

URBANDALE PLANNING AND ZONING COMMISSION MINUTES

April 26, 2021

Due to the COVID-19 pandemic and associated protocols, the Urbandale Planning & Zoning Commission met in regular session as a virtual (via WebEx) and in-person meeting on Monday, April 26, 2021. Chairperson Hatfield called the meeting to order at 5:30 p.m.

Mr. Hatfield said the April 26, 2021 regular meeting of the Urbandale Planning and Zoning Commission will now come to order. The Commission is empowered by Iowa law and by City ordinances to make recommendations to the City Council for action on petitions for rezoning, amendments to the Comprehensive Plan, and various development proposals such as subdivision plats and site plans.

Urbandale strives to promote and model the principles of Character Counts, and we expect all participants in tonight's meeting to conduct themselves in a respectful manner that adheres to the principles of trustworthiness, respect, responsibility, fairness, caring, and citizenship.

Commissioners present were Joan Racki, Lee Hollatz, Aaron Smith, Julie Roethler, Judy Ralston-Hansen, Jeff Hatfield, Marcus Galante, Jacqueline Nicholas, and Wayne Van Heuvelen (via WebEx). Staff members present were Kristi Bales, Community Development Manager/Chief Planner; Cheryl Vander Linden, Administrative Specialist; and Nicole Lunders, City Clerk.

This is an informal meeting that is open to the public. The matters that appear on the agenda are not public hearings unless specifically noted. However, if anyone wishes to address the Commission briefly on any item that is on the agenda you may request to be recognized using the WebEx application. We ask that each person addressing the Commission please unmute your microphone when prompted to do so by the Commission Chair and state their name and address for the record prior to speaking.

The Commission will take action on each item on the agenda at this meeting, unless the Commission determines that additional information should be gathered prior to voting. The Commission's action is advisory only and is not binding on the City Council.

Finally, please mute your electronic device to lessen background noise but also remember to "un-mute" your electronic device at the time of discussion, questions, and voting.

The first item on the agenda was to approve the minutes from the April 12, 2021 meeting. Ms. Ralston-Hansen moved, and it was seconded by Hollatz, to approve the April 12, 2021 meeting minutes. On roll call; Ayes: Ralston-Hansen, Hollatz, Racki, Smith, Galante, Van Heuvelen, Hatfield; Passes: Nicholas, Roethler; Nays: none. Motion carried.

The next item on the agenda was the public hearing on the “Robel Property – Outlots X and Y: Amendment to the P.U.D. Master Plan”, Case No. 010-2016-03.04.03, 142nd Street and Waterford Road. Mr. Hatfield said, if there were no objections, he would dispense with reading the following official publication:

Case No. 010-2016-02.03.02

OFFICIAL PUBLICATION

TO WHOM IT MAY CONCERN:

Notice is hereby given that the Urbandale Planning & Zoning Commission will hold a public hearing at 5:30 p.m. on Monday, April 26, 2021, to consider a petition from Mangesh Ambardekar, Kwality Custom Homes, owner, to amend the “Robel Property” P.U.D. Master Plan for the following legally described property:

OUTLOTS ‘X’ AND ‘Y’, ROBEL ESTATES, AN OFFICIAL PLAT, URBANDALE,
DALLAS COUNTY, IOWA

Due to public health concerns and guidance, in accordance with Iowa Code sections 21.4(1)(b) and 21.8, this meeting will be conducted electronically via a WebEx virtual meeting application.

To join the meeting via WebEx type in the link below:

<https://cityofurbandale.webex.com/cityofurbandale/j.php?MTID=m763aa2a0a698e7abd977c113f2ae1edf>

Meeting number: 187 704 3296

Password: 1234

To join the meeting via phone dial: (408) 418-9388 Access code: 187 704 3296

The two lots are located at the southwest corner of the intersection of 142nd Street and Waterford Road. Both lots are currently vacant and together total approximately 41.4 acres. The current P.U.D. Master Plan allows approximately 30.7 acres of townhouse development and approximately 15 acres of multi-family development. The amendment to the P.U.D. Master Plan is being requested to allow construction of a mix of single-family detached lots (minimum 50 feet wide) and single-family attached residences (townhomes) on approximately 28.2 acres (with an overall maximum density of 8 units per acres) and multi-family development on the remaining approximately 13.2 acres.

More information on the proposed amendment can be obtained at the Department of Community Development, 3600-86th Street, Urbandale, Iowa between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. The Department can be reached by phone

at 515-278-3935. All interested parties either for or against the proposed amendment will be heard at the time and place set forth above.

There were no objections received regarding the official notice as published.

Ms. Bales said this request pertains to approximately 41.4 acres of the overall 158.9-acre "Robel Property" located on the south side of Waterford Road between 142nd Street and 156th Street. On August 16, 2016, the City Council approved a rezoning of the property from "A-1" Agricultural Reserve District to "P.U.D." Planned Unit Development District. At that time the overall project consisted of approximately 91.92 acres of single-family detached residential, 49.15 acres of single-family attached residential (townhouses), and 17.83 acres of multi-family residential with options for limited commercial businesses. In 2018, the City Council approved an amendment to the PUD on approximately 17 acres to allow for the construction of single-family detached lots with a minimum width of 50 feet (now platted as Waterford Ridge) and to approve land originally approved for townhouses to be dedicated as parkland (currently being developed as Barrett Park).

