

## **Minutes of the May 10<sup>th</sup>, 2022, Regular Planning and Zoning Commission Meeting**

The May 10<sup>th</sup>, 2022, Planning and Zoning Commission Meeting was called to order at 6:00pm.

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

**Agenda Approval:** Motion by Commissioner Koshy to approve the agenda. Commissioner Hoifeldt moved to approve the agenda for the May 10<sup>th</sup>, 2022, Planning and Zoning Commission Meeting. Ayes: Hoifeldt, Streit, Koshy, Broderick, and Tessau. Nays: none. Motion Carried.

**Approval of the April 26<sup>th</sup>, 2022, Meeting Minutes:** Motion by Commissioner Hoifeldt and seconded by Commissioner Tessau to approve and adopt the minutes of the April 26<sup>th</sup>, 2022, Planning and Zoning Commission Meeting. Ayes: Hoifeldt, Streit, Koshy, Broderick, and Tessau. Nays: none. Motion Carried.

**Open Forum:** None

### **Approval of a Final Plat for Prairie Crossing Plat 9**

Senior city planner, Melissa DeBoer, introduced the request for approval of a final plat for a commercial subdivision as submitted by the applicant, Alice's L.C., Knapp Properties Inc. the subject property is generally located north of Hickman Road and east of NE Westgate Drive, containing approximately 4.05 acres.

Mrs. DeBoer advised that the final plat identifies a total of three (3) lots for commercial development ranging in size from 1.28 acres to 1.47 acres, conforming to the C-1B Zoning District Bulk Regulations. No new accesses are proposed with the plat, and sidewalks will be installed with individual lot development along the south side of NE Venture Drive. Stormwater detention will be accommodated for with individual detention basins within each lot to be owned and maintained by each lot owner.

At this time staff would recommend approval of the final plat for Prairie Crossing Plat 9, subject to remaining staff comments and review of the legal documents.

Commissioner Hoifeldt moved to approve the final plat for Prairie Crossing Plat 9 subject to any remaining staff comments and review of the legal documents. The motion was seconded by commissioner Koshy. Ayes: Hoifeldt, Streit, Koshy, and Broderick. Recused: Tessau. Nays: none. Motion Carried.

## **Approval of a Final Plat for Autumn Valley Plat 2**

City planner, Bill Mettee, introduced the request for approval of a final plat for a single-family development as submitted by the applicant, D.R. Horton. The property is generally located south of Spruce Street and west of 9<sup>th</sup> Street containing approximately 23.38 acres.

Mr. Mettee advised that the final plat identifies a total of 80 lots conforming to the R-2 Zoning District Bulk Regulations, and one outlot identified to satisfy parkland dedication requirements. The plat identifies several extensions of public streets that have already been completed. A 10-foot-wide trail along the west side of 10<sup>th</sup> street and 5-foot-wide sidewalks will be completed as each lot develops. All Public utilities will serve the site and stormwater detention is accommodated for within the pond constructed with Autumn Valley Plat 1.

At this time staff would recommend approval of the Final Plat for Autumn Valley Plat 2, subject to remaining staff comments and review of the legal documents.

- Commissioner Koshy questioned about the orange-colored lots to the south. Community Development Director, Andy Kass, advised those were areas that became a townhome project as part of a different plat.

Commissioner Hoifeldt moved to approve the final plat for Autumn Valley Plat 2 subject to any remaining staff comments and completion of public improvements. The motion was seconded by commissioner Tessau. Ayes: Hoifeldt, Streit, Koshy, and Tessau. Nays: none. Motion Carried.

## **Approval of a Preliminary Plat for Prairie Village Townhomes Plat 1 Approval of a Final Plat for Prairie Village Townhomes Plat 1 Approval of a Site Plan for Prairie Village Townhomes Plat 1**

City planner, Bill Mettee, introduced the request for approval of a preliminary plat, final plat, and site plan for townhome development as submitted by the applicant, Prairie Village of Iowa, LLC. The property is generally located north of Ashworth Road and west of 10<sup>th</sup> Street, containing approximately 12.46 acres.

