

Minutes of the Tuesday, January 26th, 2021 Planning and Zoning Commission Meeting

The January 26th, 2021 Regular Planning and Zoning Commission meeting was called to order at 6:02 p.m.

Roll Call. The Following commissioners were present: Inman, Conley, Broderick, Ward, and Hoifeldt. Commissioners Streit and Koshy were absent. City staff in attendance: Brad Deets, Melissa DeBoer, Andy Kass, and Kathryn Purvis.

Agenda Approval. A motion was made by Commissioner Hoifeldt, and seconded by Commissioner Broderick, to approve the agenda for the January 26th, 2021, Planning and Zoning Commission meeting. Ayes: Inman, Conley, Broderick, Ward, and Hoifeldt. Nays: None. Motion Carries.

Approval of the January 12th, 2021 Regular Meeting Minutes. A motion was made by Commissioner Streit, and seconded by Commissioner Hoifeldt, to approve the minutes of the January 12th, 2021 regular Planning and Zoning Commission meeting as written. Ayes: Inman, Conley, Broderick, Ward, and Hoifeldt. Nays: None. Motion Carries.

Open Forum: None

Election of Officers for 2021. Commissioner Broderick moved to elect Commissioner Koshy as Chairman and Commissioner Streit as Vice Chairman of the Commission. Commissioner Inman seconded the motion. Ayes: Inman, Conley, Broderick, Ward, and Hoifeldt. Nays: None. Motion Carries.

Approval of a Rezoning related to a change from A-1 (Agricultural District), R-2 (One and Two Family Residential District), and C-1 (Community and Highway Service Commercial District) to K-MF (Row Kettlestone Multi-Family Rowhouse District), K-MF (Med Kettlestone Multi-Family Stacked Medium District), K-RC (Kettlestone Retail Community District), K-OF (Kettlestone Office District), and COS (Conservation and Open Space District) [Lolowau Love Properties]

Director of Development, Brad Deets, introduced the request for rezoning as submitted by the applicant Lolowau, LLC. The subject property is generally located west of Grand Prairie Parkway and south of SE Prairie Park Lane, containing approximately 97.81 acres. This area is part of the Kettlestone Corridor and the current zoning on the property pre-dates the Kettlestone Master Plan and the extension of Grand Prairie Parkway. Notice was sent out and placed on the property January 14th, 2021. There have been no comments for or against the rezoning, only informational requests.

Mr. Deets advised that the applicant has submitted a request to rezone the property as follows: approximately 4 acres for Kettlestone Rowhouse district, 5 acres for Kettlestone Multi-Family medium density district, 10 acres for Kettlestone Multi-Family high density district, 44 acres for Kettlestone retail community district, 32 acres for Kettlestone office district, and 4 acres for conservation and open space district. These changes are all consistent with the Kettlestone Master Plan.

Mr. Deets explained that the conceptual plan for the development is possible but not the finalized plan as specific projects will need to come to the City for consideration and site plan approval. The request tonight is for the zoning and use of the sites. In addition to the potential site lay out, the conceptual plan includes conservation and open space in areas that follow the proposed public trail system that will be developed over time between the commercial and residential developments as extensions of that trail.

At this time staff would recommend approval of the rezoning, with platting and site plan approval required prior to any individual development within the property.

- Commissioner Hoifeldt questioned what the long term use was for the southwest adjacent property between the subject property and street. Mr. Deets advised that the land is owned by ARAC, LLC and there is a possibility for staff to see a rezoning request as there is space for several different development possibilities on the property.
- Commissioner Hoifeldt questioned what the zoning is on the property to the north at the east corner. Mr. Deets advised that the zoning is additional commercial ground. There would be more property needed in order for any project to develop in this particular corner.
- Commissioner Broderick questioned if there had been any response from surrounding owners. Mr. Deets advised there was one call for further explanation of the request, but no statements for or against the rezoning.

Commissioner Hoifeldt moved to approve the rezoning from A-1 (Agricultural District) , R-2 (One and Two Family Residential District), and C-1 (Community and Highway Service Commercial District) to K-MF (Row Kettlestone Multi-Family Rowhouse District), K-MF (Med Kettlestone Multi-Family Stacked Medium District), K-RC (Kettlestone Retail Community District), K-OF (Kettlestone Office District), and COS (Conservation and Open Space District), subject to any remaining staff comments and review of legal documents. Commissioner Inman seconded the motion. Ayes: Inman, Conley, Broderick, Ward, and Hoifeldt. Nays: None. Motion Carries.

