

Minutes of the Tuesday November 8th, 2016 Planning and Zoning Commission Meeting

The November 8th, 2016 planning and zoning commission meeting was called to order at 6:01 pm.

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

Agenda Approval. A motion was made by Commissioner Hoifeldt, and seconded by Commissioner Shanks to approve the agenda for the November 8th, 2016 planning and zoning commission meeting. Ayes: Fontenot, Broderick, Hoifeldt, Shanks, and Schmidt. Nays: none. Motion Carries.

Approval of the October 25th, 2016 Regular Meeting Minutes. A motion was made by Commissioner Schmidt, and seconded by Commissioner Shanks, to approve the minutes of the October 25th, 2016 Regular Commission Meeting. Ayes: Fontenot, Broderick, Hoifeldt, Shanks, and Schmidt. Nays: none. Motion Carries.

Open Forum: none.

Approval of a Final Plat for The Shops at Kettlestone North Plat 1

Senior Planner, Andy Kass, introduced the request made by the applicant, ARAC, LLC, for approval of a final plat. The 83 acre subject property is located north of Ashworth road and on either side of Grand Prairie Parkway. The final plat includes 10 lots for single family residential development and 6 out lots. The lots intended for single family residential range in size from 8129 square feet to 12044 square feet and conform to the Kettlestone specific zoning districts other than lot width. A planned development was adopted to allow the single family lots to be 60 feet wide in lieu of the minimum lot width of 65 feet in the r-2 district. out lot x is 0.18 acres in area and will be dedicated to the City of Waukee to satisfy parkland dedication requirements. The remaining out lots are individually platted and intended for future commercial or office development.

Mr. Kass advised that, as part of the initial phase of development, SE Tallgrass Lane will be extended from the west to provide access to the single family lots. This extension will stop at the intersection with SE Parkview Crossing Drive. Mr. Kass also explained that SE Parkview Crossing Drive to SE Westtown Parkway is anticipated to be constructed in spring 2017 as part of the Kettlestone Heights project to the north. Five foot wide sidewalks will be constructed along se tallgrass Lane as each lot develops.

Mr. Kass explained that a 25 foot landscape buffer easement will be required along the east side of Lot 1 as it will be a double frontage lot. Mr. Kass also stated that the applicant is in the process of extending sanitary sewer and water main to the proposed single family lots along se tallgrass lane. 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.

At this time Staff feels comfortable with the proposal and would recommend approval of the Final Plat for The Shops at Kettlestone North Plat 1 subject to remaining staff comments, completion of public improvements, and review of the legal documents by the City Attorney.

- Commissioner Broderick questioned if the only exit would be SE Tallgrass Lane. Mr. Kass advised that, initially, yes. But that other outlets would become available with the street extension in Spring of 2017.

Commissioner Fontenot moved to approve the final plat for The Shops at Kettlestone North Plat 1, subject to remaining staff comments, completion of public improvements, and review of the legal documents by the City Attorney. The motion was seconded by Commissioner Schmidt. Ayes: Fontenot, Broderick, Hoifeldt, Shanks, and Schmidt. Nays: none. Motion Carries.

Approval of a Preliminary Plat, Final Plat, and Site Plan for the Yarco Development

Senior Planner, Andy Kass, introduced the request made by the applicant, The Yarco Companies, for approval of a preliminary plat, final plat, and site plan for a development intended for senior housing. The subject property of 16.57 acres is located west of Alice's Road, south of NE Dellwood Drive, and north of NE Boston Parkway. The subject property was rezoned earlier this year to place a planned development overlay on the property to allow for townhomes to be constructed on the property, reduce the required amount of parking and to allow for apartment buildings on the property to have up to 50 units per building.

Mr. Kass explained that the project involves the construction of three 3-story apartment buildings with a total of 150 units for the entire site. Each building is 21465 square feet in size. The site plan also identifies ten townhome buildings with a total of 49 units. Each townhome unit is indicated as being 1,322 square feet on the first floor. The project would also consist of a clubhouse building, pool, and four garage buildings for the apartments located throughout the site.

Mr. Kass stated that access to public streets will be provided on the north side from NE Dellwood Drive and on the South side from NE Boston Parkway. All streets interior to the site will be privately owned and maintained by an association. NE Shuler lane will be the main thoroughfare and appropriate ingress/ egress easements for circulation through the site have been provided. A 5 foot wide sidewalk along the south side of NE Dellwood Drive will be constructed as part of the site improvements and a 10 foot wide trail on the north side of NE Boston parkway will be extended as part of the improvements. Sidewalks throughout the site will be provided and will connect to the public sidewalks.

