

Minutes of the Tuesday December 13th, 2016 Planning and Zoning Commission Meeting

The December 13th, 2016 planning and zoning commission meeting was called to order at 6:00 pm.

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 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: Nigro, Streit, Hoifeldt, Shanks, and Schmidt Nays: none. Motion Carries

Approval of the November 22nd, 2016 Regular Meeting Minutes. A motion was made by Commissioner Fontenot, and seconded by Commissioner Hoifeldt, to approve the minutes of the November 22nd, 2016 Regular Commission Meeting. Ayes: Nigro, Streit, Hoifeldt, Shanks, and Schmidt Nays: none. Motion Carries.

Open Forum: none.

Approval of a revised preliminary plat for Ashworth South Plat 1

Senior Planner, Andy Kass, introduced the request made by the applicant, Ashworth Properties LLC, for approval of a revised preliminary plat. The subject property is located within the Kettlestone Corridor and includes approximately 17 acres located on the east side of Grand Prairie Parkway and south of Ashworth Road. The properties was rezoned and a preliminary plat was approved by the Commission earlier in 2016. The applicant has since revised the layout of the lots and added an access off of Grand Prairie Parkway.

Mr. Kass explained that the revised preliminary plat includes 2 lots and 2 out lots. The lots range from 2.01 acres to 2.71 acres while the out lots range from 3.54 acres to 7.97 acres in area. All lots and out lots are intended for future commercial development. Mr. Kass stated that minimal street improvements are required for the developments as the only street improvement necessary at this time is a turn lane off of Ashworth Road. Access to the development would be from two right in right out access points from Grand Prairie parkway and a full access available off of Ashworth Road to the north of the site.

Mr. Kass advised that the access drive off of Ashworth Road will eventually extend south to SE Kettlestone Boulevard. This access road would be a 26 foot wide private access road will be constructed in the former right-of-way of Vermillion Court which was vacated by the City in 2015. A five foot sidewalk is identified on the west and north side of the access drive and a 10 foot wide trail will be installed across the property as part of the Kettlestone greenbelt trail system.

Mr. Kass stated that several easements are proposed within the plat based upon the location of proposed utilities, including but not limited to, easements for utilities and proposed ingress/egress easements to provide access to the lots. All utilities will be provided to lots 1 and 2 as part of plat improvements with Sanitary Sewer extended from Grand Prairie Parkway and Water service extended from Ashworth Road. The storm water in this plat will be detained in a temporary detention basin on the west side of the road on property which is also owned by the applicant until development allows detention in the future regional storm water retention basin.

At this time Staff Feels Comfortable with the proposal and would recommend approval of the revised preliminary plat for Ashworth Road south plat 1 subject to remaining staff comments.

Commissioner Schmidt questioned where the full access point was on the development. Mr. Kass advised that it would be on the north boundary off of Ashworth Road. Director of Development Services, Brad Deets, added that another full access would be available to the south once the proposed private street had been extended.

Commissioner Hoifeldt asked for clarification on a dotted line depicted on the plat map. Mr. Kass advised it showed a utility easement on the property.

Commissioner Streit asked for clarification of the lot changes. Mr. Kass advised that the site was being proposed as 2 lots and 2 out lots instead of the original submitted proposal for 4 lots and no out lots.

Commissioner Schmidt clarified that until the road was fully developed, any traffic would have to route north to Ashworth Road in order to go south on Grand Prairie Parkway. Mr. Deets clarified that was correct. He also explained that there would be connecting ingress/egress easements making the flow of traffic similar to Mills Civic Parkway in West Des Moines once completed.

Commissioner Schmidt moved to approve the revised preliminary plat for Ashworth South Plat 1, subject to remaining staff comments. The motion was seconded by Commissioner Shanks. Ayes: Nigro, Streit, Hoifeldt, Shanks, and Schmidt Nays: none. Motion Carries.

Discussion of Future Development of Timberline Campground

Director of Development Services, Brad Deets, introduced a concern regarding future development and street placement of the Timberline Campground. The concern, brought to the committee by the current owners Dick and Deb Christensen, stems from a proposed master plan created by Hubbell depicting the extension of Warrior Lane to Ashworth Road. Mr. Deets advised the commission that, currently there is only a concept plan and that nothing was approved to date.

