AGENDA

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

REGULAR MEETING
MONDAY, JUNE 5, 2023
5:30 PM

1. CALL TO ORDER / ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES OF MAY 1, 2023 REGULAR MEETING
4. TIME TO ADDRESS THE COMMISSION – FIVE (5) MINUTE LIMIT
5. BUSINESS ITEMS
   a. RIGHT OF WAY VACATION – NE 62ND STREET
   b. PRELIMINARY PLAT – THE CROSSING AT PLEASANT HILL
6. DIRECTOR’S REPORT
7. ADJOURNMENT
Pleasant Hill Planning and Zoning  
Regular Session  
May 1, 2023

1. CALL TO ORDER/ROLL CALL
Pleasant Hill Planning & Zoning Regular Session was called to order at 5:30 pm on Monday, May 1, 2023 by Chairperson Sand. The City Council Chambers were open and available to the public. Present: Jeromy Geiken, Tim Mallicoat, Kate Sand, Jeffery Vroom, and Keith Williamson. Absent: Meredith Emory. Pam Mollenhauer arrived after roll call.

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

3. APPROVAL OF MINUTES APRIL 17, 2023 REGULAR SESSION
MALLICOAT/GEIKEN moved to approve the April 17, 2023 Regular Session minutes. Ayes: Unanimous. Motion carried.

4. TIME TO ADDRESS THE COMMISSION
None

5. BUSINESS ITEMS

   A. SITE PLAN – HALLETT MATERIALS
   Site plan submitted for a 115.03-acre mining operation located at 601 S Pleasant Hill Blvd, zoned I-2 General Industrial, northern parcels owned by Hallett Materials and southern parcel owned by the City of Pleasant Hill, with approx. a 7-acre site for improvements including entrance, scale house, and wash plant area centrally located between mining areas, and reclamation plan per stipulations place during 2018 Conditional Use Permit.

   Proposed improvements includes 40-ft wide paved approach entrance onto S. Pleasant Hill Blvd; detectable warning panels where the 10-ft trail crosses the entrance; scale house structure; 9 parking stalls for staff; approx. 6-acre area with stabilized gravel to contain material stockpiles and plant washing equipment; onsite dumpster and storage container; stormwater completely contained by two large ponds adjacent to mining pad; utilities and fire suppression from existing systems; and architectural elevations and required screening per code requirements.

   Reclamation plan provides direction for grading and landscaping when mining operations cease and the property is returned to the City; open space landscaping requirements to be deferred until mining operations cease; landscaping material requirement for off-street parking, driveways, and loading areas to be included with the site development; and plant placement to mitigate the risk of damage from construction traffic.

   Commissioners and City Staff discussed Conditional Use Permit requirements regarding permitted mining staging and timelines; restoration of mining site, regrading of slopes to allow future recreational use, removal of structures, and installation of plantings; access drive placement; timing and funding of final MLK Pkwy extension; and completion of SE Connector.

   WILLIAMSON/MALLICOAT motioned to recommend approval of Hallett Materials – Site Plan subject to remaining staff and engineering comments. Ayes: Unanimous. Motion carried.
B. PRELIMINARY PLAT – HAWTHORN TOWNHOMES
Preliminary plat for 9.12-acres of vacant land generally located east of NE 60th St, south of Martha L. Miller Dr, and north of Meacham Dr., zoned C-2 Regional Commercial, owned by Hubbell Realty, known as Hawthorn Townhomes, to subdivide for an assisted living facility and townhome development.

Hawthorn Townhomes to contain 28 postage-stamp lots for owner occupied, single-family attached townhome units, density of 6.19 units per acre, private street connections to Meacham Dr, HOA owned and managed Outlot Z contains common area and private streets, and 6-ft sidewalks along Meacham Dr and each private street.

Lot 29 to contain a 70-unit apartment style, assisted living facility, known as Edencrest, owned and managed by Hubbell; density of 15.22 units per acre; loading areas; 36 parking spaces; private street connections to Martha L Miller Dr and through the existing Forge65 to NE 62nd St; interior trail, sidewalk, and walkways with 6-ft wide walkway connecting residential projects; and vacation plat for the 60-ft NE 62nd Street right-of-way located along the eastern half of the property.

Proposed improvements include modification to existing temporary turnaround to accommodate operations needs and emergency service access until Meacham Dr. is extended; new public utilities include water main and sanitary sewer connections; two dry bottom detention basins with hydrodynamic separators located on east and west side of Lot 29; and parkland dedication as $26,841.92 fee in lieu to be provided at time of Final Plat.

