AGENDA

PLEASANT HILL PLANNING & ZONING COMMISSION
5160 MAPLE DRIVE
PLEASANT HILL, IOWA 50327

REGULAR MEETING

MONDAY, FEBRUARY 6, 2023
5:30 PM

1. CALL TO ORDER / ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES OF JANUARY 9, 2023 REGULAR MEETING
4. TIME TO ADDRESS THE COMMISSION – FIVE (5) MINUTE LIMIT
5. BUSINESS ITEMS
   a. PRELIMINARY PLAT/SITE PLAN – PRAIRIE CREEK PLAT 3
6. DIRECTOR’S REPORT
7. ADJOURNMENT
1. CALL TO ORDER/ROLL CALL
Pleasant Hill Planning & Zoning Regular Session was called to order at 5:30 pm on Monday, January 9, 2023 by Chairperson Sand. The City Council Chambers were open and available to the public. Present: Meredith Emory, Jeromy Geiken, Tim Mallicoat, Pam Mollenhauer, Kate Sand, Jeffery Vroom, and Keith Williamson. Absent: None.

2. APPROVAL OF AGENDA
MALLICOAT/EMORY moved to approve the agenda. Ayes: Unanimous. Motion carried.

3. APPROVAL OF MINUTES NOVEMBER 7, 2022 REGULAR SESSION
WILLIAMSON/MOLLENHAUER moved to approve the November 7, 2022 Regular Session minutes. Ayes: Unanimous. Motion carried.

4. TIME TO ADDRESS THE COMMISSION
None

5. BUSINESS ITEMS
A. MEACHAM PLACE PARK – SITE PLAN
Initial site design and construction documents for the 2.6-acre Meacham Place Park, located at 6010 E Oakwood Dr. improvements; Snyder & Associates to provide construction and bidding assistance for the initial phase taking into consideration input and ideas from staff, City Commissioners, Councilmembers, and residents. Site plan includes drive access from E Oakwood Dr; utility stubs for future connections; 8 stall parking facility connected to E Oakwood Dr; 10’ wide trail; 20’ wide recreation trail easement enabling trail connection to NE 60th St; multipurpose sport court; potential locations for future pavilions and playgrounds; and landscape plan exceeding City Code requirements, preservation of many existing trees, and incorporation of native plants and grasses.

Commissioners, Snyder Landscape Architect Clay Schneckloth, and City Staff discussed bidding schedule; seasonal accessible temporary restrooms; locations of stormwater detention; proposed landscaping, existing tree preservation, and natural screening; handicapped parking location, size, and landscaping vs usability of parking lot; pedestrian crossing sites and striping; possible bid alternates for lighting and widening front sidewalk to meet trail standards; playground installation in next phase; and time of future phases dependent on Council budget priority and funding.

WILLIAMSON/GEIKEN motioned to recommend approval of Meacham Place Park Site Plan. Ayes: Unanimous. Motion carried.

B. ADA TRANSITION PLAN – ANNUAL REPORT UPDATE
2022 annual report of the City’s ADA Transition Plan; initiated by the City in 2018 to remove accessibility barriers and ensure compliance with the Americans with Disabilities Act (ADA); 2017 inventory of all City street-side pedestrian systems identified deficiencies; prioritized sites; provides guidance in planning annual street patching projects and CIP; and serves as a monitoring tool to document upgrades to public right-of-way and documents changes throughout the year.
Commissioners and City Staff discussed ADA plan specific requirement to right-of-way public space; ADA was a consideration in new City builds and remodel; ADA Transition vs Corridor Crossing Study; high pedestrian traffic crossing E University Ave between NE 56th St and Shadyview Ave; funding challenges; and DOT and DART final decisions for crossing and bus stops.

6. DIRECTOR’S REPORT

- Next meeting – February 6, 2023 at 5:30 pm.
- Comprehensive Plan Update - Council approval of request for proposals, RFP’s due end of January; Committee to review and recommend bids; estimated 18 month completion with final document completion in October 2024.
- Community Survey - Complete and results are being tabulated; anticipated Council review by the end of January.
- Completed Developments – Kum & Go, Arby’s, and Mister Carwash open.
- DOT RISE Grant - if granted, funds to be applied to roadway additions at the commerce park.

7. ADJOURNMENT

MALLICOAT/WILLIAMSON motioned to adjourn. Ayes: Unanimous. Motion carried. Meeting was adjourned at 6:00pm.

