

**Due to the COVID-19 concerns and social distancing recommendations, a virtual meeting was offered.*

CITY OF BONDURANT
PLANNING AND ZONING COMMISSION
August 27, 2020
MINUTES

1. Call to Order

Commission Member Cuellar called the meeting to order at 6:02 p.m.

2. Roll Call

Roll call was taken and a quorum was declared.

Present: Virtually: Commission Member Torey Cuellar, Commission Member Karen Keeran, Commission Member Kristin Brostrom, Commission Member Andy Mains, Commission Member Brian Clayton

Absent: Commission Member Daniel Hoffman-Zinnel, Commission Member Joe Phearman

City Officials

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

City Officials

Present: Councilman Doug Elrod

3. Perfecting and Approval of the Agenda

Motion by Brostrom, seconded by Mains, to approve the agenda. Vote on Motion 5-0. Motion carried.

4. Approval of the Commission Minutes – July 30, 2020

Motion by Mains, seconded by Brostrom, to approve the July 30, 2020 minutes. Vote on Motion 5-0. Motion declared carried unanimously.

5. Guests requesting to address the Commission – None

6. **PUBLIC HEARING:** Request for rezoning from Agricultural (A-1) to Medium Density Residential (R-2) on land owned by Classic Holdings at 8383 NE 72nd Street.

Motion by Keeran, seconded by Mains, to open the public hearing at 6:04 p.m. Roll Call: Ayes: Mains, Keeran, Cuellar, Brostrom, Clayton. Nays: None. Absent: Phearman, Hoffman-Zinnel. Motion carried 5-0.

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Erin Ollendike, Civil Design Advantage, summarized the rezoning request. Classic Holdings LLC is seeking a rezoning request on 22.46 acres of land north of the High School area to allow for a single-family development in this area.

Murray noted that staff is recommending approval subject to the following condition:

- (1) That all lots within the requested rezoning area shall be developed and used for single-family detached use and not two-family dwelling use.

Murray explained that this condition has been included as part of staff's recommendation because the R-2 District allows for both single-family detached and two-family developments. Since this rezoning has been reviewed under the assumption that the development will be single-family detached, this condition will help to confirm it. This condition has been included as part of other recent single-family detached rezonings that have requested R-2 zoning.

Cuellar asked if staff's recommended condition is considered acceptable to the developer? Ollendike noted that yes, she has reviewed this condition with the developer and they are okay with it.

Mains asked if the access out to Grant Street North will be shared with the school? Ollendike noted that yes, it will be shared with the school via a public right-of-way connection between the two developments.

Motion by Keeran, seconded by Brostrom to close the public hearing at 6:08 p.m. Roll Call: Ayes: Mains, Keeran, Cuellar, Brostrom, Clayton. Nays: None. Absent: Phearman, Hoffman-Zinnel. Motion carried 5-0.

6A. RESOLUTION 2000827-31: Considering recommended approval of the rezoning request.

Motion by Brostrom, Keeran, for recommended approval of the rezoning request subject to the condition listed in the staff report. Roll Call: Ayes: Mains, Keeran, Cuellar, Brostrom, Clayton. Nays: None. Absent: Phearman, Hoffman-Zinnel. Motion carried 5-0.

7. **RESOLUTION 200827-32:** Considering recommended approval of the Bondurant-Farrar Junior High Site Plan.

Don Marner, Snyder & Associates, summarized the Bondurant-Farrar Junior High site plan.

Keeran asked if there will be a sidewalk installed in the public right-of-way adjacent to the Junior High site? Marner noted that the site plan shows that a 10'-wide public trail will be installed adjacent to the Junior High development area. Marner also noted that the side plan will be updated to show a private sidewalk connection from this public trail area based off of staff's feedback.

Brostrom asked if the trail will be extended south of this Junior High area along Grant Street North adjacent to the existing High School site? Murray noted that this area south is outside of the scope of the Junior High project, but that staff has brought up this concern to the school district. Further discussions will need to take place between the school district and the City on this topic.

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Mains asked if public sidewalks will exist along Grant Street North in the Sankey Summit Phase 2 area? Cannon noted that the Sankey Summit Phase 2 Preliminary Plat shows public sidewalks along Grant Street North adjacent to the Sankey development lots.

