

MINUTES OF THE TUESDAY, JULY 26TH, 2016, PLANNING AND ZONING COMMISSION MEETING.

The July 26TH, 2016, Planning and Zoning Commission meeting was called to order at 6:00 p.m.

Roll Call. The following Commissioners were present: Nigro, Fontenot, Broderick, Hoifeldt, and Schmidt. Commissioners Streit and Shanks were absent for this meeting. City staff in attendance: Brad Deets, Andy Kass, Melissa DeBoer, and Kathryn Purvis.

Agenda Approval. Motion by Commissioner Nigro, seconded by Commissioner Schmidt, to approve the agenda for July 26th, 2016. Ayes: Nigro, Fontenot, Broderick, Hoifeldt, and Schmidt. Nays: none. Motion carried.

Approval of the July 12th, 2016, Regular Meeting Minutes. Commissioner Broderick made an amendment to the July 12th Minutes to state in items 7 and 8 that he had recused his vote instead of the current verbiage which states he abstained from the vote. Motion by Commissioner Hoifeldt, seconded by Commissioner Schmidt to adopt the July 12th, 2016, meeting minutes with the proposed amendment to line items 7 and 8. Ayes: Nigro, Fontenot, Broderick, Hoifeldt, and Schmidt. Nays: none. Motion carried

Open Forum. None.

Approval of a Preliminary Plat for Deery Brothers Waukee Development

Senior Planner Andy Kass introduced the subject property stating it is located west of 10th street and south of Hickman Road and is approximately 21.8 acres in area. The Subject property was recently rezoned to C-1 and R-4 and annexed into the City of Waukee. The applicant, The Rose Companies and the property owner Estella and J. Harry Copeland Trustees, are requesting approval for a preliminary plat for a commercial development.

The preliminary plat identifies a total of 2 lots for commercial development, lot 1 being 10.31 acres and lot 2 being 11.67 acres in area. Lot 1 is where the future Deery Brothers car dealership is proposed to be constructed.

A number of street extensions are identified on the plat, including 10th street, Maple Street, Laurel Street, and 11th Street. Part of the improvements will be removing the connection between 10th Street and Ashworth Drive, and installing a turn around on Ashworth Drive.

A 30 foot landscape buffer easement will be installed as each lot develops along the south and east sides of the plat. Utilities will need to be extended throughout the plat, and water will be extended along Hickman Road, 10th street, Maple Street and 11th Street. The Sanitary sewer will be extended into lots 1 and 2 from a man hole that will be installed as part of the improvements to the spring crest development to the south. The Sanitary sewer will connect to that manhole and will flow in a south easterly direction to the North West outfall sewer. This was done to address previous complaints from current residents to the original plan to connect the sanitary sewer to the existing residential area to the east of the subject property.

Potential storm water management areas have been identified on the plat. Locations will be refined as we review the site plans for each lot.

Commissioner Schmidt questioned the areas zoned R-4. Mr. Kass advised that the areas are still zoned r-4 but that he would not anticipate a townhome development as the applicant discovered a need for more storm water detention areas and will more than likely be using the r-4 designated areas for that purpose.

Commissioner Fontenot questioned why the area was zoned r-4 to which Mr. Kass advised that in the original plans for the area, the applicant did have some interested parties for an r-4 designation, but after further review the applicant has decided that it would be needed for a basin area.

Commissioner Hoifeldt questioned if lot 2 would be residential. Mr. Kass advised that looking at the basin of the land, it may also be used as a retention pond.

Commissioner Hoifeldt questioned if staff was anticipating additional traffic east and west bound on Maple Street with the closing of Ashworth Drive. Development Services Director Brad Deets advised that the City is working on a separate project to reconfigure and realign Maple Street.

Commissioner Schmidt questioned if Ashworth Drive would be turned into a Cul-de-sac. Mr. Deets advised that the plans had not been finalized, but that the current outcome for Ashworth would not be a Cul-de-sac, but a turnaround street.

Commissioner Nigro questioned if the Community had been made aware of the possible changes. Mr. Deets advised that the Community had not received an update save for the rezoning, but that once a more concrete improvement schedule was proposed the city would then inform the rest of the community.

Commissioner Broderick questioned the staff if we had heard from the community whether or not the City engineering firm had reached out to them to verify and assess the current issues they were experiencing. Mr. Deets advised that the City did have V & K meet with the homeowners to address the sewer issue. He also noted that the area in question is next to receive the sewer lining improvements being done by the City.