Jennifer Bartles
Community Development Clerk
AGENDA ITEM SHEET
PLANNING & ZONING COMMISSION
FEBRUARY 6, 2023

REQUESTED BY: MADELINE STURMS, AICP
ASSISTANT CITY MANAGER/COMMUNITY DEVELOPMENT DIRECTOR

REFER TO: PLANNING AND ZONING COMMISSION

SUBJECT: PRELIMINARY PLAT AND SITE PLAN
PRAIRIE CREEK PLAT 3

The City has received the preliminary plat for the third phase of the Prairie Creek development for 16.72-acres of Outlot Y Prairie Creek Plat 2, generally located east of Highway 65, north of SE 6th Avenue, and south of Vision Drive. The owner and developer of the property, Kading Properties has presented Prairie Creek Plat 3 to be positioned south of the existing development with proposed continuation of townhome dwellings units, in the similar style and configuration of the townhomes constructed in Plat 1 and Plat 2 to the north. Plat 3 also includes an area reserved for private parkland and open space for residents that will double as an area for storm water detention.

The zoning for the project was established in 2017 prior to the first phase of development which provided for single family and multifamily with a 10 dwelling unit per acre density cap. Lot 1 located east of Prairie Creek Drive and south of Vision Drive is assigned R-3 Multiple Family Residential Zoning District for the proposed development of 86 townhouse units of various building size and design with a destiny of 8.64 units per acre. The zoning district assigned to Lot 2, west of Prairie Creek Drive and south of Yellow Banks Lane is assigned R-2 Single Family Attached Residential Zoning District. Lot 2 will be limited to the construction of a private park and the installation of related park amenities and contain dedicated storm water detention and for the area. The proposed uses of the property are allowed in each assigned zoning district.

Lot 1 is proposed as a single lot to be developed into 86 townhouse dwellings units under common ownership. The preliminary plat displays the proposed townhouse configuration to be similar to the size and character to the adjacent lots in Plat 1 and 2 and includes private street connections to Prairie Creek Drive and Vision Drive and 36 additional parking stalls for residents outside of the required driveway and garage parking.

The detention location on Lot 2 will serve as the main source of stormwater control for this development and overflow for the detention area to the north in Prairie Creek Plat 2. The applicant has also proposed a private park and open space area on Lot 2 with walkways and benches for use by residents of the neighborhood. Park walkways are displayed with connections to a 10’ wide trail to be constructed along the west section of Prairie Creek Drive and connect to the existing trail system that travels throughout the Prairie Creek neighborhood and connects to Youngstown Trail at E. Oakwood Drive.
The plat provides for public improvements including the extension of the public road, Prairie Creek Drive to the south property line. All roads including the private road connections will be constructed to SUDAS standards for width, thickness and cross section. Sidewalks six-feet in width are proposed on all public and private streets. The trail extension from Plat 2 is proposed along the west side of Prairie Creek Drive and is planned to eventually connect to SE 6th Avenue. A 4’ trail easement will be provided along the west side Prairie Creek Drive on Lot 2 to allow for a section of the 10’ wide trail that lies outside of the right of way.

Lot B of the plat is reserved for a section of right of way to be dedicated to the City for SE Sunsplash Drive. The intersection of Prairie Creek Drive and SE Sunsplash drive will be constructed at a future time when development requires through a development agreement with the City. A temporary turnaround easement has been identified at the south property line where Prairie Creek Drive ends to provide a turnaround location for service vehicles until the future road network has been completed.

Public water and sanitary sewer improvements are included with the plat development as well as provisions for stormwater management. The Condominium Association plans to be responsible for maintenance Lot 2 which includes the drainage swales located in the overland flowage easements and detention facilities.

The landscaping plan displays a variety of over-story and ornamental trees, shrubs, and ornamental grasses. The total calculated open space for the property is approximately 10.42 Acres or 62% of the total land area of the property, well over the required 20% needed for the project. The City is still working with the developer fulfill parkland dedication requirements.

The attached architectural elevations display the proposed size, height, and façade of the three different townhome building designs to be constructed in Lot 1, which will include six bi-attached buildings, two 4-plex buildings, and eleven 6-plex building. The calculation of the class of materials to be used on each building façade is listed and meets all specified architectural elevation requirements.

Staff has reviewed the documents and finds them to be in conformance with the requirements of a preliminary plat and site plan. Staff anticipates being able to present the project for consideration of approval. Appropriate Commission action would be to consider approval of the preliminary plat and site plan for Prairie Creek Plat 3 subject to the applicant addressing any remaining comments presented by staff.
INTERPRETATION

Highlighted areas represent placement of stone veneer.

Gables labeled "S" represent placement of shake siding as opposed to lap siding (texture change).

Thick black lines on 4-plex and 6-plex buildings designate separation of units; color changes will take place at each of these lines.

1. FRONT ELEVATION - OPTION A

2. FRONT ELEVATION - OPTION B

3. FRONT ELEVATION - OPTION C
add eyebrows @ 2/ bldg
facing road
W/ shake