

MINUTES OF THE TUESDAY, AUGUST 9TH, 2016, PLANNING AND ZONING COMMISSION MEETING.

The August 9TH, 2016, Planning and Zoning Commission meeting was called to order at 6:00 p.m.

Roll Call. The following Commissioners were present: Nigro, Streit, Hoifeldt, Shanks and Schmidt. Commissioners Fontenot and Broderick 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 August 9th, 2016. Ayes: Nigro, Streit, Hoifeldt, Shanks and Schmidt. Nays: none. Motion carried.

Approval of the July 26th, 2016, Regular Meeting Minutes. Motion by Commissioner Hoifeldt, Seconded by Commissioner Schmidt, to approve the July 26th, 2016 regular meeting minutes as written. Ayes: Nigro, Streit, Hoifeldt, Shanks and Schmidt. Nays: none. Motion Carried.

Open Forum. None.

Approval of a Preliminary Plat for Legacy Pointe at Waukee Plat 8

City planner Melissa De Boer introduced the request from the applicant Ewing land development and Services, LLC for a Preliminary Plat Approval for the subject property located at the northeast corner of SE Legacy Pointe Boulevard and SE holiday Crest Circle, just east of the Recently Approved site for six townhome unites within the Legacy Pointe at Waukee Plat 7 and north of the existing Legacy Pointe Townhomes.

Mrs. De Boer stated that the preliminary plat includes 11 townhomes residential lots ranging in size from 10000 square feet to 18000 square feet, remaining consistent with the existing Legacy Pointe Townhomes to the south. Out lot A will be used for detention and will be owned and maintained by a homeowners association while out lot B is going to be transferred to the owner of lot 23 of Legacy Pointe at Waukee Plat 1 as the patio that is attached to the existing house on lot 23 is over the property line.

Mrs. De Boer explained that as part of the plat construction SE Silver Pointe Drive will be 25 feet in width, extended from SE Holiday Crest Circle, and will end in a cul-de-sac. A 5 foot wide sidewalk will be constructed on both sides of SE Silver Pointe Drive and on the east side of SE Legacy Pointe Boulevard. Mrs. De Boer also stated that public utilities will be extended to all lots with Storm water in this plat set to be detained in the proposed detention basin within out lot A.

At this time staff is comfortable with the proposal and would recommend approval of the preliminary plat for Legacy Pointe at Waukee Plat 8 subject to remaining staff comments.

Mrs. De Boer answered Commissioner Hoifeldt's question that yes, the Homeowners Association for this plat would be different from the current Legacy Pointe Home Owners Association.

Commissioner Hoifeldt questioned if there had been any deviations from the initial master plan for the Legacy Pointe Townhomes with the construction of this plat. Development Services Director, Brad Deets advised that the master plan had anticipated SE Silver pointe drive as being a looped street but with the proximity to the other streets, it was suggested to be altered to a cul-de-sac for traffic safety.

Commissioner Schmidt asked if the anticipated townhomes would be in a duplex style and Mrs. De Boer advised that they would continue to follow the look of the existing townhomes in Legacy Pointe.

Commissioner Nigro questioned about the shared road that divides Waukee and Clive and if the area would be developed as right now it is a two lane road that drops to one. Mr. Deets advised that the City would be responsible for working that out to negotiate between Waukee and Clive ownership.

Richard Bengston from 1705 SE Holiday Crest Circle questioned of the out lot A maintenance would be a developers Homeowners Association and if the City would consider taking over the care of the pond as there has not been good maintenance on the ponds from the previous plats. Mr. Deets advised that there will be an association and there will be provisions within the requirements of the Association that would specify the maintenance of the pond in out lot A. Some of the earlier Association Provisions seem to have been incorrectly filed or recorded making the original developer still in charge of the out lot ponds, Mr. Deets advised that it is a problem that is in the process of being resolved.

