

**Due to the COVID-19 concerns and social distancing recommendations, a virtual meeting is being offered. Participants wishing to speak on a topic should message the meeting moderator. All participants are asked to mute their individual computers at times when they are not speaking to minimize background noise. Join: <https://us02web.zoom.us/j/89541123777>*

**NOTICE OF A REGULAR MEETING
BONDURANT PLANNING AND ZONING COMMISSION
MAY 12, 2022**

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on May 12, 2022, in the Bondurant City Center, 200 Second Street, Northeast, Bondurant, Polk County, Iowa. Said meeting is open and the public is encouraged to attend.

AGENDA

1. Call to Order
2. Roll Call
3. Perfecting and Approval of the Agenda
4. Approval of Minutes
 - a. April 28, 2022
5. Guests requesting to address the Planning and Zoning Commission
6. Action Items
 - a. PUBLIC HEARING - Request for rezoning from Agricultural (A-1) to Limited Industrial (M-1), pending annexation finalization, on portions of Parcels 230/00453-002-000 and 230/00462-000-000; and request for 2012 Future Land Use Map amendment from Reserve Industrial/Reserve Ag and Residential to Industrial on this same area.
 - b. RESOLUTION NO. PZ-220512-14: Considering recommended approval of the request for rezoning from Agricultural (A-1) to Limited Industrial (M-1), pending annexation finalization, on portions of Parcels 230/00453-002-000 and 230/462-000-000; and request for 2012 Future Land Use Map amendment from Reserve Industrial/Reserve Ag and Residential to Industrial on this same area.
 - c. PUBLIC HEARING - Proposed text amendment to Section 178.06.4.J of the Zoning Code regarding an increase to the minimum setback requirement when an attached garage is entered from the public street in the City's Planned Unit Development (R-5) District.
 - d. RESOLUTION NO. PZ-220512-15: Considering recommended approval of the proposed text amendment to Section 178.06.4.J of the Zoning Code regarding an increase to the minimum setback when an attached garage is entered from the public street in the City's Planned Unit Development (R-5) District.
7. Discussion Items -
 - a. Central Park Master Plan - status update
 - b. Potential Text Amendment - to Section 178.13.1 of the Zoning Code to allow for fitness center use within the Limited Industrial (M-1) and Medium Industrial (M-2) Districts, and to Section 175.02 of the Zoning

Code to include a definition of fitness center.

8. Reports / Comments and appropriate action thereon:
 - a. Commission Members
 - b. Commission Chair
 - c. Planning & Community Development Director
 - d. City Administrator
 - e. City Council Liaison
9. Adjournment

City of Bondurant

Planning and Zoning Commission

200 2nd St NE, PO Box 37

Bondurant, IA 50035



Meeting Minutes

DATE: April 28, 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, Andy Mains,
Wes Hoyer, Kristin Brostrom, *Lisa Cameron (Joined at 6:10pm)

Members Absent: Torey Cuellar

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

3. Perfecting and Approval of the Agenda

Motion by Commission Member Mains, seconded by Commission Member Hoyer to approve of the April 28, 2022, meeting agenda. Vote on Motion 5-0-0. Motion carried.

4. Approval of Minutes

Motion by Commission Member Mains, seconded by Commission Member Clayton to approve of the April 14, 2022 meeting minutes. Vote on Motion 5-0-0. Motion carried.

5. Guests requesting to address the Planning and Zoning Commission

None

6. Action Items

- a. RESOLUTION NO. PZ-220414-12: Regarding recommended approval of the A-3 Auto site plan for an addition at 108 NE Hubbell Avenue

Director Murray explained that this is the site plan that was shown at the last meeting, April 14th. The new site plan shows the additional pavement area and calls out the plans for future paving in the existing gravel area. The plan has been updated to call out ADA compliant stalls. The Applicant has also signed a statement that they have and will continue to meet conditional use permit requirements as outlined in the code. The applicant has also submitted the building

elevations which meets the code requirements relating to the architectural requirements. Staff is recommending approval subject to conditions. Staff is still waiting on a response from the engineer regarding stormwater management since additional paving is proposed.

Sheena Kannegieter, the applicant for the site plan, indicated that the trash will be located inside the building rather than outside.

Member Mains asked if the applicant is wrapping the driveway around the building. He is wondering if the drive would be too tight of a turn for vehicles. The applicant indicated that no customers will be using the driveway and that only staff for the automobile shop will utilize the drive.

Member Mains asked how the waste will be picked up. The applicant stated that the dumpster is on wheels and that they take it out on Mondays. The waste collectors then come to pick it up. The applicant stated that after the refuse is collected, they roll it back into the shop.

Member Mains asked if the garage doors will be glass or finished insulation. The applicant indicated that they will be finished insulation.

Member Brostrom asked if the city requires the site plan to be signed by a professional, as the site plan is currently not signed and does not have a seal. She indicated that she would like to see these signed by a certified professional. Director Murray indicated that they would need correspondence with the City Engineer and that they will look into requiring signatures on site plans.

Motion by Commission Member Mains, seconded by Commission Member Clayton to approve of Resolution No. PZ-220414-12 *“Regarding recommended approval of the A-3 Auto site plan for an addition at 108 NE Hubbell Avenue”* subject to the following conditions:

1. That the applicant must submit a signed letter acknowledging that all Conditional Use Permit requirements of Section 178.08.6 of the Zoning Code, titled Design Standards for Auto Sales or Recreational Sales, will be met as a result of this request, with the exception of a 3-year temporary waiver of Section 178.08.6.B.9 relative to the curbing requirement of the current pavement area proposed due to the owner’s plans for future paving adjacent to this current paving area.
2. That if an exterior dumpster will remain as a result of this project, that it be fully enclosed in a structure of similar appearance to the principal structure on the lot as is required by Section 178.08.6.B.5.
3. That the non-residential overhead doors shall be installed in a similar color as the addition area proposed so that adequate treatment requirement of Section 179.01.2.I.1.a of the Zoning Code is met.
4. That should the City Engineer request any additional stormwater management as a result of the updated site plan submittal, that this information be submitted for review/approval prior to beginning any pavement work.
5. That sidewalks may be required if/when the City determined a logical connection exists, as is allowed per Chapter 136 of the City Code.

Roll Call – Ayes: Commission Member Keeran, Commission Member Mains, Commission Member Hoyer, Commission Member Brostrom. Commission Member Clayton. Nays: none. Abstentions: none. Vote on Motion 5-0-0. Motion carried.

- b. PUBLIC HEARING: Request for rezoning from Agricultural (A-1) to Medium Industrial (M-2) on land owned by the City of Bondurant at Parcels 230/00455-008-000, 230/00455-000-000, and 230/00455-009-000

Motion by Commission Member Mains, seconded by Commission Member Clayton to move into a public hearing. Vote on Motion. 5-0-0. Motion carried.

Director Murray explained the nature of the request. The request is initiated by the City of Bondurant. She indicated that in general, when parcels are annexed into the city, they default to A-1 agricultural zoning. The request proposes a M-2 Industrial zoning so that it may allow for the future civic campus project.

Planning and Zoning Commission Member Lisa Cameron joined the meeting at 6:10pm

Director Murray indicated that the city released a request for proposals (RFP) for the future civic campus project. The city is proposing the industrial zoning as the city campus may have outdoor storage for the public works department.

Member Keeran asked about the shape of the area. Director Murray indicated that the city would be constructing out the intersection to allow for additional stacking for vehicles. She also indicated the area to the east would be a certified industrial site. City Administrator Oliver indicated that some platting off of this area would be needed.

Director Murray informed the commission that neighbors have been notified about the rezoning. No formal comments have been received regarding the rezoning.

Sheena Kannegieter, a resident of Bondurant, asked about the house previously owned by Knuth. She indicated that the area in question has large trees, and she is wondering if those trees will be removed. City Administrator Oliver indicated that the city's policy is to preserve the trees when possible and appropriate. Director Murray indicated that this is something the city may consider when implementing the project.

Evie Bush, a resident of Bondurant asked if there will be a stop light at the intersection. City Administrator Oliver indicated that there will be a controlled intersection. The city intends to have a stop light placed in the area, but it is regulated by the Iowa Department of Transportation, so the final decision would be up to the State of Iowa. She is hopeful that a streetlight can be placed at the intersection.

Member Hoyer asked what will happen with the existing emergency services facility. Director Murray provided background that the facility does not have a lot of space currently, which is what is triggering the project. She indicated that the existing buildings may provide opportunity for recreational or civic uses, or it may allow for redevelopment for private entities, though at the moment, it is undecided.

Member Clayton inquired about the parcels and zoning for the smaller areas surrounding where the general location of the city campus would be. City Administrator Oliver indicated that MidAmerican Energy expressed interest in building a substation. Member Clayton expressed that he is not in favor of it being close to the highway due concerns relating to visual aesthetics and scenery.

Director Murray indicated that the parcel considered for rezoning is owned by the city. Member Clayton asked what the parcels would be utilized for. He indicated that it may be beneficial to reconfigure the roadway to allow for additional development to occur, such as commercial.

Nate Kannegieter, a resident of Bondurant, asked about the timeframe for the project. City Administrator Oliver indicated that this summer they are working on the underpass further south. This fall, they are wanting to start constructing out the intersection. Mr. Kannegieter asked if the stoplight is contingent on the county or state. City Administrator Oliver indicated that the State permits this, as it is a state highway. She inquired if the state may be favorable to implementing

the stop lights. Oliver indicated that there are some requirements and studies that the state require. She also indicated that the city may consider looking at the speed limit in the area to the north, to lower it as you come into the town. City Administrator Oliver indicated that the site seems to be appropriate for a signal.

City Administrator added that siting of the new city campus facility was chosen to allow for emergency personnel to respond to emergencies, as it is in close proximity to the highway.

Motion by Commission Member Mains, seconded by Commission Member Clayton to close the public hearing. Vote on Motion. 6-0-0. Motion carried.

- c. RESOLUTION NO. PZ-220428-13: Considering recommended approval of the request for rezoning from Agricultural (A-1) to Medium Industrial (M-2) on land owned by the City of Bondurant at Parcels 230/00455-008-000, 230/00455-000-000, and 230/00455-009-000

Motion by Commission Member Mains, seconded by Commission Member Clayton to approve of Resolution No. PZ-220428-13 *"Considering recommended approval of the request for rezoning from Agricultural (A-1) to Medium Industrial (M-2) on land owned by the City of Bondurant at Parcels 230/00455-008-000, 230/00455-000-000, and 230/00455-009-000"*

Roll Call – Ayes: Commission Member Keeran, Commission Member Mains, Commission Member Hoyer, Commission Member Brostrom. Commission Member Clayton. Member Cameron. Nays: none. Abstentions: none. Vote on Motion 6-0-0. Motion carried.

7. Discussion Items

City Administrator Oliver and Director Murray showed the City of Altoona's future land use map. The map shows that the future land use map goes up to the City's civic campus area. They had indicated that the City of Altoona had not consulted with the City of Bondurant in regard to the future land use map which conflicts with Smart Planning Principles adopted by the State of Iowa.

Member Clayton noted that Altoona's Future Land Use map shows the regional commercial area that was recently adopted by the City of Bondurant.

Member Mains asked if the city has reached out to the surrounding landowners regarding annexation petitions. City Administrator indicated that the City of Bondurant has reached out to landowners regarding future annexations.

City Council Member Liaison Sillanpaa asked about the City of Altoona's corporate limits. Director Murray showed the corporate limits on a map. Member Clayton indicated that the city had extended their future land use map out towards the City of Mitchellville and Pleasant Hill as well.

City Administrator Oliver expressed concern regarding the future land use map.

8. Reports / Comments and appropriate action thereon

- a. Commission Members
 - Wes Hoyer – None
 - Kristin Brostrom – None

Lisa Cameron – None

Andy Mains – None

Brian Clayton – None

- b. Commission Co-Chair – Member Keeran thanked City Administrator Oliver for taking initiative and keeping Bondurant's interest in mind.
- c. Planning & Community Development Director – None
- d. City Administrator – On May 9th, a special city council meeting will take place regarding the underpass project, which will be completed in November.
- e. City Council Liaison – Sillanpaa encouraged the city to utilize the City of Altoona's future land use map to leverage property owners to sign annexation petitions to join the City of Bondurant.

7. Adjournment

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

Meeting adjourned at 6:52 PM



**BUSINESS OF THE PLANNING AND ZONING COMMISSION
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 6.a.
For Meeting of 5/12/2022
Public Hearing

TITLE: PUBLIC HEARING - Request for rezoning from Agricultural (A-1) to Limited Industrial (M-1), pending annexation finalization, on portions of Parcels 230/00453-002-000 and 230/00462-000-000; and request for 2012 Future Land Use Map amendment from Reserve Industrial/Reserve Ag and Residential to Industrial on this same area.

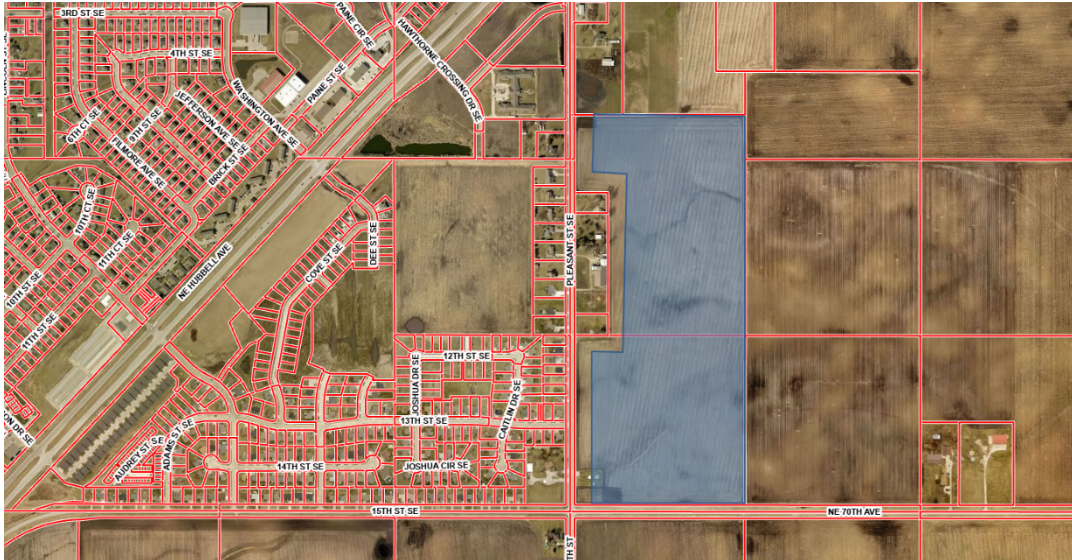
CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: David Ross, Stephen Ross, and Jorene King, property owners, have submitted a rezoning application from the City's Agricultural (A-1) District to the Limited Industrial (M-1) District, pending annexation, for portions of the following parcels as shown on the maps of this agenda statement: 230/00453-002-000 and 230/00462-000-000. A Future Land Use Map amendment must also be considered at the same time as this rezoning request. The Future Land Use Amendment being considered is a request to amend the Future Land Use Map from Reserve Industrial and Reserve Agricultural/Residential use to Industrial.

