

Minutes of the Tuesday November 22th, 2016 Planning and Zoning Commission Meeting

The November 22th, 2016 planning and zoning commission meeting was called to order at 6:00 pm.

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

Agenda Approval. A motion was made by Commissioner Hoifeldt, and seconded by Commissioner Shanks to approve the agenda for the November 22th, 2016 planning and zoning commission meeting. Ayes: Fontenot, Streit, Hoifeldt, and Shanks. Nays: none. Motion Carries.

Approval of the November 8th, 2016 Regular Meeting Minutes. A motion was made by Commissioner Fontenot, and seconded by Commissioner Hoifeldt, to approve the minutes of the November 8th, 2016 Regular Commission Meeting. Ayes: Fontenot, Streit, Hoifeldt, and Shanks. Nays: none. Motion Carries.

Open Forum: none.

Approval of a revised Preliminary Plat for Deery Brothers Waukee Development

Senior Planner, Andy Kass, introduced the request made by the applicant, The Rose Companies, for approval of an updated preliminary plat. The subject property is located south of Hickman Road and west of 10th Street and is approximately 21.80 acres in area. The revised preliminary plat includes 2 lots for commercial development. Lot 1 is 9.05 acres in area and Lot 2 is 12.75 acres in area.

Mr. Kass advised that a number of streets will be extended throughout the plat. Maple Street will be extended from the east to the west plat boundary and is indicated as a 31 foot wide street with a 70 foot right of way. Laurel Street will be extended from the east to 10th Street. 10th Street will be extended from Hickman Road to the south plat boundary and will eventually be a 4 lane boulevard. At this time the applicant will only be responsible for constructing the west 26 feet of the street with future improvements and widening to occur based on traffic counts. A new street, 11th street, will be constructed along the west plat boundary and will be a 31 foot wide street with a 70 foot right of way.

Mr. Kass also indicated that the city will allow for the connection of Ashworth Drive to 10th Street with the intention to remove the Ashworth connection as further improvements to 10th street are made. 5 foot wide sidewalks are indicated on both sides of all streets, but no trails will be extended through this property.

Mr. Kass explained that several easements are proposed within the plat based upon the location of proposed utilities and construction areas. A 30 foot landscape buffer easement will be required along the south and east plat boundary to provide screening from the adjacent and future residential development. Mr. Kass also stated that utilities will be extended to all lots. A

12 inch water main will be extended along Hickman Road and 10th street and an 8 inch water main will be extended along Maple Street and 11th Street. Sanitary Sewer will be extended by the spring crest development to the south. Storm water detention is proposed in 2 areas. The south side of lot 1 and the north side of lots 1 and 2. Detention to the north will be connected to the Hickman Road Storm sewer. Detention to the south will be directed southwards through a swale.

Mr. Kass informed the Commission that, at this time, staff had not seen a preliminary plat for the Spring Crest Development, but that there would be a possible review after the first of the year.

At this time Staff feels comfortable with the proposal and would recommend approval of the revised Preliminary Plat for Deery Brothers Waukee Development subject to remaining staff comments.

- Commissioner Streit questioned if there would be a connection for lot 1 to 10th Street. Mr. Kass advised that, at the moment, there is a proposed temporary connection off of Laurel Street, however it may become a permanent connection depending on future improvement and emergency access needs.
- Commissioner Hoifeldt questioned where the convenience store was going to be located. Mr. Kass advised that the city had not received any requests for a convenience store to be located on this property, only the dealership on lot 1.
- Commissioner Hoifeldt questioned about the plans for the R-4 zoning of the property. Mr. Kass advised that he did not anticipate the developers utilizing the R-4 zoning to build townhomes at this time. If necessary, the developers would be able to use the area as open space or as a possible storm water detention area.
- Commissioner Hoifeldt questioned what the proposed use for the extended area to the south of lot 1 would be intended for. Emily Harding of Civil Design Advantage, a representative for the applicant, advised that the shape of the area was due to the initial intention to use the R-4 for rowhomes. However, the applicant does not have a specific buyer in mind for the area so it may end up as rowhomes, it may end up being pursued for commercial projects, or even for an extension for the dealership.
- Commissioner Hoifeldt questioned if anything had changed to the 10th Street and Hickman connection. Mr. Kass advised that the alignment and extension of 10th Street is proposed to remain the same to the initial preliminary plat.
- Commissioner Hoifeldt questioned if there would be a traffic light installed at the area. Mr. Kass advised that traffic control would be enforced, more than likely by stop signs rather than a stop light.
- Commissioner Streit questioned if staff saw any issues with lighting for the residential neighbors to the east with the dealership. Mr. Kass advised that it was something that the staff was aware could become a problem and would be monitoring closely.