Evan Bartelt of 1715 SE Holiday Crest Circle advised that there is a swale that goes across the back of his property and a lot of water table issues are occurring because of that and asked if the developer would address that issue in the new plat. Erin Van Roekel advised that the applicants were installing sub drains to aid in carrying the water away from the existing and from the new townhomes.

Mr. Bartelt then asked if the new town homes would be set 7 feet from his home as his patio falls 4 inches shy of his property line. Mrs. Van Roekel advised that the applicants have gone back and done some extensions so a small portion, out lot B, of the new development would be dedicated to address his particular issue. Mr. Bartelt asked if it could be staked out so that the current residents could see what would be proposed. Mrs. Van Roekel and Commissioner Hoifeldt advised that a visual aid could be provided, rather than staking out the area.

Commissioner Schmidt moved to approve the preliminary plat for Legacy Pointe at Waukee Plat subject to any remaining staff comments and completion of legal documents, seconded by Commissioner Shanks. Ayes: Nigro, Streit, Hoifeldt, Shanks and Schmidt. Nays: none. Motion Carried.

Approval of a Preliminary Plat for Ashworth Properties South Plat 1

Senior Planner Andy Kass introduced the request from the applicant Ashworth Properties, Inc. to approve a preliminary plat for the subject property located within the Kettlestone Corridor on the east side of Grand Prairie Parkway and south of Ashworth Road. The Plat includes 4 lots ranging from 1.53 acres to 3.11 acres, and an Out Lot Z which is 6.86 acres in area which is intended for future development.

Mr. Kass advised that there would be minimal street improvements required for this development initially. At this time the only street improvement necessary is a turn lane off of Ashworth Road. Access to the development would be from a right in right out access from Grand Prairie Parkway and a full access from Ashworth Road on the north side of the site. The preliminary plat does identify the construction of a 26 foot wide private access road through the development. A five foot sidewalk is identified on the west and north sides of the access drive and a 10 foot trail will be installed across the property as part of the Kettlestone Greenbelt trail system.

Mr. Kass explained that several easements are proposed within the plat based upon the location of proposed utilities and for ingress, egress easements to provide access to the proposed lots. Utilities will be provided to Lt 1 as part of the plat improvements. Sanitary sewer will be extended from Grand Prairie Parkway and water service will be extended from Ashworth Road. Storm water in this plat will be detained in a temporary detention basin on the west side of the road on Property that is also owned by the applicant. This water will eventually be detained in a future regional storm water retention basin.

At this time staff feels comfortable with the proposal and would recommend approval of the preliminary plat for Ashworth Properties south Plat 1 subject to remaining staff comments.

Commissioner Schmidt asked for clarification on the accessibility for the site. Mr. Kass advised that the only full access point would be off of Ashworth Road, so to get south on Grand Prairie Parkway from the Subject Property you would need to take the interior private street to Kettlestone Boulevard to turn south. Mr. Deets also stated that in the future the intersection of Kettlestone Boulevards and Grand Prairie Parkway would be signalized.

Commissioner Hoifeldt questioned if the trail would be part of this initial development. Mr. Kass advised that the extension of the trail from the pedestrian underpass to the east side of grand prairie parkway would not be part of this development as there is nothing to the east or west of the subject property.

Commissioner Streit questioned what could potentially go in the proposed lots. Mr. Kass advised that with the Kettlestone Retail District zoning, it would allow for buildings larger than 50,000 square feet, but that any type of retail could go here.

Commissioner Hoifeldt moved to approve the preliminary plat for Ashworth Properties South Plat 1 subject to any remaining staff comments and completion of legal documents, seconded by Commissioner Schmidt. Ayes: Nigro, Streit, Hoifeldt, Shanks and Schmidt. Nays: none. Motion Carried.

