

CITY OF BONDURANT

Planning and Zoning Commission
200 2nd St NE, PO Box 37
Bondurant, IA 50035



Meeting Minutes

DATE: February 10, 2022 Torey Cuellar, Chair

1. Call to Order 6:02pm

Place Bondurant City Hall (200 2nd St NE, PO Box 37)

Special Note: Due to concerns of the COVID-19 virus and social distancing recommendations, access to the meeting was also provided through a virtual meeting

2. Roll Call

Members Present: Brian Clayton, Torey Cuellar, Karen Keeran, Andy Mains, Wes Hoyer, Kristin Brostrom

Members Absent: Lisa Cameron

City Official Present: Planning and Community Development Director, Maggie Murray
Associate Planner, Emily Rizvic
City Administrator, Marketa Oliver
City Council Liaison, Matt Sillanpaa

3. Perfecting and Approval of the Agenda

Motion by Commission Member Mains, seconded by Commission Member Clayton to approve of the February 10, 2022, meeting agenda. Vote on Motion 6-0-0. Motion carried.

4. Approval of Minutes

Motion by Commission Member Mains, seconded by Commission Member Clayton to approve of the January 27, 2021 meeting minutes. Vote on Motion 6-0-0. Motion carried.

5. Guests requesting to address the Planning and Zoning Commission

None

6. Action Items

- a. RESOLUTION NO. PZ-220210-06: Considering recommended approval of the Temple Holdings site plan on Outlot Y of the Shiloh Rose Business Park Plat 1.

Eric from Snyder and Associates explained the nature of the request. This is the initial phase of the proposed development. He states that they are looking to propose two buildings. One building is 32,000 square feet and the other is over 24,000 square feet. This is planned for distribution and warehouse. There are no specific users for this space, but the initial phase of the development will include parking, loading, docking. They will build a retention pond on the east side of the pond. They included landscaping and buffering on the southwest.

Member Keeran asked if the intent of the project was to be more industrial or commercial. The applicants explained that anticipated tenants would be businesses and companies such as a roofing company, countertop company, cabinet company, etc. Building A is more of a warehouse type of area. They are building something similar in Ankeny which accommodates many different businesses such as an online store. The proposal allows for a retail front with a shop in the back.

Member Keeran asked about the color of the building. The applicant explained it's a light gray with architectural blocks. It has a galvanized steel color with charcoal shades.

Member Cuellar asked if the applicant reviewed the cities recommendations. The applicant said yes, and that the recommendations seem reasonable.

Member Keeran asked about landscaping for the site. The applicant explained that there is a gravel area that is proposed for future parking if it is found that it is needed, and that the area isn't landscaped so that it would open the opportunity for establishing future parking.

Member Mains asked if this site is close to the houses in the North. Director Murray explained that the use to the north is currently agricultural and is in row crop production. An aerial image of the area to the north was projected onto the screen.

Member Clayton asked about the paving of the road as it shows gravel. Director Murray explained that this future potential paved parking can only be used as outdoor storage and that it cannot be used as parking, otherwise it would need to be paved.

Motion by Commission Member Mains, seconded by Commission Member Clayton, for recommended approval of Resolution No. PZ-220210-06 "*Considering recommended approval of the Temple Holdings site plan on Outlot Y of the Shiloh Rose Business Park Plat 1*" with staff's recommendations.

Roll Call – Ayes: Commission Member Cuellar, Commission Member Keeran, Commission Member Mains, Commission Member Hoyer, Commission Member Brostrom. Commission Member Clayton. Vote on Motion 6-0-0. Motion carried.

- b. PUBLIC HEARING - Request for rezoning from the Agricultural (A-1) District to the Limited Industrial (M-1) District and Conservancy (U-1) District, pending annexation, on land owned by GHOLDS LLC; and request for Future Land Use Map amendment from Reserve Office to Industrial in those areas identified on the attached Future Land Use Map.

Motion by Commission Member Mains, seconded by Commission Member Clayton, to move the meeting session into a public hearing. Vote on Motion 6-0-0. Motion carried.

Enter public hearing at 6:11pm.

