

City of Bondurant

Planning and Zoning Commission

200 2nd St NE, PO Box 37

Bondurant, IA 50035



Meeting Minutes

DATE: July 28, 2022 Torey Cuellar, Chair

1. Call to Order 6:00 pm

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, Wes Hoyer, Torey Cuellar, Karen Keeran

Members Absent: Kristin Brostrom, Lisa Cameron, Andy Mains

City Official Present: Planning & Community Development Director, Maggie Murray
City Administrator Marketa Oliver

3. Perfecting and Approval of the Agenda

Motion by Commission Member Keeran, seconded by Commission Member Hoyer to approve of the July 28, 2022, meeting agenda. Vote on Motion 4-0-0. Motion carried.

4. Approval of Minutes

Motion by Commission Member Keeran, seconded by Commission Member Hoyer to approve of the July 14, 2022 meeting minutes. Vote on Motion 4-0-0. Motion carried.

5. Guests requesting to address the Planning and Zoning Commission

None

6. Action Items

- A. RESOLUTION NO. PZ-220728-19: Considering recommended approval of the Wisteria Crossing Preliminary Plat.

Brande Stubbs, Stubbs Engineering, summarized the Wisteria Crossing Preliminary Plat. This is a residential subdivision with an existing zoning designation of R-2.

Commission Member Keeran questioned how the proposed public parkland meets the Subdivision Code requirements. As proposed it looks like there are two separate park

areas with then also narrow public parkland strips on either side of the proposed private detention pond area.

Branden Stubbs noted this is proposed as is to meet the minimum 10% street frontage requirement of the code.

Commission Member Keeran stressed that the public parkland area must be large enough to get playground, shelter, or other useable park space.

Director Murray noted this was overlooked in staff's review of the most recent resubmittal of the preliminary plat. Murray clarified that only one public parkland area should be proposed and this preliminary plat will need to be resubmitted.

City Administrator Oliver reiterated that having two separate park areas proposed makes each parkland area too small and that the plat will need to be updated to show one parkland area.

Commission Chair Cuellar asked Branden Stubbs and the developers to confirm that they had previously discussed this development area to get feedback from the Commission. Branden Stubbs clarified that it would have been the development group of Forestar and not DR Horton. Cory Bloom, DR Horton, acknowledged he was at the May 2022 Commission meeting where this was previously discussed.

Commission Chair Cuellar noted this preliminary plat looks a lot like the preliminary development concept presented as a discussion item in May that the Commission was not too fond of since the lots are smaller and the owner to the east are concerned over the smaller lots.

Commission Member Keeran noted that 80'-wide lots would be preferred within this area.

Director Murray clarified that back in May, the preliminary layout showed 50'-wide lots that did not meet the minimum lot width requirements of the R-2 District of 65'. This current preliminary plat does show the R-2 District lot width requirements are met.

Commission Member Keeran again noted this would be a perfect area for 80'-wide lots.

Commission Member Hoyer also noted that back in May the Commission agreed that a road access out to Pleasant Street SE in the Outlot W area should be shown.

Commission Member Keeran referenced a memo included by V&K describing that this Outlot W street connection is not required.

Commission Member Hoyer recalled the property owner to the south of the potential street connection area attended the May meeting and voiced his opinion that he wants that street connection to be established.

Commission Member Clayton reiterated the importance of the Outlot W street connection out to Pleasant Street SE. He disagrees with V&K's opinion that this street connection is not necessary. He noted the City would be going against smart planning principles if this street connection is not required, citing limited access points out to

Pleasant Street SE. He noted this connection will also assist with connectivity for the eventual Civic Campus area.

Branden Stubbs referred back to the V&K memo citing this connection was not necessarily required.

Commission Member Keeran stressed the need to look at this area a whole neighborhood.

Commission Member Clayton noted that people are starting to find alternative routes out to Highway 65. People take Pleasant south to link into Highway 65.

Director Murray noted that both Commission Member Brostrom and Commission Member Mains both provided individual feedback in advance of this meeting noting they both feel this street connection out to Pleasant Street SE is necessary.

Bob Veenstra, City Engineer with V&K, explained that there isn't necessarily a right or a wrong answer with this Outlot W street connection. This planned street connection was originally proposed when the original future land uses showed residential development east of Pleasant Street SE and also it was going to be a long time before the intersection of 2nd Street NE/Pleasant Street SE/Highway 65 was reconfigured. Now this area is zoned for industrial use. There are two upcoming certified site east of this neighborhood. The east/west street connection east of Pleasant Street likely won't occur, as this will be in the middle of an industrial certified site. The a potential on the first certified site has the potential to have a lot of employees; if this is the case, employees could cut through this Wisteria Crossing neighborhood to get to the certified site area. Either way works, there is nothing wrong with the connection but it could create an employee shortcut.

Commission Member Keeran asked Bob for clarification on the difference between this current scenario and 13th Street SE? City Engineer Veenstra noted that 13th Street has a lot more residential rather than some commercial on Hawthorne Crossing Drive SE.