Approval of a Final Plat for Ashworth Properties North Plat 1

Senior Planner Andy Kass introduced the request by the applicant Ashworth Properties, Llc for the subject property located within the Kettlestone corridor and the west side of Grand Prairie Parkway and north of Ashworth Road. The plat would include one lot 8.22 acres in size intended for office development and one out lot, Out lot Z, 54.76 acres in area intended for future office, commercial, and multi-family residential development.

Mr. Kass advised that SE Esker Ridge Drive has been identified on the final plat as a major collector street 37 feet wide with full access and a 70 foot right of way. SE Glacier Trail will also be a major collector street 37 feet wide with a 70 foot right of way. Five foot wide sidewalks will be constructed on both sides of all streets.

Mr. Kass explained that several easements are proposed within the plat based upon the location of the proposed utilities and proposed ingress/ egress easements to provide access to the proposed lots. Utilities will be provided to Lot 1 as part of the site improvements with sanitary sewer extended from Grand Prairie Parkway as long SE Esker Ridge Drive and water extended along SE Esker Ridge Drive. Storm water in this plat will be detained in the existing regional detention pond that was constructed by the City of Waukee Located Within Out Lot W of this plat.

At this time staff feels comfort able with the proposal and would recommend approval of the final plat for Ashworth Properties North Plat 1 subject to remaining staff comments and review of the legal documents by the city Attorney.

As no questions or comments were presented by the Commission or Audience, Commissioner Hoifeldt moved to approve the Final Plat for Ashworth Properties North Plat 1 subject to any remaining staff comments and completion of legal documents, seconded by Commissioner Streit. Ayes: Nigro, Streit, Hoifeldt, Shanks and Schmidt. Nays: none. Motion Carried.

Approval of a Site Plan for Kettlestone Office Development (2705 Grand Prairie Parkway)

Senior Planner Andy Kass introduced the request by applicant Knapp Properties/ Ashworth Properties, Inc. for the subject property located with the Kettlestone District at the intersection of Grand Prairie Parkway and SE Esker Ridge Drive. The site plan for the proposed project identified a two-story 93,740 square foot office building. This building would be constructed and owned by Knapp Properties and the space will be leased by a single corporate tenant. The side plan also identifies a future building expansion on the east side of the building. The proposed building will back up to an existing set of regional storm water retention ponds that are owned by the City of Waukee. Also identified on the plan is an outdoor patio and terrace that will overlook the ponds and the tenant will utilize this space for employees and events.

Mr. Kass advised that the site will have access provided by a right in and right out only access on Grand Prairie Parkway and permanent full access off of SE Esker Ridge Drive. As part of the improvements related to this site, SE Esker Ridge Drive will be extended from Grand Prairie Parkway eastward to the future intersection of SE Esker Ridge Drive and Se Glacier Trail .Typically the developer if the property would be responsible for the installation and construction management of the road project but in July of 2016 the City of Waukee was awarded by the Iowa Department of transportation a \$1.3 million RISE (Revitalize Iowa's Sound Economy) grant for the construction of the roadway. Therefore, the road must be a City bid and managed project and agreements between the City and engineering firms have been reached for the design and management of the project.

Mr. Kass explained that the site would require 375 parking spaces and the site plan identifies 413 parking spaces for the initial development with a possible expansion that would bring the total parking space count for the site to 472 spaces. Bike racks have been provided on the south side of the building in addition to 12 bicycle parking spaces provided inside the building on the lower level. Mr. Kass also advised that a five foot wide sidewalk will be constructed on the north side of SE Esker Ridge Drive and there is an existing 10 foot wide trail fronting the subject property along Grand Prairie parkway. The applicant has also proposed to construct an interior trail network that will connect to the future city greenbelt trail network.

Mr. Kass stated that sanitary sewer service for the proposed building will connect to an existing man hole for the 12 inch sanitary sewer that runs along the east side of grand prairie parkway. A 5000 gallon grease interceptor has been indicated on the utility plan as there will be a commercial kitchen on site. Water service will be provided off of se Esker ridge drive and storm water detention will be provided in a regional storm water ponds to the north of the proposed building which are owned and maintained by the City of Waukee. The minimum open space requirements have been met and exceeded with the proposed site plan.

