

Minutes of the August 24th, 2021 Regular Planning and Zoning Commission Meeting

The August 24th, 2021 Planning and Zoning Commission Meeting was called to order at 6:00pm.

Roll Call: The Following Commissioners were present: Streit, Broderick, Hoifeldt, Ward, Koshy, and Inman. Commissioner Conley were absent. City Staff in attendance: Brad Deets, Melissa DeBoer, and Kathryn Purvis.

Agenda Approval: Motion by Commissioner Streit, seconded by Commissioner Ward, to approve the agenda for the August 24th, 2021 Planning and Zoning Commission Meeting. Ayes: Streit, Broderick, Hoifeldt, Ward, Koshy, and Inman. Nays: none. Motion Carried.

Approval of the July 29th, 2021 Meeting Minutes: Motion by Commissioner Broderick and seconded by Commissioner Ward to approve and adopt the minutes of the July 29th, 2021 Special Planning and Zoning Commission Meeting. Ayes: Streit, Broderick, Hoifeldt, Ward, Koshy, and Inman.. Nays: none. Motion carried.

Approval of the August 10th, 2021 Meeting Minutes: Motion by Commissioner Inman and seconded by Commissioner Broderick to approve and adopt the minutes of the August 10th, 2021 Planning and Zoning Commission Meeting. Ayes: Streit, Broderick, Hoifeldt, Ward, Koshy, and Inman. Nays: none. Motion carried.

Open Forum: None.

Approval of a preliminary Plat for Spring Crest Townhomes Plat 2

Senior Planner, Melissa DeBoer, introduced the request for approval of a preliminary plat for a townhome development as submitted by the applicant, Terra Firma JV. The subject property is generally located south of Hickman Road and west of 10th Street, containing approximately 16.50 acres. The property was formerly platted as Outlot X and Y of Spring Crest plat 3 in 2018.

Mrs. DeBoer explained that extensions of maple Street and 11th Street will be constructed with this plat. Five –Foot wide sidewalks will be required on both sides of the street extensions as lots develop. Public Utilities are available to serve the site and Stormwater detention is managed by the surrounding sites. Parkland dedication will be calculated when the total number of units are known.

At this time Staff would recommend approval of the preliminary plat for Spring Crest Townhomes Plat 2 subject to remaining staff comments.

- Commissioner Koshy questioned what the proposed density is. Mrs. DeBoer advised she was unsure at this time. The Preliminary plat approval would just allow the construction of streets. Korey Marsh, a representative of the applicant advised that this project would

be similar to the project to the east of 10th street with the anticipation that duplex style products would be placed to the south as the property begins to meet with single family residential products.

Commissioner Streit moved to approve the Preliminary Plat for Spring Crest Townhomes Plat 2 subject to remaining staff comments. Commissioner Broderick seconded the Motion. Ayes: Streit, Broderick, Hoifeldt, Ward, Koshy, and Inman. Nays: none. Motion carried.

Approval of a Preliminary Plat for Prairie Village Plat 1

Senior Planner, Melissa DeBoer, introduced the request for approval of a preliminary plat for a single family residential subdivision as submitted by the applicant, Signature Companies. The subject property is generally located west of 6th street and north of University Avenue, containing approximately 14.90 acres.

Mrs. DeBoer explained that the preliminary plat identifies a total of 26 lots intended for single family development. All lots meet or exceed the R-2 Zoning Bulk Regulations. Out lot Z is intended to be utilized for Stormwater detention and will be owned and maintained by a homeowners association. Out lot Y is intended to be dedicated for parkland to the City of Waukee. Extensions of Prairie Village Drive and 11th Street will be constructed with this plat. Five –Foot wide sidewalks will be required on both sides of the street extensions as lots develop. The developer will be required to complete an asphalt overlay of University Avenue as part of the public improvements. Public Utilities are available to serve the site and landscape buffer easements have been identified along the lots that are adjacent to University Avenue.

At this time Staff would recommend approval of the preliminary plat for Prairie Village Plat 1 subject to remaining staff comments.

