

Iowa City Planning & Zoning Commission

Formal Meeting
Thursday, July 20, 2017
7:00 PM

Emma Harvat Hall – City Hall



Department of Neighborhood
and
Development Services



CITY OF IOWA CITY
UNESCO CITY OF LITERATURE

Staff Reports

PLANNING AND ZONING COMMISSION

Thursday, July 20, 2017 - 7:00 PM

Formal Meeting

Emma Harvat Hall

Iowa City City Hall

410 E. Washington Street

AGENDA:

A. Call to Order

B. Roll Call

C. Public Discussion of Any Item Not on the Agenda

D. Comprehensive Plan Items

1. Setting a public hearing on an application for a Comprehensive Plan amendment to amend the Southwest District Plan to change the land use designation of property located north at 1160 Highway 1 from Single Family/Duplex Residential to General Commercial. (CPA17-00002)
2. A public hearing on an application for a Comprehensive Plan amendment to amend the North District Plan for approximately 70 acres west of Dubuque Street, south of Interstate 80, and north and east of Mission Point Road and Mackinaw Drive, to modify the land use map, adopt a sensitive areas survey, and add certain housing, transportation and design goals. (CPA16-00005)

E. Rezoning Item

Discussion of an application submitted by Roby Miller, is for a rezoning of approximately 2500 square feet from Planned High Density Multi-Family Residential (PRM) zone to Riverfront Crossings Central Crossings Subdistrict (RFC-CS) zone for property located at 114 E. Prentiss Street. (REZ17-00012)

F. Consideration of Meeting Minutes: July 6, 2017

G. Planning & Zoning Information

H. Adjournment

If you will need disability-related accommodations in order to participate in this meeting, please contact Bob Miklo, Urban Planning, at 319-356-5240 or at bob-miklo@iowa-city.org. Early requests are strongly encouraged to allow sufficient time to meet your access needs.

Upcoming Planning & Zoning Commission Meetings

Formal: August 3 / August 17 / September 7

Informal: Scheduled as needed.

STAFF REPORT

To: Planning and Zoning Commission Prepared by: Bob Miklo

Item: CPA17-00002 Date: July 20, 2017

GENERAL INFORMATION:

Applicant: Brita Russell
3150 5th Street
Marion, IA 52302
319-361-1302
britawater18@hotmail.com

Contact: Duane Musser
1917 S. Gilbert Street
Iowa City, IA 52240
319-351-8282
d.musser@mmsconsultants.net

Property Owner: Brita Russell
3150 5th Street
Marion, IA 52302

Requested Action: Comprehensive Plan amendment to allow for
commercial development

Purpose: To change use from Single Family/Duplex
Residential to General Commercial

Location: 1160 Highway 1 West

Existing Land Use and Zoning: Single Family Residential (RS-5)

Surrounding Land Use and Zoning: North: Single-Family Residential (RS-5)
South: Commercial (CC-2)
East: Multi-Family Residential (OPD/RM-20)
West: Single-Family Residential (RS-5)

Comprehensive Plan: Southwest District Plan

File Date: June 29, 2017

45 Day Limitation Period: August 13, 2017

BACKGROUND INFORMATION:

The applicant, Brita Russell, is requesting an amendment to the Comprehensive Plan Land Use Map for a 2 acre parcel located at 1160 Highway 1 West to change the land use designation from Single Family/Duplex Residential to General Commercial.

The applicant plans to use the Good Neighbor Policy but has not submitted details.

ANALYSIS:

The zoning code states that applications for a Comprehensive Plan Amendment must include evidence that the following approval criteria are met:

1. Circumstances have changed and/or additional information or factors have come to light such that the proposed amendment is in the public interest.
2. The proposed amendment will be compatible with other policies or provisions of the Comprehensive Plan, including any District Plans or other amendments thereto.

The applicant has submitted the attached statement regarding the approval criteria. Staff analysis is follows.

Regarding #1: *Circumstances have changed and/or additional information or factors have come to light such that the proposed amendment is in the public interest:* This property is located within the Southwest Planning District and is designated for single-family/duplex residential. This residential designation was placed on the property when the Southwest District Plan was adopted in 2002 based on the use of the property as a single-family residence with the potential to be subdivided into additional lots. The property to the west is also designated for single family/duplex residential land use. The property to the north is designated for open space and the property to the east is designated for Low Density Multi-Family.

Apple Ridge subdivision, which is located directly to the west, contains 22 single-family lots, 5 of which are located along the west lot line of the subject property. When Apple Ridge was platted in 1991, the subdivision was designed to allow for the extension of Edingale Drive to the subject property (see attached Exhibit A). The intent was for Edingale to end in a cul-de-sac on this property, allowing it to be subdivided into single-family lots. It was planned that the current access to Highway 1 would be abandoned to prevent cut-through traffic in the Harlock-Weber Neighborhood. Edingale Drive was graded and an escrow fund was established for its future construction to the west property line of the subject property.

The applicant notes that since the Southwest District Plan was adopted in 2002 several mostly commercial developments have been built along Highway 1, the Hawks Ridge student housing complex has been built to the east of the subject property, and commercial traffic has increased along the highway. Staff agrees that considerable development has occurred along the highway. However, this development has occurred in locations planned for commercial uses and is in accord with the goals and future land uses called for in the Southwest District Plan. Staff does not believe that the development that has occurred along Highway 1 is sufficient reason to change the designation of the subject property from residential to commercial land use.

The applicant notes that there have been improvements to Highway 1 and the intersection accessing the subject property. This property currently has access to Highway 1 via a signalized intersection, however it has been the City's plan that once Edingale is extended to this property for residential development, the driveway access to Highway 1 would be abandoned. Staff believes that extension of Edingale Drive is still a viable plan to provide access to the subject property for either single family uses or a low density multi-family development.

The applicant also notes that the City has built a bike and pedestrian trail along the north side of Highway 1. In staff's view the Highway 1 trail is supportive of residential development as much as

commercial uses, and is not a rationale to change the land use designation in this area.

The subject property is surrounded on three sides by residential development and wooded open space. The highway right-of-way of 320 feet provides considerable separation from the commercial development located to the south and east and the residential located to the north and west. There is no commercial development along the north side of Highway 1, from Sunset Street to Hawk Ridge Drive, a distance of approximately 3,400 feet. Allowing commercial development on the subject property has the potential to disrupt this residential section of the city, and would likely have some negative effects, such as noise and lighting, for the adjacent single-family residential properties.

Regarding #2: *The proposed amendment will be compatible with other policies or provisions of the Comprehensive Plan, including any District Plans or other amendments thereto:* The Southwest District Planning Principles are found on page 18 of the plan (see attached Exhibit B). The attached Applicant's Statement presents their view as to how changing the designation of this property to Commercial would be in compatible with these principles.

In staff's view, development of this property for commercial uses could be counter to the principle of preserving and stabilizing neighborhoods. Commercial development of this property would not likely serve the neighborhood, but similar to the other commercial uses along the highway, would likely be higher traffic generating uses that serve the broader community.

In addition to the policies of the Southwest District Plan, the policies of the overall Comprehensive Plan should be considered. Two land use policies contained on pages 24 and 25 apply in this case:

Plan for commercial development in defined commercial nodes, including small-scale neighborhood commercial centers.

- Use the District Plans to identify appropriate commercial nodes and zone accordingly to focus commercial development to meet the needs of present and future population.
- Discourage linear strip commercial development that discourages walking and biking and does not contribute to the development of compact, urban neighborhoods;
- Provide appropriate transitions between high and low-density development and between commercial areas and residential zones.

Continue to protect our community's historical, environmental, and aesthetic assets.

- Preserve and enhance the entranceways to the city. Consider the appearance of new development from major entranceways at the time of rezoning.

Staff believes that these policies support the continued designation of this property for residential development. The City has attempted to enhance the commercial development along the southeast side of Highway 1 through conditional zoning agreements requiring landscaping and limiting signs. This approach has had varying degrees of success in improving the appearance of this entranceway to the city. In staff's view residential development generally has more green space and trees when compared to commercial development.

STAFF RECOMMENDATION:

Staff recommends that an amendment to the Comprehensive Plan, Southwest District Plan, to

change the land use designation for property located at 1160 Highway 1 from Single Family/Duplex Residential to General Commercial be denied.

