

City of Bondurant

Planning and Zoning Commission

200 2nd St NE, PO Box 37

Bondurant, IA 50035



Meeting Minutes

DATE: May 12, 2022

Torey Cuellar, Chair
Karen Keeran, Co-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, Karen Keeran, Wes Hoyer, Kristin Brostrom,
Lisa Cameron, Torey Cuellar

Members Absent: Andy Mains

City Official Present: Planning and Community Development Director, Maggie Murray
Associate Planner, Emily Rizvić

3. Perfecting and Approval of the Agenda

Motion by Commission Member Clayton, seconded by Commission Member Brostrom to approve of the May 12, 2022, meeting agenda. Vote on Motion 6-0-0. Motion carried.

4. Approval of Minutes

Motion by Commission Member Clayton, seconded by Commission Member Brostrom to approve of the April 28, 2022 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. PUBLIC HEARING: Request for rezoning from Agricultural (A-1) to Limited Industrial (M-1), pending annexation finalization, on portions of Parcels 230/00453-002-000 and 230/00462-000-000; and request for 2012 Future Land Use Map amendment from Reserve Industrial/Reserve Ag and Residential to Industrial on this same area.

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

Director Murray explained the nature of the request. The rezoning request is north of 15th street SE and east of Pleasant Street SE. The parcel is currently outside of city limits, though the city has received an annexation request to bring this area into the corporate limits of the city. The

rezoning would change from A-1 Agricultural to Limited Industrial M-2. There will be a 140-foot buffer between the residential properties to the west of the area. The current Future Land Use Map does indicate reserve industrial in this area. At the last meeting, the Planning and Zoning Commission held a public meeting for a rezoning to the north. Noted in that staff report, the city will be constructing a new north-south road that truck route or traffic brought from the industrial area would take, keeping them out of the residential streets.

Member Keeran asked if the parcel would need to be re-platted. Director Murray indicated that replating would not be required for the bermed area that will remain as Agricultural zoning and that split zoning of the parcel is acceptable. Member Clayton asked about the landscaped buffer. Director Murray indicated that that would be at the cost of the developer.

The developer, Sasi Karuturi, indicated that the proposed future uses would be light industrial or storage. The developer hopes to be good neighbors to the surrounding land uses. Director Murray added that there will be a certified site adjacent/nearby to the use.

Member Hoyer asked about the future road construction to the east. Director Murray indicated that the road would be begin construction this year. She indicated that the rest of the road depends on the timing of the Ross parcels being constructed out. Member Hoyer indicated that with the landscaped buffer, that he would be in favor of the rezoning and future land use map amendment.

A property owner, Norman McCleary, who owns property near the subject property and had received a notification letter, was curious about how long the property was owned by the Ross's. Member Clayton indicated that the Ross' have been around Bondurant for a while but is unsure how long they have owned this specific property. Property owner N. McCleary asked about the Barnes property. Member Clayton indicated that at the moment, the rezoning only affects the Ross property.

A second property owner, Mel McCleary, asked about the permitted uses for the rezoned area, if approved. Director Murray indicated that it would be low-impact industrial, such as storage. Jamie Myers, the applicant for the rezoning, indicated that future land uses could include small offices, retail, and storage. He indicated that they don't want it to look like a concrete jungle, and that it would have architectural elements to make it attractive to the community. Director Murray added that when actual development is proposed, a detailed site plan would be required that would be reviewed by the City Council and Planning and Zoning Commission.

Property owner M. McCleary asked about how many acres the site is. Director Murray indicated that the parcel is approximately 80 acres. M. McCleary asked if it abuts the city campus area. Director Murray indicated that the future civic campus area is abutting the property, as it is located to the north.

Property owner N. McCleary asked about the intersection off of Highway 65 and what future plans there will be in this area. Director Murray indicated that the southwest area has a commercial master plan that guides for low-density residential and mixed use. When that area is developed, it would be privately driven. Member Keeran showed McCleary a map of the proposed, unofficial future land use plan that was sitting on the table. Director Murray made a general comment that the map had not been officially approved yet as the Comprehensive Plan is still being developed.

