

CITY OF HUXLEY

WEDNESDAY ** JULY 10, 2019 ** CITY COUNCIL CHAMBERS** 6:30 P.M.

A SESSION OF THE CITY OF HUXLEY'S
PLANNING AND ZONING COMMISSION

PUBLIC NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF HUXLEY, IOWA, WILL MEET IN THE HUXLEY CITY COUNCIL CHAMBERS 515 NORTH MAIN AVE., HUXLEY, IOWA AT 6:30 P.M. ON WEDNESDAY THE 10TH DAY OF JULY, 2019 TO CONSIDER THE MATTERS ENUMERATED IN THE AGENDA BELOW:

1.0) ROLL CALL

COMMISSION AGENDA ITEMS:

2.0) MOTION TO APPROVE THE MINUTES FROM THE FOLLOWING MEETINGS:

2.1) June 27, 2019 – Meeting

3.0) PUBLIC HEARING: REZONING OF PARCELS IN WESTVIEW HEIGHTS

Chair Opens Hearing

Discussion

Chair Closes Hearing

4.0) DISCUSSION AND RECOMMENATION ITEMS:

4.1) DISCUSSION AND POSSIBLE RECOMMENDATION TO CITY COUNCIL ON PROPOSED ZONING CHANGES FOR WESTVIEW HEIGHTS

4.2) DISCUSSION ON SINGLE FAMILY RESIDENTIAL ZONING DISTRICT

4.3) MISCELLANEOUS — RECOMMENDING NEXT MEETING DATE – JULY 29TH FOR THE HEARING ON REZONING COMMERCIAL PROPERTY LOCATED AT HW 69 AND NORTH MAIN AVE.