Mr. Kass introduced the elevation for the subject property and the materials provided to the commission advising that the building is proposed to be constructed primarily of architectural insulated precast concrete paneling and glazing. The elevations also indicate areas of metal wall paneling for screening of rooftop mechanical units. All of the proposed materials are listed as acceptable building materials in the Kettlestone Design Guidelines and the proposed fenestration on street facing facades meets the minimum requirements for the Kettlestone Design Guidelines.

Mr. Kass advised that the Fire Department has reviewed the proposed site plan in consideration of life safety and emergency response and all comments have been addressed. The trash enclosure for the site is located within the service drive on the east side of the building as is preferred by the staff as the enclosure will not be visible from Grand Prairie Parkway. Monument signage has been indicated at the entrance from Grand prairie Parkway and at the corner of Grand Prairie Parkway and SE Esker Ridge Drive.

At this time staff is comfortable with the site plan and would recommend approval of the site plan subject to remaining staff comments.

Mr. Kass introduced a question that was sent via email from the commission regarding the overall intent for the design of the building and how it meets the design standards for the Kettlestone District. Tim Hickman the Architect for the proposed building stepped forward from the applicants to address the concern. Mr. Hickman advised that based on the guidelines, they were trying to present the interpretation for a sustainable office space design. This means that, per page 58 of the guidelines, the concentration of focal interest should be in the commons area meaning the entrances, street side view, and green space, instead of overpowering it with bold architecture. The terms natural and neutral were the main intent in order to accentuate a highly day-lit and energy efficient space with wood accents in the Soffit overhang to provide more warmth to the highlighted areas. Mr. Hickman also addressed the

issue with the exterior not meeting the required finish of being brick or stone, stating that there is a variety of building materials shown in the master plan as examples and not all of them are stone or brick. He indicated to page 86 where an all glass and metal building was shown and even an entirely pre-cast building was demonstrated to make a point that what was being stated and shown were perhaps not in cohesion.

Commissioner Hoifeldt questioned how wide the pre-cast modules were going to be. Mr. Hickman advised that they were proposed to be 5 feet wide with deeper grooves than what was indicated on the material sample in order to provide the shadow interest depicted on the elevations.

Commissioner Hoifeldt questioned if the color presented would be the color of precast used. Mr. Hickman advised that they did offer several other color options but that the applicant did choose this particular selection.

Commissioner Shanks questioned if there was a generator on site. Mr. Hickman advised that the transformer and emergency generator will be located at the bottom of the steeper grade change.

Commissioner Hoifeldt questioned what was proposed in the area for extra parking until it actually became a parking lot. Mr. Hickman advised that the parking expansion was built in to the plan so that the building would remain in compliance with city requirements should the building choose to add an extension and would be sodded greenspace until such an extension was in the works.

Commissioner Hoifeldt questioned where the division between the city trail and the trails that the developer would be responsible for was located. Mr. Kass advised that anything north of the proposed patio was the city's trail and south of the patio would be the responsibility of the applicant.

Commissioner continued questioning if the trails would be built on a similar timeline. Mr. Deets addressed the question stating that the city would be making some improvements to the detention ponds and the area surrounding it for the trail system incorporating turf and prairie grass sections and several aerators to the ponds to help move the water and make them more of a feature. Mr. Deets then advised that there was an agreement to have this section completed by the end of 2017 as the applicants intended occupancy for February 2018 pending Commission and City Council approval.

Commissioner Schmidt voiced his concerns, stating that the buildings with in the pages Mr. Hickman showed them, while not matching the requirements initially, did display more architectural complexity and were much larger in size than the building proposed and that he was just expecting something a little more especially in the shape of the building as this was the first office building in the Kettlestone District and would set the tone and precedent for any future buildings. Mr. Deets advised that the proposed building generally meets the requirements of the Kettlestone District Guidelines. He advised that office buildings were going to be more square as is needed for their purposes and uses, and that the depicted building did follow a more modern expression which was the design intent.

