

Minutes of the February 23rd, 2022, Regular Planning and Zoning Commission Meeting

The February 23rd, 2022, Planning and Zoning Commission Meeting was called to order at 6:08pm.

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

Agenda Approval: Motion by Commissioner Koshy to approve the agenda with a change to move the Waukee Trails Master Plan presentation from item 9 to item 6. Commissioner Streit, moved to approve the agenda with the amendment for the February 23rd, 2022, Planning and Zoning Commission Meeting. Ayes: Hoifeldt, Streit, Inman, Koshy, Tessau, and Gerlitz. Nays: none. Motion Carried.

Approval of the February 8th, 2022, Meeting Minutes: Motion by Commissioner Koshy and seconded by Commissioner Streit to approve and adopt the minutes of the February 8th, 2022, Planning and Zoning Commission Meeting. Ayes: Hoifeldt, Streit, Inman, Koshy, Tessau, and Gerlitz. Nays: none. Motion Carried.

Approval of the February 14th, 2022, Meeting Minutes: Motion by Commissioner Streit and seconded by Commissioner Tessau to approve and adopt the minutes of the February 14th, 2022, joint meeting between the Planning and Zoning Commission and the City Council. Ayes: Hoifeldt, Streit, Inman, Koshy, Tessau, and Gerlitz. Nays: none. Motion Carried.

Open Forum: None

Waukee Trails Master Plan Presentation

RDG representative Charlie Cowell, presented on the Waukee Trails Master Plan. Highlights from the presentation advise a focus on connection, access, the future of City Trails, and the desire for a guide to implementation of the plan. Mr. Cowell clarified that the term “trail” consisted of off-street networks and advised that the plan addressed the acquirement of greenways to protect flooding and sensitive habitat areas, the identification of safe, comfortable and direct routes, as well as current and potential major and minor trailhead locations.

- Community Development Director, Andy Kass, advised that Staff is excited to have a trails master plan that will help developers address where trails can and cannot exist on properties.

- Commissioner Koshy questioned if there was an existing ordinance. Mr. Kass advised that the master plan builds off of the Street Design Guidelines.

There are no votes required for a presentation.

Approval of a Rezoning related to a change from C-1 (Community & Highway Service Commercial District) to M-1 (Light Industrial District) [Legacy Park West]

Community Development Director, Andy Kass, introduced the request for rezoning for a light industrial development as submitted by the applicant, Anderson Four, LLC. The property is generally located north of Interstate 80 and west of R-22, containing approximately 91.57 acres. The applicant has submitted consent to the rezoning from adjacent property owners and notice of the rezoning was mailed on February 11, 2022, and signs were posted on the property February 14th, 2022. Additionally, the applicant has been in communication with adjacent property owners regarding the potential project. To date staff has only received communication for more information regarding the rezoning but no correspondence directly for or against the rezoning.

Mr. Kass advised that the concept plan shows eleven lots to be platted for future industrial development meeting the standard M-1 zoning regulations and ranging in size from 3.95 acres to 13.49 acres in area. Site plans for any proposed development on the property will be required in the future along with architectural and site lighting requirements. Access to the property is shown from an extension of Prairie Bluff Drive that would be installed along the north side of the property to the east and into the subject property and continue to the west border of the subject property. 40-foot landscape buffers are required around the entirety of the project, and an additional 6-foot berm will be installed along the northern boundary to further buffer the residential properties to the north from the light industrial use.

Mr. Kass advised that staff would recommend approval of the rezoning as it is largely consistent with the Comprehensive Plan and makes appropriate screening measures for the residential neighborhood to the north.

- Commissioner Koshy questioned what part of Prairie Bluff drive exists now. Erin Ollendike of Civil Design Advantage, a representative of the applicant, advised that the road dead ends currently at the border of the GATR company property. The topography of the parcel has a grade difference of dropping 20-30 feet as it slopes south towards the interstate.
- Commissioner Hoifeldt questioned if there is a future potential of U Avenue crossing I-80. Mr. Kass advised that there are no plans at this time and U Place is intended to dead end at the Interstate.
- Commissioner Streit questioned if the Jog in the street was originally planned or is it new to the concept plan. Mr. Kass advised that it was an adjustment with the concept plan to adjust the alignment of Prairie Bluff Drive.

