

**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/82965038057>*

**NOTICE OF A REGULAR MEETING
BONDURANT PLANNING AND ZONING COMMISSION
JULY 28, 2022**

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on July 28, 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. July 14, 2022
5. Guests requesting to address the Planning and Zoning Commission
6. Action Items
 - a. RESOLUTION NO. PZ-220728-19: Considering recommended approval of the Wisteria Crossing Preliminary Plat
 - b. RESOLUTION NO. PZ-220728-20: Considering recommended approval of the Friedrickson Plat of Survey, a plat of survey in unincorporated Polk County within 2 miles of Bondurant's city limits
 - 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.
 - 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.
7. Discussion Items
 - a. Discussion Item Only - Future Land Use Map expectations for Parcel 231/00200-017-000
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: July 14, 2022 Karen Keeran, Acting 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, Andy Mains, Karen Keeran

Members Absent: Kristin Brostrom, Lisa Cameron, Torey Cuellar

City Official Present: Planning & Community Development Director, Maggie Murray
City Council Liaison Matt Sillanpaa

3. Perfecting and Approval of the Agenda

Motion by Commission Member Mains, seconded by Commission Member Clayton to approve of the July 14, 2022, meeting agenda. Vote on Motion 4-0-0. Motion carried.

4. Approval of Minutes

Motion by Commission Member Mains, seconded by Commission Member Clayton to approve of the June 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-220714-18: Considering recommended approval of the Gholds LLC annexation area.

Planning & Community Development Director Murray summarized the agenda statement. The City is in receipt of a 100% consenting annexation request within 2 miles of Altoona's city limits, meaning that once reviewed by the City Council on July 18th, the annexation materials must be sent to the State's City Development Board for review and approval. In 2022 the Planning & Zoning Commission and City Council established

a zoning designation of Conservancy (U-1) along the Mud Creek corridor and Limited Industrial (M-1) on all other portions of this parcel, subject to annexation finalization.

Commission Member Clayton asked if the City will be pursuing site certification on this parcel. Director Murray explained that since this parcel is only approximately 34 acres, it does not meet the minimum requirement of 50 acres for site certification. Murray noted, however, though that the property owner included as part of this annexation request that the City of Bondurant perform the same studies as if this site were going to be certified.

Motion by Commission Member Mains, seconded by Commission Member Clayton to approve of Resolution No. PZ-220714-18 considering recommended approval of the Gholds LLC annexation area.

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

7. Discussion Items – none

8. Reports / Comments and appropriate action thereon

a. Commission Members

Wes Hoyer – noted that the Bondurant discussion page is receiving comments regarding dump trucks along Deer Ridge Drive NW that are speeding and running stop signs. Director Murray noted she will relay to Public Works and the Sheriff's Office. Also asked the other Commission Members for guidance on what the average HOA cost is for a neighborhood in Bondurant. Commission Member Hoyer noted the Quail Run HOA was recently established at an approximate rate of \$125 per year. Director Murray explained it depends on what the HOA is tasked with maintaining. Commission Member Clayton and Commission Member Mains agreed that \$125 per year is consistent with what they pay in the Pleasant Grove and Fieldview neighborhoods.

Brian Clayton – noted that neighbors along Lincoln Street NE have expressed concerns to him over the potential for increased traffic along Lincoln Street SE if the School District connects their future athletic fields proposed east of the High School and Junior High sites south to an extended Aspen Drive NE. Murray noted she will relay this feedback to City Administrator Oliver.

Andy Mains – noted that there are no north/south sidewalk connections at the intersections of 2nd Street NW and Landon Drive NW and 2nd Street NW and Shiloh Rose Parkway NW. Director Murray noted that she will look into this.

Karen Keeran – none.

d. Planning & Community Development Director – noted the City of Bondurant recently hired Tiffany Luing as the Economic Development Coordinator and Isaac Pezley as the City Planner. Both will start on August 8th. Also noted that the Bondurant Chamber of Commerce hosted a Coffee & Conversations where Derek Lord with the City of Ankeny presented on Ankeny's master trail planning

efforts and how Ankeny is viewing their trail network as an economic development opportunity.

d. City Council Liaison – none.

7. Adjournment

Motion by Commission Member Mains, seconded by Commission Member Clayton to adjourn the July 14, 2022, meeting. Vote on Motion. Motion carried unanimously.

