

MINUTES OF THE CITY OF AMES PLANNING AND ZONING COMMISSION

AMES, IOWA

JUNE 7, 2023

The Regular Meeting of the Planning and Zoning Commission was called to order by Chairperson Mike Sullivan at 7:00 p.m. on June 7, 2023 in the Council Chambers at 515 Clark Avenue. Commission Members present were Julie Winter, Mike Clayton, Mike Sullivan, Jon Emery, Mike LaPietra, and Matthew Voss.

APPROVAL OF THE AGENDA

Moved by Clayton, seconded by Emery, to approve the Agenda for the meeting of June 7, 2023. Vote on Motion: 6-0. Motion passed.

APPROVAL OF THE MINUTES OF THE MAY 17, 2023 MEETING

Moved by Emery, seconded by LaPietra, to approve the Minutes of the May 17, 2023 meeting. Vote on Motion: 6-0. Motion passed.

PUBLIC FORUM

Chairperson Sullivan opened the public forum and closed it when no one came forward to speak.

PUBLIC HEARING ON THE PRELIMINARY PLAT FOR NORTH SUNSET RIDGE (798 N 500TH AVENUE)

City Planner Eloise Sahlstrom presented the staff report. She stated the property is 28.57 acres with 63 lots encompassing 47 single-family detached homes, 16 single-family attached townhomes, four lots for open space and stormwater, and an outlot for future development. The density calculation is 5.05 units per acre meeting the minimum required under FS-RL zoning. Ellston Avenue and Wilder Avenue will extend north with Wilder Avenue having a shared use path and connecting to a future city park. Greene Street will bisect the development with east-west access ending in a cul-de-sac.

Ms. Sahlstrom said stormwater will collect in the pond and be conveyed to Clear Creek; Public Works has reviewed the storm water management plan and it does conform to City standards. Sanitary sewer will serve the site with an upsized 12-inch trunk line being extended from the main northeast of the development through an easement to Greene Street.

Jon Emery asked where Outlot A was located. Ms. Sahlstrom said it is the sliver of land on the south side of the development and is graded for drainage.

Mike Sullivan asked what additional development was considered in the upsizing of the sanitary sewer. Ms. Sahlstrom said the sewer goes all the way to North 500th Avenue and

development is anticipated into Boone County. Planning Director Kelly Diekmann said it is based on Plan 2040 where it shows roughly a half to three-quarters of a mile into Boone County from this point north of Lincoln Way able to be developed.

Matthew Voss asked if the outlots were factored into the density calculation. Ms. Sahlstrom said the calculations are in the staff report and the net area is the total lot area minus outlots and right-of-way.

Justin Dodge with Hunziker Companies at 105 S. 16th Street addressed the Commission. Mr. Sullivan recalled when the project came before the Commission early on there were questions about drainage on the north side and he asked Mr. Dodge what had been done to address those concerns. Mr. Dodge said they contacted all the adjacent property owners at that time and the homeowner's association and talked through the options as they needed to collect the storm water on the back sides of those lots in the original Sunset Ridge as well as the back sides of the new lots. The options were to put an easement over the backside of the lots or to have a dedicated outlot. An outlot owned by the homeowner's association was the preferred option, so 20 feet was dedicated to that outlot. Mr. Dodge added that the name of the development is being changed to Sunset Ridge North rather than North Sunset Ridge.

Chairperson Sullivan opened public comments.

Grant Olsen of 3812 Ontario Street said after looking at the layout of the development, he considered future development and connectivity in the area and how people move about. He showed the Commission a map noting the public areas including the future city park, the streets and an area to the east along Utah Drive. Mr. Olsen asked what kind of flow there would be between the future park and the area to the east as the proposed plan would essentially create a dead end. Mr. Olsen suggested a public path to connect the Utah Drive area to the south end of the park. He stated Moore Memorial Park is a good example of the concept as it has a path connecting to a cul-de-sac. Mr. Olsen asked the Commission to ask the developer to set aside a strip of land to potentially put in a public path so residents could move easily between the new subdivision and the neighborhood to the east without having to drive.

Chairperson Sullivan closed public comment.

Mr. Emery asked if the land Mr. Olsen referred to was in a floodplain. Director Diekmann said trails and crossing could be built in a floodplain and gave Munn Woods as an example.

Mike Clayton said Utah Drive and Idaho Avenue have been established for a long time and may not have set aside land for future connections to the west. Mr. Diekmann said the City has a small stub of land that goes up to Utah Drive that could become a sidewalk extension or public trail.

Julie Winter asked if the City would be able to move forward with a trail with Outlot D situated where it is. Mr. Diekmann said the City owns a lot of land in the area around Utah Drive and another parcel to the north, but is blocked west of the creek. There is a parcel just north of Outlot D that is currently in the county, which will someday be annexed, with a piece of land that connects to City owned land. Ms. Winter asked if there would be any ability for a trail to access Greene Street through any of the new lots with an easement. Mr. Diekmann said he was unable to answer that question at this time as staff has not explored the ability of a trail connection to be made.

Mr. Clayton speculated that future homeowners might prefer that a connection stay north and go directly into the park rather than through the neighborhood. Mr. Diekmann said staff is not able to make decisions based on hypothetical future owners, however, the buyer of a lot with an easement would be made aware of it. Ms. Sahlstrom added that there is a ravine in the area that is quite steep. Mr. Clayton asked if a trail in the area would have to meet ADA requirements. Mr. Diekmann said recreational trails are not the same as other paths of travel.

Mike LaPietra asked where a trail might connect to Utah Drive. Mr. Diekmann said the City has multiple rights-of-way along the creek on the east side where a trail could go; the west side does not have access proposed at this time.

Ms. Winter asked about Alternative 1 and if the Commission could add wording directing staff to consider the public comment and the feasibility of having a trail. Mr. Diekmann said it could be added to the motion.

Moved by Winter, seconded by Clayton, to recommend that the City Council approve the Preliminary Plat for North Sunset Ridge Subdivision located at 798 North 500th Avenue with the following conditions:

- A. Final approval of the SWMP by the Public Works Department prior to City Council approval of the preliminary plat.
- B. The exact location of the sidewalk connection north to the future park is still to be determined. If the sidewalk is not able to connect to the park, then it will need to extend through Outlot C to the west and connect with the Wilder Avenue sidewalk/trail.
- C. Accommodation and coordination of street trees with final improvement plans related to streetlights, fire hydrants, and single-family attached unit driveways will be required at the time of Final Plat.
- D. City staff consider the feasibility of a trail connection from the east to the future city park to the north.

Vote on Motion: 6-0. Motion passed.

COMMISSION COMMENTS

None

STAFF COMMENTS

None

ADJOURNMENT

Moved by Emery to adjourn at 7:42 p.m.

A handwritten signature in cursive script, appearing to read "Michael Sullivan", written over a horizontal line.

Michael Sullivan, Chairperson

A handwritten signature in cursive script, appearing to read "Eileen Carter", written over a horizontal line.

Eileen Carter, Recording Secretary