

Minutes of the Tuesday, April 27th, 2021 Planning and Zoning Commission Meeting

The April 27th, 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, Conley, Ward, and Hoifeldt. Commissioner Broderick was absent. City staff in attendance: Brad Deets, Andy Kass, Melissa DeBoer and Kathryn Purvis.

Agenda Approval. A motion was made by Commissioner Streit, and seconded by Commissioner Inman, to approve the agenda for the April 27th, 2021, Planning and Zoning Commission meeting. Ayes: Streit, Koshy, Inman, Conley, Ward, and Hoifeldt. Nays: None. Motion Carries.

Approval of the April 13th, 2021 Regular Meeting Minutes. A motion was made by Commissioner Broderick, and seconded by Commissioner Hoifeldt, to approve the minutes of the April 13th, 2021 regular Planning and Zoning Commission meeting as written. Ayes: Streit, Koshy, Inman, Conley, Ward, and Hoifeldt. Nays: None. Motion Carries.

Open Forum: None

Approval of a Preliminary Plat for Prairie Rose Phase II

Senior City Planner, Andy Kass, introduced the request for approval of a preliminary plat for a residential subdivision as submitted by the applicant, Prairie Rose, LLC. The subject property is generally located west of N Warrior Lane and north of W Hickman Road, containing approximately 101.46 acres. Mr. Kass advised that the property was recently before the commission for approval of a rezoning, and that the rezoning has been approved by the City Council.

Mr. Kass explained that the preliminary plat is mostly unchanged from the concept plan presented during the rezoning request. There has been one lot lost for residential use in lieu of storm water management, leaving a total of 212 residential lots proposed. 142 of those lots would be zoned the standard R-2 lot minimums, 68 lots south of NW Douglas Avenue would be zoned R-2/PD-1 and have additional stipulations regarding architectural details and square footage minimums of the homes. One lot along the western boundary of the property is zoned R-3 and is intended for multi-family residential use, however no project is slated at this time.

Mr. Kass advised that a number of streets are shown to be built in the development, most notably is the extension of NW Douglas Parkway which spans the subject property from east to west, as well as the north/south connection that ties into Sahu Acres to the north. Public utilities are available to service the site, and Outlots Y & Z are intended for Stormwater detention for the site, Outlots W & X have been dedicated to the City as parkland to preserve greenspace and create additional trail connections.

Mr. Kass addressed some previous concerns of the neighbors to the north regarding the ability to buffer between the two developments. Mr. Kass advised that there are no City requirements that would enforce the creation of a buffer between two residential developments,

however the Developer has expressed desires to landscape west of the connection point, and provide a fence east of the connection point.

At this time staff would recommend approval of the Preliminary Plat for Prairie Rose Phase II subject to any remaining staff comments.

- Commissioner Hoifeldt questioned if the current street known as Walnut lane would be renamed with the connection to the north/south road in this development. Mr. Kass advised that the street would more than likely be renamed as there are currently other Walnut named streets in the City and at this time there are no homes addressed off of Walnut Lane.
- Mitch Pinkerton, of 640 NW Little Walnut Creek Drive, questioned what the proposed landscaping would include. Erin Ollendike, of Civil Design Advantage and a representative of the project, advised that no decisions have been made at this time, but the idea was to utilize evergreen trees as screening between the lots.
- Mr. Pinkerton questioned how far south Prairie Rose Lane was intended to go. Mr. Kass advised that he didn't see this street tying into W Hickman Road directly due to access spacing and the alignment of current development to the south. It's possible that the street could T into NW Sunrise Drive, or NW 2nd Street.
- Mr. Pinkerton questioned about the necessity of the second access point in to Sahu Acres. He brought up a recently approved gated development, Timbercreek, which was allowed to only have one access in and out of the development. Mr. Kass advised that the development in question was a total of 9 lots, and had a street to be constructed to public street standards and public water access for fire and emergency access. The Fire Department approved the layout and single access point for Timber Creek, and has required the secondary access for Sahu Acres. Secondary access is always wanted but may not always be feasible at the time of initial construction.
- Tom O'Brien, of 680 N Little Walnut Creek Drive, advised he had shared sentiments regarding the second access point. During the rezoning, comments had been that the access was for emergency access and required. Seeing a new, and similar in size, development get approved with a single access point seemed like a double standard.

Commissioner Hoifeldt moved to approve the Preliminary Plat for Prairie Rose Phase II, subject to remaining staff comments. The motion was seconded by Commissioner Inman. Ayes: Streit, Koshy, Inman, Conley, Ward, and Hoifeldt. Nays: None. Motion Carries.

Approval of a Site Plan for Jiffy Lube (130 W. Hickman Road)

Senior City Planner, Melissa DeBoer, introduced the request for approval of a site plan for a commercial development as submitted by the applicant, Terraform Companies. The subject property is generally located south of W Hickman road and west of Warrior Lane, containing approximately 1.00 acre.

