

Minutes of the August 9th, 2022, Regular Planning and Zoning Commission Meeting

The August 9th, 2022, Planning and Zoning Commission Meeting was called to order at 6:00pm.

Roll Call: The Following Commissioners were present: Koelker, Hoifeldt, Streit, Inman, Koshy, and Tessau. Commissioners Absent: Broderick. City Staff in attendance: Andy Kass, Melissa DeBoer, Bill Mettee, and Kathryn Purvis.

Agenda Approval: Motion by Commissioner Hoifeldt to approve the agenda with an update to remove item 15. Commissioner Koshy moved to approve the agenda for the August 8th, 2022, Planning and Zoning Commission Meeting. Ayes: Koelker, Hoifeldt, Streit, Inman, Koshy, and Tessau. Nays: none. Motion Carried.

Approval of the July 12th, 2022, Meeting Minutes: Motion by Commissioner Koshy and seconded by Commissioner Hoifeldt to approve and adopt the minutes of the July 12th, 2022, Planning and Zoning Commission Meeting as amended. Ayes: Koelker, Hoifeldt, Streit, Inman, Koshy, and Tessau. Nays: none. Motion Carried.

Open Forum: None

Approval of a Preliminary Plat for Casey's Store #4269

Approval of a Final Plat for Stratford Commercial Plat 2

Approval of a Site Plan for Casey's Store #4269 (600 NW 10th Street)

City planner, Bill Mettee, introduced the request for approval of a preliminary plat, final plat, and site plan for a new convenience store as submitted by the applicant, Casey's General Store, Inc. the property is generally located north of NW Stratford Drive and west of NW 10th Street, containing approximately 2.64 acres.

Mr. Mettee advised that the project involves the construction of a single-story Casey's General Store that is proposed to be 5,030 square feet in area. The project also includes a tunnel car wash, fuel canopy and pumps, monument sign, and trash enclosure. The fuel storage tanks will be located underground on the south side of the property. The site has two access points off of NW Stratford Drive. All public utilities exist to service the site and stormwater detention is managed with an underground detention basin.

At this time all parking, landscape and open space, elevation, and photometric requirements have been met and staff recommends approval for the preliminary plat, final plat, and site plan for Casey's Store #4269 subject to any remaining staff comments and review of the legal documents.

Commissioner Hoifeldt moved to approve the Preliminary Plat for Casey's Store #4269 subject to any remaining staff comments and review of the legal documents. The motion was seconded by commissioner Koshy. Ayes: Koelker, Hoifeldt, Inman, Koshy, and Tessau. Nays: none. Recused: Streit. Motion Carried.

Commissioner Hoifeldt moved to approve the Final Plat for Stratford Commercial Plat 2 subject to any remaining staff comments and review of the legal documents. The motion was seconded by Commissioner Koshy. Ayes: Koelker, Hoifeldt, Inman, Koshy, and Tessau. Nays: none. Recused: Streit. Motion Carried.

Commissioner Tessau moved to approve the Site Plan for Casey's Store #4269 (600 NW 10th Street) subject to any remaining staff comments and review of the legal documents. The motion was seconded by commissioner Hoifeldt. Ayes: Koelker, Hoifeldt, Inman, Koshy, and Tessau. Nays: none. Recused: Streit. Motion Carried.

Approval of a Preliminary Plat for Courtyards at Parkside plat 2
Approval of a Final Plat for Courtyards at Parkside plat 2
Approval of a Site Plan for Courtyards at Parkside plat 2

Senior city planner, Melissa DeBoer, introduced the request for approval of a preliminary plat, final plat, and site plan for a villa style townhome subdivision as submitted by the applicant, Courtyards at Parkside, LLC. The property is generally located north of NW Douglas Parkway and east of NW 10th Street containing approximately 27.40 acres.

Mrs. DeBoer advised that the project includes a total of 76 lots for detached townhome development. Lots range in size from 4,014 square feet to 5,590 square feet and each unit will vary in size dependent upon that unit's owner. All units are intended to be owner occupied. Outlot Z is inclusive of all common areas and will be maintained by the homeowner's Association. Utilities will be privately owned and maintained; stormwater detention will be provided in one of three ponds on the site.

