

Minutes of the June 14th, 2022, Regular Planning and Zoning Commission Meeting

The June 14th, 2022, Planning and Zoning Commission Meeting was called to order at 6:00pm.

Roll Call: The Following Commissioners were present: Hoifeldt, Inman, Koshy, and Tessau. Commissioner Broderick arrives during Motion 5, Commissioner Gerlitz arrives during Motion 7. Commissioners Absent: Streit. City Staff in attendance: Andy Kass, Melissa DeBoer, Bill Mettee, and Kathryn Purvis.

Agenda Approval: Motion by Commissioner Hoifeldt to approve the agenda. Commissioner Tessau moved to approve the agenda for the June 14th, 2022, Planning and Zoning Commission Meeting. Ayes: Hoifeldt, Inman, Koshy, and Tessau. Nays: none. Motion Carried.

Approval of the May 24th, 2022, Meeting Minutes: Motion by Commissioner Hoifeldt and seconded by Commissioner Tessau to approve and adopt the minutes of the May 24th, 2022, Planning and Zoning Commission Meeting. Ayes: Hoifeldt, Inman, Koshy, and Tessau. Nays: none. Motion Carried.

Open Forum: None

Approval of a Rezoning related to a change from R-2 (One & Two Family Residential District)/ PD-1 (Planned Development Overlay) and R-4 (Row Dwelling & Townhome District)/ PD-1 (Planned Development Overlay) to R-4 (Row Dwelling & Townhome District)/ PD-1 (Planned Development Overlay) [Petersen Townhomes]

Community Development Director, Andy Kass, introduced the request for approval of a rezoning for a townhome development. The property is generally located south of NW Douglas Parkway and west of NW 10th Street, containing approximately 20.96 acres. The area was recently included in a rezoning in Fall of 2021; however, some site constraints have required the layout for the development and zoning to be revised. Notification regarding the rezoning was sent to adjacent property owners on June 3rd, 2022. The applicant has submitted approval from approximately 69.17% of property owners within 250 feet of the property. To date staff has not received any correspondence for or against the request.

Mr. Kass advised that the concept plan identifies a total of 114 townhome units proposed to be zoned R-4/PD-1. The Planned development overlay would allow for a limited number of units that do not face public streets to have one-car garages. The planned development overlay also identifies specifications for building materials and the requirement of an outdoor space for each unit. The project identifies several public street extensions around the site and the creation of private streets internal to the site to be owned and maintained by the owner's association.

Public utilities are available to be extended to the site and stormwater detention is shown to be contained in a basin on the south side of the property. A greenbelt area on the south side of the property is shown to satisfy parkland dedication requirements.

At this time staff would recommend approval of a rezoning for the Petersen Townhomes.

- Commissioner Inman questioned if this product would be similar to Grey's Station. A representative for the applicant advised that was correct, it would have a similar feel, but that the point of the development was to bring something a little more urban to their property.
- Commissioner Tessau questioned the square footage of the units. Mr. Kass advised that the units ranged from 1200 to 1800 square feet. The applicant's representative, Matt Weller, advised that the purpose of the one car garage was to allow for more main floor living space.
- Commissioner Hoifeldt questioned about the cell tower location and potential future intent. Whether the applicant would be returning to rezone this one portion yet again in the future to allow for a single-family home as presented on the previous rezoning. Both the Mr. Weller and Mr. Kass advised that technically a zoning change wouldn't be required for a home to be constructed on the subject lot, however if that portion was left out at the present, it would have caused unusual zoning amendments to be needed in other areas. In the future it is also a potential that the lot remains green space depending on how fast the neighborhood builds out and how long the cellular tower lease holds viability.

Commissioner Hoifeldt moved to approve the rezoning related to a change from R-2 (One- & Two-Family Residential District)/ PD-1 (Planned Development Overlay) and R-4 (Row Dwelling & Townhome District)/ PD-1 (Planned Development Overlay) to R-4 (Row Dwelling & Townhome District)/ PD-1 (Planned Development Overlay) [Petersen Townhomes].

Commissioner Broderick seconded the motion. Ayes: Hoifeldt, Inman, Broderick, Koshy, and Tessau. Nays: none. Motion Carried.

Approval of a Site Plan for Starbucks (1500 SE University Avenue)

City planner, Bill Mettee, introduced the request for approval of a site plan for a Starbucks coffee shop and drive thru. The subject property is generally located at the southwest corner of the intersection of SE University Avenue and SE Waco Place/ 98th Street and contains approximately 1.21 Acres.

