

MINUTES OF THE TUESDAY, AUGUST 23<sup>TH</sup>, 2016, PLANNING AND ZONING COMMISSION MEETING.

The August 23<sup>TH</sup>, 2016, Planning and Zoning Commission meeting was called to order at 6:00 p.m.

**Roll Call.** The following Commissioners were present: Fontenot, Streit, Broderick, Hoifeldt, Shanks and Schmidt. No Commissioners 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 Streit, to approve the agenda for August 23<sup>rd</sup>, 2016. Ayes: Fontenot, Streit, Broderick, Hoifeldt, Shanks and Schmidt. Nays: none. Motion carried.

**Approval of the August 9<sup>th</sup>, 2016, Regular Meeting Minutes.** Motion by Commissioner Streit, Seconded by Commissioner Fontenot, to approve the August 9<sup>th</sup>, 2016 regular meeting minutes as written. Ayes: Fontenot, Streit, Broderick, Hoifeldt, Shanks and Schmidt. Nays: none. Motion Carried.

**Open Forum.** None.

**Approval of a Site Plan for Sportsplex West (895 SE Olson Drive)**

City Planner Melissa De Boer introduced the request by applicant Sportsplex USA, LC for an approval of a Site Plan for a recreational facility. The subject property is located north of SE Olson Drive and west of Alice's Road and is approximately one acre in size. This project would include the construction of a 10,665 square foot building.

Access to the site will be provided off of SE Olson Drive. A total of 43 parking spaces are required and proposed on the site plan including 2 handicap accessible stalls. Traffic will be two-way in the parking lot and a fire lane will be provided on the southwest side of the parking lot. As part of the improvements a five foot wide sidewalk will be installed along SE Olson drive with internal sidewalks planned on the site mainly around the building from the parking areas.

All utilities have been extended to the subject property during phases of previous platting. Minor service stub extensions will occur and storm water from the site will drain into the intakes along the west and south sides of the property.

The proposed site plan meets the required amount of open space and plantings per the landscaping ordinance including a landscape buffer along the west property line.

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

Commissioner Schmidt questioned if the parking issues experienced by residents and tournament attendants would be addressed. Senior Planner Andy Kass advised that the current proposed parking meets the parking space ordinance. Development Director Brad Deets advised the commission that the Sportsplex East which is the predecessor of Sportsplex west, was built under different ordinance and

that currently if the same offer was submitted it would not pass the parking space requirements for its size.

Andrea Groves of Pointe Builders advised that the Sportsplex East building would be under new ownership in the near future and that the perspective buyers had plans of expanding the building and parking. Mr. Deets added to Mrs. Groves' comment stating that if they were to submit for an expansion they would have to bring the entire site up to current ordinance standards.

Commissioner Nigro questioned if the applicant would be addressing some of the drainage issues located near the current trail. Mr. Deets advised that the City was currently working with the property owners to the North to address that issue as the site develops.

Commissioner Streit questioned if the commercial owners to the east had any comments or concerns to the closeness of the parking lots. Mr. Kass advised that the City had not received any at this time.

Motion to approve a Site Plan for Sportsplex West was called by Commissioner Fontenot and was seconded by Commissioner Nigro, Subject to any remaining staff comments and completion of legal documents. Ayes: Fontenot, Streit, Broderick, Hoifeldt, Shanks and Schmidt. Nays: none. Motion Carried.

**Approval of a Rezoning related to a Change from A-1 (Agricultural District) to R-2 (One & Two Family Residential District) [Clayton Property]**

Development Services Director, Brad Deets, introduced the request by applicant City of Waukeee and Jerry's Homes, Inc. for a Rezoning Approval from A-1 ( Agricultural District) to R-2 ( One and Two Family Residential District). The Subject property is located west of 6<sup>th</sup> street and south of Northview Drive. The property is currently owned by the City of Waukeee and is part of a larger parcel that was acquired by the city in 2007. Currently the public works facility, Waukeee Elementary and Waukeee Schools Transportation Facility are located on the other portions of the parcel. On August 1<sup>st</sup> the City Council accepted a bid from Jerry Homes Inc. for the purchase of the remaining 37 acres. The sale of the property is scheduled to close by the end of October. In anticipation of Jerry's homes developing the property the city has agreed to proceed with rezoning of the property. Jerry's Homes on behalf of the City has submitted the necessary rezoning map to begin the rezoning process. The Cirt6 Council has set a public hearing date of September 6<sup>th</sup>, 2-016 to discuss the purposed rezoning with notification of the rezoning request to the proposed property being sent on August 15<sup>th</sup>, 2016. To date staff has not received any correspondence for or against the proposal.

Mr. Deets advised that the proposed concept plan shows a total of 110 single family lots ranging between 8000 and 12000 square feet in size. The lots abutting the south property line are proposed to be slightly deeper to allow a greater separation from the existing public works facility and the currently under construction transportation facility.

Northview Drive is proposed to be extended to the west as well as one additional connection point to 6<sup>th</sup> street, and while not located on the subject property, the concept plan also identified the future

extension of 10th street to the west and identifies how this development would tie into 10<sup>th</sup> street in the future.

Water extends to the property line and will be extended to serve the development. Sanitary sewer is being constructed by the City of Waukee through the golf course beginning later this year which will connect to the sewer being constructed with the transportation facility. This sewer will be extended to serve the proposed development. Storm water detention for the subject property will be provided in the regional pond currently being constructed as part of the transportation facility site.