Mr. Mettee advised that the project exists on one lot and includes the construction of 26 townhome buildings for a total of 127 townhome units plus an office space for the entire site. the buildings range from four to six units per building and each unit ranges in size from 1,113 square feet to 1,332 square feet. Outlot Z is shown on the plat to include the private streets, stormwater detention, and all common spaces within the development which will be owned and maintained by the homeowner's association. At this time all parking, elevation, lighting, landscaping and open space requirements have been met. Mr. Mettee clarified that all utilities and streets interior to the development will be privately owned and maintained.

At this time staff would recommend approval subject to any remaining staff comments and review of the legal documents.

- Commissioner Hoifeldt questioned if there is street parking available interior to the site. Community Development Director, Andy Kass advised that there are guest parking spaces throughout the site but no on street parking.

Commissioner Streit moved to approve the Preliminary Plat for Prairie Village Townhomes subject to any remaining staff comments and review of the legal documents. Commissioner Hoifeldt seconded the motion. Ayes: Hoifeldt, Streit, Koshy, and Tessau. Nays: none. Motion Carried.

Commissioner Streit moved to approve the Final Plat for Prairie Village Townhomes subject to any remaining staff comments and review of the legal documents. Commissioner Hoifeldt seconded the motion. Ayes: Hoifeldt, Streit, Koshy, and Tessau. Nays: none. Motion Carried.

Commissioner Streit moved to approve the Site Plan for Prairie Village Townhomes subject to any remaining staff comments and review of the legal documents. Commissioner Tessau seconded the motion. Ayes: Hoifeldt, Streit, Koshy, and Tessau. Nays: none. Motion Carried.

## **Approval of a Final Plat for Spring Crest Townhomes Plat 2**

### **Approval of a Site Plan for Spring Crest Townhomes Plat 2**

Community Development Director, Andy Kass, introduced the request for approval of a preliminary and final plat for a townhome development as submitted by the applicant, Spring Crest Townhomes Waukee 2, LLC. The subject property is generally located north of Locust Street and west of 10<sup>th</sup> Street, containing approximately 16.5 acres.

Mr. Kass advised that the preliminary and final plats identify a total of 116 lots for townhome development with the intent that the units will be owner-occupied. All proposed lots conform to the minimum requirements of the R-4 Zoning District. The buildings each contain a varying number of units from 2 to 6 per building. Each unit ranges between 1,419 square feet to 1,617 square feet in size, and all units will have a two-car attached garage. Access for units 1-36 will be off of Maple Street, remaining units are accessed via internal private streets that are owned and maintained by the homeowner's association. Units 1-36 will be served by utilities on Maple Street, and all other units will be services by private extensions of utilities. Stormwater detention will be located in the southwest corner of the site. all parking, parkland, and elevation requirements have been met at this time.

Staff would recommend approval of the Final Plat and Site Plan for Spring Crest Townhomes Plat 2 subject to remaining staff comments and review of the legal documents.

- Commissioner Hoifeldt questioned if on-street parking would be allowed on Maple Street. Mr. Kass advised that on-street parking would need to be written into the ordinance and the future of on-street parking would be uncertain as the property to the north of this development is zoned for commercial use and may require the removal of on street parking on Maple Street.

Commissioner Hoifeldt moved to approve the Final Plat for Spring Crest Townhomes Plat 2 subject to any remaining staff comments and review of the legal documents. Commissioner Tessau seconded the motion. Ayes: Hoifeldt, Streit, Koshy, and Tessau. Nays: none. Motion Carried.

Commissioner Hoifeldt moved to approve the Site Plan for Spring Crest Townhomes Plat 2 subject to any remaining staff comments and review of the legal documents. Commissioner Streit seconded the motion. Ayes: Hoifeldt, Streit, Koshy, and Tessau. Nays: none. Motion Carried.

### **Approval of a Preliminary Plat for Alder Point**

Senior city planner, Melissa DeBoer, introduced the request for approval of a preliminary plat for a subdivision containing single family residential, townhome, and neighborhood commercial development, as submitted by the applicant HRC Alder Point, LLC. The subject property is generally located south of NW Douglas Parkway and west of NW 10<sup>th</sup> Street, containing approximately 36.62 acres.

Mrs. DeBoer explained that the plat includes 40 lots intended for single-family residential development, two lots intended for neighborhood commercial development, and three Outlots. Outlots X and Y are identified for future townhome development and Outlot Z for parkland dedication. All lots conform to their proper Zoning District Bulk Regulations and any additional Planned Development Overlay requirements. Public Streets, sidewalks, and trails will be extended through the site. Public utilities will serve the property. Parkland dedication requirements have been met at this time.