ATTACHMENTS:

1. Location Map
2. Applicant's Statement
3. Applicant's Concept Plan
4. Exhibit A – 1991 Concept Plan for the Subject Property

Approved by: _____



John Yapp, Development Services Coordinator,
Department of Neighborhood and Development Services



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CPA17-00002 1160 Highway 1 West



CITY OF IOWA CITY

Prepared By: Sylvia Bock
Date Prepared: June 2017



An application submitted by Brita Russell for a comprehensive plan amendment for 1160 Highway 1 West to change use from single-family/duplex residential to commercial.

Applicant's Statement

The Southwest District Plan was adopted in October of 2002. Since then, several changes have occurred along the Highway One corridor:

1. The Lodge was constructed.
2. Additional commercial uses were added: Culvers and First National Bank.
3. Super Walmart was built with several Outlots containing restaurants and commercial uses.
4. The Deery Car Dealership was built.
5. Aldi's Grocery Store was built.
6. There has been increased commercial traffic and daily traffic along the Highway One Corridor.
7. A bike trail was added along the north side of Highway One, which provides pedestrian access to the proposed site.
8. There have been improvements to Highway One and the intersection accessing the proposed site.

The proposed commercial use will meet the Planning Principles of the Southwest District Plan in the following ways:

1. It will provide an attractive, well-designed commercial area that will serve the daily needs of the surrounding residents.
2. The site has access to public transportation.
3. The site is connected to the bike trail.
4. It will provide an efficient and safe use of the existing lighted intersection on Highway One.
5. There will be infill of an existing lot with existing public utilities, preventing urban sprawl.

FILED
2017 JUN 29 AM 11:35
CITY CLERK
IOWA CITY, IOWA



CIVIL ENGINEERS
 LAND PLANNERS
 LAND SURVEYORS
 LANDSCAPE ARCHITECTS
 ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
 IOWA CITY, IOWA 52240
 (319) 351-8282
www.mmsconsultants.net

Date	Revision

CONCEPT EXHIBIT

1160 HIGHWAY 1 WEST
 IOWA CITY
 JOHNSON COUNTY
 IOWA

MMS CONSULTANTS, INC.

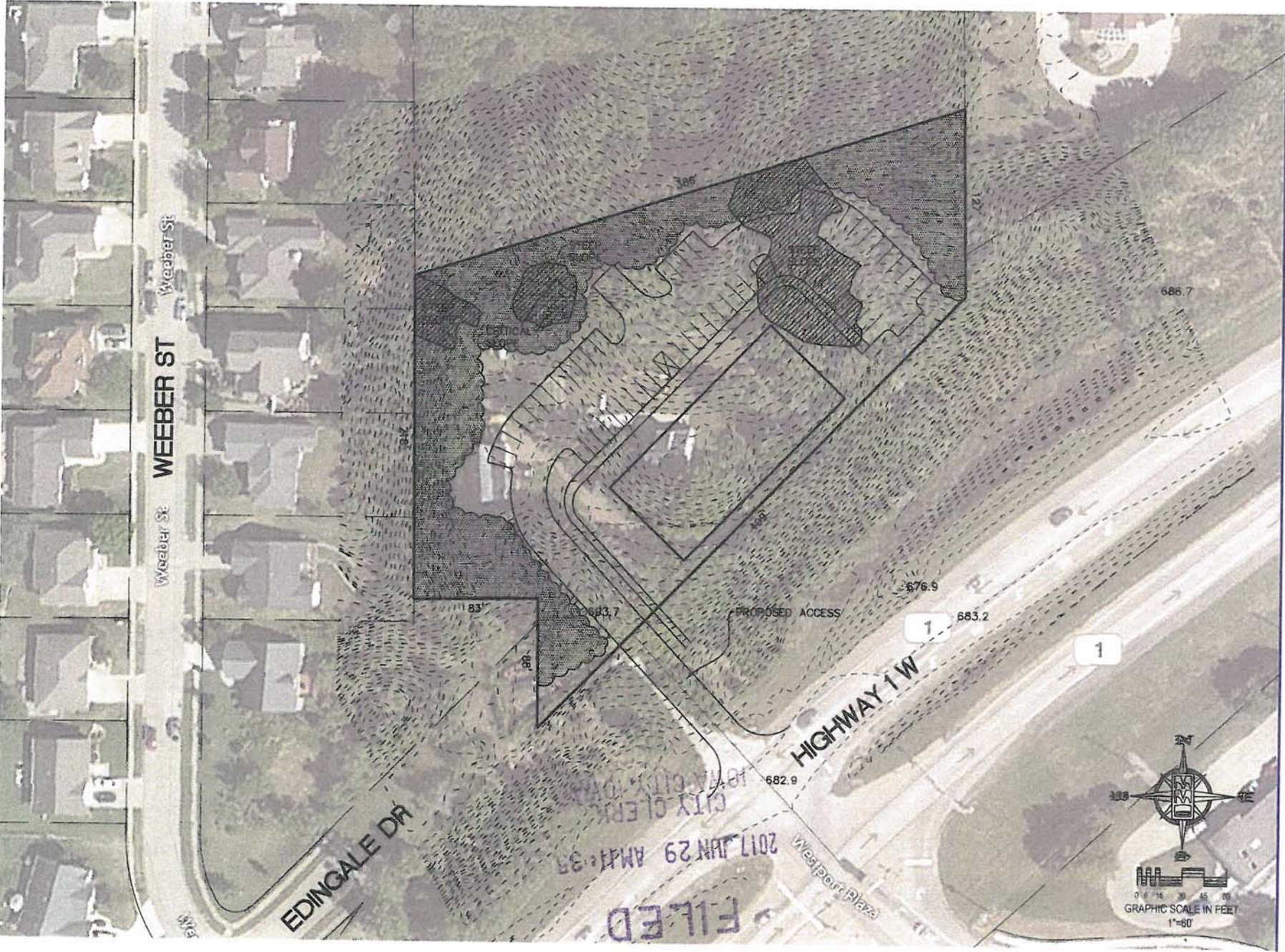
Date: 6-29-2017

Designed by: DAM Field Book No: FIELDBOOK

Drawn by: BAH Scale: 1"=60'

Checked by: DAM Sheet No: 1

Project No: IC 10293-001 of: 1



PLANNING PRINCIPLES

During the planning process, citizens discussed what was most valued in the Southwest District and those aspects that could use improvement. They also discussed principles that should be followed as new neighborhoods are developed in the future. Many of the specific ideas, concepts, and goals generated at the citizen planning workshops are included in the remaining sections of the plan. The following citizen-generated principles provide the underlying framework for the plan:

- Citizens stressed the importance of **providing a diversity of housing** in the District, including homes for first time buyers, mid-sized homes, estate-style homes, townhouses, condominiums and apartments. The appropriate design and mix of housing types is important to the creation of livable neighborhoods.
- Citizens emphasized the importance of **preserving and stabilizing close-in, diverse neighborhoods**. Citizens expressed a desire for better enforcement of existing zoning and nuisance laws and a re-examination of existing zoning patterns in the older parts of the District. There is also concern about the encroachment of university uses into the neighborhoods south of Melrose Avenue.
- **Design issues are important to citizens**. There was a desire expressed to establish design standards for higher density uses so that these uses would be well integrated into existing and future neighborhoods. Variety in building design is a desirable goal. Monotonous repetition of the same building along a street frontage or in a neighborhood should be discouraged. Citizens emphasized that buildings should be designed to be sensitive to the environment, the topography, and the surrounding development.
- Citizens feel it is important to **design new neighborhoods around a focal point** such as a neighborhood commercial district, community center or park. The Carson Lake concept plan was developed with this principle in mind.
- Citizens want to **prevent sprawl and preserve the rural character** of the far western and southern portions of the district. Although these areas are not likely to remain permanently in farm use, the plan encourages orderly growth. Urban densities should not occur until public facilities are in place and until areas adjacent to existing urban development are built out.
- **A safe, efficient network of streets** is important to neighborhood residents. Emphasis should be placed on designing street networks that prevent cut-through traffic on local streets and provide safe travel routes for bicyclists and pedestrians.
- Citizens emphasized the **importance of providing good access to public transit**. Expansion of transit service should be considered in areas where higher densities develop.
- **Trails, wide sidewalks, and bicycle lanes** are viewed as important transportation links to neighborhood destinations.
- With regard to parks, open space and trails, there is overwhelming support for **creating an interconnected system of neighborhood and regional parks** throughout the district.
- Citizens expressed support for **attractive, well-designed commercial areas that serve the daily needs of the surrounding residents**. Design, accessibility, and types of commercial uses were important topics discussed at the workshops.

