

## **Minutes of the Tuesday, May 25<sup>th</sup>, 2021 Planning and Zoning Commission Meeting**

The May 25<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, Conley, Broderick, Ward, and Hoifeldt. Commissioner Inman was absent. City staff in attendance: Andy Kass, and Kathryn Purvis.

**Agenda Approval.** A motion was made by Commissioner Hoifeldt, and seconded by Commissioner Ward, to approve the agenda for the May 25<sup>th</sup>, 2021, Planning and Zoning Commission meeting. Ayes: Streit, Koshy, Conley, Broderick, Ward, and Hoifeldt. Nays: None. Motion Carries.

**Approval of the May 11<sup>th</sup>, 2021 Regular Meeting Minutes.** A motion was made by Commissioner Streit, and seconded by Commissioner Broderick, to approve the minutes of the May 11<sup>th</sup>, 2021 regular Planning and Zoning Commission meeting as written. Ayes: Streit, Koshy, Conley, Broderick, Ward, 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 & Open Space District) to R-2 (One & Two Family Residential District) and R-3 (Multi-Family Residential District), R-4 (Row Dwelling & Townhome District), and C-1 (Community & Highway Service Commercial District)**

Senior City Planner, Andy Kass, introduced the request for rezoning for a single-family, townhome, multi-family, and commercial development as submitted by the applicant, Temple Holdings, LP. The subject property is generally located east of NW 10<sup>th</sup> Street and north of NW Douglas Parkway, containing approximately 109.66 acres. Notification to adjacent property owners was mailed on May 14<sup>th</sup>, 2021. At this time the applicant has gained consent from 84.2% of surrounding property owners related to the area proposed as R-2, and 92.6% of surrounding property owners related to the area proposed as R-3, R-4, and C-1.

To date staff has received correspondence from the adjacent homeowner of 650 NW Little Walnut Creek Drive. Mr. Kass read the request for additional buffering, screening, and/or fencing between the Townhome project and their personal property aloud to those in attendance as the homeowner was unable to attend the meeting, as well as provided a copy of the request to all Commission members.

Mr. Kass advised that the concept plan identifies approximately 77.22 acres to be rezoned R-2, in which the concept plan shows 200 single family lots. The 8.06 acres requested to be rezoned as R-4 shows approximately 35 townhome units. The 17.05 acres requested to be rezoned as R-3 shows approximately 9 30-unit apartment buildings. The remaining 7.34 acres requested to be rezoned as C-1 does not show a designated use on the concept plan at this time. Landscaping buffers will be required between differing zoning districts and along lots adjacent to NW 6<sup>th</sup> Street, NW Douglas Parkway, and NW 10<sup>th</sup> Street. A number of public streets are

identified on the concept plan with streets shown providing access to the townhome or apartment units being private streets. Parkland dedication requirements is approximately 9.3 acres for both the Parkside and adjacent Courtyards at Parkside projects. A majority of that requirement is satisfied for greenway preservation and parkland. Staff and the applicant are working to satisfy the remaining parkland dedication required.

- Commissioner Streit asked for the buffer requirements between the existing properties and the subject development. Mr. Kass advised that the two areas are single family residential in nature, there for the ordinance does not give Staff the ability to require a buffer. All buffering that was extended in previous developments that border the existing properties were at the developers' discretion.
- Commissioner Hoifeldt questioned if the subject R-2 area and the existing properties had differing grading. Dean Roghair of Civil Design Advantage, advised that there is a creek and mature woodland between the properties, but the grade of either side of the creek are similar.
- Commissioner Koshy questioned if there would be public access to the parkland. Mr. Roghair advised that was correct. Future trail connections were planned to make the area accessible to the public.
- Commissioner Hoifeldt questioned if the applicant had any plans for buffering between the existing properties and the R-2 development. Mr. Roghair advised that there had not been any plans for landscape buffering in that area.
- Commissioner Hoifeldt clarified that there was not a required buffer for the development north of the existing properties. Mr. Kass advised that was correct, no buffer was required.

