

Minutes of the Tuesday, March 9th, 2021 Planning and Zoning Commission Meeting

The March 9th, 2021 Regular Planning and Zoning Commission meeting was called to order at 6:00 p.m.

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

Agenda Approval. A motion was made by Commissioner Streit, and seconded by Commissioner Hoifeldt, to approve the agenda for the March 9th, 2021, Planning and Zoning Commission meeting. Ayes: Streit, Koshy, Inman, Broderick, and Hoifeldt. Nays: None. Motion Carries.

Approval of the February 23rd, 2021 Regular Meeting Minutes. A motion was made by Commissioner Broderick, and seconded by Commissioner Inman, to approve the minutes of the February 23rd, 2021 regular Planning and Zoning Commission meeting as written. Ayes: Streit, Koshy, Inman, Broderick, and Hoifeldt. Nays: None. Motion Carries.

Open Forum: None

Approval of a Rezoning related to a change from A-1 (Agricultural District) and COS (Conservation and Open Space District) to R-2 (One & Two Family Residential District) and R-2 (One & Two Family Residential District)/ PD-1 (Planned Development Overlay), and R-3 (Multi-Family Residential District) [Prairie Rose Phase II]

Senior City Planner, Andy Kass, introduced the request for approval of a rezoning for a residential and multifamily subdivision as presented by the applicant, Landmark Development, LLC. The subject property is generally located north of Hickman Road and west of N. Warrior Lane, containing approximately 101.46 acres. Notice of the rezoning was sent out February 26, 2021. Consent for the R-2 zoning change was received by 60.39% of surrounding property owners within 250 feet. Consent for the R-2/PD-1 zoning change was received by 57.61% of surrounding property owners within 250 feet. Consent for the R-3 zoning change was received by 72.71% of surrounding property owners within 250 feet. At the time of the staff report, no correspondence had been submitted to staff for or against the rezoning.

Mr. Kass advised that the concept plan provided by the applicant identified a total of 211 single family lots. 143 of those lots fall under the general R-2 bulk regulations, and the remaining 68 lots are effected by the proposed planned development document that would allow for lots at a minimum to be 55 feet in width, 6,000 square feet in lot area, and with 10 foot total side yard setbacks. At this time there is no area lay out for the R-3 area and additional site plan approval will be required in the future prior to development. Landscape buffer easements are proposed around the R-3 property, and along NW Douglas Parkway.

Mr. Kass explained that there is a connection into the northern Sahu Acres which was preferred out of the connection options available at the time that the northern Ashley Acres property was under rezoning. The density is approximately 2.4 units per acre which is in line

with the Comprehensive Plan of the City, and provides further connectivity and varying housing options in the area. Staff would recommend approval of the rezoning.

Commission Comments

- Commissioner Hoifeldt questioned if the current connection point in to Sahu Acres was a City designed road or if it would require future construction needs. Mr. Kass advised that Staff does not anticipate a lot of thru-traffic to the north given that the project includes the extension of NE Douglas Parkway all the way to the current ending point on the School Site.

Audience Comments

- Janet Blazinin of 600 NW Little Walnut Creek Drive questioned if the lots along the north which are indicated as 10,000 square feet in size or larger would run the risk of becoming small lots as this is a concept plan. Mr. Kass advised that Staff does not typically see a lot of deviation between what comes to be platted from what was seen on the concept plan. Staff would have concerns with noticeable deviations.
- Ms. Blazinin also questioned if there is an option for a landscape buffer easement along the north boundary between the R-2 lots and the existing acreages. Mr. Kass advised that the developer could choose to place a buffer there, however staff does not have the ability to require it due to the lack of buffering between similar residential land uses within the City Ordinance.
- Ms. Blazinin also questioned why the connection into Sahu acres was required. Mr. Kass advised that secondary access is required for developments for emergency access and safety. While Sahu Acres has existed for some time without the second connection, Fire and emergency services has expressed a need for the secondary access at this time.
- Teresa Shaw of 620 NW Little Walnut Creek Drive advised she was concerned about the landscape buffer as well. Her drive way runs parallel to the north property line of the development which presents a safety concern of children running into the way of vehicles. There is currently a fence but it may not be on her property and is subject to removal. Ms. Shaw also posed a concern that the current road is not suitable for large trucks or higher traffic. Mr. Kass advised that the fence removal depends on the property it is on. That the need for landscape buffering due to proximity to the drive is something to be aware of for preliminary platting purposes, and that public connections are a possibility in the future. Erin Ollendike, a representative for the applicant, advised that the fence is on the Prairie Rose property and is anticipated to be removed.
- Mitch Pinkerton of 640 NW Little Walnut Creek Drive seconded comments made by Ms. Blazinin. Mr. Pinkerton advised that he has a private pond in the back on his property and is concerned that the new development would wonder on to his property if some sort of buffer was not present. Mr. Pinkerton also questioned what the driving force was for the secondary access as other developments such as Indian Ridge and Spyglass areas do not have one. He stated that he understands development, but does not want to be punished for living in the area first. Mr. Kass advised that the landscape buffer issue is once again something that staff cannot require it will be up to the developer. Mr. Kass also

responded that secondary access often do not happen right off the bat for developments. It does require time just like with Sahu acres, the areas in question do have anticipated secondary accesses dependent on future development.

