

## URBANDALE PLANNING AND ZONING COMMISSION MINUTES

September 16, 2019

The Urbandale Planning and Zoning Commission met in regular session on Monday, September 16, 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, Lee Hollatz, Julie Roethler, Wayne Van Heuvelen, Judy Ralston-Hansen, Joan Racki, Marcus Galante, and Paul Pick. Staff members present were Steve Franklin, Community Development Director, Kristi Bales, Community Development Manager/Chief Planner, Sheena Nuetzman, Planner I, and Cheryl Vander Linden, Administrative Specialist.

The first item on the agenda was approval of the minutes of the August 19, 2019 meeting. Mr. Hatfield moved, and it was seconded by Ralston-Hansen, to approve the August 19, 2019 meeting minutes. On roll call; Ayes: Hatfield, Ralston-Hansen, Quinn, Van Heuvelen, Racki, Galante, Pick; Passes: Hollatz, Roethler. Nays: none. Motion carried.

The next item on the agenda was “Wiggins Property” Rezoning from “A-2” Estate Residential District to “R-1S” Suburban Density Single Family District, case no. 010-2019-01.05, 5133 156<sup>th</sup> Street. Mr. Pick said, if there were no objections, he would dispense with reading the following official notice:

Case No. 010-2019-01.05

### OFFICIAL PUBLICATION REVISED

TO WHOM IT MAY CONCERN:

Notice is hereby given that the Urbandale Planning and Zoning Commission will hold a public hearing in the Urbandale City Hall, 3600-86<sup>th</sup> Street, Urbandale, Iowa at 6:00 p.m. on **Monday, September 16, 2019** to consider a petition from Gary and Joy Wiggins, owners, to rezone the following legally described property, locally known as 5133 156<sup>th</sup> Street, from “A-2” Estate Residential District to “R-1S” Suburban Density Single Family District:

Commencing at the Northwest Corner of the South One-Half of the Northwest Quarter (S ½ NW ¼) of Section Thirteen (13), Township Seventy-nine (79) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Dallas County, Iowa, thence South 165 feet thence East 1320 feet thence North 165 feet thence West 1320 feet to the point of beginning EXCEPT a parcel as recorded in Book 2015 Page 3062 at the Dallas County Recorder’s Office more particularly described as follows:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13, THENCE NORTH 89° 24' 36" EAST, 60.00 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 00° 01' 57" EAST, 165.01 FEET; THENCE SOUTH 89° 24' 36" WEST, 60.00 FEET TO THE WEST LINE OF SAID SECTION 13; THENCE NORTH 00° 01' 57" WEST, 165.01 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING, CONTAINING 9,900 SQUARE FEET OR 0.23 ACRES MORE OR LESS INCLUDING 5,445 SQUARE FEET OR 0.13 ACRES OF EXISTING ROAD EASEMENT.

And

Commencing at the Northwest Corner of the South One-Half of the Northwest Quarter (S ½ NW ¼) of Section Thirteen (13), Township Seventy-nine (79) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Dallas County, Iowa, thence South 165 feet to the point of beginning; thence South 33 feet, thence East 1320 feet, thence North 33 feet, thence West 1320 feet to the point of beginning EXCEPT a parcel as recorded in Book 2015 Page 3060 at Dallas County Recorder's Office more particularly described as follows:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13, THENCE SOUTH 00° 01' 57" EAST, 165.01 FEET ALONG THE WEST LINE OF SAID SECTION 13 TO THE POINT OF BEGINNING; THENCE NORTH 89° 24' 36" EAST, 60.00 FEET; THENCE SOUTH 00° 01' 57" EAST, 33.00 FEET; THENCE SOUTH 89° 24' 36" WEST, 60.00 FEET TO THE WEST LINE OF SAID SECTION 13; THENCE NORTH 00° 01' 57" WEST, 33.00 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING, CONTAINING 1,980 SQUARE FEET OR 0.05 ACRES MORE OR LESS INCLUDING 1,089 SQUARE FEET OR 0.03 ACRES OF EXISTING ROAD EASEMENT.

This public hearing was originally scheduled for Tuesday, September 3, 2019, but must be rescheduled since it will not be possible to convene a quorum of the Commissioners for that meeting date.

The properties total 5.88 acres in size and are located along the east side of 156<sup>th</sup> Street. The rezoning is proposed to make the property legally conforming with respect to lot area and width. More information can be obtained at the Department of Community Development, 3600-86<sup>th</sup> 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 rezoning will be heard at the time and place set forth above.

There were no objections to the official notice as published.

Ms. Bales said this request pertains to a residential property located south of Waterford Road on the east side of 156<sup>th</sup> Street, known locally as 5133 156<sup>th</sup> Street. The request includes two parcels with approximately 200 feet of frontage on 156<sup>th</sup> Street totaling about 5.88 acres. The property is a residential estate and currently has a single-family residence and detached accessory structures.

The rezoning has been requested to make the existing single-family residence legally conforming with respect to lot area, lot width and setbacks. The current zoning in the "A-2" District requires a 300-foot minimum lot width, 10-acre minimum lot area, and one side yard setback of 205 feet and one side yard setback of 30 feet. In comparison, the "R-1S" District requires a 70-foot minimum lot width, an 8,750 square-foot minimum lot area, and 8-foot minimum side yard setbacks. Therefore, because the existing house does not conform with the lot width, lot area, and minimum setback requirements of the Zoning Ordinance, it currently could not be extended, enlarged, reconstructed or structurally altered.

The proposed rezoning conforms to the Comprehensive Plan. The properties adjacent to the south and east are zoned "R-1S" Suburban Density Single Family District. The property adjacent to the north is zoned "P.U.D." as part of the Barrett's Estate Planned Unit Development. The property to the west across 156<sup>th</sup> Street is Waterford Park owned by the City of Urbandale.

The property is located in the Waukee School District and drains towards Walnut Creek.

Ms. Bales said Staff recommends approval of the rezoning from "A-2" Estate Residential District to "R-1S" Suburban Density Single Family District subject to the following conditions of approval:

1. The existing house to be connected to water service and sanitary sewer, and septic system removed (at the time of building expansion/addition or development of property whichever occurs first).
2. This property received an acreage reduction on the 156<sup>th</sup> Street Project assessment, Bk 2016 Pg 8382, effective May 24<sup>th</sup>, 2016. If the property is developed prior to the expiration of the agreement (ten years), the prorated reduction must be re-paid per the terms of the agreement.
3. Access to 156<sup>th</sup> Street may remain in the current location as right-in-right-out. No additional access points will be granted. At the time of development, the 154<sup>th</sup> Street temporary turnaround will need to be relocated onto this property.

Mr. Hatfield said if this house tragically burned down or had tornado damage, it could not be rebuilt without this new zoning. So, it needs to be rezoned, basically, to get insurance and to basically conform to the City codes.

Ms. Bales said minimums. If it were damaged by some act, it could not be rebuilt in the

same zoned district. They'd still have to go through the rezoning. You'll notice in the A-2 zoning district, the side yard setbacks are quite large. One was 205 feet, and the minimum side yard is 30 feet. So the lot is only about 200 feet of frontage on 156<sup>th</sup> Street, and at a minimum there's 235 feet of setback, so it's unbuildable, in terms of that, as well.

Mr. Hatfield said there are no plans to put six more houses on it, at this point, though they might be able to do that in the future with a different site plan.

Ms. Bales said correct. The Wiggins have the property for sale, but are not interested in developing it. There's no proposal or anything like that.

Ms. Ralston-Hansen said but this would be the first domino that they'd need to push over, should they want to develop the land or do something else with it.

Ms. Bales said yes, should they or someone who purchases the lot from them want to develop, a zoning would be required.

Mr. Pick said as this is a public hearing, the Commission will hear from any proponents, those who are for the proposed change, or opponents, those opposed to the change. As we mentioned earlier, the petitioners are not here tonight. They came in earlier and signed off on everything.

Ms. Bales said correct. They had mentioned that they would not be able to make it back, so they were in first thing this morning.

Seeing no proponents, Mr. Pick said we'll now hear from anybody who is opposed to the rezoning.

Sue Leibrand, 15409 Northview Drive, said the back of our property is the Wiggins' property. I guess why we're against it is, we don't want more houses back there. Our back yard gets flooded all the time, and we get all the trees from Wiggins' property in our back yard. I mean they're not little twigs, they're big logs, almost half size of trees. We feel that if someone developed that back there, that we would even get more problems. So far, Urbandale has helped us with cleaning it up, but I had to really beg for the last time to have them come and take the trees away because we're not physically able to pick something that heavy up. And I don't even know if their guys were able to do it without equipment, because I wasn't home the day they did it. But that's our main concern is that if that property is over-used with several houses, then it's going to interfere with the houses that back there. And I know there are quite a few people here that live beside me and down the street, where their houses back. So, that's our biggest concern.

Mr. Pick said once again, and correct me if I'm wrong, but this isn't for rezoning to ask for additional lots or anything like that.

Ms. Leibrand said but they said that that could happen.

Mr. Pick said it could happen. They would have to come back to this Commission and then you would be notified of any further development that might occur.

Mr. Van Heuvelen asked Ms. Bales to address this.

Ms. Bales said so if they were going to subdivide the lot into more than two lots, they would submit what's called a preliminary plat showing how the overall parcel would be split, how it would be accessed, where storm water detention would be located, all of those requirements that go through our platting process. We don't send out notices for preliminary and final plats, that's why we post our agendas on-line. People can call and ask if there are any updates. We don't have a concept plan and that's not what the Wiggins intend to do, so if someone bought it and wants to do that in the future, they would be back in front of the P & Z Commission and the Council with that plat.

Mr. Van Heuvelen said but that would just be a plat without notice to the neighbors? Or would the notice go out to the neighbors again?

Ms. Bales said we don't send out notices for plats and site plans, so it would not have a notice like what we did for tonight, with a public hearing. It's not a public hearing, we don't send out notices within 200 feet.

Mr. Van Heuvelen said so, for the neighbors' sake, it's probably important for them to be following the agenda, is that right? And that's posted on-line?

Ms. Bales said yes, it is, it's posted on-line.

