

Minutes of the Tuesday September 27th Planning and Zoning Commission Meeting

The September 27th, 2016 planning and zoning commission meeting was called to order at 6:00 pm.

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

Agenda Approval. A motion was made by Commissioner Schmidt, and seconded by Commissioner Hoifeldt, to approve the agenda for the September 27th. 2016 planning and zoning commission meeting. Ayes: Fontenot, Streit, Hoifeldt, Shanks, and Schmidt. Nays: none. Motion Carries.

Approval of the September 13th, 2016 Regular Meeting Minutes. A motion was made by Commissioner Hoifeldt, and seconded by Commissioner Schmidt, to approve the minutes with the requested amendment to fix several typos. Ayes: Fontenot, Streit, Hoifeldt, Shanks, and Schmidt. Nays: none. Motion Carries.

Open Forum: none.

Approval of a revised Preliminary Plat for the Shops at Kettlestone North Plat 1.

Senior City Planner Andy Kass introduced the request by the applicant, ARAC, llc, for a revised preliminary Plat for The Shops at Kettlestone North Plat 1. Mr. Kass advised that the revised Preliminary Plat would include a total of 13 lots and 5 outlots. Lots 1, 2, and 3 are intended for commercial retail office development and Lots 4-13 are intended for single family residential development. The commercial/retail lots will range in size from 2.03 to 2.54 acres and the lots intended for single-family residential will conform with the allotted Kettlestone specific R-2 and Planned Development Overlay Districts to allow 60 foot wide lot width and size ranging from 8,113 to 12,044 square feet. This is a change from the previously approved preliminary plat for the property that showed 16 lots for commercial development.

Mr.Kass stated 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 and 5 foot sidewalks will be provided along all streets. An existing 10 foot wide trail is located on the east and west sides of Grand Prairie Parkway and a 10 foot wide trail will be constructed on the east side of SE Parkview Crossing Drive to SE Esker Ridge Drive.

Mr. Kass advised that all utilities will be extended to all lots and are proposed to be public for the entire plat. Lots off of Grand Prairie Parkway will be serviced by the existing 24 inch main and lots 4-13 will be provided sanitary sewer and water from SE Tallgrass Lane. The remaining outlots will be provided with sanitary sewer and water as they develop. 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 and additional detention will be constructed as part of the plat improvements in the southwest corner of the subject property. This pond will not be owned by the city, rather by an Association for the development.

At this time staff feels comfortable with the proposal and would recommend approval of the revised preliminary plat for the shops at Kettlestone North Plat 1 subject to remaining staff comments.

Commissioner Streit clarified that the big difference was the switch to part of the subject property being used for Single- Family residential development. Mr. Kass agreed to that statement.

Commissioner Hoifeldt questioned if the small greenspace was for parkland dedication. Mr. Kass advised that yes it was the required parkland dedication of 0.18 acre that would tie in to other development offered parkland in the surrounding area to equal around 5 acres.

Commissioner Schmidt clarified that the park would be considered a neighborhood park and not a regional park. Director of Development Services, Brad Deets, advised that was a correct statement.

Commissioner Hoifeldt moved to approve the request for a revised Preliminary Plat for The Shops at Kettlestone North Plat 1 subject to any remaining staff comments. The motion was seconded by Commissioner Schmidt. Ayes: Fontenot, Streit, Hoifeldt, Shanks, and Schmidt. Nays: none. Motion Carries.

Approval of a Rezoning related to a Change from A-1 (Agricultural District) to R-2 (One & Two Family Residential District) [Fox Creek Estates Plat 10]

Director of Development Services, Brad Deets, introduced the request submitted by Applicant, Waukee Lots, LLC, for a Rezoning related to a Change from A-1 (Agricultural District) to R-2 (One & Two Family Residential District). Mr. Deets advised that the City of Waukee and the City of Clive have an existing agreement regarding certain property located within each city. Per the agreement, both Cities are able to request property owners to voluntarily sever certain property from each community in order for it to be annexed into the adjoining city.

Mr. Deets advised that the City of Waukee has previously approved a pre-annexation agreement for the property and the City Council is scheduled to take action on the annexation on October 3rd, 2016. In preparation of the annexation being completed, the applicant is requesting the rezoning process be started for the property in order to allow for development to begin early next spring. Pending approval of the rezoning by the Planning and Zoning Commission and the City Council, it would not become finalized until after the property has completed the annexation process into the City of Waukee.

Mr. Deets advised that the applicant has submitted the necessary petition and consent to the rezoning in order to being the rezoning process. To date, staff has not received any formal correspondence for or against the proposed rezoning request from the notifications that were sent on September 20th, 2016.

