
1. CALL TO ORDER.

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

2. ROLL CALL.

Members Present: Arenholz, Budde, Kern, Moorman, Proper, Moomey
Members Absent: Schramm, Seidl

Staff Present: Burlage, Treharne, Hockett, Andresen

3. MINUTES.

a. Planning and Zoning – November 13, 2018

Motion by Kern seconded by Arenholz to approve the November 13, 2018 meeting minutes as submitted.

All “ayes” motion carried (6-0).

4. CITIZEN PRESENTATIONS.

None.

5. DIRECTOR'S REPORT.

Treharne gave an update on the three major contracts the department has out: Airport Land Use Plan and zoning, Central Corridor Plan, and The Neighborhood at Indian Creek Plan.

6. FUTURE LAND USE MAP OF THE MARION COMPREHENSIVE PLAN, REZONE, PRELIMINARY SITE DEVELOPMENT PLAN AND PRELIMINARY PLAT – CURTIS J. COPE FAMILY TRUST & COPE AGRICULTURAL INVESTMENTS, LLC/ROOKWOOD ESTATES, LLC

- a. Public hearing regarding the property south of Fernow Road and east of Crestwood Lane and Burns Drive to amend the Future Land Use Map of the Marion Comprehensive Plan from Single Family Detached Residential to Single Family Attached and Multi-Family Residential and a request to Rezone from R-2 (Medium Density Single Family Residential) to PDR (Planned Development Residential. (Curtis J. Cope Family Trust & Cope Agricultural Investments, LLC)

Burlage presented the staff report regarding the comprehensive plan amendment, rezoning request, preliminary site development plan and preliminary plat.

Chad Pelley, Rookwood Estates, LLC, spoke in favor of the project. He spoke on the open house he held within the neighborhood and the concerns adjacent neighbors brought up regarding traffic and property values.

Lynn Emrich, 1826 Fernow Road, does not oppose the project, but wanted to know if the street loaded duplexes adjacent to her property could be changed to street loaded single-family homes to allow for less of a wall appearance along her southern property line.

Mindy Walderbach, 6225 Prairie Ridge Avenue, does not oppose the project, but has concerns regarding the amount of variety being offered and wondered if the variety could be reduced to two to three types. She also has concerns regarding traffic on Prairie Ridge Avenue when it is extended, as kids currently play at the dead-end.

Joe Glogovsky, 1838 Fernow Road, does not oppose the project, but has concerns regarding what will happen with Fernow Road and the type of road improvements that will occur with the development and who is responsible.

Mary Jo Nathem, 5920 Robinwood Lane, wanted to know if the housing units would be for ownership or rental. She also has concerns regarding the number of housing units that will be available.

Budde responded that Pelley had stated the homes would be for ownership and that most developers develop in phases, but Pelley could answer that more specifically.

Walderbach, spoke again with questions regarding what is being considered affordable and what the price range looks like.

Steve Yergler, 6045 Prairie Ridge Avenue, has concerns regarding the number of units and the amount of traffic the project will add to Prairie Ridge Avenue.

With no further comments, the public hearing was closed.

Budde asked the developer to address the public comments.

Pelley stated that the homes would be owner occupied, but he cannot control if owners decide to rent their home. Pelley also stated that the development would be constructed in different phases and he would work with the City regarding road connections to help alleviate traffic impacts during phasing. He also mentioned that the housing pricing would range from \$150,000 to \$300,000. He discussed the road connectivity the project will provide for the area, along with the possibility of adding stop signs at certain intersections. He mentioned that he is willing to change the street loaded duplexes to street loaded single-family homes adjacent to the southern side of the Emrich property.

Andresen commented that stop signs are not installed to help with speed control. He would need to take a closer look at the street network to determine which intersections would receive stop sign considerations. He also mentioned that the

IA DOT has jurisdiction over the intersections that cross Highway 13 and that adding traffic signals on Highway 13 would need to be warranted. The developer would be on the hook for improving Fernow Road adjacent to their property but improving the rest of the road would need to be worked through as

Arenholz asked what kind of timeline the developer is looking at for full build out.

Pelley stated that hopefully within seven years the development would be completed.

Kern thanked Pelley for all of the visuals provided. He asked about associations and who would take care of mowing and common spaces.

Pelley responded that there would be a master association that would maintain the common areas, storm water management areas, with smaller condo associations setup for the various housing types.

Kern asked about restrictive covenants.

Pelley stated that they would address things such as fences.

Moorman commented that she appreciates all of the visuals provided and the details that have gone into the project. She is excited to see these types of products being brought to the area. She asked if the street-loaded duplexes could be changed to the street-loaded single-family homes adjacent to the Emrich property.

Pelley stated that he is willing to change those homes to single-family.

Proper added that she likes the project and is familiar with the developer's product.

Moomey stated that he likes the designs and how the developer is respecting the neighbors with larger lots adjacent to them

Budde asked what the lot numbers are for the duplexes adjacent to the Emrich property.

Andresen responded that the east facing duplexes are lots 89-94 and the east/west duplexes are lots 95-106.

Moorman stated that the housing demographic is changing along with what people look for when they buy homes.