Karen Dluhos of 960 Maple Street advised that she had received the packet for this meeting from Mr. Deets and had forwarded it to the other concerned residents and had not heard anything from the other residents regarding the proposed plans but had personally noticed a slight difference since the start of the city's sewer lining project in her own home despite it being a dry winter.

Commissioner Broderick questioned whether Mike Erdman, a concerned party that farms fields to the south of the subject property, had any issues with the current draining and detention plans. Ms. Dluhos and Staff advised that they had not heard any issues with the current plans.

Commissioner Nigro expressed a concern with how Ashworth was going to be handled and Mr. Deets advised that it is identified on the site plans but is not part of this project. The applicant is extending 10th street, but it will be a city to handle the connection at Ashworth Road.

Motion to approve a Preliminary Plat for Ashworth Properties North Commissioner Fontenot moved to approve the preliminary plat for Deery Brothers Waukee Development, which was seconded by Commissioner Nigro, Subject to any remaining staff comments and completion of legal documents. Ayes: Nigro, Fontenot, Broderick, Hoifeldt, and Schmidt. Nays: none. Motion carried.

Approval of a Final Plat for Glynn Village Plat 10

Commissioner Broderick Recuses himself for this discussion due to a conflict of interest.

Senior Planner Andy Kass introduced the subject property stating it is located North of Westown Parkway and East of Warrior Ridge. The Applicant, Hubbell Realty Company, is requesting approval for a final plat for a residential development.

The Project would include 140 single family lots ranging from 6,992 to 19315 square feet in size, with one of the larger lots to be used for a future pool. 4 out lots off of Warrior Lane will be for future townhome development and storm water detention. All utilities will be extended to all lots with sanitary sewer being provided by the Sugar Creek Lift Station.

Several streets will be extended including SE Baytree Drive, Warrior lane, SE Pembroke lane, and SE Waddell Way, with SE Bailey Circle being a new street for the development. Westown Parkway will be improved to the plat boundary and an eight foot wide trail will be extended on the east side of Warrior Lane trail around the pond in out lot Y and will connect to the trail system in Glynn Village Plat 8.

Mr. Kass advised that the Staff recommends approval subject to remaining staff comments, completion of public improvements, and review of the legal documents by the City Attorney.

Commissioner Hoifeldt asked for clarification on if the Sugar Creek Lift Station would be one that is being abandoned. Mr. Kass advised that the Hemingway Lift Station is the one being removed as it is currently in a residents' front yard, but that eventually the WRA Pipe Extension would replace the need for the Sugar Creek Lift station.

Commissioner Schmidt moved to approve a Final Plat for Glynn Village Plat 10 Subject to remaining staff comments, completion of public improvements, and review of legal documents, which was seconded by Commissioner Hoifeldt. Ayes: Nigro, Fontenot, Hoifeldt, and Schmidt. Nays: none. Motion carried.

Approval of a rezoning related to a change from R-3 (Multi-Family Residential District) to PD-1 (Planned Development Overlay District) and R-3 (Multi-Family Residential District) [Yarco Development]

Director of Development Services, Brad Deets, Introduced the subject property stating that it was between NE Dellwood Drive and NE Boston Parkway and measured 17.5 acres in size. He advised that in

the initial plans it was just marked as R-3 (Multi-Family Residential District) and that the amendment would keep the current zoning but would add the Planned Development Overlay to allow Townhome Components and larger buildings with more units than the current R-3 Zoning.

Mr. Deets advised that the applicant, Yarco Development, is interested in a senior living project consisting of 3 large buildings and a townhome development area that would provide a better transition from the R-2 (One and Two Family Residential) zoning to the west of the subject property to the currently under way multi-family projects to the east. The applicant, Mr. Deets explains, wants to include amenities for the entire project community, but specific to each building, to aid in providing a more active senior living experience. Concepts discussed include a concierge parking concept, activities center, pool, community gardens, and an intent to create a walking path system.

Mr. Deets Continued to explain that the amendment to the zoning would be considered a down-size in terms of density, once again helping to transition the single family residential areas into multi- family. He also advised that there would be no additional parkland dedication required for this project.

Commissioner Hoifeldt questioned what the market rate would be. Mr. Deets advised that the current plan is not to be subsidized and that this would not be a tax credit project.

Commissioner Fontenot questioned where the access points to the facility were proposed to be located. Mr. Deets advised that access would be aligning with the street to the south, NE Boston Parkway, by a new private street named Archer Drive. Dellwood Drive would have access as well and the streets would include traffic circles to help regulate the speed of traffic.