Meeting adjourned at 6:21 PM



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

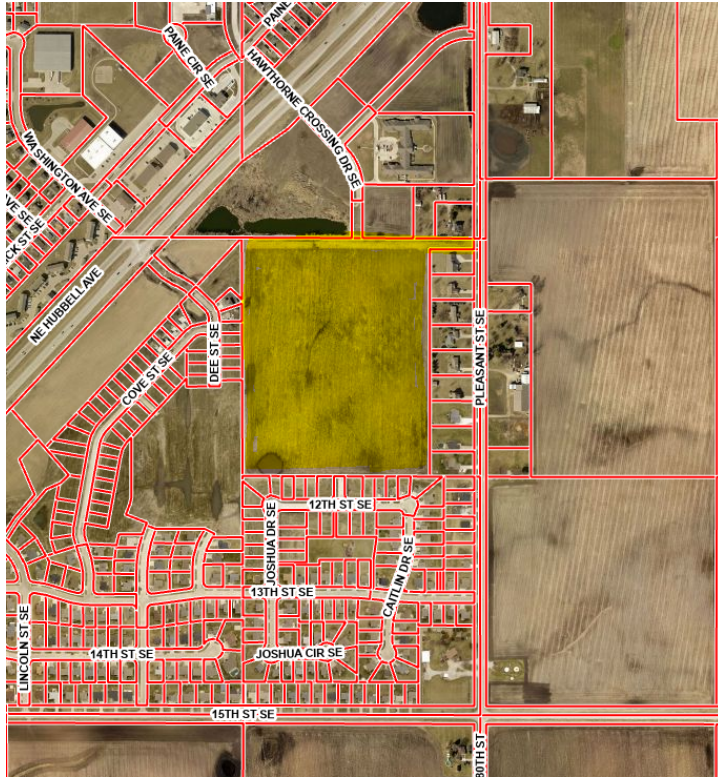
Item No. 6.a.
For Meeting of 7/28/2022
Resolution

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

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: For review by the Planning & Zoning Commission is recommended approval of the Wisteria Crossing Preliminary Plat. The preliminary plat developer is DR Horton. The preliminary plat was submitted by Stubbs Engineering. The Wisteria Crossing Preliminary Plat development proposes 111 lots for single-family detached development on 32.7 acres. The lots proposed will meet the Medium Density Residential (R-2) District requirements. A 1.68-acre public park is also proposed. This preliminary plat area is located north of Wisteria Heights Plat 6, east of Prairie Point View Plats 1 and 2, west of Fox Run Plat 1, and south of Hawthorne Crossing. The Wisteria Crossing Preliminary Plat development area is highlighted in yellow below.



When considering preliminary plat requests, the Planning & Zoning Commission and City Council should take into account the following: the Comprehensive Plan/Future Land use Map, Zoning, Parkland Dedication, Streets, Pedestrian Connections, Utilities, the FEMA Floodplain, the City's Stream Buffer Ordinance, and Comments from City Officials and Private Utilities.

Comprehensive Plan/Future Land Use Map - the proposed single-family detached use is consistent with both the 2012 Future Land Use Map and the City's draft 2022 Future Land Use Map.

Zoning - this property is currently zoned as Medium Density Residential (R-2), so no rezoning is necessary as part of the development review/approval process. The 111 residential lots will range in size from 7,567 SF to 16,205 SF, which meets minimum R-2 District lot size requirements of 7,500 SF. The preliminary plat shows and notes that all interior lots will be at least 65'-wide, which meets minimum R-2 lot width requirements. The preliminary plat applicant will need to update the preliminary plat's cover page to correct the minimum corner lot width requirement noted so that it reads 80' and not 75' per Section 180.05.3.A of the Subdivision Code.

It should be noted that Outlot W between Lot 52 and Pleasant Street SE is not considered a buildable lot, as it does not meet the minimum lot width requirements of the R-2 District nor is a driveway allowed off of Pleasant Street SE in this location. The developer should provide further information on their long-term plans for this Outlot W area.

Parkland Dedication - the Wisteria Crossing Preliminary Plat proposes a 1.68-acre public park. This meets the minimum public parkland dedication count requirements as regulated by Section 180.06.5 of the Subdivision Code and calculated as follows: $111 \text{ single-family lots} \times 3 \times 0.005 = \text{at least } 1.67 \text{ acres}$ of public parkland must be dedicated. The preliminary plat applicant must confirm that at least 10% of the public park's boundary will front a public street as regulated by Section 180.06.8.E.i. of the Subdivision Code.