Commissioners, CDA Engineer Ryan Hardisty, Hubbell Realty Representative Caleb Smith, and City Staff discussed requirements for temporary turnaround and possible solutions in regards to grading and storm sewer inlets; road extensions eastward included Council CIP priorities, funding, ownership of abutting properties, and current location of city limits; proposed townhome elevations vs code requirements; lower parking demands for assisted living facilities; townhome parking via unit garages and 20-foot drives; private access drives from public streets; and Hubbell HOA ownership and management of private streets, stormwater mitigations, and Edencrest.

WILLIAMSON/VROOM motioned to recommend approval of Hawthorne Townhomes – Preliminary Plat subject to remaining staff and engineering comments. Ayes: Unanimous. Motion carried.

C. SITE PLAN – HAWTHORN TOWNHOMES

WILLIAMSON/MALLICOAT motioned to recommend approval of Hawthorne Townhomes – Site Plan subject to remaining staff and engineering comments. Ayes: Unanimous. Motion carried.

D. SITE PLAN – FORGE65 EDENCREST

VROOM/MALLICOAT motioned to recommend approval of Forge65 Edencrest – Site Plan subject to remaining staff and engineering comments. Ayes: Unanimous. Motion carried.

6. DIRECTOR'S REPORT

- Next meeting – June 5, 2023 at 5:30 pm
- Street Patching - Hickory Blvd intersection repair has started.
- Comprehensive Plan – initial meetings to begin this week.
7. ADJOURNMENT
VROOM/MOLLENHAUER motioned to adjourn. Ayes: Unanimous. Motion carried. Meeting adjourned at 5:59pm.

Jennifer Bartles
Community Development Clerk
Planning and Zoning Commission and City Council have recently considered and recommended approval of a Preliminary Plat for Hawthorne Townhomes and site plans for Forge Edencrest project and Hawthorn Townhomes project.

The right-of-way alignment for NE 62nd Street was previously dedicated and the roadway plans have shifted based on development and the portion adjacent to the Hawthorne Townhomes project is no longer needed.

The vacation and subsequent disposition of the property would allow for a greater use of the adjacent property to achieve the proposed size of the development. The applicant has submitted vacation plats for the 60’ right of way of NE 62nd Street located along the eastern half of the property and a 15’ public utility easement that runs along the west side of NE 62nd Street. The City does not plan to use either of the right of way or utility easement for roadway or utility construction.

The vacation of the roadway would remove its status as right-of-way and clears the way for the separate process of disposition where the property would be considered for sale to the adjacent owners. Transfer to adjacent owners is the only option in this case as the property is not large enough to be buildable on its own.

City staff has no objection to the vacation of the roadway as it is not needed for street construction. The plat has provided pedestrian connections between to serve alternative transportation modes. Final action on the vacation of the right of way would come from the City Council at a public meeting. Appropriate Commission action would be to consider the vacation and forward a recommendation to the City Council.
LOCATION: PT. LOT "D", PLEASANT HILL CENTRE I, PLEASANT HILL, POLK COUNTY, IOWA
REQUESTOR: HRC PLEASANT HILL II LLC 6900 WESTOWN PKWY WEST DES MOINES, IA 50266-2520
PROPRIETOR: CITY OF PLEASANT HILL
SURVEYOR: MICHAEL A. BROOMER
SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE
PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE 4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PH: 515-369-4400

DATE OF SURVEY: NOVEMBER 28, 2022

VACATION PLAT

A PART OF LOT "D", PLEASANT HILL CENTRE I, AN OFFICIAL PLAT IN THE CITY OF PLEASANT HILL, POLK COUNTY, IOWA AND MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT B, SAID PLEASANT HILL CENTRE I; THENCE NORTH 00°15'21" WEST ALONG THE WESTERLY LINE OF SAID LOT "D", 258.31 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 752.45 FEET, WHOSE ARC LENGTH IS 85.41 FEET AND WHOSE CHORD BEARS SOUTH 64°39'07" EAST, 65.39 FEET TO THE EAST LINE OF SAID LOT "D"; THENCE SOUTH 00°20'58" EAST ALONG SAID EAST LINE, 542.19 FEET; THENCE SOUTH 89°47'00" WEST, 85.06 FEET TO SAID WESTERLY LINE, THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.36 FEET AND WHOSE CHORD BEARS NORTH 44°40'29" EAST, 35.42 FEET; THENCE NORTH 00°28'03" WEST ALONG SAID WESTERLY LINE, 284.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.77 ACRES (33,588 SQUARE FEET).