Mr. Kass advised that a total of 235 parking spaces are required and the site plan indicates a total of 243 will be provided. Included in this count are 72 garage parking spaces provided in the four garages indicated on the site plan. The planned development reduced the parking requirements from 2 spaces per unit to 1.5 spaces per unit. Sanitary Sewer and water utilities will be provided by the existing stubs off of NE Dellwood Drive. Storm water detention will be provided by four ponds on the north and south side of the property, two on either end, that will outlet into their respective storm sewer along NE Dellwood Drive and NE Boston Parkway. All ponds will be wet bottom ponds and will be owned and maintained by the owners association.

Mr Kass explained that landscape buffers are indicated on the north, west, and south sides of the development to provide screening from adjacent single family residential uses. All additional landscaping requirements have been met and the required amount of open space being provided is 47% which meets the 20% requirement. The apartment buildings will be constructed with stucco, brick, and stone and the townhomes are indicated as being constructed of shake siding, asphalt shingles, stucco, and stone. The applicant has proposed three different color schemes for the townhomes to comply with city requirements.

At this time staff is comfortable with the preliminary plat, site plan, and final plat and would recommend approval subject to remaining staff comments and review of all legal documents by the City Attorney.

- Commissioner Hoifeldt questioned if the adjacent apartment building project, Alice Patricia Apartments, were 2 or 3 stories tall. Mr. Kass advised that the apartments in that project were 3-story apartment buildings.
- Commissioner Hoifeldt also questioned if the townhomes had enough space from the garage to the road for visitor parking. Mr. Kass advised that as long as the buildings meet the required setbacks, driveways were proposed to be provided and large enough to house visitor parking.
- Commissioner Shanks questioned if the project planned to be owner-occupied or leased out. A representative for the Applicant, Mike Grube of 7920 Ward parkway, Kansas City, Mo 64114, advised that the townhomes would be owner occupied and the apartments would be leased, meaning the Homeowners Association owner would be the developer.
- Commissioner Hoifeldt questioned if there was an enclosed porch on the back of the club house. Mr. Grube advised that it was a screened in porch. Commissioner Hoifeldt followed with another question regarding fencing. Mr. Grube advised that the intent was a more green space common area over fencing.
- Commissioner Shanks questioned if there would be individual trash pickup for the townhomes. Mr. Grube advised that there would be individual trash pickup for the townhomes.
- Commissioner Hoifeldt clarified that the townhomes would have shake siding on the upper level with stucco and brick located on the first level. Mr. Grube agreed to that clarification.
- Commissioner Schmidt questioned the total square footage of the townhome units. Mr. Grube advised that the first floor was indicated at around 1,322 square feet, with an upper level of around 400 square feet and the option of a finished basement just under the 1,322 square feet size.

Commissioner Schmidt moved to approve the preliminary plat for Yarco Development subject to any remaining staff comments. The motion was seconded by Commissioner Hoifeldt. Ayes: Fontenot, Broderick, Hoifeldt, Shanks, and Schmidt. Nays: none. Motion Carries.

Commissioner Schmidt moved to approve the final plat for Yarco Development subject to any remaining staff comments. The motion was seconded by Commissioner Fontenot. Ayes: Fontenot, Broderick, Hoifeldt, Shanks, and Schmidt. Nays: none. Motion Carries.

Commissioner Schmidt moved to approve the site plan for Yarco Development subject to any remaining staff comments. The motion was seconded by Commissioner Fontenot. Ayes: Fontenot, Broderick, Hoifeldt, Shanks, and Schmidt. Nays: none. Motion Carries.

New Business -

Director of Development Services, Brad Deets, introduced the new business coming to the Commission. Mr. Deets advised that there are several projects that are moving forward as well as some new commercial projects for the Kettlestone area. Mr. Deets also updated the Commission to the status of development and permits over the past month stating that October 2016 was the best month on record in terms of accrued valuation with an estimated 44 million dollars added in the month alone.

Commissioner Fontenot questioned if the Commission would be meeting on the 22nd of November with its proximity to upcoming holidays. Mr. Deets advised that yes there would still be a commission meeting on the 22nd but that if someone was unable to attend to let the Staff know. Mr. Deets also advised that there would not be a planning and zoning commission meeting on December 27th due to the holiday.

Adjournment

Adjournment of the November 8th, 2016 Planning and Zoning Commission Meeting was motioned by Commissioner Schmidt and seconded by Commissioner Shanks at 6:31pm. Ayes: Fontenot, Broderick, Hoifeldt, Shanks, and Schmidt. Nays: none. Motion Carries.