

MINUTES OF THE TUESDAY APRIL 12TH, 2016 PLANNING AND ZONING COMMISSION MEETING

The APRIL 12TH, 2016 Planning and Zoning Commission Meeting was called to order at 6:00pm.

Roll Call: The Following Commissioners were present: Nigro, Streit, Broderick, Hoifeldt, Shanks, and Schmidt. Commissioner Fontenot was absent. City Staff in attendance: Brad Deets, Andy Kass, Melissa DeBoer, and Kathryn Purvis.

Agenda Approval: Motion by Commissioner Nigro, seconded by Commissioner Streit, to approve the agenda for the April 12th, 2016 Planning and Zoning Commission Meeting. Ayes: Nigro, Streit, Broderick, Hoifeldt, Shanks, and Schmidt. Nays: none. Motion Carried.

Approval of the March 22nd, 2016 Meeting Minutes: Motion by Commissioner Schmidt and seconded by Commissioner Nigro to approve and adopt the minutes of the March 22nd Planning and Zoning Commission Meeting. Ayes: Nigro, Streit, Broderick, Hoifeldt, Shanks, and Schmidt. Nays: none. Motion carried.

Open Forum: None.

Motion to Approve a Preliminary Plat for the Shops At Kettlestone North

Senior City Planner Andy Kass introduced the applicant, Arac llc, who is requesting the approval of a preliminary plat for the 83 acres located to the East and West of Grand Prairie Parkway. Mr. Kass recollects the Recent Commission recommendation for the rezoning of the area from A-1 and PD/C-4 to K-RC (Kettlestone Retail Community District) and K-OF (Kettlestone Office District). The City Council has approved the first and second reading of the request with the third and final reading slotted for the next regularly scheduled Council meeting.

Mr. Kass explained that the preliminary plat includes 16 lots and 2 out lots. Lots 1-13 and 16 are intended for commercial/retail development and Lots 14 and 15 are intended for office development. All proposed lots are in conformance with the Kettlestone specific zoning districts.

Mr. Kass described that a number of streets will be extended throughout the plat from adjacent subdivisions. SE Esker Ridge Drive will be extended from the west plat boundary to Grand Prairie Parkway and across to the east plat boundary. SE Parkview Crossing Drive will be extended from the north down to Ashworth Road. SE Tallgrass Lane will be extended from the west plat boundary to Grand Prairie Parkway. All streets are collector streets with pavement widths of 29 feet and 31 feet. Street trees will be provided along all streets. Five foot wide

sidewalks will be constructed on both sides of all streets. An existing 10 foot wide trail is located on the east and west sides of Grand Prairie Parkway.

Mr. Kass advised that several easements are proposed within the plat based upon the location of proposed utilities. In addition, to easements for utilities the preliminary plat identifies proposed ingress/egress easements to provide access to the proposed lots. A 25 foot landscape buffer easement will be required along the west plat boundary to provide screening from the adjacent residential development.

Mr. Kass explained that utilities will be extended to all lots. All utilities within the plat are proposed to be public. Lots on the east side of Grand Prairie Parkway will utilize the existing 24-inch sanitary sewer. The remaining lots will be provided with sanitary sewer that will be extended by the applicant. Storm water in this plat will be detained in the existing regional detention pond that was constructed by the City of Waukee located on the northeast side of the site. Additional detention will be constructed as part of the plat improvements in the southwest corner of the site. This pond will not be owned and maintained by the City, but rather by an association for the development.

- Commissioner Schmidt asked for a description of improvements done to Ashworth provided with this project. Senior Planner Andy Kass advised that there would not be any significant improvements. A turn lane will be provided. Director of Development Services Brad Deets added that no one had identified when Ashworth Road will be seeing improvements, as there are some other street maintenance that is taking up the budget at the moment. The developers will be required to sign a waiver and petition to provide benefits and assessments and will have to pay their share when Ashworth Road is widened by the City.
- In response to Commissioner Schmidt's question regarding the size of the pond on lot 16, Developer Chris Thompson, a representative of the applicant, advised that the pond is no more than 3 acres in size and is viewed as a wet bottomed, full retention pond.
- Commissioner Nigro voiced a concern about the traffic of Ashworth Road, questioning what would be the limit before hitting capacity for the roads current size. Mr. Deets advised that it is in the capital improvements and will eventually be placed at the top of the list, however, budget and other major projects, such as Alice's Road, are taking precedence at the current moment. He advised that West Des Moines is starting to widen their part of Ashworth and that the city is going to pick up the project for their own part, but that right now there is not a time frame for that particular project.
- Commissioner Shanks verified that everything west to the Preliminary plan was zoned for a Single Family Residence. Mr. Kass advised that, for the most part, the area west of the proposal was all single family residence. Commissioner Shanks continued to

question as to what would be the most likely access point used to enter Lot 16. Mr. Kass advised that Willowbrook Drive would be extended down through the Kettlestone Ridge Phase, a return would be placed for access. With it being visible from Ashworth, the visibility and access is something that has been acknowledged as a small hindrance.

