

## URBANDALE PLANNING AND ZONING COMMISSION MINUTES

July 6, 2009

The Urbandale Planning and Zoning Commission met in regular session on Monday, July 6, 2009, at the Urbandale Administrative Offices Building, 3600 86<sup>th</sup> Street. Chairperson Jeff Hatfield called the meeting to order at 6:02 p.m.

Commissioners present were Kevin Gass, Judy Ralston-Hansen, Paul Pick, Bridget Montgomery, Wayne Van Heuvelen, and Jeff Hatfield. Staff members present were Steve Franklin, Community Development Manager/Chief Planner, and Cheryl Vander Linden, Department Secretary.

Mr. Hatfield said first we will introduce our newest Commissioner, Bridget Montgomery.

Ms. Montgomery said I moved to Urbandale about a year and a half ago, in December. I worked for the City of Des Moines as a planner about 9 years until last August, when I left my job to stay homes with my kids. So this was a good opportunity to get involved with my community and use my limited expertise for good, hopefully. I was primarily a neighborhood planner, doing housing and redevelopment activities in the center part of the city.

Mr. Hatfield said welcome!

Mr. Hatfield said we'd also like to introduce A.J. Johnson who is our new City Manager, on his first day on the job.

Mr. Johnson introduced himself and spoke briefly to the Commission about his background, and answered questions about some of his experience in the City of Muscatine.

The next item on the agenda was to approve the minutes from the June 8, 2009 meeting. Mr. Van Heuvelen moved, and it was seconded by Gass, to approve the June 8, 2009 minutes. On roll call; Ayes: Van Heuvelen, Gass, Pick; Passes: Ralston-Hansen, Montgomery; Nays: none. Motion carried.

The next item on the agenda was the "Waterford Landing Plat 2" Preliminary Plat Time Extension, 160<sup>th</sup> Street and Northview Drive.

Mr. Franklin said this is a request for a 1-year time extension for the approval of a preliminary plat that is part of the "Waterford Landing" Planned Unit Development District. The preliminary plat was originally approved on June 3, 2008. This request would extend approval through July 14, 2010. The Subdivision Ordinance requires that a final plat be submitted within 365 days after approval of the preliminary plat, unless a time extension is granted or a final plat is filed for at least a portion of the preliminary

plat. Otherwise, the preliminary plat becomes void.

The property has a total area of 56.19 acres and 1,682.27 feet of frontage on Waterford Road and 1,317.30 feet of frontage on 156<sup>th</sup> Street, including the existing rights-of-way for 156<sup>th</sup> Street and Waterford Road. There are a total of 69 building lots proposed. The lots have widths of 80 feet in the southeast half of the plat and widths of 75 feet in the northwest half of the plat. An amendment to the P.U.D. allowing 4 lots to have 70-foot lot widths was approved by the City Council on March 25, 2008. Lots 53-55 and Lot 32 are the lots allowed to have 70 feet of lot width. Lots 53-55 adjoin along the south edge of the parcel and were required to have 80-foot minimum lot widths. Lot 32 is the corner lot located adjacent to Waterford Road on the west side of 160<sup>th</sup> Street that was required to have a 75-foot minimum lot width. The Lot areas range from 9,377 square feet to 26,083 square feet, with most lots ranging from 9,377 square feet to 16,528 square feet.

The lots will be accessed from several new streets. The proposed plat will provide an access to Waterford Road to be known as 160<sup>th</sup> Street, which extends south connecting to two east-west streets and continues south to Northview Drive and into "Waterford Landing" Plat 1. Northpark Drive and 161<sup>st</sup> Street temporarily dead-end at the northwest corner of the plat and will eventually extend north and west into the remainder of the "Waterford Landing" P.U.D. These streets will be classified as local residential streets, which are required to have a 50-foot right-of-way width and 26 foot paving width. Additional right-of-way is required to be dedicated along Waterford Road to provide a 120-foot total right-of-way width.

The plat proposes an approximate 21-acre open space dedication in the east portion of the plat adjacent to 156<sup>th</sup> Street and is the floodplain of Walnut Creek. Nearly all of the proposed dedication is floodway. A 12" water line will be extended west along Waterford Road. Sanitary sewer service will be extended north from "Waterford Landing" Plat 1 and will be extended west from the sewer trunk constructed along Walnut Creek. The interior lines will be the standard sizes, i.e. 8".

Proposed grading consists of cuts generally ranging from 2 to 6 feet in depth, in the southerly portion of the site. There are also fills of 2 to 7 feet in depth in the northeast/north central portion of the site. Storm detention is provided in the southeast corner of the plat and west of Outlot B.