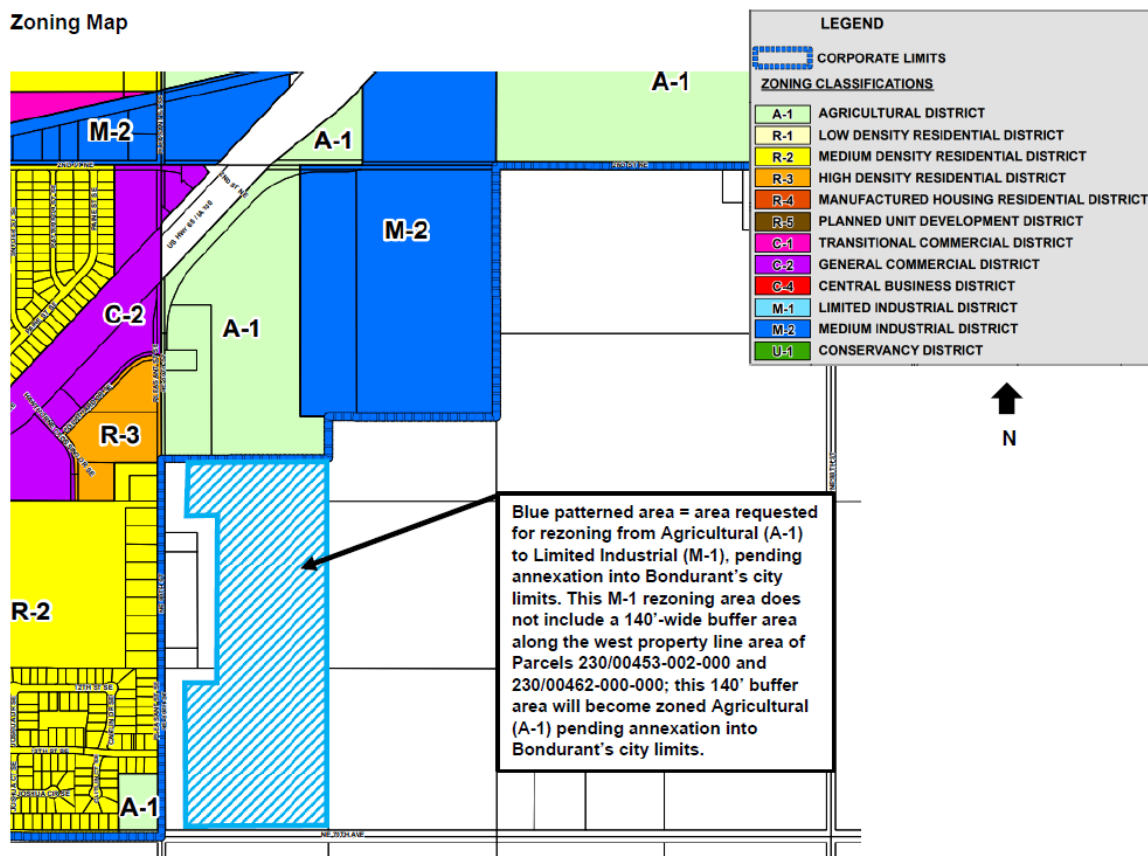
The rezoning and future land use amendment does not include a one-hundred and forty-foot (140') wide buffer along the west property line of the subject properties. This 140'-wide buffer will become zoned Agricultural (A-1) automatically, pending annexation finalization, per Section 177.07.7 of the Zoning Code.

The area shown in blue represents the estimated area proposed for rezoning from Agricultural (A-1) to Limited Industrial (M-1), pending annexation finalization, and also the area proposed for future land use map amendment from Reserve Industrial and Reserve Agricultural/Residential to Industrial. When a land is considered for annexation, it is automatically zoned as being within the City's Agricultural (A-1) District, unless a rezoning request is also being considered at the same time (Section 177.07.7).



The area in blue below represents the area proposed for rezoning from Agricultural (A-1) to Limited Industrial (M-1), pending annexation finalization.

Zoning Map



Area Current Land Uses

The rezoning property is currently in row crop production. Currently, there are three

grain bins located on the southern property on the southwestern portion of the property, near the intersection of Pleasant St SE and 15th St SE. Properties to the east and south are currently in row-crop production. To the west of the subject parcels include agricultural dwellings and residential neighborhoods, including the Wisteria Heights subdivision. The property to the north is currently in row-crop production but has been purchased by the City of Bondurant for a future civic campus project; this area is currently being considered at the Council-level for rezoning from the Agricultural (A-1) District to the Medium Industrial (M-2) District. As part of the civic campus project, the intersection of 2nd Street NE, Pleasant Street SE, and NE 80th Street that approach Highway 65/Hubbell Avenue will be reconstructed and realigned to allow for additional stacking of vehicles. As part of this intersection realignment project, a new street will extend south southerly to connect to 15th St SE/NE 70th Avenue. The roadway will be located on or near the east property line as depicted below.



Analysis

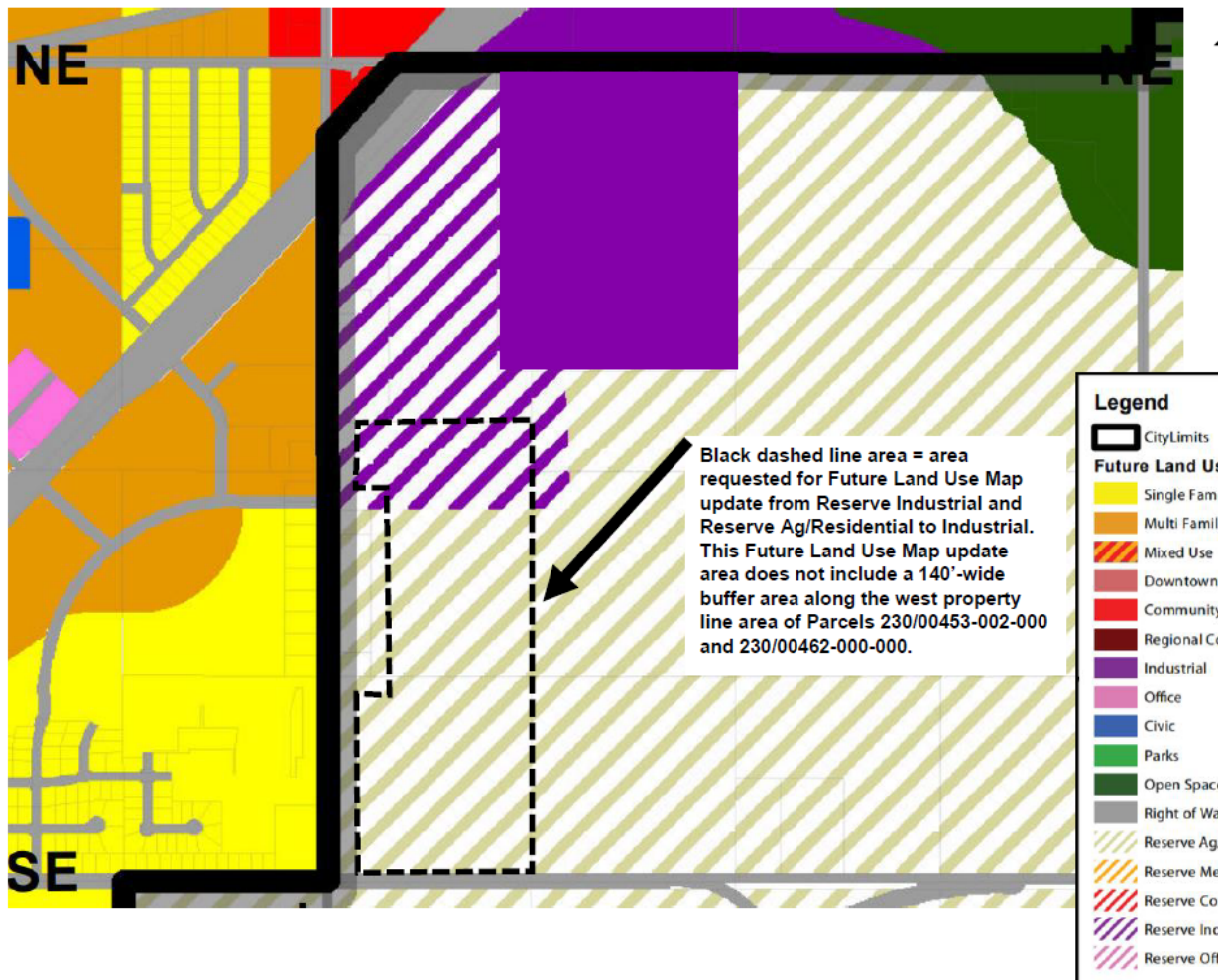
When considering rezoning requests, the Planning and Zoning Commission should take into account the Comprehensive Plan, Consistency with the Zoning Code, Spot Zoning, and Public Input.

Comprehensive Plan

The City's Future Land Use Map, which guides potential future rezoning requests but is not a regulatory tool such as the Zoning Code/Zoning Map, currently identifies these parcels as Reserve Industrial for the northern portion and Reserve Agricultural/Residential for the southern portion. When a city considers a rezoning, it must find that the rezoning is consistent with the

adopted Future Land Use Map. Since the City's Future Land Use Map guides for Reserve Agricultural/Residential in those areas requested for Limited Industrial (M-1) zoning, an amendment to the Future Land Use Map from Reserve Agricultural/Residential and Reserve Industrial to Industrial must also be approved as part of the rezoning ordinance to ensure consistency between the City's Future Land Use Map and Zoning Map.

2012 Future Land Use Map



Justification for the proposed Future Land Use Map amendment includes the following:

- The site's proximity to both Highway 65/Hubell Avenue. The Comprehensive Plan notes that "Industrial land uses are most likely to succeed in areas with easy access to transportation, such as highways (and interstates). Access to regional highways is a vital need for many industrial land uses and Bondurant has two, Highway 65 and Interstate 80. Industrial land uses should be located to take advantage of this infrastructure".
- Abutting properties to the north are currently being considered by the City for a rezoning to the Medium Industrial (M-2) District to allow for the construction

- of a City Campus. The rezoning may compliment future neighboring uses, if approved.
- Consistency with the following objectives of the 2012 Comprehensive Plan: **4.10** -- Locate industrial and office land uses so as to minimize traffic conflicts with the rest of the community; and **4.11** -- Guide industrial and office land uses to areas that are easily serviced by utilities and transportation infrastructure.
 - The City's draft 2022 Future Land Use Map identifies this rezoning/future land use map amendment area for industrial use.

Zoning Code

This 'Consistency with the Zoning Code' item will be reviewed in greater detail if/when a site plan or subdivision requested is presented to the Planning & Zoning Commission and City Council for consideration. Generally speaking, the area requested for rezoning to the M-1 District has the ability to meet the following bulk regulations of the M-1 District: 50' front setback, 20' side setback, 50' rear setback, and a 10,000 SF minimum lot. The M-1 District only allows outdoor storage through the granting of a conditional use permit through the City's Board of Adjustment.

Related to this Zoning Code topic - the attached P&Z recommendation resolution includes a condition where a landscaped berm must be installed by the developer at the time the industrial development occurs where the berm is installed between the industrial development and the properties to the west and also Pleasant Street SE for the entire extent of the west property line areas. Together, the required berm plus the 140'-wide A-1 buffer, will help to minimize any potential conflicts between neighboring uses. The landscaped berming may occur either on the A-1 land or on the M-1 land. This landscaped berm condition is allowable per [Iowa Code Section 414.5](#), which allows the Council the authority to impose conditions in order to satisfy public needs which are directly caused by such request.

Spot Zoning

Spot zoning refers to when a rezoning decision results in an island of property with differing zoning and use restrictions than the surrounding properties. To determine whether illegal spot zoning has occurred, the courts consider whether the decision had taken into the account of the following:

1. The characteristics of surrounding property; and
2. The community's comprehensive plan; and
3. The protection and preservation of public health, justice, morals, order, safety and security, and welfare (police power).

So long as the Future Land Use Map amendment is approved as part of the rezoning ordinance, staff feels that spot zoning does not exist for this rezoning request. Objectives of the Comprehensive Plan support industrial development along the

Highway 65/Hubbell Avenue corridor. Additionally, the area immediately north is in the process of being considered for Medium Industrial (M-2) rezoning.

In addition to the Comprehensive Plan, the rezoning also promotes the protection and preservation of public health, justice, morals, order, safety and security, and welfare through implementing a buffer yard. The one hundred and forty-foot (140') landscaped buffer yard both screens and separates the proposed industrial rezoned area from the residential uses located to the west of the subject parcels. This buffer will act as a visual screening between the properties as to minimize any potential conflicts.

Additionally, the reconstruction and realignment of the intersection of Pleasant Street SE/NE 80th Street/2nd Street NE as it approaches Highway 65/Hubbell Avenue will separate any potential truck traffic off of Pleasant Street SE and alleviate concerns regarding vehicular traffic on the residential street. This construction is set to take place in 2022/2023.

