

Residential District) while the south half is zoned A-1 (Agricultural District). The proposed rezoning is to place all the property in the R-1 (Single-Family Residential District) to allow for the remaining land to be platted into individual lots. The review of the plat is anticipated for the May Commission meeting and the Comprehensive Future Land Use Map designates this area as Residential.

Chairperson Waldstein asked if City staff had received any communication. Secretary Passmore noted that the Robertson & Brye property communicated through Mr. Butch Kehe that they had no problem with the request. Mrs. Waldstein opened the public hearing. Mr. Kenealy offered to answer any questions. There being no further comments, the public hearing was closed. Mr. Passmore mentioned that a few items brought up at the previous meeting had been clarified. One item was that the desired right-of-way along 16th Street SW was previously acquired in 1999 and the other was that the roadway is seal-coated to approximately the south boundary of the proposed property.

Commissioner Lambert asked when the City would require City water and sewer to be brought down 16th Street SW. Mr. Passmore noted that water main already exists past the Kenealy property but that sewer is only stubbed under 10th Avenue SW. As to when a sewer project would occur, Mr. Passmore stated that this would likely be a City project to serve many existing residences along with new development and that the time and scope of a project has not been defined. Vice-Chairperson Huser confirmed that Mr. Kenealy was aware that a sewer project could occur in the future that could include assessments to the property owners. Commissioner Bell confirmed that this is the extent of Mr. Kenealy's property in the area and that the plat will meet all City requirements. The Commission discussed different ways that sewer could serve the property and that a north-south easement between the west and east lots would be beneficial. The Commission discussed the Joachim property to the east of the Kenealy property and that access to this property is somewhat limited, but would more likely be served from the larger property to the south.

Mrs. Waldstein asked about access to the four lots that will be created. Mr. Passmore stated that there would be a 50-foot wide access easement to get back to lots 2 and 3. Commissioner Soash confirmed that this would be a private drive for the lot owners. City Engineer Cherry confirmed that lot 1 currently has an existing driveway off of 16th Street SW, north of the proposed joint access easement and desired to see the remaining lots to be limited to the one access easement onto the roadway. The Commission agreed that limiting driveway accesses onto 16th Street SW is a prudent thing to do as traffic will increase.

Motion By: Dean Soash

Seconded By: David Huser

Move that the Planning and Zoning Commission recommend to the City Council the approval of the rezoning request for the Frank Kenealy property along 16th St. SW.

Yes: 6

No: 0

Absent: 1

C. Regular Business:

1. Review and Set Public Hearing on the Rezoning Request and Comprehensive Land Use Amendment for Community Based Services regarding their proposed property at 1404 3rd Street SW.

Community Based Services, in coordination with the current property owners, B.N.K.D., Inc., has requested the rezoning of their proposed property at 1404 3rd Street SW. The property is located between 13th Avenue SW and 16th Avenue SW and along the west side of 3rd Street SW. The property is currently zoned C-2 (Commercial District) while the proposed zoning is R-4 (Multiple Family Residential - Transitional District). Community Based Services intends to build a multiple-family building for approximately nine residents. The Comprehensive Future Land Use Map designates this area as Commercial and would need to be amended to Residential.

Ms. Kayleen Symmonds of Community Based Services and Mr. Bill Reinke of Houses, Inc. presented the proposal and offered to answer any questions. Mr. Reinke showed the Commission a schematic of the proposed structure and mentioned that financing has been awarded to this project. Mr. Mardy Holst, AIA, of AHTS Architects reviewed the proposed building and site layout. Ms. Symmonds stated that most of the residents will not have their own vehicles so a large parking lot is not needed. Commissioner Soash asked for a compelling reason why this location was chosen. Ms. Symmonds stated that this location was not in a floodplain, was within walking distance to surrounding shopping, and that access to the site was very good. Mr. Reinke added that this property had a willing land owner, compared to other sites they reviewed, and that the building would fit nicely within the neighborhood and the Ledges across the street. He also stated that the lot was large enough for the project and had accessible services.

Chairperson Waldstein asked about the previous City Council meeting where this topic was discussed. Council Liaison Grace mentioned that the City Council gave general support for this type of project and thought that this project should be allowed to go through a rezoning process. Commissioner Bell questioned the proposed site and wondered if a better site existed. Mrs. Waldstein stated that this request appeared to be a form of spot zoning. Mr. Reinke mentioned that the rezoning would be contiguous to the R-4 across the street.

Motion By: David Huser

Seconded By: Dean Soash

Move that a public hearing for the rezoning request and Comprehensive Land Use Amendment for Community Based Services regarding their proposed property at 1404 3rd Street SW be set for the Planning and Zoning Commission meeting on May 4, 2006.