Ms. Faye Senne, 4907 154<sup>th</sup> Street, said I would just echo what Ms. Leibrand had to say mostly. We built in 2007 and so we've really been there through all the development, the ups and the downs of all of that. We've seen the flooding get worse as more development has happened, so things were not done correctly, in my opinion, to mitigate that. There was this little creek running through there, and they've just kind of torn the trees out, filled it in, and built, like the creek was never there, which is now flooding our neighbors' lawns. It's not just flooding, it's like huge trees are getting washed into their property, and it's like more than what a normal homeowner can deal with, as far as clean-up. It just doesn't seem like, partly because things weren't done right before, we have little faith in putting more houses out there. The way I read it, there could be 24 houses. Maybe that's not correct, but I think we're just worried about where that's going. My other big concern is we live on that small cul-de-sac at 154<sup>th</sup>, and that's why I bought that lot because it was on the cul-de-sac. I have little kids and it would just be really, really sad if that went away, if that got punched through. I don't know if that's even a possibility? I think it would be very difficult and costly to punch that through and deal with that creek back there. But, that's a big concern of ours. I'm not

one that's going to check the agenda every month, so I feel like this is our chance to be heard on this. I understand development and that's just part of life, but if there's already been some problems there that haven't been addressed. Maybe the tiling wasn't big enough, I don't know. But I don't want to be the next property that gets flooded because of the change in zoning.

Mr. Brian Carpe, 15415 Northview Drive, said I'm one of the yards that gets flooded through here. But I guess my concern is more of if this does get rezoned and then we're not keeping track of or we don't notice that the plat gets changed and now we've got development going on back there, what it's going to do to the value of all of our houses along there. We already have, my neighbors to the west of me, are having a hard time selling their house because of the flooding that happens back there. It's already difficult, our property values are affected because of that. If we get more development back there and it becomes worse, what's that going to do to the values of our houses? I know they've tried to sell this property for a long time, I'd rather see the City buy it and do some kind of flood control through there, do a better job of it. They don't have to worry about their house having a natural disaster happen to it. They get out of their property. It separates us from the development that's happening to the north of us that's already going to affect our property values.

Mr. Steve Mumm, 4903 154<sup>th</sup> Street, said we live in the cul-de-sac. We built our house there about five years ago, and we looked long and hard to find a secluded area that's wooded, away from traffic. This lot fit everything we need. So, one of my concerns is, if we develop this area, about pushing through the cul-de-sac, as Ms. Senne mentioned, and now we're going to have traffic coming through our area. There's a lot of children in that area, I'm concerned about the increased traffic and safety for the kids. When our grandkids come to visit, I'd be concerned about that increased traffic. Again, because we bought and built on a cul-de-sac to have a little private area and some security on there. I also believe too, to echo a few other things, I think the property value, if that goes from a cul-de-sac to a straight through street, it's going to affect us.

Ms. Amy Anderson-Vali, 15015 Northview Drive, said I echo a lot of my neighbors' concerns. I live a little further up the hill, so we haven't had as much flooding issues as we've seen our neighbors have, but we get to see it from our back yard. We can easily see that. Like many of them, we purchased this property with the intention of having privacy and a wooded back yard. This will just pave the road for future development back there that I think will be really detrimental to the neighborhood overall, because I think it will affect the property values. It will affect the privacy, it will affect the children that are in the neighborhood, as well as just the type of neighborhood that we bought into. So, I'm also here for the same reasons even though I'm a little further up the hill.

Mr. Eric Wilcutt, 4911 154<sup>th</sup> Street, said I'm in the farthest cul-de-sac on 154<sup>th</sup> Street. I can say the same as all the people here, so I have the same concerns. This is just a stepping stone to put houses there. I mean, I hear that there's going to be a house, somebody is interested in buying it. I don't know if I believe that. Like I said, I think this

is the first process to rezone that and put houses in there. Like I said, this community is big on cul-de-sacs, that's what they build all those new things to the north are cul-de-sacs. But I don't feel like we should be knocking cul-de-sacs out. I think the cul-de-sacs should stay there and punch that 154<sup>th</sup> Street through. But I second all the issues that they had. That's my concerns with it.

Mr. Pick asked are there are there any other opponents who wish to speak?

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

Mr. Hatfield asked is it legally possible for a developer to change the cul-de-sacs as they are to the north? Without the permission of the property owners that own the current properties? So all these cul-de-sacs that are extended to the north, is it even possible for someone to punch that through?

Ms. Bales said it is for 154<sup>th</sup> Street.

Mr. Hatfield asked which one is that one?

Ms. Bales indicated on the map where it is. So, the red lines I've turned on are proposed developments. This is the one for Barrett's Estates, which I mentioned, goes to the north. This street will go through. If you look really close, there's a turnaround there right now. There's a lot with no house. So this street will go through and that was what was planned and designed. 154<sup>th</sup> Street, the right-of-way goes clear to the Wiggins' lot line. It is intended to go through, as well. There's a temporary turnaround on both lots for when that was platted. So, the intent is that those two go through, this one does not. Just to mention, this helps as well, you'll see this is intended for single family lots that back up, so on both sides of the property, as I mentioned earlier, but the visuals are helpful, it is single family detached housing on both sides of the property. This development to the north will be required to have stormwater detention, is required to have stormwater detention. It has been reviewed and is currently under construction, followed the grading that they're doing in phase 1, which is westernmost section that is close to 80 acres. So, where there was no detention before on the farm field, there will be detention in the future. And so that will change for the better, where there was none before, there will now be detention.

Ms. Ralston-Hansen said you said if you look at 154<sup>th</sup>, if they were to develop it, would that infer that they would create a brand new street?

Ms. Bales said they could. They could create a street that goes into this lot somehow. It's almost 6 acres but it isn't really a deep lot, in terms of north-south, it's only about 200 feet. So if you think of our minimum lot depth is 120 feet, a 60-foot right-of-way or a 50-foot right-of-way, there isn't a possibility for one street with lots on both sides, even.

It would be what we call a single-loaded street. But that is getting the cart way before the horse, because different people could have different ideas. And we've not seen any of them. So, it's hard to explain the different scenarios when I don't have anything in front of me.

Ms. Ralston-Hansen said but the practicality of it is, because you would have to create a new street because otherwise you're going right into the back yard of somebody to the north. There's no access to go anywhere north.

Ms. Bales said correct. So while 154<sup>th</sup> may extend to this parcel, it won't extend on up into where you see the red lots in Barrett's Estates, if it gets extended as part of a development, it will only go to this Wiggins parcel. It won't carry on up through to the red lots.

Ms. Ralston-Hansen said that would mean there would have to be a new street created, which you're saying is not really practical, because of the depth of the lot.

Ms. Bales said a new street would be extended to 154<sup>th</sup>, but it wouldn't be created connecting this development.

Ms. Ralston-Hansen said so it would exit out to 156<sup>th</sup> Street.

Ms. Bales said yes.

Ms. Ralston-Hansen said but you're saying to create a street and put houses on the north and south part of that street would be impossible.

Ms. Bales said there isn't enough depth, correct.

Mr. Van Heuvelen asked is there any indication at all that either the Wiggins or that they're advertising this as for sale, right? Is it for sale and they're advertising that they've got possibility of developing extra lots? Is there a shred of evidence?

Ms. Bales said it's for sale. It is not the intent of the Wiggins to do development. They have a place they want to go to. As far as I know, I haven't looked at their listing lately, they're not advertising as a potential for "x" number of houses.

Mr. Van Heuvelen said you looked at the listing and it didn't say anything about potential development on these lots?

Ms. Bales said no. In fact, until some people who were interested in buying this started calling probably about 5 weeks ago, the Wiggins thought they were zoned residential like the neighbors to the south. They didn't realize they were still zoned that A-2 Estate Residential District.

Ms. Racki said if that area gets developed and there are requirements for stormwater retention, is it possible then that the flooding could actually be reduced because there would be water detention on the Wiggins property, as opposed to the water just flowing?

Ms. Bales said right. So, similar to what Barrett's Estates has had to do, if someone comes to develop this parcel, they too would have to do a stormwater analysis and provide detention in compliance with our City rules for that. So this parcel has no detention, just like the farm land to the north has no detention. So any development proposal would have to include detention.

Ms. Ralston-Hansen said which should alleviate some of the flooding concerns.

Ms. Bales said yes.

Mr. Hatfield said agricultural land doesn't have to comply with water detention, as zoned agricultural.

Ms. Bales said true.

Mr. Hatfield said if it's pushed to residential, that's when they have to do the stormwater analysis?

Ms. Racki asked what was your question?

Mr. Hatfield said basically the reason they're not doing it right now, is because they're not required. And when they go to residential, they'd be required to do the analysis and do the work as part of the zoning.

Ms. Racki said right. That's my understanding and why I asked the question.

Ms. Faye Senne, 4907 154<sup>th</sup> Street, said my big concern is this cul-de-sac situation. I remember looking at the plat and so forth, and making a decision on which lot. Being on a cul-de-sac weighed heavily in that, and we had practically the whole neighborhood to choose from back then, in 2007, because there wasn't much development. I don't remember it ever being said that that was not a real cul-de-sac that wasn't going to stay there. Can they do that? Can they just decide that it's not a cul-de-sac any more and punch it through? I don't think it's right!

Ms. Bales said if you look at condition #3, it talks about access, the last sentence reads: "At the time of development, the 154<sup>th</sup> Street temporary turnaround will need to be relocated onto this property". So there's a temporary turnaround there that's part of that plat.

Mr. Pick said so it was never really a full cul-de-sac, like the one to the east?

Ms. Bales said correct. And you kind of see that in the size of the circles and the shape of the circles. So the right-of-way line is that dashed line around here. You can see the big bulb. This one has a smaller one. The right-of-way lines are straight through. They curved the sidewalk around that, but they didn't finish the sidewalk to the north property line, so you can see the difference in the intents.

Mr. Van Heuvelen said of course, back in 2007, we didn't know what was going on with the Barrett property. As far as we knew, this property would be combined with the Barrett property into one development, back in '07. We had no idea.

Ms. Bales said right. And different people came and talked about developing the Robel property into what is now Barrett's Estates. We encouraged them to talk to this property owner and it didn't result in a combined project.