- Commissioner Streit questioned what was planned to be built on the rest of Lot 16. Mr. Kass advised that it would be some type of medium density but that at the moment it was resident occupied.
- Commissioner Schmidt questioned if Grand Prairie Parkway would cross Ashworth and Mr. Kass advised that eventually the two would connect.

With no other questions Commissioner Schmidt moved to approve the Preliminary Plat for The Shops at Kettlestone North subject to remaining staff comments and review of all legal documents by the City Attorney. Commissioner Streit seconded the motion. Ayes: Nigro, Streit, Broderick, Hoifeldt, Shanks, and Schmidt. Nays: none. Motion carried.

Approval of a Preliminary Plat for Legacy Pointe at Waukee Plat 7, Approval of a Final Plat for Legacy Pointe at Waukee Plat 7, and Approval of a Site Plat for Legacy Pointe at Waukee Plat 7 Townhomes

City Planner Melissa De Boer introduced the motion and the applicant who is requesting approval of a preliminary plat, final plat, and site plan in order to develop a total of six townhome units at this time, located along SE Golden Harvest Drive, on the southeast corner of the plat. The subject property was recently rezoned to allow for an amendment to the Planned Development document to add the additional use of townhomes for the property

Mrs. De Boer advised that the project involves the construction of six townhome units fronting SE Golden Harvest Drive that are each proposed to be approximately 1,400 square feet on the main floor and will include basements as well. They are proposed to be constructed by Evergreen Homes.

Mrs. De Boer explained that each townhome unit will have a driveway access off of SE Golden Harvest Drive. The required amount of parking is 14 parking stalls or 2 stalls per unit plus one additional visitor stall for every 4 units. The site plan indicates 25 parking stalls total. A 5 foot wide sidewalk along both SE Golden Harvest Drive and SE Legacy Pointe Blvd will be constructed as part of this project. A pedestrian ramp will be constructed at the northwest corner of SE Legacy Pointe Blvd and SE Golden Harvest Dr.

Mrs. De Boer described that the sanitary sewer will be provided to the site through a private sanitary sewer easement. Water will be provided from a 12 inch main located on the north side of SE Golden Harvest Dr. Storm water will be managed with a swale located in the rear yards of

the townhome units, just north of the six proposed units. Sump pump drain lines from the townhome units are proposed to drain directly into the proposed swale. The applicant has provided a total of 12 trees for the proposed townhome site as well as several shrubs to be planted in the front yards of the townhome units.

Mrs. De Boer advised that the proposed townhome buildings will be constructed with LP Siding in a tan color and will be accented with a manufactured stone on the front elevations of the buildings. The elevations are consistent in design with the existing townhome properties in the area surrounding this site.

- Commissioner Hoifeldt questioned if the Plat was just for 6 townhomes. Mrs. De Boer advised that yes, the plat was for 6 town homes and the out lots, but not the pond. Commissioner Hoifeldt also questioned what was planned for the area west towards the car wash. He questioned what might be there once the lot was fully developed. Mrs. De Boer remarked that it had the potential to be townhomes or commercial based on the previous rezoning, but that the builder and developer were still discussing what to do with that area.
- Commissioner Streit questioned if there were any discussion items brought up at the City Council meetings regarding this project. Development Services Director, Brad Deets, advised that the Planning and zoning received most of the questions. The audience participation focused on the Legacy Pointe Development and their legal documents. He advised that there is a third and final consideration April 18th for any other concerns to be voiced.
- Commissioner Schmidt questioned who would be responsible for the Pond. Mr. Deets replied that at the moment the Developer owns the pond and are working on a final exit. They have been hiring out the maintenance and they are going to fix the issues as we have explained that we can no longer allow it to continue being ill-maintained.
- Commissioner Nigro wanted to know the reasoning behind having sump pumps going to a ditch instead of utilizing a storm sewer. The Staff allowed the Applicant Tim Urban of Urban Development to address the concern. Mr. Urban advised that this is the beginning of a HOA project and the builder and himself divided that there would be no rear fencing of the yards as the existing swale and intake is a natural drainage route with its own easement and would need to be maintained. Commissioner Nigro questioned as to the cost savings for choosing this route over the storm sewers. Mr. Urban advised that during his past construction endeavors he has found that storm water discharge underground with a trail of connections could cause long term maintenance and extra problems, above ground would be easier to maintain.
- Commissioner Hoifeldt questioned if there would be any issues with the visibility having no fences and the possibility of commercial development to the north of the

townhomes. Mr. Urban commented that if it is a commercial project that builds on that area, then they would need to build adequate landscaping to cover the views. As of right now the plans show parking between the townhomes and any other development to the north.

- Commissioner Nigro questioned if the City building inspectors had looked at the plans proposed and the Staff advised that all parties had been involved in the review. Mr. Deets, Director of Development Services, advised that connecting to the storm sewer directly would be difficult as it is located under a street or a longer than average distance away.
- Commissioner Hoifeldt advised that a current project, Glynn Village, is constructed in a similar fashion. Commissioner Nigro brought up the fact that it is an open Ecological area and homeowners are aware that the lots are set up to accommodate that.
- Commissioner Schmidt questioned if color elevations were needed, to which Mrs. De Boer advised that the material board was an adequate representation of the colors and materials proposed for a preliminary

Commissioner Schmidt moved to approve In the case of the approval of a preliminary plat for legacy pointe at Waukee plat 7 subject to remaining staff comments and review of all legal documents by the City Attorney, which was seconded by Commissioner Streit. Ayes: Nigro, Streit, Broderick, Hoifeldt, Shanks, and Schmidt. Nays: none. Motion carried.