Director Murray explained the nature of the request. She explained that this is a voluntary annexation request. She also explained that the applicant requested that the city consider a future land use map amendment from reserve office to industrial and to also initiate a rezoning from A-1 Agricultural to Limited Industrial M-1 and Conservancy (U-1). The area in green shows the open space conservancy area and the area in pink shows the area that would be rezoned to limited industrial. Director Murray explained that future land use amendments are guides and not law. No rezoning is proposed for the parcel to the east. An additional map shows the proposed amendments and rezoning.

Member Keeran asked if a member in the audience had a question about this item. There were no questions from audience members at the time this question was posed. Member Keeran asked if the applicant has any idea of what they are planning for the proposed area that is pending annexation. Director Murray stated that the land is currently for sale but there are no plans as of now.

Member Mains asked about the location of the site and compatibility of the rezoning and land use change. Director Murray explained that the eastern corridor alongside Highway 65 could be supportive of industrial land use due to its proximity to the highway.

Member Clayton asked about the right of way size for future improvements to northeast 62nd Avenue. Director Murray explained that this is only a rezoning and future land use map amendment, and right-of-way dedication would take place when future proposals for the site are brought. Member Clayton noted that there is an important fiber optic utility that runs in this area. He also stated that he has no issues regarding this rezoning.

Motion by Commission Member Mains, seconded by Commission Member Clayton to end public hearing. Vote on Motion 6-0-0. Motion carried.

Public hearing closed at 6:17pm

- c. RESOLUTION NO. PZ-220210-07: Considering recommended approval of the rezoning request from the Agricultural (A-1) District to the Limited Industrial (M-1) District and the Conservancy District (U-1) District, pending annexation, on land owned by GHOLDS LLC; and recommended approval of the Future Land Use Map amendment from Reserve Office to Industrial in those area identified in the attached Future Land Use Map.

Motion by Commission Member Mains, seconded by Commission Member Clayton, to approve of Resolution No. PZ-220210-07 *"Considering recommended approval of the rezoning request from the Agricultural (A-1) District to the Limited Industrial (M-1) District and the Conservancy District (U-1) District, pending annexation, on land owned by GHOLDS LLC; and recommended approval of the Future Land Use Map amendment from Reserve Office to Industrial in those area identified in the attached Future Land Use Map"*.

Roll Call – Ayes: Commission Member Cuellar, Commission Member Keeran, Commission Member Mains, Commission Member Hoyer, Commission Member Brostrom, Commission Member Clayton. Vote on Motion 6-0-0. Motion carried.

7. Discussion Items

- a. Minor PUD Amendment – Quail Run Phase 2 PUD Conceptual Plan

Director Murray explained that there is no official action that the commission needs to take on this item. Murray explained the nature of the request.

Member Keeran said she was surprised that there would not be commercial in the location. An applicant said that the drawings presented tonight are conceptual and not final, but there would be a more detailed drawing for the site plan.

- b. January 31, 2022 Joint Comprehensive Plan Session Follow-up – Review Draft Downtown-Area Future Land Use Map

Director Murray wanted to circle back on the last few items regarding the comprehensive plan joint meeting that occurred on January 31, 2022, so that she could take that feedback back to

the consultants working on the comprehensive plan. She noted that at the meeting, Member Cuellar indicated that it may be worthwhile to have the proposed downtown future land use map reviewed in a Planning and Zoning Commission meeting.

Member Clayton asked about the area on the map that is labelled as a brewery in the downtown area near the Landus site and if there is something prompting that. Director Murray explained that that is speculative only. City Administrator Oliver explained that the area could potentially be a good location for such use due to the location, size, and proximity to surrounding features.

Member Clayton said that the proposed street on the east of the area labeled as the retail flex is on top of a drainage tile and that it may be a problematic location for a street. He asked about whether the drainage tiles have been improved in this location. City Administrator Oliver said there were some improvements but there is more to be done. Director Murray explained that this road is conceptual and is subject to change due to the unknown future of the grain silos. Director Murray said that she would like the city engineers to review the potential street connections for more feedback.

Director Murray noted that with the City Park Master Plan, they are trying to tie the city park with the downtown together. Right now, some of the lots around this location are single-family but if they were to sell or redevelop, that there may be a potential to expand the downtown area. She also noted some areas near Grant Street to the north for potential future commercial.