Based upon the proposed number of lost, the required parkland requested equates to approximately two acres. As the adjacent elementary school includes a playground and equipment, the proposed parkland is anticipated to be located adjacent to the school to utilize the existing facilities to their fullest potential and allow further expansion of the trail network into the neighborhood.

The proposed rezoning is consistent with how the city council had anticipated the property being developed pending its sale and staff would recommend approval of the proposed rezoning.

Commissioner Fontenot questioned if there would be access off of 6<sup>th</sup> street. Mr. Deets advised that there would be access off of 6<sup>th</sup> Street, Northview Drive and 10<sup>th</sup> Street once it is constructed. Commissioner Fontenot continued, questioning if the staff could see any traffic issues with 6<sup>th</sup> Street only being 2 lanes and having the Transportation Facility located on it as well, and if they saw a widening of 6<sup>th</sup> Street in the future. Mr. Deets advised that in the long term planning for the city, a widening of 6<sup>th</sup> Street would be needed, with some right turn lanes provided as the area develops.

Commissioner Schmidt questioned if a traffic signal would be provided. Mr. Deets advised that in the long term Northview Drive could be signaled but that SE University would have a signal installed.

Commissioner Hoifeldt clarified that there would be no residential driveway access off of 10<sup>th</sup> Street, and Mr. Deets advised that was correct.

Karen Deluhos of 960 Maple Street questioned where the drainage from this development would go. She also advised that the homeowners had not heard back from Veenstra and Kim regarding previously discussed draining issues. Mr. Deets advised that the development would be draining to a regional detention pond to not put more strain on the current drains. Mr. Deets also advised that there was a council meeting in September that would be discussing the draining issues for those homeowners effected.

Susan Snow of 765 Northview Drive questioned if the development would be working with the school to utilize the playground equipment, would the times were non-school aged children could use the equipment be changing as at this point they are not allowed to use the equipment from 6am to 6pm according to posted signs. Mr. Deets advised that the parkland was not fully developed so there would be some areas that the developer and city could use to add playground equipment.

Heather Richeson of 815 Spruce Street questioned if the development would be tearing out the line of trees currently between the back property lines of Spruce street and Northview Drive with a primary

concern for some of the trees that grow on both sides of the property lines. Mr. Deets advised that if there are trees that can be saved, the developer does try to save them as it is more cost efficient. Commissioners Nigro and Hoifeldt added that it would also depend on the grading needed to build in the area. Mr. Deets also advised that the City requires developers to mark trees that are being kept, but that as the project moves forward the City would be more than happy to sit down with Mrs. Richeson and point out what was going to occur with specific areas.

Motion to approve a Rezoning from A-1(Agricultural District) to R-2 (One & Two Family Residential District) was called by Commissioner Schmidt and was seconded by Commissioner Shanks, Subject to any remaining staff comments and completion of legal documents. Ayes: Fontenot, Streit, Broderick, Hoifeldt, Shanks and Schmidt. Nays: none. Motion Carried.

### **Discussion Regarding Kettlestone Land Use**

Development Services Director Brad Deets opened a discussion with the Commission regarding style requirements for Row housing and Townhomes. Mr. Deets advised that currently the design guidelines state a minimum of 2 stories and a maximum of 3 stories with a more urban feel and up to 8 units in one building. This design guideline limits traditional townhomes and takes away the ability to do an Association Home Development allowing single family homes with a common owner or common grounds or ranch style homes.

Mr. Deets introduced a subject property, Maple Grove Place, as an area where a more relaxed style interpretation would allow for a smoother transition between the multi-family and single family zoning areas that the property buffers. Mr. Deets also explained that there is a lot of usable natural elements that would be taken away if it were to be developed with the current style guidelines including topography, mature trees, and ponds. Mr. Deets advised the council that the purpose of the discussion is to see if the commission would be interested in considering a different take for rowhome and townhome development in this subject property only.

Commissioner Shanks questioned if it would create a need for a new land district. Mr. Deets advised that it could be handled by adding a Planned Development Overlay that would state specific stipulations for the allowed design and development of the property.

Commissioner Hoifeldt questioned why the ranch style townhome was not considered for this Land use especially in the areas between the Single Family to Multi Family residential districts. Mr. Deets advised that it was more than likely the idea to keep the Townhome residential areas under an Urban styling as they were set to be located near the commercial zonings.

Commissioner Schmidt advised that he believed it would make sense as the area in question was more on the outskirts of the Kettlestone District and abutted to Single Family residential areas, so it would not feel out of place with the continued development of the area.

Commissioner Fontenot questioned about the parcel located to the north of the subject property and Mr. Deets advised that it was owned by a different party, but that it was a possibility to have something

more traditional in that area as well. Commissioner Fontenot advised that he would like to see the concept extended for the entire area. Mr. Deets advised that he could reach out and discuss with that owner as well, but that he wanted to approach the Commissioner first to see if it was a possibility.

The Commission advised that they would be open to further discussion if the Staff and Developer were to come back with more details.

### **New Business**

Development Services Director Brad Deets introduced the council to the New Business coming in future meetings and advised that the Douglas Parkway Construction was completed with the West Town Parkway project underway. Mr. Deets advised that the movie theater is still progressing slowly as they continue their calculation on sizing needs, and that the Office Building from the previous Commission Meeting had been approved by the City Council.

### **Adjournment**

The Meeting was moved to be adjourned by Commissioner Fontenot and seconded by Commissioner Streit at 7:00pm. Ayes: Fontenot, Streit, Broderick, Hoifeldt, Shanks and Schmidt. Nays: none. Motion Carried.