

CITY OF BONDURANT
PLANNING AND ZONING COMMISSION
MINUTES

A meeting of the City of Bondurant Planning and Zoning Commission was held in the Community Room at the Bondurant City Center on March 08, 2012, at 6:00 p.m.

Present: Commission Chair David Higgins
 Commission Member Michele Bailey
 Commission Member Brian Clayton
 Commission Member Jennifer Keeler
 Commission Member Roy McCleary
 Commission Member Judi Mendenhall
 City Administrator Mark J. Arentsen

Absent: Commission Member Jolyn Meehan

Notice of the meeting was posted at the Bondurant City Center, Casey's General Stores, Legacy Bank and the Bondurant Post Office on March 05, 2012. All proceedings hereafter shown were taken while the convened meeting was open to the public.

Commission Chair Higgins called the meeting to order at 6:00 p.m. Roll call was taken and a quorum was declared. Motion made by Commission Member McCleary, seconded by Commission Member Mendenhall, to approve the agenda as presented. Roll call: Ayes: 6. Nays: 0. Motion carried.

Motion made by Commission Member Keeler, seconded by Commission Member Mendenhall, to approve the Planning and Zoning Commission Minutes of February 09, 2012. Roll call: Ayes: 6. Nays: 0. Motion carried.

Mr. Mark Lee, Lee Engineering, 8003 Douglas Avenue, Urbandale Iowa, and Karie Ramsey and Dan Novelli, Little Kading Construction, 7008 Madison Avenue, Urbandale, Iowa, representing Kading Properties, presented a rezoning concept from C-2, General Commercial, to R-5, Planned Unit Development for a 77 unit condominium development called Lincoln Estates to be built in COVE Plat 4, between 15th Street, Southeast, and Lincoln Street, Southeast, on the east side of Hubbell Avenue. Karie Ramsey stated they have looked at different locations in Bondurant. At this location they were able to get a signed agreement with the landowner. The lot is currently zoned C-2, Commercial, with R-3, Multi-family, north of this property. They are requesting the City to consider switching the two zoned areas. The project will have rear stone and enhancements along Highway 65. They

are requesting suggestions and support for this project. Mr. Lee stated that the architectural shingles will fit in well with the neighborhood with stone exceeding 20% hard surface requirements, alternating front and back along Highway 65. Commission Member McCleary inquired about any storm water plans. Mr. Lee stated that there is a ditch along the southeast side of the lot and water would be retained on the lot and slowly released into the southeast drainage ditch. Commission Member Clayton asked if the ditch will be groomed for mowing? The northern part of the ditch will be on the lot and the south end of the ditch goes by the lift station. Mr. Clayton inquired about the ownership of the project and if there would be a berm or fencing? Mr. Lee stated that the condominiums will be leased with a management company. Two rows of evergreen trees will be planted along the rear lot lines along with some larger deciduous trees. Water retention will be between the evergreens and a landscape buffer between the owners to the south and this development. Commission Member Bailey inquired about the length of resident leases. Ms. Ramsey stated that the management company is family owned and the length of lease is for one year but we don't have a revolving door. The residents tend to stay and Kading Properties want the residents to stay. Ms. Bailey inquired about a similar development in Altoona and the closeness of the sidewalk and the street. She stated that there is no curb, just a small bump between the sidewalk and the street creating a safety hazard for those on the sidewalk. Mr. Lee stated that the sidewalk will be on one side, a 22' wide street with a 4' walk next to the street, but this is going to be a private drive. Ms. Bailey stated that people will use it as a street with there being access on the highway at Brick Street. The access to the highway should not be a private drive but a street meeting the private drive into the development. Eventually that street should connect to the COVE. Ms. Ramsey stated that the drive will not be gated but there will be speed bumps throughout to discourage through traffic. Commission Member Keeler stated that the apartment complex across the highway is the same situation where it is between Brick and Washington. She does not see through traffic going through that complex. Ms. Bailey stated that people will use the private drive as a through street. Ms. Ramsey stated that there will be signage that will define it as a private drive. We will tow unauthorized cars. This topic was discussed at length and Ms. Ramsey agreed to plan the highway access as a street to allow future connection to the COVE. Each resident will have a garage and two parking spots for each unit. Ms. Bailey stated that the private drive will restrict another development in the future with access to the highway. She also stated the pine trees getting diseased is a concern. Snow removal was also discussed. The developer stated that the design allowed for snow storage and the developer will remove snow in case of larger, extended snow events.

The following items were discussed as part of Commission Members' comments:

- Commission Member Clayton – No comment.
- Commission Member McCleary – Received a \$10,000 grant from Prairie Meadows for storm water monitoring; funds will be used to buy a boat that will also be used by the Fire Department.

- Commission Member Bailey – No comment.
- Commission Member Mendenhall – No comment.
- Commission Member Keeler – Attended the BDI meeting and this same subject was discussed.

The following item was discussed as part of Commission Chair Higgins' comments:

- Please review updated March 2012 Comprehensive Plan.

The following item was discussed as part of City Administrator Arentsen's comments:

- No comment.

Motion made by Commission Member Keeler, seconded by Commission Member Mendenhall, to adjourn the meeting. Roll call: Ayes: 6. Nays: 0. Motion carried. Commission Chair Higgins declared the meeting adjourned at 7:10 p.m.

David Higgins
Chair

ATTEST:

Mark Arentsen
City Administrator