A new conceptual development plan discussed with City staff proposes amending a portion of Outlot X of Robel Estates (Parcel B of the PUD Master Plan) by changing part of the single-family attached area ("townhouse") to single-family detached lots with a minimum width of 50 feet. The overall maximum density for Parcel B would remain at 8 units per acre as is stated in the PUD Master Plan (approximately 28.2 acres) but create single-family detached lots adjacent to the recently platted single-family detached lots to the south and west.

The new concept development plan also proposes to reduce the area for multi-family residential from approximately 15 acres to 13.2 acres on Outlot Y of Robel Estates (Parcel D of the PUD Master Plan).

The properties are currently used for agricultural purposes and there is an accessory building. The two properties have approximately 2,165 feet of frontage along Waterford Road and approximately 890 feet of frontage along 142nd Street. The electric substation is to the northeast in the City of Grimes.

The proposed amendments appear to be reasonable and appropriate, given the proposed mix of residential uses in the overall Robel Property PUD development including the prior amendment for Parcel 'C' of this same PUD Master Plan. There is also a mix of lot sizes in the Coyote Ridge single-family development, in the "Waterford Creek South" development, and in the "Waterford Pointe" development, all across Waterford Road to the north. Also, there would be reduction in the overall density of the development with fewer acres designated as multi-family.

Waterford Road currently under reconstruction to a four-lane cross-section plus turn lanes. 142nd Street currently has two lanes of asphalt pavement and it is currently scheduled to be reconstructed with a four-lane cross section plus turn lanes in 2025.

Sanitary sewer service will be provided primarily from the trunk line along 156th Street and then some additional service will be provided with extensions from the existing sewer service lines in the developments to the south. Water service will be provided from a new 12" main constructed along 142nd Street and a new 16" main constructed along Waterford Road.

Properties across Waterford Road to the north are currently zoned "P.U.D" for the respective Coyote Ridge, Waterford Pointe, and Waterford Creek South residential developments and "A-2" Estate Residential for a single-family residence. To the east is property used for agricultural purposes in the City of Grimes. Property to the south is zoned "R-1S" and includes the Bent Creek Meadows, Bent Creek Ridge, and Bent Creek Estates residential developments and property zoned "A-2" for a single-family residence. Property to the west is property subject to the same PUD Master Plan as the subject property and currently under construction.

The property is located in the Waukee School District and drains primarily to the west, eventually into Walnut Creek.

Ms. Bales said I received a couple of phone calls on it, but they're mostly just comments from people being curious as to what's being planned and that sort of thing. So, no calls of concern or consternation. Jordan Lea is this plat right here. It's under construction, so lots are being sold and built in that and then farther to the west, Barrett Estates Plat 1 is recorded and under construction, as is Waterford Ridge.

Ms. Bales said Staff recommends approval of the amendments to the "Robel Property" Planned Unit Development Master Plan.

Mr. Hatfield said as this is a public hearing, the Commission will hear comments from both proponents and opponents of this P.U.D. amendment proposal. First, he said, we'll hear from any proponents.

Mr. Brad Cooper, Cooper Crawford Associates, 475 S. 50th Street, West Des Moines, said I'm here to answer any questions you may have.

Mr. Mangesh Ambardekar, 4804 143rd Street, said I don't have anything to add.

Ms. Ralston-Hansen asked how many units are planned for the area? I know we're not approving that but am just curious.

Ms. Bales said 25 of the 50-foot-wide lots and then 127 townhomes.

Mr. Hatfield asked if there were any other proponents who wished to speak, or any opponents?

Seeing no one, Ms. Ralston-Hansen moved, and it was seconded by Smith, to close the public hearing. On roll call; Ayes: Ralston-Hansen, Smith, Hollatz, Racki, Roethler, Nicholas, Galante, Van Heuvelen, Hatfield; Nays: none. Passes: none. Motion carried.

Ms. Nicholas moved, and it was seconded by Galante, to approve the "Robel Property – Outlots X and Y Amendment to the P.U.D. Master Plan". On roll call; Ayes: Nicholas, Galante, Hollatz, Racki, Smith, Roethler, Ralston-Hansen, Van Heuvelen, Hatfield; Nays: none. Passes: none. Motion carried.

Regarding Staff reports, Ms. Bales said in two weeks we will have your meeting on May 10, and we'll have your meeting on May 24. We'll be back at this corner with the preliminary plat for Barrett's Estates. Des Moines Christian is doing a building addition. Acadia out off 164th and Meredith is moving forward (that's Kevin Johnson moving forward with his next plat). And then Urbandale Storage Units are some general warehousing, kind of condo'd warehousing storage units that dead end off of 111th Street. We will have bees on May 24, and we will also have a rezoning of some property out on the frontage road west of CVS. There are four parcels that are kind of on that little frontage road along Hickman. Mr. Hatfield emailed today and it's a common question we've been receiving, so I thought I would take the opportunity, with everybody here, in case you've been out near 152nd and Meredith, there is a new project underway. It's very much under construction because people have wondered why is all that dirt being moved? This corner just west of the new fire station, the Parks Department is doing some grading work. There's an open area planned, kind of a walking trail, some kind of art stuff. There's no shelter, so we didn't have a site plan that was presented to the Planning and Zoning Commission. It's a Parks Department project, I'm sure it's on-line if you've got any questions, but we've had several people call because evidently quite a bit of dirt is being moved, and so they've wondered. Walking trail, sitting area, and that sort of thing and there's a whole landscaping component to it, as well.

The meeting adjourned at 5:40 p.m.