The property is located in the Waukee School District, and drains to the east to Walnut Creek, which runs through the Parcel. "Waterford Landing Plat 1" lies to the south and is conditionally zoned "R-1S" Suburban Density Single Family District. The properties to the east, northeast, and north are all zoned "A-1" Agricultural Reserve District at this time. The properties to the east and northeast are currently used for agricultural purposes and are designated for 75-foot minimum lot width single family detached residential with the exception of townhouses at the 156<sup>th</sup> and Waterford intersection.

There are existing residential estates located to the north of the east half of the parcel, and an agricultural parcel to the north of the west half. To the west is an undeveloped portion of this P.U.D. that is designated as single-family detached lots with a 75-foot minimum lot width.

Mr. Franklin said Staff recommends approval subject to requiring the developer to:

1. Submit an Attorney's Opinion for approval.
2. Provide the lot areas for Outlots A and B (parkland).
3. Provide a petition and waiver agreement for one-half of 31-foot pavement on 156<sup>th</sup> Street and the remaining unimproved portion of Waterford Road that is in accordance with the City's standard specifications or provide a cash escrow or surety for such improvements at the time of the final plat, or construct improvements to 156<sup>th</sup> Street and the remaining unimproved portion of Waterford Road of equal value as determined and approved in writing by the City Engineer.

Mr. Hatfield asked so all we're doing today is a time extension, and the developer needs to agree to the parkland dedication of Outlots A and B, and provide a waiver agreement for the right-of-way that was specified?

Mr. Franklin said correct. Just a couple of housekeeping items that we need for the preliminary plat. Then, as I mentioned, the final plat will be coming through shortly. He asked Doug Saltsgaver with ERG, Inc. if he had anything to add.

Mr. Saltsgaver said no.

Mr. Van Heuvelen asked has it just been the economy that has kind of slowed it up?

Mr. Franklin said yes, but they're still looking to move forward. They wanted to work with City staff on a development agreement that would just let them develop a few lots at a time, and pay for the required improvements as they go so they wouldn't have to do the whole thing up front. Staff is certainly willing to work with them to get a couple of development agreements in place that would define how all of that works. We talked to Joe at Hubbell this morning, and they do have every intention of moving forward. They just didn't want to have to write that big-ticket first check right now. We're happy to work with them to get that done, make it a little bit more palatable.

Mr. Hatfield asked Mr. Saltsgaver if his client agrees to all of the staff recommendations?

Mr. Saltsgaver said yes.

Mr. Gass moved, and it was seconded by Ralston-Hansen, to approve the Waterford Landing Plat 2 Preliminary Plat Time Extension, subject to the staff recommendations. On roll call; Ayes: Gass, Ralston-Hansen, Pick, Montgomery, Van Heuvelen, Hatfield; Nays: none. Passes: none. Motion carried.

Regarding Staff reports, Mr. Franklin said, depending on where we get with those development agreements, we may or may not need to meet on the 20<sup>th</sup>. Then on August 3, for that meeting, there are three lots on Monroe just south of Douglas that are in that "C-N" Neighborhood Convenience District right now that have asked to be rezoned to an "R-1S" residential status. So we definitely will need to meet on August 3 to have you consider the rezoning of those three parcels. Then we may have that Waterford Landing Plat 2 final plat, probably at that meeting too, if I had to guess, although we could meet in two weeks. We'll just see how we do with that.

Ms. Ralston-Hansen asked do you have any update on the Hy-Vee, when they're going to start development? Someone at work asked me about it.

Mr. Franklin said we haven't heard from them. I know that they did purchase that property and the site plan was approved, and they have two years before it expires. So we'll just wait what their timing is.

Mr. Pick asked did you approve the Big Blue Gorilla that is being put up across the street?

Mr. Van Heuvelen asked are you hearing talk or is there public comment about the "blueness"?

Mr. Franklin said we have not heard any comments about the blue color, no, not at all.

Mr. Pick said their grand opening is Wednesday.

Mr. Franklin said there seems to be quite a bit of hubbub and excitement about them opening this week, but haven't heard anything about the color at all.

Mr. Hatfield said to Ms. Montgomery normally, like last year, we'd have a meeting every two weeks, and we'd have four or five residential plats we could have used your expertise upon. But this year things are a little slower.

Mr. Van Heuvelen asked Mr. Franklin if he saw anything on the horizon and if they are getting more inquiries?

Mr. Franklin said activity has picked up some. I've talked to a number of developers and the way that they characterize it is that the people that they're talking to are positioning themselves to do something in the third or fourth quarter of this year. We

hear a lot of that type of talk, so I'm still encouraged that we could have some things going on this fall. We'll see what happens.

The meeting adjourned at 6:17 p.m.