

## **Minutes of the Tuesday, June 8<sup>th</sup>, 2021 Planning and Zoning Commission Meeting**

The June 8<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, and Hoifeldt. Commissioner Ward and Conley were absent. City staff in attendance: Brad Deets, Andy Kass, Melissa DeBoer and Kathryn Purvis.

**Agenda Approval.** A motion was made by Commissioner Hoifeldt, and seconded by Commissioner Broderick, to approve the agenda for the June 8<sup>th</sup>, 2021, Planning and Zoning Commission meeting. Ayes: Streit, Koshy, Inman, Broderick, and Hoifeldt. Nays: None. Motion Carries.

**Approval of the May 25<sup>th</sup>, 2021 Regular Meeting Minutes.** A motion was made by Commissioner Inman, and seconded by Commissioner Hoifeldt, to approve the minutes of the May 25<sup>th</sup>, 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) to R-2 (One & Two Family Residential District), R-3 (Multi-Family Residential District), R-4 (Row Dwelling & Townhome District), and C-1 (Community & Highway Service Commercial District) [Waukee Crossing 2]**

Senior Planner, Andy Kass, introduced the request for approval of a rezoning as submitted by the applicant, Waukee Crossing, LLC. The Property is generally located north of Hickman Road and east of NW 10<sup>th</sup> Street containing approximately 133-acres. At this time, the applicant has received approximately 41% consent from the adjacent properties. The City Council agreed to set the public hearing for this request without the required 50% consent due to the applicant contacting every property owner and getting either a reply or no reply. Additionally, the Waukee School district and the City of Waukee own 26.77% of the adjacent land and are ineligible to consent to the request. To date, Staff has not received correspondence for or against the rezoning.

Mr. Kass advised that the applicant provided a concept plan for the proposed rezoning, however the applicant has advised that they only intend to install the public infrastructure in order to plat out lots to sell to individual developers. Generally, the concept plan assigns 69.4 acres as the R-2 zoning designation, 31.6 acres as the R-3 zoning designation, 25 acres as the R-4 zoning designation, and 12.4 acres as the C-1 zoning designation. More concrete details will be provided with submittals for the out lots at such a time that development is intended upon them. Access will be provided off of NW Sunrise Drive and NW 2<sup>nd</sup> Street, both of which are under construction as City projects. The applicant will be responsible for constructing a portion of NW Sunrise Drive as well as constructing NW 6<sup>th</sup> Street through the plat. Parkland dedication and Landscape buffers will be required for various portions of this project.

At this time staff would recommend approval of the rezoning for Waukee Crossing 2, as it is generally consistent with the Comprehensive Plan.

- Commissioner Streit questioned what happens to the properties north of the Shottenkirk Dealership with the construction of NW 6<sup>th</sup> Street. Mr. Kass advised that the Street could fit with the current easements in place.
- Commissioner Streit questioned what kind of development could occur on the portion of land that still have the residential homes on it. Mr. Kass advised that it would more than likely be an M-1 or M-2 designation, but it is hard to tell given the shape of the lot, however there will need to be environmental remediation of the property given previous uses.
- Commissioner Hoifeldt questioned if the City is potentially over-saturating commercial zoning along 10<sup>th</sup> street. Mr. Kass advised that C-1 is the most flexible commercial zoning, allowing office to retail or restaurant options. With the surrounding school and sports club, the saturation of commercial in the area may not be a bad thing.
- Commissioner Hoifeldt questioned what the access into the commercial space would look like. Mr. Kass advised that it would need to be limited access as full access points are regulated on a minor arterial road.

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

**Approval of a Rezoning related to a change from K-OF (Kettlestone Office District)/ PD-1 (Planned Development Overlay) to K-MF-Stacked High (Kettlestone Multi-Family Stacked High District) / PD-1 (Planned Development Overlay) [Kettlestone Apartments]**

Senior Planner, Andy Kass, introduce the request for approval of a rezoning for a high-density residential development as submitted by the applicant, Downing Construction. The property is generally located west of Grand Prairie Parkway and north of SE Encompass Drive containing approximately 2.28 acres. The applicant has received approximately 50.1% consent from adjacent property owners for the rezoning. To date, staff has not received correspondence for or against the rezoning.