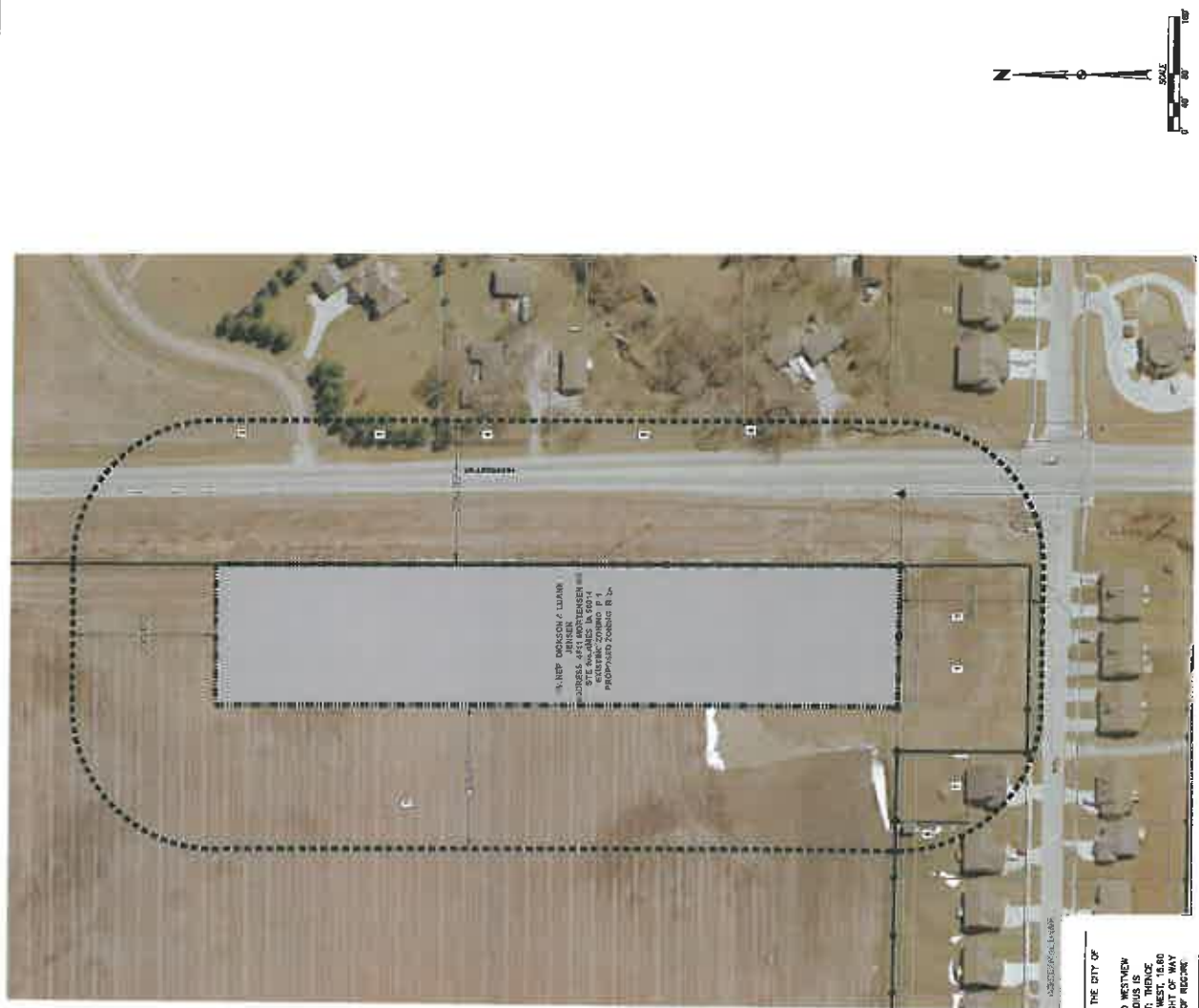
6.0) COMMENTS

7.0) ADJOURNMENT

THIS NOTICE IS HEREBY GIVEN AT LEAST 24 HOURS PRIOR TO THE COMMENCEMENT OF THE MEETING SPECIFIED ABOVE. THIS WAS DONE BY ADVISING THE NEWS MEDIA WHO HAVE FILED A REQUEST FOR NOTICE AND BY POSTING THE NOTICE ON THE FRONT WINDOW IN THE LOBBY AREA IN CITY HALL THAT IS ACCESSIBLE TO THE PUBLIC. THIS WAS ALL PURSUANT TO CHAPTER 21 OF THE CODE OF IOWA.



John Haldeman, City Administrator/Zoning Administrator



OWNER / APPLICANT:
 DOUGLAS R. LUDMAN
 CONTACT: DOUGLAS R. LUDMAN
 3405 S.E. CROSSCRAFS DRIVE, SUITE G
 GRAYES, IOWA 50514
 PH: (515) 369-4400

ENGINEER / SURVEYOR:
 CIVIL DESIGN ADVANTAGE, LLC
 3405 S.E. CROSSCRAFS DRIVE, SUITE G
 GRAYES, IOWA 50514
 PH: (515) 369-4400

ZONING:
 DISTRICT: R-24 SINGLE-FAMILY AND DUPLEX RESIDENTIAL
 PROPOSED: R-24 SINGLE-FAMILY AND DUPLEX RESIDENTIAL DISTRICT

Name of Property Owner	Requesting Address	Total Area (Acres)	% of Tract
1. Douglas R. Ludman	3405 S.E. Crosscrafs Drive, Suite G, Grayes, Iowa 50514	1.8472148	100.00%
2. Wm. H. Ludman	3405 S.E. Crosscrafs Drive, Suite G, Grayes, Iowa 50514	0.0000000	0.00%
3. Douglas R. Ludman	3405 S.E. Crosscrafs Drive, Suite G, Grayes, Iowa 50514	0.0000000	0.00%
4. Douglas R. Ludman	3405 S.E. Crosscrafs Drive, Suite G, Grayes, Iowa 50514	0.0000000	0.00%
5. Douglas R. Ludman	3405 S.E. Crosscrafs Drive, Suite G, Grayes, Iowa 50514	0.0000000	0.00%
6. Douglas R. Ludman	3405 S.E. Crosscrafs Drive, Suite G, Grayes, Iowa 50514	0.0000000	0.00%
7. Douglas R. Ludman	3405 S.E. Crosscrafs Drive, Suite G, Grayes, Iowa 50514	0.0000000	0.00%
8. Douglas R. Ludman	3405 S.E. Crosscrafs Drive, Suite G, Grayes, Iowa 50514	0.0000000	0.00%
TOTAL		1.8472148	100.00%