The Commission noted general concern that sidewalks do not exist along the west side of Grant Street North south of this Junior High site.

Brostrom asked if the access out to Grant Street North between the Junior High project and the development to the north will be a public right-of-way? Marner noted that yes, it will be a public right-of-way. Murray noted that Bob Veenstra, City Engineer, has been involved with this discussion and has provided feedback to Snyder on how this public right-of-way should look like.

Clayton noted that he understands that the required traffic impact study is still being prepared, but regardless of the findings of this study, the Commission should be recommending that right turn lanes be installed along Grant Street North adjacent to this Junior High development.

Murray noted that as part of the required traffic impact study process, V&K will study the development proposed as it relates to the existing street system and existing development adjacent to it. If the need for a turn lane at time of development is warranted through this traffic impact study process, then the traffic impact study will note this as part of its findings. V&K is still preparing the traffic impact study.

Cuellar expressed concern over not having turn lanes at the time that the Junior High site develops.

Brostrom noted that the City should consider updating its code to flat out require that turn lanes shall be installed along Grant Street. This way it is more predictable to developers up front instead of having to wait for the findings of the traffic impact study.

Murray noted that the option could exist for the Commission to table approval of the Junior High site plan if they do not feel comfortable conditionally approving the site plan subject to adding a condition relative to traffic impact study completion.

Thad Long, SVPA Architects, noted the need to keep this project going, as the School District is on a tight timeline. Long assured the Commission that the School District understands the important of having turn lanes into the development.

Motion by Brian, seconded by Keeran, for recommended approval of the Bondurant-Farrar Junior High Site Plan, subject to the conditions listed in the staff report and also the following additional condition:

6. Approval is subject to the site plan being updated to reflect findings of the required Traffic Impact Study and that this should also address the topic of turn lanes into the site.

Roll Call: Ayes: Mains, Keeran, Cuellar, Brostrom, Clayton. Nays: None. Absent: Phearman, Hoffman-Zinnel. Motion carried 5-0.

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8. **RESOLUTION 200827-33:** Considering recommended approval of the Nehring Estates Pat 1 Final Plat.

Eric Cannon, Snyder & Associates, summarized the Nehring Estates Plat 1 Final Plat. This is a split proposed in unincorporated Polk County within two miles of Bondurant's city limits. Two existing homes will remain and this split will look to create a few additional residential lots in this Plat 1 area.

Motion by Mains, seconded by Brostrom, for recommended approval of the Nehring Estates Plat 1 Final Plat, subject to the condition listed in the staff report. Roll Call: Ayes: Mains, Keeran, Cuellar, Brostrom, Clayton. Nays: None. Absent: Phearman, Hoffman-Zinnel. Motion carried 5-0.

9. **DISCUSSION ITEM:** Quail Run Townhomes

Murray explained that the developers of the Outlot W area of the Quail Run Phase 2 Preliminary Plat area are seeking some initial feedback from the Commission and Council prior to drawing up detailed construction drawing and site plan documents for this development area.

Eric Cannon, Snyder & Associates, summarized the development concept that was included as part of the P&Z discussion staff report. The developers are proposing 32 units on this Outlot W development area. The streets will be private streets and there will be hammerhead turnarounds at the end of each east/west street. The access from 2nd Street NW will align with the development to the north. There will be on site detention south of the units proposed. The concept shows a public sidewalk along the north. The concept shows screening proposed along the east property line – there will be wood fencing at the end of each hammerhead and also landscaping screening between the hammerheads.

Keeran asked about public sidewalks along 2nd Street NW within this Quail Run Townhomes development? Cannon confirmed that that the development concept shows that public sidewalks will be installed along the 2nd Street NW right-of-way.

Murray noted that once a sidewalk is installed in the right-of-way adjacent to 146 Landon Drive NW just east of the Quail Run Townhomes area, then a public sidewalk route will exist to connect children from this Quail Run Townhomes area to the existing side street south of 2nd Street NW called Landon Drive NW. Murray noted that the school district would like some further information on walking length that Snyder will need to provide.