Streets - the City Engineer has indicated that development of single-family lots within this Wisteria Crossing development area will not require a formal Traffic Impact Study due to the number of existing street connections proposed. This Wisteria Crossing subdivision will tie into the Prairie Point View subdivision to the west, the Wisteria Heights Plat 6 subdivision to the south, and the Hawthorne Crossing subdivision to the north. The City's original draft Streets Master Plan anticipated there would be a street connection between Hawthorne Crossing Drive SE and Pleasant Street SE, however, the City Engineer has indicated that this connection is no longer necessary so long as the Hawthorne Crossing Drive SE street connection is established as part of this development process; attached is a memo from the City Engineer describing this in further detail.

Pedestrian Connections - sidewalks will be constructed on the residential lots at the time the lots are constructed. The developer will be responsible for installing public sidewalks along the Outlot Y detention basin street frontage and also along the Outlot Z public parkland street frontage. No public trail areas as proposed within this Wisteria Crossing development area, as the 2013 Parks, Trails, & Greenways Master Plan does not show any future trail connections through this development area.

Utilities - the Wisteria Crossing Preliminary Plat shows water mains to be constructed along all of the streets. The Wisteria Crossing Preliminary Plat shows a public sanitary sewer main along all of the streets. The Wisteria Crossing Preliminary Plat shows a detention basin located on Outlot Y - this Outlot Y will be privately owned and maintained. The Wisteria Crossing Preliminary Plat shows storm sewers in the northern part of the plat connecting to the northwest corner of the Outlot Y detention basin. The storm sewer plan shows storm sewers in the southwest portion of the site connecting to the southwest corner of the Outlot Y detention basin. The northeast portion of the preliminary plat area is tributary to a storm sewer that connects to the southeast corner of the Outlot Y detention basin. The southeast portion of the preliminary plat is served by a storm sewer that also connects to the southeast concern of the site.

FEMA Floodplain - this development area is not within the 100-year floodplain.

Stream Buffer Ordinance - this development area is not subject to the City's Stream Buffer Ordinance.

Comments from City Officials and Utilities - Per Section 180.04.10 of the

Subdivision Code, City Departments, private utilities, the Bondurant-Farrar Community School District, and the Post Office were notified of this preliminary plat for comment. Below is a summary of comments received:

- City Engineering - Bob Veenstra, City Engineer, reviewed and provided his initial feedback on the first draft preliminary plat submitted. The attached resolution factors in any additional review comments by this department.
- Public Works - no review comments received to date. The attached resolution takes into account if any changes are requested by this department.
- Emergency Services - no review comments received to date. The attached resolution takes into account if any changes are requested by this department.
- Northern Natural Gas - reviewed and noted no conflicts with the development proposed.
- Windstream - reviewed and provided a map of their area facilities.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: The following options exist for the Planning & Zoning Commission:

1. Recommended approval of Resolution No. PZ-220728-19, regarding the Wisteria Crossing Preliminary Plat.
2. Recommended approval of Resolution No. PZ-220728-19, regarding the Wisteria Crossing Preliminary Plat, subject to Code clarification items being addressed.
3. Recommended denial of Resolution No. PZ-220728-19, regarding the Wisteria Crossing Preliminary Plat.
4. Table pending additional information.

Staff recommends approval of Resolution No. PZ-220728-19, regarding the Wisteria Crossing Preliminary Plat, subject to the Code clarification items included as part of the attached resolution.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RES No PZ-220728-19
2. Wisteria Crossing Preliminary Plat
3. V&K's - Outlot W Street Comments

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-220728-19

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE WISTERIA
CROSSING PRELIMINARY PLAT

WHEREAS, Stubbs Engineering submitted the Wisteria Crossing Preliminary Plat described as follows; AND

A PORTION OF THE WEST ½ OF THE SE ¼ OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., BONDURANT, POLK COUNTY, IA, MORE PARTICULARLY DESCRIBED AS: OUTLOT Y OF PRAIRIE POINT VIEW PLAT 1, AN OFFICIAL PLAT AS RECORDED IN BOOK 18253, PAGE 331, POLK COUNTY, IOWA.

WHEREAS, the developer is DR Horton; AND

WHEREAS, the preliminary plat area is zoned Medium Density Residential (R-2).