Approval of a Rezoning related to a change from A-1 (Agricultural District) to R-1 (Single Family Residential District)/ PD-1 (Planned Development Overlay) [Timber Creek Plat 1]

City Planner, Andy Kass, introduced the request for rezoning as submitted by the applicant Nick Jensen. The property is generally located north of Ashworth Road and east of R-22/Ute Avenue, containing approximately 17.76 acres. The rezoning received consent from 75.11% of the adjoining property owners. Notification was sent on January 19th, 2021 and no correspondence for or against the rezoning has been received at this time. The property is currently undergoing annexation into the City of Waukee which is set to be finalized February 12th, 2021. The intent is to keep the existing home and horse barn on the property.

Mr. Kass advised that the concept plan indicates the creation of nine lots for single –family residential development. The lots would range in size from 0.75 acres to 3.24 acres in area. Outlots A, B, and C contain areas with in the 100 year and 500 year floodplain and will be owned and maintained by the adjacent lot owners. Outlot Y contains an existing horse barn with

the intent that ownership will be shared between lots 6 and 7 for private use. Outlot X contains the private street, Timber Creek Lane. Outlot Z will be utilized for storm water detention. All proposed lots meet or exceed the minimum requirements for the R-1 zoning district. Approximately 0.18 acres has been dedicated for Parkland.

Mr. Kass explained the Planned Development is in place for two primary reasons. First, it addresses the proposed shared use of the existing horse barn with a prohibition on commercial use of the barn. Second, the document addresses the request for a private street instead of a public street to allow for an access gate. The provisions in the document insure appropriate access for City services to be maintained, as well as emergency service access to the residents.

At this time staff would recommend approval of the rezoning subject to any remaining staff comments, review of the legal documents, and completion of the annexation process.

- Commissioner Hoifeldt questioned if there would be boarding allowed in the horse barn. Eric Cannon, a representative for the applicant, advised that boarding would not be allowed. It is for private use only.
- Commissioner Hoifeldt questioned if the parking is also private use. Mr. Cannon remarked that was correct. Mr. Deets added that the use of the horse barn has to follow the allowed uses within the R-1 zoning requirements.
- Commissioner Broderick questioned if outlot Y would be privately maintained. Mr. Cannon remarked that was correct. The maintenance would be between the two lot owners, Outlots X and Z would be under a Homeowner's Association.

Commissioner Hoifeldt moved to approve the rezoning from A-1 (Agricultural District) to R-1 (Single Family Residential District)/ PD-1 (Planned Development Overlay), subject to any remaining staff comments, review of the legal documents, and completion of the annexation. Commissioner Broderick seconded the motion. Ayes: Inman, Conley, Broderick, Ward, and Hoifeldt. Nays: None. Motion Carries.

Approval of Construction Plans for Heart of the Warrior Trail West Extension

City Planner, Andy Kass, introduced the request to approve construction drawings for a City project that would extend the Heart of the Warrior Trail west of 6th street. The extension would be 10 feet wide and approximately 500 feet long stretching to the northwest through the city owned railroad right of way. This allows for pedestrian access to the future retail center and continues the future goal of connecting the trail to the trailhead.

At this time staff would recommend approval.

- Commissioner Broderick questioned if the retail center had broken ground. Mr. Kass advised that it had not started construction yet, the start date was pushed back due to the pandemic.
- Commissioner Inman questioned what a future crossing of 10th street and Hickman might look like. Mr. Kass advised that discussion of the crossing was not underway, but it's possible that it would be at grade.

- Commissioner Broderick questioned if there was impetus to extend the trail this particular length at this time with a dead end. Mr. Kass advised that the project further extends an amenity and reduces the amount of trail that will be needed once a crossing is considered.
- Commissioner Inman commented that a pedestrian bridge or tunnel would be a good solution. Mr. Kass agreed that something not at grade for a crossing would be ideal in this area.

Commissioner Hoifeldt moved to approve the construction plans for heart of the Warrior Trail extension. The motion was seconded by Commissioner Ward. Ayes: Inman, Conley, Broderick, Ward, and Hoifeldt. Nays: None. Motion Carries.

New Business:

Senior Planner Andy Kass introduced new business to the council.

Director of Development Brad Deets updated the Commission of Council action of past items.

Adjournment:

Commissioner Hoifeldt moved to adjourn the January 26th, 2020 regular Planning and Zoning Commission Meeting. The motion was seconded by commissioner Broderick. Ayes: Inman, Conley, Broderick, Ward, and Hoifeldt. Nays: None. Motion Carries.

Meeting adjourned at 6:47pm.

Aubrey Ward, Chairman

Attest:

Brad Deets, Director of Development