Director Murray indicated that they may be seeing more commercial redevelopment for the Landus site. Additionally, that there may be opportunity to establish public parking in this area and establish a thorough trail connection with an arboretum as shown on the proposed downtown land use plan.

Member Keeran asked if there may be an opportunity to transition to one-way streets here. Director Murray indicated that Confluence is aware and that there is business support for turning this street into a one-way.

Director Murray asked if this area does lend the area around downtown for denser locations. Member Keeran said some brownstones would be cute in this area, such as the ones in Des Moines. Member Hoyer said that this location may be good because there is walkability to the nearby school area.

Member Hoyer asked about the grain elevators and if they are going to be removed. Director Murray explained that the city is researching on what opportunities there may be, but it would be up to the developer and property owner. There is a lot of uncertainty about this site and the cost of demolishing the grain silos would be around \$3 million dollars. Member Keeran said that the grain silos would be a great attraction but that it may cost a lot in order to put everything in it and making it ADA compliant.

City Administrator Oliver pointed out that there was a grain silo in South Africa that had an adaptive reuse and is now a contemporary art museum. An image of the museum was projected to the screen.

Director Murray said if members of the commission had additional comments about the downtown area proposed land uses, that they could reach out to her so that she can relay those comments to Confluence.

- c. January 31, 2022 Joint Comprehensive Plan Session Follow-up – Identifying Potential Future Locations for Multi-Family Residential Development

Director Murray stated that the consultants wanted more feedback on areas that may be best suited for future multi-family residential development and where those residential developments should be sited. She noted that the Highway 65 corridor seemed like it was a generally acceptable location from the commission.

Member Keeran said near the Amazon facility may be a potential area for multi-family units and may attract Amazon laborers to live in town.

Member Brostrom asked about what high densities mean and what a buffer between low-density and high-density residential uses would mean. Director Murray said that that was a good question and will inquire with the consultants about what this means. Director Murray believes that this may mean townhomes and similar uses as opposed to apartments.

Member Mains said that if we expand out to these areas, would the city need to look at school district needs. City Administrator Oliver said that we have started to have conversations regarding future siting for school locations.

Member Hoyer stated that if we put too many high-density residential uses on the outskirts of town, that it may add to more traffic issues because those dense uses are further away from amenities that are found in the core area of the city. This also decreases walkability by creating more distance. Member Keeran added that the downtown area near central park may be good for higher densities.

City Administrator Oliver noted that the city is applying to grants to connect current and future proposed residential developments to parks and to the rest of the railway system. Member Keeran asked a follow up question regarding if a trail connection would be implemented in a location.

Member Cuellar agreed with Member Hoyer that there is a tendency to build higher densities near the Highway Corridor and stated that we could be more thoughtful by building these higher densities near parks and railways. Member Mains added that the north area near Lake Petocka and the softball courts would be an ideal location for higher densities.

8. Reports / Comments and appropriate action thereon

a. Commission Members

Wes Hoyer – None

Kristin Brostrom – None

Andy Mains – None

Brian Clayton – Member Clayton mentioned that there is a new development in West Des Moines. It is one and two-bedroom homes and that it may be cost effective for the Bondurant region. He said he would like to see the development in this city. The development in West Des Moines is being developed by the Picket Fence Communities and is a single-family rental housing development. He said that it might be attractive for younger people that are looking to stay here. The size of the homes ranges from 700 to 1,000 square feet.

Member Hoyer asked about the rents. The rental rates would be around the \$1,000-1,700 range.

Karen Keeran - None

- b. Commission Chair – Commission Chair Cuellar asked Director Murray to follow-up with Commission Member Cameron regarding the Commission's attendance policy.
- c. Planning & Community Development Director – None
- d. City Administrator – None
- e. City Council Liaison – Matt stated that there is an area close to Altoona, west of the two big motels by the Kwik Star. There are smaller studio places that seem to what member Clayton explained regarding rental housing. He said it looks like a retirement home, but it is not.

7. Adjournment

Motion by Commission Member Brostrom, seconded by Commission Member Mains to adjourn the February 10, 2022, meeting. Vote on Motion.

Meeting adjourned at 6:49 PM