Mr. Steve Franklin said I was here at the time that we were working with this development. The intent was always for this street to go through to the north. Much like what is happening down here at 152<sup>nd</sup> Street, to go up into the development to the north. Wiggins have had that property for sale for some time. I know for a fact that the developer of the property to the north approached Wiggins to see if they could incorporate his property into the development, which is kind of what we always thought would happen. And as Ms. Bales said, they just weren't able to come to an agreement. But, it was always intended when this subdivision was laid out, for that street to go through. As Ms. Bales pointed out, you can see that, this is our typical diameter and concrete for a cul-de-sac, and that is not the case here. Now obviously with Barrett's Estates being developed the way it is, the street is not going to go all the way through. One of the neighbors said, and I personally agree with what was said, from a practical standpoint, a financial standpoint, to extend the street up, cross that drainageway, and get a single-loaded street in here, probably isn't practical. Somebody could do it, I suppose, but as Ms. Bales has said, we have no knowledge of anyone doing that. And if they do, it will require a pre-application conference with us and then going through the platting process.

Mr. Hatfield said there are a few lawyers in the room, but most of us when we buy a house, you look at this 500 pages and you sign 87 times, which is maybe a little bit of an exaggeration but it's not too far off, the point there is that your abstract would have shown City right-of-way by your cul-de-sac. Now again, you signed a lot of papers. The other neighbors on the cul-de-sac to the east, without a lot of rigmarole, they can't get rid of the house built on lot 48 and just blow that through, but this one looks like it was always intended to be that way. It was on your plat. Unless you have a lawyer that said "hey, that could be a road", then you probably didn't notice it because it looks like a cul-de-sac without a house at the end.

Ms. Senne said I would think our builder would be able to read that and tell us. Our builder is a close friend of our family. He knew we wanted a cul-de-sac. Maybe I got poor advice.

Mr. Hatfield said the City didn't go back in afterwards, what I'm saying again, I understand, if I bought that house, it looked like a cul-de-sac, it was a cul-de-sac. But the City didn't come in afterwards and rezone it or put a street in there that wasn't always intended to be there. It just was there, it felt like a cul-de-sac, and they were waiting for development to the north, in that particular 154<sup>th</sup> Street.

Ms. Bales said what I'm showing is the plat that was recorded for Bent Creek Estates. So this is 154<sup>th</sup> Street. And on the right and the left side at the end of this street is a 10-foot temporary turnaround easement on both sides. You'll see it noted here and you'll see it noted here. So, to echo Mr. Hatfield's words, it was intended when the plat came through and was reviewed. It wasn't something that came in later, it wasn't an idea that we had later. It was with the original plat from the very beginning that was recorded in Dallas County.

Ms. Ralston-Hansen said so when builders acquired the land to build upon, they had this design?

Ms. Bales said yes.

Mr. Pick said I want to remind everyone one more time that the public hearing has been closed, but we're going to hear one more comment.

Mr. Eric Wilcutt, 4911 154<sup>th</sup> Street, asked why didn't they just make 154<sup>th</sup> Street like they did 156<sup>th</sup> Street? Because now if they punch it through, I see I'm now responsible for that 10-foot easement to fill out, correct? Would that be accurate?

Mr. Pick said we'll defer to Staff for that response.

Ms. Bales said I don't know what you mean by "fill out".

Mr. Wilcutt said so they're going to have to straighten 154<sup>th</sup> Street to make it look like a road, because right now it comes in 10 feet. So they're going to have to straighten that out, instead of where 156<sup>th</sup> Street which is actually a road and you could see that it was going to get punched through. So there are sidewalks there. So we're going to be responsible for doing all this, putting the sidewalk straight, and going across there, basically.

Ms. Bales said I don't know. I do know there was a bond required of the former developer about extending the street, but I don't know the details on the sidewalk.

Mr. Wilcutt said to me, if that's going to go through, the City at that time could have saved a lot of money if they had just done it like they did 156<sup>th</sup> Street and just made it straight through. And I talked to a DNR officer and he said that creek, he said that can't be filled in, and I talked to somebody at the city, if they have to build a bridge, it's a

million dollars to build a bridge. I talked to somebody with the DNR who said that cannot be filled in.

Ms. Bales said nobody is talking about filling it in.

Mr. Wilcutt said I'm just telling you what I heard.

Ms. Bales said that's fine.

Ms. Roethler said I think it's unfortunate, it does seem like people bought something assuming one thing and not another. I'm a realtor, so I guess I struggle with what you're saying, because there's not another house there. I do this every day, so I understand why an average buyer wouldn't see that. But at the same time, what we're looking at and what we're trying to vote on, is something entirely different. The flooding problem is obviously a big concern, but that's not what we're voting on either.

Mr. Van Heuvelen said I think the neighbors have done a real good job in expressing their concern, and I'm just hoping they'll be very diligent going forward in watching the agendas. That's what you have to do to see if there's going to be more activity on this particular property. At this point in time, there is absolutely not a shred of evidence that anybody is planning on developing this. And I'm sure that if in the realtor announcements or advertisements or multiple listings, if they were saying possibility of developing of "X" number of lots, you folks would have brought that to our attention this evening. But that's just not the case. I'm even wondering if perhaps if they couldn't even sell this property since it's not zoned for what it's being used for, then I would imagine some mortgage companies or somebody doing a title opinion would have some real problem advising somebody to buy this when it's not properly zoned. In other words, it may not be saleable unless we change it to the proper zoning tonight. And that's all that's being considered, is just proper zoning tonight. Nothing more, nothing more. My guess is, if anything else comes up, it will be a wildfire in your community, when it comes to excitement. I see some nodding of the head. But in case there is some more activity and somebody is leaning toward putting in six houses, I think we're going to see a lot of these same faces back here again. So, please be checking the agenda. But as for now, it's strictly to help these people sell this house.

Ms. Ralston-Hansen said we are advisory.

Mr. Pick said right, our vote is not binding on the City Council.

Ms. Ralston-Hansen said so be sure to attend the City Council which is 3 weeks from tomorrow night. The City Council is actually the entity that will approve or deny the zoning change.

Mr. Franklin said another public notice will be mailed.

Ms. Ralston-Hansen said another notice will be mailed so you'll be notified of that meeting, as well. I strongly encourage you to participate in that activity, as well.

Mr. Hatfield said it sounds like we're punting, but we are advisory on the zoning at hand. The zoning at hand is just to let it go to residential so that the people could rebuild and help sell their house. When and if a developer someday in the future wants to put houses back here, then we look at a site plan and somebody in your neighborhood will look it up on line and come back and talk to us about the site plan. But right now, it's just the zoning. But when we hear loud and clear on the flooding, and so will the Council, who will read our meeting minutes, I'm sure, diligently. They'll want to know what your concerns are before they come in. So it sounds like flooding is a huge concern. Whoever develops, will have to address that, spend money to do an engineering study and move forward on that.

Mr. Van Heuvelen moved, and it was seconded by Racki, to approve the "Wiggins Property" rezoning from A-2 to R-1S, subject to Staff recommendations. On roll call; Ayes: Van Heuvelen, Racki, Hatfield, Quinn, Hollatz, Roethler, Ralston-Hansen, Galante, Pick; Nays: none. Passes: none. Motion carried.

The next item on the agenda was the "Urbandale Marketplace Phase II" Amendment to the Comprehensive Plan and PUD Master Plan, Case No. 010-2008-02.02.03, 100<sup>th</sup> Street and Plum Drive. Mr. Pick said as this is a public hearing, he would dispense with reading the following official notice, if there were no objections:

Case No. 010-2008-02.02.03

OFFICIAL PUBLICATION  
**REVISED**

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, 3600-86<sup>th</sup> Street, Urbandale, Iowa at 6:00 p.m. on **Monday, September 16, 2019** to consider a petition from Mr. Scott Temple, General Partner of Temple Holdings, LP, owner, to amend the Comprehensive Plan, and the "Urbandale Marketplace II" Planned Unit Development Master Plan for the following legally described property:

A PART OF PARCEL "E" AS SHOWN ON THE RETRACEMENT PLAT OF SURVEY FILED IN BOOK 12073, PAGE 738 IN THE OFFICE OF THE POLK COUNTY RECORDER, BEING A PARCEL OF LAND IN THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 79 NORTH, RANGE 25 WEST OF THE 5TH P.M., CITY OF URBANDALE, POLK COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 3, URBANDALE MARKETPLACE PLAT 3, AN OFFICIAL PLAT; THENCE NORTH 25°59'28" EAST, 100.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF PLUM DRIVE AND TO THE POINT OF BEGINNING; THENCE NORTH 00°28'34" EAST, 449.10 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 80; THENCE SOUTH 83°00'04" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 464.26 FEET; THENCE SOUTH 00°30'53" WEST CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, 10.10 FEET; THENCE SOUTH 83°50'15" EAST CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, 70.38 FEET TO THE WEST RIGHT-OF-WAY LINE OF 100TH STREET; THENCE SOUTH 08°11'03" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, 136.67 FEET; THENCE SOUTH 00°10'56" EAST CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, 283.66 FEET TO THE NORTH RIGHT-OF-WAY LINE OF PLUM DRIVE; THENCE SOUTH 47°27'47" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 71.75 FEET; THENCE NORTH 88°51'44" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 138.12 FEET; THENCE WESTERLY CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 850.00 FEET, WHOSE ARC LENGTH IS 377.84 FEET AND WHOSE CHORD BEARS NORTH 76°07'40" WEST, 374.74 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.08 ACRES (265,054 S.F.).

This public hearing was originally scheduled for Tuesday, September 3, 2019, but must be rescheduled since it will not be possible to convene a quorum of the Commissioners for that meeting date.

This property is known locally as the 10100 block of Plum Drive and referenced as Outlot I in the PUD Master Plan, and is located at the northwest corner of the 100<sup>th</sup> Street and Plum Drive intersection. The proposed amendment to the Planned Unit Development Master Plan has been requested to allow retail uses on the property; and to allow a car wash to be an accessory use to a gasoline service station, convenience or quick shop store. The property, Outlot I, is currently designated for only office uses.

More information on this proposed amendment to the Comprehensive Plan and to the "Urbandale Marketplace II" Planned Unit Development Master Plan can be obtained at the Department of Community Development, 3600-86<sup>th</sup> 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.

Mr. Franklin said the request pertains to a portion of the property in the "Urbandale Marketplace Phase II" Planned Unit Development (P.U.D.) District. The rezoning from "A-2" Estate Residential District to "P.U.D." was approved by the City Council in 2008. The subject property, referenced as Outlot "I" on the Urbandale Marketplace II P.U.D.

Exhibit "A" dated January 31, 2008, has frontage on the north side of Plum Drive for approximately 600 feet west of 100<sup>th</sup> Street, and has a total area of approximately 6.08 acres. The property is currently vacant.