City Engineer Veenstra discussed locations of where future signalized Highway 65 intersections will be located. This includes 2nd Street and up near the Featherstone development.

Commission Member Keeran asked for clarification on the street name in this area – will it be Hawthorne Crossing Drive SE or Sydney Lane SE? Director Murray noted it will be Hawthorne Crossing Drive SE and the existing Sydney Lane SE will also be come Hawthorn Crossing Drive SE.

Commission Member Keeran asked for clarification on Outlot X. Branden Stubbs noted stormwater detention.

Director Murray noted that Commission Member Brostrom had also provided some feedback on the proposed street names. She cited concerns over using a few of the last names proposed, as spelling and pronunciation could become an issue. Branden Stubbs acknowledged this will be addressed.

Director Murray noted that Commission Member Mains noted the desire to have larger lots next to the larger lots adjacent to Pleasant Street SE. He also raised concerns over potential speeding concerns on Hawthorne Crossing Drive SE with the street layout.

City Engineer Veenstra acknowledged that there could be some speeding concerns, but the only way to not have speeding concerns is to not have connectivity and we are requiring connectivity in this area. It's a balancing act. It can be controlled by stop signs. Cul-de-sacs are not viewed as favorable by Public Works. Speeding is a mild concern in this area since it is not viewed as a thru-cut.

Commission Member Clayton noted that Commission Member Mains probably just felt it was important to introduce some curves in the streets.

City Administrator Oliver noted there is a bit of a curve as currently proposed along Hawthorne Crossing Drive SE.

Jason Greubel, 904 Pleasant Street SE, noted these should be step-up lots. This would be a perfect spot to do a subdivision with 70 single-family detached lots. Also noted concerns on drainage along Pleasant Street SE in that DR Horton will be raising lots and will be recreating drainage issues.

Tim Mullen, 1008 Pleasant Street SE, feels these lots should be step-up lots. Noted that stormwater in this area terrifies him. They are now seeing water in their basement where they had previously not.

James Moland, 1004 Pleasant Street SE, noted the back yards are wet and that he would like an explanation on what will happen. This is an opportunity to have higher valued homes.

Branden Stubbs noted the site is flat. Storm sewers would alleviate issues for Wisteria Crossing. Noted development of Wisteria Crossing won't make the existing conditions to the east worse. Noted that intakes in Wisteria Crossing will be installed to convey water to the north. Provided an example where Altoona installed intakes on properties outside of a new subdivision. But again acknowledged it is a very difficult site to drain.

Commission Chair Cuellar explained the Commission's role and that the developer is also welcome to receive feedback from the Council. The Commission's role is to review if it meets the Zoning Code and this is important for the neighbors to understand. Neighbors are also welcome to express their opinions at the Council level. While the Commission would much rather see the 80'-wide lots, the 65'-wide lots meet the Code.

Director Murray noted they are meeting the R-2 code requirements for lots sizes. If as a community we feel the R-2 standards are too small, this is part of a larger discussion.

City Administrator Oliver noted the Elizabeth Lane NW lots are 45'-50'-wide lots.

Commission Member Clayton noted these 45'-50'-wide lots were approved several years back as a trail consideration. The Commission reviews for code compliancy and the Commission makes a recommendation to Council.

Commission Chair Cuellar noted that Council may understand the neighbor's concerns.

Commission Member Keeran circled back to the Outlot W street connection.

Commission Member Clayton noted he feels he needs to see a resubmitted form of this preliminary plat prior to making a recommendation at the City Council level because of the requested street connection and the parkland updates needed. Clayton also wants further clarification on stormwater.

Branden Stubbs noted that stormwater is reviewed in further detail as part of the construction plan review phase. Branden Stubbs requested the Commission make a recommendation so this can be reviewed by Council on August 1st. Commission Chair Cuellar noted the Commission needs to see their updated plans first.

Motion by Commission Member Clayton, seconded by Commission Member Keeran to table Resolution No. PZ-220728-19 considering recommended approval of the Wisteria Crossing Preliminary Plat.

Roll Call – Ayes: Commission Member Hoyer, Commission Member Clayton, Commission Member Keeran, Commission Member Cuellar. Nays: none. Abstentions: none. Vote on Motion 4-0-0. Motion carried.

- B. RESOLUTION NO. PZ-220728-20: Considering recommended approval of the Friedrichson Plat of Survey, a plat of survey in unincorporated Polk County within 2 miles of Bondurant's city limits

Murray summarized the agenda statement.

Motion by Commission Member Clayton, seconded by Commission Member Keeran to approve of Resolution No. PZ-220728-20 considering recommended approval of the Friedrichson Plat of Survey, a plat in unincorporated Polk County within 2 miles of Bondurant's city limits, subject to the following Code clarification items:

- 1.) That if any code clarification comments are received by City Engineering, Public Works, or Emergency Services, that the plat of survey shall be updated accordingly.
- 2.) That the plat of survey application fee shall be paid prior to City Council's consideration.