REZONING BOUNDARY DESCRIPTION

THE BOUNDARY OF THE QUARTER OF THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 82 NORTH, RANGE 24 WEST, 37 THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF HUXLEY, IOWA, IS A CURVE DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF LOT 1, WESTVIEW HEIGHTS PLAT 1, AN OFFICIAL PLAT, THENCE NORTH 89°12'35" WEST ALONG THE NORTH LINE OF SAID WESTVIEW RESUBDIVISION 100.00 FEET; THENCE WEST ALONG THE WEST LINE OF SAID WESTVIEW RESUBDIVISION 100.00 FEET; THENCE SOUTHWEST ALONG A CURVE HAVING A RADIUS OF 100.00 FEET, CHORD BEARING NORTH 01°12'35" WEST, CHORD LENGTH IS 15.41 FEET; THENCE SOUTHWEST ALONG A CURVE HAVING A RADIUS OF 100.00 FEET, CHORD BEARING NORTH 01°12'35" WEST, CHORD LENGTH IS 15.41 FEET; THENCE SOUTHWEST ALONG A CURVE HAVING A RADIUS OF 100.00 FEET, CHORD BEARING NORTH 01°12'35" WEST, CHORD LENGTH IS 15.41 FEET; THENCE SOUTHWEST ALONG A CURVE HAVING A RADIUS OF 100.00 FEET, CHORD BEARING NORTH 01°12'35" WEST, CHORD LENGTH IS 15.41 FEET; THENCE SOUTH 89°50'02" EAST, 157.41 FEET TO THE WEST FRONT OF WAY LINE OF U.S. HIGHWAY 69; THENCE SOUTH 07°02'35" WEST ALONG SAID WEST FRONT OF WAY LINE, 844.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.58 ACRES (184,279 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



Planning and Zoning Commission Minutes

Thursday June 27, 2019

Council Chambers

6:30 P.M.

1.0) CALL TO ORDER AND ROLL CALL:

Chairman Roger Bierbaum called the P&Z Meeting to order at 6:30 PM. P&Z members present:

Roger Bierbaum	<input checked="" type="checkbox"/>	Larry Wilson	<input type="checkbox"/>
Cheryl Patterson	<input type="checkbox"/>	Joe Scott	<input checked="" type="checkbox"/>
Mike Schonhorst	<input checked="" type="checkbox"/>	Nate Easter	<input checked="" type="checkbox"/>
Gordon Mosher	<input checked="" type="checkbox"/>		

Staff present: John Haldeman-Zoning Administrator

Amy Kaplan-Zoning Clerk

Consultants present: Forrest Aldrich---City Engineer

Guests present: Dave Jensen, Erin Ollendike (CDA), Roger Wheeler, John Murphy, Shawna Murphy, Molly Mollman, Lisa Pitchford, Steve Quick, Anne Quick

COMMISSION AGENDA ITEMS:

2.0) MOTION TO APPROVE THE MINUTES FROM THE FOLLOWING MEETING:

2.1) JUNE 20,2019 REGULAR MEETING - Motion by Mosher and seconded by Easter to approve minutes. Roll was taken. 5 AYE. 0 NAY.