The amendment to the Comprehensive Plan and the P.U.D. Master Plan has been requested to allow retail/commercial uses, including a Kwik Star convenience store, to be permitted uses on the subject parcel, which is currently designated as an Office/Service Area. The proposed amendment does not conform to the Comprehensive Plan.

Existing Zoning: The current P.U.D. Master Plan for the approximately 54 acres within the "Urbandale Marketplace Phase II" boundary proposes most of the property to be used for retail purposes, with the exception of the eastern 10 acres (Outlot "I", which is the subject parcel, and also Outlot "J"), in accordance with the Comprehensive Plan as amended in 2006.

On the remaining approximately 44 acres, the Master Plan allows a variety of retail uses, two hotels, a maximum of 3 fast-food restaurants, and a maximum of 1 convenience store. In 2015 the Council approved an amendment to also allow retail sales, service, repair and customization of motorcycles, all-terrain vehicles, and other motorsports vehicles; and to allow the retail sales, service and repair of lawn mowers and farm and garden machinery and equipment as permitted uses on an approximately 11.61 acre parcel south of Plum Drive. There is no limit on standard restaurants or bars, except to prohibit bars from being located on the southerly half of the lots south of Plum Drive since they would adjoin existing residential development.

In addition to the desire to comply with the Comprehensive Plan, the primary reason for the 2008 Master Plan's prohibition of retail uses on Outlots "I" and "J" is the close proximity of the existing residential development. Most of Urbandale's P.U.D. Master Plans require a minimum of a 400 to 600 foot separation of retail uses, particularly fast food restaurants and convenience stores, from residential uses, especially single-family residential areas. The 200-foot notification requirement for this amendment request includes 2 of the existing single-family homes located on Brookview Drive in the Glen Eagles North development to the southeast. However, 7 or 8 of the homes would be impacted by the typically required separation from retail uses.

Comprehensive Plan: When the 1988 Comprehensive Plan was adopted, a major emphasis was placed on economic development to increase the nonresidential property tax base so service costs could be diversified and spread over a larger base. Land use goals encouraged a mix of development, rather than primarily residential, which would serve the fiscal, social and long-term needs of the community.

The current Comprehensive Plan, adopted in 2003, continues to emphasize quality jobs and property tax base expansion and includes the following goal to provide overall direction:

***Economic Development:*** *Expand the City's role in the Des Moines metropolitan area as a center for economic development to increase the City's tax base and provide additional employment opportunities for area residents.*

Specific policies and strategies in Chapter Six, Land Use; and Chapter Seven, Economic Development, discuss future office development. An excerpt from Chapter Six states:

***Reserve appropriate areas for economic development and maximize economic development opportunities.***

***Urbandale has a finite supply of land for economic development that will produce quality jobs and tax base. Residential development will not be allowed on parcels that have potential for economic development. Retail uses will also be considered carefully, to ensure that they will not be detrimental to job-oriented economic development. Retail uses should be complementary or at least neutral in their impact on economic development, and not allowed to consume prime space or change perceptions of the overall area. Careful consideration is also necessary to ensure that retail development in the Interstate corridor does not cannibalize existing commercial areas, or inhibit establishment of commercial developments within new neighborhoods because of size or undue capture of market share.***

*Economic development markets are strongly linked to the transportation system, that being the Interstates and the major streets connecting to the Interstates. **Key economic development areas include the corridor along Interstates 35/80.** The east-west portion of the corridor generally lies between 54<sup>th</sup> Avenue and a line 1,000 feet south of the Interstate: the area north of the Interstate is often referred to locally as the Northpark Drive corridor, **and the area south of the Interstate is referred to as the Plum Drive corridor.** Other key economic development parcels include those fronting on NW Urbandale Drive; along 121<sup>st</sup> Street; properties north of Meredith Drive to the west of the Crossroads Pointe development; and the scattered vacant parcels scattered through the area west of the railroad and 100<sup>th</sup> Street. All are contained within the Northwest Market Center Urban Renewal Area that was established in 2000. **These economic development opportunities cannot be created elsewhere in Urbandale, or obtained through annexation or redevelopment.***

(text in bold above for emphasis)

One of the policies and strategies from Chapter Seven, Economic Development, states:

***Reserve and protect areas suited for large-scale office development***

*Urbandale will preserve most of the land in the Interstate corridor between 86<sup>th</sup> Street and NW Urbandale Drive for office/business park development, other than the areas currently zoned for retail development. **The corridor is expected to take decades to develop fully, and the land should be recognized as a long-term resource rather than an oversupply for this use. This resource cannot be replaced by annexation or redevelopment. Office parks in other cities, including West Des Moines, have also taken decades to develop. Although development may take decades, the supply of land for economic development will be exhausted well before all residential areas in Urbandale are fully developed, even without further annexation.***

*Urbandale will resist requests for other development, other than supportive retail of a limited extent, in the corridor unless and until independent market analysis shows no demand exists, or that other, more successful markets have been established. The rate of development will depend on economic conditions and market response. Significant residential or nontaxable development would be particularly detrimental to the City's future economic condition because of lost tax base and employment opportunities. It would require more reliance on the residential tax base to finance municipal services.*

*Urbandale will continue to control development around the corridor to ensure that the environs for office park development will not be compromised, since corporate office developments demand a quality, upscale setting.*

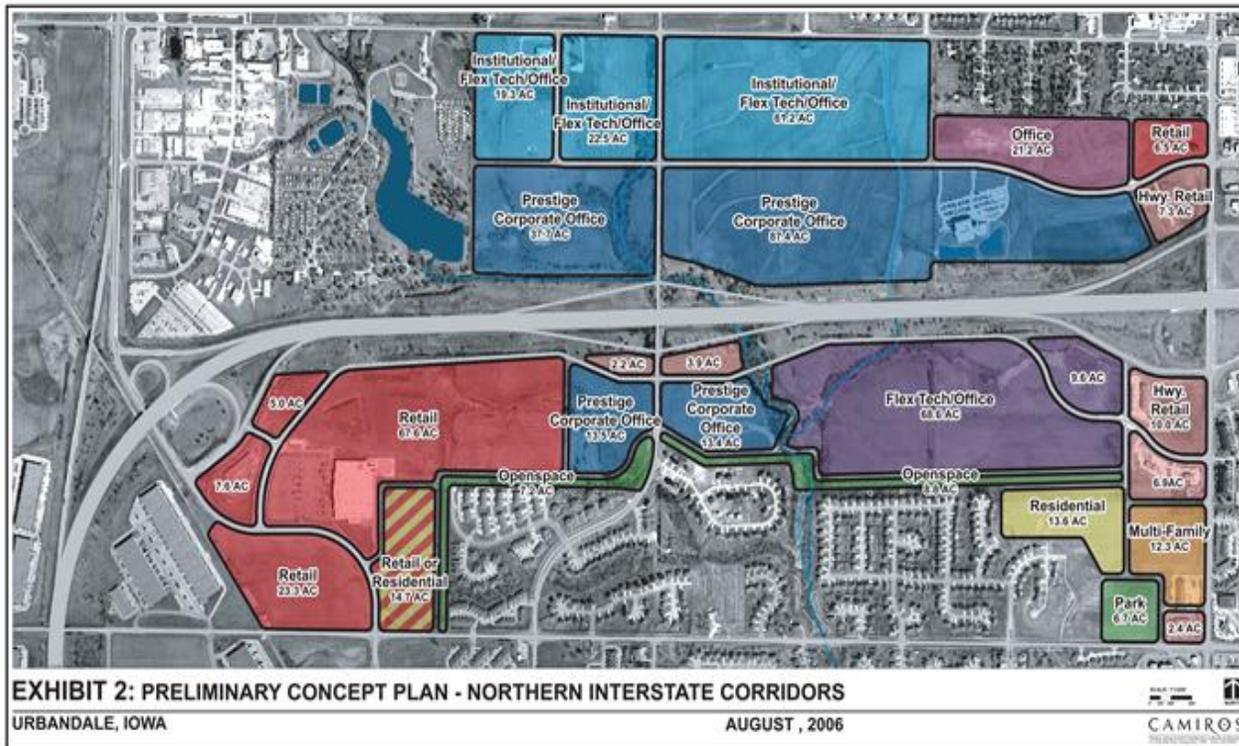
**(text in bold above for emphasis)**

On November 7, 2006 the City Council accepted the “Interstate Corridor Study, Land Use Policy Update for Urbandale’s Interstate Sites” prepared by Camiros, Ltd. and Real Estate Planning Group. The report concluded the following recommendation for the “West Plum Drive Corridor” (see the corresponding graphic below):

#### **West Plum Drive Corridor – 100th Street to Urbandale Drive**

*This area extends from 100th Street west to 114th Street where I35/80 turn from east-west to north-south and southbound Highway 141 merges onto I35/80. The Target store is located at the intersection of Plum Drive and NW Urbandale Drive.*

*Recommendation: The undeveloped western end of the Plum Drive corridor might best serve Urbandale as a retail district that adds additional, large regional retailers north of the existing Target store. **The eastern 600 to 800 feet should remain zoned for office mirroring the recommendation for the east side of 100th.** Office zoning should be retained until a final decision is made to build or not build a new I35/80 interchange at 100th Street.*



Interstate 35/80 borders the subject property to the north. Adjacent to the west and south are vacant portions of the existing "Urbandale Marketplace II" P.U.D. District, and vacant agricultural property, also designated for office development, adjoins to east of 100<sup>th</sup> Street. The property is located in the Johnston School District and drains eastward through a drainageway that eventually runs into North Walnut Creek.

Analysis: As the Comprehensive Plan states, to meet the economic development goals of increasing the City's tax base and providing additional employment opportunities for area residents, the City should reserve appropriate areas for economic development and maximize economic development opportunities. To that end, for many years the vision for the Plum Drive corridor has been to be a key area along the Interstate 35/80 corridor for economic development opportunities that will produce quality jobs for area residents and increase the City's tax base.

In 2011 the City Council approved an amendment to the "Best Manor Business Centre" P.U.D. Master Plan (known now as the "Highland Pointe Retail" P.U.D.) to allow approximately 15 acres north of Plum Drive and approximately 1,200 feet west of 86<sup>th</sup> Street to be developed with retail uses that could be characterized as a combination of "support commercial" for office development while also serving local residents. The property was previously designated for only office uses.