Public Input

As is required by the City's Code, property owners within two-hundred (200) feet of the subject property for rezoning were notified of this request. A total of seven (7) property owners were notified. At the time this analysis was created, no property owners have provided public input to the city regarding the rezoning and future land use amendment request.

Notification of the request was published in the Altoona Herald on May 4th, 2022.

Alternatives

The following options exist for the Planning & Zoning Commission:

1. Recommended approval of RESOLUTION NO. PZ-220512-14
2. **Recommended approval of RESOLUTION NO. PZ-220512-14, subject to conditions.**
3. Recommended denial of RESOLUTION NO. PZ-220512-14
4. Table RESOLUTION NO. PZ-220512-14, pending additional information.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Staff recommends approval of Resolution No. PZ-220512-14 regarding recommended approval of the request for rezoning from Agricultural (A-1) to Limited Industrial (M-1), pending annexation finalization, on portions of Parcels 230/00453-002-000 and 230/462-000-000; and request for 2012 Future Land Use Map amendment from Reserve Industrial and Reserve Ag/Residential to Industrial on this same area subject to the following condition:

1. That a landscaping berm shall be installed by the developer at the time the industrial development occurs where such berm is located between the industrial use and Pleasant Street SE and also between the properties at 7231 NE 80th Street, 7301 NE 80th Street, and 7343 NE 80th Street, for the entire west property line areas. This required landscaping berm may be installed in the A-1 or the M-1 portion of Parcels 230/00453-002-000 and 230/462-000-000.

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None



**BUSINESS OF THE PLANNING AND ZONING COMMISSION
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 6.b.
For Meeting of 5/12/2022
Resolution

TITLE: RESOLUTION NO. PZ-220512-14: Considering recommended approval of the request for rezoning from Agricultural (A-1) to Limited Industrial (M-1), pending annexation finalization, on portions of Parcels 230/00453-002-000 and 230/462-000-000; and request for 2012 Future Land Use Map amendment from Reserve Industrial/Reserve Ag and Residential to Industrial on this same area.

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: For Brief History & Analysis, see corresponding Public Hearing agenda statement.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Staff recommends approval of Resolution No. PZ-220512-14 regarding recommended approval of the request for rezoning from Agricultural (A-1) to Limited Industrial (M-1), pending annexation finalization, on portions of Parcels 230/00453-002-000 and 230/462-000-000; and request for 2012 Future Land Use Map amendment from Reserve Industrial and Reserve Ag/Residential to Industrial on this same area subject to the following condition:

1. That a landscaping berm shall be installed by the developer at the time the industrial development occurs where such berm is located between the industrial use and Pleasant Street SE and also between the properties at 7231 NE 80th Street, 7301 NE 80th Street, and 7343 NE 80th Street, for the entire west property line areas. This required landscaping berm may be installed in the A-1 or the M-1 portion of Parcels 230/00453-002-000 and 230/462-000-000.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RES. NO. PZ-220512-14

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-220512-14

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE REQUEST FOR
REZONING FROM THE AGRICULTURAL (A-1) DISTRICT TO THE LIMITED
INDUSTRIAL (M-1) DISTRICT, PENDING ANNEXATION FINALIZATION, AND
AMENDMENT TO THE 2012 FUTURE LAND USE MAP FROM RESERVE
INDUSTRIAL AND RESERVE AG/RESIDENTIAL TO INDUSTRIAL ON PORTIONS OF
PARCELS 230/00453-002-000 AND 230/462-000-000

WHEREAS, on May 12, 2022, the Planning and Zoning Commission held a Public Hearing to consider a request to update the City's 2012 Future Land Use Map from Reserve Industrial and Reserve Ag/Residential to Industrial, on property described as follows; AND

THE SW ¼ OF THE SW ¼ AND NW ¼ OF THE SW ¼ (EXCEPT THE WEST 283.5 FEET OF THE SOUTH 1071.65 FEET); ALL OF SECTION 32, TOWNSHIP 80, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA; AND THE SOUTH 10 ACRES OF LOT 2 OF THE OFFICIAL PLAT OF SW ¼ OF NW ¼ OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA; EXCLUDING A 140'-WIDE BUFFER ALONG THE WEST PROPERTY LINES THAT WILL BE ZONED AGRICULTURAL (A-1) PENDING ANNEXATION FINALIZATION.

WHEREAS, this Public Hearing also included the topic of the request to rezone this same Future Land Use Map amendment property from the Agricultural (A-1) District to the Limited Industrial (M-1), pending annexation finalization, described as follows; AND

WHEREAS, the Planning and Zoning Commission has made the following findings:

1. That the rezoning request will create consistency between the City's Future Land Use Map and Official Zoning Map.
2. That the change in zoning will maintain a consistency with adjacent land uses and provide a transition for adjacent zoning.
3. That the zoning change will not negatively impact the character of the neighborhood.

NOW, THEREFORE, BE IT RESOLVED, that the Planning and Zoning Commission of the City of Bondurant, Iowa, recommends City Council approval of the 2012 Future Land Use Map amendment request from Reserve Industrial and Reserve Ag/Residential to Industrial; and approval of the rezoning request from the Agricultural (A-1) District to the Limited Industrial (M-1) District, pending annexation, and subject to the following condition as authorized by Section 414.5 of the Iowa Code:

1. That a landscaping berm shall be installed by the developer at the time the industrial development occurs where such berm is located between the industrial use and Pleasant Street SE and also between the properties at 7231 NE 80th

Street, 7301 NE 80th Street, and 7343 NE 80th Street, for the entire west property line areas. This required landscaping berm may be installed in the A-1 or the M-1 portion of Parcels 230/00453-002-000 and 230/462-000-000.

Moved by _____, Seconded by _____ to adopt.

ATTEST: I, Maggie Murray, Planning & Community Development Director, hereby certify that at a meeting of the Planning and Zoning Commission held on May 12, 2022, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Maggie Murray, Planning & Community Development Director

Action	Yay	Nay	Abstain	Absent
Hoyer				
Clayton				
Mains				
Keeran				
Cuellar				
Cameron				
Bostrom				

Torey Cuellar, Commission Chair



**BUSINESS OF THE PLANNING AND ZONING COMMISSION
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 6.c.
For Meeting of 5/12/2022
Public Hearing

TITLE: PUBLIC HEARING - Proposed text amendment to Section 178.06.4.J of the Zoning Code regarding an increase to the minimum setback requirement when an attached garage is entered from the public street in the City's Planned Unit Development (R-5) District.

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

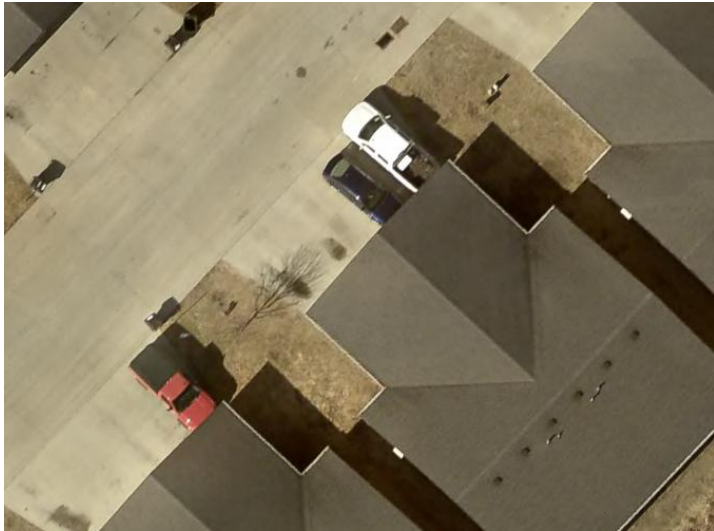
BRIEF HISTORY & ANALYSIS: Section 178.06 of the City's Zoning Code regulates the City's Planned Unit Development (R-5) District. The R-5 District is, "intended and designed to provide a means for the development of large tracts of ground on a unit basis, allowing greater flexibility and diversification of land uses and building locations than the conventional single lot method provided in other sections of the Zoning Code.

Recent concerns by the Planning & Zoning Commission and City Council have been raised over the shallow driveway depths allowed by Section 178.06.4.J of the Zoning Code. This section reads as follows for the R-5 District: *There shall be a minimum setback of twenty (20) feet for any garage whose opening faces the street.* This shallow driveway depth creates scenarios where longer vehicles overhang out into the adjacent public or private sidewalk and/or street areas. Below is a summary of sample truck model lengths for newer makes/models - please note that the 2022 Toyota Tundra is 21.04' long, which exceeds the R-5 minimum driveway length by 1.04'.

Sample of Truck Model Lengths			
	Truck Bed	Cab Type	Total Length
2022 Silverado 1500	Long	Regular	19.14
	Standard	Double	19.32
2022 Ford F-150 Lariat	Long	Regular	20.85
2022 Ram 1500	Long	Double	20.15
2022 Ford Maverick Lariat	Standard	Double	16.64
2022 Ford Maverick XLT	Standard	Double	16.64
2022 Honda Ridgeline	Standard	Double	17.51
2022 GMC Canyon	Standard	Double	18.71
2022 Toyota Tundra	Long	Double	21.04

Example existing R-5 developments in Bondurant where 20'-long driveways are

allowed prior to the beginning of a sidewalk or street area include: Arbor Ridge Villas, Kadin Trail, Lots 1-80 of Quail Run Plat 1, and Wolf Creek. Example 20'-long driveway in Bondurant where a vehicle overhangs out into street area:



The enclosed P&Z recommendation resolution proposes to make the following minor amendment so that Section 178.06.4.J reads as follows: *there shall be a minimum **unobstructed** setback of **twenty-five (25)** ~~twenty (20)~~ for any garage whose opening faces the street.*

The **unobstructed** verbiage has been added to better clarify that a 5'-wide sidewalk cannot be included as part of this 25' distance when the development includes a private street area (when adjacent to a public right-of-way, the required public sidewalk falls within the public right-of-way area).

Please note that this minimum R-5 structure setback only applies to when an attached garage portion of a structure has an opening that faces a street. There will still be scenarios where a structure within the R-5 District may be allowed to be constructed closer than 25'; examples of this include: a multi-family building with no attached garages, a townhome with an alley-facing attached garage, or a single-family house where the attached garage does not face directly toward the street. In these example scenarios, the Planning & Zoning Commission and City Council will study setback requirements proposed as part of the Planned Unit Development Plan rezoning process.

For the Commission's reference, residential developments subject to the Low Density Residential (R-1) District, Medium Density Residential (R-2), and High Density Residential (R-3) District requirements must meet a minimum 30' front yard setback.

The proposed text amendment increase to 25' will apply only to future developments where there is not already an approved PUD Development Plan on file allowing a 20' setback. Areas A & C of the Harvest Meadows Preliminary Plat development area and

the Edgeland Bondurant development area will have 20'-long driveway areas, as the development plans have already been approved to allow the 20'-long driveway area. The upcoming Featherstone (Top Farms) development area will have minimum setbacks of 25' per this area's approved PUD Conceptual Plan and Preliminary Plat.

Staff recognizes there are likely other sections of the R-5 District in need of amending. It is anticipated the R-5 District will be reviewed in further detail for additional amendments once a comprehensive update to the Zoning Code is made after the 2022 Comprehensive Plan is considered for adoption. This current minor amendment is proposed, as it is limited in scope and will look to address an ongoing need for future development areas.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Staff recommends approval of the attached P&Z recommendation resolution. It is anticipated the Bondurant City Council will hold their required public hearing on June 6, 2022.

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None



**BUSINESS OF THE PLANNING AND ZONING COMMISSION
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 6.d.
For Meeting of 5/12/2022
Resolution

TITLE: RESOLUTION NO. PZ-220512-15: Considering recommended approval of the proposed text amendment to Section 178.06.4.J of the Zoning Code regarding an increase to the minimum setback when an attached garage is entered from the public street in the City's Planned Unit Development (R-5) District.

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: For Brief History & Analysis, please see the corresponding Public Hearing agenda statement.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Staff recommends approval of the attached P&Z recommendation resolution. It is anticipated the Bondurant City Council will hold their required public hearing on June 6, 2022.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RES. NO. PZ-220512-15

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-220512-15

RESOLUTION REGARDING RECOMMENDED APPROVAL OF A TEXT
AMENDMENT TO THE CITY OF BONDURANT ZONING CODE, 178.06.4.J
REGARDING AN INCREASE TO THE MINIMUM SETBACK REQUIRED WHEN A
GAREAGE OPENING FACES A STREET IN THE CITY'S PLANNED UNIT
DEVELOPMENT (R-5) ZONING DISTRICT

WHEREAS, Section 178.06.4.J of the Zoning Code currently reads as follows: *There shall be a minimum setback of twenty (20) feet for any garage whose opening faces the street;*
AND

WHEREAS, the Commission feels this current minimum is too shallow and should be increased to help prevent vehicle overhang out into the public sidewalk and street area;
AND

WHEREAS, the Planning and Zoning Commission held a public hearing on May 12, 2022 to hear public comments on the proposed text amendment to Section 178.06.4.J of the Zoning Code to increase the minimum driveway depth from 20' to 25'.

NOW, THEREFORE, BE IT RESOLVED, that the Planning and Zoning Commission of the City of Bondurant, Iowa recommends City Council approval of the text amendment to Section 178.06.4.J so that this Section reads as follows: *There shall be a minimum unobstructed setback of twenty-five (25) ~~twenty (20) feet~~ for any garage whose opening faces the street.*

Moved by _____, Seconded by _____ to adopt.

ATTEST: I, Maggie Murray, Planning & Community Development Director, hereby certify that at a meeting of the Planning and Zoning Commission held on May 12, 2022; among other proceedings the above was recommended for approval.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Maggie Murray, Planning & Community Development Director

Action	Yay	Nay	Abstain	Absent
Hoyer				
Clayton				
Cuellar				
Keeran				
Mains				

Cameron				
Brostrom				

Torey Cuellar, Commission Chair



**BUSINESS OF THE PLANNING AND ZONING COMMISSION
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 7.a.
For Meeting of 5/12/2022
Discussion Item

TITLE: Central Park Master Plan - status update

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The City of Bondurant has hired the SmithGroup to help lead the public input process to create the City's Central Park Master Plan. Central Park will contain an approximately 80-100 park acres created as a result of the future Grant Street South realignment project. The existing route of Grant Street South where it approaches the Highway 65 intersection is unsafe as it does not allow for the sufficient stacking of vehicles. This Central Park area was identified in the City's 2020-adopted Regional Commercial Master Plan.