3.0) PUBLIC HEARING: None

4.0) DISCUSSION AND RECOMMENDATION ITEMS:

4.01) DISCUSSION AND POSSIBLE RECOMMENDATION TO COUNCIL ON REVISED SITE PLAN FOR WESTVIEW HEIGHTS. Erin Ollendike from Civil Design Advantage along with Roger Wheeler presented the updated site plan for Westview Heights. To summarize the changes:

- Centennial Dr will extend to the park in phase 2
- The entire development will be graded at one time
- Lift Station is relocated to the south west corner of the development to provide easier access/maintenance

Public comments:

- **Storm Water Management Plan:** It is requested that the document be added to the City website for review prior to the City Council meeting. Forrest indicated that he has reviewed the plan and finds it acceptable.
- **Second entrance into the development:** It was requested that the City review the need to purchase 2 lots for a possible second entrance off Highway 69. City staff was directed to call the DOT to confirm a second entrance off Highway 69 was even an option.

Roger Bierbaum made mention again of the considerable public concern regarding a second entrance into the development and their concerns regarding the accuracy of the traffic study, the increase in traffic, delays, and safety of children. It was recommended that the City purchase two lots across from 54615 310TH Lane to use as a potential second entrance off US Highway 69, if needed. It would become the City's responsibility to put in this intersection if necessary.

Roger Bierbaum also indicated that he would like Jeff Peterson to present to council regarding the looping of the water main at Grace E Free Church.

Forrest Aldrich sent a letter to the City on June 17th, 2019. The Commission went through each item on the letter (Please see attached).

Motion by Easter to recommend approval of the plat to City Council, subject to rezoning and based on the following items:

- **Recognize the valuable public input regarding:**
 - A strong desire for a second access to US Highway 69 (intersection)
 - If a second entrance (intersection) onto US Highway 69 is not required by City Council, please consider purchasing 2 lots directly across from 54615 310th Lane for a potential additional access to US Highway 69 and integrate the purchase of the lots into the development agreement
- **Acknowledge the following items from the V&K letter dated June 17, 2019:**
 - #1 Planning & Zoning Commission recommends that mid-block sidewalks are not required.
 - #2 The stormwater detention basin will not need to be adjusted to accommodate the potential second access (Lots 41 &42).
 - #3 Planning & Zoning Commission recommends that the extension of the west Street A to the north plat boundary on the west side of the plat towards the west end of 306th lane not be required.
 - #4 It is recommended that utilities are extended.
 - #5 It is recommended that if the extension of mains is not required, then a water easement is needed.

- #6 The Planning and Zoning Commission acknowledges the new location of the lift station and directs City Staff to review if a 40-foot depth is acceptable.
- #7 It is acknowledged that backyard swales must be installed to the provided slope. If this slope cannot be obtained, a drain tile with surface intakes can be installed.
- #8 It is acknowledged that there will not be parking along Centennial.
- #9 Acknowledged
- #10 The Planning and Zoning Commission recommends a “Park Land Agreement” is established to ensure that park land or money is donated per City Code. It is acknowledged that the neighborhood would prefer park land.
- #11 Public Works is to provide downstream capacity and Erin will verify. This information is needed for the DNR permit.
- #12 Planning and Zoning finds 20-foot easements to be acceptable. It was discussed that the storm sewer can be offset. If the storm sewer is excessively deep, then a 30-foot easement is required.
- #13 Acknowledged
- #14 Acknowledged

Seconded by Scott. Bierbaum, Schonhorst, Mosher, Scott, Easter voted yes. 5/0.

5.0) MISCELLANEOUS COMMENTS:

- Next meeting is July 10th at 6:30 PM—hearing for both rezoning requests from Westview Heights.
- Knackmode, 602 North Main Ave, submitted a rezoning request. The hearing date will be established at the July 10th meeting.
- Roger Bierbaum requested that a discussion on R-1 and R-1A requirements be added to the next agenda.
- Mosher is unable to attend the July 10th meeting.
- Steve Quick will potentially have a plat ready for the next meeting.

6.0) ADJOURNMENT – Motion by Easter to adjourn at 7:57 PM, seconded by Schonhorst. 5 AYE. 0 NAY.