Keeran asked if there will be turn lanes into the development? Cannon stated that no, the developer will not be installing turn lanes into this Quail Run Townhomes development, as the required Traffic Impact Study did not require turn lanes into this development.

Brostrom asked about clarification on the north elevations facing 2nd Street NW, as they do not appear to be shown on the submitted elevations. Brostrom noted that since this north elevation area will be highly visible, it is important that they adhere to the design requirements. Derek

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Temple, Vista Real Estate and Investment Corp, noted that he understands and agrees. Murray noted that the eventual detailed site plan submittal will need to show that the building material requirements will be met for this north elevation.

Murray noted that this development concept shows 24'-wide private streets and 20'-wide private driveways leading out to the streets. Murray asked the Commission if they have any concern on vehicle overhang out into the private streets if the driveways are only 20'-long? Murray explained that the R-5 District currently specifically notes that 20'-long is the minimum length - however, the R-5 code does have some flexibility for increased design standards. Murray noted that in other sections of the Zoning Code, such as the R-3 District, the minimum width of a private street is 26'-wide and not 24'-wide – while the R-5 District does not specifically address minimum private street width, it could potentially be justified to require additional driveway length if the streets will only be 24'-wide. Murray noted that she and Oliver were out looking at a nuisance site last week in an area that also has 20'-long driveways and 24'-wide streets, and vehicles were overhanging out into the street area.

The Commission had some discussion on this driveway length topic. Mains noted that if the City gives on the private street widths, then he could see the need to require additional driveway length. Clayton noted that he is okay with 20'-long driveways for this development since the R-5 District currently states that 20'-long is the minimum but that the Code should be updated so the minimum driveway length is increased for future R-5 developments. Temple noted that since this property will be leased, there will be a site manager – where they would look to regulate that vehicles do not overhang into the street. The Commission generally agreed that 20'-long driveway will be okay for this development.

Murray noted that the Zoning Code states that the least dense development area of a PUD should occur first prior to more dense areas. Cannon confirmed that the developers will be submitting their construction drawing documents for the first phase of single-family detached development within this Quail Run Phase 2 Preliminary Plat area prior to submitting the site plan and preliminary plat information for the Townhomes area.

Murray asked the Commission if the screening proposed along the east property line is considered adequate? Murray noted that the Zoning Code grants the Commission and Council the authority to require screening as needed in the R-5 District. The Commission agreed that the screening proposed is satisfactory.

Murray asked for clarification from the developer on if each unit will have individual trash/recycling bins or if this development will have a shared dumpster area? Temple noted that each unit will have individual trash and recycling bins. Murray asked if the developer would be agreeable to requiring that the individual bins be stored in the garage areas and not outside on days that are not pick up days? Temple seemed fine with this and that they will look into how this can be required through the lease.

No formal vote was taken by the Commission at this meeting, as this was a discussion topic only. The Commission will take votes on the preliminary plat and site plan documents for this development area once they have been received.

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10. Reports/Comments and appropriate action thereon:

a. Commission Member Comments

Mains – none.

Brostrom – none.

Clayton – noted that there is land for sale next to MidStates Precast and asked if anyone had any information on this? Oliver explained that this land is owned by MidStates. Back when the site plan was originally reviewed and approved by the City, it did show some additional development land not needed for the MidStates development which could potentially be split for other development. Clayton also noted that he agrees with Brostrom's comment regarding the potential for incorporating a requirement into the code to flat out require turn lanes along Grant Street so that way it is more predictable for developers early on in the process and so that way the City does not have to wait for the findings of a traffic impact study.

Keeran – noted that she agrees with what Brostrom and Clayton have noted about turn lanes along Grant Street. Also added that 2nd Street should also be considered when reviewing this turn lanes topic.

b. **Commission Chair Comments** – none.

c. **City Administrator Comments** – none.

d. **Planning & Community Development Director** – none.

10. Adjournment

Moved by Mains, seconded by Keeran, to adjourn the meeting at 7:15 p.m. Vote on Motion 5-0.
Motion carried.

Maggie Murray, Planning & Community Development Director

ATTEST:

Torey Cuellar, Commission Chair