- Commissioner Koshy questioned if there was an easement to Access the Park. Jared Murray, a representative of the applicant, advised that the easement for park access exists between lots 20 and 21, on the plans there is a more easily identifiable storm sewer easement in the same location.
- Commissioner Streit questioned what the long term plan for University Avenue is. Director of Development Services, Brad Deets, advised that the developer is obligated to provide the black top overlay for University Avenue as well as bond for one full lane, half of the storm sewer and water curb and gutter extensions at the time of full pavement.

Commissioner Inman moved to approve the preliminary plat for Prairie Village Plat 1 subject to remaining staff comments. Commissioner Ward seconded the motion. Ayes: Streit, Broderick, Hoifeldt, Ward, Koshy, and Inman. Nays: none. Motion carried.

Approval of a Final Plat for Hamilton Ridge Plat 4

Senior Planner, Melissa DeBoer, introduced the request for approval of a final plat for a single family residential subdivision as submitted by the applicant, Hamilton Ridge, LLC. The

subject property is generally located south of Ashworth Road and east of U Place containing approximately 4.38 Acres.

Mrs. DeBoer advised that the final plat indicates a total of 15 lots for single family residential development. The lots range in size from 5,500 square feet to 11,106 square feet. This plat is zoned R-2 and R-2/PD-1, all lots meet their minimum requirements. Three public streets will be extended and improvements made to Ashworth Road as part of this plat. Five-foot wide sidewalks will be constructed along both sides of the streets with individual lot development. Public utilities are available to the site and Stormwater detention will be accommodated in various detention ponds located within the plat. The homeowners association will own and maintain the ponds. Parkland dedication will occur with future phases of the Hamilton Ridge neighborhood.

At this time staff recommends approval of the final plat for Hamilton Ridge Plat 4 subject to remaining staff comments, review of the legal documents, and completion of the public improvements.

Commissioner Broderick moved to approve the final plat for Hamilton Ridge Plat 4 subject to remaining staff comments, review of the legal documents, and completion of the public improvements. Commissioner Inman seconded the motion. Ayes: Streit, Broderick, Hoifeldt, Ward, Koshy, and Inman. Nays: none. Motion carried.

Approval of the Final Plat for Stratford Crossing Plat 9

Senior Planner, Melissa DeBoer, introduced the request for approval of a final plat for a single family residential subdivision as submitted by the applicant, Stratford Crossing, LLC. The subject property is generally located north of Hickman Road and west of N. 10th Street containing approximately 8.30 acres.

Mrs. DeBoer advised that the final plat indicates a total of 28 lots for single family residential development. The lots range in size from 9,520 square feet to 12,826 square feet. This plat is zoned R-2 and all lots meet their minimum requirements. Extensions of NW Georgetown Drive and NW Brandywine lane are currently underway. Five-foot wide sidewalks will be constructed along both sides of the streets with individual lot development. Public utilities are available to the site and Stormwater detention will be accommodated in the regional pond to the north of the plat which is owned and maintained by a homeowner's association. Parkland dedication was satisfied with previous plats of Stratford Crossing.

At this time staff recommends approval of the final plat for Stratford Crossing Plat 9 subject to remaining staff comments, review of the legal documents, and completion of the public improvements

Commissioner Streit moved to approve the final plat for Stratford Crossing Plat 9 subject to remaining staff comments, review of the legal documents, and completion of the public improvements. Commissioner Hoifeldt seconded the motion. Ayes: Streit, Broderick, Hoifeldt, Ward, Koshy, and Inman. Nays: none. Motion carried.

New Business

Director of Community Services, Brad Deets, introduced new business to the Commission.

Adjournment

Commissioner Broderick moved to adjourn the August 24th, 2021 regular Planning and Zoning Meeting. Commissioner Streit seconded the Motion. Ayes: Streit, Broderick, Hoifeldt, Ward, Koshy, and Inman. Nays: none. Motion carried.

The August 24th, 2021 Regular Planning and Zoning Meeting was adjourned at 6:21 PM.