DESIGN RECOMMENDED BY JT. STAFF 01/22/91

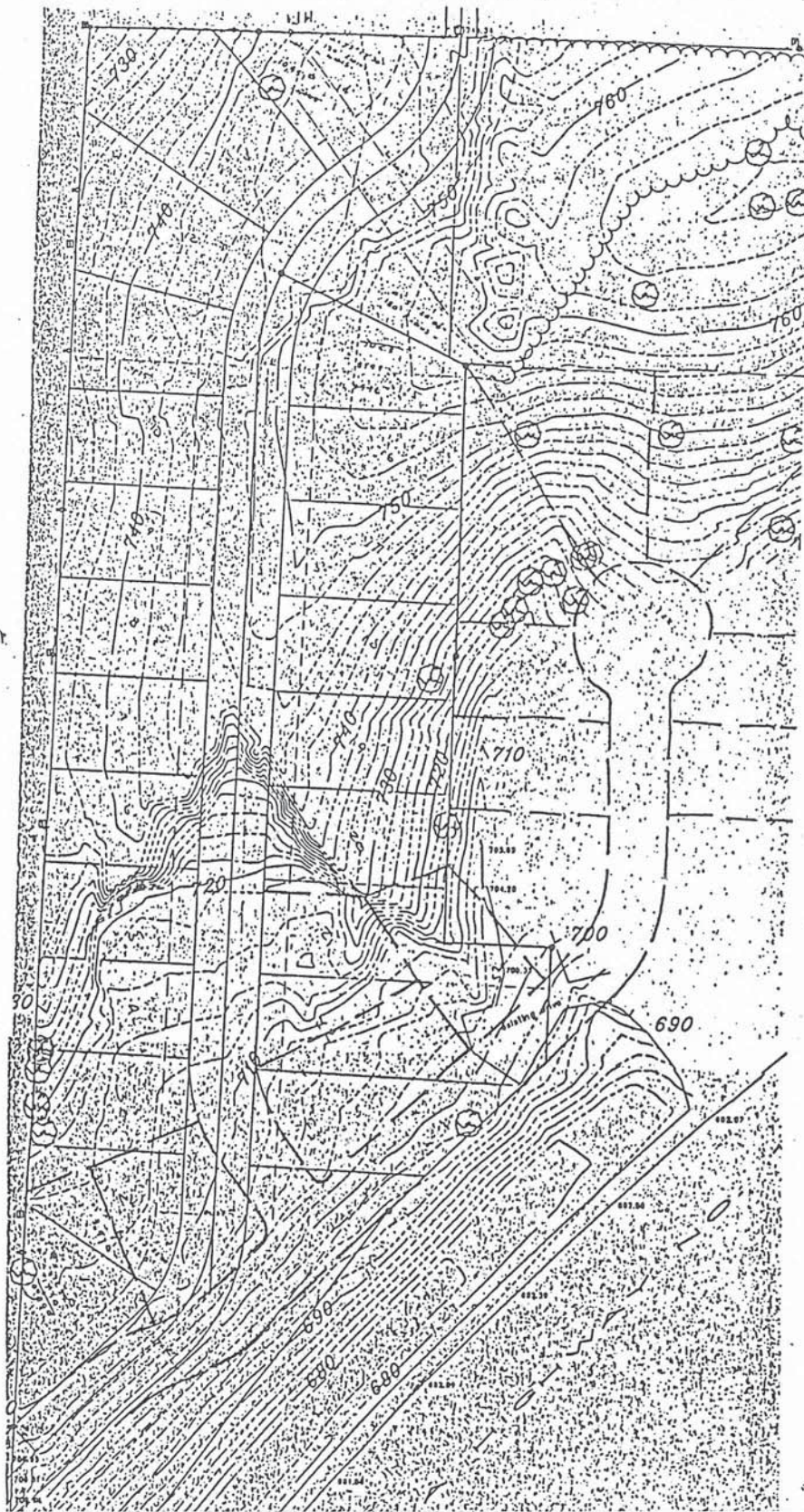


Exhibit A - 1991 Concept Plan for the Subject Property



CITY OF IOWA CITY MEMORANDUM

Date: July 14, 2017
To: Planning and Zoning Commission
From: John Yapp
Re: North District Comprehensive Plan amendment – Proposed goal related to Dubuque Street frontage

At the July 6 Planning and Zoning Commission meeting, the Commission asked staff to develop language related to the goal of preserving trees and vegetation along the Dubuque Street frontage of the applicant's property. As requested, staff met with the applicant's representatives in developing this language:

Goal: A buffer of trees and vegetation should be preserved between the Dubuque Street right of way and any development. Woodlands in between Knollwood Lane homes and commercial development should be preserved to provide a distance and visual buffer. For properties fronting on Dubuque Street, the percentage of preserved woodlands should exceed minimum code requirements.

The applicant will have a conceptual graphic available at the July 20 Planning and Zoning Commission meeting illustrating how they intend to meet this goal.

Below is staff's recommendation with the new goal added in:

STAFF RECOMMENDATION:

Staff recommends approval of CPA16-00005 an addendum to the North District Plan, to:

- A. Adopt the land use map dated April 12, 2017
- B. Adopt the Sensitive Areas Inventory dated April 5, 2017
- C. Adopt the following goals:
 - a. Housing Goal: Upon redevelopment of Forest View Mobile Home Park, the developer/owner should provide relocation assistance to the residents that includes replacement housing, preferably in the immediate area, advisory services and moving expenses. Said relocation assistance must be offered and made available prior to any demolition of existing homes as part of any first phase of development. A relocation plan must be made available to residents.
 - b. Housing Goal: Any development of multi-family residential adjacent to the Mackinaw Village neighborhood must incorporate design standards, setbacks, woodland buffers, low-level lighting, and other methods to maintain the livability of the Mackinaw Village neighborhood.
 - c. Commercial and Institutional Uses Goal: To preserve the scenic character of this primary entrance to the City, any redevelopment of property along Dubuque St must adhere to strict design guidelines imposed through a Conditional Zoning

Agreement (CZA). Such design guidelines will address building façade and materials, sign placement, setbacks from the street, screening and tree preservation.

- d. Commercial and Institutional uses goal: A buffer of existing trees and vegetation should be preserved between the Dubuque Street right of way and any development. Woodlands in between Knollwood Lane homes and commercial development should be preserved to provide a distance and visual buffer. For properties fronting on Dubuque Street, the percentage of preserved woodlands should exceed minimum code requirements.
- e. Transportation Goal: Upon redevelopment of property west of Dubuque St and south of Interstate 80, access to Dubuque Street for south-bound traffic north of Foster Road may be allowed provided that the access point/ intersection is designed to accommodate anticipated traffic volumes from the developing area west of Dubuque St, south of Interstate 80.

Stormwater management: At its June 6 meeting, the Commission also asked for potential language to forward to the City Council (separate from the Comprehensive Plan amendment) related to encouraging cooperation on stormwater management issues. Staff recommends the following:

The Planning and Commission recommends cooperation between Dubuque Street LLC (and successors), Idyllwild, the City, and other property owners in the Idyllwild watershed to address and resolve stormwater issues.

STAFF REPORT

To: Planning and Zoning Commission

Prepared by: Sylvia Bochner, Planning Intern

Item: REZ17-00012
114 E. Prentiss Street

Date: July 20, 2017

GENERAL INFORMATION:

Applicant: Roby Miller
105 Iowa Avenue, Suite 231
Iowa City, IA 52240

Contact: Same as above

Requested Action: Rezone from Planned High Density Multi-Family Residential (PRM) zone to Central Crossing Subdistrict (RFC-CX) zone

Purpose: To allow for conversion of the property into a duplex

Location: 114 E. Prentiss St.