Commissioner Streit moved to approve the rezoning related to a change from A-1 (Agricultural District) and COS (Conservation & Open Space District) to R-2 (One & Two Family Residential District) and R-3 (Multi-Family Residential District), R-4 (Row Dwelling & Townhome District), and C-1 (Community & Highway Service Commercial District), subject to any remaining staff comments. Commissioner Hoifeldt seconded the motion. Ayes: Streit, Koshy, Conley, Broderick, Ward, and Hoifeldt. Nays: None. Motion Carries.

**Approval of a Rezoning related to a change from A-1 (Agricultural District) and COS (Conservation & Open Space District) to R-3 (Multi-Family Residential District)/PD-1 (Planned Development Overlay) and R-4 (Row Dwelling & Townhome District)/ PD-1 (Planned Development Overlay) [Courtyards at Parkside]**

Senior City Planner, Andy Kass, introduced the request for rezoning for a medium and high-density residential development as submitted by the applicant, Temple Holdings, LP, and the City of Waukee. The subject property is generally located east of NW 10<sup>th</sup> Street and north of NW Douglas Parkway, containing approximately 33.38 acres. Notification to adjacent property owners was mailed on May 14<sup>th</sup>, 2021. At this time the applicant has gained consent from 64.8% of surrounding property owners. Mr. Kass advised the that a small portion of the property included as part of the request is currently owned by the City of Waukee which is excess right of way acquired for NW Douglas Parkway construction that is no longer needed upon completion

of the street. As part of a Developer's Agreement the City will deed the property to the adjacent landowner once street construction is complete.

To date staff has received correspondence from the adjacent homeowner of 650 NW Little Walnut Creek Drive. Mr. Kass read the request for additional buffering, screening, and/or fencing between the Townhome project and their personal property aloud to those in attendance as the homeowner was unable to attend the meeting, as well as provided a copy of the request to all Commission members.

Mr. Kass explained that the concept plan provided shows 66 detached single-family residential units in the proposed R-4/PD-1 area. The units will be accessed from NW Douglas Parkway and NW 6<sup>th</sup> Street, with all internal streets being privately owned and maintained by a Homeowner's Association. The concept plan also identifies a clubhouse and pool on the site. 84 townhome units are shown within the area proposed as R-3/PD-1 to be accessed off of NW 6<sup>th</sup> Street via private streets. Landscape buffers are required along NW Douglas Parkway and along NW 6<sup>th</sup> Street.

Mr. Kass advised that the utilization of the Planned Development Overlays for the subject property is to provide the applicant flexibility in the development as to the type of units that can be allowed, mainly extended the ability to provide a detached townhome product within the R-3/PD-1 area, as well as setback, architectural, street lighting, landscape and easement requirements that the applicant is held to in exchange for the flexibility in use. Parkland dedication requirements is approximately 9.3 acres for both the Courtyards at Parkside and Parkside projects. A majority of that requirement is satisfied for greenway preservation and parkland. Staff and the applicant are working to satisfy the remaining parkland dedication required.

Mr. Kass addressed the buffering request between the R-4/PD-1 district and the Existing properties of Sahu Acres. Stating that, due to the product being a detached, single family use, it does not require buffering. However, if the applicant were to suggest an attached type of product, Staff would need to review for the placement of a buffer at that time.

- Commissioner Koshy clarified that this area has the creek between the R-4 and existing property. Mr. Kass advised that was correct.
- Commissioner Hoifeldt addressed the applicant and questioned if they were aware that buffer requirements may be necessary in the event of a change in product. Nick Jensen, a representative of the applicant, advised that the applicant would be fine with placing a buffer in the event of product change to an attached type of development. Mr. Jensen advised that the product anticipated would be for 55+ clientele and have a price point around 500,000 dollars.