In 2016 Council approved another amendment to the "Best Manor Business Centre"

P.U.D. Master Plan (known now as the “Highland Pointe Multi-Family” P.U.D.) to allow approximately 14.6 acres to be developed for multi-family residential housing. The property was previously designated for only office and business park uses. However, it should be noted that the general sentiment conveyed by several Council members at the time of the amendment approval was that future development proposals and amendment requests that would eliminate additional property designated for office development, particularly in the Plum Drive corridor, should NOT be allowed in recognition of the Comprehensive Plans’ economic development goals, and the pending construction of the 100<sup>th</sup> Street interchange.

Since that amendment was approved, the long anticipated 100<sup>th</sup> Street interchange has been completed and opened, and certainly at least indirectly, if not directly connected with the opening of the interchange, the office market has experienced a resurgence in the office corridors. Recent projects include, among others, the 134,000 square-foot John Deere ISG office building on Northpark Drive, the 89,368 square-foot Paradigm office building on Meredith Drive, and the 12,260 square-foot Landmark Office Park building on Plum Drive. Additionally, staff continues to have meetings with brokers and developers exploring additional significant office projects within these corridors. The opening of the Meredith Drive half diamond interchange next year will almost certainly continue to add momentum to the invigorated office market.

On December 6, 2016, the City Council approved an amendment to the “Frampton Property” P.U.D. Master Plan, formerly the location of the Longview Golf Center, in the northwest quadrant of the 100<sup>th</sup> Street interchange. Included in the rezoning was approximately 16 acres of retail uses in the southeast corner of the property, closest to the new interchange. These retail uses, along with the other existing retail areas at the east end of Northpark Drive, and the east and west ends of Plum Drive, could certainly be sufficient to serve the existing and future office development within the Plum Drive and Northpark Drive corridors.

Finally, it is reasonable to assume that if this amendment request is approved for retail uses, the owner of the property located in the northeast corner of this same 100<sup>th</sup> Street and Plum Drive intersection will then also request a rezoning to allow retail/commercial uses. This would create a situation where it would be extremely difficult to defend why retail uses couldn’t also be allowed on that parcel, with doing so eliminating yet another office parcel and expanding retail uses closer to the existing single-family residences of Glen Eagles North.

Conclusion: As stated above, for many years the vision for the Plum Drive corridor, along with particularly the Northpark Drive corridor but also the Meredith Drive corridor, is to be a key area along the overall Interstate 35/80 corridor for economic development opportunities that will produce quality jobs for area residents and increase the City’s tax base.

The Comprehensive Plan states that in order to retain the commitment to employment-

generating development the City must protect and preserve appropriate areas for economic development and maximize economic development opportunities, even if such development takes many years to complete recognizing it is a critical long-term resource for the City's future. Furthermore, the Comprehensive Plan says that *"Retail uses will also be considered carefully, to ensure that they will not be detrimental to job-oriented economic development. Retail uses should be complementary or at least neutral in their impact on economic development, and not allowed to consume prime space or change perceptions of the overall area. Careful consideration is also necessary to ensure that retail development in the Interstate corridor does not cannibalize existing commercial areas, or inhibit establishment of commercial developments within new neighborhoods because of size or undue capture of market share."*

In conjunction with the above, careful consideration must be given to whether the existing, mostly developed retail areas at the east ends of both Northpark Drive at 86<sup>th</sup> Street ("Northpark Business Centre" P.U.D.) and Plum Drive at 86<sup>th</sup> Street ("Best Manor Business Centre" P.U.D.), along with the existing and future retail development allowed in the following P.U.D.'s is sufficient to serve the office corridors:

- "Urbandale Marketplace" (Target, Home Depot and remaining parcels along Plum Drive west of Home Depot)
- "Urbandale Marketplace II" (vacant parcels along both sides of Plum Drive from 600 feet west of 100<sup>th</sup> Street and west to Home Depot)
- "Urbandale Marketplace III" (McDonald's, Kum & Go, Firestone and remaining vacant parcels bounded by NW Urbandale Drive, Meredith Drive and the railroad tracks)
- "Highland Pointe Retail" (Hampton Inn and remaining vacant parcels)
- "Center Pointe" (Casey's and the remaining parcels west of 100<sup>th</sup> Street at Northpark Drive) P.U.D.'s is sufficient to serve the office corridors.

The City made a significant financial investment in the 100<sup>th</sup> Street interchange. Now that it has been completed and opened, combined with the anticipation of the Meredith Drive half diamond interchange opening in the Fall of next year, the market should be allowed a period of time to determine if this parcel would be desirable for office development. It is reasonable to conclude that many of the same reasons that make this "hard" corner, with proximity to and visibility from the Interstate, attractive to a retail user would also be true for an office user. And office uses will be more compatible with the nearby existing single-family residential development.

Mr. Franklin said Staff recommends DENIAL of the proposed amendment to the Comprehensive Plan and the amendment to the "Urbandale Marketplace Phase II" P.U.D. Master Plan to allow retail development on the subject parcel.

Ms. Ralston-Hansen said just to clarify, so you have had a petition from somebody who's wanting to put retail on both sides of Plum?

Mr. Franklin said just on the north side. The specific request is for this 6-acre parcel located north of Plum. There is a conceptual plan that was submitted with a retail building here on the corner and a Kwik Star convenience store on the western half of that parcel. So, that is the request to have the same retail uses that are allowed in the rest of the PUD. There is one c-store that is allowed in the PUD. What's shown is a Kwik Star in this west half of the lot. It should be noted that if they were to flip it over on this side of the access location, they could come in with a site plan for that tomorrow. It's only because it's within this first 600 feet that it's not allowed today. So, it's in conjunction with that request.

Mr. Hollatz said you said the setbacks would encroach into multiple houses then?

Mr. Franklin said if he were to apply, our typical separation of retail uses from single family, which in most of our PUDs is going to be 400 to 600 feet, that will definitely affect this first group of 6 to 8 houses, yes.

Mr. Pick said the Commission will hear comments from both proponents and opponents of the proposed rezoning proposal. First we will hear from any proponents.

Mr. Eric Cannon, Snyder and Associates, 2727 SW Snyder Boulevard, Ankeny, said Temple Holdings is the landowner here. They are here, as well as are representatives from Kwik Star, so if you have any questions at all, please feel free to fire away and I'm pretty sure we can get somebody up here to help answer it for you. I appreciate Mr. Franklin's presentation he gave tonight. He made a lot of good talking points, that I think we want to have dialogue on. So, the comprehensive plan obviously is a tool. It's a mechanism that gets re-evaluated, it gets visited, over time. We visited it in 2008, and here we are again 11 years later. Probably the biggest change is the interchange, that Mr. Franklin has noted. That's one of the biggest items. On page 4 of the staff report, he notes that that begs the question look at interchanges, what do they do, how do they function, what's the primary service, and that is they're there to push traffic, and that's to put trips through. If you look at 86<sup>th</sup> Street, if you look at (TAPE FLIPPED) every single interchange within Urbandale, people go down to Merle Hay, if you're down to University Avenue, if you look at every single one of those corners, look at the use that's there. So I guess that's really the pragmatic standpoint that we're looking at, is what's the functional use of those corners? Retail is really about trips, it's about visibility, it's about the number of cars that drive by. That's really what an interchange does, is it pushes traffic through, and that's the reason they get put in the locations that they do. Office is a destination. Most offices don't need hard corners. That is the reason you don't see office users on the hard corners of interchanges because they don't need to pay the price and the premiums that those corners demand. That is the very reason that Casey's was rezoned on the north side of the interstate. That is the very reason that Casey's is there and not an office user. It is the mirror of what we're talking about, that Northpark corridor is the same exact corridor as Plum. It's a parallel collector to the interstate. You have office on the interior but at the hard corner, you have retail. 16

acres of retail that was rezoned at this corner here. We are asking for 6 acres. So when we talk about comparison and what this staff has done, what this commission has done, what the city has done, we're asking for the same consideration at that corner as given at our corner here. He said with the 400 feet that he mentioned, I guess the real deceiving factor there is that is being taken all the way across. If you look from this portion of the property right here to that first house, that is 350 feet, if you go as the crow flies. Now, we are responsible to provide that separation distance based on jumping right-of-way. But I think the beauty of what that right-of-way does is it provides a natural buffer. That's what 100<sup>th</sup> Street and Plum are doing, they're providing a separation from those homes and the retail use here. So I think that is something that you do have to consider. It isn't that those homes will be exactly 200 feet away, they're actually 350 feet away, if you look at it from that consideration. There are also buffer requirements that will be required when that area north of those homes does develop. That is identified for office. That area will be required to come up with a site plan, they'll have to do berming, they'll have to landscaping, they'll have to do buffering, because of their proximity to residential adjacent to there. In 2011, the city revisited the 86<sup>th</sup> Street interchange. That was originally identified for office, as well, as mentioned in Mr. Franklin's staff report. They took 1,200 feet west of there and rezoned that into retail. So this is not a new conversation, this is not something the city has never done before. When interchanges develop, retail is demanded because of the use, because of the trips. So those are all important factors. The other thing is we are bringing a specific user to you tonight, this is not speculative. We're not guessing. We're asking you to bring a user on board. This is a service need for this area. Kwik Star, if you guys are familiar with them, they are making a name in the metro. They have come before with you with a store on Douglas. So, they're high-quality, neighborhood grocery stores is really what they're pushing. This is not your traditional c-store. They provide a lot of amenities. There's a real shift in that market and I think that's important to note, as well. The other thing to note is the protection of the office use within the corridor. So we have three major corridors, we have the Paragon Office Park, we've got Plum, we've got Northpark. There's approximately 300 acres of office that is available within those areas and about 125 acres of retail. I've been doing this for 17 years, I've lived in this community, I have not seen the kind of office, but as Mr. Franklin noted, there has been a resurgence lately. If you look at those specific users, would they fit on a 6-acre parcel. I think that's a very important question. You have to look at the geometrics and the physical capabilities of this parcel that you have. John Deere, the one that just came through, would not fit here. The Paragon office would not fit here. Rain and Hail wouldn't fit here. Delta Dental, all those office users that are highly touted, they do fit in that corridor but they would not fit on this parcel. So I think that's very important. Now, the one that would fit - the Landmark development is a 12,000 square foot office. I think something to note that is particular about that is that developer owned that ground for a while, they built that office for themselves from some business standpoints, they ended up bringing a separate user in there, so I think that gives you some consideration on how that actually got developed. All those things I think are important, need to be evaluated, need to be considered. I'd be happy to answer any questions you might have.