ZONING: C-2 REGIONAL COMMERCIAL

PT. GOVT LOT 1 SEC 3-78-23 BEVERLY PATTERSON

PT. GOVT LOT 8 SEC 3-78-23 BEVERLY PATTERSON

PT. LOT "D" PLEASANT HILL CENTRE I (EXISTING 60' ROW)

THE HIGHLANDS OF PLEASANT HILL TOWNHOMES PLAT 3

MEACHAM DRIVE

MARTHA L MILLER DRIVE

77.00' ROW

NE COR PARCEL '2022-69' AND SE COR ACQUISITION PLAT BK 17866 PG 223

PARCEL '2022-69' BOOK 1976, PAGE 4 & 5, PT LOTS 6 AND 8, PLEASANT HILL CENTRE I, HRC PLEASANT HILL LLC

NE COR LOT 8 ROW VACATION 33588 SF 0.77 AC

Δ=90°13'03"M 90°28'07"R
L=39.36'M 39.47'R
R=25.00'M&R
CH=35.42'M 35.50'R

CHB=N44°40'29"EM N44°54'15"E R

Δ=4°58'51" L=65.41'
R=752.45' CH=65.39'

CHB=S66°55'07"E

S89°47'00"W 85.06'

SCALE 1"=150'

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UND ER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A RILY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

MICHAEL A. BROOMER, P.L.S.  
LICENSE NUMBER 15980  
SIGNED AND SEALED IN MY OFFICE AT URBANDALE, IOWA, ON DECEMBER 3, 2022.

MICHAEL A. BROOMER, P.L.S.  
LICENSE NUMBER 15980  
SIGNED AND SEALED IN MY OFFICE AT URBANDALE, IOWA, ON DECEMBER 3, 2022.
OWNER
HRC PLEASANT HILL II LLC
6900 WESTOWN PKWY
WEST DES MOINES, IA 50266-2520

PUBLIC UTILITY EASEMENT VACATION DESCRIPTION
THE EAST 15.00 FEET OF LOTS 8 AND 6, PLEASANT HILL CENTRE 1, AN OFFICIAL PLAT IN THE CITY OF
PLEASANT HILL, POLK COUNTY, IOWA LYING SOUTH OF MARTHA L. MILLER DRIVE.

EXHIBIT 'A' - EASEMENT VACATION

SCALE 1"=80'
0' 80'

EXISTING 15.00' P.U.E.
TO BE VACATED
BK 10511, PG 622

EXISTING 15.00' P.U.E.
BK 10511, PG 622
The City has received a preliminary plat for approximately 23.51 acres of vacant land generally located east of NE 60th Street, north of Martha L. Miller Drive, and south of University Avenue. The Crossing at Pleasant Hill, LLC is the applicant for the project with the intention of subdividing the property for commercial development. The property is zoned C-2 Regional Commercial Zoning District.

The preliminary plat provides for the property to be subdivided into fourteen lots of varying sizes for future commercial development. The developer will construct a deceleration lane on University Avenue and the NE 62nd Street public improvements to connect E University Avenue to the existing extension of Martha L. Miller Drive and a private frontage road constructed to City standards extending east from the NE 62nd Street connection to NE 64th Street. Lots 1-6 will have access from the existing Martha L Miller Drive and lots 7-14 will have access from the newly constructed frontage road. The applicant is working with the Iowa Department of Transportation on the construction documents for the deceleration lane and is working through a Traffic Impact Study to determine final design for roadway improvements. A portion of the NE 62nd Street right-of-way will need to be vacated as part of the platting process to accommodate the updated alignment of the roadway. Vacation plats have been provided alongside the preliminary plat.

The plat provides for the extension new public utilities including extension of water and sanitary sewer to serve the lots. Stormwater detention is proposed primarily along the northern property limits through basins and swales. The swales graded as part of the preliminary plat are intended to be temporary in nature and would be modified during the site plan process with individual lot development.

Staff has reviewed the documents and finds them to be in conformance with the requirements of a preliminary plat and vacation plat. Staff anticipates being able to present the project for consideration of a recommendation of approval for the Preliminary Plat for The Crossing at Pleasant Hill subject to any remaining staff comments and recommend approval of the vacation plat of unneeded right-of-way for NE 62nd Street.
EXHIBIT 'A'
RIGHT-OF-WAY VACATION PLAT
PLEASANT HILL, IOWA

LEGAL DESCRIPTION: PROPERTY
LOT D', PLEASANT HILL CENTRE I, AN OFFICIAL PLAT RECORDED IN BOOK 1051I, PAGE 621 AT THE POLK COUNTY RECORDER'S OFFICE, CITY OF PLEASANT HILL, POLK COUNTY, IOWA.