Mr. Deets advised that the proposed rezoning request includes approximately 13.44 acres that would include 25 Single family lots ranging from 10,000 to almost 1.75 acres in size according to the submitted concept plan. All lots proposed would have a minimum lot width of 80 feet.

Access to the proposed development would be provided off of two sub streets from the south within the Fox Creek Estates Plat 7 and Fox Creek Estates plat 9 (proposed) with both streets ending in cul-de-sacs. The city council has previously agreed to the length of the western cul de sac, which is longer than a traditional cul de sac, as part of the pre-annexation agreement. The justification for the length is due to the existing Little Walnut Creek backing up to the north of the property. Utilities will be extended from the south within the Fox Creek Estates Plat 7 and Plat 9 subdivisions.

There will be no additional parkland dedication associated with this subdivision as the applicant agreed to dedicate right of way necessary for the extension of Douglas Parkway out to Alice's Road as part of the pre annexation agreement. Parkland for this neighborhood can be served by the approximately 19 acre community park located to the south and east of the subject area.

The proposed rezoning is consistent with the surrounding area and staff would recommend approval of the request subject to completion of the annexation of the property into the city of Waukee.

- Commissioner Schmidt asked for clarification of the Clive city limits. Mr. Deets verified that it was marked with the red line.
- Commissioner Schmidt questioned about the drainage of the sanitary sewer. Mr. Deets advised that it falls south to the lift station to flow to Hickman Road. The Little Walnut Creek Lift station is to be upsized next year to accommodate the future anticipated capacity.
- Commissioner Schmidt questioned if the grading on some of the lots would be a concern with the sewer line. Mr. Deets advised that some lots will be identified as needing Grinder Pumps to flow the sanitary sewer up to the main line.

Commissioner Schmidt moved to approve a rezoning related to a Change from A-1 (Agricultural District) to R-2 (One & Two Single Family Residential District) [Fox Creek Estates Plat 10] Subject to remaining staff comments and the completion of the annexation of the property into the City of Waukee. The motion was seconded by Commissioner Fontenot. Ayes: Fontenot, Streit, Hoifeldt, Shanks, and Schmidt. Nays: none. Motion Carries.

Approval of a rezoning related to a Change from A-1 (Agricultural District) to R-2 (One & Two Family Residential District) and R-4 (Row Dwelling & Townhome District/ PD-1 (Planned Development Overlay District) [INDI Run]

Director of Development Services, Brad Deets, introduced the request by the Applicant, Solid Ground LLC on the behalf of the owner, Phillip Broderick LLC and Charlotte Broderick LLC, for a rezoning related to a Change from A-1 (Agricultural District) to R-2 (One & Two Family Residential District) and R-4 (Row Dwelling & Townhome District/ PD-1 (Planned Development Overlay District) [INDI Run]. The property in questions is approximately 27.7 acres located west of Warrior Lane and Directly north of the Waukee YMCA. The request includes a total of 22.92 acres of R-2 one and two family residential and 4.78 acres of r-4 row house and townhouse dwelling District with a planned development overlay to allow for detached townhome units. A large drainage area is located just to the west of the proposed development.

Mr. Deets advised that the applicant has submitted the necessary petition and consent to the rezoning in order to being the rezoning process. To date, staff has not received any formal correspondence for or against the proposed rezoning request from the notifications that were sent on September 20th, 2016.

Mr. Deets explained that as part of the zoning request, the applicant has submitted a concept plan identifying a total of 22 lots proposed to be developed as detached townhouses adjacent to Warrior Lane. Typically this would not follow the standard R-4 zoning District, however, the proposed Planned Development Overlay references underlying R-4 requirements which would allow the detached style and for side yard setbacks of 5 feet on either side with all other R-4 requirements being met. Mr. Deets

also stated that Driveway access to the townhomes will be provided off of a public street to the west of Warrior Lane and no driveway access off of Warrior Lane.

Mr. Deets advised that the remainder of the development consists of a total of 56 single family lots ranging in size from 65 foot wide and 5,700 square feet to 70 foot lots with a minimum of 10,000 square feet. Mr. Deets also stated that the proposed concept plan shows the extension of NE Sunrise Drive which will function as the major collector as development occurs to the west and will eventually extend over the large drainage area to the west of this proposed subdivision. All remaining streets will be local residential streets.

Mr. Deets advised that utilities will be extended to serve the proposed subdivisions a portion of this property can be serviced with sanitary sewer from the existing utilities located along Warrior Lane. The remaining portion of the development to the west will be served by a future gravity line extension from the Little Walnut Creek Lift Station located north of the Subject Property.

The City has previously identified plans for a greenbelt/ park along the existing drainage way to the west of the proposed single family residential lots, as such, parkland dedication for the subdivision is proposed to occur along the western edge of the property and include the portion of the existing drainage way. Future plans include the construction of a bike trail that will run to the existing bike trail extended along the west side of the Mercy Clinic and would eventually be constructed to the north and east to connect into a future connection of the Clive greenbelt trail located east of Warrior Lane and North of Douglas Parkway.