Mr. Hatfield asked what would be approximately the largest office building that could go in there, with setbacks, parking, all of that stuff? 50,000, 30,000, 80,000?

Mr. Cannon said I'm guessing, given 6 acres, maybe 20,000 square feet. I'd have to look at a site plan.

Mr. Hatfield said I'm not asking for exact, but it's a small office building then.

Ms. Ralston-Hansen asked has there been any consideration at all, as Mr. Franklin indicated, if you went to the opposite side of the pull-in, you could start building tomorrow, was that given any consideration by your organization?

Mr. Cannon said I'll have representatives from Kwik Star come up and answer that.

Mr. Wade Dumond, Kwik Trip, Lacrosse, Wisconsin, said I'll try to answer any questions you have. But yes, we did look at that. There are not many interchange access points, and they are very important to the fuel sales business. So, the closer we can get. With Casey's being on the other side, they are very close, they're not even off the lot. We're off the lot by 300 to 400 feet already, so we're already at a disadvantage. But we did look at moving further, and that would be a problem. One thing we have that they don't which is all the commodities inside and with the houses to the south, we would be looking at trying to be a neighborhood grocery to them, as well as to the office users around, so that people just don't have to drive as far. But we did look at that specifically, and the farther you get, the harder it is to make it work. I can answer anything else, if you have other questions.

Mr. Pick asked if any other proponents wished to speak? Seeing no one, he asked for opponents. There was no one who wished to speak.

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

Ms. Racki said I have a question for Mr. Franklin. I think this came up when we had the R & R discussion about office space a couple of years ago. So, under the Comp Plan, and if you've told me this, I've forgotten, how many square feet in the City of Urbandale are designed for office?

Mr. Franklin said what's left to be developed, generally, in the City?

Ms. Racki said yes.

Mr. Franklin said several hundred acres. Between 475 and 500 acres of office, about 250 to 275 retail, and about 125 to 150 of industrial, roughly speaking.

Ms. Racki said so I guess my question to you, then, is why it's so important from the Staff's perspective to leave this zoned for offices, as opposed to retail, when there's a number of acres that are available?

Mr. Franklin said I would answer that, I guess, in a two-part answer. One is the City has made a commitment, with tweaks to the Comp Plan and creating an Economic Development Department, preserving and promoting economic development opportunities to create jobs and tax base. We've made a commitment to trying to figure out everything we can do to develop employment generating projects and to protect and preserve those areas as best we can. There's language in the Comp Plan that says that retail uses should be complimentary or at least neutral in their impact to economic development and not allowed to consume prime space or change perceptions of the overall area. So if you think about that, one of the difficult things is if this is allowed to become retail, how long do you think it's going to be before the property owner to the east of 100<sup>th</sup> Street comes in and wants retail? We've already rezoned 15 acres up here to the north for retail.

Ms. Ralston-Hansen asked had that been commercial?

Mr. Franklin said it was the former Frampton Golf Dome, and it was seen to be office. We rezoned 15 acres down here to be additional retail, and Mr. Cannon brought this up. We had all this retail here at this end of Plum, but R & R wanted to have some additional complimentary retail for the office corridor. So, we've rezoned 15 acres here and taken that out of office. We rezoned 15 acres here to be apartments and taken it out of office. If we approve this, are the John Deeres of the world going in there? No. Obviously they're not, but there could be 20,000 to 30,000 of office that could go on this parcel, depending on what the use was. And as I mentioned, Staff met with a medical clinic that loves this location here on the north side of the new Casey's because they like the access off the interstate. Is it destination oriented? Absolutely, it is. So, to go back to that comment about making sure that retail doesn't change the perceptions of an overall area, again if this becomes retail, well then how do you say no to this parcel to the east? And if there's retail here and retail here, some office users don't like to be necessarily that close to retail. And so, for your consideration, is it better to have some type of a smaller office user here rather than retail, that might then allow a transition into those bigger corporate type of scenarios? Does it negatively affect the potential some the bigger corporate scenarios, when the retail just keeps pushing farther and farther into the areas that are supposed to be reserved for office users? So, at what point is retail enough to provide the support? Again, if you go back to what the Comp Plan says about retail uses should be complimentary or at least neutral in their impact and not be allowed to consume prime space or change the perceptions of an area, staff's argument is, if this is retail and then this is retail, then perhaps the perception is being changed, and perhaps that's a negative effect on office uses. The last thing I would say is, the City made a significant investment in the 100<sup>th</sup> Street interchange. Now that that's been completed and opened and the momentum and the excitement for the Meredith half-

diamond to open the end of next year, we feel like that's really going to be an opportunity to kind of keep stoking the office market fire. It just seems appropriate to let the market determine if this is where an office could be desired. Because we have so much retail in this corridor already. And, again, consider the impact to the single family residential.

Ms. Roethler asked have you heard anything from the neighbors on this?

Mr. Franklin said we did not. There were two homes that got notified.

Mr. Van Heuvelen asked has this always been office? I know you went through the history, but this has always, from the very beginning, this was always intended for office.

Mr. Franklin said yes. And so obviously when the owner purchased it, they had the ability to know that.

Mr. Van Heuvelen said to me, the difference here, as opposed to even where the Casey's is, is the closeness of the residential.

Mr. Franklin said that was certainly one of the major factors for why it was not allowed to be retail.

Mr. Van Heuvelen said I appreciate Mr. Cannon walking us through the various interchanges, where you do see retail on these hard corners coming off the interstate, no doubt about it, but this is a little bit unique here, where you have the housing so close to this particular corner as opposed to the other neighborhoods.

Ms. Racki said I have a different perspective. I love, if I were living there, to be able to walk someplace and pick up something without having to get in a car and drive. I walk to Fareway, I walk to Walgreen's, I walk to all these places, and those back up to residential. Fareway backs right up to residential. My other question is, it's been 2008 and I think we've had this discussion before about how offices are changing, they're not as big, whether the decision was made at the Comp Plan, this is offices without an analysis, current analysis, what the demand is out there for office space.

Mr. Franklin said I think "not as big" depends on the parcel. Deere is 134,000 square feet. Paradigm is 85,000 square feet. And no, those do not fit here, obviously. Again, you're talking about the character of what's being created. Those do fit down here to the east. They do fit up here to the north.

Mr. Hollatz said like he has mentioned, I think you kind of open yourself up if you change the west side, then someone's going to want to mirror the image on the east side.

Mr. Derek Temple, Temple Holdings, 2400 86<sup>th</sup> Street, Urbandale, said I wanted to

address a couple of things that Mr. Franklin had brought up, about the neighboring property rezoning. The rest of our property going this direction from this line here is all retail. The rest of this property going this direction is all office. The Comp Plan also does mention that this area was designed to be a retail district. From our standpoint, if you don't have retail entering the retail district, how do you establish that it's a retail district? Also, the 2006 interstate study said this should remain office but also be re-addressed once the interstate ramps were decided to be constructed.

Ms. Ralston-Hansen said remind me, how was the decision made to rezone to accommodate the Casey's?

Mr. Franklin said R & R requested it. We thought there was so much retail down here in the Plum Drive corridor, there wasn't any retail up in this Northpark corridor except for what existed down here to the east at 86<sup>th</sup> Street. We thought that was an opportunity then for 16 acres of retail to be able to assist with serving that Northpark corridor. It's close enough it would certainly serve the Plum Drive corridor, as well. But it was really thinking about the Northpark corridor and that there could be some support services there. Mr. Temple is absolutely correct in saying the Comp Plan in 2006 did say leave this as office until the interchange comes in and then you can reconsider it. I don't think it's correct to say that that Comp Plan says that this was going to be a retail area. As a matter of fact, way back in the day all of this was considered to be office, but when Target came to town, the game changed.

Ms. Ralston-Hansen said it's always a challenging thing when we have something that's a known quantity saying we will build it and invest in your community versus betting on the wait that it will become a small office space. I'll look to the commercial realtors, 20,000 square feet of office, how many employees is that going to be, depending on what the use is?

Mr. Hatfield said 30, maybe.

Ms. Ralston-Hansen said so it's never going to be a huge employer. And that's if it's a pure office and not storage or any other purpose for it. So, it's going to be an impact of, say, 40 employees, maybe. And I do appreciate it. Is this a domino that makes that all retail across Plum Drive? Then we need to know. It's one of those things of let's address it when it presents itself. So, it is a hard decision. So, right now, I probably would not support Staff's recommendation.

Ms. Ralston-Hansen moved, and it was seconded by Racki, to not support Staff's recommendation of denial for the "Urbandale Marketplace Phase II" Amendment to the Comprehensive Plan and PUD Master Plan. On roll call; Ayes: Ralston-Hansen, Racki, Hatfield, Quinn; Nays: Hollatz, Roethler, Van Heuvelen, Galante; Passes: Pick.

Ms. Ralston-Hansen said so it will be up to the City Council to interpret our voting structure.

The next item on the agenda was “The Plateau at Deer Creek Plat 1” Final Plat (128<sup>th</sup> Street and Ridgeview Drive).

Ms. Nuetzman said this final plat pertains to three parcels of land in the Deer Creek Park Subdivision that were approved for rezoning from “A-1” Agricultural Reserve District to “R-1L” Low Density Single Family District on April 18, 2000. The Preliminary Plat was approved on January 15, 2019. The three parcels combined total 20.06 acres. The property is located west of 128<sup>th</sup> Street, east of Deer Creek Trail and north of Hickman Road.

There are 10 buildable lots with an average lot size of 65,850 square feet in addition to two outlots that are 5.15 acres and 0.16 acres in size. The “R-1L” Low Density Single Family District generally requires a minimum lot area of 13,500 square feet and a minimum lot width of 90 feet, however a condition of the rezoning requires a minimum lot area of 20,000 square feet and minimum lot width of 110 feet. All proposed lots exceed these requirements. All lots will be accessed from Ridgeview Drive which will become a cul-de-sac off of 128<sup>th</sup> Street. Ridgeview Drive currently serves five lots in addition to the 10 proposed with this plat for a total of 15 lots.