Size: 2,500 square feet

Existing Land Use and Zoning: Vacant Two-story office building (PRM)

Surrounding Land Use and Zoning: North: Multi-Family Residential (PRM)
South: Multi-Family Residential (PRM)
East: Public Parking Facility and Multi-Family Residential (RFC-CX)
West: Multi-Family Residential (PRM)

Comprehensive Plan: Riverfront Crossings District

File Date: July 3, 2017

45 Day Limitation Period: August 17, 2017

BACKGROUND INFORMATION:

The applicant, Roby Miller, has requested a rezoning from Planned High Density Multi-Family Residential (PRM) zone to Riverfront Crossings Central Crossings (RFC-CX) zone for a 2500 square foot property at 114 E. Prentiss Street. The property is located within the Riverfront Crossings Central Crossings subdistrict.

The current two-story building on this property was built in 1961 as an office building with four units of residential. At that time, the area was in the Central Business Service (CB-2) zone. In 1989, an Islamic Mosque acquired the building and received a Special Exception to change the use of the property to Religious/Private Group Assembly use. As an effort to eliminate the CB-2 zone as part of the 2005 rewrite of the zoning code, all properties south of Burlington Street that

were zone CB-2 were rezoned to other zoning designations. In this case, the property was rezoned to Planned High Density Multi-Family Residential (PRM) to be consistent with zoning of the surrounding properties. In 2006, Shelter House began to use the building as office space, but the use of the property did not change from Private Group Assembly use. Shelter House has since stopped using the building and it has been vacant for some time.

Along with their application, the applicant has submitted a concept drawing of the proposed improvements. They would like to convert the existing building into a duplex with one unit on each floor. They would also like to remove pavement in the side yard and add landscaping to provide more open space for residents, repaint the exterior, and modify the building so that the front entrance faces the street and the address is clearly marked.

The applicant did not hold a Good Neighbor meeting because of the small scale of the project.

ANALYSIS:

Current zoning: The current Planned High Density Multi-Family Residential (PRM) zoning is intended for the development of high-density multi-family housing in close proximity to centrally located employment, educational, and commercial uses. This zone is primarily intended for multi-family housing and is one of the few residential zones where single family and duplexes are not allowed. This zoning has been problematic for this property since the mosque use left. The property is nonconforming in a number of ways, including minimum lot area, setbacks, and parking.

Proposed zoning: The proposed zoning, Riverfront Crossings Central Crossings Subdistrict (RFC-CX), is intended for moderate intensity mixed use development in buildings with entries opening onto pedestrian friendly streets. This zone allows most uses that would be allowed in the CB-5 zone, with some exceptions. Allowed uses include commercial uses such as offices, retail, and restaurants, along with educational and religious uses. In addition, residential uses are permitted in a wide variety of building types. A duplex would be a permitted use in this zone. The maximum building height in this zone is four stories, with a façade stepback above the third story. An additional four stories are available through bonus height provisions. However, due to the small size of the property, redevelopment possibilities would be very limited. Therefore, the applicant plans to renovate the existing building into two residential units and make improvements to the site to bring it into general conformance with the Riverfront Crossings form-based zoning code.

Comprehensive Plan: The Downtown and Riverfront Crossings Master Plan was adopted in January 2013 as an integral part of the City's Comprehensive Plan. The subject property is located in the Central Crossings Subdistrict of Riverfront Crossings. One of the major goals for this subdistrict is to provide a wide range of housing options for people to live in a mixed-use neighborhood that is within walking distance to downtown and the university campus. This property, when converted into a duplex according to Riverfront Crossings standards, would contribute to this goal as an adaptive re-use of an existing building to provide new housing options in the area. Additionally, the proposed improvements to the property will enhance the area's pedestrian character and bring the property closer into conformance with the Riverfront Crossings form-based zoning.

Compatibility with neighborhood: The properties surrounding the subject property include apartment buildings and townhouses, including some that have been built recently following Riverfront Crossings standards, older houses that have been converted into apartments, and some commercial uses. Riverfront Crossings-Central Crossings zoning will allow this property to redevelop in order to be compatible with the future character of this area. Conversion of this property into a duplex will be compatible with the mixed use and multi-family character of the

neighborhood.

Traffic implications: When converted into a duplex, this property will have few traffic implications. It will be served by existing streets that provide good traffic circulation and is within walking and biking distance to Downtown and the University of Iowa campus. When converted into a duplex, the property will not be required to provide parking on site. The current office use requires 6 parking spaces (1 space for every 300 square feet of floor area). Under RFC-CX zoning, a two-bedroom unit requires 1.5 parking spaces and a three-bedroom unit requires 2.5 parking spaces. If both units in the proposed duplex had three bedrooms, a total of five parking spaces would be required. Because the proposed use would require fewer spaces than the current use, no additional parking spaces would be required. Given the location directly adjacent to the City's new parking facility, future tenants would be able to purchase a permit to park in the facility if they have a car. In addition to the public parking facility, there is also on-street parking available.


STAFF RECOMMENDATION:

Staff recommends approval of REZ17-00012, a proposal to rezone approximately 2500 square feet of property located at 114 E Prentiss Street from Planned High Density Multi-Family Residential (PRM) to Riverfront Crossings-Central Crossings (RFC-CX).

ATTACHMENTS:

1. Location Map
2. Aerial Photograph
3. Applicant's concept plans

Approved by: _____


John Yapp, Development Services Coordinator,
Department of Neighborhood and Development Services



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REZ17-00012
114 E. Prentiss Street



CITY OF IOWA CITY

Prepared By: Sylvia Bochner
Date Prepared: July 2017



An application submitted by Roby Miller for rezoning of 114 E. Prentiss Street from Planned High Density Multi-Family Residential (PRM) zone to Central Crossings Subdistrict (RFC-CX).

