

URBANDALE PLANNING AND ZONING COMMISSION MINUTES

June 10, 2019

The Urbandale Planning and Zoning Commission met in regular session on Monday, June 10, 2019, at the Urbandale City Hall, 3600 86th Street. Chairperson Paul Pick called the meeting to order at 6:00 p.m.

Commissioners present were Jeff Hatfield, Lesa Quinn, Wayne Van Heuvelen, Joan Racki, Judy Ralston-Hansen, Marcus Galante and Paul Pick. Staff members present were Kristi Bales, Community Development Manager/Chief Planner and Steve Franklin, Community Development Director.

The first item on the agenda was approval of the minutes of the May 28, 2019 meeting. Mr. Hatfield moved, and it was seconded by Racki, to approve the May 28, 2019 meeting minutes. On roll call; Ayes: Hatfield, Racki, Quinn, Van Heuvelen, Pick; Passes: Hansen, Galante; Nays: none. Motion carried.

The next item on the agenda was the public hearing on the "Figg Property" Amendment to the P.U.D. Master Plan, Case No. 010-2013-02.02.01 (164th Street and Meredith Drive). Mr. Pick said, if there were no objections, he would dispense with reading the following official publication:

Case No. 010-2013-02.02.01

OFFICIAL PUBLICATION

TO WHOM IT MAY CONCERN:

Notice is hereby given that the Urbandale Planning & Zoning Commission will hold a public hearing in the Urbandale City Hall, 3600-86th Street, Urbandale, Iowa at 6:00 p.m. on Monday, June 10, 2019, to consider a petition from Mr. Kevin Johnson for Accurate Land Company, Inc., owner, to amend the "Figg Property" Planned Unit Development Master Plan for the following legally described property:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF URBANDALE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 0°15'02" EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, 532.18 FEET; THENCE NORTH 0°10'56" WEST CONTINUING ALONG SAID WEST LINE, 670.75 FEET; THENCE NORTH 89°49'04" EAST, 490.00 FEET; THENCE SOUTH 33°54'33" EAST, 296.00 FEET; THENCE SOUTH 38°58'12" EAST, 258.00 FEET; THENCE SOUTH 48°32'15" EAST, 232.00 FEET; THENCE SOUTH 64°29'17" EAST,

166.00 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 480.00 FEET, WHOSE ARC LENGTH IS 104.76 FEET AND WHOSE CHORD BEARS SOUTH 6°09'16" WEST, 104.55 FEET; THENCE SOUTH 0°05'52" EAST, 12.09 FEET TO THE NORTHEAST CORNER OF PARCEL 'A' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2009, PAGE 12345; THENCE NORTH 89°42'02" WEST ALONG THE NORTH LINE OF SAID PARCEL 'A', A DISTANCE OF 450.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 'A'; THENCE SOUTH 1°07'16" WEST ALONG THE WEST LINE OF PARCELS 'A' AND 'B' AS SHOWN ON SAID PLAT OF SURVEY, 423.04 FEET TO THE SOUTH LINE OF SAID SECTION 14; THENCE NORTH 89°42'02" WEST ALONG SAID SOUTH LINE, 671.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.03 ACRES (915,855 SQUARE FEET).

The property is located on the north side of Meredith Drive, west of Centennial Boulevard and 162nd Street. The amendment to the P.U.D. Master Plan is proposed to allow single-family detached residential lots with a minimum width of less than 65 feet as currently permitted by the P.U.D. Master Plan.

More information on this proposed amendment can be obtained at the Department of Community Development, 3600-86th Street, Urbandale, Iowa between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. All interested parties either for or against this proposed amendment will be heard at the time and place set forth above.

There were no objections to the official notice as published.

Ms. Bales said the "Figg Property" P.U.D. development is located on the north side of Meredith Drive, west of 162nd Street and Centennial Boulevard. The City Council approved a rezoning to "P.U.D." on April 16, 2013 for approximately 21 acres and at the same time approved a rezoning to "R-1S" for the adjacent "Acadia" development on approximately 135 acres. The Figg Property P.U.D. Master Plan was originally approved with the options to allow single-family detached houses on lots with a minimum width of 65 feet, or single-family attached houses (townhomes), or multi-family residences on the approximately 21 acres.

