

Pleasant Hill Plan and Zoning
Regular Session
July 11, 2016

1. CALL TO ORDER/ROLL CALL

Pleasant Hill Plan & Zoning regular meeting was called to order at 5:30 pm on July 11, 2016 at the City Council Chambers by Chairperson Mark Ackelson. Present: Rachel Anderson, Beth Cooper, Tim Mallicoat, Martha Miller, Keith Williamson. Absent: Jan Higgins.

2. APPROVAL OF AGENDA

WILLIAMSON/MALLICOAT moved to approve the agenda. Ayes: Unanimous. Absent: Higgins. Motion Carried.

3. APPROVAL OF MINUTES JUNE 06, 2016 REGULAR MEETING

MILLER/ANDERSON moved to approve the June 6, 2016 regular meeting minutes. Ayes: Unanimous. Absent: Higgins. Motion Carried.

4. APPROVAL OF MINUTES JUNE 13, 2016 SPECIAL MEETING

WILLIAMSON/MALLICOAT moved to approve the June 13, 2016 special meeting minutes. Ayes: Unanimous. Absent: Higgins. Motion Carried.

5. TIME TO ADDRESS THE COMMISSION

No comments were received.

6. NEW BUSINESS

A. SITE PLAN –ELDER CORPORATION EXPANSION

Elder Corporation is requesting approval for a building addition at their site at 5088 E. University Ave. as they are expanding their corporate headquarters. The expansion will be constructed over an area that is currently paved so no additional stormwater detention will be required. The project is proposing to use ribbed metal panels which are consistent with the current exterior. The City Engineer and City Staff have been working with the project engineer to address all comments on the project.

MALLICOAT/MILLER moved to approve the site plan subject to any remaining engineering comments. Ayes: Unanimous. Absent: Higgins. Motion Carried.

B. SITE PLAN – ACCURATE HYDRAULICS BUILDING ADDITION

Accurate Hydraulics, 1455 Metro East Drive, is requesting approval of a site plan to add a 3,200 SF building to their site. No additional parking is needed and the owner is proposing to add additional landscaping to the site. It is expected that the architectural standards will be consistent with the existing building on site. Staff and City Engineer have worked with the project engineer to address all comments on the project. This will be a separate building and no new signage is proposed with this project. The area already includes a dumpster enclosure.

WILLIAMSON/MALLICOAT moved to approve the site plan for the Accurate Hydraulics Building Addition project subject to final engineering comments. Ayes: Unanimous. Absent: Higgins. Motion Carried.

C. REZONING 9.04 ACRES OF A-1 TO R-2 FOR UNDEVELOPED PROPERTY IN AREA WEST OF HWY 65 AND WOTH OF SCHWEIKER DR

D. REZONING 23.28 ACRES OF A-1 TO R-3A FOR UNDEVELOPED PROPERTY IN AREA WEST OF HWY 65 AND SOUTH OF SCHWEIKER DR.

Property owner Love Estates, LC is working with John Larson as a purchaser and developer of property generally in an area west of the Highway 5/65 bypass, bordered on the north by Schweiker Drive and connecting on the south to Pine Valley Drive. This 32 acre property was formerly excess right-of-way owned by the Iowa DOT for construction of the highway. The property is currently undeveloped and zoned A-1 Agricultural which is automatic when property is annexed into the City until another district is assigned that coincides with the Comprehensive Plan. At this time the property is being proposed for zoning assignment in accordance with the City's adopted Comprehensive Plan and Future Land Use Plan.

Specifically, the owner working with John Larson as the developer has requested that the west 9.04 acres of the parcel be assigned the zoning designation of R-2 One and Two-Family Dwelling. The owners have also requested the eastern 23.28 acres of the parcel to be assigned the zoning designation of R-3A Apartment, Condominium District. The Future Land Use Plan designates the entire parcel as Low Density which correlates to the request for the R-2 and R-3A rezoning request. The proposed concept plan for the parcel is attached. This plan shows a potential layout for the development but will be further refined during the actual platting process. The current concept shows the R-2 district with single-family lots along the west border before transitioning to attached units in the eastern R-3A area. Any development of the property will need to include street connections to 56th Street and Pine Valley Drive as a future north/south through connection and the development concept addresses that need. The R-3A District is currently proposed to have some private streets serving townhome units.

The developer's engineer, Josh Trygstad of Civil Design Advantage, discussed the concept plan, including detention basins, water runoff, etc. The R-3A will help serve as a buffer between the by-pass and the R-2 zone. The area will be part of an association with private streets to be owned and maintained by the association as well as the common areas. The site plans are conceptual at this time and will not be completed until after rezoning is finalized. At that time more work will be done to complete the site plan and platting documents for return to the Commission for review and consideration.

Residents of the area expressed concern of increased pressure on the current retaining walls behind residences on Jordan Blvd. during construction and also how water will be controlled so it does not go over the wall into the adjoining properties.