Amy Kaplan, Zoning Clerk

Roger Bierbaum, Chairman

Date of Approval



June 17, 2019

John Haldeman
City Administrator
City of Huxley
515 N. Main Avenue
Huxley, Iowa 50124

HUXLEY, IOWA
WESTVIEW HEIGHTS
PRELIMINARY PLAT

We have reviewed the revised preliminary plat for Westview Heights and find it acceptable with the following comments:

1. The installation of mid-block sidewalks running north and south through the middle of the plat needs to be evaluated. Planning and Zoning has recommended mid-block sidewalks not be installed.
2. The traffic study completed evaluating the impact of this development and a potential future development to the west of this plat show a second access onto Highway 69 is not warranted. Planning and Zoning has recommended two lots on the east side of Street A across from 310th Lane be reserved for a potential future second street access to Highway 69. The stormwater detention basin in this area will need to be adjusted to accommodate the potential second access.
3. The need for the street extension of the west Street A to the north plat boundary on the west side of the plat towards the west end of 306th Lane needs to be evaluated. Subdivision Ordinance 166.20.1 states "Streets shall provide for the continuation of major streets from adjoining platted areas, and the extension of major streets into adjoining unplatted areas." with major streets defined as an arterial, major collector, minor collector or local through street that has or is planned to have continuity to carry traffic from one section of the City to another. Planning and Zoning has recommended the street extension not be required.

4. The extension of sewer and water to the north plat boundary on the west side of the plat towards the west end of 306th Lane needs to be evaluated. Subdivision Ordinance 166.10.2 regarding sanitary sewers states, "Mains shall be extended to plat boundary where extension will be needed." and Subdivision Ordinance 166.10.4 regarding water mains states "Mains shall be extended to plat boundary where extension will be needed.". Planning and Zoning has recommended the utilities be extended.
5. The 8-inch water main needs to be extended to the east plat boundary in the northeast corner of the development for a future connection. Subdivision Ordinance 166.10.4 regarding water mains states "Mains shall be extended to plat boundary where extension will be needed.".
6. The lift station is proposed to be in a different location than as shown on the previously submitted preliminary plat to avoid a long access driveway. The lift station has been moved from the north end of Outlot Z to the south end of Outlot Z. The depth of the lift station will be increased approximately 14 feet by moving the lift station location. We estimate the depth of the lift station will need to be approximately 40 feet in order to provide sewer service for the north end of the development at the new location.
7. Backyard swales need to be installed at a minimum slope of 1.5% and at a target slope of 2%. If this slope cannot be obtained, a drain tile with surface intakes can be installed.
8. Centennial Drive is identified as a minor arterial in the comprehensive plan. Subdivision ordinance 166.21.7 states "Unless unavoidable, lots shall not front on or have direct access to arterial or major collector streets. Where unavoidable, lots shall be so arranged as to minimize the number of access points.". Lots obviously face Centennial Drive east of Ballard Drive. This subdivision provides for this practice to continue west of Ballard Drive.
9. A private oversized water main may need to be installed between Lots 1 and 2 for fire protection.
10. The proposed City Park is not proposed to occur until Phase 2.
11. The downstream sanitary sewer needs to be checked to make sure it has the capacity for the new development.

John Haldeman
June 17, 2019
Page 3

12. Easements between lots that will end up between residences should be a minimum of 30 feet wide.
13. An easement for a future water main extension needs to be shown on the west and south sides of Lot 1 to allow for a water main to be looped from the church to Ballard Drive through Lot 1.
14. A staged discharge structure needs to be evaluated if this would be more appropriate at the outlet for the northwest detention basin.

If you have any questions or comments, please contact us at 225-8000.

VEENSTRA & KIMM, INC.



Forrest S. Aldrich

FSA:dml
45229-037

cc: Jeff Peterson, City of Huxley (e-mail)
Erin Ollendike, Civil Design Advantage (e-mail)
Roger Wheeler, Century 21 Signature Real Estate (e-mail)