NOW, THEREFORE, BE IT RESOLVED, that the Planning and Zoning Commission recommends City Council approval of the Wisteria Crossing Preliminary Plat, subject to the following Code clarification items:

- 1.) That any additional preliminary plat review comments provided by City Engineering, Public Works, and Emergency Services shall be addressed with a resubmitted preliminary plat.
- 2.) That the preliminary plat application fee must be paid prior to City Council consideration.
- 3.) That Outlot W is not considered a buildable lot on its own and the developer shall provide clarification on their long-term plans for this Outlot W area.
- 4.) That the preliminary plat applicant shall confirm that at least 10% of the public park's boundary will front a public street.
- 5.) That the preliminary plat applicant shall update the preliminary plat note that corner lots shall be a minimum of 80'-wide as regulated by Section 180.05.3.A of the Subdivision Code.
- 6.) That the City's draft streets master plan previously showed an east/west street connection in the Outlot W area east over to Pleasant Street SE and that this Outlot W street connection is not necessary only if as part of Wisteria Crossing's development the developer finalizes the Hawthorne Crossing Drive SE street connection, including the portion of street adjacent to Parcel 231/00220-681-002.
- 7.) That the developer shall be responsible for installing public sidewalks adjacent to Outlot X, Outlot Y, and Outlot Z at the time each outlot area is developed.

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 July 28, 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				
Brostrom				

Torey Cuellar, Commission Chair

UTILITY NOTE:

UTILITIES LOCATIONS ARE TAKEN FROM PUBLIC RECORDS AND FIELD SURVEYS. THE SURVEYOR AND ENGINEER MAKE NO GUARANTEE THAT ALL UTILITIES IN THE AREA ARE SHOWN. THE EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH IF ANY ADDITIONAL UTILITIES OTHER THAN THE ONES SHOWN ON THE PLANS ARE PRESENT IN THE FIELD.

LEGAL DESCRIPTIONS:

A PORTION OF THE WEST ½ OF THE SE ¼ OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., BONDURANT, POLK COUNTY, IA, MORE PARTICULARLY DESCRIBED AS: OUTLOT Y OF PRAIRIE POINT VIEW PLAT 1, AN OFFICIAL PLAT AS RECORDED IN BOOK 18253, PAGE 331, POLK COUNTY, IOWA.

ZONING:

R-2 MEDIUM DENSITY RESIDENTIAL

SITE AREA:

32.7 ACRES (1,425,760.8 SQ FT)

BULK REGULATIONS:

R-2
MINIMUM LOT AREA: 7,500 SQ. FT.
10,000 SQ. FT. FOR TWO FAMILY DWELLINGS
ADD 2,000 SQ. FT. FOR EACH ADDITIONAL UNIT
MINIMUM LOT WIDTH: 65 FT. SINGLE FAMILY
85 FT. TWO FAMILY
ADD 20 FT. FOR EVERY ADDITIONAL UNIT
75 FT. FOR CORNER LOTS

SETBACKS:

FRONT YARD: 30 FT.
SIDE YARD: 15 FT. TOTAL SIDE YARD, 5 FT. MIN ON EACH SIDE, 1 & 1 ½ STORIES
15 FT. TOTAL SIDE YARD, 7 FT. MIN ON EACH SIDE, 2 & 3 STORIES
REAR YARD: 35 FT.

HEIGHT:

MAXIMUM HEIGHT: 35 FT.
MAXIMUM NUMBER OF STORIES: 3 STORIES

PRELIMINARY PLAT
FOR
WISTERIA CROSSING
BONDURANT, IA

PREPARED BY
STUBBS ENGINEERING

VICINITY MAP



SHEET INDEX:

- 1 - COVER SHEET
- 2 - LOT LAYOUT
- 3 - LOT LAYOUT
- 4 - GRADING & UTILITIES
- 5 - GRADING & UTILITIES

OWNER:

MOORE INVESTMENTS INC
4211 NE BELLAGIO CIR
ANKENY, IA 50021
CONTACT: RICHARD E MOORE

DEVELOPER:

DR HORTON
1910 SW PLAZA SHOPS LN
ANKENY, IA 50023
CONTACT: JOSH MOULTON
PHONE: (515) 620-4240

ENGINEER:

STUBBS ENGINEERING
431 NE 72ND ST
PLEASANT HILL, IA 50327
CONTACT: BRANDEN STUBBS
PHONE: (515) 979-8499

WISTERIA CROSSING
BONDURANT, IA

STUBBS ENGINEERING

431 NE 72ND ST, PLEASANT HILL, IA 50327
(515) 979 - 8499



COVER SHEET

LEGEND:

- E W- EXISTING WATER
- E ST- EXISTING STORM
- E SS- EXISTING SANITARY
- P W- PROPOSED WATER
- P ST- PROPOSED STORM
- P SS- PROPOSED SANITARY
- ⦿ FIRE HYDRANT
- ⦿ WATER MAIN VALVE
- ⦿ STORM INTAKE
- ⦿ STORM FLARED END
- ⦿ STORM MANHOLE
- ⦿ SANITARY MANHOLE
- ⦿ STREET LIGHT