At this time Staff would recommend approval of the proposed rezoning subject to remaining staff comments associated with the concept plan.

- Commissioner Schmidt questioned if the townhome or single family residential would be built first. Mr. Deets advised that he was not entirely sure, but that the phasing line seemed to depict both being done within the same timeframe.
- Commissioner Schmidt questioned if street parking would be on the east or west side of the road. Mr. Deets advised that the parking ordinance is flexible so the main question is where the streetlights are constructed. The streets are wide enough to accommodate a one side parking and the staff would push for parking on the west side.
- Commissioner Hoifeldt questioned if the Master Plan created by the Brodericks in the past would no longer be applicable with the future School proposed. Mr. Deets advised that the project is possibly lower density than what the masterplan had in mind for the area, but that staff believed the school would bring in the need for more Single Family Districts over high density districts.
- Commissioner Hoifeldt questioned if a bridge will be needed further to the north for eventually crossing Little Walnut Creek. Mr. Deets advised that for the next phase of building, a culvert would need to be constructed to extend the street.
- Commissioner Hoifeldt questioned if there was a reason that there were no north-south running roads being extended. Mr. Deets advised that the main reasoning was grading and topography related.

- Commissioner Hoifeldt questioned if there would be more R-4 zoning to the north. Mr. Deets clarified that yes more R-4 is to be expected to the north especially around Douglas Parkway as it continues further west around the future school and recreation complex.
- Resident Josh Bandstra of 360 NE Meadowlark Lane advised that the current residents to the east side of Warrior Lane are disappointed in the concept to build rowhomes directly across from the single family residential areas. He advised that many of the residents believed that the rowhome concept did not match the feel of the current surrounding neighborhoods.
- Commissioner Hoifeldt addressed Mr. Bandstra's concerns by clarifying that the concept was not a connected row home product, but a detached product that would appear like single family homes on their own individual lots, just smaller in size and closer together than the current neighborhood requirements.
- Eric Grubb, a representative of the developer, also stepped forward to address the public concern. He advised that the point of the detached townhomes was to address the buffer needed from traffic, but to also to keep backyards from facing Warrior Lane and the adjacent properties. Having the front of the detached town homes would provide a clean and polished look to Warrior Lane.
- Commissioner Schmidt questioned Mr. Grubb if the area would have an association with greenspace being common ground. Mr. Grubb advised that was correct, all space would be common ground, cared for at the same time, and would not allow for fencing in the area.
- Commissioner Hoifeldt questioned Mr. Grubb regarding the setbacks that would be required for the homes. Mr. Deets stepped forward to address the question stating that a 20 foot easement would be required on these lots.
- Commissioner Shanks questioned about the possibility of a landscape buffer easement along Warrior Lane. Mr. Deets advised that a landscape buffer easement did not seem appropriate as the front of the homes would be facing the street. Some street trees would be required but not the extent of a landscape buffer.
- Commissioner Hoifeldt asked for clarification regarding the position of the Trail. Mr. Deets advised that the trail would be along the east side of Warrior Lane.
- Commissioner Streit questioned if there were any other developments that had similar buildings. Mr. Deets advised that the closest the City of Waukee had would be the new townhomes for Cove at Kettlestone, or the attached townhomes adjacent to LA Grant Parkway in Glynn Village, but that all of those examples were attached unlike the proposed project.
- Mr. Bandstra suggested that the residents would be okay with the front of the townhomes facing them but he had a new concern with the discussion on the widening of Warrior Lane and what that would mean for their area. Mr. Deets advised that the required easements needed for the widening of the road were already in place and widening the road would equate to adding approximately 6 feet of pavement on each side of the existing road.

Commissioner Fontenot moved to approve a Rezoning to a Change from A-1 (Agricultural District) to R-2 (One & Two family Residential District) and R-4 (Row Dwelling & Townhome District/ PD-1 (Planned Development Overlay District))[INDI Run]. The Motion was seconded by Commissioner Hoifeldt. Ayes: Fontenot, Streit, Hoifeldt, Shanks, and Schmidt. Nays: none. Motion Carries.

