

# PLAN AND ZONING COMMISSION

PZ AF 03-09-2020

Chairperson Andersen called the regular meeting of the Plan and Zoning Commission to order at 5:30 p.m. on Monday, March 9, 2020, in the Large Training Room, Law Enforcement Center, 250 Mills Civic Parkway.

Roll Call: Andersen, Costa, Crowley, Drake, Erickson, Hatfield, Southworth....Present

## **Item 1- Consent Agenda**

Item 1a – Minutes of the meeting of February 24, 2020

Chairperson Andersen asked for any comments or modifications to the February 24, 2020 minutes.

Moved by Commissioner Hatfield, seconded by Commissioner Drake, the Plan and Zoning Commission approved the February 24, 2020 meeting minutes.

Vote: Andersen, Costa, Crowley, Drake, Erickson, Hatfield, Southworth.....Yes  
Motion carried.

## **Item 2 – Public Hearings**

There was one (1) Public Hearing Item on the agenda.

### **Item 2a – Manchester Village, 9076 Lindas Lane – Rezoning from “Unzoned” to Residential Medium Density (RM-12) – Stanbros Development, LLC - ZC-004629-2020**

Chairperson Andersen opened the public hearing and asked the Recording Secretary to state when the public notice was published. The Recording Secretary indicated that the notice was published in the Des Moines Register on February 28, 2020.

Chairperson Andersen asked for a motion to accept and make a part of the record all testimony and all other documents received at this public hearing.

Moved by Commissioner Crowley, seconded by Commissioner Southworth, the Plan and Zoning Commission accepted and made a part of the record all testimony and all other documents received at this public hearing.

Vote: Andersen, Costa, Crowley, Drake, Erickson, Hatfield, Southworth.....Yes  
Motion carried.

Jared Murray, Civil Design Advantage LLC, 3405 SE Crossroads Dr., Ste. G, Grimes, summarized the request for property located west of 88<sup>th</sup> Street and south of EP True Parkway, noting that the site is unzoned, and they are requesting consistency zoning to Medium Density Residential, which matches the City’s Comprehensive Plan Land Use Map.

There were no questions from the Commissioners.

Brian Portz, Development Services Planner, provided a Comprehensive Plan Land Use Map of the area surrounding the subject property. He explained that the applicant’s site is currently designated as Medium Density land use on the Comprehensive Plan Land Use Map but is unzoned. The request for consistency zoning for comprehensive plan land use of Medium

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Density zoning will allow for a proposed townhome development. He concluded that no site plan has been submitted yet for review.

Commissioner Crowley clarified that Medium Density allows for a maximum of 12 units per acre. Planner Portz confirmed.

Chairperson Andersen stipulated that only the zoning was being approved at this meeting, not the site plan. Planner Portz agreed.

Tom Robel, 4603 151<sup>st</sup> Street, Urbandale, informed that he owns property adjacent to the north side of the proposed site. He noted that he had no issues with the zoning, stating that it made sense to be consistent. He questioned the alignment of 91<sup>st</sup> Street, and how water and sewer would be delivered to the property.

Mike Badeoux, 9127 Wellington Drive, stated that he lived adjacent to the site and indicated he had paid a lot for his acreage. He expressed preference for the neighborhood to remain the same and did not want the view taken away. He concluded that he would prefer nice homes in the neighborhood and not townhomes.

Rob Crosby, 9133 Wellington Drive, questioned if there would be an entrance from 88<sup>th</sup> Street and what the price range of the townhomes would be. He stated that the homes in their neighborhood are valued at \$500,000 and were marketed as Executive Lots. He expressed concern that townhomes would negatively affect their home's resale value. Commissioner Crowley inserted that the vote at this meeting would be for zoning only, not for streets.

Lonnie Wilson, 9145 Wellington Drive, noted that his property is located at the corner of Wellington and 91<sup>st</sup> Street. He expressed preference for extending single family zoning into this area, noting concern about their property values being negatively impacted. He referenced a concept plan obtained from Planner Portz which indicated 66 units being proposed, with 2 streets, including an extension of 91<sup>st</sup> Street. He noted concerns about the possible removal of a natural waterway through the site and questioned the timeline of the project.

Evan Romanchuk, 9139 Wellington Drive stated that he had purchased his lot 9 months previously, paying a high premium to Drake Homes, and agreeing that the lot was marketed as an Executive Lot. He expressed concern about the impact to the property values, the local wildlife, and to the still unpaved 88<sup>th</sup> Street. He informed that a bulldozer had already arrived at the site and wondered if work was already beginning. He also expressed concern about potential loss of mature trees along his property line.

Scott Hughes, 7930 Cody Drive informed that he owned 4 acres to the East of the property. He commented that he was not for or against the proposal right now. He agreed with the need for paving 88<sup>th</sup> Street and commented that 91<sup>st</sup> Street would also be heavily impacted. He questioned future zoning for his adjacent lots, concluding that he had seen the zoning map five years ago when he purchased his property.