The property owner then asked about what advantages there are to be annexed into the City of Bondurant's city limits. Director Murray indicated that the city helps take the lead in getting sites certified for development, which helps bring in development and interest to the site. The State of

Iowa also helps market these sites on a national level. This can be attractive to potential developers.

Member Clayton added that the City of Altoona had granted tax abatements to the properties west of Bondurant which had impacted funding towards the school district for Bondurant, as these areas are currently located within the Bondurant-Farrar School District. He indicated that an advantage to annexing into the city, as opposed to another city, is that it would directly benefit the schools within Bondurant. Director Murray indicated that there are plenty of agricultural farms in Bondurant that remain agricultural for years, as development and what occurs on the land is at the choice of the property owner.

Property owner N. McCleary asked about where the future off and on ramps would be located from the interstate. Director Murray indicated that it would be dependent on the Iowa Department of Transportation (IDOT). She also noted that the timeline of when these ramps are constructed out would also be up to the IDOT.

Property owner N. McCleary asked about when the developers would begin developing out the area. The developer, Karuturi, indicated that there is no timeline at the moment, as they are still working through the annexation and rezoning.

Motion by Commission Member Clayton, seconded by Commission Member Keeran to close the public hearing. Vote on Motion. 6-0-0. Motion carried.

- c. RESOLUTION NO. PZ-220512-14: Considering recommended approval of the request for rezoning from Agricultural (A-1) to Limited Industrial (M-1), pending annexation finalization, on portions of Parcels 230/00453-002-000 and 230/00462-000-000; and request for 2012 Future Land Use Map amendment from Reserve Industrial/Reserve Ag and Residential to Industrial on this same area.

Motion by Commission Member Clayton, seconded by Commission Member Keeran to approve of Resolution No. PZ-220512-14 *"Considering recommended approval of the request for rezoning from Agricultural (A-1) to Limited Industrial (M-1), pending annexation finalization, on portions of Parcels 230/00453-002-000 and 230/00462-000-000; and request for 2012 Future Land Use Map amendment from Reserve Industrial/Reserve Ag and Residential to Industrial on this same area"* subject to the following conditions:

1. That a landscaping berm shall be installed by the developer at the time the industrial development occurs where such berm is located between the industrial use and Pleasant Street SE and also between the properties at 7231 NE 80th Street, 7301 NE 80th Street, and 7343 NE 80th Street, for the entire west property line areas. This required landscaping berm may be installed in the A-1 or the M-1 portion of Parcels 230/00453-002-000 and 230/462-000-000.

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

- c. PUBLIC HEARING: Proposed text amendment to Section 178.06.4.J of the Zoning Code regarding an increase to the minimum setback requirement when an attached garage is entered from the public/private street in the City's Planned Unit Development (R-5) District.

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

Director Murray explained the nature of the request. She explained that the current driveway length requirement is 20' for a Planned Unit Development District (R-5). The text amendment would increase the minimum driveway length requirement to 25'.

Member Hoyer asked if the 25' would be considered from the sidewalk or in total. Director Murray indicated that it would be measured from the sidewalks. Member Hoyer asked what other communities have for their minimum requirement. Director Murray indicated that typically PUD districts don't get into this level of detail for requirements. Staff Rizvic also indicated that in her initial research, that PUD districts don't get into this level of detail either.

Member Cameron indicated that West Des Moines typically requires a 30' driveway length. Member Brostrom indicated that they require 30-35' in Urbandale. Member Keeran indicated that if other communities are requiring a 30' driveway, that maybe the City of Bondurant should be requiring it as well.

Member Clayton indicated that he would propose longer driveways as developers may go to the Board of Adjustment (BOA) to seek a variance request for a shorter driveway.

Member Keeran asked if staff has or will plan to reach out to developers to inform them of the text amendment. Director Murray indicated that the city would notify the surrounding developers of the text amendment so that they are aware of the change but has not as of yet.

