

## CITY OF BONDURANT

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



### Meeting Minutes

**DATE:** January 27, 2022

#### 1. Call to Order 6:00pm

**Place** Bondurant City Hall (200 2<sup>nd</sup> 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  
Marketa Oliver, City Administrator  
Matt Sillanpaa, City Council Liaison

#### 3. Perfecting and Approval of the Agenda

Motion by Commission Member Mains, seconded by Commission Member Clayton to approve of January 27, 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 13, 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-220127-04: Considering recommended approval of the Black Oak Farm Plat 1 Preliminary Plat (Polk County), Amended

Director Murray explained the nature of the request. The commission previously reviewed this in July 2021, but it had never gone to council. The applicants had made some changes to the plat since the last review. The applicant explained what the changes were: Lot 1 and 2 became more bigger in size and Lot 4 became smaller. They are still proposing 4 lots. The County had asked the applicants to go back to Bondurant's Planning and Zoning Commission to receive approval for these changes, which is why they are here.

Director Murray mentioned that the new plat takes into account that the street will be widened.

Motion by Commission Member Mains, seconded by Commission Member Clayton, for recommended approval of Resolution No. PZ-220127-04 *"Considering recommended approval of the site plan for Black Oak Farm Plat 1 Preliminary Plat (Polk County), Amended"*.

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 Medium Residential (R-2) to Planned Unit Development (R-5) at 8383 NE 72nd Street and Future Land Use Map Amendment from Single-Family to Commercial and Multi-Family in areas shown in the PUD Conceptual Plan

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.

Director Murray explained the nature of the request. The developer and property owner, Seth Moulton, explained that they had adjusted the design based on comments received by staff and the board previously. Moulton explained that the plat shows single-family lots in the lots directly abutting the Bondurant High School. Additionally, the concept shows two-family and townhomes on the site along with a commercial node.

Moulton added that they will be adding basements to their townhomes and duplexes. He also stated that they have talked to the city to update the design to meet traffic requirements and reduce impacts.

Member Keeran asked about implementing turn lane improvements, as future traffic may increase on this road due to the increase in density and the new school being built to the South. Director Murray explained that street improvements would be determined when the traffic circulation and impact plan is submitted. Moulton's cohort explained that a turn lane wasn't needed. Member Keeran recalled from a previous meeting that they did. Member Clayton also recalled this. Member Clayton expressed concerns for future traffic in this area. He asks if area A is going to connect to 86<sup>th</sup>. He explained that turn lanes should be included to address traffic congestion, especially because of traffic that typically occurs around parents picking up and taking their kids to schools. Moulton responded that the street loops to 86<sup>th</sup> street. Member Keeran said that the site would need three lanes then for turning.

Director Murray explained that the commercial area is only showing the scale of the commercial and that review today does not need to be in-depth. The commercial could potentially change.

Member Clayton asked if we will be receiving right-of-way that would allow for a three-lane street improvement plan in the future. Director Murray stated yes.

Member Mains expressed that he had issues with the planned unit development (PUD) concept for this site and the siting of this project near the high school. Those concerns included traffic congestion and lack of space for sidewalks and streets. Moulton explained that they worked with staff on this project and that trash removal will be good. He explained that this is similar to a development they worked on near Ankeny Centennial and that there are no issues there. He added that there is a major gas line that runs in the middle of the property which provides challenges to the site. He explained that they are trying to keep the single-family feel in the area. They currently build these types of homes in multiple locations including West Des Moines.

Member Keeran asked about price points. Moulton explained that current pricing looks like \$289,000-400,000. Moulton also asked if City Manager Oliver has seen their other developments in West Des Moines. City Manager Oliver went on a tour of some of their developments previously. Member Clayton said that if the housing is \$300,000 or higher, that these lots would not be affordable for the community of Bondurant. Director Murray projected a listing of Covenant Cove in West Des Moines that Dr. Horton has worked on.

Member Cuellar stated that they searched on Zillow and some of their townhomes that are for sale are \$300,000 or higher. Member Cuellar wanted to discuss the future land use for this area. The current Future Land Use Plan designates this area for single-family dwelling. City Manager Oliver explained that the City Council indicated that they were favorable towards the idea of having commercial in this area.

Member Brostrom said that she was ok with a higher density in this area. She added that she was concerned of the lack of landscape buffering between the homes and the school and that there was no buffering between the commercial and the residential areas. Director Murray wanted to ask this question to the commission on what their expectations were on landscaping buffering requirements. Moulton and his cohort explained that they intend to comply with buffering requirements. Director Murray said it would be reasonable for the commission to ask for it to be updated in the plan. She also had a question for the commission about requiring specific landscaping screening alongside the two corridors: 16<sup>th</sup> and 86<sup>th</sup>. Member Clayton said that the city should be consistent with past landscaping requirements for other site plans.