LEGAL DESCRIPTION: RIGHT-OF-WAY VACATION
A PARCEL OF LAND IN LOT D', PLEASANT HILL CENTRE I, AN OFFICIAL PLAT RECORDED IN BOOK 1051I, PAGE 621 AT THE POLK COUNTY RECORDER'S OFFICE, CITY OF PLEASANT HILL, POLK COUNTY, IOWA. THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NIN CORNER OF SAID LOT D', SAID NIN CORNER ALSO BEING THE NE CORNER OF LOT 6 IN SAID PLEASANT HILL CENTRE I AND ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF NE UNIVERSITY AVENUE AS IT IS PRESENTLY ESTABLISHED; THENCE S 67°52'54" E, 60.04 FEET ALONG THE NORTH LINE OF SAID LOT D' AND SAID SOUTH RIGHT-OF-WAY LINE TO THE NE CORNER OF SAID LOT D'; SAID NE CORNER ALSO BEING THE NIN CORNER OF LOT 7 IN SAID PLEASANT HILL CENTRE I; THENCE S 00°05'58" E, 475.47 FEET ALONG THE EAST LINE OF SAID LOT D' AND THE WEST LINE OF SAID LOT 7 TO A POINT THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 824.45 FEET AND A CHORD BEARING N 69°03'01" W, AN ARC LENGTH OF 164.31 FEET TO THE NE CORNER OF THE ACQUISITION PLAT ESTABLISHED AND RECORDED IN BOOK 17866, PAGE 223 AT THE POLK COUNTY RECORDER'S OFFICE, SAID POINT ALSO BEING ON THE WEST LINE OF SAID LOT D' AND THE EAST LINE OF SAID LOT 6; THENCE N 00°05'58" W, 454.71 FEET ALONG SAID WEST LINE OF LOT D' AND SAID EAST LINE OF LOT 6 TO THE POINT OF BEGINNING AND CONTAINING 0.64 ACRES MORE OR LESS.

NOTES
1. THIS PARCEL MAY BE SUBJET TO EASEMENTS OF RECORD;
   NO TITLE INKED HAS BEEN PROVIDED TO THIS SURVEYOR.

LEGEND
- EASEMENT LINES
- LOT LINES
- EASEMENT LINES

CERTIFICATION
I, [SIGNATURE], LICENSE NUMBER [NUMBER], HAVE READ THE ABOVE PLAT AND CERTIFY IT TO BE TRUE AND CORRECT.

SIGNATURE
[SIGNATURE]
LICENSE NUMBER [NUMBER]
DATE [DATE]
HOMESTEAD [HOMESTEAD]
RECORD [RECORD]
SCALE [SCALE]
SHEET [SHEET]

CIVIL ENGINEERING CONSULTANTS, INC.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclic.com

FILE: A-MAP/A-2100/A-2185_cisd drawings/Exhibits/A2185 ROW VACATION.dwg, 2/21/2023 7:58:17 AM, lhook, 1:1
EXHIBIT 'A'
PUBLIC UTILITY EASEMENT VACATION PLAT
PLEASANT HILL, IOWA

LEGAL DESCRIPTION: PROPERTY
LOT 6 AND LOT 7, PLEASANT HILL CENTRE I, AN OFFICIAL PLAT RECORDED IN BOOK 1051I, PAGE 621 AT THE POLK COUNTY RECORDER'S OFFICE, CITY OF PLEASANT HILL, POLK COUNTY, IOWA.

LEGAL DESCRIPTION: PUBLIC UTILITY EASEMENT VACATION
THE 15,000 FOOT PUBLIC UTILITY EASEMENT IN LOT 6, PLEASANT HILL CENTRE I, AN OFFICIAL PLAT RECORDED IN BOOK 1051I, PAGE 621 AT THE POLK COUNTY RECORDER'S OFFICE, LYING WEST AND DIRECTLY ADJACENT TO THE WEST LINE OF LOT 'D' IN SAID PLEASANT HILL CENTRE I AND NORTH OF THE ACQUISITION PLAT ESTABLISHED AND RECORDED IN BOOK 1866, PAGE 223 AT THE POLK COUNTY RECORDER'S OFFICE AND CONTAINING 6,109 SQUARE FEET MORE OR LESS.

AND

THE 15,000 FOOT PUBLIC UTILITY EASEMENT IN LOT 7, PLEASANT HILL CENTRE I, AN OFFICIAL PLAT RECORDED IN BOOK 1051I, PAGE 621 AT THE POLK COUNTY RECORDER'S OFFICE, LYING EAST AND DIRECTLY ADJACENT TO THE EAST LINE OF LOT 'D' IN SAID PLEASANT HILL CENTRE I AND CONTAINING 6,505 SQUARE FEET MORE OR LESS.

NOTES
1. THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD.
   NO TITLE WORK HAS BEEN PROVIDED TO THIS SURVEYOR.

LEGEND
--- EASEMENT LINES
--- LOT LINES
--- EASEMENT LINES

CERTIFICATION
I, , LICENSE NUMBER , MY LICENSE RENEWAL DATE IS , STATE OF IOWA.
I HEREBY CERTIFY THAT THE LAND SURVEYING WORK PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SCALE: 1"=10'

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