The SmithGroup facilitated their second public input meeting on April 21, 2022 where they introduced the attached three draft park concept ideas. The SmithGroup also sought feedback from the City's Parks & Recreation Board. Concepts B and C generated the most interest from both the public and the Parks & Recreation Board. The SmithGroup is currently in the process of utilizing this public input received to create a preferred park concept. It is also anticipated the park plan will guide for establishing a community center, boat house, parking lot(s), playground area(s), and other amenities based off of public input received as part of the master planning process. The final draft park concept will be available for public review likely in June 2022.

The SmithGroup has also been hired to create a skate park master plan for the city-owned parcel at [104 15th Street SE](#). Master planning efforts for this skate park amenity are also currently underway.

This is a discussion item to help ensure the Planning & Zoning Commission is kept in the loop of area planning efforts. The Bondurant Regional Commercial Master Plan guides for mixed use in areas adjacent to the park. The draft Future Land Use Map included as part of the City's Comprehensive Plan update process also guides for mixed use adjacent to the public park area.

FUNDING SOURCE:

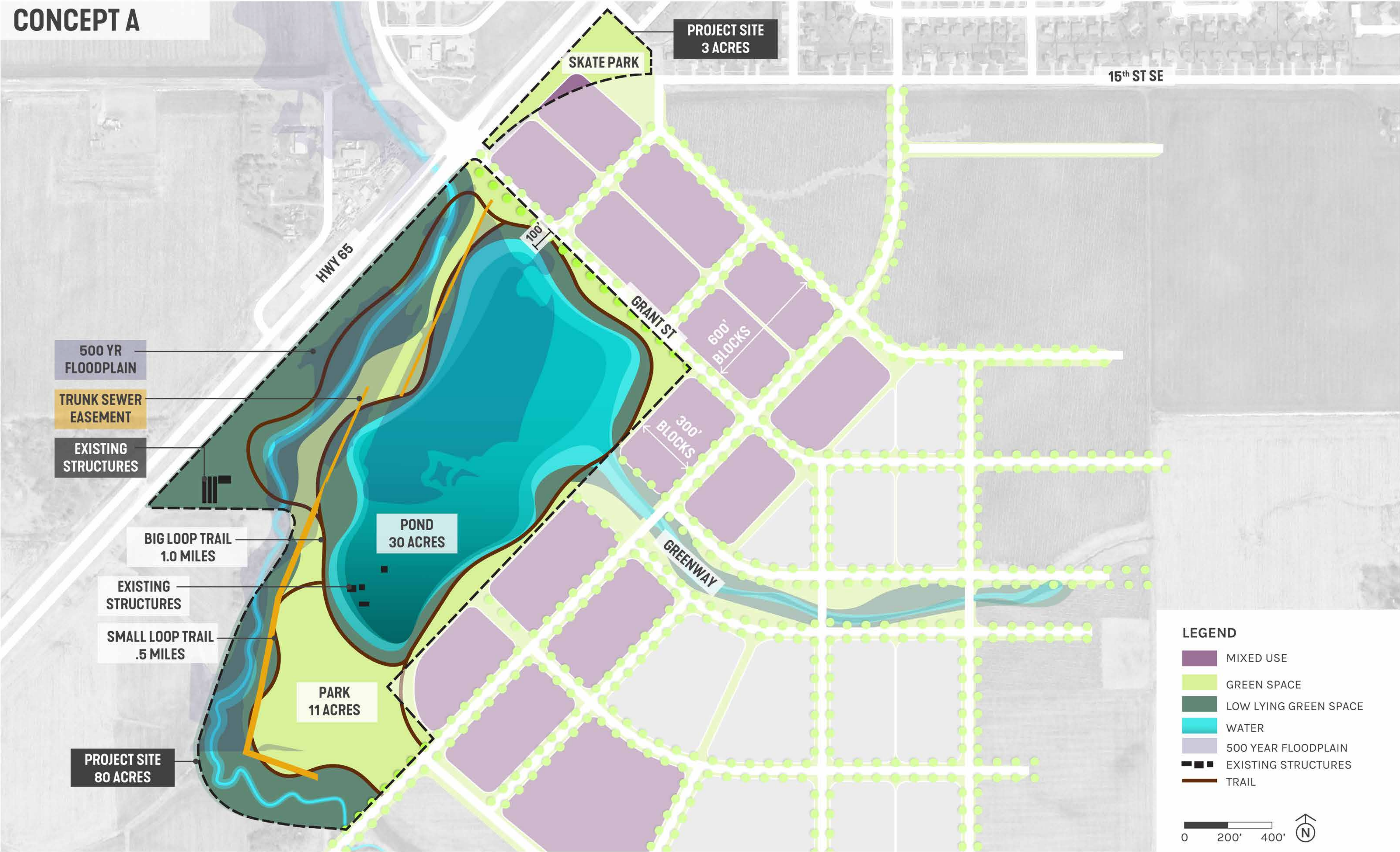
STAFF RECOMMENDATION: Discussion topic only. No action.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Updated Bondurant_PIM2_sm

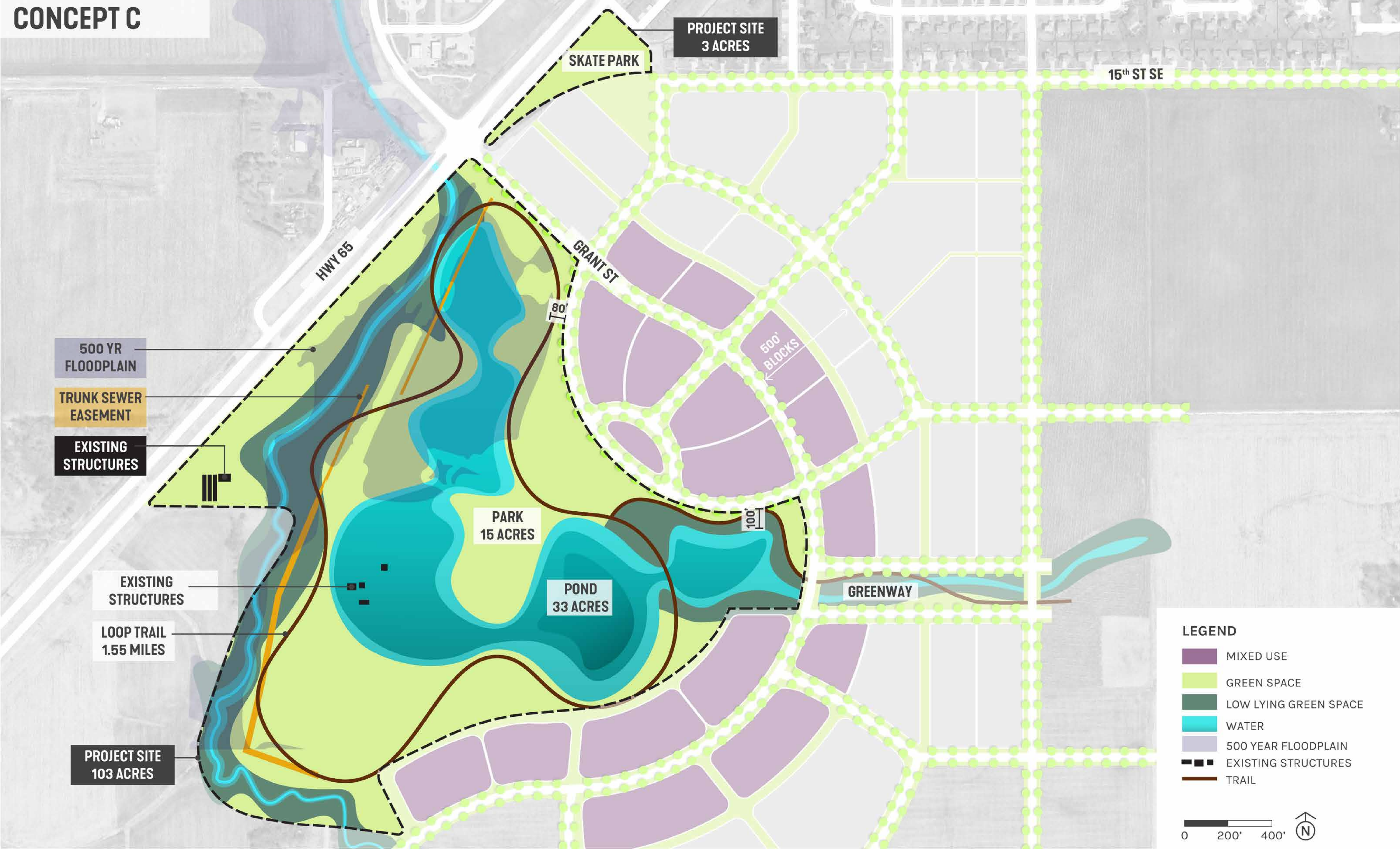
CONCEPT A

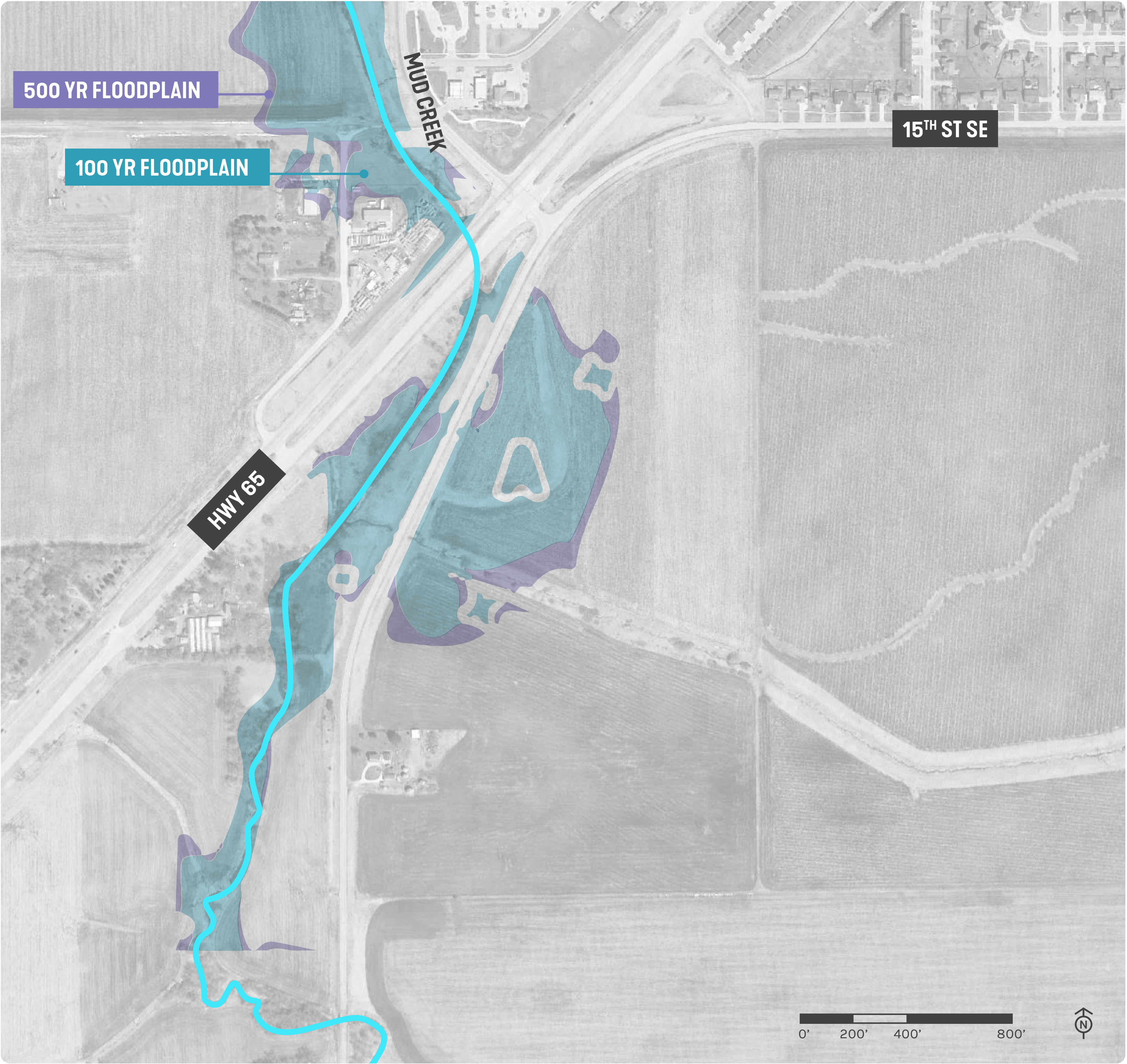


CONCEPT B



CONCEPT C





DESIGN YOUR PARK

DESIGN PREFERENCE

LAKE	EXPANSE OF WATER	TWO-PART WATER BODY	BLUE TRAIL			
COMMUNITY CENTER	FRAMED	CAMPUS	BOATHOUSE			
PARKING	50 CAR LOT	80 CAR LOT	120 CAR LOT			
PLAYGROUND	LOCAL PARK	REGIONAL PARK	DESTINATION PARK			
PROGRAM	AMPHITHEATER	DOCK OR OVERLOOK	BEACH	PLAZA/ICE SKATING	FLEXIBLE LAWN	GREAT LAWN
ISLAND	LOOKOUT	RECREATION	HABITAT			

