

## **Minutes of the Tuesday, May 11<sup>th</sup>, 2021 Planning and Zoning Commission Meeting**

The May 11<sup>th</sup>, 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, Ward, and Hoifeldt. Commissioner Conley was absent. City staff in attendance: Andy Kass, and Kathryn Purvis.

**Agenda Approval.** A motion was made by Commissioner Streit, and seconded by Commissioner Inman, to approve the agenda for the May 11<sup>th</sup>, 2021, Planning and Zoning Commission meeting. Ayes: Streit, Koshy, Inman, Broderick, Ward, and Hoifeldt. Nays: None. Motion Carries.

**Approval of the April 27<sup>th</sup>, 2021 Regular Meeting Minutes.** A motion was made by Commissioner Broderick, and seconded by Commissioner Hoifeldt, to approve the minutes of the April 27<sup>th</sup>, 2021 regular Planning and Zoning Commission meeting as written. Ayes: Streit, Koshy, Inman, Broderick, Ward, and Hoifeldt. Nays: None. Motion Carries.

**Open Forum:** None

### **Approval of a Preliminary Plat for Castle Ranch Plat 1**

Senior City Planner, Andy Kass, introduced the request for approval of a preliminary plat for a residential subdivision as submitted by the applicant, Castle Productions, LLC. The subject property is generally located south of NW Meredith Drive and west of N. Warrior Lane, containing approximately 10 acres. Mr. Kass advised that the property was rezoned to allow for R-1 (Single Family Residential District) development in November of 2020.

Mr. Kass explained that the preliminary plat looks different from the initial concept plan provided at the time of rezoning. The plat now contains a total of 20 single family lots, an increase from the 6 lots in the concept plan. Mr. Kass explained that this change is due to the availability of public utilities in the area. Originally, the development would have needed to install septic sewers for each of the lots, and the lot sizes were required for that type of service. However, with recent developments to the south, public sewer and water will be available to service this development.

The new lots will range in size from 10,757 square feet to 42,885 square feet in size and maintain the R-1 zoning standard requirements. Outlot Z on the east side of the property will be used for storm water management and will be owned and maintained by a Homeowner's Association. The preliminary plat identifies the creation of a new public street, NW Wilder Court, as well as a 5-foot sidewalk on each lot as they develop. N. Warrior Lane is anticipated to have an asphalt overlay project in this area starting in the summer of 2021. The applicant has proposed a fee in lieu of parkland dedication.

Mr. Kass also noted that the cul-de-sac is able to have one access point due to the public street being 1000 feet or less, as identified in the subdivision ordinance. For perspective, NW Little Walnut Creek Drive to the south of this development is approximately 3,400 feet long, and

does not contain a turnaround for emergency vehicles. Mr. Kass also noted that the culvert that connects NW Little Walnut Creek Drive to N. Warrior Lane, has washed out during a large weather event in the past, effectively cutting off the properties on the street from any sort of emergency access.

At this time staff would recommend approval of the preliminary plat subject to any remaining staff comments.

- Commissioner Inman questioned about the use of land located between this development and the development to the south. Mr. Kass advised that the land is currently a single owner acreage that is in the beginning stages of being annexed into the City of Waukee. The Comprehensive Plan identifies the area as Single Family Residential use so it is possible that a similar development as the one currently under review could develop here.

Commissioner Hoifeldt moved to approve the Preliminary Plat for Castle Ranch Plat 1 subject to remaining staff comments. The motion was seconded by Commissioner Broderick. Ayes: Streit, Koshy, Inman, Broderick, Ward, and Hoifeldt. Nays: None. Motion Carries.

### **New Business**

Senior City Planner, Andy Kass, introduced new business to the Commission regarding in-person meetings beginning next meeting, and new faces in the department.

### **Adjournment**

Commissioner Koshy moved to adjourn the May 11<sup>th</sup>, 2021 regular Planning and Zoning Commission Meeting. The motion was seconded by Commissioner Broderick. Ayes: Streit, Koshy, Inman, Broderick, Ward, and Hoifeldt. Nays: None. Motion Carries.

Meeting adjourned at 6:45 pm.

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Cherian Koshy, Chairman

Attest:

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Andy Kass, Senior City Planner