- Garrett Breeze of 870 Sandstone Drive advised the commission that the berm would be even with the first floor, as his home sits approximately 6 feet higher than the flat grade just beyond his property.
- Marla Breeze of 870 Sandstone Drive questioned what kind of lighting would be allowed. Mr. Kass advised that site lighting would be addressed with each project that was submitted, and that generally no up lighting or out-lighting is allowed.
- Kris Steele of 815 Sandstone Drive questioned if there were plans for a hotel in this development. Mr. Kass advised that there were no plans, and that a hotel is not a permitted use in the M-1 district.
- Dave Durci of 840 Sandstone drive questioned how far away the berm would be from his property line. Mrs. Ollendike advised that the engineering of the berm was not complete yet, but that they would take into consideration his concern of the berm reaching it's maximum height right at his fence line.

Commissioner Gerlitz move to approve a Rezoning related to a change from C-1 (Community & Highway Service Commercial District) to M-1 (Light Industrial District) [Legacy Park West]. The motion was seconded by commissioner Streit. Ayes: Hoifeldt, Streit, Inman, Koshy, Tessau, and Gerlitz. Nays: none. Motion Carried.

Approval of a Rezoning related to a change from C-1 (Community & Highway Service Commercial district) to R-3 (Multi-Family Residential District) [Stratford Crossing Plat 1 Outlot W)

Commissioner Gerlitz recuses himself due to a conflict of interest

Community Development Director, Andy Kass, introduced the request for rezoning for a multi-family residential development as submitted by the applicant, Stratford Crossing, LLC. The property is generally located south of NW Sunrise Drive and west of NW 10th Street, containing approximately 7.54 acres. The applicant has submitted 43.79% consent to the rezoning from adjacent property owners and notice of the rezoning was mailed on February 11, 2022, and signs were posted on the property February 14th, 2022. To date staff has received communication regarding the rezoning and it has been given to the Commission for review.

Mr. Kass advised that the concept plan shows seven multi-family buildings to be located for a total of 112 rental units. The buildings are shown to be two-story in height with some units having an attached garage. Surface parking would also be provided. A 30-foot landscape buffer is shown on the north and east sides of the property. Site plans for any proposed development on the property will be required in the future along with architectural and site lighting requirements. Access to the property is shown from NW Sunrise Drive and stormwater detention is shown to be accommodated in a pond to the north side of the site. utilities already exist to serve the site. Parkland dedication requirements will apply to the project and is dependent on the number of units.

Mr. Kass advised that staff would recommend approval of the rezoning as it is largely consistent with the Comprehensive Plan and is generally more compatible with the existing townhome development to the north and the R-3 zoning to the west.

- Commissioner Hoifeldt questioned if the letter was basically indicating concern for competition. Mr. Kass advised he wasn't going to speculate on the reasoning for the letter.

Commissioner Streit moved to approve a rezoning related to a change from C-1 (Community & Highway Service Commercial district) to R-3 (Multi-Family Residential District) [Stratford Crossing Plat 1 Outlot W). Commissioner Koshy seconded the motion. Ayes: Hoifeldt, Streit, Inman, Koshy, and Tessau. Nays: none. Motion Carried.

Approval of a Rezoning related to a change from R-4 (Row Dwelling & Townhome District) to R-3 (Multi-Family Residential District)/ PD-1 (Planned Development Overlay) [RealtyLink]

Community Development Director, Andy Kass, introduced the request for rezoning for a multi-family residential development as submitted by the applicant, IA Waukee NW 2nd, LLC. The property is generally located west of NW Sunrise Drive and north of Hickman Road, containing approximately 23 acres. The applicant has submitted 67.02% consent to the rezoning from adjacent property owners and notice of the rezoning was mailed on February 11, 2022, and signs were posted on the property February 14th, 2022. To date staff has not received communication regarding the rezoning.