At this time all parking, landscape and open space, elevation, and photometric requirements have been met and staff recommends approval for the preliminary plat, final plat, and site plan for Courtyards at Parkside plat 2 subject to any remaining staff comments and review of the legal documents.

- Commissioner Hoifeldt questioned if plat one had already been approved. Mrs. DeBoer advised that was correct and that plat one, located to the south and east of the subject property, was already under construction.
- Commissioner Hoifeldt questioned which ponds would be wet bottom detention areas. A representative for the applicant clarified the central and southern ponds would be wet bottom and the northern most pond is intended to be dry bottom.
- Commissioner Koshy questioned what the target market was for this product and if there were age restrictions. Community Development Director, Andy Kass, advised that there was not an age restriction at this time, and that the intention is that the units would align with the "aging in place" concept set forth by City Council.

Commissioner Tessau moved to approve the Preliminary Plat for Courtyards at Parkside plat 2 subject to any remaining staff comments and review of the legal documents. The motion was seconded by commissioner Hoifeldt. Ayes: Koelker, Hoifeldt, Streit, Inman, Koshy, and Tessau. Nays: none. Motion Carried.

Commissioner Streit moved to approve the Final Plat for Courtyards at Parkside plat 2 subject to any remaining staff comments and review of the legal documents. The motion was seconded by commissioner Tessau. Ayes: Koelker, Hoifeldt, Streit, Inman, Koshy, and Tessau. Nays: none. Motion Carried.

Commissioner Streit moved to approve the Site Plan for Courtyards at Parkside plat 2 subject to any remaining staff comments and review of the legal documents. The motion was seconded by commissioner Hoifeldt. Ayes: Koelker, Hoifeldt, Streit, Inman, Koshy, and Tessau. Nays: none. Motion Carried.

Approval of a Preliminary Plat for IA Waukee NW 2nd Street/ Waukee Crossing Plat 5
Approval of a Final Plat for Waukee Crossing Plat 5
Approval of a Site Plan for IA Waukee NW 2nd Street/ Waukee Crossing Plat 5

Senior city planner, Melissa DeBoer, introduced the request for approval of a preliminary plat, final plat, and site plan for a multi-family residential development as submitted by the applicant, Waukee Crossing, LLC. The property is generally located north of Hickman Road and west of NW 2nd Street, containing approximately 23.17 acres.

Mrs. DeBoer advised that the plat consists of three lots ranging in size from 2.53 acres to 11.91 acres and one outlot (outlot Z) for storm water maintenance and a private storm sewer easement. The proposed project includes construction of a four-story apartment building located on Lot 1 of the proposed plat. The building is 68,897 square feet in area and 50 feet in height at the tallest point. The building provides a total of 282 units ranging from studio to two-bedroom and includes attached garage spaces on the lower level. A clubhouse, pool, amenity courtyard, maintenance building, seven detached garage buildings, and a trash enclosure are also shown on the site. Access to the site is provided off of NW 6th Street and NW 2nd Street. A 10-foot-wide trail will be installed adjacent to the site along NW 6th Street and sidewalks are shown connecting the site to a public trail as well as interior to the site.

At this time all parking, landscape and open space, elevation, and photometric requirements have been met and staff recommends approval for the preliminary plat, final plat, and site plan for IA Waukee NW 2nd Street/ Waukee Crossing Plat 5 subject to any remaining staff comments and review of the legal documents.

- Commissioner Streit questioned if there was existing intent for the other two lots. Mrs. DeBoer advised they are intended for extending the proposed project.
- Commissioner Streit questioned the use of the maintenance building. A representative of the applicant advised that it would be for storage but also function as a workshop for any necessary repairs or maintenance of the facility.
- Commissioner Koshy questioned if the apartment was at the maximum allowed height. Mrs. DeBoer advised that she believed the planned development for the plat allowed a maximum of 55 feet but would verify and notify the commission in the morning.
- Commissioner Hoifeldt clarified that the existing bike trail is not on this property. Mrs. DeBoer advised that was correct, however the applicant is providing a connection to that trail. There is also the potential for a future connection from the southern trail to NW 2nd Street along the southern boundary of the lot.