Staff would recommend approval of the preliminary plat for Alder Point subject to remaining staff comments.

- Commissioner Hoifeldt questioned about the timing of the underpass for 10<sup>th</sup> street to this development. Community Director, Andy Kass, advised that the timing is an unknown at this point due to other projects around the city, however it will be a City Project and should provide a nice trail connection through this development and then potentially through the development to the southwest.
- Commissioner Hoifeldt questioned about the future of the cellular tower located on the property and the odd single-family areas that don't show the creation of lots in them. Community Director, Andy Kass, clarified that the Cellular tower

does have its own lot (lot 40). The single-family areas without lots are included in a rezoning that has been submitted that would turn these areas into additional R-4 zoning to match the surrounding areas. Steve Mosely, a representative of the applicant, advised that the Cellular tower would not be coming down in the near future due to an extended lease. It could potentially be 9-10 years before action could be taken.

Commissioner Hoifeldt moved to approve the Preliminary Plat for Alder Point subject to any remaining staff comments. Commissioner Tessau seconded the motion. Ayes: Hoifeldt, Streit, Koshy, and Tessau. Nays: none. Motion Carried.

**Approval of a Preliminary Plat for Edencrest Kettlestone**  
**Approval of a Final Plat for Edencrest Kettlestone**  
**Approval of a Site Plan for Edencrest Kettlestone (805 SE Tallgrass Lane)**

Senior city planner, Melissa DeBoer, introduced the request for approval of a preliminary plat, final plat, and site plan for a multi-family senior housing development as submitted by the applicant, Hubbell Realty. The property is generally located north of SE Tallgrass Lane and west of Grand Prairie Parkway, containing approximately 19.89 acres.

Mrs. DeBoer advised that the project exists on one lot and includes the construction of a 53,873 square foot building approximately 40 feet at its highest point. A total of 80 units over two stories are intended for senior living. 20 units for independent living, 40 units for assisted living, and 20 units for memory care. the site plan also indicates 20 detached garage units near the independent living portion of the building. Access to the site is provided off of SE Parkview Crossing Drive and SE Tallgrass Lane, a trail on the south side of the building as well as sidewalks interior to the site will be constructed as part of this project. Public utilities will service the sit and stormwater management will be provided with detention basins located along the east side of the site. All parking, elevation, parkland dedication, landscaping and open space requirements have been met.

At this time, staff would recommend approval of the preliminary plat, final plat, and site plan for Edencrest Kettlestone (805 SE Tallgrass Lane), subject to remaining staff comments and review of the legal documents.

- Commissioner Streit clarified that the common areas interior to the building were accessible by all residents. A representative of the applicant advised that was correct.

Commissioner Koshy moved to approve the Preliminary Plat for Edencrest Kettlestone Subject to remaining staff comments and review of the legal documents. The motion was seconded by commissioner Streit. Ayes: Hoifeldt, Streit, Koshy, and Tessau. Nays: none. Motion Carried.

Commissioner Koshy moved to approve the Final Plat for Edencrest Kettlestone Subject to remaining staff comments and review of the legal documents. The motion was seconded by commissioner Tessau. Ayes: Hoifeldt, Streit, Koshy, and Tessau. Nays: none. Motion Carried.

Commissioner Koshy moved to approve the Site Plan for Edencrest Kettlestone Subject to remaining staff comments and review of the legal documents. The motion was seconded by commissioner Tessau. Ayes: Hoifeldt, Streit, Koshy, and Tessau. Nays: none. Motion Carried.

### **New Business**

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

### **Adjournment**

Commissioner Koshy moved to adjourn the May 10<sup>th</sup>, 2022 regular Planning and Zoning Commission Meeting. Commissioner Hoifeldt seconded the motion. Ayes: Hoifeldt, Streit, Koshy, and Tessau. Nays: none. Motion Carried.

The May 10<sup>th</sup>, 2022, regular Planning and Zoning Commission Meeting was adjourned at 7:00 PM.

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Luke Streit, Vice-Chairman

Attest:

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Andy Kass, Community Development Director