Commissioner Shanks questioned Mr. Deets if this building would continue to fit well with those who do take the design guidelines more literally later on. Mr. Deets advised that the guidelines were not meant to be a template rather to indicate the overall feel for the area. The way the building has been sited it

will not look as flat as the elevations depict. You will always see more than one façade regardless of the direction you are going save for on SE Esker Ridge Drive which has the entrance of the building to provide interest.

Aimee Staudt of Knapp Properties spoke to the commission about the reason for the simplicity, stating that as it is a leasing property, we are taking into account the use of the building for a tenant with a more new age and open approach to the work area. They also wanted to include a focus on the outdoor amenities for the employees and provide bright, clean, and usable space indoors and out.

Commissioner Hoifeldt moved to approve the Site Plan for Kettlestone Office Development (2705 Grand Prairie Parkway) subject to any remaining staff comments and completion of legal documents, seconded by Commissioner Streit. Ayes: Nigro, Streit, Hoifeldt, Shanks and Schmidt. Nays: none. Motion Carried.

Approval of a Site Plan for Burger King (450 East Hickman Road)

Senior Planner Andy Kass introduced the request from applicants Trost Development and Blound Restaurant Management 2 for a site plan approval for the subject property located at the southwest corner of Hickman Road and SE Westgate Drive. The proposed project includes the construction of a 4,492 square foot building to be used for a Burger King restaurant and would include a drive-thru with dual ordering lanes on the south side of the building with the pickup window on the east side. A 900 square foot play area will also be part of the restaurant.

Mr. Kass advised that access from SE Laurel Street will be provided by a shared ingress/ egress easement on the west side of the property and pavement markings will be provided to direct drive-thru traffic and general site circulation. A total of 52 parking spaces are required and the site plan identifies a total of 56. As part of the improvements, a five foot sidewalk will be installed along SE Westgate Drive. A five foot sidewalk will also be installed along SE Laurel Street located on the south side of this site. All utilities will be extended to this site during platting. With sanitary sewer extended from SE Westgate Drive and Water service also provided off of SE Westgate Drive. A 1200 gallon grease trap is also indicated on the utility plan for the site. Storm water detention will be provided with a dry bottom detention basin located on the east side of the site.

Mr. Kass stated that the applicant has proposed a 33.4% of open space surpassing the minimum 20%. A trash enclosure is proposed on the southeast corner of the site and elevations of the building and trash enclosure meet the intent and requirements of the site plan ordinance.

At this time the staff is comfortable with the site plan and would recommend approval of the site plan subject to remaining staff comments.

Commissioner Shanks made a note that it would be situated like Dairy Queen in order to clear up any confusion to which side would be facing Hickman Road.

Commissioner Streit questioned if lot 3, one of 2 lots not currently being developed, would be split. Mr. Kass advised that at this time the developers would like one tenant or a multi-tenant building for the space as it is the second largest lot.

Matt Chapman, a resident of Waukee, questioned what was intended for lot 5. Mr. Kass advised that right now it is zoned commercial use.

Commissioner Streit moved to approve the Site Plan for a Burger King (450 East Hickman Road) subject to any remaining staff comments and completion of legal documents, seconded by Commissioner Nigro. Ayes: Nigro, Streit, Hoifeldt, Shanks and Schmidt. Nays: none. Motion Carried.

New Business

Director of Development Services Brad Deets introduced the Commission on upcoming items including the forward progress for a new High School and a Comp Plan update project.

Adjournment

The August 9th 2016 Planning and Zoning Commission meeting was called to adjournment at 7:17 pm by commissioner Schmidt and seconded by commissioner Nigro. Ayes: Nigro, Streit, Hoifeldt, Shanks and Schmidt. Nays: none. Motion Carried.