intersection of NW State Street and NW 36th Street. The preliminary plat includes two commercial lots and one outlot, all of which are zoned C-1, Neighborhood Retail Commercial District. He noted that the plat does not include the addition of any public streets. He stated that two right-in/right-out access drives will be installed with the development, one on NW State Street and the other on NW 36th Street, along with a center median on NW 36th Street. He said that full access to the site will be available via existing NW 34th Street. B.Morrissey explained that there are existing sidewalks that run along the north and west sides of the subject site. He provided details on how the area would be served by water, sanitary sewer along with the general flow of stormwater, as the area lies within the Rock Creek watershed. Staff recommends City Council approval of the Aspen Ridge Commercial Plat 2 Preliminary Plat.

G.Hunter shared concerns regarding the right-in/right-out access drives. Staff responded that there will be a median installed on NW 36th Street and there is an existing median on NW State Street, which will alleviate improper use of the access drives. T.Rapp asked for clarification about the installation of the turn lanes and traffic lights at NW 36th Street and NW State Street, as noted on the preliminary plat.

Trent Smith, McClure Engineering, Co., 1360 NW 121st Street, Clive on behalf of ATI Group, clarified the turn lane question by stating that the developer will install two turn lanes, one eastbound on NW 36th Street and one northbound on NW State Street. The turn lane/traffic lights at the intersection would be installed as part of the NW 36th Street reconstruction.

There were no further questions from the Commission.

Motion by T.Ripper to recommend City Council approval of Aspen Ridge Commercial Plat 2 Preliminary Plat. Second by T.Flack. All voted aye. Motion carried 6 – 0.

## **REPORTS**

### **City Council Meeting**

E.Jensen reported on the January 17, 2023 City Council meeting.

### **Director's Report**

E.Jensen presented the tentative agenda items for the February 7, 2023 Plan and Zoning Commission meeting and presented the Plan and Zoning Commission 2022 Annual Report. He thanked the Commission for their service in 2022.

E.Jensen informed the Commission that the annexation request by the City of Alleman was denied by the City Development Board.

There was discussion between staff and the Commission regarding interpretations of land use categories within the comprehensive plan. E.Jensen suggested that a Plan and Zoning Commission retreat be scheduled in the Spring.

### **Commissioner's Reports**

T.Flack said that the Prairie Trail Sports Complex is a great addition to Ankeny.

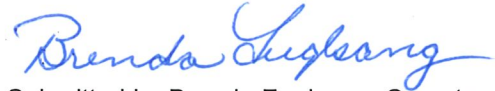
T.Ripper questioned the size of the trees that were planted on SW State Street.

## **MISCELLANEOUS ITEMS**

February 6, 2023 – 5:30 p.m. City Council Meeting Representative: Staff

## **ADJOURNMENT**

There being no further business, T.Rapp motioned to adjourn. The meeting adjourned at 7:10 p.m.



Submitted by Brenda Fuglsang, Secretary  
Plan & Zoning Commission