

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

CITY OF BONDURANT
PLANNING AND ZONING COMMISSION
September 10, 2020
MINUTES

1. Call to Order

Acting Commission Member Keeran called the meeting to order at 6:00 p.m.

2. Roll Call

Roll call was taken and a quorum was declared.

Present: Virtually: Commission Member Karen Keeran, Commission Member Kristin Brostrom, Commission Member Andy Mains, Commission Member Brian Clayton, Commission Member Daniel Hoffman-Zinnel, Commission Member Joe Phearman

Absent: Commission Member Torey Cuellar

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 Hoffman-Zinnel, seconded by Mains, to approve the agenda. Vote on Motion 6-0. Motion carried.

4. Approval of the Commission Minutes – August 27, 2020

Murray noted the following three minor corrections that need to be made to the minutes:

- 1.) Update minutes to show that Doug Elrod was absent.
- 2.) Update the minutes to note “seconded by” before Keeran for Resolution #31.
- 3.) Update the minutes to note “Clayton” instead of “Brian” for Resolution #32.

Motion by Mains, seconded by Brostrom, to approve the August 27, 2020 minutes subject to the minor corrections noted above. Vote on Motion 6-0. Motion declared carried unanimously.

5. Guests requesting to address the Commission – None

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6. **RESOLUTION 200910-34:** Considering recommended approval of the Kum & Go Plat of Survey (Parcels 2020-142 & 2020-143).

Murray summarized the proposed plat of survey. Kum & Go is proposing a split of their current land to create a 1.29-acre parcel north of their existing site. This potential split was noted as part of the Kum & Go site plan that was reviewed by the Commission and Council.

Clayton asked why this split is proposed and if there has been a used identified? Nikki Neal, Civil Design Advantage, noted that there is no end use currently confirmed but that Kum & Go is looking to split so that they can sell for development.

Murray noted that this property is zoned Limited Industrial (M-1), so the eventual use proposed will need to be a permitted use of this district. Murray also noted that prior to development, this site will need to obtain site plan approval.

Motion by Mains, for recommended approval of the plat of survey, seconded by Hoffman-Zinnel. Roll Call: Ayes: Mains, Keeran, Hoffman-Zinnel, Phearman Brostrom, Clayton. Nays: None. Absent: Cuellar. Motion carried 6-0.

7. **RESOLUTION 200910-35:** Considering recommended approval of an amendment request to the 2016-approved Arbor Ridge Villas Plat 2 Planned Unit Development Site Plan.

Murray summarized the amendment request proposed. Back in 2016 the Commission and Council reviewed and approved an amendment request to this Arbor Ridge Villas Plat 2 development area. Originally when this area was zoned Planned Unit Development (R-5), apartment units were proposed within this Plat 2 area. The 2016 amendment approval was to amend the use from apartment units to 4-plex and 6-plex uses. There area a total of 20 lots available for development within this Plat 2 area. The previous developer that received the 2016 approval included as part of their approval plans basements. The new developer, Oakstone Homes, is proposing units that will not have basements. Murray also noted that the 2020 submittal materials show that the rear elevations show one long plane along the rear elevations, where the Code requires that at least every 50' architectural interest be included. Murray noted that the City is rereviewing these changes since they are changes to an approved R-5 plan.

Brandon Cheek, owner of Oakstone Homes, noted that they would meet the 50' requirement of the Code.

Murray clarified that since the 50' requirement will be met, the only topic for amendment consideration this evening will be the topic of basements.

Keeran asked about sidewalks along Grant Street North? Murray noted that after the Commission's August 27th discussion on this topic, she reached out to the City Engineer and he provided a memo noting that at this point, it is unrealistic to be requiring a public sidewalk within this area due to the rural cross sections and the significant drainage swale that exists along this stretch of Grant Street North.

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Karl, project architect, asked why the Commission would want to see basements? Oliver noted that items such as salability and storage could be reasons requiring basements.

Brostrom noted that she sees both sides, but if basements are not currently required by code, her perspective would be to leave it up to the developer to decide.

Cheek noted that he is proposing a high-end home and that not having basements allows them to keep price point.

Clayton noted that recalls the discussion back from 2016. Noted his concerns with slab on grade. Noted concerns over the small streets and small driveways and because of this, there will be a need for storage. Noted that he feels the amendment should not be approved. Noted that these units will be situated along Grant Street North, which is a main arterial.

Cheek asked by Park Side was allowed to have slab on grade? Oliver addressed his question.

Hoffman-Zinnel noted that he likes more options for other price ranges

Murray asked if this development will have private covenants that could address topics like not allowing the storage of garbage bins outside? Cheek noted that yes, topics such as not allowing outdoor storage of garbage bins and prohibiting street parking could be addressed and enforced through the HOA. Oliver noted concerns over consistent enforcement by the HOA.

Mains asked what the plan is for garbage pickup in this area? Cheek noted that the streets are only 180'-long. The garbage trucks would likely back out.