Roll Call – Ayes: Commission Member Hoyer, Commission Member Clayton, Commission Member Keeran, Commission Member Cuellar. Nays: none. Abstentions: none. Vote on Motion 4-0-0. Motion carried.

- C. PUBLIC HEARING - Regarding RESOLUTION NO. PZ-220728-21: Considering recommended approval of proposed text amendments to the following sections of the Zoning Code: 175.02 - Definitions; 177.09 - Off-Street Parking Area Required; and 178.13 - M-1 Limited Industrial District.

Motion by Commission Member Keeran, seconded by Commission Member Clayton to close the regular meeting and enter into public hearing at 7:01 p.m.

Director Murray summarized the agenda statement. Back in May 2022, the Commission previously had a discussion regarding the potential for accommodating additional uses such as a fitness center in the M-1 and M-2 Districts. The enclosed draft ordinance

looks to include the following uses within the M-1 and M-2 Districts: fitness center, dance studio, music studio, and photographic studio.

The draft ordinance also proposes to remove any reference to fireworks structures/tents since the City can no longer regulate per SF2285.

The draft ordinance proposes a reclassification of outdoor storage requirements in the M-1 District. Currently outdoor storage must be a conditional use permit reviewed by the Board of Adjustment. The draft ordinance instead proposes that it is reviewed at the site plan level by the Planning & Zoning Commission and City Council. The same language would be considered when reviewed at the site plan level: outside storage yards, accessory or primary in use, shall be screened by fencing, berming, and/or a living screen such that no materials stored are visible from the public right-of-way and all adjoining properties when the adjoining property is not zoned industrial. This change is proposed due to recent case approvals at the Board of Adjustment level.

The Commission cited some concerns over the McKinney, TX industrial flex parking example provided in the draft ordinance. The Commission noted that certain uses such as a dance studio create times where peak parking is high for a limited period of time. Director Murray noted that Grimes has an example where they require 2.5 parking spaces per each 1,000 SF of industrial flex space, but that more research can be done to on this industrial flex parking space count requirement topic.

Commission Member Clayton also noted that if these additional uses are added within the M-1 and M-2 Districts, it could create situations where users of a fitness center or dance studio use may get irritated by dust/gravel impacts. Director Murray noted that the Zoning Code does require that if gravel does exist as part of an approved outdoor storage yard area, the owner must manage this so that it is dust-free, but did acknowledge that if there are dust issues, this would likely be a property-owner/tenant issue.

D. RESOLUTION NO. PZ-220728-21: Considering recommended approval of proposed text amendments to the following sections of the Zoning Code: 175.02 - Definitions; 177.09 - Off-Street Parking Area Required; and 178.13 - M-1 Limited Industrial District.

Motion by Commission Member Keeran, seconded by Commission Member Hoyer to table Resolution No. PZ-220728-21 considering recommended approval of proposed text amendments to the following sections of the Zoning Code: 175.02 - Definitions; 177.09 - Off-Street Parking Area Required; and 178.13 - M-1 Limited Industrial District.

Roll Call – Ayes: Commission Member Hoyer, Commission Member Clayton, Commission Member Keeran, Commission Member Cuellar. Nays: none. Abstentions: none. Vote on Motion 4-0-0. Motion carried.

7. Discussion Items –

A. Discussion Item Only - Future Land Use Map expectations for Parcel 231/00200-017-000

Director Murray summarized the discussion item agenda statement. A developer is potentially interested in purchasing a 13.29-acre parcel listed for sale by Landus. This potential developer is wanting to know if the City would be supportive of a phase development approach, where Phase 1 would include developing the southern portion as medium-density residential as shown in the draft Future Land Use Map and then renovating the existing 84,000 SF warehouse structure to attract an M-1 user. Phase 2 would then occur in approximately 7-10 years where they would renovate the 84,000 SF metal warehouse structure to establish retail, restaurants, and other commercial uses to complement downtown Bondurant.

The Commission provided feedback the City should stay the course of both the 2012 Comprehensive Plan and the draft 2022 Comprehensive Plan and seek commercial and medium density residential development on this acre rather than temporarily allow an industrial use to be reintroduced back at this location. The Commission agreed enforcing that the developer move on to Phase 2 would be difficult. Industrial truck traffic was also noted as a concern.

8. Reports / Comments and appropriate action thereon

a. Commission Members

Wes Hoyer – none

Brian Clayton – noted that this Commission represents the Bondurant community. Explained that staff has a role, the Commission has a role, and City Council also has a role. Noted the importance of developers needing to treat neighbors with respect, especially as it relates to stormwater drainage.

Karen Keeran – noted there are all weeds at the Coop, at Kadin Trail, and north of Dollar General. Staff noted they will look into this.

b. Commission Chair – none

c. Planning & Community Development Director – none

d. City Administrator – provided an update on the Central Park Master Plan planning process.

7. Adjournment

Motion by Commission Member Keeran, seconded by Commission Member Hoyer to adjourn the July 28, 2022, meeting. Vote on Motion. Motion carried unanimously.

Meeting adjourned at 7:39 PM