

Minutes of the Tuesday, July 13th, 2021 Planning and Zoning Commission Meeting

The July 13th, 2021 Regular Planning and Zoning Commission meeting was called to order at 6:00 p.m.

Roll Call. The Following commissioners were present: Streit, Ward, Broderick, and Koshy. Commissioner Hoifeldt, Inman, and Conley were absent. City staff in attendance: Andy Kass and Kathryn Purvis.

Agenda Approval. A motion was made by Commissioner Broderick, and seconded by Commissioner Hoifeldt, to approve the agenda for the July 13th, 2021, Planning and Zoning Commission meeting. Ayes: Streit, Ward, Broderick, and Koshy. Nays: None. Motion Carries.

Approval of the June 22nd, 2021 Regular Meeting Minutes. A motion was made by Commissioner Streit, and seconded by Commissioner Ward, to approve the minutes of the June 22nd, 2021 regular Planning and Zoning Commission meeting as written. Ayes: Streit, Ward, Broderick, and Koshy. Nays: None. Motion Carries.

Open Forum: None

Approval of a Rezoning related to a Change from A-1 (Agricultural District) to R-2 (One & Two Family Residential District), R-3 (Multi-Family Residential District), R-4 (Row Dwelling & Townhome District), and C-1 (Community and Highway Service Commercial District)[Prairie Village]

Planning Coordinator, Andy Kass, introduced the request for approval of a rezoning for a single-family, townhome, multi-family, and commercial development as submitted by the applicant, Signature Companies. The property is generally located west of 6th street and north of University Ave, containing approximately 132.33 acres. At the time of this rezoning request, the Planned Development Overlay has been removed from the request. The Applicant has obtained the required percentage of consent from adjacent property owners for all areas being rezoned. Notice of the rezoning was sent to adjacent property owners July 6th, 2021, to date staff has received inquiries from neighbors regarding the request, but no correspondence for or against the rezoning.

Mr. Kass advised that the concept plan shows 205 single family lots predominantly west of 10th street, with a small number of lots abutting the existing residential lots within the Clayton Estates neighborhood. These proposed lots comply with the R-2 minimum requirements. Outlots R,X, and Y are proposed for townhome development. The Outlots will be subject to site plan review and approval by City staff at the time of development. No conceptual lay out has been provided for the Multi-Family parcel identified as Outlot S, or the Commercial parcel identified as Outlot T. Landscape buffers will be provided along lots abutting 10th Street, University Avenue, and Street F, as well as between varying zoning districts. Street extensions are shown on the concept plan as well as the installation of trails along 10th Street, University Avenue, and Street F. The City has plans to widen University Avenue in the future, until such time the applicant is responsible for providing an Asphalt Overlay on University Avenue. Parkland dedication would total 10.25 acres if development occurs as it is shown on the concept plan.

The proposed rezoning is generally consistent with land uses identified in the Comprehensive Plan and provides much needed Commercial space in this area. At this time Staff recommends approval of the rezoning for Prairie Village subject to any remaining staff comments and review of any legal documents.

- Commissioner Streit questioned if the city Public Works building would ever expand in to the adjacent commercial area. Mr. Kass advised that it was unlikely to extend that far. There is space available on the property for future expansions, and a project to provide more storage space is in the near future as well as some additional landscape buffering of the site.
- Commissioner Koshy questioned if there was enough Commercial acreage identified. The lot size looks smaller on the concept plan than the Comprehensive Plan. Mr. Kass advised that it's possible that the space isn't exactly equivalent, but maintains the structure of having the commercial be located at the corner of 10th street which staff is comfortable with.
- Commissioner Streit questioned if there were other viable locations for commercial locations along University Avenue. Mr. Kass advised that 6th and university could be a viable corner depending on development to the south and west.
- Commissioner Streit clarified that the commercial would have buffering of all sides of the site. Mr. Kass advised that was correct.
- Commissioner Koshy questioned the fate of the corner piece along 10th street. Mr. Kass advised that since the layout of 10th street changed slightly from the original position, it is possible that the city would vacate the right of way in the future related to this corner piece.

Commissioner Streit moved to approve the Rezoning related to a Change from A-1 (Agricultural District) to R-2 (One & Two Family Residential District), R-3 (Multi-Family Residential District), R-4 (Row Dwelling & Townhome District), and C-1 (Community and Highway Service Commercial District)[Prairie Village], subject to an remaining staff comments and review of any legal documents. Commissioner Ward seconded the motion. Ayes: Streit, Ward, Broderick, and Koshy. Nays: None. Motion Carries.

Approval of a Final Plat for Ashworth Acres Plat 3

Planning Coordinator, Andy Kass, introduced the request for approval of a final plat for a single-family residential subdivision submitted by the applicant, Ashworth Land, LLC. The subject property is generally located north of Daybreak Drive and west of Serenity Drive containing approximately 12 acres.