Member Clayton said that he has a lot of concerns and that they would not like to vote tonight and if they were to vote, that he would vote no. He said he understands that this type of project may be acceptable in another city in the Des Moines area, but the density isn't favorable here in Bondurant. Member Murray said because it sounds like the commission is concerned regarding the proposed density at this subject property, the commission could require R-2 permitted uses and standards for this site, such as single or bi-attached housing. She asked if this was something that the commission was intending to do.

Member Keeran said that there needs to be more than three shades of siding. It can't be the same color. There needs to be visual differentiation between houses. Moulton said he is favorable to variety but that they have been restricted due to supply chain issues. He continued stating that it seems like they can only get "50 shades of gray". He said sometimes they will add more stone to their houses to create more neighborhood character and visual differentiation.

Director Murray wanted more clarification from the commission regarding the setback requirements that the site plan is showing. R-2 typically requires a 35-foot setback whereas this site plan is showing a shorter setback. Moulton said that they usually ask for shorter setbacks when they submit site plans. Member Keeran said that they are fine with a shorter setback for the commercial nodes but there must be a turning lane for traffic.

Member Clayton asked that if they are raising their grade and if they are going to have intakes for stormwater management. The engineer, Moulton's cohort, stated that there is a low point on the east side and that it takes stormwater to the pond. All of the stormwater from the rear yards will go into those intakes. Member Clayton disagreed with the sizing of the pond and that the fence line to the east is higher. An aerial map of the subject property was pulled up and projected on the screen. Member Clayton said that if there was more surface preparation, that the area would drain. Moulton said that they don't want to cause an issue for other property owners in the future. Member Clayton said as long as it doesn't, its good.

Member Cuellar said that they don't really have anymore comments. They would like to talk in a joint meeting with the City Council, since the city council and the planning and zoning commission will have a joint meeting on January 31, 2022 in the Bondurant City Library regarding the site plan. Member Hoyer said that the joint meeting would be very helpful and useful. He also added that he was pleased with the idea of a commercial use in the area.

Director Murray said that the meeting that is being referenced as being on Monday is the joint session regarding the Comprehensive Plan: *"Build Bondurant"*. Moulton asked if they would need to come back again to talk about the project. Director Murray said yes, as it would need to be placed on the February 10, 2022 meeting. Member Clayton said that he's just trying to do what's best for the community.

Member Mains said that they don't have an issue with the density. City Councilperson Sillanpaa said that from the perspective of city council, that these concerns were worth bringing up at the joint meeting session on Monday. He also added that it would be nice to see a clearer design of what the intention is and being able to talk with the rest of council regarding the development. Member Cuellar added that they try to have joint meetings to communicate with the council for developments of similar manner.

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

- c. RESOLUTION NO. PZ-220127-05: Considering recommended approval of Request of Rezoning from Medium Residential (R-2) to Planned Unit Development (R-5) at 8383 NE 72nd Street and recommended approval of the Future Land Use Map update from Single-Family to Commercial and Multi-Family in the areas shown in the PUD conceptual plan

Motion by Commission Member Mains, seconded by Commission Member Clayton, to table Resolution No. PZ-220113-01 *"Considering recommended approval of request of rezoning from Medium Residential (R-2) to Planned Unit Development (R-5) at 8383 NE 72<sup>nd</sup> Street and recommended approval of the Future Land Use Map update from Single-Family to Commercial and Multi-Family in the areas shown in the PUD conceptual plan"* until the January 31, 2022 joint city-council meeting.

Roll Call – Ayes: Commission Member Cuellar, Commission Member Keeran, Commission Member Mains, Commission Member Hoyer, Commission Member Brostrom, Commission Member Clayton. Nays – None. Absent: Commission Member Cameron. Vote on Motion 6-0-0. Motion carried.

Member Clayton pointed out that the developers had indicated that they weren't concerned about the project being pushed back prior to the meeting starting.

## **7. Discussion Items**

None

## **8. Reports / Comments and appropriate action thereon**

- a. Commission Members
  - Wes Hoyer – None
  - Kristin Brostrom – None

Andy Mains – None

Brian Clayton – None

Karen Keeran - None

- b. Commission Chair – None
- c. Planning & Community Development Director – The Planning and Zoning Commission has agenda items for the February 10<sup>th</sup> meeting, with the addition of the one tabled: *RESOLUTION NO. PZ-220127-05.*
- d. City Administrator – Noted that the office has been very busy and that she is looking forward to Monday's joint meeting regarding the comprehensive plan
- e. City Council Liaison – He said that some of the concerns that are being expressed in the earlier resolution were the same ones that others had for other developments. He also was glad that the commission was making decisions for the city of Bondurant and not as another city, because what works there does not mean that it will work here.

## **7. Adjournment**

Motion by Commission Member Mains, seconded by Commission Member Clayton to adjourn the January 27, 2022, meeting. Vote on Motion.

Meeting adjourned at 6:55 PM