Approval of a Rezoning related to a Change from PD-1(Planned Development Overlay District)/ C-1 (Community & Highway Service Commercial District/ R-4 (Row Dwelling & Townhome District) to PD-1 (Planned Development Overlay District) / C-1 (Community & Highway Service Commercial District) [Outlot Z of Williams Pointe North Plat 14]

Director of Development Services, Brad Deets, introduced the request by the Applicant, McGregor Interests, INC. on behalf of the Owner Park Place Investments NO 11, LLC, for a Rezoning of the subject property that is currently located West of SE Brick Drive and South of Hickman Road. The subject property is included in the Williams point planned development that was approved by the City of Waukee in July of 2005. It was amended several times over the years and in 2013, received a rezoning from C-1 to R-4. McGregor Interests, inc, has approached the owner in acquiring approximately 5 acres for the development of a self-storage facility. Typically, self-Storage facilities are not a permitted use within the C-1 District, however, the use can be incorporated into the Planned Development Overlay to become a permitted use.

Mr. Deets advised that the applicant has submitted the necessary petition and consent to the rezoning in order to being the rezoning process. To date, staff has not received any formal correspondence for or against the proposed rezoning request from the notifications that were sent on September 20th, 2016.

Mr. Deets stated that the applicant has provided a concept plan of how the property could be developed for self-storage use. The concept plan also provided a possible layout of the remaining portion of Outlot X of Williams Pointe Plat 14 for future development. Mr. Deets advised that the use of self- storage is typically a permitted use within the M-1 light industrial District. the issue that staff has identified, is that there are very limited area within the City of Waukee that have existing M-1 Zoning and it is not anticipated that there will be additional areas with M-1 Zoning in the near future until development of a business park occurs west of Waukee, north of Hickman Road and West of 10th street.

Mr. Deets also acknowledged that the need for self-storage facilities has not dwindled in the community. While the developer has proposed a number of sites that staff was not supportive of, this facility, if developed correctly, could be complementary to other development existing or planned in the future within the Williams Pointe North Development. Additionally, this location is directly east of an M-1 District that has similar type uses and the location of the site also provides ample space to the north for the development of more traditional highway commercial development along Hickman Road.

At this time, Staff is comfortable recommending approval of the rezoning based upon the location of the proposed project and support of the specific use as permitted within the proposed Planned Overlay Development.

- Commissioner Streit questioned if the lot to the west was all one parcel, and Mr. Deets advised that yes it was.
- Commissioner Streit questioned if the staff has seen an interest in Storage Facilities. Mr. Deets advised that the community is very fluid and active and needs places to store recreational items.
- Jeff McGregor, a representative of the Applicant, advised that there is a strong demand for people to have a place to store items such as trailers and other equipment that is 100 percent enclosed. He advised that their product, Lock Box Storage, is a 9-5 operational facility with controlled access from 5-10 pm and 24 hour access on an as needed basis. He also advised that the project would include a 400 square foot manager's office that would also house packaging

supplies and merchandise for sale. Several security features including electronic gate access to units, a secondary key pad of enclosed climate controlled buildings, and video surveillance would also be incorporated.

- Commissioner Fontenot questioned if the presentation concept would resemble what was intended for Waukee. Mr. McGregor advised that it would have the same color scheme, but would be all one level. He also advised that the company he represents has spoken with the property owner who is interested in more C-1 zoning for the parcel.
- Commissioner Hoifeldt questioned if they had plans of constructing everything at once and Mr. McGregor advised that they would build everything on the concept plan with the option to expand if necessary in the future. Mr. McGregor also advised that they intended to build the access to the east and also provide a second access to the south for additional emergency use and for future development.

Commissioner Fontenot moved to approve a Rezoning related to a Change from PD-1(Planned Development Overlay District)/ C-1 (Community & Highway Service Commercial District/ R-4 (Row Dwelling & Townhome District) to PD-1 (Planned Development Overlay District) / C-1 (Community & Highway Service Commercial District) [Outlot Z of Williams Pointe North Plat 14] subject to remaining staff comments. The motion was seconded by Commissioner Streit. Ayes: Fontenot, Streit, Hoifeldt, Shanks, and Schmidt. Nays: none. Motion Carries.

New Business

Director of Development Services, Brad Deets, introduced new business to the Commission. Mr. Deets advised that while nothing immediate in the Kettlestone area, plenty of commercial applications were coming in for other areas of Waukee and he expected more throughout the fall and winter months.

Commissioner Fontenot questioned about the movie theater and Mr. Deets advised that the City Council was working on an incentive package with Fridley and that next spring would be a more reasonable timeline for more forward movement to continue for the project.

Mr. Deets also advised that several sewer projects that were scheduled to be completed over the next months would open the doors for more development and that the City had completed the first of several Neighborhood meetings for the Alice's Road Widening project. The plan for the project is to have the bid out in February and construction to start in April of 2017.

Adjournment

The September 27th Planning and Zoning Commission Meeting was called to Adjournment at 7:20pm by Commissioner Schmidt and Seconded by Commissioner Streit. Ayes: Fontenot, Streit, Hoifeldt, Shanks, and Schmidt. Nays: none. Motion Carries.