Mr. Kass advised that the final plat indicates a total of 40 lots ranging in size from 9,450 to 17,562 square feet in size, and meeting the requirements of the R-2 zoning district bulk regulations. Three public streets will be extended through the plat and five foot sidewalks will be constructed along both sides of the streets in the plat. Public utilities are available to serve the site and storm water detention will be accommodated in a regional pond constructed with

Ashworth Acres Plat 1 to be owned and maintained by an association. Parkland dedication has been satisfied with the dedication in Ashworth Acres Plat 1.

At this time staff would recommend approval for the Final Plat for Ashworth Acres Plat 3 subject to any remaining staff comments, review of the legal documents, and completion of public improvements.

Commissioner Broderick moved to approve the Final plat for Ashworth Acres Plat 3 subject to any remaining staff comments, review of the legal documents, and completion of public improvements. The motion was seconded by Commissioner Streit. Ayes: Streit, Ward, Broderick, and Koshy. Nays: None. Motion Carries.

Approval of a Final Plat for prairie Rose Plat 1

Planning intern, Eli Wilson, introduced the request for approval of a final plat for a single-family residential subdivision as submitted by the applicant, Prairie Rose Waukee, LLC. The subject property is generally located north of NW Gracewood Drive and west of N. Warrior lane, containing approximately 12.46 acres.

Mr. Wilson advised that the final plat indicates a total of 33 lots ranging in size from 7,300 to 17,000 square feet in size, and meeting the requirements of the R-2/PD-1 zoning district bulk regulations that allow for minimized lot size from the general R-2 Bulk Regulations. NW Pike Circle, a public street, will provide access through the plat and five foot sidewalks will be constructed along both sides of the street as each lot develops. Public utilities are available to serve the site and storm water detention will be accommodated in a detention basin located in Outlot Z to be owned and maintained by an association. Parkland dedication totaling 0.75 acres on the west side of the proposed plat satisfies the requirements for the development.

At this time staff would recommend approval for the Final Plat for Ashworth Acres Plat 3 subject to any remaining staff comments, review of the legal documents, and completion of public improvements.

Commissioner Streit moved to approve the Final plat for Prairie Rose Plat 1 subject to any remaining staff comments, review of the legal documents, and completion of public improvements. The motion was seconded by Commissioner Ward. Ayes: Streit, Ward, Broderick, and Koshy. Nays: None. Motion Carries.

Approval of a Preliminary Plat for Waukee United Methodist Church

Approval of a Final Plat for Waukee United Methodist Church Plat 1

Approval of a Site Plan for Waukee United Methodist Church (2075 SE L.A. Grant Parkway)

Senior Planner, Melissa DeBoer, introduced the request for approval of a Preliminary Plat, Final Plat, and Site Plan for a Church building at 2075 SE L.A. Grant Parkway as submitted by the applicant, Waukee United Methodist Church. The subject property is generally located

north of SE Westtown parkway and west of SE LA Grant parkway, containing approximately 8.52 acres.

Mrs. DeBoer advised that the development includes the creation of one lot 8.52 acres in size. Upon this lot, a church building approximately 13,460 square feet in size and 28 feet at its highest point will be constructed along with required associated parking. Construction is anticipated to be complete by September of 2022. The site plan indicates a total of 380 seats interior to the church, as well as future addition, outbuilding, and garage locations. The future additions to the lot will require separate site plan approval at the time of development. A trash enclosure is located on the south side of the site. a five foot wide side walk will be installed along the north side of the site, and private sidewalks will provide pedestrian connections interior to the site. Public utilities exist to serve the site, and storm water will be accommodated with the detention basin located along the west side of the site. All parking, landscaping and open space, elevation, and lighting requirements have been met with the presented plans.

At this time staff would recommend approval of the proposed preliminary plat, final plat, and site plan subject to any remaining staff comments.

- Commissioner Koshy questioned if there are two monument signs. Mrs. DeBoer advised that there is only one located along L.A. Grant Parkway. All signage will be approved separately closer to the time of installation.

Commissioner Streit moved to approve the preliminary plat for Waukee United Methodist Church subject to any remaining staff comments. The motion was seconded by Commissioner Broderick. Ayes: Streit, Ward, Broderick, and Koshy. Nays: None. Motion Carries.

Commissioner Streit moved to approve the final plat for Waukee United Methodist Church Plat 1, subject to any remaining staff comments. The motion was seconded by Commissioner Ward. Ayes: Streit, Ward, Broderick, and Koshy. Nays: None. Motion Carries.

Commissioner Streit moved to approve the site plan for Waukee United Methodist Church (2015 SE L.A. Grant Parkway), subject to any remaining staff comments. The motion was seconded by Commissioner Ward. Ayes: Streit, Ward, Broderick, and Koshy. Nays: None. Motion Carries.

New Business

Planning Coordinator, Andy Kass, introduced new business to the commission.

Adjournment

Commissioner Streit moved to Adjourn the July 13th, 2021 regular Planning and Zoning Meeting. Commissioner Broderick seconded the motion. Ayes: Streit, Ward, Broderick, and Koshy. Nays: None. Motion Carries.

Meeting adjourned at 6:42pm.

Cherian Koshy, Chairman

Attest:

Andy Kass, Planning Coordinator