Commissioner Hoifeldt moved to approve the rezoning from A-1 (Agricultural District) and COS (Conservation & Open Space District) to R-3 (Multi-Family Residential District)/PD-1 (Planned Development Overlay) and R-4 (Row Dwelling & Townhome District)/ PD-1 (Planned Development Overlay) [Courtyards at Parkside], subject to any remaining staff comments.

Commissioner Ward seconded the motion. Ayes: Streit, Koshy, Conley, Broderick, Ward, and Hoifeldt. Nays: None. Motion Carries.

**Approval of a Preliminary Plat for Painted Woods South Townhomes Plat 1**

**Approval of a Final Plat for Painted Woods South Townhomes Plat 1**

**Approval of a Site Plan for Painted Woods South Townhomes Plat 1**

*The above three items will be discussed together and voted on separately*

Senior Planner Melissa DeBoer introduced the request for approval of a preliminary plat, final plat, and site plan for a townhome development as submitted by the applicant, D.R. Horton. The property is located north of Interstate 80 and east of Ute Avenue/R-22 and contains approximately 8.47 acres. The subject property has previously gone through a similar review, however the previous applicant has since withdrawn the May 2020 proposal.

Mrs. DeBoer advised that the project includes a total of 18 townhome buildings containing two to six units each and totaling 83 units on the site. Each unit accounts for one lot, each lot standing at 1,352 square feet in size and each housing unit being approximately 1,430 square feet in size. Outlot X is identified on the concept plan and includes all common areas, including private streets, open space, and detention basins. This outlot will be maintained by a homeowners association. Access into the development is provided at two points off of Prairie Bluff Drive, and all interior streets will be privately owned and maintained. A trail is identified on the north of the site, public utilities will serve the site, and Stormwater will be accommodated with the detention basins located on the north side of the site to be maintained by the association. At this time parking, landscaping, open space, and lighting ordinance requirements have been met.

Staff would recommend approval subject to any remaining staff comments and review of the legal documents.

- Commissioner Hoifeldt questioned what the zoning to the property to the west of the development. Mrs. DeBoer advised that it was currently zoned A-1 and C-1 with a general identified use of office/commercial.
- Commissioner Koshy questioned if there was an exception for this development to use vinyl siding. Mrs. DeBoer advised that there is not a requirement in regards to vinyl siding on a townhome product.

Commissioner Streit moved to approve the Preliminary Plat for Painted Woods South Townhomes Plat 1 subject to any remaining staff comments and review of the legal documents. Commissioner Broderick seconded the motion. Ayes: Streit, Koshy, Conley, Broderick, Ward, and Hoifeldt. Nays: None. Motion Carries.

Commissioner Streit moved to approve the Final Plat for Painted Woods South Townhomes Plat 1 subject to any remaining staff comments and review of the legal documents. Commissioner Ward seconded the motion. Ayes: Streit, Koshy, Conley, Broderick, Ward, and Hoifeldt. Nays: None. Motion Carries.

Commissioner Streit moved to approve the Site Plan for Painted Woods South Townhomes Plat 1 subject to any remaining staff comments and review of the legal documents. Commissioner Hoifeldt seconded the motion. Ayes: Streit, Koshy, Conley, Broderick, Ward, and Hoifeldt. Nays: None. Motion Carries.

### **Presentation of a Kettlestone Market Analysis**

Director of Development, Brad Deets, presented a recently completed market analysis for the Kettlestone district and explained to the commission how that information drives development both from a public and private stand point within the city. Topics covered included the demographics of Waukee, residential analysis, overview of retail demand drivers, and the future of the Commercial and Office markets.

### **New Business**

Senior Planner, Andy Kass, introduced new faces, Jennifer Brown as Economic Director and Eli Wilson as the summer internship recipient, as well as new business to the commission.

### **Adjournment**

Commissioner Streit moved to Adjourn the May 25<sup>th</sup>, 2021 regular Planning and Zoning Meeting. Commissioner Ward seconded the motion. Ayes: Streit, Koshy, Conley, Broderick, Ward, and Hoifeldt. Nays: None. Motion Carries.

Meeting adjourned at 7:13pm.