

ALTOONA PLANNING AND ZONING COMMISSION MEETING
November 28, 2006 -6:30 PM
Altoona City Hall

Members Present – Jerry Nolin, Dennis Keller, Scott Henry, Jeda Blanchard and Anne Lohmeier.

Members Absent – Allison Hay, Dan Narber.

Staff – John Shaw and Chad Quick.

Guests – Bob Vanderlinden (Engineering Resource Group), Erik Nikkel (Snyder & Associates), Tim West (Snyder & Associates), Dan Dutcher (Hubbell), Stephen and Florence Sexton, Councilman Joe Riding, and others.

Chairman Nolin called the meeting to order at 6:30 p.m. Roll call was taken with all members present except Hay and Narber. The first item of business was to amend the agenda to add preliminary plats for Prairie Vista Plats 4 and 5. Keller made a motion to amend the agenda. Blanchard seconded. Motion passed 5-0.

#1 Public hearing, discussion and recommendation of a comprehensive plan land use map amendment request from Hubbell Properties to change approximately 196.184 acres of Agricultural ground to 79.64 acres of Low Density Residential; 45.61 acres of High Density Residential; and 70.9376 acres of Industrial land uses. Bob Vanderlinden, Engineering Resource Group, presented the request and addressed the deficiencies. 1 – They (Hubbell) also are not sure how either but they want the flexibility for options and P&Z will see it again during the site plan. 2 – Lots are now at 55-foot wide minimums in the single-family Tract. 3 – Hubbell has no concern with the 50-foot setback from the public streets (NE 56th and the 31-foot side collector) for Tract 2. Nolin went thru the setbacks and bulk regulations. He said he was concerned about the 20-foot lot widths in Tract 2. Shaw mentioned that is probably zero lot line units. Nolin continued stating that he was concerned about the open ditch for the 31-foot wide street. Dan Dutcher (Hubbell Realty), said that he understands and thinks that is something they can work with, still maintaining conservation design principles, perhaps a 4” rolled curb. Nolin continued saying he also is concerned about an area for kids to play in the single-family area. Dutcher said that they have incorporated trails and play areas into their current projects and will do so in this project. Steve Sexton, 5699 NE 56th Street, Altoona, wanted to know about widening of NE 56th Street. Shaw said that traffic will dictate that but there are no plans to do so at this time.

Keller asked about how wide the green space would be in Tract 3. Dutcher said that in their other developments they maintain 100 feet between real lot lines and would anticipate doing the same here. Keller believes there should be more than 30% open space. Dutcher said the trail will be asphalt. They also are looking at curb cuts to let stormwater into the swales and prairie areas, Keller liked that idea and encouraged it. Keller asked about trail connections to the rest of the City. Shaw said yes, our comprehensive plan shows connections but this area is about as far north as Altoona will grow. Keller asked about the homes, Dutcher said typically they would have basements but some may be on slabs. Keller asked about an association to maintain open space, Dutcher said yes, there would be an association. Lohmeier asked about similar communities, Dutcher said they are in Carlisle, Grimes and Waukee.

Blanchard moved to defer to allow Hubbell to look at density and lot widths. Seconded by Keller. Votes: Yes – Blanchard, Keller, Nolin, Lohmeier. No – None. Pass – Henry. Motion approved 4-0-1.

#2 Public hearing, discussion and recommendation of a rezoning request from Hubbell Properties to rezone approximately 125.2464 acres from A-1 (Agricultural) to R-5 (Planned Unit Development) and 70.9376 acres from A-1 (Agricultural) to M-1 (Limited Industrial). No new discussion.

Keller moved to defer. Seconded by Blanchard. Votes: Yes – Keller, Blanchard, Lohmeier, Nolin. No – None. Pass – Henry. Motion approved 4-0-1.

#3 Public hearing, discussion and recommendation of a development plan for Ambrose Place P.U.D. to include single-family and multi-family units. No new discussion.

Lohmeier moved to defer. Seconded by Nolin. Votes: Yes – Lohmeier, Nolin, Keller, Blanchard. No – None. Pass – Henry. Motion approved 4-0-1.

#4 Discussion and recommendation of a site plan revision for Artistic Manufacturing. Shaw explained the change requested in exterior materials.

Henry moved to recommend approval. Seconded by Blanchard. Votes: Yes – Henry, Blanchard, Keller, Nolin, Lohmeier. No – None. Motion approved 5-0.

#5 Discussion and recommendation of a preliminary plat for Prairie Vista Plat 4. Tim West, Snyder and Associates, presented the plats. He said they have eliminated the wet bottom detention basins and have now gone with a dry basin with prairie plantings. Shaw addressed the deficiencies and additional questions. Henry noted he would still like to see trails through this development.

Henry made a motion to recommend approval. Seconded by Keller. Votes: Yes – Henry, Keller, Blanchard, Nolin, Lohmeier. No – None. Motion approved 5-0.

#6 Discussion and recommendation of a preliminary plat for Prairie Vista Plat 5. No new discussion.

Henry made a motion to recommend approval. Seconded by Nolin. Votes: Yes – Henry, Nolin, Keller, Blanchard, Lohmeier. No – None. Motion approved 5-0.

#7 Discussion and recommendation of a final plat for Prairie Vista Plat 4. No new discussion.

Blanchard made a motion to recommend approval of the final plat subject to correction of deficiency items prior to City Council. Seconded by Lohmeier. Votes: Yes – Blanchard, Lohmeier, Henry, Nolin, Keller. No – None. Motion approved 5-0.

#8 Discussion and recommendation of a final plat for Prairie Vista Plat 5. No new discussion.

Blanchard made a motion to recommend approval of the final plat subject to correction of deficiency items prior to City Council. Seconded by Lohmeier. Votes: Yes – Blanchard, Lohmeier, Henry, Nolin, Keller. No – None. Motion approved 5-0.

#9 Discussion and recommendation of a final plat for Ironwood Plat 4. Quick presented the plat in the absence of anyone to represent it. The plat is the western end of Stonegate Court SW. It has 13 single-family residential lots. Just a couple of deficiencies remain.

Blanchard made a motion to recommend approval of the final plat subject to correction of deficiency items prior to City Council. Seconded by Lohmeier. Votes: Yes – Blanchard, Lohmeier, Henry, Nolin, Keller. No – None. Motion approved 5-0.

#10 Discussion and recommendation of a final plat for Clay Estates Plat 1. Erik Nikkel, Snyder & Associates, presented the plats. This plat surrounds Clay Elementary. It has 52 single-family residential lots. A few deficiencies remain and they will be corrected prior to going to Council.

Blanchard made a motion to recommend approval of the final plat subject to correction of deficiency items prior to City Council. Seconded by Keller. Votes: Yes – Blanchard, Keller, Lohmeier, Henry, Nolin. No – None. Motion approved 5-0.

#11 Discussion and recommendation of a final plat for Clay Estates Plat 2. No new discussion.

Blanchard made a motion to recommend approval of the final plat subject to correction of deficiency items prior to City Council. Seconded by Lohmeier. Votes: Yes – Blanchard, Lohmeier, Henry, Nolin, Keller. No – None. Motion approved 5-0.

#12 Minutes of the October 31, 2006 meeting. Henry moved and Blanchard seconded for approval of the minutes. Votes: Yes – Henry, Blanchard, Keller, Nolin, Lohmeier. No – None. Motion approved 5-0.

Old Business – None.

New Business – None.

Meeting adjourned at 7:45 p.m. Next meeting December 19, 2006 at 6:30 p.m.

Respectfully submitted,

Chad Quick

Planner