The property is currently used for agricultural purposes and does not have any residences or other buildings. The petitioner is seeking approval of an amendment to the "Figg Property" P.U.D. Master Plan to allow single-family detached residential development on lots with a minimum width of 46 feet.

The Figg Property has approximately 670 feet of frontage along Meredith Drive. This P.U.D. amendment would allow single-family detached residences at a maximum density of 8 units per acre with reduced lot widths and lot sizes.

A conceptual development plan, discussed with City Staff, proposes the subdivision of the 21.03 acres to create approximately 101 lots, with a minimum width of 46 feet and a

minimum lot area of 4,100 square feet. A 20-foot landscape buffer will be provided along the western and eastern boundaries of the project area and a 50-foot landscape buffer will be provided along Meredith Drive and the northern property boundary.

The conceptual plan shows one street connection to Meredith Drive and one street connection to the north tying into the planned street network for the Acadia development.

Ms. Bales said the proposed amendment to the P.U.D. Master Plan appears to be reasonable and appropriate, given the proposed mix of residential uses in the original Figg Property P.U.D. Master Plan. The conceptual development plan has a proposed density of approximately 5 units per acre. While this density is higher than the density would be for single-family lots with the wider 65' wide lots, it is lower than the density for townhomes (8 units/acre) and for multi-family (12 units/acre) currently allowed in the P.U.D. Master Plan.

Meredith Drive is currently under reconstruction to create the four-lane cross-section plus turn lanes from 156th Street to almost the western edge of the Figg Property. From there Meredith Drive will transition to the current two-lane asphalt street west to 170th Street. Sanitary sewer service will be provided by the developer extending the existing mains from the Acadia development. Water service will be provided from the existing 20" water main along Meredith Drive.

Adjacent to the north and northeast is the "Acadia" development zoned "R-1S". Adjacent to the east is a residential estate zoned "R-1L". Adjacent to the west is property within the "Fisher" P.U.D. Master Plan – of which the southern portion is planned for commercial uses and the northern portion is planned for single-family residential uses. Across Meredith Drive to the south, are single-family detached lots within the City of Clive.

The property is located in the Waukee School District. Portions of the property drain to the southwest, into the City of Clive and eventually into Little Walnut Creek and portions drain to the north east eventually into Walnut Creek.

Ms. Bales said Staff recommends approval of the amendment to the "Figg Property" P.U.D. Master Plan to allow detached single-family residential units with a minimum lot width of 46 feet and at a maximum density of 8 units per acre on approximately 21.03 acres, in accordance with the attached, revised P.U.D. Master Plan.

Ms. Racki asked are there other PUDs with lots as narrow as 46 feet?

Ms. Bales said yes, this is the 4th one of this type that we've seen. The first one was Radiant Point which is over on 170th Street, this would be the same lot size and they were all on private streets. The next one that came in is Waterford Creek South, which is the same lot size with one public street and kind of a looped private street. The next

one that came in had slightly wider lots at 50 feet, which was about the same time we got the directive from Council for no more private streets for single-family detached houses, and so in Barrett's Estate they have 50-foot wide lots but it's all on public streets. So that same directive carried through to keep the public streets on this development but they asked if they could do the 46-foot wide lots with 5-foot side yards and will have the 30-foot front yard setback because it is on public streets

Mr. Hatfield asked what are the lots widths to the east?

Ms. Bales said in Acadia?

Mr. Dean Roghair, Civil Design Advantage, 3405 SE Crossroads Drive, Suite G, Grimes, Iowa said probably 80 feet.

Ms. Hansen asked they were notified of this public hearing?

Ms. Bales said actually the lots to the east haven't been platted yet. Acadia Plat 2 is the dashed lines to the east, these lots will be a future plat. Kevin Johnson is still the owner of all of that acreage. He has talked to the neighbor adjacent to the southeast, and he can shed any light on that if you want.

Mr. Pick said we'll hear from proponents first.