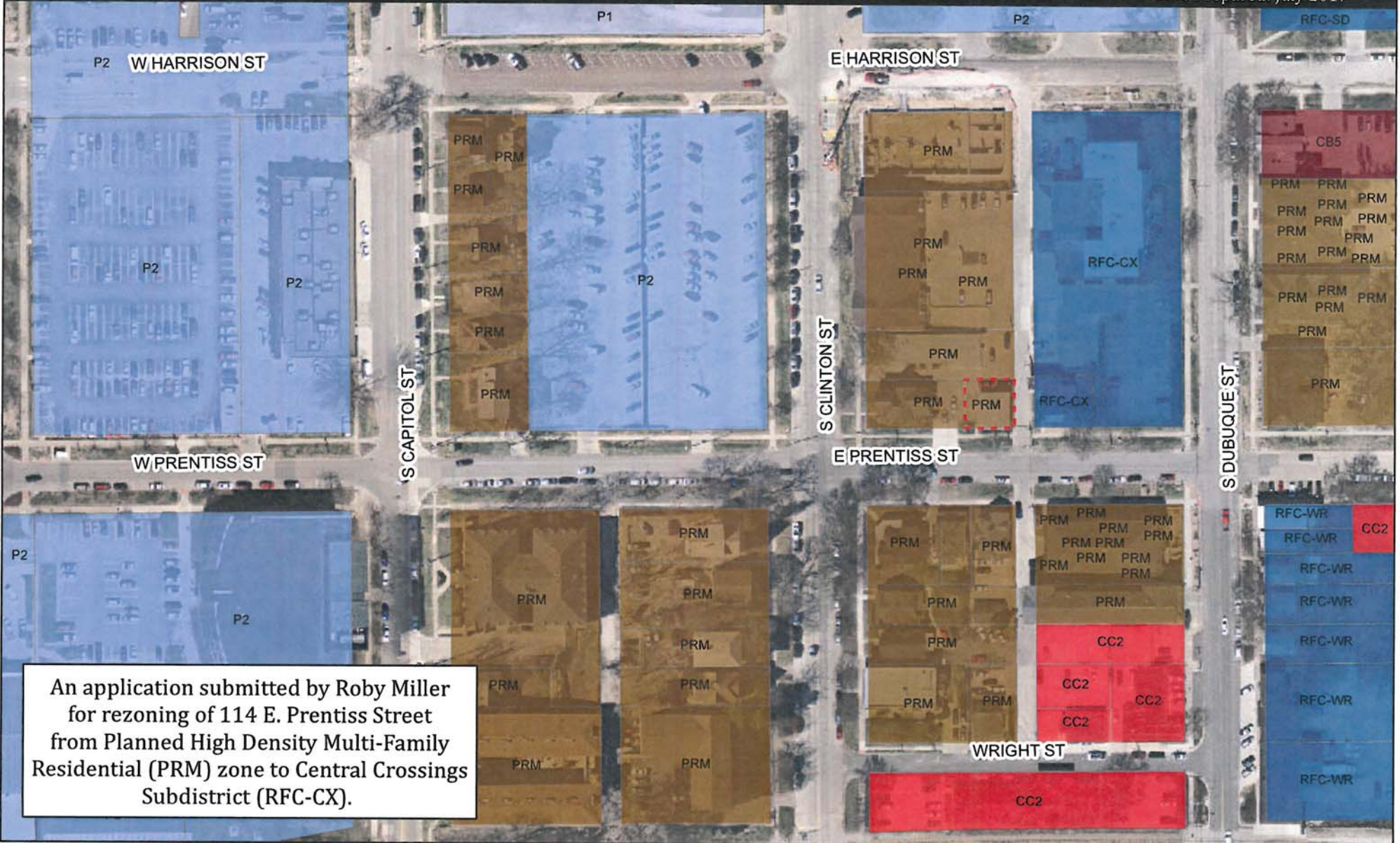


0 0.01 0.02 0.04 Miles

REZ17-00012 114 E. Prentiss Street



Prepared By: Sylvia Bochner
Date Prepared: July 2017



An application submitted by Roby Miller for rezoning of 114 E. Prentiss Street from Planned High Density Multi-Family Residential (PRM) zone to Central Crossings Subdistrict (RFC-CX).

Proposed improvements:

- Landscape clean up
- Door facing street entrance
- Additional green space for tenants
- Clearly marked address
- Repaint exterior
- General clean up of entire property



FILED
2017 JUL -3 AM 11:42
CITY CLERK
IOWA CITY, IOWA

**MINUTES
PLANNING AND ZONING COMMISSION
JULY 6, 2017 – 7:00 PM – FORMAL MEETING
EMMA J. HARVAT HALL, CITY HALL**

PRELIMINARY

MEMBERS PRESENT: Ann Freerks, Carolyn Dyer Mike Hensch, Phoebe Martin, Max Parsons, Mark Signs, Jodie Theobald

MEMBERS ABSENT:

STAFF PRESENT: Sara Hektoen, John Yapp

OTHERS PRESENT: Charlie Eastham, Jeff Maxwell, Margarita Baltazar, Julay Flores, Kurt Kimmerling, Mazahir Salih, Ivan Hall, Kevin Monson, Jimmy Becker, John Moreland

RECOMMENDATIONS TO CITY COUNCIL:

By a vote of 7-0 the Commission recommends to approve SUB17-00008, a 22-lot, 7.9 acre preliminary plat located along Huntington Drive and Thames Drive and also REZ17-00011, a rezoning of 1.59 acres from Medium Density Single Family (RS-8) zone to RM-12 Low Density Multi-family, for property located on Huntington Drive, south of Thames be approved subject to a conditional zoning agreement as stated in the Staff Report.

CALL TO ORDER:

Freerks called the meeting to order at 7:00 PM.

PUBLIC DISCUSSION OF ANY ITEM NOT ON THE AGENDA:

Charlie Eastham (953 Canton Street) said that years ago when he was on the Commission, the Commission spent a lot of time on the Wal Mart application, and spent a lot of time on landscaping requirements for the large parking lot. Now that the landscaping has had time to mature, it looks fantastic.

COMPREHENSIVE PLAN ITEM (CPA16-00005):

A public hearing on an application for a Comprehensive Plan amendment to amend the North District Plan for approximately 70 acres west of Dubuque Street, south of Interstate 80, and north and east of Mission Point Road and Mackinaw Drive, to modify the land use map, adopt a sensitive areas survey, and add certain housing, transportation and design goals.

Yapp reviewed the staff memo. Yapp stated the staff memo was written in response to the materials the applicant had submitted at the last meeting. Yapp said staff has identified two questions for the Commission 1. Is Highway/Neighborhood Commercial land use appropriate north of Knollwood Lane and 2. If Highway/Neighborhood Commercial land use might be appropriate, what types of policies/goals should be incorporated in a Comprehensive Plan amendment to address concerns with proximity to Knollwood residents?

Hensch asked why staff called out the gas station when developing these questions. Yapp said it was due to public comment and commission discussion at the last meetings where this was discussed. Freerks agreed, saying they had spent some time discussion the commercial land use and gas station at the last meeting.

Yapp said Idyllwild residents and representatives from the Dubuque Street LLC team have met several times to discuss stormwater issues, and that they would be providing input to the Commission tonight. Yapp said the applicants have submitted wetland, wooded area, and threatened and endangered species survey information for parts of the property including the Dubuque Street frontage. The applicants have not, however, conducted a specific tree survey.

Hensch asked what the tree preservation requirement is. Yapp said that for commercial property, up to 90% of a woodland may be cleared under the Sensitive Areas Ordinance. For residential property, it is 50%.

Yapp said that regarding the types of design standards to be incorporated into a conditional zoning agreement, the applicant has provided examples of landscaping and building material standards. Staff concurs that these are good examples of the types of conditions which might be in a Conditional Zoning Agreement, in addition to addressing concerns like lighting and signage along Dubuque Street.

Freerks opened public discussion.

Jeff Maxwell (Maxwell Construction) discussed the stormwater management. He noted the City has in the current budget \$450,000 to design the Idyllwild stormwater diversion channel which is located on the no-name road along the west side of the Idyllwild property. Maxwell stated he has met with Kurt Kimmerling (the Idyllwild Homeowners Association), Deb Thorne and Ivan Hall three times since the last Planning and Zoning meeting with the intention of sharing ideas on how to move forward as a neighborhood community. Maxwell noted that even though the development has the obligation and intention to abide by all the stormwater ordinances the City imposes, Idyllwild is in a particular position where their comfort level needs more attention than just the City ordinances. They feel a pumping station is critical so Maxwell has asked City Engineers Jason Reichart and Jason Havel to arrange a meeting with the Idyllwild group to discuss the diversion channel. There have been two different scenarios proposed, one an open ditch and the other an enclosed piping system that would convey water from Foster Road underground to the river. Maxwell stated that the Idyllwild Community, or the representatives from that community, are favoring the lesser expensive option of the diversion proposals. The City hired Howard Green Engineering to conduct a study who made recommendations to the City and now that plan will go out as a request for proposal to local civil engineers to prepare and submit bids to the City. Maxwell stated that their intention, as neighbors upstream of Idyllwild, are to serve as their friends and their neighbors. Maxwell is the contact person and will continue to meet with them and share with them and invite them to meetings to discuss the importance of the pumping station. Maxwell stated if the diversion channel is built there will be a sluice gate that would be in addition to the private sluice gates that have been designed in the Idyllwild retention flood walls that have already been built. That retention and flood wall barrier will only be solid if the diversion wall also has a sluice gate and Maxwell believes that is part of the plan that the City is endorsing. If those gates are ever activated by the high water level in the Iowa River, on the Idyllwild side of the levee, there is no way to get rid of any stormwater without physically pumping it over the levee. Maxwell is hoping to meet with the City to request that if they are endorsing the lesser of the two priced diversion channels could the City sluice

Engineering department consider allocating the unused portion of that budgeted amount towards the pump station. The Idyllwild Community would hire their consulting engineer to design, submit that to the City for their review, so that the Idyllwild Community could have a complete stormwater protection system. Maxwell noted that the funds that will be left over (of the \$450,000 budgeted, only \$250,000 is estimated needed) are hoped to be endorsed to be contributed towards the pump station. Any shortfall or deficit the Idyllwild Community would be responsible for as well as the Forest View Community would consider participating in helping so they can close the loop on the fear of the stormwater issue at Idyllwild.

Hensch asked if the stormwater diversion channel and the pump station are both approved and funded would that satisfy the concerns of the Idyllwild residents. Maxwell can't totally speak for the Idyllwild residents but in their conversations he felt they were pleased with that proposal.