Compliance with the Parkland Ordinance is required. Water service will be provided from an 8” line along Ridgeview Drive to the existing 12” water main line located along 128<sup>th</sup> Street. Sanitary sewer service connection will be provided to each lot by extending an 8” public sanitary sewer along Ridgeview Drive as well as to the south from Hickman Road. An 8” public storm sewer will also be extended along Ridgeview Drive and will discharge in two separate service lines (15” and 18”) into the detention area shown as Outlot ‘X’.

Adjacent to the north and west is a development also zoned “R-1L” Low Density Single Family District in the Deer Creek Subdivision. To the east is a 6.7-acre property zoned “R-1L”. Adjacent to the east is a private residence, and to the southeast is the Deer Creek Park Commercial area, zoned “C-N” Neighborhood Convenience District, and includes a multi-tenant office building and a dental office. Across Hickman Road to the south is vacant land located in the City of Clive. These properties are located in the West Des Moines School District.

Staff recommends approval of the final plat, subject to requiring the developer to:

1. Submit an Attorney’s Opinion and all other plat documents as found to be necessary for approval; revise title of plat to “The Plateau at Deer Creek”; provide a copy of the covenants; retaining walls, if planned require a separate building permit; finalize the demolition permit for the existing house; provide the voluntary fee to comply with the Parkland Ordinance (total fee is \$118,891.09, can pay \$88,803.17 now and defer the rest until developed later or pay in full); provide length dimension on west side of Lot 2 and the northwest side of Lot 3; pay the

water main reimbursement fee of \$5,166; revise item #13 in Notes on the Cover Page to read "The Plateau at Deer Creek Plat 1" instead of Deer Creek Park Plat 2; add a note to plat that no fences shall be allowed in any Surface Water Flowage Easements and add to the covenants;

2. Provide a bond for removal of the sidewalk and repair of the curb near the cluster mailbox; provide an internal sidewalk bond in the amount of \$6,681.72; provide sewer fee in the amount of \$76,242.10; provide separate exhibit detailing Minimum Opening Elevations (MOE), Minimum Basement Elevations (MBE) and any overflow locations. This exhibit must be signed and sealed by an Engineer and recorded with the Final Plat; Minimum Opening Elevations are not required on every lot; it is up to the engineer to determine need based on stormwater flow; provide calculations to show how the minimum opening elevations are obtained; verify easement callouts on adjacent Parcel A, both callouts appear to point to the same linework; Sheet 5, Water Main Detail B: "P.O.C" should be "P.O.B."; add note from Preliminary Plat: "An individual grading plan, including required undisturbed area per the original drainage calculations, shall be required for each lot at the time of the building permit approval to comply with the City's as-built ordinance; all hardscape areas on Lots 8, 9 and 10 shall be routed to a detention basin"
3. Comments on Easement Descriptions: revise all references to Outlot X; Storm Sewer and Surface Water Flowage Easement on lots 6 and 7: verify description; Storm Sewer and Surface Water Flowage Easement on lots 1, 2, 3, & 4: the last callout of the legal description refers to the "southeasterly line of said lots 2 and 3", it appears this should just refer to the lot 3; provide off-site easement legal description for storm sewer and surface water flowage easement northeast of lot 10; provide a bond to ensure the detention area is cleaned out prior to it being turned over to the home owners association; bond should be at least \$150 per 1000 cubic feet of detention storage; provide an 11x17 Tile Map layout of found field tiles; a Stormwater Facility Maintenance Agreement is required per our Post Construction Stormwater Ordinance; an As-Built Survey is required per the City Subdivision Ordinance.

Mr. Hatfield asked if they agreed with staff recommendations?

Mr. Ed Arp, Civil Engineering Consultants, 2400 86<sup>th</sup> Street, Urbandale, said we do.

Mr. Hatfield said so what's currently there is one of our temporary cul-de-sacs, like we talked about before, that will just be extended all the way down?

Ms. Nuetzman said yes.

Ms. Ralston-Hansen asked could you show the plat design?

Ms. Nuetzman said this is 128<sup>th</sup> Street and then Ridgeview off of 128<sup>th</sup>. Lot 1 starts here and this is Hickman down here.

Mr. Pick said so Hickman's at the bottom of the screen then.

Mr. Hatfield asked so what is that 5-acre piece zoned for, as well?

Ms. Nuetzman said that was rezoned, as well.

Mr. Hatfield asked what is it rezoned for, I can't remember? What is its use?

Ms. Nuetzman said right now it's just detention. They're not developing anything there right now.

Mr. Hatfield said so it's not a commercial piece.

Ms. Nuetzman said no.

Mr. Hatfield moved, and it was seconded by Quinn, to approve "The Plateau at Deer Creek" Final Plat, subject to Staff recommendations. On roll call; Ayes: Hatfield, Quinn, Hollatz, Roethler, Van Heuvelen, Ralston-Hansen, Racki, Galante, Pick; Nays: none. Passes: none. Motion carried.

The next item on the agenda was the "Stew Hansen Auto Dealership Display Lot" Site Plan No. 012-2019-06.00 (12081 Hickman Road).

Ms. Bales said this site plan pertains to a portion of Lot 2 of "Heritage Park Plat 1", located north of Hickman Road on property locally known as 12081 Hickman Road. The lot is located in the "Heritage Park" Planned Unit Development. This project totals 2.05 acres and is currently vacant. The City Council approved the "Heritage Park" P.U.D. in 2008, and an amendment for Lot 2 and Lot 3 on May 23, 2017 to allow parking as a principal use on the property, rather than being accessory to a principal use that would customarily occupy a building.

The Council approved a site plan for the auto dealership's display lot on June 6, 2017 for both lots. Since then, the display lot has been reduced in size and a daycare is proposed on Lot 3 and the eastern 35 feet of Lot 2, with the lot line being adjusted by a plat of survey.

This remaining portion of Lot 2 will have approximately 240 feet of frontage onto the private access drive serving the Heritage Park development. This site plan proposes construction of a display lot to provide additional parking for the Stew Hansen Automotive Dealership adjacent to the west at 12103 Hickman Road. The display lot would consist of 187 spaces with stormwater detention and landscaping being provided as required. No buildings are proposed with this site plan.

Per the P.U.D. Master Plan, a continuous row of shrubs or a berm is required along the private drive. Plantings are proposed along the north and west sides of the project and within the internal parking islands. An existing sidewalk is on the south side of the private drive.

The subject property is adjacent on the north, east, and south sides to the same "Heritage Park" P.U.D. Adjoining uses are Lifetime Athletic Fitness to the north, the proposed "Primrose Daycare" (currently under review) to the east, and the Mister Carwash to the south. Adjacent to the west is the existing Stew Hansen Dealership zoned "P.U.D."

In general, the property drains eastward to a drainageway that eventually runs southeasterly along the Love's Travel Plaza and into Walnut Creek. The property is located in the West Des Moines School District.

Ms. Bales said Staff recommends approval of the site plan, subject to requiring the developer to:

1. Revise site address; revise legal description once plat of survey is recorded; provide proof of ownership prior to approval of site plan; label any fencing/gates on site plan, if applicable; revise Sheet C5.1: add column to Planting Schedule with minimum height of plantings (18" shrubs, 8' overstory trees, 5' for understory and coniferous trees), add "GL" to Planting Schedule, and verify count for "HC" in planting schedule compared to site plan; provide reasonable schedule for replanting of missing landscaping in the existing Stew Hansen development at 12103 Hickman Road in accordance with previously approved site plan;
2. Pay water infrastructure fee of \$3,279.55 prior to approval of site plan; provide photometric plan and light pole detail; identify location of transformer pad (as noted on Sheet C4.1, Note #8), how light poles are supplied with power and landscaping to screen the transformer pad.
3. Coordinate site construction with site at Heritage Park Plat 1, Lot 3; Sheet C0.1: Change storm and sanitary contact to [tcasey@urbandale.org](mailto:tcasey@urbandale.org); Sheet C3.1: Obtain temporary construction easement for grading and erosion control measures on adjacent property; Sheet C4.1: Need a note about removing FES and existing 15" pipe installed with adjacent site plan and replacing with Structure #5 and P-5; Sheet C6.2: Clarify where the nyloplast basin will be used on this project; Sheet C7.1: Add Book/Page to Property Description when received from the county; Sheet C7.1: Show intake protection measures.
4. Provide a Stormwater Facility Maintenance Agreement for the underground detention basin per the Post Construction Stormwater Ordinance with the easement area labeled on the site plan (template to be provided by Comm.

Development Dept.); at the time of the site as-built, provide signed affidavit that underground detention has been properly installed with the design capacity, the storm water detention facility has been constructed in substantial conformance with the approved plan, and confirming installation of orifice plates.

5. Drainage Report – Submit Drainage Report to [stormwater@urbandale.org](mailto:stormwater@urbandale.org); a hard copy is not required; Undetained areas are not accounted for. Private access road does not need to be included, but remainder of lot area needs to be accounted for. Subtract undetained flows from allowable release rate; Existing C value is listed as 0.25, using fair condition open space. Pre-development C value should be taken from Meadow condition; Narrative Section 3.D correctly notes an open space coefficient as 0.35, but 0.25 is used in the calculations; Narrative Section 4.E: based on the gutter elevations and the pavement high point between Structures 2 and 3, it appears that the backflow will occur through Structure #2. We are concerned that the pavement high point between Structures 2 and 3 may cause the backfill and overflow from Structure 3 to be directed to the adjacent property to the east rather than to the north; existing storm system utilized is private, not public; add volume report from StormTech when available; provide intake capacity and ponding calculations; provide copy of NPDES Permit and SWPPP prior to any grading work. Submit NPDES and SWPPP to [stormwater@urbandale.org](mailto:stormwater@urbandale.org). Weekly inspection reports will also need to be submitted to this email address.

Mr. Hatfield said easy question for you, you have five staff recommendations. Do you agree?

Mr. Michael Wahlert said I agree.

Mr. Hatfield said no questions, no problems?

Mr. Walert said no.

Ms. Ralston-Hansen moved, and it was seconded by Galante, to approve “Stew Hansen Display Lot” Site Plan No. 012-2019-06.00, subject to Staff recommendations. On roll call; Ayes: Ralston-Hansen, Galante, Hatfield, Quinn, Hollatz, Roethler, Van Heuvelen, Racki, Pick; Nays: none. Passes: none. Motion carried.

The next item on the agenda was the “Urban Ridge” Preliminary Plat (167<sup>th</sup> Street and Meredith Drive).