Commissioner Hoifeldt moved to approve in the case of the approval of a final plat for legacy pointe at Waukee plat 7 subject to remaining staff comments and review of all legal documents by the City Attorney, which was seconded by Commissioner Streit. Ayes: Nigro, Streit, Broderick, Hoifeldt, Shanks, and Schmidt. Nays: none. Motion carried.

Commissioner Hoifeldt moved to approve in the case of the approval of a site plat for legacy pointe at Waukee plat 7 townhomes subject to remaining staff comments and review of all legal documents by the City Attorney, which was seconded by Commissioner Streit. Ayes: Nigro, Streit, Broderick, Hoifeldt, Shanks, and Schmidt. Nays: none. Motion carried.

Director of Development Services Brad Deets Introduced the motion for approval of rezoning by the applicants, South Ashworth Properties, LLC. Mr. Deets explained that the subject property is located within the Kettlestone Corridor and includes approximately 17 acres located on the east side of Grand Prairie Parkway and south of Ashworth Road as part of the Kettlestone Development Corridor. To date, the City has made the investment in the development of the Alice's Road Corridor Plan which was followed up by the Kettlestone Master Plan and Kettlestone Design Guidelines. The purpose of the Kettlestone Master Plan and Guidelines was

to define the overall land use plan for the Corridor along with the associated and intended types of development. Although all property within the Kettlestone Corridor is still required to go through the formal rezoning process, the intent was to streamline the process as it pertains to the requirements for specific development plans if the requested rezoning generally met the intent as established within the Kettlestone Master Plan. He explained that the applicant has submitted a rezoning request that includes approximately 17 acres of property proposed to be rezoned to the Kettlestone Regional Retail District. The proposed rezoning request coincides with the Kettlestone Master Plan. Notices regarding the rezoning request were mailed to the surrounding property owners on April 5, 2016. Additionally, signs regarding the rezoning date and time for Planning and Zoning Commission and City Council meetings have been placed on the property.

Mr. Deets explained that the boundaries of the district include frontage along Grand Prairie Parkway as well as frontage along Ashworth Road. Kettlestone Boulevard is proposed to extend along the south boundary of the property. Development within this district is intended to be large scale including large box retailers to provide retail services for the entire community and regional area. The district regulations and guidelines allow for buildings to be pushed up closer to the public streets and adjacent to the public ponds to take advantage of the proposed greenbelt system.

- Commissioner Streit questioned what the likely use of this zoning would be. Mr. Deets advised that this Zoning allows for buildings larger than 50,000 square feet. The City is actively working with a bank, some retail possibilities, and several hotel users for interest in this area. He advised that, more than likely, there will be one larger property with several smaller out lots. Streit- what would be the likely use
- Commissioner Schmidt asked for clarification on if the over 50,000 square feet would be marked based on the total project size or just the footprint of the building, to which Mr. Deets advised that it is meant to define the footprint of a building.
- Commissioner Streit moved to approve a rezoning related to a change from A-1 (Agricultural District) to K-RR (Kettlestone Retail Regional District) [South Ashworth Properties, LLC] subject to remaining staff comments and review of all legal documents by the City Attorney, which was seconded by Commissioner Shanks. Ayes: Nigro, Streit, Broderick, Hoifeldt, Shanks, and Schmidt. Nays: none. Motion carried.

New Business

Brad Deets, Director of Development Services, highlighted new business starting with the collaboration with Fridley Theater which has a scheduled meeting next week to discuss a possible timeline and a rezoning proposal which will soon be making its way to the Commission for review.

Commissioner Streit questioned as to why it was needing a rezoning, and Mr. Deets advised that the size of the building is going to be over the 50,000 square feet benchmark. Commissioner Broderick questioned how many interior screening rooms they were proposing and Mr. Deets advised it was upwards of 14.

Commissioner Streit brought the discussion of the storm water management of the Plat 7 of Legacy Pointe and asked if there had been any complaints from residents from Glynn Village for their storm water management.

Mr. Deets advised that there had been some complaints but largely the residents knew the purpose and bought into the eco land share philosophy that is unique to the area. There are not a lot of issues with the setup, occasionally some slow draining areas, and the occasional resident that sods into the wild prairie areas, are the majority of complaints.

Adjournment

With no new announcements or further deliberation, the April 12th, 2016 Planning and Zoning meeting was motioned to be adjourned by Commissioner Schmidt and seconded by Commissioner Broderick at 6:40pm. Ayes: Nigro, Streit, Broderick, Hoifeldt, Shanks, and Schmidt. Nays: none. Motion carried.

Alex Broderick, Planning and Zoning Chairman

Attest:

Brad Deets, Director of Development Services