Mr. Kass advised that the concept plan shows three multi-family buildings and three villa style buildings to be located for a total of 539 units. The buildings are shown to be built in phases and additional amenities are shown to be provided on the site. Landscape buffers are required on all sides of the project. The applicant has requested a planned development to address the building height which exceeds the maximum allowance by being proposed at 55 feet, the density which exceeds the maximum allowance by being proposed at 24 units per acre, and minimum unit size to be reduced to accommodate the smallest unit which is 508 square feet. Access to the property is shown from NW 2nd Street utilities are being installed to serve the site. Parkland dedication requirements will apply to the project totaling 6.13 acres.

Mr. Kass advised that staff would recommend approval of the rezoning despite varying from the Comprehensive Plan as it allows alternative housing options and a unique amenity package that has not been done by other traditional multi-family residential projects.

- Commissioner Koshy questioned how the applicant intended to satisfy the parkland dedication requirement. Mr. Kass advised that there is the opportunity to provide a trail connection through the site which would cover a portion of the requirement. Additionally, other options include a fee in lieu of dedication.

- Commissioner Koshy questioned if there is a need for smaller unit housing. Ed Arp and Greg of RealtyLink, both representatives of the applicant, advised that the desire to share space has declined with the onset of covid-19 and the desire to entertain remains, however you don't need the space to entertain all of the time so there are the apartments to live and the amenities to entertain.

Commissioner Koshy moved to approve the rezoning related to a change from R-4 (Row Dwelling & Townhome District) to R-3 (Multi-Family Residential District)/ PD-1 (Planned Development Overlay) [RealtyLink]. Commissioner Tessau seconded the motion. Ayes: Hoifeldt, Streit, Inman, Koshy, Tessau, and Gerlitz. Nays: none. Motion Carried.

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

Commissioner Inman recuses herself due to a conflict of interest

Community Development Director, Andy Kass, introduced the request for rezoning for a single family and medium density residential development as submitted by the applicant, Solid Ground, LLC. The property is generally located east of NW 2nd Street and north of Hickman Road, containing approximately 16.54 acres. Areas outside of the rezoning are proposed to remain R-2 zoned. The applicant has submitted over 50% consent to the rezoning from adjacent property owners and notice of the rezoning was mailed on February 11, 2022, and signs were posted on the property February 14th, 2022. To date staff has not received communication regarding the rezoning.

Mr. Kass advised that the concept plan shows 83 single family lots and 12 two-family (duplex) lots. Lots 25-64 will include a planned development. It is anticipated that outlot U will be combined with a proposed townhome project to the north and Outlot Z could also be combined with an existing townhome project to the east. Landscape buffers are required on all lots that abut NW 2nd Street and NW Sunrise Drive, as well as portions of the areas being proposed as R-4. Public street extensions will be required with the project and utilities are being installed to serve the site. Storm water detention is shown within Outlots T, W, and X. Parkland dedication requirements will apply to the project.

Mr. Kass advised that staff would recommend approval of the rezoning as it is generally consistent with the Comprehensive Plan and allows variety in housing options.

- Commissioner Gerlitz questioned if there is an approved plan to the south. Mr. Kass advised that the zoning is in place already for the project identified.
- Commissioner Koshy questioned if there is the same owner for the surrounding area. Mr. Kass advised there were several owners in the area and that the areas that were

anticipated to be incorporated to other projects could potentially have stand alone developments if the size of the parcel was large enough.

Commissioner Gerlitz moved to approve the rezoning related to a change from R-2 (One & Two-Family Residential District) to R-2 (One & Two Family Residential District)/ PD-1 (Planned Development Overlay) and R-4 (Row Dwelling & Townhome District) [Indi Run Plat 4]. Commissioner Streit seconded the motion. Ayes: Hoifeldt, Streit, Koshy, Tessau, and Gerlitz. Nays: none. Motion Carried.

New Business

Mr. Kass introduced new business to the commission and advised further work on the neighborhood master plan may be coming in the near future.

Adjournment

Commissioner Streit moved to adjourn the February 23rd, 2022 regular Planning and Zoning meeting. Commissioner Gerlitz seconded the motion.

The February 23rd, 2022 regular Planning and Zoning meeting adjourned at 7:21 pm.

Hannah Inman, Chairman

Attest:

Andy Kass, Community Development Director