The following residents spoke to the commission regarding concerns:

1. Jason Dively, 5365 Jordan Blvd. – Most of the concerns and issues have been addressed. (a) The City of Pleasant Hill has a history of privacy buffers between new developments, encourage continuing in this case; (b) Would like a clarification of R2 and R3A zoning, particularly if condos or apartments; (c) Drain tile was laid along property on Jordan Blvd. by the city. If a detention pond is used, would consideration be given to tying into existing tile to remove water? Chairperson Ackelson stated that the R3A zoning would be restricted to lower density eliminating the possibility of apartment buildings.

2. Brian Fowler, 5495 Greenwood – Questioned connectivity to the trail through this property and what type of landscaping will be used on the association property and responsibility of caring for the area. The trail will

be able to be accessed through the property and will likely be association property. The association will be responsible for upkeep of landscaped areas which will have to meet city requirements.

3. Shelly Mitchell, 5315 Jordan Blvd. – There has been water issues on her property since the house was built. They are still working on resolving some of the problems and have a concern of looking at more water being directed toward Jordan Blvd.

4. Charles Cox, 105 Dakota Dr. – Concern of north retention area draining; clearing land of trees will increase noise level.

5. Douglas Jackson, 5385 Jordan Blvd. – Appreciates City looking for solutions to current problems and hope to solve some of the problems at the same time. Unfortunately the 100 year floods are possible and there is concern of how to fix things.

6. Rich Cuevas – 5450 Jordan Blvd. – Expressed concern of drainage and development behind his property. Over the 12 years he has lived in his residence there have been problems, some as a result of the black dirt that was removed by developers and no pvc pipes being installed for drainage. There are also drainage issues on the north side of Jordan Blvd. with the creek.

7. Jami Weems, 5360 Jordan Blvd. – When it rains there is a river through the yard. Her neighbor has numerous problems with the outlot next door and there is constant erosion on the north side of Jordan Blvd. Concerned how the new development would affect this.

8. Benjamin Tillis, 5445 Schweiker – Asked about who will be responsible for looking at removing existing trees; it is very important to have a buffer and wonders who will be maintaining the buffer area. The homeowner's association will be responsible for maintenance and will work with adjacent land owners on tree removal.

9. Jerry Bishop – 5320 Jordan Blvd. – Concern regarding detention ponds and how water will be released. Two questions: (a) Will pushing more water into the water table raise the water level and cause more issues; (b) As the creek gets more water will erosion increase also? The basin area north of Jordan Blvd. needs to be addressed either before or as part of the development plans.

Chairperson Ackelson stated that the commission appreciates the comments regarding drainage issues and asks that any further comments/questions be directed to the commission as they arise.

David Bulmer, 5485 Schweiker Dr. – Suggests that the rezoning be tabled until engineers look at the issues that have been raised.

The resident at 5353 Pine Valley Dr. expressed concern about water issues and the increased traffic as a result of the development. Pine Valley is not a wide street and there are lots of kids in the neighborhood. Another concern is how Fourmile Elementary school will be affected by the development.

Discussion followed by commissioners regarding how the development would affect the water issues in the area. The Commission considered options for how best to move forward protecting the concerns raised and providing an appropriate and fair process. City staff addressed that the drainage concerns have been shared with the engineer/developer and that this request is for rezoning only, not approval of the development. Josh Trygstad also explained that this is only rezoning and these issues will have to be addressed at preliminary plat presentation.

ITEM 6C – MOTION

MILLER/MALLICOAT moved to table the rezoning of 9.04 acres of A-1 to R-2 for undeveloped property in area west of hwy 65 and south of Schweiker Dr. and developer bring back to a future meeting after reviewing concerns. Ayes: Unanimous. Absent: Higgins. Motion Carried.

ITEM 6D – MOTION

MILLER/MALLICOAT moved to table the rezoning of 23.28 acres of A-1 to R-3A for undeveloped property in area west of hwy 65 and south of Schweiker Dr. and developer bring back to a future meeting reviewing concerns. Ayes: Unanimous. Absent: Higgins. Motion Carried.

E. SITE PLAN – SUNRISE PARK TOWER

Currently the water tower located at Sunrise Park, 5414 East Oakwood Drive, provides lease space for cellular telecommunications equipment which helps to reduce overall infrastructure clutter in the community. Des Moines Water Works is now the controlling entity of the water tower and the agency is no longer comfortable having the telecommunications equipment on the tower. They have requested that the City work to provide an alternate facility on the same site to improve safety and still meet the existing lease needs. The final site plan will be brought back at the next meeting for final approval.

COOPER/ANDERSON moved to refer back to staff for completion of site plan to be presented at the next meeting. Ayes: Unanimous. Absent: Higgins. Motion Carried.

7. DIRECTOR'S REPORT

Chairperson Ackelson reported that Ruth Mattix is retiring effective the end of this month after 20 years with the City. Thank you to Ruth for her work with the Planning and Zoning Commission.

8. ADJOURNMENT

WILLIAMSON/MALLICOAT moved to adjourn. Meeting was adjourned at 7:15 p.m.

Cindy Konrad
Recording Secretary