Mr. Roghair said Kristi covered everything pretty well. This is a request to downzone this from being able to put in apartments, and we are below 5 units per acre, it's about 4.8 units per acre with this and the PUD allows up to 12 units per acre. Quite a bit less density, and also as Kristi mentioned we do have all public streets in this which we understand was a big issue before for some of the earlier developments similar to this. I'd be happy to answer any questions.

Mr. Pick said I have just one question, there was a development that was out further west, it might have been Radiant Point, where the utilities were in the middle of the streets. Will that be the case here or are they going to be like it normally is with a development project?

Mr. Roghair said it will be like a normal public street with 50 foot right-of-way, the water and the sanitary will be on opposite sides of the street outside of the pavement, so it won't be like a private street situation where you've got sewer in the middle of the road. It will be outside of the pavement.

Ms. Racki asked what price point are you looking at for these single-family detached houses?

Mr. Kevin Johnson, Accurate Land Company, Inc., 9500 University Avenue, Suite 2112, West Des Moines, said in the range of \$250,000.

Mr. Pick asked any other questions for Dean or for Kevin? If not we'll hear from opponents.

There was no one present wishing to speak in opposition.

Ms. Hansen moved, and it was seconded by Racki, to close the public hearing. On roll call; Ayes: Hansen, Racki, Hatfield, Quinn, Galante, Pick; Nays: none; Passes: Van Heuvelen. Motion carried.

Mr. Hatfield said I'm not wild about skinny little houses next to the bigger houses. In the past we've done it with power lines and schools and commercial development and water towers, and this one... I realize it could be apartments but maybe those apartments are needed too. I don't know, I'm just not wild about 46 foot wide lots.

Ms. Hansen said that's why I asked the question, because it doesn't look like these lots will be near it, they haven't been platted yet if I understood Kristi right. Is that correct?

Ms. Bales said correct, the adjacent larger lots have not yet been platted.

Mr. Hatfield said but I think they have to be a minimum of 75 feet wide?

Mr. Franklin said yes, I think that's probably right.

Mr. Hatfield said but I realize there's a berm, I realize it could be apartments...

Mr. Pick said in my opinion density is density, so whether it's multi-family or smaller single-family, if there's a landscape buffer between them it doesn't bother me as much as if you had 46 footers right next 80 foot lots.

Mr. Franklin said and remember you'll have commercial to the west too. That's the main thing staff considered is that you think about what those people in those future lots have a reasonable expectation for it to be? Well it could have been multi-family. Those lots aren't there yet, but the developer is offering to put a 50-foot landscape buffer in there... I basically agree with Paul, density is density and there will be commercial on the west side of it. They're trying to find that price point for some buyers. I'm like you guys, I don't want a ton of these 46 foot lots everywhere, but it seems like this spot makes sense based on what the PUD allows it to be today.

Mr. Hatfield said and Mr. Johnson owns what will be the future lots to the north and to the east so there shouldn't be a sales issue. I'd probably vote yes on this, just because he owns the adjacent ground and he's not dumping this on somebody else's property.

Ms. Racki said it's just hard for me to envision a lot that's 4,000 square feet when mine's almost 12,000. There's not much... that's why I asked what the price point was. They'll have a lot less yard to mow but that it also means the houses are going to be very close together. So, I don't know what the expectation is of buyers, but it's hard for me to envision a lot that small for a single-family detached house.

Mr. Pick asked any more discussion?

Ms. Hansen said I'm assuming they've done their homework, and they think they can sell those. I'm sure they'll be lovely.

Ms. Hansen moved, and it was seconded by Quinn, to approve the "Figg Property" Amendment to the P.U.D. Master Plan, Case No. 010-2013-02.02.01, subject to the revised P.U.D. Master Plan. On roll call; Ayes: Hansen, Quinn, Hatfield, Galante, Pick; Nays: none; Passes: Van Heuvelen, Racki. Motion carried.

Mr. Van Heuvelen abstained because of a business relationship with the developer.

Regarding Staff reports, Ms. Bales said no meeting in 2 weeks on June 24th, but we will have a meeting on July 8th. We have at least one zone change and will probably have a site plan.

Mr. Franklin provided a brief presentation summarizing development so far this year.

The meeting adjourned at 6:45 p.m.