Commissioner Hoifeldt questioned how this project would compare in terms of size to other Senior Living Projects around town. Mr. Deets advised that it would be similar in size to Alice Place, which is currently in the range of 65-70 units per building where the proposed project would have 50 units per building.

Commissioner Nigro questioned if the proposed buildings would be taller than the currently underway multifamily project to the east. Mr. Deets advised that they would be similar in size.

Commissioner Schmidt questioned if the front façade of the townhomes would be facing east or west. Mr. Deets advised that the townhomes would be constructed so that the front façade would face the Single Family Residential areas as the units were rear loaded.

Commissioner Schmidt moved to approve a rezoning related to a change from R-3 (Multi-Family Residential District) to PD-1 (Planned Development Overlay District) and R-3 (Multi-Family Residential District) Seconded by Commissioner Fontenot, pending any remaining staff comments. Ayes: Nigro, Fontenot, Broderick, Hoifeldt, and Schmidt. Nays: none. Motion carried.

Approval for rezoning from R-3 (Multi-Family Residential District) to PD-1 (Planned Development Overlay District) and R-2 (One and Two Family Residential District) and K-MF-Rowhouse (Kettlestone Multi-Family Rowhouse District) [Triple T Development]

Brad Deets, Development Services Director, introduced the subject property as generally located east of SE L.A. Grant Parkway and south of SE Westown Parkway containing approximately 25.6 acres of land. He advised that the subject property was originally rezoned R-3 Multi-Family Residential in 2013 under the guidance of the previous Alice's Road Corridor master Plan and was intended to act as a transition to the more commercialized area planned to the east. As a part of the Kettlestone Master Plan approved in 2014, the future land use of the property was shown as row houses and townhomes. As a general rule currently zoned properties were not required to be rezoned to conform to the Kettlestone Master Plan unless there was a direct interest by the owner.

Mr. Deets explained that the Applicants, ARAC, LLC and Triple T development, have expressed an interest in developing a portion of the property to conform to the Kettlestone Row house zoning district. However, the applicant is concerned that the entire property is not marketable as all row houses at this time, therefore in addition to the Kettlestone Rowhouse zoning classification the applicant is requesting approval for a portion of the property to be rezoned to R-2 One and Two Family Residential district with a Planned Development Overlay to allow for a transition lot sizes from the standard R-2 lots to the slightly more dense row houses proposed on the northeastern corner of the property.

This row house zoning district would drop down the density but maintain the look and feel of the Kettlestone townhome requirements for the proposed 90 rowhomes. The planned development overlay would allow for a smaller lot size around 60 linear feet wide and side yards to measure in at 5 feet instead of the current R-2 requirements of 7.5 feet for the proposed 63 Single family lots. Proposed front and rear yard setbacks would also take into account the smaller lot sizes, adjusting from 30 feet to 25 feet maximizing the space of the lots.

Access is proposed from Westown Parkway and Parkview Crossing Drive. SE Tallgrass Drive the proposed development to the south. Storm water detention is proposed to be accommodated within a series of dry bottom ponds within the development and an association will be required to be formed in order to address the long term maintenance of the ponds. There is a proposed 2.25 acres of dedicated park lands requirements in the southwest corner of the property. This location borders existing parkland that has previously been dedicated to the city and in total will create a park approximately 5 acres in size.

The Staff recommends approval of the proposed rezoning request.

Commissioner Broderick questioned if the drive on the east side of the subject property would be extended. Mr. Deets advised that it would be extended to Westown Parkway and become a main collector street for the development.

Commissioner Schmidt questioned the viability and opportunity for the smaller lot single family homes. Mr. Deets advised that he does see viability especially with the Kettlestone townhome requirements

that help add a current feel to the neighborhood. He advised that as lot prices and housing prices rise, the smaller lot single family homes help to allow for more affordable options.

Commissioner Hoifeldt questioned what the plan for the garages and façade was. Mr. Deets advised that currently the staff and applicant are discussing the best option, but that the intent is to be rear loaded off of private drives with the façades facing out.

Commissioner Schmidt questioned where the Landscape buffers would be added and Mr. Deets advised that there would be a 25 foot buffer required between Parkview Crossing Drive, and warrior road.

Commissioner Nigro questioned where the access points were. Mr. Deets advised that there would be ingress and egress access points along the main roads.

Commissioner Broderick questioned if the turn to lower density would turn away possible retailers for the Kettlestone district. Mr. Deets advised that the plans keep in mind the overall density, but also the flow and balance of the areas as they transition between residential, multifamily and commercial. With the growth of multi-family residential districts, the overall density is being maintained despite areas like the current subject property which are aimed to drop density.