- Commissioner Hoifeldt questioned if the southern trail would move in the future. Community Development Director, Andy Kass, advised that was unlikely at this point in time.

Commissioner Streit moved to approve the Preliminary Plat for IA Waukee NW 2nd/ Waukee Crossing Plat 5 subject to remaining staff comments and review of the legal documents. The motion was seconded by commissioner Hoifeldt. Ayes: Koelker, Hoifeldt, Streit, Inman, Koshy, and Tessau. Nays: none. Motion Carried.

Commissioner Hoifeldt moved to approve the Final Plat for Waukee Crossing Plat 5 subject to remaining staff comments and review of the legal documents. The motion was seconded by commissioner Streit. Ayes: Koelker, Hoifeldt, Streit, Inman, Koshy, and Tessau. Nays: none. Motion Carried.

Commissioner Hoifeldt moved to approve the Site Plan for IA Waukee NW 2nd/ Waukee Crossing Plat 5 subject to remaining staff comments and review of the legal documents. The motion was seconded by commissioner Tessau. Ayes: Koelker, Hoifeldt, Streit, Inman, Koshy, and Tessau. Nays: none. Motion Carried.

Approval of a Preliminary Plat for Painted Woods Phase 2

Senior city planner, Melissa DeBoer, introduced the request for approval of a preliminary plat for a single-family residential development as submitted by the applicant, CMBK LC. The property is generally located north of Interstate 80 and west of R-22/Ute Avenue, containing approximately 77.60 acres.

Mrs. DeBoer advised that the plat consists of 177 lots zoned for R-2 development, 118 of which will be affected by the stipulations of a Planned Development Overlay. Landscape buffers will be required along all lots that abut U Place on the west side of the plat. Two Outlots (Outlots V and W) are proposed on the plat and are intended for future townhome development. Two Outlots (Outlots X and Z) are proposed for parkland dedication, and one outlot (outlot Y) is intended for storm water detention and will be maintained by a homeowner's association.

Mrs. DeBoer explained that the plat includes several public street extensions, and new street construction. Those streets that serve the townhome developments will be privately owned and maintained. Sidewalks will be installed with each new lot development, and a ten-foot-wide trail will be installed along the north side of Indian Ridge Drive, and an eight-foot-wide trail will be installed along the south side of Paradise Lane. Public utilities will serve the site and all proposed easements have been indicated on the preliminary plat.

staff recommends approval for the Painted Woods West Phase 2 subject to remaining staff comments.

- Commissioner Koshy questioned if the planned development document contains specifications for vinyl siding and trim. Mrs. DeBoer advised that was correct.
- Commissioner Hoifeldt questioned if there was access to the northern park above the detention pond. A representative of the applicant, Erin Ollendike, advised that there is

access from the north property, and that there is an access easement on the very northern border of the development that provides access to the parkland.

- Commissioner Streit clarified that the townhome lots have already been zoned for that use. Mrs. DeBoer advised that was correct, however there have been no submittals for those lots at this time.

Commissioner Hoifeldt moved to approve the Preliminary Plat for Painted Woods West Phase 2 subject to remaining staff comments. The motion was seconded by commissioner Streit. Ayes: Koelker, Hoifeldt, Streit, Inman, Koshy, and Tessau. Nays: none. Motion Carried.

New Business

Community Development Director, Andy Kass, introduced new business to the Commission, and welcomed new commission member Kullen Koelker.

Adjournment

Commissioner Streit moved to adjourn the August 9th, 2022, Regular Planning and Zoning Commission Meeting. The motion was seconded by Commissioner Tessau.

The August 9th, 2022, Regular Planning and Zoning Commission Meeting was Adjourned at 6:39 pm.

Hannah Inman, Chairman

Attest:

Andy Kass, Community Development Director