Keeran asked about the driveway lengths of the development? Erin Ollendike, Civil Design Advantage, noted that this is unchanged from 2016. The driveways with sidewalks will be 25'-long.

Hoffman-Zinnel asked if the units west of this Arbor Ridge Villas area have basements? Oliver noted yes.

Elrod noted that he is not sure if this will be a concern or not, but questioned if there is concern if these units will have a lower home value when compared to other units of the area?

Cheek noted that the area just west falls within the \$230,000-\$250,000 price point and these units have basements. Noted that he is targeting the \$215,000-\$220,000 price point for this Arbor Ridge Villas Plat 2 area. Encouraged the Commission to view the Oakstone website to see the product that the construct.

Cheek noted that it seems unfair if Park Side was allowed to construct their units without basements. Oliver noted that when the Park Side plat was reviewed, there were concerns over water levels.

Oliver questioned that if this is a PUD plan amendment, wouldn't it be an ordinance and not a resolution consideration? Murray noted that the Code specifically describes ordinance approval

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when the requested amendment is a substantial change. Substantial is defined in the code. Basements do not fall under substantial, so this is why a resolution change is proposed for Council.

Cheek noted that if basements are required, then he probably will not build because the price point will not work. Noted that they were trying to propose a type of product in Bondurant unlike others. Noted that they will make sure to write their covenants to address topics such as prohibiting outdoor storage of trash bins and cars parking on the street.

Elrod asked are there other similar homes like this in Bondurant? Oliver noted that there are some in Park Side. While not exactly like theirs, Hazel Marie and Kading Trail are also slab on grade.

Cheek noted the upgrades that he would be proposing in their units such as 9'-tall ceilings and large windows.

Elrod noted that he is not questioning Oakstome Homes' quality of product but noted that it sounds like most units have basements and those that weren't required through the PUD may be topography related.

Cheek noted that he cannot compete with the market given his unit's features and that he was hoping to build a better product with less square footage.

Hoffman-Zinnel noted concerns over bottlenecking out to Grant Street North since this neighborhood area only has one access point. Murray explained that this was the development pattern that was approved by the Commission and Council back in 2016.

Mains asked why additional parking stalls are not included on the south side of this Plat 2 area like they are proposed on the north side? Ollendike noted that the 2016 plans looked to fit additional offstreet parking areas in areas that would fit with the development.

Phearman asked if the units at 1005 Grant Street South have basements? Murray pulled up an aerial image. Karl noted that per the aerial imagery, these units are slab on grade.

Motion by Brostrom, seconded by Hoffman-Zinnel, for recommended approval of the PUD amendment request that the choice of basement or no basements is at the option of the developer, subject to the following: that the covenants will need to address topics such as indoor storage of garbage bins and street parking. Roll Call: Ayes: Mains, Keeran, Cuellar, Brostrom, Phearman, Hoffman-Zinnel. Nays: Clayton. Absent: Cuellar. Motion carried 5-1.

10. Reports/Comments and appropriate action thereon:

a. Commission Member Comments

Hoffman-Zinnel – none

Mains – noted that going into the meeting, he thought he would be against the amendment request but that the discussions helped so that he is now looking forward to the project proposed.

Brostrom – congratulated Torey and thanked Karen for stepping in as chair.

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Clayton – noted that he is stuck on the basements topic. Noted that if you look at homes adjacent to the development area proposed, they are more expensive than the price point proposed. Noted that in the Park Side area, slab on grade units were allowed because the developer is also the one developing out the remaining of the single-family detached lots. Noted concerns over the previous development of Kading Trail.

Phearman – none

- b. **Acting Commission Chair Comments** – asked about the status of the A-3 Auto paving? Oliver noted that the owner reached out to the City regarding paving questions last week.
- c. **Planning & Community Development Director** – noted that Council approved the Junior High site plan at their last meeting. Murray added that the City received the Junior High Traffic Impact Study, which guides for a northbound right turn lane along Grant Street North. The Study is also guiding for turn lanes along the new street between the Junior High and the development to the north. An updated site plan has not yet been received, but one will need to be received showing that the Traffic Impact Study is being met. Murray also noted that at this same meeting, Council discussed the potential for implementing a trail project in the area adjacent to the High School site so that trail connectivity will exist between the existing trail at the south driveway and the new Junior High site.
- d. **City Administrator Comments** – none
- e. **City Council Liaison** – noted that Council approved the Library expansion plan specifications at their last meeting. Also at this meeting, a development agreement was approved for the Brad Lewis development project in the downtown. Also noted that Council discussed the potential for establishing a mural along the new fencing that has been installed in the new downtown parking lot area. Asked if the City will be receiving updated elevations for the Arbor Ridge Villas Plat 2 townhomes prior to the Council meeting? Brandon Cheek noted yes.

10. Adjournment

Moved by Brostrom, seconded by Mains, to adjourn the meeting at 6:57 p.m. Vote on Motion 6-0. Motion carried.

Maggie Murray, Planning & Community Development Director

ATTEST:

Karen Keeran, Acting Commission Chair