

Minutes of the Tuesday, July 29th, 2021 Special Planning and Zoning Commission Meeting

The July 29th, 2021 Special Planning and Zoning Commission meeting was called to order at 5:00 p.m.

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

Agenda Approval. A motion was made by Commissioner Hoifeldt, and seconded by Commissioner Streit, to approve the agenda for the July 29th, 2021, Special Planning and Zoning Commission meeting. Ayes: Streit, Ward, Koshy and Hoifeldt. Nays: None. Motion Carries.

Open Forum. None

Approval of a Preliminary Plat for Waukee Crossing Plat 2

Approval of a Final Plat for Waukee Crossing Plat 2

The above two items will be discussed together and voted on separately.

Senior Planner, Melissa DeBoer, introduced the request for approval of the preliminary plat and final plat as submitted by the applicant Waukee Crossing, LLC. The property is located north of Hickman Road and east of NW 10th Street, containing approximately 88.95 acres. The Planning & Zoning Commission reviewed and recommended approval of the rezoning for the property at the meeting on June 8, 2021 and the City Council approved the rezoning on July 19, 2021.

Ms. DeBoer advised that the project includes a total of five outlots. Outlot V is zoned R-4 and is 23.17 acres in area. Outlot W is zoned R-2 and is 22 acres in area. Outlot X & Y are zoned R-3. Outlot X is 14.33 acres in area and Outlot Y is 15 acres in area. Outlot Z is zoned C-1 and is 10 acres in area. NW 6th Street will be extended north to connect to NW Sunrise Drive. Ten-foot wide trails will be installed along the east side of NW 6th Street and the west side of NW 2nd Street with future development. Public utilities will service the plat. All proposed easements have been indicated on the plat. Landscape buffer easements are being provided to provide buffers between the different zoning districts.

Staff recommends approval of the preliminary plat and final plat subject to remaining staff comments.

- Commissioner Hoifeldt questioned when 6th Street will be extended north of Hickman Road. Andy Kass, Planning Coordinator, advised that the developer of this project will install the street up front and then from there sell off the land for development.
- Ed Arp, with Civil Engineering Consultants, Inc., added that construction will start soon with improvements planned to be done before the end of the year.

Commissioner Hoifeldt moved to approve the preliminary plat for Waukee Crossing Plat 2 subject to any remaining staff comments. The motion was seconded by Commissioner Streit. Ayes: Streit, Ward, Koshy and Hoifeldt. Nays: None. Motion Carries.

Commissioner Hoifeldt moved to approve the final plat for Waukee Crossing Plat 2, subject to any remaining staff comments. The motion was seconded by Commissioner Ward. Ayes: Streit, Ward, Koshy and Hoifeldt. Nays: None. Motion Carries.

Adjournment

Commissioner Hoifeldt moved to Adjourn the July 29th, 2021 Special Planning and Zoning Commission Meeting. Commissioner Streit seconded the motion. Ayes: Streit, Ward, Koshy and Hoifeldt. Nays: None. Motion Carries.

Meeting adjourned at 5:07pm.

Cherian Koshy, Chairman

Attest:

Andy Kass, Planning Coordinator