Margarita Baltazar (President of the Association of Forest View) is here following the process because they are the most interested in this project advancing. They are low income people, they have been working for more than one year with the developers. They seeing that the developers are worried and they want to help the community. She stated her community is the most interested one in this project and they want to see this project moving forward. She feels there are some moments when people are telling her this project is not moving forward, but she tries to tell them yes it is moving forward as it is a good thing for their sons and daughters. She stated that this is good for the community and would be a good example for other communities to show this can be done together. She is very happy with the developers, as these are not developers like other ones that just come, build and leave, this is taking care of people and being very concerned with the people living in the community. The developers have listened to the residents and they all have the same goal, it is a win-win situation and improve everyone's lives. She acknowledged that there is worry for the community and people and thanked everyone for that.

Julay Flores (Forest View) is speaking as representing Forest View Association and the Center for Worker Justice which has been a lot of support. She wants to reaffirm and confirm what the president of the association was saying. They say it was a good presentation from the developers and it is a good sign that everyone is meeting at the table and just to be able to have conversation is a good sign and is expecting good results. She stated there is no doubt this will be a good example that Iowa City can have with this project because it can be something good for the community. It will be an example for other communities. This is especially true for the community because there will be good housing for low income people. The project is also taking into account the community and the environment. Especially the social part has been taken into consideration and she is very thankful for that.

Signs noted that the developer and the residents spoke at the Johnson County Affordable Housing Coalition meeting last week with the focus discussing the affordable housing aspect of the project. Signs was present but did not participate in the conversation.

Kurt Kimmerling (33 Trevoise Place) is the President of the Idyllwild Association. He first thanked Jeff Maxwell and Eddie Cole for the time they spent with the Association, they had three very good meetings. There has been quite a bit of progress but still a long way to go. With regards to whether Idyllwild is satisfied with the solutions presented, the answer is no. The goal of stormwater management resolved for the entire district has not been met. It is there understanding that there could be quite a few discreet different stormwater retention areas up there (underground, ponds, etc). Idyllwild would like to know better how those will be

independently managed because all that water will eventually come their direction. Additionally Kimmerling added that pumping the water out will be so important when the sluice gates are closed. Idyllwild's three goals are (1) diversion, (2) pump station funding, and (3) future stormwater management for the district. With regard to the RFQ, Kimmerling spoke to Ron Knoche and he expects to take the diversion RFQ bids to City Council the first week in August.

Freerks asked Yapp to talk about the the idea of a stormwater management district as that is a new concept.

Yapp noted it is not something Iowa City is equipped to do nor have ever done in the way that is being described. The City does have a few large stormwater basins that are City controlled (one in Hickory Hill park and one is Scott park). In this type of situation where there are multiple smaller watersheds (because of the topography) developed at different times when properties are being developed. Yapp stated they have discussed at the staff level the possibility or idea of that being a self-imposed stormwater management district with private covenants and private management fund set up for future maintenance.

Hensch asked if there were statutory needs for a regional stormwater management system. Yapp said Iowa City has not done it before.

Hektoen stated that just because there are multiple stormwater management basins doesn't mean it will be managed by different groups per say. Typically there is a homeowners association within any subdivision and it is managed by the HOA or designee. Hensch asked when the appropriate time to discuss the management is. Rezoning? Subdivision Plat? Hektoen replied it is most commonly done in the subdivision phase.

Mazahir Salih (Center for Worker Justice) stated while she doesn't live in Forest View but is invested in this project because Iowa City has an affordable housing crisis. Most of the Forest View residents are members of the Center for Workers Justice and they are very concerned about losing their homes and not being able to find any good housing options in Iowa City. As this project has progressed, what she has noticed is how the developers has worked with the residents to achieve a creative solution for the affordable housing crisis in Iowa City. She encourages the Commission to support this project because of the benefit for the residents.

Ivan Hall (14 Idyllwild Court) began with the point that the proposed development is not just homeowners, it is commercial, and it is retail space, hotels, and possibly gas stations. There is a mix where people will be doing things autonomously and there is a risk associated with all the different operations. There could be an operation failure that would affect any one or all of the systems that are connected and could result with water being backed up (not because of weather) due to an operational shutdown. The law of probability is if there are 11 or 12 systems something will go wrong. Hall next commented on the National Pollutant Discharge Elimination System (NPDES) authority where the City can set up a commission locally, there can be a mandate to enforce it, the City is supposed to offer protections to the residents by whatever means makes sense. When the City implements under that guidance it is federally regulated. The commission can also impose regulations above and beyond City Code to address needs often created by planning and zoning requests. Therefore there are two precedents to come forward to set up these councils, they don't have to be funded, but they need to be legitimate and need to be set up through that. Hall stated one of the things he was disappointed in with the Staff study doesn't give enough press to all the activity and energy Idyllwild has put forward. Stormwater should be one of the top four or five Staff recommendations. The tactic of

conditional zoning could be used as everything needs a burning bridge. The City's burning bridge is the NPDES. Hall is trying to make them understand the Commission has an obligation to enact phases and are guided by them. Hall offered to meet with the City Attorney if she doesn't comprehend the regulations as he is familiar with federal regulations. It is criminal negligence, as defined by gross deviation from a reasonable standard of care having full knowledge of law, policy and community and neighborhood issues and vulnerabilities and consequences. Hall stated with the Staff study that was done, with the study for Idyllwild that was done, and all the good work they are doing together no one is able to say they don't know what the vulnerabilities are for the area. The area (Idyllwild) is trying to handle this themselves so setting up underneath the NPDES to give them legitimate standing and to dedicate one staff person to be the recorder to make it work is what they are requesting. Hall acknowledged this isn't the standard business process of dealing with homeowner groups, commercial properties are tough to deal with and how that is managed as a single integrated system will be hard unless there are some rules imposed on the developer that all participants agree to before they become a member of this enterprise.

Signs asked if Hall's main thrust is that the NPDES is the authority to set up a commission to be the stormwater group. Hall confirmed that is his point and there are many opportunities to be taken advantage of.

Kevin Monson (North Dubuque Street LLC) gave a short summary for the Commission because there has been a lot of details and issues raised but he wants to take it back to the goals of the project. There needs to be a comprehensive idea of what really is the plan for this area of our City. There are five big goals. (1) Safe, affordable, long-term housing for the current residents of Forest View. They want to maintain that community, it is truly a community within the City. Other developers that have approached the Coles throughout the years did not have that goal and thankfully the Coles are part of that community and saw the value of maintaining the community. That makes Monson proud to be part of this team, improving the living conditions of those that call Forest View their home is the primary goal. (2) Smart Growth. It is very easy for the City to grow and take up more farmland and we see that happen every day. It is a lot more difficult to do an infill project such as this. It has built in issues, but smart growth is the way he best sees growth in the future. That means continuing constant communication with neighbors, working together to find solutions to common issues, and Monson noted he has never been part of a project where they have as many good neighbor meetings. When they began they didn't have answers, but over time they have been able to work towards solutions that are viable, feasible, affordable, and all wraps together. (3) Diversity. There has been much said about low-income housing, but there will also be moderate-income housing, hope to have retirement housing, a true mix and very diverse community. That mix includes jobs, jobs for the residents, jobs for the community, jobs and opportunities for people to very easily walk to get services where they once would have had to drive. This will be a much different development than has been seen in neighboring communities. (4) Protecting the environment. They have been pushing since day one to use low-impact design strategies. That is not standard practice in the community and is a work in progress. Earthview Environmental is part of their team. (5) To beautify the entrance to the community. As a longtime resident of Iowa City, Monson shared we often overlook the entrances to the City and feels that this entrance in particular has been overlooked. The 40 year old mobile home park is the first thing some of our visitors see. We can do better. The Dubuque Street corridor is a very important part of the City and the design will protect the green space along corridor. The architectural guidelines will be very stringent on what will be seen in the construction of the buildings. They will be stone, wood and glass. They will celebrate the wooded setting. The development is named Forest View because they want

to keep the forest view, it is part of their mission. Monson asks for the Commission's support so they can work together and move forward as a community

Ivan Hall stated that Yapp has a copy of the permit for the NPDES and can forward it to the Commission for their opportunities to govern with authority coming from the Federal Government.