Yes: 6

No: 0

Absent: 1

2. Review and Recommendation of the Final Plat for Copper Ridge Third Addition.

B.N.K.D., Inc., in conjunction with Van Winkle-Jacob Engineering, Inc., has produced a revised final plat for their new proposed single-family residential subdivision, Copper Ridge Third Addition. The subdivision is located in northeast Waverly along Bremer Road and is the third phase of a proposed four phase development. The zoning of the property is R-1 (Single-Family Residential District) and parkland was accommodated through a donation to the City and approved by the Parks and Recreation Commission. Storm-water detention was accommodated in the second phase, as was a majority of the infrastructure serving the front of the lots. The final plat checklist has been provided and the Comprehensive Land Use Map labels this area as Residential. The Commission recommended approval of the original Copper Ridge Third Addition plat at the September 1, 2005, meeting but desired the street name of Platinum Place to be the same as the southern stub street out of Impala Addition. The final plat has been slightly altered since the previous meeting as the lots were widened, eliminating one total lot. A new conceptual drawing has also been included to illustrate the intended phase four and the future stub street to the north.

Mr. Dennis Happel of BNKD, Inc. reviewed the plat and the changes that have occurred since the previous plat. Mr. Happel stated that they feel that the stub road to the north will veer to the east in lieu of continuing due north as more land is made available for development. Commissioner Lambert confirmed that if Platinum Place is continued to the east it would potentially connect to Bremer Road. Mr. Happel mentioned that much of the design and size of the next phase is dependent upon the market at that time. Mr. Lambert asked if a trail easement would be a possibility through the subdivision. Mr. Happel responded that they did not desire such an easement due to the steep terrain of the area and that the size of lots would require such an easement to be in the back yards. Commissioner Bell confirmed that the separation between the existing and potential connections to Bremer Road from phases 3 and 4 would be within City guidelines.

Motion By: Lake Lambert

Seconded By: Ann Bell

Move that the Planning and Zoning Commission recommend to the City Council the approval of the Final Plat for Copper Ridge Third Addition.

Yes: 6

No: 0

Absent: 1

3. Review and Recommendation of the Preliminary Plat for Stone Haven Plat V.

B.N.K.D., Inc., in conjunction with Shoff Engineering, Inc., has produced a preliminary plat for their new proposed residential subdivision, Stone Haven Plat V. The subdivision is located completely within lot 11 of Stone Haven Plat III along the north side of 16th Avenue SW and the west side of 1st Street SE. The zoning of the property is R-4 (Multiple Family Residential – Transitional District)

and storm-water detention was accommodated in the earlier phases of the development. The preliminary plat checklist has been provided and the Comprehensive Land Use Map labels this area as Residential.

Mr. Dennis Happel of BNKD, Inc. reviewed the plat and stated that the proposed new roadway would be an extension of the existing private cul-de-sac that serves the Ledges III facility. He stated that there would be a mix of single-family (garden homes) and two-family residences within the new plat and that it would accommodate senior citizens, similar to the Ledges facilities. Vice-Chairperson Huser asked about the roadway as it stubs to the Eliassen property. Secretary Passmore noted that the City asked for the slight angle to be placed in the roadway in order to benefit the north property in respect to lot depths. Mr. Passmore also mentioned that the end of the street will be constructed with a turn-around for fire code purposes. Commissioner Lambert confirmed that the right-of-way for 13th Avenue SW stops at 3rd Street SW and no easements currently exist for its continuation.

Motion By: Dean Soash

Seconded By: Bill Wilson

Move that the Planning and Zoning Commission recommend to the City Council the approval of the Preliminary Plat for Stone Haven Plat V.

Yes: 6

No: 0

Absent: 1

D. Old Business: None

E. New Business:

Secretary Passmore brought forward a Bremer County rezoning request that lies within an Area 3 of the Waverly – Bremer County Two Mile Area Agreement. The applicant is Mr. James Trost who is proposing to rezone from A-1 to A-2 to enable a multiple acre lot residential development. Due to the timing of the notice of the proposal and when Bremer County will review the item, it is desired to gather any comments from the City at this time as that is the extent of the City's review under the agreement.

Mr. Passmore briefly reviewed the location and the request. City Engineer Cherry stated that per the City Comprehensive Land Use Map, a new major north-south roadway was shown in this approximate location and that a new state highway ramp could clip the southeast corner of the property. Vice-Chairperson Huser confirmed with Mr. Cherry that a potential new sewer plant would likely be located well to the east of the proposed development. Mr. Passmore mentioned that the Commission has discussed the future increase in use of 240th Street and the need to keep new structures back from the right-of-way. The Commission desired to express these issues to the County, but that overall there were no strong objections to the request.

F. Adjournment:

Motion By: David Huser

Seconded By: Lake Lambert

That the Planning and Zoning Commission meeting be adjourned.

Yes: 6

No: 0

Absent: 1

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