Chairperson Andersen asked staff for response to the public inquiry.

Planner Portz noted that the City would next review a site plan from the developer and at this point Staff has only seen a concept plan. Brian deferred response to the type of units to Mr. Murray. Brian continued that 91<sup>st</sup> Street will be extended and will temporarily dead end. Eventually EP True Parkway will be extended and 91<sup>st</sup> Street will continue and connect with EP.

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Water and sewer will be connected to existing mains. The developer does have to pay for a traffic study to be done by City engineers and this will evaluate the impact to 91<sup>st</sup> Street. He noted that the City is putting a higher priority on paving 88<sup>th</sup> street. Eventually, if the property to the north develops, Century Lane would connect to 91<sup>st</sup> Street and Linda's Lane would not exist where it is today, but this will be development driven. Regarding the question about the bulldozer, Planner Portz provided that the property owner asked last Friday if they could take out trees: he informed that the City does not have an ordinance preventing property owners from removing trees. He noted that they will also be removing an existing house on the site. Site Work and grading for development of the townhomes is not allowed to begin until after site plans are reviewed and approved.

Mr. Wilson questioned setbacks on the concept plan and how that would affect tree removal. Mr. Romanchuk asked about potential tree damage to his property. Commissioner Drake responded that this would be a civil matter between property owners. Mr. Murray inserted that it is in everyone's best interest to save as many trees as possible, especially along the property line and that the design of the site was still evolving. He noted that the current concept brings the total units closer to 50 units, with higher value units that will be in the upper \$200,000-\$300,000 range. These will be ranch-style units with walkouts backing up to the natural creek, and much of the natural creek would be saved. He concluded that the developer is mindful of the existing topography, water ways and trees and wants to work with it, keeping as much as possible.

Visitors to the meeting continued to ask questions of Staff and the Commission, but the concerns were primarily site plan related, and the Chairperson reminded the audience that these questions will be addressed when the site plan is presented for review.

Commissioner Hatfield questioned the date on the Comprehensive Plan that was being looked at. Planner Portz stated it was adopted in 2010. Director Twedt inserted that it may have been Medium-Density land use before that but did not know for sure without checking.

Tom Roble again questioned the sewer and water connections. Planner Portz and Mr. Murray indicated on the sketch where water would be brought from 91<sup>st</sup> Street from Whisper Ridge, and that with the sewer being shallow, they may have to come from a trunk along the creek to the West. It was again noted that these were site plan details.

Chairperson Andersen again noted that review of the site plan would occur at a later date.

Tom Roble asked for further clarification that the original proposal was for 66 units but is now downsizing to 50; and that the price point is in the upper 200s and lower 300s. Mr. Murray confirmed. Director Twedt noted to keep in mind that until the site plan is approved, those things can change.

Chairperson Andersen asked if anyone else from the audience would like to speak to this item; seeing none, closed the public hearing and asked for continued discussion or a motion.

Moved by Commissioner Crowley, seconded by Commissioner Drake, the Plan and Zoning Commission approved a resolution recommending the City Council approve the zoning request.

Vote: Andersen, Costa, Crowley, Drake, Erickson, Hatfield, Southworth.....Yes  
Motion carried.

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Chairperson Andersen asked if the neighbors would receive another public notice informing them of the site plan review and approval. Director Twedt stated there would not be another public notice for the site plan, however the zoning approval would appear before the City Council on Monday, March 16<sup>th</sup> with that meeting at City Hall.

### **Item 3 – Old Business**

There was one (1) Old Business item on the agenda.

### **Item 3a – Dawsons Ridge, South side of Booneville Road, approx.. ½ mile west of S 88<sup>th</sup> St – Reaffirm April 2018 approval of Preliminary Plat – 117 Land Company LLC – PP-003738-2018.**

Development Director Twedt provided a summary explaining that the original Dawsons Ridge Preliminary Plat approval is almost 2 years old, and therefore has expired by not having the Final Plat approved within 12 months of the Preliminary Plat approval. As the Final Plat is now ready to be presented, the Preliminary Plat requires reaffirmation of the original approval.

Chairperson Andersen asked if anyone from the audience would like to speak to this item, seeing none, asked for continued discussion or a motion.

Moved by Commissioner Hatfield, seconded by Commissioner Costa, the Plan and Zoning Commission recommended reaffirmation of the preliminary plat.

Vote: Andersen, Costa, Crowley, Drake, Erickson, Hatfield, Southworth.....Yes  
Motion carried.

### **Item 4 – New Business**

There were no New Business items to address.

### **Item 5 – Staff Reports**

Staff provided a plaque recognizing and thanking Craig Erickson for eight years of service to the Commission as Mr. Erickson's current five-year term is expiring this month

The next meeting scheduled for the commission will be held on March 23, 2020, with the location anticipated to be in the Law Enforcement Conference Room.

### **Item 6 – Adjournment**

Chairperson Andersen adjourned the meeting at 6:05 p.m.

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Erica Andersen, Chair

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Jennifer Canaday, Recording Secretary