DESIGN YOUR PARK

COMMUNITY CENTER

VENUE



MULTIPLE STRUCTURES



BOATHOUSE

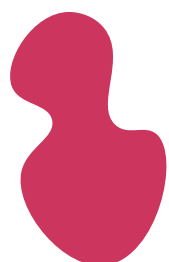


PLAYGROUND

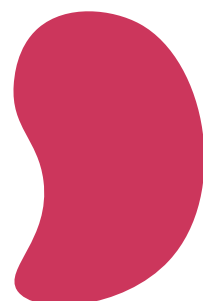
LOCAL



REGIONAL ATTRACTION



DESTINATION PLAY



PROGRAM

AMPHITHEATER



DOCK / OVERLOOK



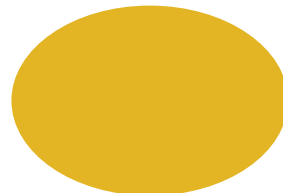
PLAZA/ ICE SKATING



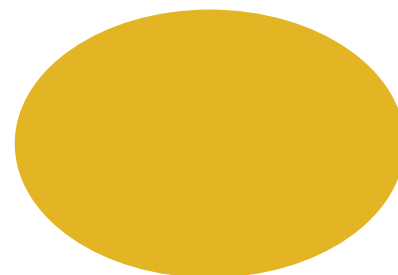
BEACH



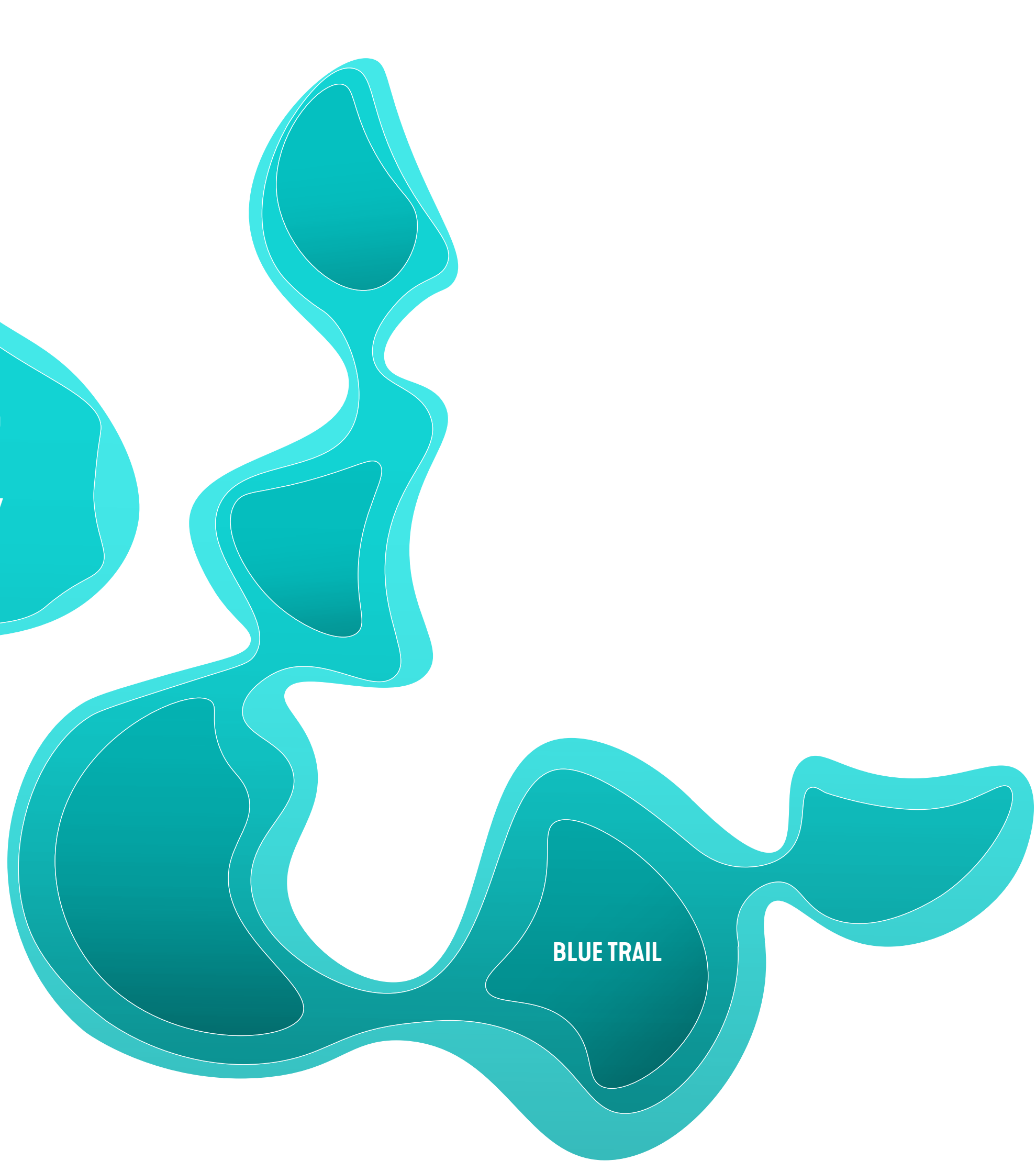
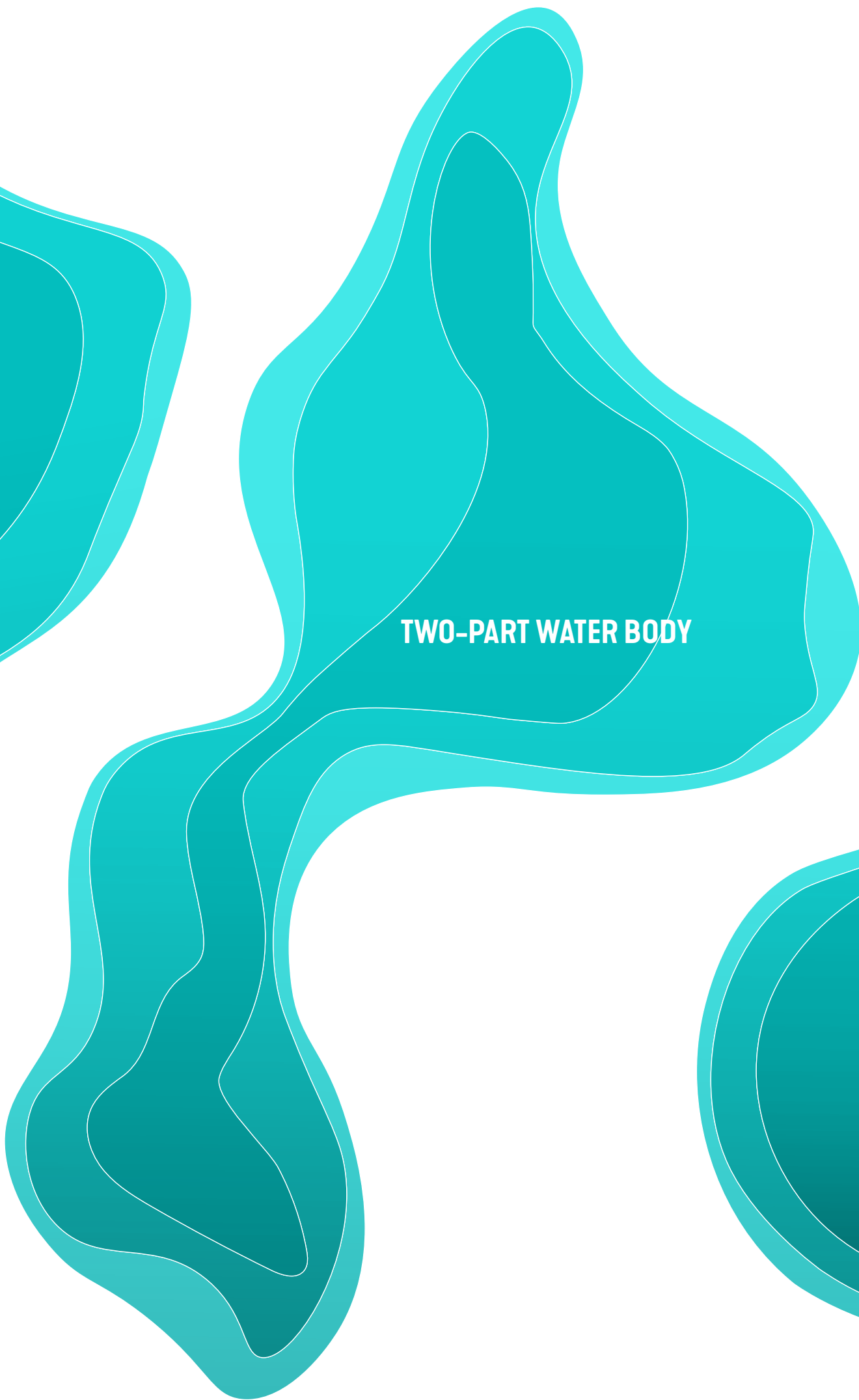
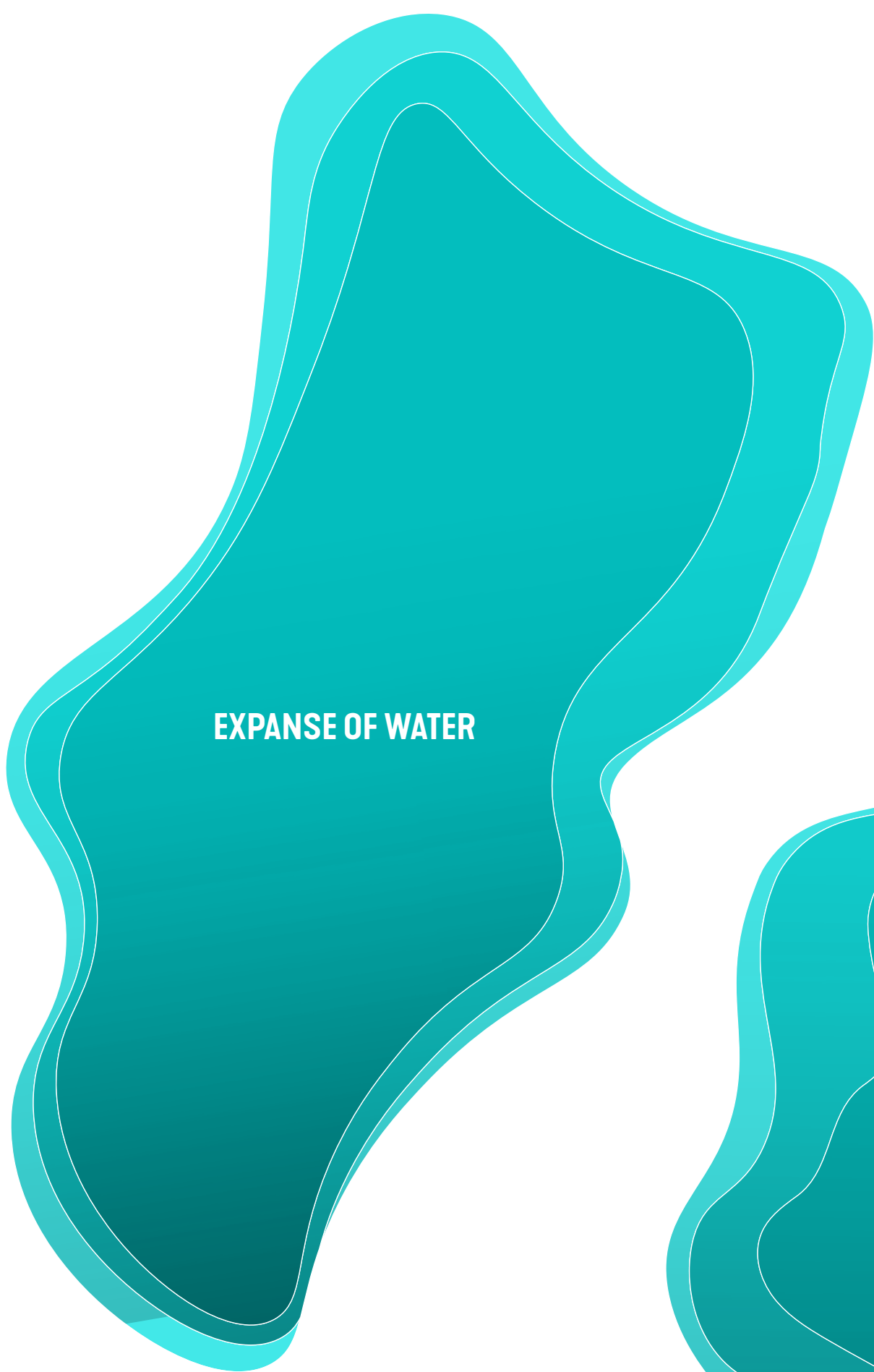
GREAT LAWN