Freerks stated she feels there are still a few details that need to be outlined and hates making up language on the fly. The Commission has had the past two weeks to review documents and hear from Staff and just now she feels like she can digest all of it.

Hektoen stated if there are questions for the applicant it needs to be framed as such and done in public hearing. If there just needs to be discussion amongst the Commission then the public hearing should be closed.

Freerks noted her concerns to the applicant about the placement of the gas station and would rather see office commercial south of the new roadway. Part of what Staff outlined in response to the conversation a few weeks ago was that neighborhood commercial use may not be appropriate there and may not achieve all the goals Mr. Monson just outlined. Freerks is questioning the details and is not opposed to the commercial, just the transition from the homes to the commercial.

Monson replied that certainly they have a diagram but they have not marketed any piece of the property and are a long ways away from being able to do that. They have already discussed moving the hotel to where the market it on the diagram. The idea was to hide the market more effectively (because it is lower than the tree ridge) and the back wall would have no windows and be 300 feet away. If the hotel or other commercial building goes there, it will definitely been seen by the neighbors. He feels they can address the concerns with materials and plantings much more effective than if a bigger structure were there. Freerks noted that the gentlemen that is closest to the area has a concern about a gas station that close to his home. Monson acknowledged the concern but noted when one has a forest in their back yard for year and now it is to be developed of course there are concerns. Monson said they are trying to mitigate those concerns and make is as least intrusive as possible. Others in the area voiced concern about having a taller building there because of noise and light pollution. Freerks asked what the hours of the marketplace (gas station) might be. Monson replied that it has not yet been marketed so those details have not been decided. Hektoen stated those are the type of details that are addressed at the conditional zoning stage. Freerks understands that but is concerned about the impact on the area, which is decided at this Comprehensive Amendment stage. Monson noted that with regards to noise and traffic, the traffic on Dubuque Street is much closer to the houses than this new development will be. Freerks stated it is more than just car noise, it could be speakers from the gas station that generates noise.

Freerks asked Yapp if commercial office was allowed in the area, what the height restrictions would be. Yapp believes it would be two stories (25 feet).

Martin asked Monson what all the possibilities of zoning have they looked at along the Dubuque Street exit. Monson replied that he is an architect and has a problem when people say a building is not attractive or a distraction. A proper designed building with materials that will add to the character of the Dubuque Street corridor and frankly has to be better than looking at a 40's era mobile home park. They will continue to feature the natural features of the area and maintain the ravine.

Martin stated that what the City has done regarding the trail system along Dubuque Street and across the bridge seems great but she had a friend hit by a car using the crosswalk with that trail. The City has tried to keep that entrance beautified and even with the construction of the trail system didn't disturb the landscape. So now adding a hotel and gas station, how will that maintain the beautification of the area? Monson replied that part of their plan is a path to connect the trail systems down to Foster Road. Regarding the entrance to the area, they showed renderings at a previous meeting of stone walls as a gateway to Forest View.

Freerks shared she feels less comfortable after hearing that because weeks ago they heard that the buildings will be low and set back, signs will be low and the lush green entrance will be maintained. Now it seems as if the buildings will be close to the road and just by saying the buildings will be beautiful and constructed with high end materials doesn't create the same beautiful entrance that people expect for Iowa City. Monson noted that his point was not to say they wouldn't continue the lush green entrances, he is admitting that every building will not be hidden by trees on this lot. They know they will not need large signage as everyone uses apps nowadays to find facilities. Their plans show all kinds of different areas of protecting the land masses and tree covers and they will develop more on the areas that are more open. Monson added that almost all the buildings (the market is the exception) will have parking under the buildings, therefore reducing impact on the footprint size and impact on the green space.

Yapp showcased on the map the areas of the proposed buildings within the development. He noted the only maps that are being considered for adoption into the Comprehensive Plan however are the land use map and sensitive areas map.

Jimmy Becker (Dubuque Street LLC) was born and raised in Iowa City and his brother currently lives in the Peninsula neighborhood. He works for Blackbird Investments (part of the Dubuque Street LLC). He wants to address the question of the hotel and marketplace and how they will be able to preserve trees while at the same time proposing commercial buildings. Each issue is a piece of a puzzle that will fit into this master plan. With regards to the marketplace and the topography of that area allows for a way to tuck it within the trees with minimal invasion. Additionally with the hotels they will be building up (rather than out) again preserving the greenery and trees.

Martin asked without the hotels and gas station, would the rest of the development be viable. Becker confirmed that those proposals make the rest of the project viable, specifically for the affordable housing.

Freerks closed the public hearing.

Hensch moved to approve CPA16-00005 a Comprehensive Plan amendment to amend the North District Plan for approximately 70 acres west of Dubuque Street, south of Interstate 80, and north and east of Mission Point Road and Mackinaw Drive, to modify the land use map, adopt a sensitive areas survey, and add certain housing, transportation and design goals as listed in the Staff Report.

Parsons seconded the motion.

Hensch noted that while listening to all the discussions and speakers he kept in his mind what is most important to the community and if all those criteria are met. (1) Infill development; yes, this project brings development to an underutilized area; (2) entrance way to Iowa City; the poor

condition of Forest View currently and the impression it leaves on visitors to Iowa City will be addressed; (3) affordable housing; this development address an chronic issue in Iowa City; (4) stormwater management; while not discussed in the Comprehensive Plan it can be address in rezoning and subdivision; (5) preserving trees; the beautiful entrance to Iowa City needs to be preserved and a goal to the Comprehensive Plan can be added to maintain a buffer of trees at the entrance.

Theobald agrees with Hensch, and believes this is an opportunity to create a really interesting entrance to Iowa City. Her concern is in recent developments when she has seen what was put in for landscaping she has been disappointed. This would be an area where the landscaping needs to be preserved. She doesn't disagree with commercial properties being in that area, it could enhance the area, if done correctly. She feels there are the proper steps in the future to ensure it is done correctly.

Freerks stated she is not opposed to commercial either, her question is in the placement of the gas station and having it right next to residential. Additionally there is concern about the removal of trees in a commercial area. She feels there needs to be a goal added regarding preserving the terrain, greenspace and trees.

Hensch agrees that 90% tree removal is unacceptable for this area (which is allowable for commercial areas) but not all trees are equal, and it is important that a tree inventory be done so that the correct species be saved. Freerks stated that Project Green would argue its more than just the trees, it's the lush green space as well.

Freerks believes more detailed goals need to be added for the preservation of green space and perhaps even the stormwater management.

Martin understands that at some point this area is going to be redeveloped but she hopes as a community we can all stand tall and tell our children and grandchildren of the amazing process of this really cool Dubuque Street entrance. There are amazing opportunities here and don't want to have regrets. This is a multi-facet project with many pieces.

Freerks agreed and noted that there have been situations in the past that were poorly vetted and ended up being nothing like what was imagined in the beginning.

Martin also stated it's not just the landscaping but also the traffic.

Signs mentioned that one of the items in the Strategic Plan that stands out to him was the Council's goal to proactively develop interstate entryways. He agrees that this area is a crucial piece of the community's psyche and he feels the developer knows that and knows they will be under the microscope. Signs feels that since the group of developers are part of this community they do care like the community does. Signs had some concern at first with some of what Monson and the others had said about trees but feels the Commission can set limits at some point in the process, wherever appropriate. When Signs thinks of the possibilities he has been using Minneapolis as a comparison. They have a lot of development in marshlands and woodlands and have done so in a beautiful way. This development group has heard all the concerns and as members of the community that do business here will want to do what is best and right to not only protect the area, but their reputations. Signs is concerned that the Commission is allowing this one piece of a 70 acre area overshadow all the good that this development is. This is one of the best conceived development ideas he has ever witnessed with the preservation of greenspace and working with affordable housing.

Signs also discussed the Idyllwild situation noting that area has had a problem since development and that problem isn't the fault of everyone else. Less than half of the land for this development is in the Idyllwild watershed and one-third of that is being preserved. Signs feels it is important to move forward with this Amendment and perhaps add to the motion that City Council work with Idyllwild and the developer to develop a solution. However that one issue is not enough to hold up this entire project moving forward.

Freerks stated it is the responsibility of the developer and the Commission to do no greater harm. Signs agreed but noted the developer will have to meet all the run-off and groundwater criteria for their development and therefore that does not need to be a hold-up at this phase.

