

City of Bondurant

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



Meeting Minutes

DATE: May 26, 2022
Torey Cuellar, Chair
Karen Keeran, Co-Chair

1. Call to Order 6:01pm

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, Andy Mains

Members Absent: None

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

3. Perfecting and Approval of the Agenda

Motion by Commission Member Mains, seconded by Commission Member Clayton to approve of the May 26, 2022, meeting agenda. Vote on Motion 7-0-0. Motion carried.

4. Approval of Minutes

Motion by Commission Member Mains, seconded by Commission Member Clayton to approve of the May 12, 2022 meeting minutes. Vote on Motion 7-0-0. Motion carried.

5. Guests requesting to address the Planning and Zoning Commission

None

6. Action Items

- a. RESOLUTION NO. PZ-220526-16: Considering recommended approval of the Featherstone Townhomes Plat 1 Preliminary Plat and Site Plan at Outlot W of the Top Farms Property Preliminary Plat development area.

Steve Moseley, Director for Residential Land Development at Hubbell Realty, presented the case for the Featherstone Townhomes Plat 1. Moseley asked if the turnaround may remain on the site plan. He indicated that they would work through the details with the Fire Department regarding the turnaround.

Director Murray noted that the site plan is part of the Top Farms Preliminary Plat development area. There are seventy-four (74) proposed housing units within this development. Staff have reviewed the site plan and have provided recommendations on conditions for the site plan, including the turnaround.

The Director at Hubbell Realty, Moseley, explained that the garages will be off of the private street and the front porches will be located on the opposite side. These porches are connected to an inner-connected trail system between the housing units. Hubbell is also working with the city to connect the development to the Park Side development.

Member Keeran asked about why the applicant would not like to install a hammerhead in the development and would like to opt for an alternative turnaround. The applicant explained that they would lose some residential units and overall consistency between the four-plex's throughout the development. Director Murray added that one of the conditions in the recommended resolution explains that developer will need to work with the Fire Department on the turnaround. Member Keeran asked if there would be a way to prevent parking in alternative turnaround space. The applicant indicated that they will be installing signage to prevent illegal parking in this area.

Member Clayton asked if there will be basements within the development. The applicant stated that there is capability to add basements but is requesting that there is flexibility from the city to not install them in the event that a potential resident in the facility does not want a basement due to accessibility reasonings and if an individual specifically requests a zero-entry home. Member Clayton expressed that requiring basements within a development has been a standard that the city has been requiring.

Member Clayton indicated support for amending the resolution to require basements in the development. Director Murray noted that the previous rezoning and development of this subdivision did not require basements for Outlot W.

Moseley added that they would be installing basements unless an individual that would like to live within the development would not like to have a basement due to accessibility reasonings. Member Clayton indicated that the applicant should come back to the city to amend the site plan to allow for a particular unit to not have a basement if in the event a potential resident requests a zero-entry home. Member Clayton added that it should be handled on a case-by-case basis. Member Cameron agreed with Member Clayton's thoughts. She added that zero-entry does not come up often.

The applicant asked what the language would be for this amendment. Member Clayton explained that the applicant would just need to come to the city for an exception if there was a potential case where an individual would like to have a zero-entry unit. The applicant indicated that this would be workable.

Member Keeran asked about the pedestrian circulation in the development. The applicant indicated that there is sidewalk alongside Hubbell and within the development and that there is sidewalk between 15th Street and 'Street A'. Member Mains indicated that in the past there has been issues with shorter driveways, where vehicles are overhanging into sidewalks, preventing sidewalk usage for pedestrians. Director Murray provided clarification that this plat was submitted prior to the text amendment regarding longer driveways and that the recent text amendment regarding driveway lengths would be inapplicable.

Member Mains asked if the proposed elevations show the minimum requirements for stone. Director Murray indicated that the applicant would need to provide further clarification to the city regarding this requirement. This is included in the recommended resolution.

Member Keeran asked about siting for the sidewalks. Director Murray explained where the sidewalks are currently located within the development. The applicant indicated that the architect will be in at the next meeting.

Motion by Commission Member Clayton, seconded by Commission Member Mains to approve of Resolution No. PZ-220526-16 "*Considering recommended approval of the Featherstone Townhomes Plat 1 Preliminary Plat and Site Plan at Outlot W of the Top Farms Property Preliminary Plat development area*" subject to the following conditions:

1. That the site plan/preliminary plat be updated to address review comments provided by City Engineering, Public Works, and the Fire Department; this includes addressing the Fire Department's comments relative to the proposed turnaround.
2. That the landscaping plan be updated per the feedback noted in this agenda statement.
3. That the elevations be updated per the feedback noted in this agenda statement.
4. That prior to the final plat consideration by Council, the developer will need to pay the connection fee district fees and also the parkland fee in lieu of public parkland dedication.
5. That all units within the Featherstone Townhomes Plat 1 development area shall include basements unless granted an accessibility waiver by Council, as authorized by Section 178.06.4.P of the Zoning Code.