FLEXIBLE LAWN

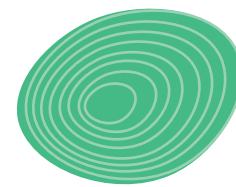


LAKE

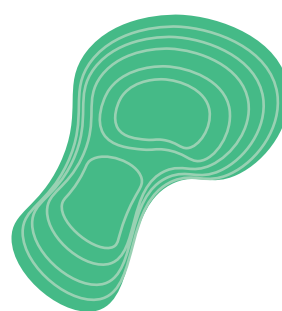


ISLAND

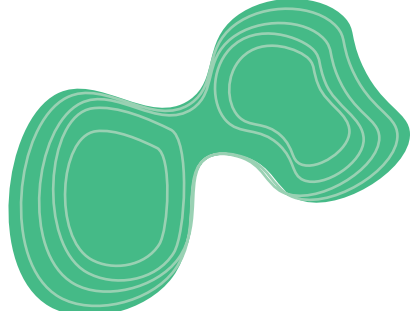
LOOKOUT
3/4 ACRE



RECREATION
1 ACRE

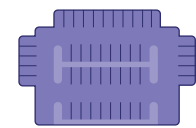


HABITAT
1.5 ACRE

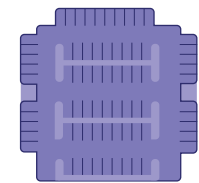


PARKING

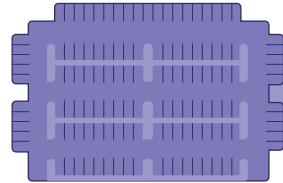
50 STALLS



80 STALLS

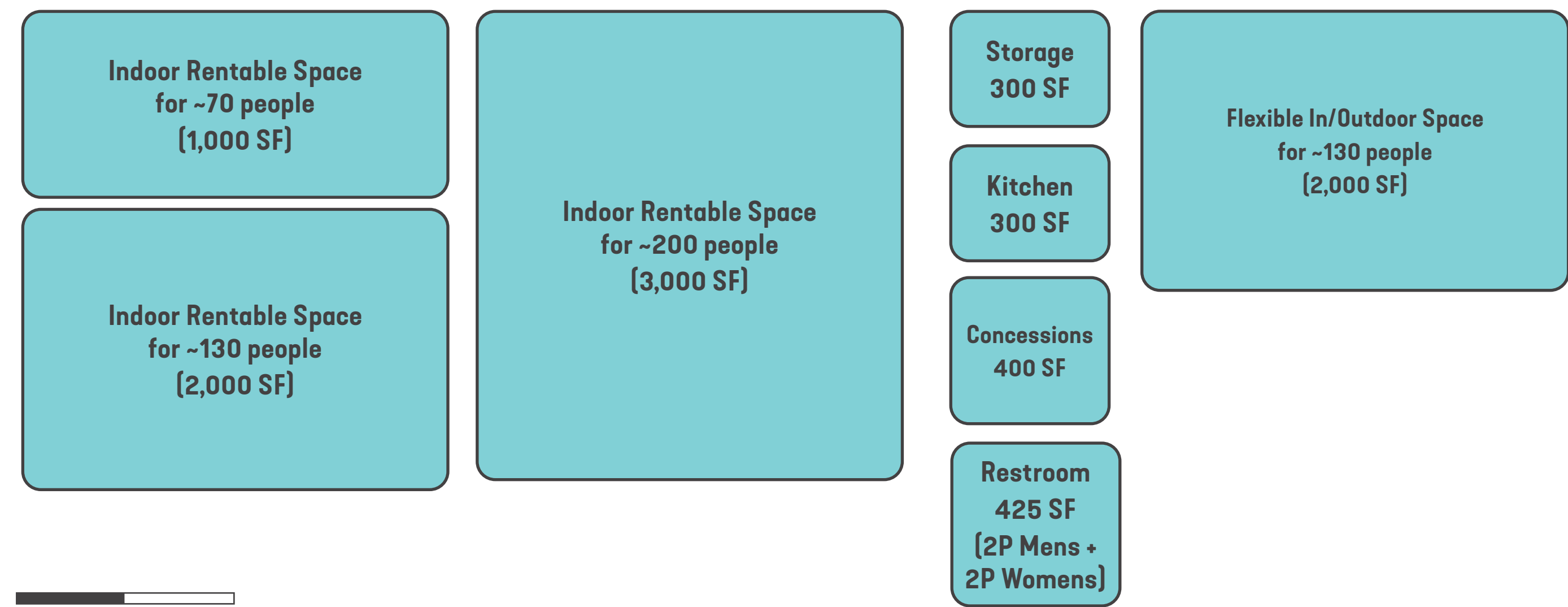


120 STALLS



DESIGN YOUR COMMUNITY CENTER

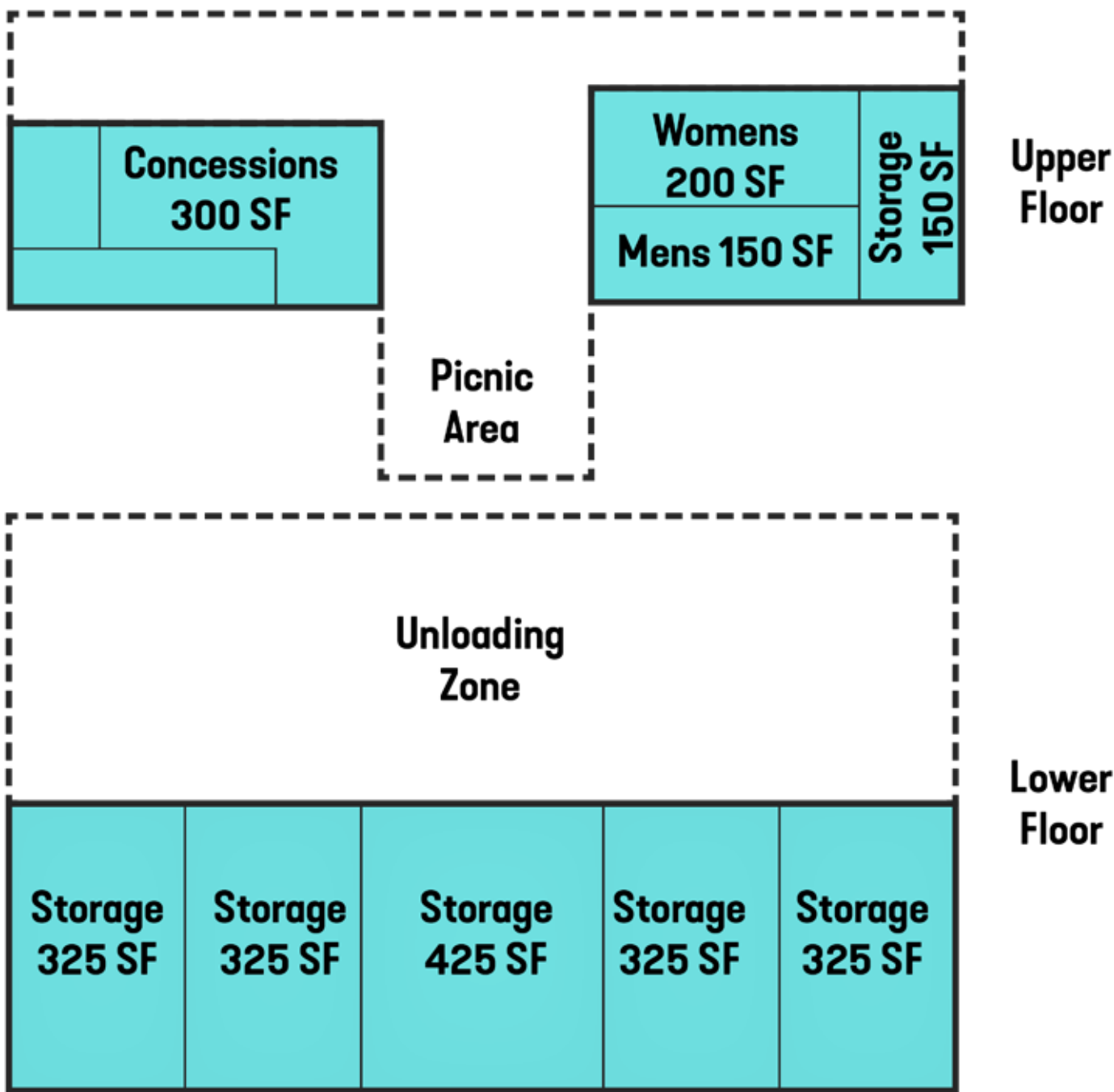
BUILDING PIECES



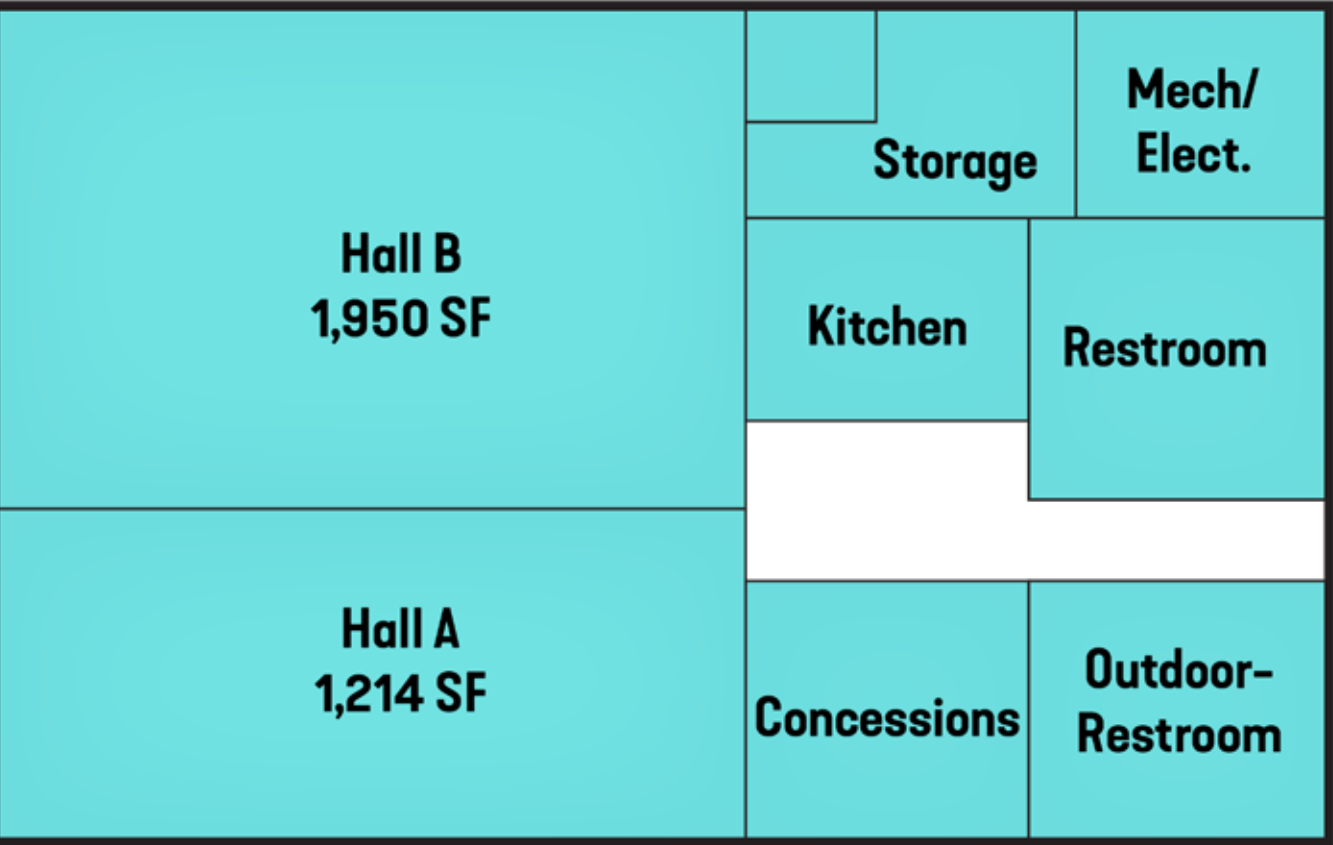
0' 14' 28'