A motion to approve a rezoning related to a change from r-3 (multifamily residential district) to PD-1 (Planned Development Overlay district) and R-2 (One and Two Family Residential District) and K-MF-Rowhouse (Kettlestone Multi-Family Rowhouse District) was called by Commissioner Broderick and seconded by Commissioner Schmidt, subject to any remaining staff comments. Ayes: Nigro, Fontenot, Hoifeldt, and Schmidt. Nays: none. Motion carried.

Approval of a Final Plat for the Landing at Shadow Creek Plat 4

City planner Melissa DeBoer introduced the subject property as being located west of NE Alice's Road and NE Douglas Parkway. The proposed property would contain 31 Single Family Lots under the R-2 One and Two family Residential District Zoning, 2 lots under the R-4 Row Dwelling and Townhome Dwelling Zoning District, and 3 lots zoned C-1 Commercial and Highway Service Commercial District. Out lot Z will be utilized for storm water detention for the single family development and the basin will be owned and maintained by a Homeowners Association. Out lot Y is proposed parkland and will satisfy the applicant's parkland dedication requirement.

Mrs. DeBoer Explained that the development will extend NE Douglas Parkway from the western plat boundary to the intersection with NE Addison Drive, a new street that will run north/south from NE Douglas parkway, to NE Dellwood Drive which will also be extended to the eastern plat boundary.

Mrs. DeBoer stated that utilities will be extended throughout the plat to provide access to the proposed 36 lots, sanitary sewer and water will be extended along NE Douglas Parkway and South along NE Addison Drive to service the lots. Areas for 25 foot and 30 foot landscape buffers have been identified on the final plat. These are required to screen differing land uses from one another. The 30 foot buffers will be installed as part of the commercials development and the 25 foot buffers will be required as part of the townhome development.

Mrs. DeBoer advised that at this time staff feels comfortable with the proposal and would recommend approval of the Final Plat for the Landing at Shadow Creek Plat 4 subject to remaining staff comments, review of legal documents by the City Attorney, and completion of public improvements.

Commissioner Fontenot questioned about the size of the park with the proximity to the Fox Creek Park. Mr. Deets advised that this particular park would be serve a more historical context as the area has been identified as the location of former coal mines with one of the original shafts and historic district.

Commissioner Nigro commented that he disliked the combination of the zoning with in the plat.

Commissioner Fontenot moved to approve a Final Plat for The landing at Shadow Creek Plat 4 subjected to any remaining staff comments, review of legal documents, and completion of public improvements which was seconded by Commissioner Hoifeldt. Ayes: Fontenot, Hoifeldt, and Schmidt. Nays: Nigro. Motion carried.

Approval of an amendment to Section 301.21 F of the Waukee Municipal Code to insert Hotels as a permitted use in the K-RC District (Kettlestone Retail Community District)

Development Services Director Brad Deets presented a request for an amendment to section 301.21F of the Waukee Municipal Code to insert hotels as a permitted use in the K- RC District) Kettlestone Retail Community District, submitted by City Staff due to inquiries for potential projects. Previously the requirements were for form and less about the land use, but the possibility of a hotel project near or adjacent to an office building would keep the integrity of the intended form of the Kettlestone district. Size and appearance would still need to follow the requirements of the Kettlestone Retail Community district, the amendment would allow the flexibility of hotels with in those size requirements of under 50000 square feet and three stories or less.

Commissioner Hoifeldt questioned if the staff could foresee an issue around SE University of hotels building there. Mr. Deets advised that it would be unlikely as just above SE University is a zoned C-1 Commercial and highway service Commercial District where Hotels are already allowed to build.

Commissioner Fontenot questioned if the amendment would be limited to the area just north of Ashworth Road. Mr. Deets advised that the majority of the K-RC Zoning was condensed to the area just north of Ashworth with a small pod at the intersection of SE University.

Commissioner Fontenot moved to approve the request for an amendment to section 301.21F of the Waukee Municipal Code to insert hotels as a permitted used in the K-RC District (Kettlestone Retail Community District) which was seconded by Commissioner Broderick. Ayes: Nigro, Fontenot, Hoifeldt, and Schmidt. Nays: none. Motion carried.

New Business

Brad introduced new projects that will be appearing before the Commission including an office project, plans for a taco bell, and a Burger King.

Adjournment

The Tuesday July 26th Planning and Zoning Commission Meeting was called to adjourn at 7:15 pm by Commissioner Broderick and seconded by Commissioner Hoifeldt. Ayes: Nigro, Fontenot, Broderick, Hoifeldt, and Schmidt. Nays: none. Motion carried.