

MINUTES OF THE TUESDAY, FEBRUARY 9, 2016, PLANNING AND ZONING COMMISSION MEETING

The February 9, 2016 meeting, Planning and Zoning Commission meeting was called to order at 6:00pm.

Roll Call. The following commissioners were present: Fontenot, Streit, Broderick, and Shanks. Those absent were Commissioners Nigro, Schmidt, and Hoifeldt. City Staff in attendance: Andy Kass, Melissa DeBoer, and Kathryn Purvis.

Agenda approval: Motion by Commissioner Fontenot, seconded by Commissioner Shanks to approve the agenda for February 9, 2016. Ayes: Fontenot, Streit, Broderick, and Shanks. Nays: none. Motion carried.

Approval of January 26th notes: Motion by Commissioner Shanks, seconded by Commissioner Streit to adopt the January 26, 2016, meeting minutes. Ayes: Fontenot, Streit, Broderick, and Shanks. Nays: none. Motion carried.

Open forum: None

Approval of a site plan for Cove at Kettlestone Townhomes

Waukee Senior Planner, Andy Kass, stated that the proposition, brought forth by applicant Rock Equity Holdings LLC, was for a 9.99 acre Townhome development south of University Avenue and East SE Waco Place along SE Bishop Drive as part of the Cove at Kettlestone Development. Mr. Kass explained that the plan would include 14 single row townhome buildings and 3 back to back town home buildings containing anywhere from 5 to 14 units for a total of 137 units, ranging in size from 1152 to 1467 square feet. Mr. Kass explained that, per the Kettlestone development guidelines, units along SE Bishop Drive and along the pond located in the middle of the development will be rear loaded to allow for the reduced front setback requirements. There will be a provided sidewalk network around the pond and the sidewalks from the units along SE Bishop Drive have been extended to the public sidewalk on SE Bishop Drive. Mr. Kass pointed out that access to the site will be provided via two access points off SE Bishop Drive, which is currently a public street under construction, and that the applicant has provided the required 33 parking spaces. Mr. Kass discussed the plan for water and sanitary sewer service to be extended throughout the development from SE Bishop Drive, but that all utilities would be privately owned and maintained, and that there would be an egress easement for general and emergency access by the city departments. Mr. Kass also explained the requirements for landscaping and design in the Kettlestone area and that the development complies with these requirements, providing street trees along SE Bishop Drive and complying with the 15% Open Space Ordinance allotting 42%. It also provides buildings made of materials such as brick and

stone veneer along with siding and not allowing more than three buildings to follow the same color scheme. Mr. Kass also explained that the three dry bottom detention ponds would discharge storm water into the SE University Avenue storm sewer system.

- Commissioner Streit questioned if the town homes would be front loaded. Mr. Kass clarified that the 3 back to back buildings would have front loaded units, with the other single row buildings being rear loaded.
- Commissioner Fontenot questioned the accessibility for the fire department, which was brought up when the area was rezoned in 2015. Mr. Kass assured that the Fire Department had looked the plans over and worked with the Applicant engineers to approve the presented plan.
- Commissioner Streit questioned about the allotted space for park land in the development. Mr. Kass advised that there was an allotted 1.84 acre of parkland and another 1.46 acres to the west that could be utilized as well, as well as the addition of a 10 foot wide trail added on the south side instead of a 5 foot sidewalk, but that it was not a finalized plan.
- Commissioner Shanks questioned if the whole area enclosed by SE Waco place, SE University Avenue and SE Bishop Drive, was owned by the same developer. Mr. Kass advised that there was a small 10 acre portion that is owned by another developer, but that everything else was owned by the same developer.
- Commissioner Streit questioned a viable green space in the area if the plans were to include a park. Mr. Kass explained that there was no devoted Park space acquired at this time, but suggested that the trail from L.A. Grant Parkway and the Greenways from the same area could be extended to connect with this development. Mr. Kass also advised that the remaining portions of the area were zoned as neighborhood commercial and retail, so the two plans on the agenda would be the only areas required to have park land.
- Commissioner Shanks questioned if the area would contain a central garbage location. Mr. Kass replied that the Townhomes, while set to be marketed as rentals, were on individual lots and would have individual garbage for each unit.

Motion to approve called by Commissioner Fontenot and seconded by Commissioner Streit to approve the site plan for Cove at Kettlestone Townhomes subject to any remaining staff comments and review of all legal documents by the City Attorney. Ayes: Fontenot, Streit, Broderick, and Shanks. Nays: none. Motion carried.

Approval of a Site Plan for Cove at Kettlestone Apartments

Senior Planner Andy Cass stated that the site plan, brought forth by applicant Bricktowne Waukee LLC, set to build 3 apartment buildings containing 72 units for a total of 216 units in the 9.92 acre site south of SE University Ave and West of SE Waco place. This property was the subject of a rezoning in early 2015 moving from a Community and Highway Service Commercial District to a planned development, community and highway service Commercial District. Mr. Kass pointed out that the area would provide Maintenance and club house as well as a pool for resident amenities, with 31 garage units and 384 Surface parking spaces provided sidewalks provided. Mr. Kass also explained that a 10 foot trail on the south side of area would be provided from SE Waco Place to SE University Avenue. There will be one access on SE Bishop Drive and an Access off of SE Waco Place as well. Utilities will extend water and sanitary off of SE Waco Place and SE Bishop Drive to be owned and maintained privately. Mr., Kass stated that there would be one pond on the North side of area, street trees provided on SE bishop drive, and 2 trash enclosures provided for the area. The design for the Apartments would be primarily comprised of red brick following the Kettlestone Design guidelines.

- Commissioner Streit questioned the landscape and the provision of a vegetation buffer between the two proposed sites. Mr. Kass answered that the townhome developer would be responsible for most of the buffer, but did point out a section that the apartments may be responsible for.
- Commissioner Streit also questioned an anticipated construction schedule to which the representative of both companies, Seth, advised that they would like to start as soon as possible and that they were interested in getting started on the apartments before the townhomes.
- Commissioner Broderick clarified that there were only two trash areas for the entire complex and if there were any walk ways between the buildings or if someone would be walking across the parking lot. Mr. Kass advised that there was a small walk way, but that the majority of the area was for the parking requirement, and clarified that there were only two trash areas at this time.
- Commissioner Streit questioned the viability of snow removal in the apartment parking area. Mr. Kass advised that there was not a set way to go about it aside from waiting for the majority of the tenants to be away for the day.

Motion by commissioner Streit, seconded by Commissioner Broderick to approve the Site Plan for Cove at Kettlestone Apartments, subject to any remaining staff comments and review of all legal documents by the City Attorney. Ayes: Fontenot, Streit, Broderick, and Shanks. Nays: none

New business: Mr. Kass gave a breakdown of some of the upcoming projects for future meetings and provided an introduction to the New Development Services Specialist, Kathryn Purvis. The Commissioners and Mr. Kass also discussed a concern they had experienced related

to the lighting on the new interchange south of Grand prairie Parkway. Commissioner Shanks also noted that the paint has started to scrape off. Mr. Kass advised that the paint may have been water based instead of the durable paint that is required for the roads, as the durable paint needs warmer temperatures to be applied.

Adjournment: motion by Luke Streit, and seconded by Alex Broderick to adjourn the meeting at 6:30pm. Ayes: Fontenot, Streit, Broderick, and Shanks. Nays: none. Motion carried.

Alex Broderick, Planning and Zoning Chairman

Attest:

Andy Kass, Senior Planner