

1. CALL TO ORDER.

Budde called the Planning & Zoning Commission meeting to order at 6:04 p.m.

2. ROLL CALL.

Members Present: Budde, Kern, Moorman, Arenholz, Proper, Seidl

Members Absent: Moomey, Schramm, Granger

Staff Present: Burlage, Billings, Treharne, Hockett

3. MINUTES.

a. Planning and Zoning – October 9, 2018

Motion by Kern seconded by Seidl to approve the October 9, 2018 meeting minutes as submitted.

All “ayes” motion carried.

4. CITIZEN PRESENTATIONS.

None.

5. DIRECTOR’S REPORT.

None.

6. THE NEIGHBORHOOD AT INDIAN CREEK PLAN & DRAFT ZONING CODE AMENDMENTS.

a. Presentation & discussion regarding The Neighborhood at Indian Creek Plan update & draft zoning code amendments.

Justin Platts with RDG Planning & Design gave a presentation regarding The Neighborhood at Indian Creek Plan update.

Kern asked if garages were going to be allowed to face the street or if they will only be allowed in the alleyways.

Platts discussed setbacks of garages.

Charlie Cowell (RDG) stated that garages would be allowed to face the street but would be encouraged along the alleys.

Proper asked about pedestrian and bicycles safety.

Platts noted that the plan has a minimum number of streets that cross the entire area and within the residential areas, the blocks do not go from one end of the development to the other. This helps reduce the 'raceway effect' of drivers speeding down a straight road.

Moorman stated that she is pleased to see the plan. She asked about the large park adjacent to Tower Terrace Road and if we had looked at moving the park inward, so balls are not going onto the high traffic road.

Platts stated that looking at the region as a whole, the large park is meant to benefit residents on the north side of Tower Terrace Road and not just the subarea residents. With the school property, there was a desire to keep the park further from their property as to not create too much open space in one area. The large (community) park is to be seen as a passive park.

Moorman asked about the quality and variety of materials being proposed.

Treharne stated that RDG has assisted with creating standards for materials to be added within the document.

Cowell mentioned that they are doing research on quality materials to include within the material list.

Kern asked again about the garages and his concern about limiting them to only two stalls, especially with the schools that are planned to be built in the area.

Cowell clarified that the plan currently states that two stalls garage doors can face a street, but that along an alley garages could be three stalls.

Kern stated that if garages are pushed back three stalls could work on the lots. He wants the plan to work and not just be something pretty on paper. He also asked if the stakeholders are open to the concept.

Platts stated that the stakeholders are pretty well in favor of the plan.

Arenholz asked if there are other new developments in Iowa that use alley loaded garages.

Platts mentioned Gray's Station in downtown Des Moines is currently under construction and is implementing alley loaded garages. He also mentioned Little Italy and Soma have recently used alleys.

Budde asked how far along Gray's Station is in the construction process.

Platts stated that they are working on the second phase of construction.

Seidl asked if there is anything special in regards to parking and as it relates to campers or anything about lighting within the alleys.

Platts stated that there will be some on street parking, as this helps slow traffic speeds. There will also be parking behind buildings within the higher density and mixed use areas. Lighting standards are being looked at along the street and open area.

Seidl asked specifically about any special lighting within the alleys, as alleys can be dark.

Platts noted that currently there are not any specifications regarding lighting in the alleys. Lighting in the alleys will more likely come from private lighting from private residents. He mentioned that they could do more research on lighting within alleys if the Commission wants.

Seidl commented that alleys tend to be dark and having lighting gives a sense of safety to property owners. He also brought up the walkability and bikeability within the area and asked how the connectivity will work.

Platts mentioned that the Plan includes sidewalks, trails, bike lanes, and greenways and discussed how these amenities will tie into the outside infrastructure / neighborhoods. This Plan provides for more options geared towards pedestrians and bicyclist over vehicles.

Kern asked if the intent of the document will act as a restrictive covenants document to allow for more enforceability by staff and what power will it give to staff.

Platts stated that the document is intended to become zoning and references various code sections. It is something staff can use when talking with those that want to develop in the area an understanding of the desired look and feel. It will not act as a restrictive covenants.

Budde asked if the Gray's Station example has a school site within it.

Platts noted that they would like a school within the development but currently there is not one a part of the plan.

7. SQUAW CREEK CROSSING APARTMENTS. (RIDGE DEVELOPMENT COMPANY, LLC)

- a. Public hearing regarding a Preliminary Development Plan for Squaw Creek Crossing Apartments located west of 62<sup>nd</sup> Street, south of Hennessey Parkway and north of Carlson Way. (Ridge Development Company, LLC)

Burlage presented the staff report regarding the preliminary and final site development plans for Squaw Creek Crossing Apartments. She explained how the proposed plans are similar to and meet the integrity of the 13 & 151 Design

Guidelines. Staff recommended approval of both the preliminary and final site development plans.

Hockett passed out full size plans to the Commission members.

There were no public comments, the public hearing was closed.

- b. CPC Resolution No. 18-51 recommending approval of a Preliminary Site Development Plan for Squaw Creek Crossing Apartments located west of 62<sup>nd</sup> Street, south of Hennessey Parkway and north of Carlson Way. (Ridge Development Company, LLC)

Moorman stated that she likes this plan and feels that it is closer to the design integrity of the development regards to the lines of the buildings. She also gave positive comments regarding the added greenspace for the residents along with the amount of parking on site.

Arenholz said he is also pleased with the proposed plan. He feels like the request does meet that integrity of the 13 & 151 Design Guidelines.

Seidl asked how trash would be handled and about the live wall system.

Burlage responded that the live wall system will be reviewed with the landscaping plan. She explained the photo provided in the report was from the Design Guidelines and shows a lattice system being used.

Budde asked who would oversee maintenance of the live wall system.

Burlage noted that most likely the property management company, but that the applicant could speak more about it.

Motion by Moorman, seconded by Kern to recommend approval of CPC Resolution No. 18-51 recommending approval of a Preliminary Site Development Plan for Squaw Creek Crossing Apartments located west of 62<sup>nd</sup> Street, south of Hennessey Parkway and north of Carlson Way. (Ridge Development Company, LLC)

Arenholz	Aye
Seidl	Aye
Kern	Aye
Moorman	Aye
Budde	Aye
Proper	Aye

All "ayes", motion carried

- c. CPC Resolution No. 18-52 recommending approval of a Final Site Development Plan for Squaw Creek Crossing Apartments located west of 62<sup>nd</sup> Street, south of Hennessey Parkway and north of Carlson Way. (Ridge Development Company, LLC)

Motion by Seidl, seconded by Arenholz to recommend approval of CPC Resolution No. 18-52 recommending approval of a Final Site Development Plan for Squaw Creek Crossing Apartments located west of 62<sup>nd</sup> Street, south of Hennessey Parkway and north of Carlson Way. (Ridge Development Company, LLC)

All "ayes", motion carried.

8. CENTRAL CORRIDOR PLAN & DRAFT ZONING CODE AMENDMENTS.

- a. Presentation and discussion regarding the Central Corridor Plan update & draft zoning code amendments.

Treharne mentioned that staff would send out updated district information with a presentation at the December meeting.

9. ADJOURNMENT

Adjourned at 7:03 p.m.

Respectfully Submitted,

Jillissa Moorman, Secretary