Freerks just feels there needs to be more time to iron on the details that can be added to the Amendment for reassurances.

Martin added that when Signs stated this is cooperation between developers and neighbors like he's never seen before, that actually makes her more cautious because when something appears to be as amazing as this project, it seems too good to be true.

Hensch recommends adding a goal about tree preservation and woodlands specifically. He noted he is not concerned about a gas station, his concern is with the entrance on Dubuque Street and maintaining the beauty of that.

Theobald is concerned with the placement of the gas station and would like to see it swapped with the hotel due to environmental issues of living/working next to a gas station. There are odor issues, not to mention noise.

Martin is concerned about traffic with pedestrians and bicyclists. Dubuque Street will only get more crowded when the new high school opens.

Yapp noted in the motion Staff is recommending adopting the sensitive areas inventory which shows proposed impacts and proposed preservation. Freerks said she doesn't believe that is enough.

Dyer noted that making an 80 foot right-of-way is going to require more than 80 feet wide of excavation and then someplace to put all that dirt. That will create a big hole in the entryway and eliminate what is appealing there. Dyer stated that two of the votes she regrets most while being on this Commission both deal with gas stations (the HyVee gas station on North Dodge and the Benton Street gas station). They light up the whole universe 24/7 and both face residential neighborhoods. They are supposed to have buffers of plantings and all they have is grass. She does not want to see the same mistake in this location. She agrees there needs to be more specific language about preserving the existing environment along Dubuque Street.

Martin feels the City and the Developer need to work together to draft language to reach the goals of the Commission.

Hensch withdrew his motion, Parsons seconded the withdrawal.

Hensch moved to defer the item until the next meeting so an additional goal can be drafted regarding the woodland preservation along the Dubuque Street entrance.

Dyer noted the houses on Knollwood Lane may qualify as historical houses since they are mid-century modern that were created by a distinctive developer.

Parsons seconded the motion and concurred.

Parsons noted that when he read the North District Plan there was already mention of trying to preserve the area, so would that statement remain. Yapp confirmed that would remain in the Plan. The current language discusses the scenic character of the corridor but doesn't get into the specific woodland preservation or natural areas.

A vote was taken and the motion carried 6-1 (Signs dissenting).

REZONING / DEVELOPMENT ITEM (REZ17-00011/SUB17-00008):

Discussion of an application submitted by Arlington LC for a rezoning of approximately 1.59 acres from Medium Density Single-Family (RS-8) zone to Low Density Multi-Family (RM-12) zone and a preliminary plat of Stone Bridge Estates, Part Ten, a 22-lot, 7.9-acre residential subdivision located southeast of the intersection of Thames Drive and Huntington Drive.

Yapp began the staff report showing a map of the location of the proposed subdivision. The existing zoning is Medium Density Single-Family Residential (RS-8), to the south is Low Density Multi-Family (RM-12) zone, and to the west is Planned Development 5, a Planned Development Single-Family. The proposed application consists of two parts; the first part is rezoning lot 147 to Low Density Multi-Family consistent with the property to the south. The remainder of the application is for a single-family subdivision, extending Huntington Drive to the northern property line and extending Thames Drive to Taft Avenue. Yapp explained that the existing RS-8 zoning does allow duplexes on corner lots and the applicant does intend to construct duplexes at the intersection of Huntington and Thames Drives and that is why those lots are a little bit larger. Yapp showed images of the proposed townhouses and lot 147 could accommodate approximately 8 townhomes that would be accessed from a rear lane. When this property was first rezoned in 2009 the City required a landscape buffer along Taft Avenue and a concept plan was adopted and Staff now requires that same concept be required. The concern at the time was someday Taft Avenue will become a major north/south arterial street and the hope is by the time that happens this landscaping will have matured and help protect the rear yards of these properties.

Staff recommends approval of REZ17-00011, a rezoning of 1.59 acres from Medium Density Single Family (RS-8) zone to RM-12 Low Density Multi-family, for property located on Huntington Drive, south of Thames be approved subject to a conditional zoning agreement requiring compliance with the following:

1. The developer is required to dedicate space along Taft Avenue for right-of-way and construction easements to allow the future improvement of the arterial street;
2. Substantial conformance with the concept plan in regard to lot depths and street layout; and
3. Substantial compliance with the landscaping plan dated 10-12-09
4. Substantial compliance with the elevations submitted for two buildings consisting of 4 townhomes each.

Stormwater management would be collected near the creek and directed along Scott Boulevard stormwater basin, a City regional stormwater facility.

Staff also recommends approval of SUB17-00008, a 22-lot, 7.9 acre preliminary plat located along Huntington Drive and Thames Drive.

Hensch asked if Taft Avenue from Highway 6 to Rochester Avenue was a City road. Yapp stated that most of that is half City half County but the City does have a maintenance agreement with the County regarding who does dust control and snow removal.

Hensch shared the concern again regarding the appropriate amount for the developer to have to improve. Yapp stated that when this property was rezoned in 2009 the amount (the 12.5%) was stated in the Conditional Zoning Agreement at that time. Freerks noted these dwellings will be fronting onto Huntington Drive not Taft Avenue.

Dyer asked if there are plans to extend the City limits to the other side of Taft Avenue at some point. Yapp replied that the City's growth area does not extend much further east. The growth area is defined as areas where the City can provide gravity sewer so unless a significant sewer pump station were funded and constructed they could not provide sewer no more than a quarter mile east of Taft Avenue.

Freerks opened the public hearing.

John Moreland (960 Arlington Drive) is the developer. He noted that 25 years ago they started on American Legion Road with 300 acres and have developed all the way up to Lower West Branch Road. They have been very successful in mixing multi-family with single-family and feel it is important to have a different price point for everyone involved. One of the reasons that prompted this rezoning was the ability to build duplexes only on corner lots. Since there is the cross street that goes through this area it allows for a nice place to put some ranch-style duplexes which are very popular for retirees. They held a Good Neighbor Meeting and scaled reduced the amount of townhouses they were originally proposing due to the feedback.

Freerks closed the public hearing.

Martin moved to approve SUB17-00008, a 22-lot, 7.9 acre preliminary plat located along Huntington Drive and Thames Drive and also REZ17-00011, a rezoning of 1.59 acres from Medium Density Single Family (RS-8) zone to RM-12 Low Density Multi-family, for property located on Huntington Drive, south of Thames be approved subject to a conditional zoning agreement as stated in the Staff Report.

Parsons seconded the motion.

Hensch stated he likes seeing the mix of housing types in this area and supports that. Freerks agrees.

A vote was taken and the motion carried 7-0.

CONSIDERATION OF MEETING MINUTES: JUNE 1, JUNE 7 and June 15, 2017

Hensch moved to approve the meeting minutes of June 1, June 7 and June 15, 2017.

Theobald seconded the motion.

A vote was taken and the motion passed 7-0.

PLANNING AND ZONING INFORMATION:

Theobald requested that locations of firework selling stands be discussed at a future meeting. Yapp noted that a City Council member has made the same request.

ADJOURNMENT:

Parsons moved to adjourn.

Hensch seconded.

A vote was taken and motion carried 7-0.

**PLANNING & ZONING COMMISSION
ATTENDANCE RECORD
2016 - 2017**

	10/20	11/17	12/1	12/15	1/19	2/2	3/2	3/16	4/6	(W.S.) 4/20	4/20	5/4	5/18	6/1	(W.S.) 6/7	6/15	7/6
DYER, CAROLYN	X	X	X	X	X	X	X	X	X	X	X	X	O/E	X	X	X	X
FREERKS, ANN	X	X	X	X	X	X	X	X	O/E	X	X	X	X	X	X	X	X
HENSCH, MIKE	X	X	X	X	X	X	X	X	X	X	X	X	X	X	O/E	X	X
MARTIN, PHOEBE	O/E	X	O/E	X	X	X	X	X	X	O/E	O/E	X	X	X	X	O/E	X
PARSONS, MAX	X	X	X	X	X	X	O/E	X	X	X	X	X	X	X	X	X	X
SIGNS, MARK	X	O/E	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
THEOBALD, JODIE	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

KEY: X = Present
 O = Absent
 O/E = Absent/Excused
 --- = Not a Member