Roll Call – Ayes: Commission Member Keeran, Commission Member Hoyer, Commission Member Brostrom. Commission Member Clayton. Member Cameron. Member Cuellar. Member Mains. Nays: none. Abstentions: none. Vote on Motion 7-0-0. Motion carried.

7. Discussion Items

a. Potential Residential Development Area – Moore Investments Inc. Land

Director Murray explained that staff had met with DR Horton and Stubbs Engineering regarding the development concept. This area is north of the Wisteria Heights neighborhood area. The proposal shows fifty-five (55') wide lots and does not meet current zoning requirements. The city has communicated with the applicant regarding the development indicating that the city would not be in support of this proposal as shown. The applicant has requested that this item be placed as a discussion item for further direction from the Planning and Zoning Commission.

Cory Bloom, from DR Horton, presented the conceptual plan. He noted that the conceptual plan is showing three connection points within the development. The concept would include a rezoning to the Planned Unit Development District (R-5). He noted that this concept shows a narrow lot width but a longer lot length. The development would include a finished basement. He indicated that they are proposing the same setbacks as the R-2 District.

Bloom indicated that their goal is to achieve a price point for a starter home. The reduced width would allow for twenty-one more lots within the development. He indicated that they are building similarly in other metro-cities including in Indianola, Waukee, Ankeny, etc. He stated that new homes need to meet demand for affordable housing and that it is his job to make that a reality for potential first-time buyers.

Member Keeran asked why the street connection to Pleasant Street SE is not shown on the conceptual plan. The applicant indicated that there isn't enough width to allow for a street connection. Director Murray indicated that there is enough of width to allow for the connection,

though it is not considered a critical connection. The applicant indicated that they are open to the connection to Pleasant Street SE.

Member Keeran indicated that the applicant should consider showing larger lots near the existing, neighboring lots that are bigger in size so that they transition well. Member Cueller indicated that while the city is in support of affordable housing, that development should not be attempting to bypass city zoning ordinances. She indicated that she wouldn't be opposed to allowing for smaller lots in some of the development, but not the entirety of the development.

Member Keeran asked if the development would have only two variations on the floor plans for the development. The applicant stated that there would be but that the elevations would vary. Member Clayton expressed that there are too many small lots within the development, and that this would be incompatible with the surrounding properties. He indicated that as it is shown right now, he would not approve of the development.

Member Keeran indicated that this area may be more compatible for the larger, luxury-style lots. The applicant indicated that it is harder to do that as \$300,000 homes is unachievable for buyers. Member Cameron indicated that the city is currently oversaturated with smaller lots and that there is potential for wider lot sizes.

Resident Matthew Farver, who lives near the proposed development, indicated that he attempted to buy this previously and the city would have required them to have the access to Pleasant Street. He expressed that it would be unfair if this development wasn't required to have this connection point. He also indicated that the smaller lots in town have been turned into rentals and they aren't being used for first-time homeowners. He indicated that he would hold the city accountable if they accepted this plan. He also expressed that the city should have shut down the request before considering this.

Director Murray clarified to the resident that this is only a preliminary review of the conceptual plan. Member Cueller added that no vote will be occurring tonight and that the reason why this is being discussed tonight is because the potential developer would like feedback from the Planning and Zoning Commission on their conceptual plan for the site.

The resident indicated that he hopes that there will be a connection to Pleasant as this would help with stormwater management. Member Clayton added that there needs to be more inlets/outlets to the development, considering the proposed density of the development. Member Keeran added that the connection would allow for additional circulation for emergency services and traffic.

City Administrator Oliver indicated that many of the properties near that development have been purchased by investment companies and that many of them have been converted into rentals.

8. Reports / Comments and appropriate action thereon

a. Commission Members

Wes Hoyer – None

Kristin Brostrom – None

Lisa Cameron – None

Brian Clayton – None

Karen Keeran – None

Andy Mains -- None

- b. Commission Chair – Member Cuellar indicated that she would like to see an amendment to the Planned Unit Development (R-5) to require basements. Director Murray indicated that the city has been researching into the requirement already to comprehensively require basements in new households. Director Murray indicated that the city could propose a requirement into the basements for the R-5 district now.
- c. City Administrator – City Administrator Oliver indicated that they have had a meeting today regarding the underpass. There will be more information on traffic circulation on Grant and Highway 65 soon. She also indicated that there will be construction on Grant Street North soon as well.

One June 1st, Brian Clayton will be receiving a State of Iowa Public Service award. She also indicated that on July 29th there will be a banquet recognizing the City of Bondurant as XXXXX.

City Administrator indicated that the city has received a grant for \$100,000 for the Park Side trail connection. The city has also received another \$5,000 for the dog park. The City has also secured their designation as an Iowa Great Place as well.
- c. Planning & Community Development Director – Director Murray asked if anyone would be interested in sitting in a specific committee.
- d. City Council Liaison – Liaison Sillanpaa thanked the commission for representing the city.

7. Adjournment

Motion by Commission Member Mains, seconded by Commission Member Clayton to adjourn the May 26, 2022, meeting. Vote on Motion. Motion carried unanimously.

Meeting adjourned at 6:55 PM