PRECEDENT FLOORPLANS

RACCOON RIVER BOATHOUSE



WINDSOR HEIGHTS COMMUNITY CENTER

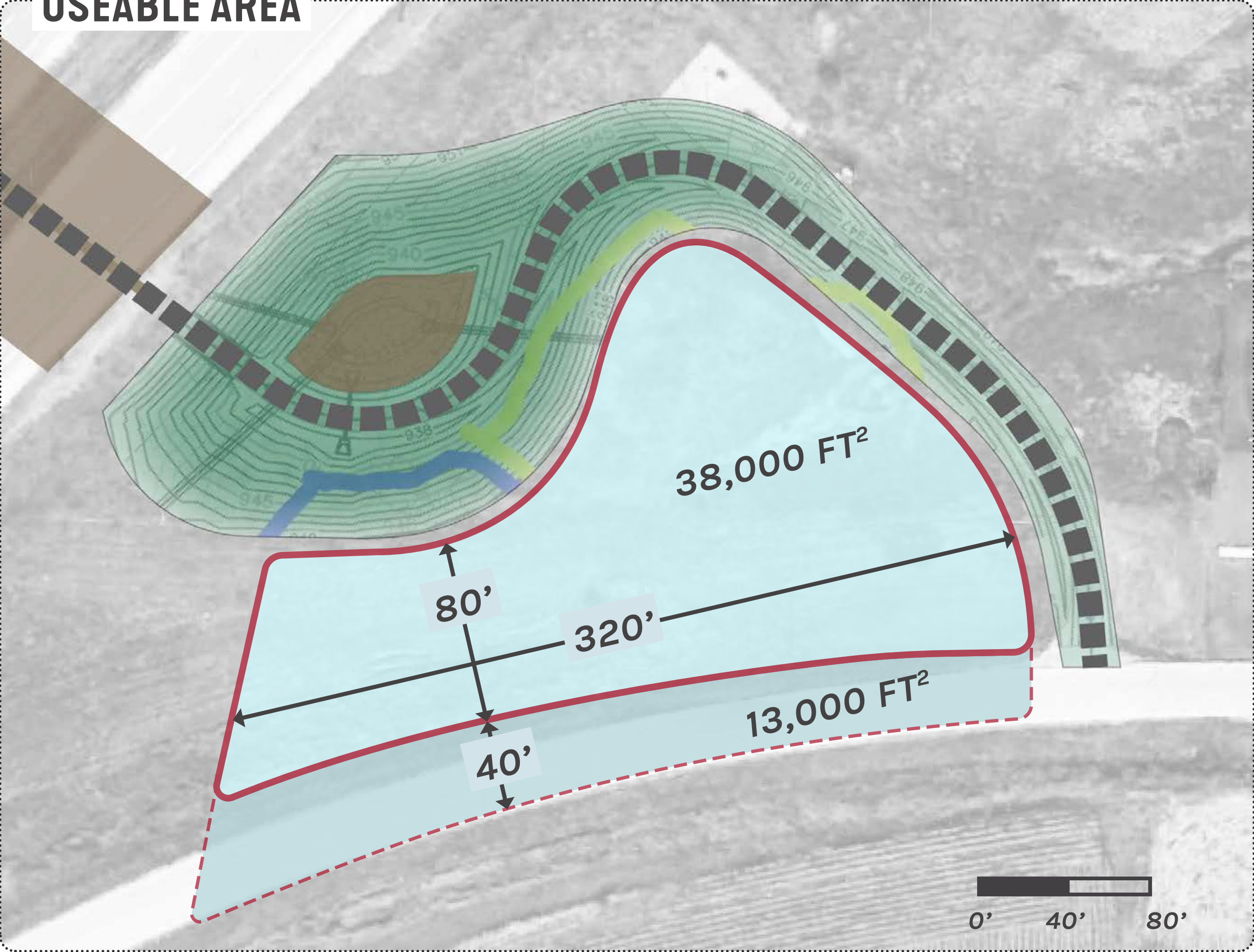


SKATEPARK

KEY MAP

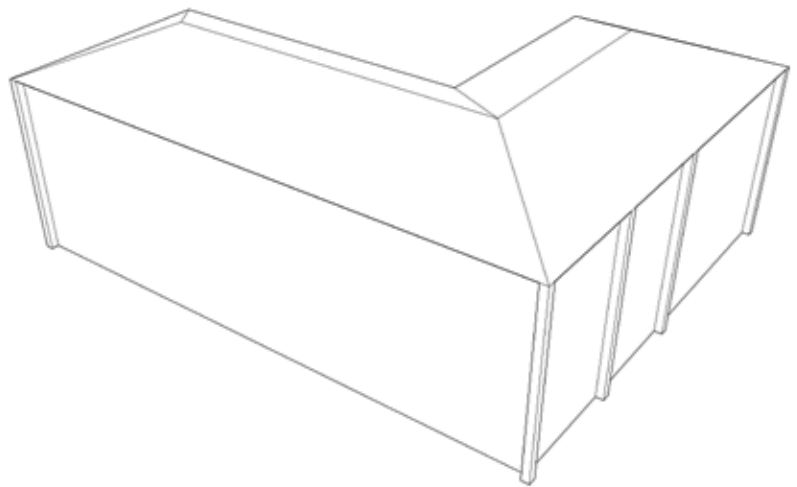


USEABLE AREA

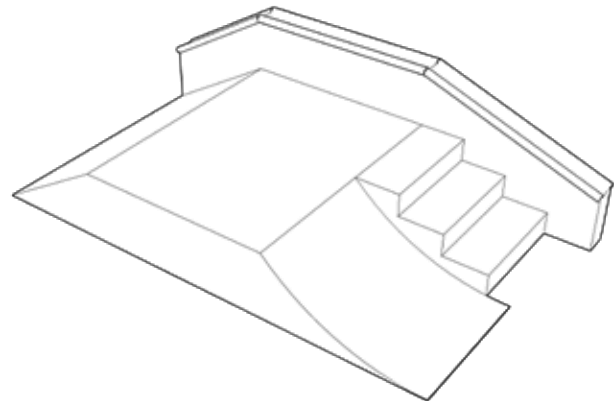


TYPICAL ELEMENTS

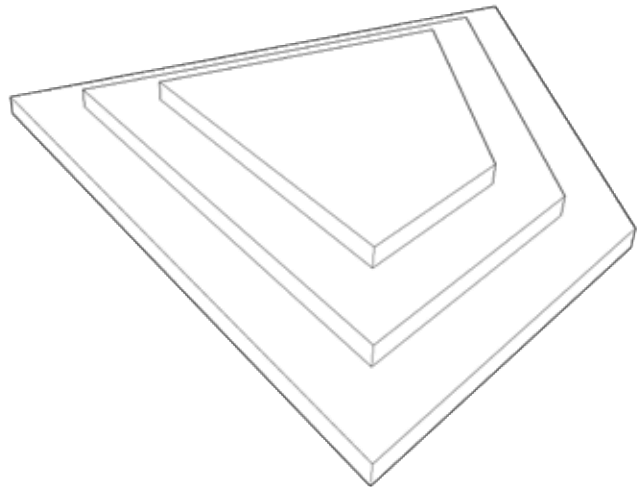
STRUCTURES



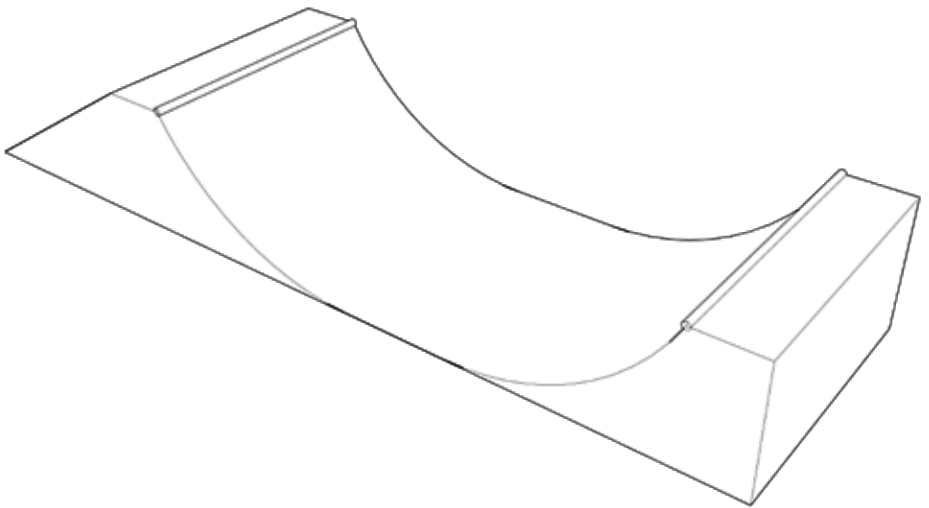
RAILS + STAIRS



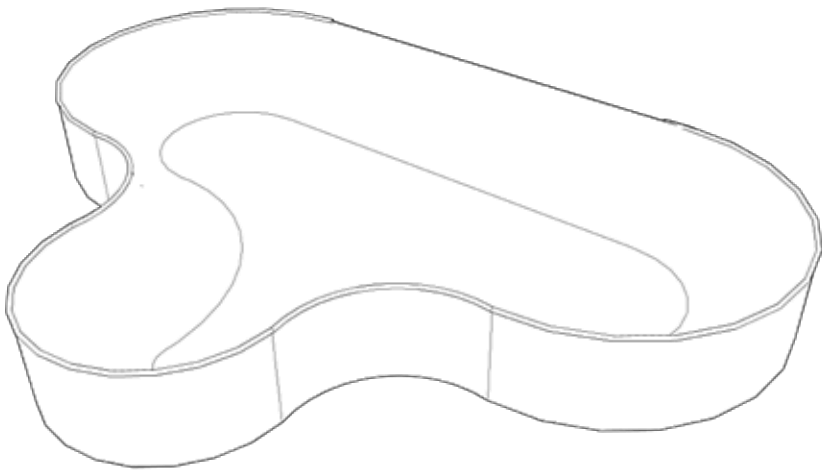
PLANTERS



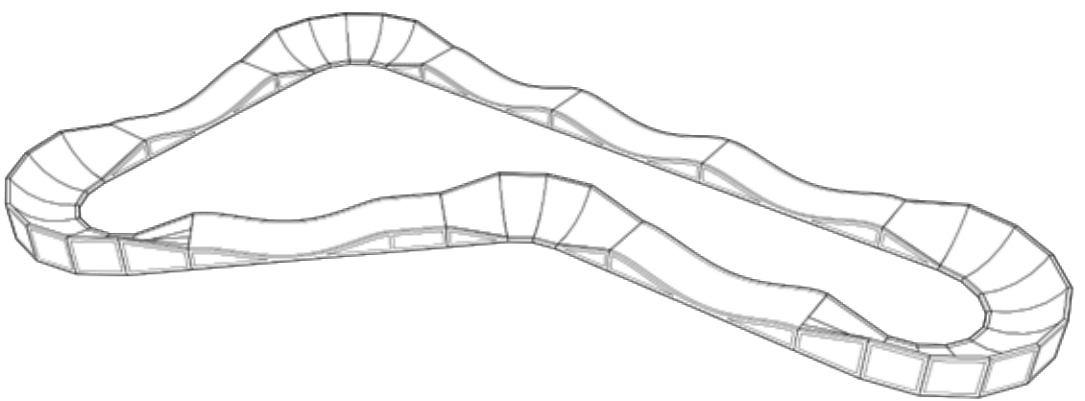
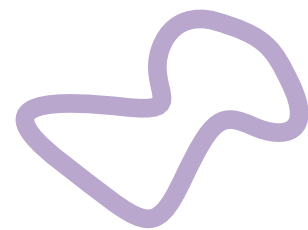
RAMPS + PIPES



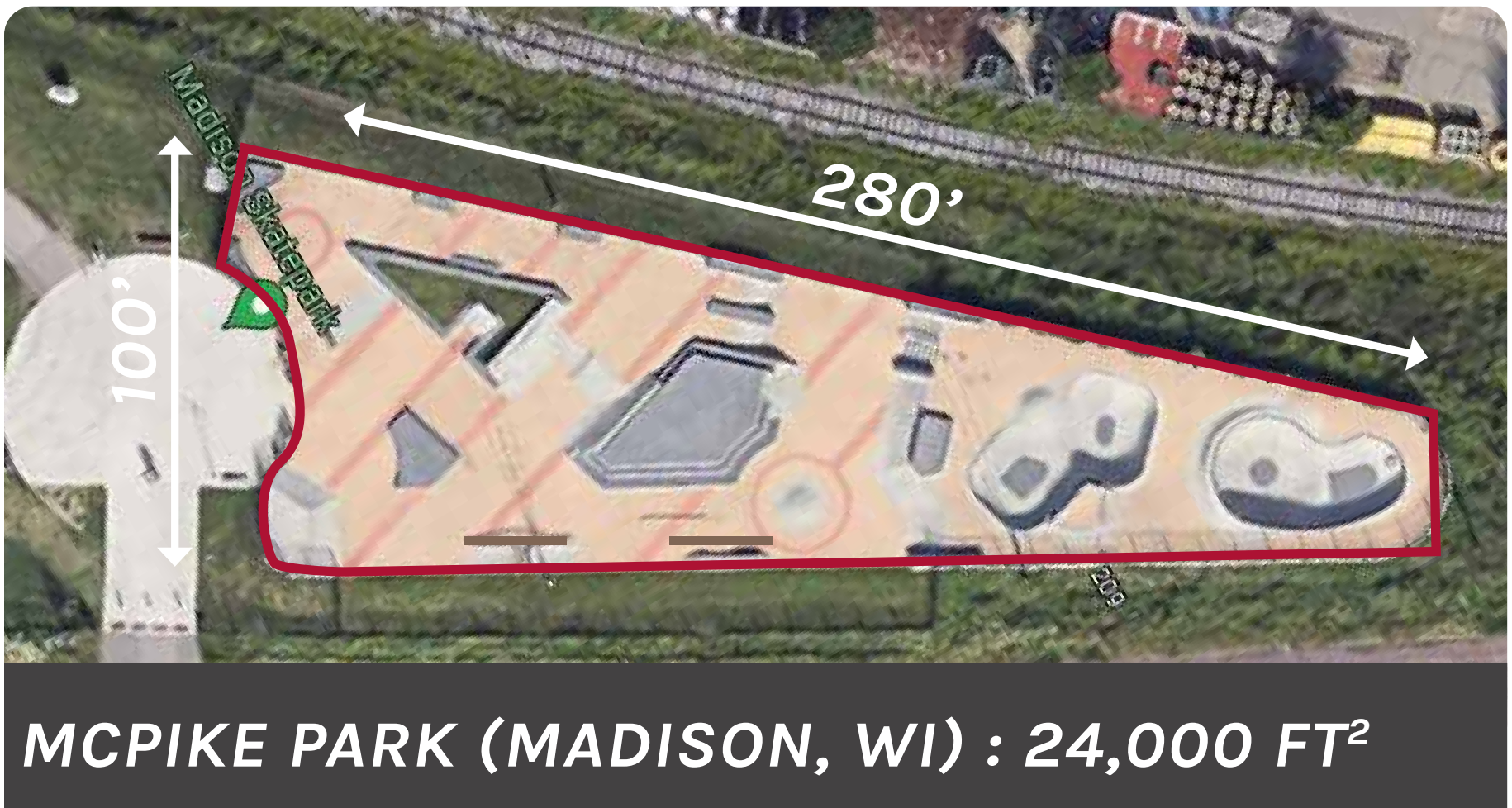
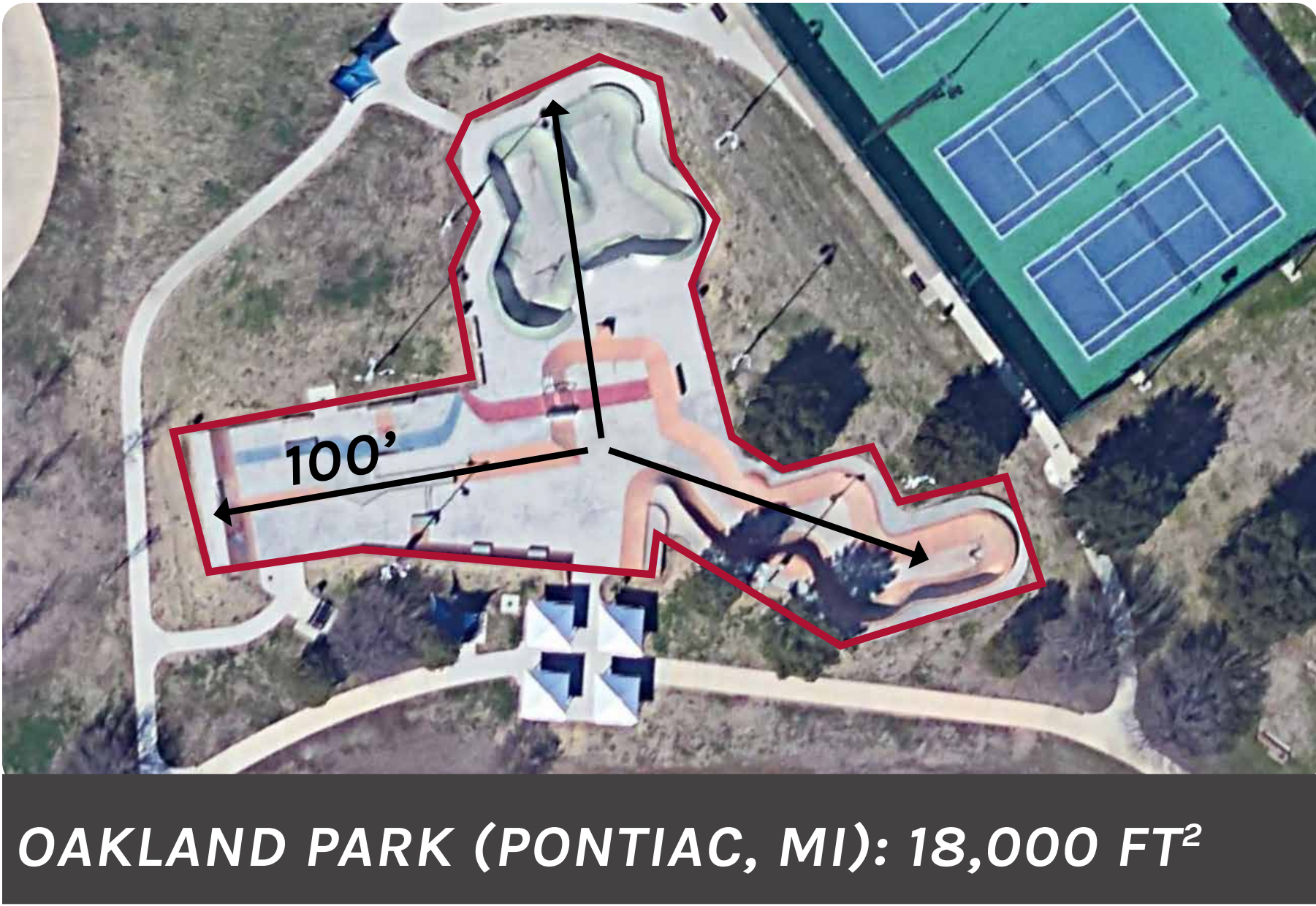
POOLS/ BOWLS



PUMP TRACK



SKATEPARK PRECEDENTS



PUBLIC SURVEY RESULTS

ARE THERE EVENTS YOU WOULD LIKE TO SEE IN BONDURANT THAT ARE NOT AVAILABLE TODAY?