Mrs. DeBoer advised that the site plan identified the construction of a single story 3,000 square foot building to be used as a drive-through oil change shop for Jiffy Lube. The proposed building includes a total of four service garage spaces. A trash enclosure is identified to the south

of the building and a monument sign is proposed at the northwest corner of the site. Access to the site is provided from the surrounding properties through the use of blanket access agreement and shared ingress/egress easements. A total of 20 parking spaces are identified and 8 queuing spaces. The existing sidewalk along Laurel Street are proposed to be torn out and replaced during the utility extensions for the site. All landscape, open space, and lighting requirements have been met at this time.

Staff would recommend approval of the site plan for Jiffy Lube subject to remaining staff comments.

Commissioner Ward moved to approve the Site Plan for Jiffy Lube (130 W. Hickman Road) subject to remaining staff comments. Commissioner Inman seconded the motion. Ayes: Streit, Koshy, Inman, Conley, Ward, and Hoifeldt. Nays: None. Motion Carries.

Approval of a Site Plan for Bricktowne at Prairie Crossing Phase 2

Senior City Planner, Melissa DeBoer, introduced the request for approval of a site plan for a multi-family apartment development as submitted by the applicant, Harvester land Holdings LC. The subject property is generally located north of Hickman Road and east of NE Westgate Drive, containing approximately 3.76 acres.

Mrs. DeBoer advised that the site plan identifies the construction of three apartment buildings containing 53 micro/efficiency units each for a total of 159 units. 129 of those units are proposed to be considered “efficiency” units at 466 square feet in size, and 30 units are considered “micro” units at 386 square feet in area. A monument sign is proposed at the entrance of the development from the private drive to the west off of NE Bricktowne Drive. The site is serviced by public utilities, once interior to the site they will be privately owned and maintained as with the regional storm water detention areas to the west and northeast. Six foot wide sidewalks will be constructed throughout the development both to the west and east. Parking, landscaping, open space, and lighting requirements have been met at this time.

Staff would recommend approval of the Site Plan for Bricktowne at Prairie Crossing Phase 2 subject to any remaining staff comments.

- Commissioner Inman questioned what the market rate is for a unit like this. Erin Ollendike of Civil Design Advantage and a representative of the applicant, advised that there had been an original price point goal of \$650-\$850, however the current rate is unknown.
- Commissioner Koshy questioned if there was one access point. Mrs. Ollendike advised that was correct one on the west.

Commissioner Streit moved to approve the Site Plan for Bricktowne at Prairie Crossing Phase 2 subject to any remaining staff comments. Commissioner Ward seconded the motion. Ayes: Streit, Koshy, Inman, Conley, Ward, and Hoifeldt. Nays: None. Motion Carries.

Approval of a request by Warrior 5, LLC for a Comprehensive Plan Amendment

Director of Development, Brad Deets, introduced the request for an amendment to the Waukee Comprehensive Plan as submitted by the applicant, Warrior 5, LLC. The subject property is located at the southwest corner of the intersection of N Warrior Lane and NW Meredith Drive, and contains approximately 20 acres.

Mr. Deets advised that the property was originally identified within the Imagine Waukee 2040 Comprehensive Plan as ground suitable for the development of Single Family Residential Development. Due to interest in development of the surrounding property, the applicant is requesting consideration of a land use plan amendment to reclassify the future use of the property as a combination property suitable for future commercial and medium density development.

Mr. Deets explained that when the Comprehensive Plan was completed in 2019, the subject property and surrounding area was considered outside of growth prospects, however, due to recent increased interest and the construction of some small commercial projects on the east side of the intersection, Staff agrees that a commercial and medium density zoning would not be out of place for the property now. Mr. Deets reminded the commission that the property to the south was recently rezoned for single family with the intention of large acreages, however with the availability of sewer to the area, lots closer to the R-1 regulations are being designed.

Staff is supportive of the proposed land use plan Amendment.

- Commissioner Koshy clarified that this is a step that makes rezoning easier. Mr. Deets advised that rezoning wouldn't be "easier" however, it would be consistent with the Land Use Plan which is one of the requirements for rezoning. The property to the south is amenable to the change as well.
- Commissioner Koshy questioned about the property owner to the north. Mr. Deets advised that it is possible that Staff and Commission could see a request for an amendment regarding the north property as well in the future, or an updated comprehensive plan that may not identify this area as single family residential any more.

Commissioner Streit moved to approve the Amendment to the Imagine Waukee 2040 Comprehensive Plan for Warrior 5. Commissioner Inman seconded the motion. Ayes: Streit, Koshy, Inman, Conley, Ward, and Hoifeldt. Nays: None. Motion Carries.

New Business

Senior City Planner, Andy Kass, introduced new business and director of development, Brad Deets, discussed that Commission meetings will resume in-person for the second meeting in May, with the option to Zoom into the meeting still being an option.

Adjournment

Commissioner Koshy moved to adjourn the April 27th, 2021 regular Planning and Zoning Commission Meeting. The motion was seconded by Commissioner Streit. Ayes: Streit, Koshy, Inman, Conley, Ward, and Hoifeldt. Nays: None. Motion Carries.

Meeting adjourned at 6:45 pm.

Cherian Koshy, Chairman

Attest:

Brad Deets, Director of Development