Motion by Commission Member Clayton, seconded by Commission Member Keeran to close the public hearing. Vote on Motion. 6-0-0. Motion carried.

- d. RESOLUTION NO. PZ-220512-15: Considering recommended approval of the proposed text amendment to Section 178.06.4.J of the Zoning Code regarding an increase to the minimum setback when an attached garage is entered from the public street in the City's Planned Unit Development (R-5) District.

Motion by Commission Member Clayton, seconded by Commission Member Keeran to approve of Resolution No. PZ-220512-15 "*Considering recommended approval of the proposed text amendment to Section 178.06.4.J of the Zoning Code regarding an increase to the minimum setback when an attached garage is entered from the public street in the City's Planned Unit Development (R-5) District*", and to amend the minimum proposed driveway length from 25 feet to a minimum unobstructed driveway length of 30'.

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

7. Discussion Items

- a. Central park Master Plan – Status Update

Director Murray presented the Central Park Master Plan to the council. She noted that Concept B and Concept C have been favored the most by the community and the city. Member Keeran asked about where parking would be located at for the area. Director Murray indicated that currently, the plan is in a conceptual design phase and will eventually get more detailed to include a final design of the park, merging the two concepts and what the general public had indicated preferences to.

Director Murray added that the skatepark would be a phased project that would occur after Grant Street S is realigned. This area will have its own parking area. Member Keeran asked about the timeline for this project. Director Murray indicated that this could begin in five years, though no timeline is solidified. Director Murray added that once the master plan is complete, then the street realignment will be clear as to where the street locations will be.

- b. Potential Text Amendment to Section 178.13.1 of the Zoning Code to allow for fitness center use within the Limited Industrial (M-1) and Medium Industrial (M-2) Districts, and to Section 175.02 of the Zoning Code to include a definition of fitness center.

Director Murray explained that in the industrial district where buildings are typically being built speculative, that from time to time, prospective businesses will inquire about the use of a fitness center within the industrial district. Currently, this is not permitted within the City of Bondurant's Zoning Code.

Member Keeran asked about what kinds of fitness centers exist. Director Murray indicated that the code does not define what a fitness center is. Member Cuellar indicated that it wouldn't be strange to allow the use within an industrial district. Member Keeran agreed. Director Murray indicated that the city would like to research into what parking requirements and standards in other communities to develop a recommendation for the commission to consider in the future.

Member Clayton indicated a slight concern regarding land use conflict that may occur. He indicated that he is fine with fitness centers being located in the industrial district, but finding ways to minimize conflicts between the two would be ideal. Some of the potential conflicts he noted would be dust.

Member Keeran asked if an indoor batting cage would be considered as a fitness center. Director Murray indicated that more research would need to be conducted in order to best define a fitness center. Director Murray indicated that other communities have indoor trampoline parks within their industrial areas. Member Clayton indicated that if there would be increased traffic sales, that there would need to be more parking requirements to make the use work.

8. Reports / Comments and appropriate action thereon

- a. Commission Members

Wes Hoyer – None

Kristin Brostrom – None

Lisa Cameron – None

Brian Clayton – He indicated that the general contractor for the new school site has not been keeping their development site tidy. Director Murray indicated that the city has met with residential developers but that we can start meeting with non-residential developers as well.

Karen Keeran – She indicated that last night at fine arts, that there was talk about trying to find a place where the schools can host an art show. She asked if there were any places or rooms that would be able to host the event. Director Murray indicated that when the Public Works department moves out of their current building to the Civic Campus area, that there is potential to use that building for community purposes.

- b. Commission Chair – None

- c. Planning & Community Development Director – The mayor would like to host a joint session between the City Council and the Planning and Zoning Commission. Director Murray indicated that she will be coordinating between the two to find a date to host this session. She also noted that the next comprehensive plan session would be on June 22nd at 4pm.

7. Adjournment

Motion by Commission Member Clayton, seconded by Commission Member Keeran to adjourn the May 12, 2022, meeting. Vote on Motion. Motion carried unanimously.

Meeting adjourned at 6:54 PM