WHAT PROGRAMMATIC ACTIVITIES ARE MOST IMPORTANT ON SITE?



WHAT ELSE WOULD MAKE THIS PROJECT SUCCESSFUL?



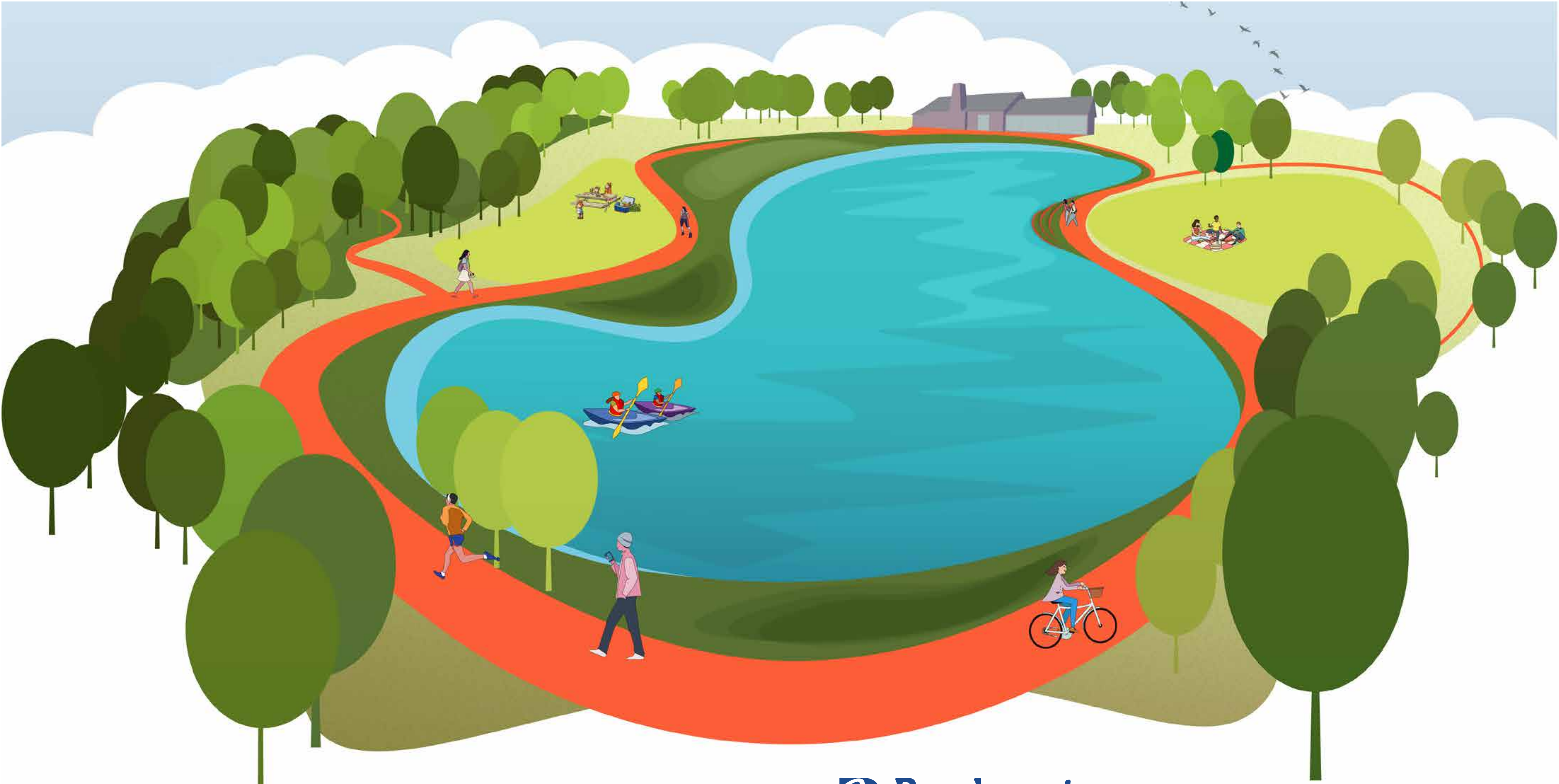
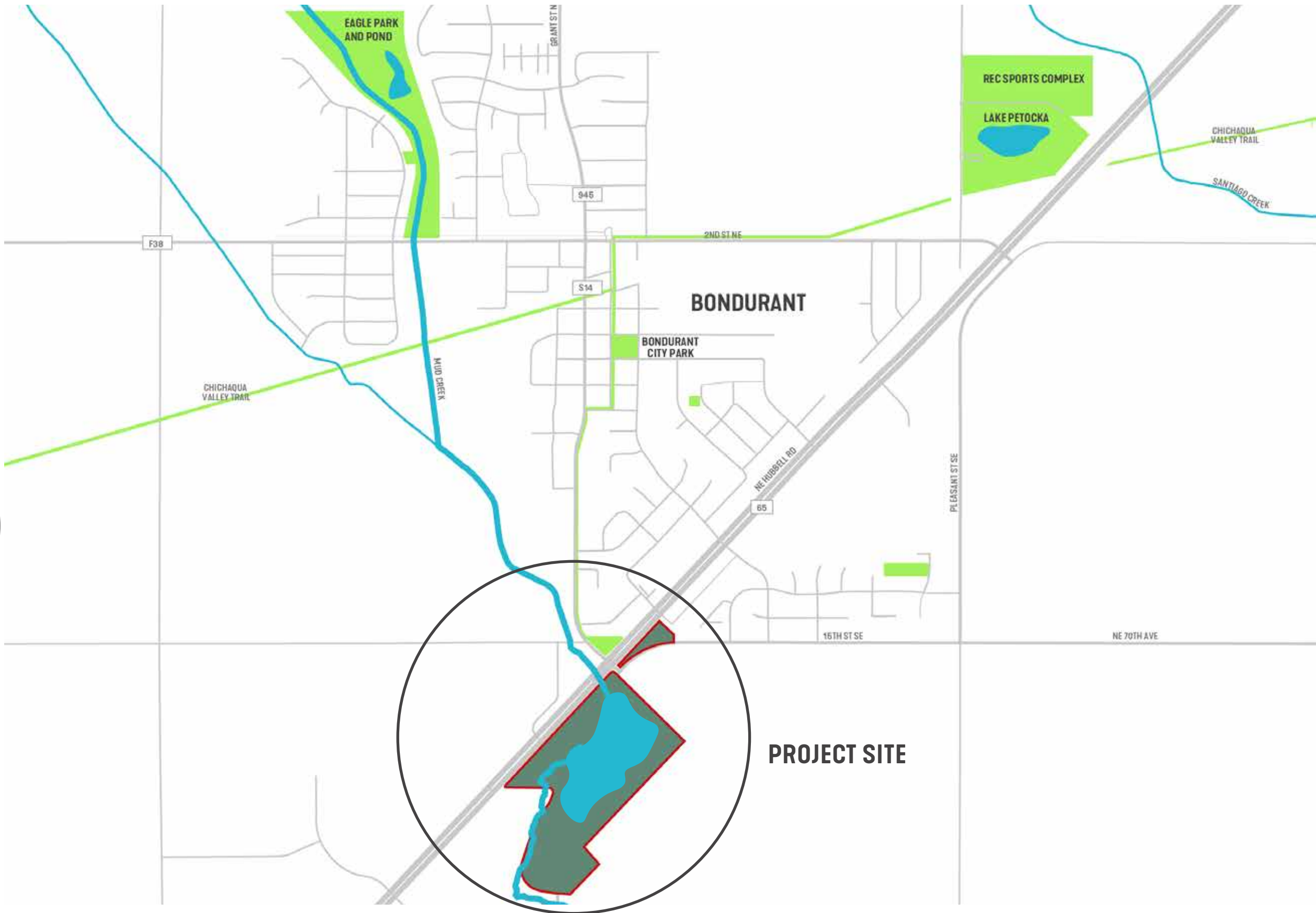
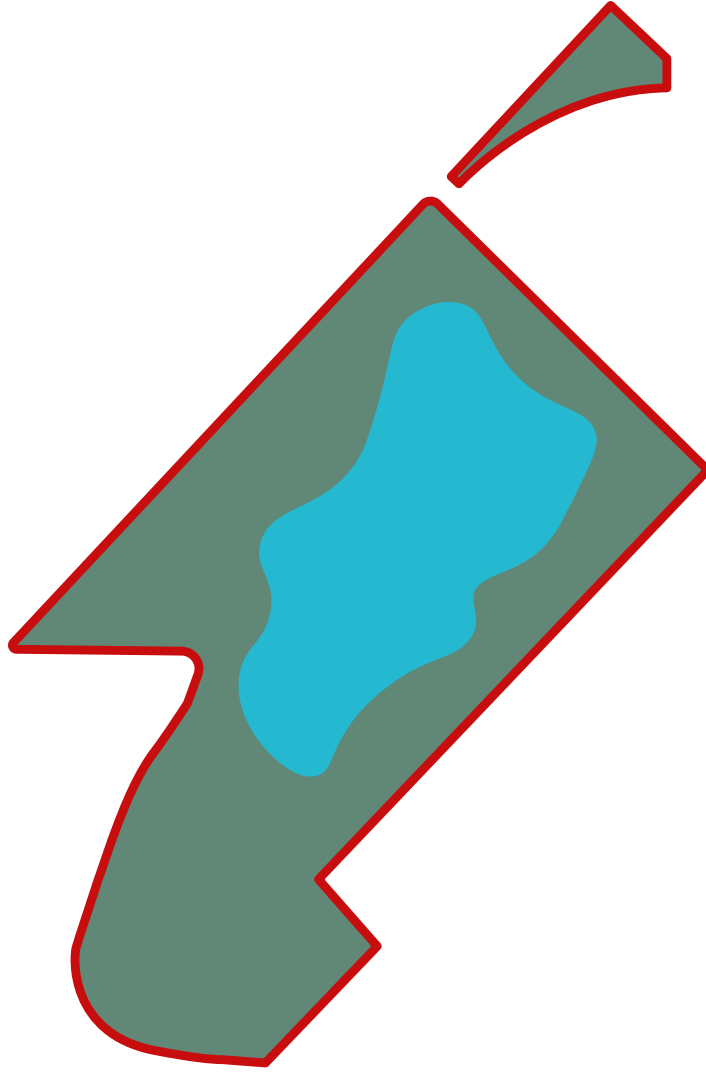
HOW DO YOU USE THE EXISTING PARKS?



EXISTING PARK PROGRAM



NEW AMENITIES OFFERED





**BUSINESS OF THE PLANNING AND ZONING COMMISSION
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 7.b.
For Meeting of 5/12/2022
Discussion Item

TITLE: Potential Text Amendment - to Section 178.13.1 of the Zoning Code to allow for fitness center use within the Limited Industrial (M-1) and Medium Industrial (M-2) Districts, and to Section 175.02 of the Zoning Code to include a definition of fitness center.

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The City of Bondurant is currently seeing several 'industrial flex' type building construction projects occurring on industrially-zoned land in Bondurant. These industrial flex type buildings are being constructed within the Commerce Crossings area, the Bondurant Industrial Park, and also the Shiloh Rose Business Park. City staff has received multiple recent inquiries regarding potentially locating a Fitness Center use within these industrial-flex type structures. This Fitness Center use is not currently listed as a permitted use in the Limited Industrial (M-1) District nor the Medium Industrial (M-2) District.

Staff would like guidance from the Commission on whether or not a text amendment should be brought forward to the Planning & Zoning Commission and City Council for consideration to potentially allow this Fitness Center use within the M-1 (and thus the M-2) District. Along with this text amendment, staff would also propose to define Fitness Center, as it is not currently defined in the Zoning Code.

A Fitness Center use is currently allowed in the City's Transitional Commercial (C-1) District and the General Commercial (C-2) District. Please see the City's current Zoning Map [here](#).

As part of this potential text amendment process, staff will also research the topic of parking. When an industrial-flex building is approved at the site plan level, it is approved under the following industrial parking requirement per Section 177.09.21 of the Zoning Code: Warehousing: one (1) space per employee.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Discussion only. If the P&Z is generally supportive of this idea, staff will begin the steps necessary for scheduling the required P&Z public hearing prior to City Council's consideration.

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None



**BUSINESS OF THE PLANNING AND ZONING COMMISSION
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 8.e.
For Meeting of 5/12/2022
Reports and Comments

TITLE: City Council Liaison

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS:

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None