Mr. Mettee advised that the site plan identifies the construction of one Starbucks coffee shop approximately 2,000 square feet in size and one-story, approximately 18 feet, in height,

which includes a drive-thru option along the east side of the building. The site plan also shows a trash enclosure near the southwest corner of the site, as well as a monument sign. Access is provided off of SE Waco Place/ 98th Street and another access through the drive aisle that accesses to SE University Avenue. Public utilities will serve the site. All landscaping, open space, lighting, and elevation requirements have been met at this time.

Staff would recommend approval of a site plan for Starbucks coffee shop subject to any remaining staff comments.

- Commissioner Tessau questioned where the stormwater is being held. Sam Malinowski, a representative for the applicant, advised that there is stormwater detention in the area just south of the building and in the parking island. Additionally, Community Development Director, Andy Kass, advised that there is some regional detention intended south of the site on Lot 2 of this development and a maintenance agreement exists to share the responsibility of that detention between the two lots.

Commissioner Broderick moved to approve the site plan for Starbucks (1500 SE University Avenue) subject to any remaining staff comments. Commissioner Tessau seconded the motion. Ayes: Hoifeldt, Inman, Broderick, Koshy, and Tessau. Nays: none. Motion Carried.

Approval of a Site Plan for RJ Lawn & Landscape Expansion (655 Interstate Parkway)

Senior Planner, Melissa DeBoer, introduced the request for approval of a site plan for an addition of a storage warehouse building. the subject property is generally located west of Ute Avenue and north of Interstate Parkway, containing approximately 6.02 acres

Mrs. DeBoer advised that the site plan includes the construction of one storage warehouse approximately 19,777 square feet in area and an additional parking area. No changes are intended for the existing buildings and storage areas on the site. Access exists from Interstate Parkway, and public services are on site to service the addition. No additional sidewalks or trails are proposed with this project and stormwater detention is accommodated for in the existing basin located at the southeast corner of the site. All landscaping, open space, lighting, and elevation requirements have been met at this time.

Staff would recommend approval of a site plan for RJ Lawn & Landscape subject to any remaining staff comments.

- Commissioner Broderick questioned if this addition would max out the available space for additions on the site. Mrs. DeBoer advised that there is still quite a bit of open space, however the topography of the site and parking requirements of future additions might constrain the ability for those additions to be located on this lot.

Commissioner Tessau moved to approve the site plan for RJ Lawn & Landscape (655 Interstate Parkway) subject to any remaining staff comments. Commissioner Hoifeldt seconded

the motion. Ayes: Gerlitz, Hoifeldt, Inman, Broderick, Koshy, and Tessau. Nays: none. Motion Carried.

Approval of a Site Plan for Lot 3, Stone Prairie Plat 7 (295 SE Westown Parkway)

Senior Planner, Melissa DeBoer, introduced the request for approval of a site plan for a commercial building. the property is generally located north of SE Westown Parkway and west of SE LA Grant Parkway, containing approximately 1.09 acres.

Mrs. DeBoer advised that the site plan includes the construction of a single-story building approximately 11,848 square feet in area and a fenced-in outdoor play area along the west side of the proposed building. access to the site will be provided of SE Westown Parkway, a five-foot sidewalk will be installed along the north side of SE Westown Parkway, and a private sidewalk will be provided off of the public trail into the site from the south. Several sidewalks are proposed interior to the site for pedestrian connections. The site will be services with public utilities and stormwater runoff will be connected in the two detention basins provided within the overall plat. All landscaping, open space, lighting, and elevation requirements have been met at this time.

Staff would recommend approval of a site plan for Lot 3, Stone Prairie Plat 7 (295 SE Westown Parkway) subject to any remaining staff comments.

- Commissioner Hoifeldt questioned if this would be a daycare. Jake Becker, a representative for the applicant, advised it is more of a tutoring, occupational therapy location for special needs.

Commissioner Gerlitz moved to approve the site plan for Lot 3, Stone Prairie Plat 7 (295 SE Westown Parkway), subject to any remaining staff comments. Commissioner Tessau seconded the motion. Ayes: Gerlitz, Hoifeldt, Inman, Broderick, Koshy, and Tessau. Nays: none. Motion Carried.

New Business

Community Development Director, Andy Kass, introduced new business to the Commission.

Adjournment

Commissioner Broderick moved to adjourn the meeting. the motion was seconded by Commissioner Tessau. Ayes: Gerlitz, Hoifeldt, Inman, Koshy, Broderick, and Tessau. Nays:

none. Motion Carried. The June 14th, 2022 Regular Planning and Zoning Commission Meeting was Adjourned at 6:48 pm.

Hannah Inman, Chairman

Attest:

Andy Kass, Community Development Director