- Tom O'Brien of 680 NW Little Walnut Creek Drive expressed concern for the current entrance into the development off of N. Warrior Lane. Currently it poses risks with a large hill, blind corner at the intersection, and still no curb and gutter. Mr. O'Brien advised that he was for development, but that Staff should anticipate more traffic in the area. Mr. Kass responded, stating that the cities of Waukee and Clive are working on a project concerning N. Warrior Lane from NW Meredith Street to NE Badger Lane slated for later this year.
- Karie Ramsey of 626 NW Little Walnut Creek Drive advised that she was excited for the new connection to the south but expressed concerns about the existing road. A project that would Asphalt N. Warrior Lane is not going to solve the dangers of the intersection. She suggested that the City do a traffic study in the area prior to the road work.
- Ms. Ramsey also questioned if there were future plans for a trail system. Mr. Kass advised that there is the intent to provide a trail system through the parkland dedication provided in the Prairie Rose Plat 2 development that would one day create a connection with the Clive Greenbelt Trail future extension. Preliminary design work for the trail extension is underway.
- Ms. Ramsey also questioned why the zoning designation was R-2 against the acreages instead of a lower density such as R-1. Erin Ollendike advised that the largest lots do buffer the higher density from the lower density acreages. Mr. Kass advised that he had run an analysis and of the 143 R-2 zoned lots, 105 meet the standard of the R-1 zoning district for standard lot area, including the lots that border Sahu Acres.
- Ms. Ramsey clarified if the lots have an intention to be used for townhome or duplex development. Mr. Kass advised that only detached single family product is expressed for this development, except the R-3 zoning portion to the southwest.
- Tom O'Brien questioned if the work on N Warrior lane would be an overlay and if further work would be anticipated at a later date that is bonded with developers coming in. Mr. O'Brien also questioned where the exit for current residents would be during the road project. Mr. Kass advised that the bonding for future road improvements was currently being required of developments along N. Warrior Lane. In regards to the specifics of the project, Mr. Kass advised that the City of Clive was designing the project, and had not released the plans to Waukee City Staff at this time. However, he would distribute further information when available to Mr. O'Brien and residents.
- Commissioner Koshy made a final comment to residents that the concerns regarding traffic and the need for a landscape buffer would be good items to bring forward to the City Council review of the Rezoning as well.
- Commissioner Broderick asked a final clarifying question regarding the anticipated grading for the lots that border Sahu Acres. Erin Ollendike addressed the question indicating that the grades anticipate drainage swales and would sit lower than the existing driveway.

Commissioner Hoifeldt moved to approve the rezoning related to a change from A-1 (Agricultural District) and COS (Conservation and Open Space District) to R-2 (One & Two Family Residential District) and R-2 (One & Two Family Residential District)/ PD-1 (Planned Development Overlay), and R-3 (Multi-Family Residential District) [Prairie Rose Phase II]. The motion was seconded by commissioner Inman. Ayes: Streit, Koshy, Inman, Broderick, and Hoifeldt. Nays: None. Motion Carries.

Approval of a Preliminary Plat for Fox Valley

Senior City Planner, Andy Kass, introduced the request for approval of a preliminary plat for a residential subdivision as submitted by the applicant, Element 119, LLC. The subject property is located south of NW Meredith Drive and west of N. Warrior Lane, containing approximately 57.22 acres. Mr. Kass advised that the project recently underwent a rezoning which has passed the first two readings with the City Council. It will have its third and final reading March 15, 2021.

Mr. Kass explained that the preliminary plat identifies a total of 148 lots, of which 62 are zoned R-2, and 86 are zoned R-2/PD-1. The lots effected by the Planned Development document are located on the north portion of the property. Landscape buffers are identified along N. Warrior Lane and NW Hillside Drive. A trail is also proposed along NW Hillside Drive. Approximately 2.5 acres of Parkland is anticipated to be dedicated to the City, with a cash in lieu of property to satisfy the remaining required 0.33 acres. All public utilities will serve the site. This project will be subject to new Stormwater management requirements that put added emphasis on downstream channel protection. This will lead to wet bottom ponds over dry bottom ponds in order to slow flows of Stormwater detention drainage.

At this time staff would recommend approval of the preliminary plat for Fox Valley subject to any remaining staff comments, and completion of the rezoning.

- Commissioner Broderick questioned if the homesteads along N Warrior Lane were incorporated to the City. Mr. Kass advised that both were within City limits and connections would be available for utilities if the need arises for them to connect.

Commissioner Hoifeldt moved to approve the preliminary plat for Fox Valley. The motion was seconded by commissioner Broderick. Ayes: Streit, Koshy, Inman, Broderick, and Hoifeldt. Nays: None. Motion Carries.

New Business

Senior Planner, Andy Kass, introduced new business to the commission and advised of upcoming meetings.

Adjournment

Commissioner Koshy moved to adjourn the March 9th, 2021 regular Planning and Zoning Commission Meeting. The motion was seconded by Commissioner Streit. Ayes: Streit, Koshy, Inman, Broderick, and Hoifeldt. Nays: None. Motion Carries.

Meeting adjourned at 6:59 pm.

Cherian Koshy, Chairman

Attest:

Andy Kass, Senior City Planner