Mr. Kass advised that the concept plan submitted for the project identifies the construction of a 17,640 square foot, 49 foot high apartment building. The proposed building includes approximately 87 units from 375 square feet to 570 square feet in size. The planned development document addresses the size of the units as they are below the minimum K-MF-Stacked square footage requirement of 600 square feet. The planned development document also addresses the applicants request to increase the maximum density from 24 units per acre to 39 units per acre to allow for the project. The applicant has indicated that the proposed density makes the project successful and provides additional housing options for the employees of

businesses in the area. Parkland dedication equaling approximately 0.96 acres will be required for the project.

At this time staff would recommend approval of the rezoning for Kettlestone Apartments due to the project being generally consistent with the Kettlestone master Plan.

- Commissioner Inman questioned if there were any micro units on the market. Mr. Kass advised that there is a project currently under construction that is looking to provide a similar product, but they may not be on the market at this time.
- Commissioner Hoifeldt questioned if there were any other changes to the zoning specifications within the Planned Development document. Mr. Kass advised no. The height of the building is within the original zoning specifications.
- Commissioner Hoifeldt questioned if changing the zoning would have an effect on City Taxes. Mr. Kass advised that it more than likely would not create as much tax revenue, but as the property where this project was originally supposed to go is intended to be rezoned back to commercial, there is not a large change for the area as far as impact is concerned. The previous location of the project was proving difficult to design appropriate parking which inspired the move.
- Commissioner Broderick questioned if this project would be part of a larger Owner's Association. Mr. Kass advised that was correct. SE Encompass Drive is a private street, so there is a Master Owners Association that the developments are a part of.

Commissioner Hoifeldt moved to approve the rezoning related to a change from K-OF (Kettlestone Office District)/ PD-1 (Planned Development Overlay) to K-MF-Stacked High (Kettlestone Multi-Family Stacked High District) / PD-1 (Planned Development Overlay) [Kettlestone Apartments] subject to any remaining staff comments. Commissioner Inman seconded the motion. Ayes: Streit, Koshy, Inman, Broderick, and Streit. Nays: None. Motion Carries.

### **Approval of a Site Plan for Keystone Construction Services (1650 NW Gettysburg Lane)**

Senior Planner, Melissa DeBoer, introduced the request for approval of a site plan for an office/warehouse building as submitted by the applicant Keystone Construction Services. The subject property is generally located north of Hickman Road and east of NW 17<sup>th</sup> Street containing approximately 1.47 acres.

Mrs. DeBoer advised that the site plan identifies the construction of a 9,600 square foot building, a trash enclosure to the northeast of the building, and an area for future parking and outdoor storage which would require separate approval before construction. One access is provided off of NW Gettysburg lane. A 5 foot wide sidewalk will be construction on the south side of NW Gettysburg lane and a 10 foot wide trail exists along the east side of NW 17<sup>th</sup> Street. The site will be services with all public utilities and Stormwater detention will be provided with the detention basin located on the south side of the site. Landscaping, open space, elevations and lighting requirements are satisfied with the proposed site plan.

At this time staff would recommend approval of the site plan for Keystone Construction Services subject to remaining staff comments.

Commissioner Streit moved to approve the Site Plan for Keystone Construction Services [1650 NW Gettysburg Lane]. Commissioner Inman seconded the motion. Ayes: Streit, Koshy, Inman, Broderick, and Streit. Nays: None. Motion Carries.

**New Business**

Senior Planner, Andy Kass, introduced new business to the commission.

**Adjournment**

Commissioner Streit moved to Adjourn the June 8<sup>th</sup>, 2021 regular Planning and Zoning Meeting. Commissioner Hoifeldt seconded the motion. Ayes: Streit, Koshy, Inman, Broderick, and Streit. Nays: None. Motion Carries.

Meeting adjourned at 6:37pm.

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Cherian Koshy, Chairman

Attest:

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Andy Kass, Senior City Planner