- Commissioner Shanks questioned if this was the project where many of the residents had attended to express concern for the sewer discharge. Mr. Kass advised that the residents were more concerned with the housing development to the south, but that the City Engineers, Veenstra and Kimm, had reached out to the residents in order to analyze the drainage issues in the older parts of town.

Commissioner Hoifeldt moved to approve the preliminary plat for The Deery Brothers Project, subject to remaining staff comments. The motion was seconded by Commissioner Hoifeldt. Ayes: Fontenot, Streit, Hoifeldt, and Shanks. Nays: none. Motion Carries.

Approval of a Preliminary Plat for Fox Creek Estates Plat 10

Senior Planner, Andy Kass, introduced the request made by the applicant, Waukee Lots, LLC, for approval of a preliminary plat for single family residential development. The subject property lies east of Warrior Lane and north of the existing Fox Creek Estates development. The preliminary plat identifies a total of 18 single family lots. The proposed lots range in size from 12,122 square feet to 56,147 square feet and lot widths from 65 to 90 feet. Mr. Kass also noted that, as several of the lots are within the FEMA mapped floodplain, out lots are indicated on the rear of those lots. These out lots will not be buildable and can only be sold with the respective buildable lots indicated.

Mr. Kass advised that s two streets that will be extended as part of this project. NE Badger Lane will be extended from the south to the north and will end in a cul-de-sac. NE Fox Valley Drive will be extended from the south to the north and will end in a cul-de-sac. Both streets are local streets that will be 29 feet wide and have 60 feet of right-of way. There are no trails proposed as part of these plat improvements, but 5 foot sidewalks will be constructed on either side of the streets as the individual lots develop.

Mr. Kass explained that all public utility services will be extended throughout the plat to the proposed 10 lots. Sanitary sewer and water will be extended from connection points left from previous plats on NE Badger Lane and NE Fox Valley Drive. Storm water detention is being proposed to be accommodated in a basin that will be constructed between lots 7, 8, and 15 with an ultimate discharge point of Little Walnut Creek.

At this time staff feels comfortable with the proposal and would recommend approval of the Preliminary Plat for Fox Creek Estates Plat 10 subject to remaining staff comments.

- Commissioner Hoifeldt questioned who would be responsible for maintaining the detention pond. Mr. Kass advised that the intent was that individual lot owners would be responsible for the corresponding portion of the dry bottom pond.
- Commissioner Streit questioned if the areas to the north and east of this plat were within the City of Waukee or Clive. Mr. Kass advised that both the north and east of this area were within the City of Clive.

- Commissioner Streit questioned if there were going to be any more annexations with this area. Mr. Kass advised that he did not anticipate any more annexations related to this area.

Commissioner Fontenot moved to approve the preliminary plat for Fox Creek Estates Plat 10, subject to remaining staff comments. The motion was seconded by Commissioner Shanks. Ayes: Fontenot, Streit, Hoifeldt, and Shanks. Nays: none. Motion Carries.

New Business

Mr. Kass advised that Commission that the full Development Services team was back in the office as City Planner Melissa De Boer and Building Inspector Mathew Wiggins have returned from leaves of absence.

Mr. Kass also advised that the department remained very busy with 10 items on the last Plan Review including a new Kum and Go proposed on Hickman and 6th street to replace the older building on 4th street. Mr. Kass also stated that there was a preliminary plat for the Indi Run Project and a site plan for the Deery Brothers project.

Commissioner Streit questioned if there was anything proposed in the Kettlestone area. Mr. Kass advised that there had not been any projects submitted, but that there have been several meetings with interested parties.

Commissioner Hoifeldt questioned about the staking to the north and south of University Avenue. Mr. Kass advised that, for the city, there were no new projects in that area, however Public Works director, John Gibson, may know more about any improvements taking place from a City Standpoint.

Commissioner Streit questioned about the widening of Alice's Road. Mr. Kass advised that the project would be going out for bid in February and an anticipated end date of 2018.

Commissioner Hoifeldt questioned if the City would be following Clive's lead in adjusting post construction requirements in lieu of the new Walnut Creek Water Shed. Mr. Kass advised that he was not familiar with most of the City of Clive's ordinances, but that a change to post construction requirements was not something that the department was perusing at this time. Mr. Kass also advised that the Storm water Coordinator, Jenny Corkrean, may know more information about the impacts of the Water Shed if the commissioner wished for more in-depth information.

Adjournment

Adjournment of the November 22nd, 2016 Planning and Zoning Commission Meeting was motioned by Commissioner Streit and seconded by Commissioner Hoifeldt at 6:30pm. Ayes: Fontenot, Streit, Hoifeldt, and Shanks. Nays: none. Motion Carries.