Ms. Bales said this preliminary plat pertains to a 20.1-acre property located on the north side of Meredith Drive, west of Centennial Boulevard and 162<sup>nd</sup> Street. 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. In July 2019, the City Council approved an

amendment to the “Figg Property” P.U.D. Master Plan for this 20.1-acre parcel to allow single-family detached residences at a maximum density of 8 units per acre with reduced lot widths and lot sizes.

This property has approximately 672 feet of frontage along Meredith Drive. The plat will have one initial street connection to Meredith Drive, and a future connection through a future plat of the adjoining Acadia development tying into Centennial Drive.

This plat proposes 101 single-family detached residential lots, divided into two phases. The first phase shows 49 lots and the second phase with the remaining 52 lots. The lots generally have widths of 46 feet and a front yard setback of 30 feet. The minimum required lot size for all lots is 4,100 square feet. All streets serving this development will be public streets with a 50-foot right-of-way and will have 5-foot sidewalks on each side of the street.

A voluntary payment for parkland infrastructure will be provided in lieu of a land dedication. A future park is planned in the adjacent Acadia development.

A 20-foot landscape buffer is required along the eastern and western sides of the property and a 50-foot landscape buffer is required along Meredith Drive and the northern boundary of the property. The plantings along Meredith Drive are to be planted where Meredith Drive street reconstruction is completed and prior to the plat being recorded. The remaining plantings in the landscape buffer areas can be installed as each prior to the Certificate of Occupancy being issued for each house (or can be done sooner if desired by the developer).

Meredith Drive is currently under reconstruction to create the four-lane cross-section plus turn lanes from 156<sup>th</sup> 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 170<sup>th</sup> 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 16” 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 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 preliminary plat, subject to requiring

the developer to:

1. Submit Plat of Survey to create project parcel; revise minimum lot area to 4,100 square feet; revise patio/deck notes to match PUD Master Plan; label rear yard setback for Lot 38; revise Note #6 regarding HOA maintenance responsibilities; revise Note #8 to also prohibit fences on individual lots; verify minimum 46' wide lot at building line on Lots 1 (also add rear lot width), 26-28, 37, 68-72, and 78-80.
2. Add street names (provided by Comm. Dev. Dept.); provide updated house floor plans (window wells are not allowed to mitigate the MBE nor the MOE); add column to Planting Schedule with minimum height of plantings (18" shrubs, 8' overstory trees, 5' for understory and coniferous trees); revise count/label for "SM" plantings; provide planting plan for all landscape buffers.
3. Provide plat at scale of 1"=50' or larger per the checklist; Utility linework is missing from the dimension sheet; easements will be reviewed more thoroughly with construction drawings. Additional sewer and easement comments may be provided with the construction drawings; provide a 70' ROW at Meredith Drive; The street from Lot 28 to Lot 33 is at approximately 0.4%. Revise to the SUDAS preferred minimum of 0.6%; provide turnaround at Lots 66-67; provide Minimum Basement Elevations (M.B.E.) for all lots. These elevations will also be required on the construction drawings and at the time of the final plat.
4. We are concerned with how the future sanitary and storm sewer will connect through the adjacent property. Provide a concept layout for the future storm sewer network, and show proposed ROW and lot lines to verify the location of the sanitary sewer connection. We are also concerned about storm sewer connections to the north as well as grading transitions.
5. All sidewalk ramps, landings, and sidewalks to cluster mailbox pads will need to be constructed with the rest of the public improvements. Spot elevation detail will be required with the construction drawings; provide detail for depressed sidewalk overflow location(s); Subdrain should be 6" instead of 4". Extend all subdrain to tie-in either to a concrete flume or a storm sewer; extend the 50' Landscape and SWFE west to lot 22; relocate the hydrant between lots 8 and 9 away from the proposed intake; public storm sewer pipe shall be 15" or larger.
6. We are concerned about erosion at the outlet of Pond 2 (Outlot Z). The outlet pipe is perpendicular to the swale, and the relatively flat swale drains across future roadbed. Can the water be direct to not impact the future roadbed? We are concerned about the area being wet long term before paving of the street; revise detention basin (specifically the high water line) to be entirely outside the landscape setback easement; relocate the manholes at Lot 18/19 to the Lot 19/20 lot line. Services for Lot 18 may go across the street to the manholes at Lot 49.

7. Provide a lighting plan for the plat; provide copy of NPDES Permit and SWPPP prior to any grading work and final approval of the preliminary plat. NPDES and SWPPP may be submitted to [stormwater@urbandale.org](mailto:stormwater@urbandale.org). Weekly inspection reports and follow-up documentation as required by GP2 will also need to be submitted to this email address. If a sediment basin is required, that must be installed at the commencement of grading, including the required outlet restriction for the sediment control; provide individual grading plans for each lot at the time of construction drawing approval.
8. At the time of final plat: pay water main reimbursement of \$3,920.85; provide a bond to ensure the detention area is cleaned out prior to it being turned over to the home owners association; provide a stormwater facility maintenance agreement per the Post Construction Stormwater Ordinance (template to be provided by Comm. Dev. Dept.); provide bond for plantings along Meredith Drive (where street widening isn't completed west of street connection); and comply with the requirements of the Parkland Ordinance.
9. Comments on Drainage Report: Drainage calculations may be submitted via email to [stormwater@urbandale.org](mailto:stormwater@urbandale.org); provide calculations to show the 100-year storm is conveyed to the detention basins; Is there evidence of a channel roughly 300' from the beginning of the Tc path in DB 3?; provide at least 1' of freeboard for the detention berm above the overflow elevation; provide calculations for the 2-year storm to verify if a staged release is required; provide storm sewer and intake calculations; revise minimum opening elevations to take into account the depth of flow at the overflow in the case of an outlet blockage.

Mr. Van Heuvelen asked any timeframe for finishing up Meredith Drive?

Mr. Franklin said it's 2021 right now.

Ms. Bales said it's tied in with when 170<sup>th</sup> Street is done and, hopefully, swings back around to get this last part.

Mr. Hatfield asked has all of that been annexed into Urbandale, so everything to the west is?

Mr. Franklin said yes.

Ms. Bales asked do you mean on the north side of Meredith Drive, both sides of 170<sup>th</sup>?

Mr. Hatfield said yes.

Ms. Bales said yes.

Mr. Hatfield said weren't there some Grimes pieces, back in the day?

Mr. Franklin said not there, farther east.

Mr. Pick asked are you okay with all of the staff recommendations?

Mr. Dean Roghair said yes, we are.

Mr. Galante moved, and it was seconded by Racki, to approve "Urban Ridge" Preliminary Plat, subject to Staff recommendations. On roll call; Ayes: Galante, Racki, Hatfield, Quinn, Hollatz, Roethler, Van Heuvelen, Ralston-Hansen, Pick; Nays: none. Passes: none. Motion carried.

The next item on the agenda was to "Consider Amendment Start Time for Planning and Zoning Commission Meetings".

Ms. Bales said a straw poll at the end of one meeting and then I contacted the two people who weren't at that meeting to see if they were interested in moving up the meeting start time from 6:00 to 5:30. And they were both interested, as well, so we had a general preliminary interest from everybody to change that time. And so, what we want to do is put it on the agenda in front of you as a formal motion for consideration of changing that start time. With that, I'll turn it over or take any questions.

Mr. Pick said I e-mailed the mayor and he was fine with it.

Mr. Hatfield asked what other board or commission meets at that time?

Ms. Bales said the Parks and Recs Commission's meetings are at 5:30.

Mr. Franklin said the Board of Adjustment might consider doing this same thing. Ms. Schilke had mentioned that they were thinking about doing it too. We did check from a procedural standpoint. There's no resolution or anything that Council needs to approve. If you all approve it as an action item on your agenda, we can do it.

Mr. Hatfield asked would it be best to say we'll start at 1-1-2020, so that the development community knows?

Mr. Franklin said I think we should push it out until November, to give us a month and a half to push it out on social media and let everybody know. My personal feeling is that that's probably enough time, to wait until the first meeting in November.

Ms. Bales said I would agree with that though, too, because we're getting items in enough for October, I'd rather not have a split in October. So that was going to be my note, as well. November 1 would likely be the earliest it could become effective.

Mr. Hollatz said are we foreseeing the down side of it as being that people can't get off

work in time to attend the meeting? Would that be the only negative, for just to the community?

Mr. Franklin said it's the only thing that I can think of. It's certainly something we can try and if we feedback from residents, we can certainly reconsider.

Mr. Pick said that would be the only negative, is from the public hearing aspect. The petitioners can all make it here at 5:30 because they all own their own companies.

Mr. Galante asked how long has it been 6:00?

Mr. Hatfield said it was 7:00 p.m. 15 or 16 years ago, and then we changed it to 6:00 and that's was a bold move. And now we're being super bold.

Ms. Bales said Council has moved meetings from 7:00 to 6:00.

Mr. Galante said so we're trending towards earlier across the board.

Mr. Franklin said frankly, for Council, we did a survey and we were one of two communities in the entire metro area that had meetings that late. Everybody else is earlier.

Mr. Van Heuvelen moved, and it was seconded by Roethler, to move the Planning & Zoning Commission meeting start time to 5:30 p.m. beginning November 1, 2019. On roll call; Ayes: Van Heuvelen, Roethler, Hatfield, Quinn, Hollatz, Ralston-Hansen, Racki, Galante, Pick; Nays: none. Passes: none. Motion carried.

Mr. Franklin said we'll push it out and if we get negative feedback, we'll certainly let you know and we can see what we think about it. But, let's give it a try and see what happens.

Regarding Staff reports, Ms. Bales said we'll be meeting on the first Wednesday of October, on October 2. So I don't know if anybody knows if that's a problem.

Mr. Pick said I will not be here.

Ms. Bales said so the meeting will be at 6:00 on October 2, and we have a public hearing on there, that's why I'm encouraging everybody to double-check. So if anybody gets to work and notices a conflict on your calendar, just let me know. But it sounds like we're okay so far. Also on Tuesday, October 15, we'll be meeting at 6:00 on a Tuesday, and I have at least four cases on there. So we will be having that meeting as well. I know Marcus has class on Tuesday, if I remember correctly.

Mr. Galante said Tuesdays and Thursdays.

Ms. Ralston-Hansen said I will be out of town.

The meeting adjourned at 7:25 p.m.