Dick Christensen, owner of the Timberline Campground, advised the council that the main concern was the proposed extension of Warrior Lane through the center of their current property. The Christensen's advised that they were looking to sell the property and had previously had a deal ready to go through, but that after hearing the anticipated road placement, the potential purchaser had withdrawn their offer. Mr. Christensen advised that they are marketing the land as a campground or estate style home development, but that they had concerns with being able to sell the land with the current proposal.

Commissioner Hoifeldt questioned staff if there was a reason the road could not go down the western edge instead of cutting through the campground in regards to topography of the area. Commissioner Hoifeldt also suggested running through what is currently the Timberline Gun Club, to either the east or west of the subject property. Mr. Deets advised that staff did recognize several options for the extension of warrior lane and that the proposed placement of the road was not approved by Staff at this time.

Mr. Christensen asked for clarification on the reasons why Warrior Lane would need to be extended to Ashworth. Commissioner Hoifeldt advised that it is for accessibility of the areas along warrior lane. It is the only proposed connection to Ashworth road between r-22/Ute Avenue and L.A. Grant Parkway. The commission and Mr. Deets advised that as development continued north of Ashworth, traffic counts would need to be monitored in order to decide if the connection was needed or not, but that at the current rate, the distance between r-22/ Ute avenue and L.A. Grant Parkway was longer than most connections and could pose potential traffic issues.

Commissioner Nigro questioned, in light of the fact that there were not any set plans for the extension of warrior lane, if the commission was attempting to solve a problem that was not able to be solved at this time. Commissioner Schmidt added that road placement discussions usually came after a plan had been submitted. Mr. Deets advised that the City had been looking at the alignment of Warrior Lane since as far back as 2004-2006, so it was something to keep in mind with the future development and annexation processes of the area. Mr. Christensen advised that they were not looking for a definitive answer as far as where the road would go, rather to have their concerns heard and taken into consideration with the future development of the area.

JoAnn Stevens, the realtor for the Christensen's property, asked for advice on how best to market the property to avoid deal failures and disclose an adequate amount of information to potential buyers. Commissioner Hoifeldt advised that it was best to tell potential buyers of the possible plans for the property or to have them talk with the City Staff in order to have a full understanding of their purchase.

Commissioner Nigro addressed the Staff and questioned if the City had plans to annex the campgrounds into the City Limits as it currently was part of Dallas County. Mr. Deets advised that the City did intend to bring the campgrounds in to the City, but have a priority to annex the

rural area known as Hunters Hollow before other properties in the area to avoid creating an “island” of County property within the City limits.

Commissioner Streit questioned what was holding up Hunters Hollow annexation. Mr. Deets advised that the annexation had moved to a priority of the Council recently, but that Annexations tend to take some time especially with established subdivisions as utility extension and owner tax concerns become the priority.

Commissioner Hoifeldt addressed Mr. Christensen and asked for an educated opinion, as he knows the terrain and topography better than the commission at this current time, if he believed subdividing the lot would be more of a burden than the east boundary. Mr. Christensen advised that he would say that was a true statement.

In closing, the commission advised Mr. and Ms. Christensen that as long as they own the land, development ends at their property line. The commission also advised that if they were still going to market their land, it would be best to disclose what information they know to potential buyers as there is likely a developer willing to work with both their vision and the City’s development proposals for the property. The Commission and Staff invited the Christensen’s to any future meetings that would pertain to the subject property and surrounding areas and thanked them for advising the Commission of concerns for the development of that area in the to keep in mind for future meetings. Mr. and Ms. Christensen thanked the Commission for hearing their concerns.

New Business

Director of Development Services, Brad Deets, introduced new business to the commission. Mr. Deets verified that there would be a quorum for a meeting on December 27th as a new rezoning had been submitted. Mr. Deets also informed the Commission that the kick off for the new Comprehensive Plan was Tuesday December 6th and had gone well. Mr. Deets advised that focus groups and land proposals for the Comprehensive plan should be in full swing by the spring.

Mr. Deets informed the commission that as of the first of December the City of Waukee had surpassed previous development records to set a new record for permitting and new valuation added to the city. He also advised the Commission that after the first of the year he would be giving a presentation going over the demographics and reasoning behind the multi-family usage the City has been experiencing.

Adjournment

Adjournment of the December 13th, 2016 Planning and Zoning Commission Meeting was motioned by Commissioner Streit and seconded by Commissioner Hoifeldt at 6:47pm. The motion was seconded by Commissioner Shanks. Ayes: Nigro, Streit, Hoifeldt, Shanks, and Schmidt Nays: none. Motion Carries.