- b. CPC Resolution No. 18-53 recommending approval to amend the Future Land Use Map of the Marion Comprehensive Plan from Single Family Detached Residential to Single Family Attached and Multi-Family Residential for property south of Fernow Road and east of Crestwood Lane and Burns Drive. (Curtis J. Cope Family Trust & Cope Agricultural Investments, LLC)

Motion by Kern, seconded by Moorman to recommend approval of CPC Resolution No. 18-53 recommending approval to amend the Future Land Use Map of the Marion Comprehensive Plan from Single Family Detached Residential to Single Family Attached and Multi-Family Residential for property south of Fernow Road and east of Crestwood Lane and Burns Drive.

Kern	Aye
Moorman	Aye
Arenholz	Aye
Moomey	Aye
Proper	Aye
Budde	Aye

All "ayes", motion carried (6-0)

- c. CPC Resolution No. 18-54 recommending approval to Rezone R-2 (Medium Density Single Family Residential) to PDR (Planned Development Residential for property south of Fernow Road and east of Crestwood Lane and Burns Drive. (Curtis J. Cope Family Trust & Cope Agricultural Investments, LLC)

Motion by Moomey, seconded by Kern to recommend approval of CPC Resolution No. 18-54 recommending approval to Rezone R-2 (Medium Density Single Family Residential) to PDR (Planned Development Residential for property south of Fernow Road and east of Crestwood Lane and Burns Drive.

Moorman	Aye
Arenholz	Aye
Moomey	Aye
Proper	Aye
Budde	Aye
Kern	Aye

All "ayes", motion carried (6-0)

- d. CPC Resolution No. 18-55 recommending approval of a Preliminary Site Development Plan for Rookwood Estates located south of Fernow Road and east of Crestwood Lane and Burns Drive. (Rookwood Estates, LLC)

Budde requested that Emrich approach the stand and asked her if it the change on the south side to single-family suffice.

Emrich said that it would alleviate a lot of her concerns of being walled-in.

Motion by Kern, seconded by Proper to recommend approval of CPC Resolution No. 18-55 recommending approval of a Preliminary Site Development Plan for Rookwood Estates located south of Fernow Road

and east of Crestwood Lane and Burns Drive with the condition that Lots 98-106 be single-family versus duplex lots.

All “ayes”, motion carried (6-0).

- e. CPC Resolution No. 18-56 recommending approval of a Preliminary Plat for Rookwood Estates located south of Fernow Road and east of Crestwood Lane and Burns Drive. (Rookwood Estates, LLC)

Motion by Arenholz, seconded by Kern to recommend approval of CPC Resolution No. 18-56 recommending approval of a Preliminary Site Development Plan for Rookwood Estates located south of Fernow Road and east of Crestwood Lane and Burns Drive.

All “ayes”, motion carried (6-0).

7. SITE PLAN REVIEW/CONDITIONS OF REZONING AGREEMENT – PERRY DEVELOPMENT PARTNERS

- a. CPC Resolution No. 18-57 approving a Site Plan Review with terms and conditions of agreement related to Ordinance 16-09 rezoning property located south of 6th Avenue between 8th and 9th Street.

Hockett presented the staff report regarding the Site Plan Review for the West End development.

Annette Perry gave a power point presentation regarding the project. She made comments regarding the West End Plan to the Central Corridor and how she used that as her starting point for design. Perry mentioned that she has talked with potential renters of the space and the types of businesses she envisions for the area. She wants to create a development that people want to visit.

Moomey said he likes the concept but has concerns about the size of spaces being offered as they seem small.

Perry stated that each unit is 840sqft and each pod includes three units.

Moomey stated that the plan states the units are 13'x13'.

General comments were made regarding the size of each individual unit as the plans did not correlate with the 840sqft being presented.

Moorman stated that she likes the project and asked if amended plans could be provided as the site layout would change.

Hockett stated that if the plans are scaled to each unit being 840sqft that the site gets a lot tighter.

Moorman added that she would like to see a little more brick added to the buildings along with varying the height of building elevations to add more variety for each individual shop.

Moomey stated that it would be a nice addition to the Uptown area.

Hockett recommended that the Commission consider tabling the item so the applicant can return with a properly scaled project.

Perry reaffirmed if the Commission was looking for more brick, building height variations, and scaled plans.

Moorman added that interior access to restrooms would be nice to see as well.

Perry asked how to make the process go quicker next time.

Kern said that as long as there are not major changes the Commission would just need to look at the revisions made before making a decision.

Moorman commented that Perry should be cautions regarding the naming of the project as West Des Moines has a project underway with a similar brand and logo.

Motion by Kern, seconded by Moorman to table the item based on the discussion.

All “ayes”, motion carried (6-0).

Kern left the meeting at 7:41 p.m.

8. FINAL PLAT – JACOB 1ST ADDITION TO LINN COUNTY – BERNITA JACOBS

- a. CPC Resolution No. 18-58 Final Plat for Jacob 1st Addition to Linn County located 2700 and 2706 E. Robins Road, Marion, Linn County, Iowa.

Hockett presented the staff report regarding the Final Plat to Linn County. Staff recommends approval of the final plat.

Arenholz asked if the subdivision to the west was in the County.

Hockett responded that the subdivision to the west is a County plat.

Motion by Arenholz, seconded by Moomey to recommend approval of CPC Resolution No. 18-58 recommending approval of a Final Plat for Jacob 1st Addition to Linn County located at 2700 and 2706 E. Robins Road in Linn County, Iowa.

All “ayes” motion carried (6-0)

9. ADJOURNMENT

Adjourned at 7:53 p.m.

Respectfully Submitted,

Jillissa Moorman, Secretary