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

BRANDEN W. STUBBS, P.E. DATE

LICENSE NUMBER 5335

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022

PAGES OR SHEETS COVERED BY THIS SEAL:

DATE: 07-25-22

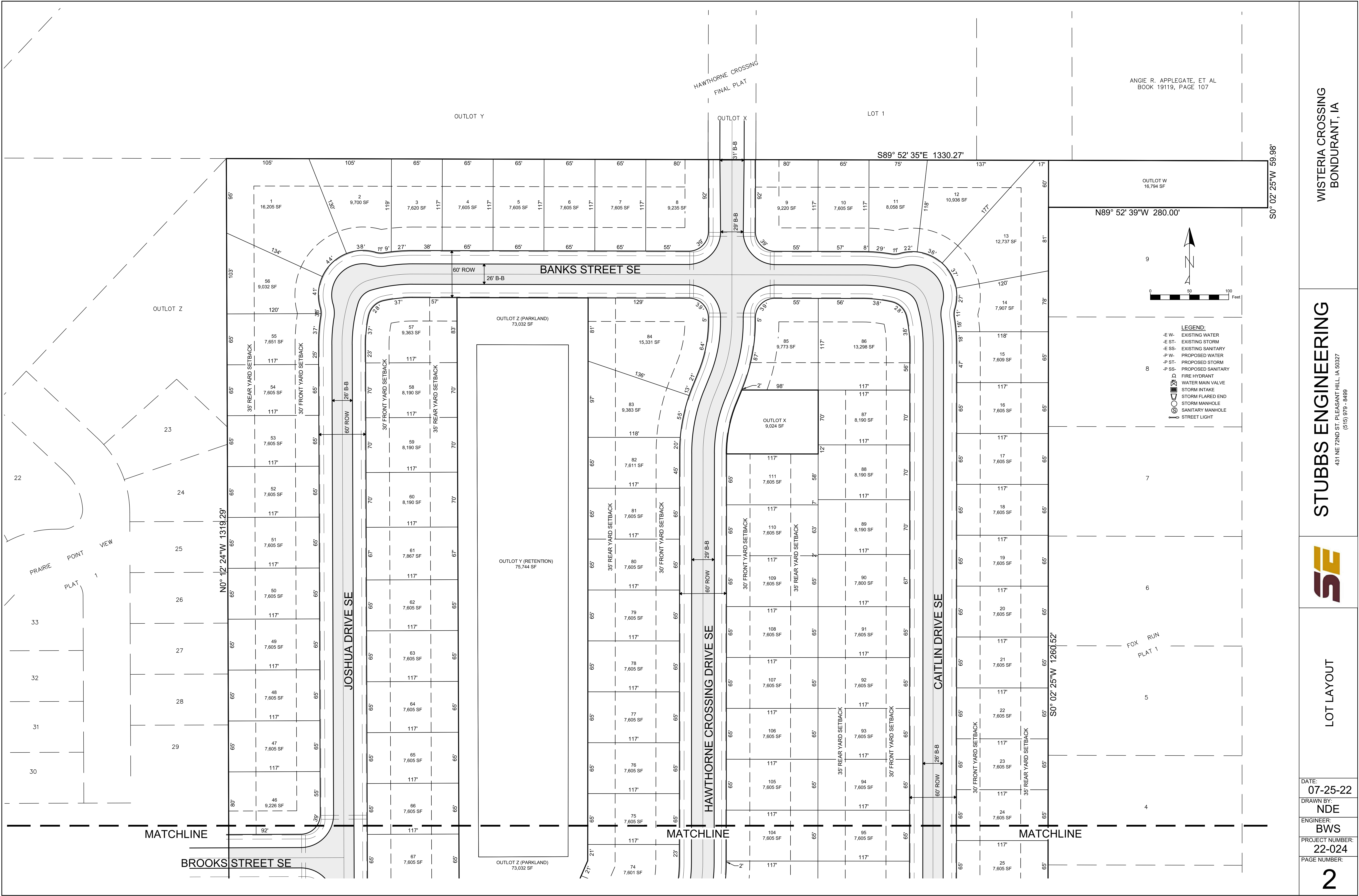
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ENGINEER: BWS

PROJECT NUMBER: 22-024

PAGE NUMBER:

1



WISTERIA CROSSING
BONDURANT, IA

STUBBS ENGINEERING

431 NE 72ND ST. PLEASANT HILL, IA 50327
(515) 979-8499



LOT LAYOUT

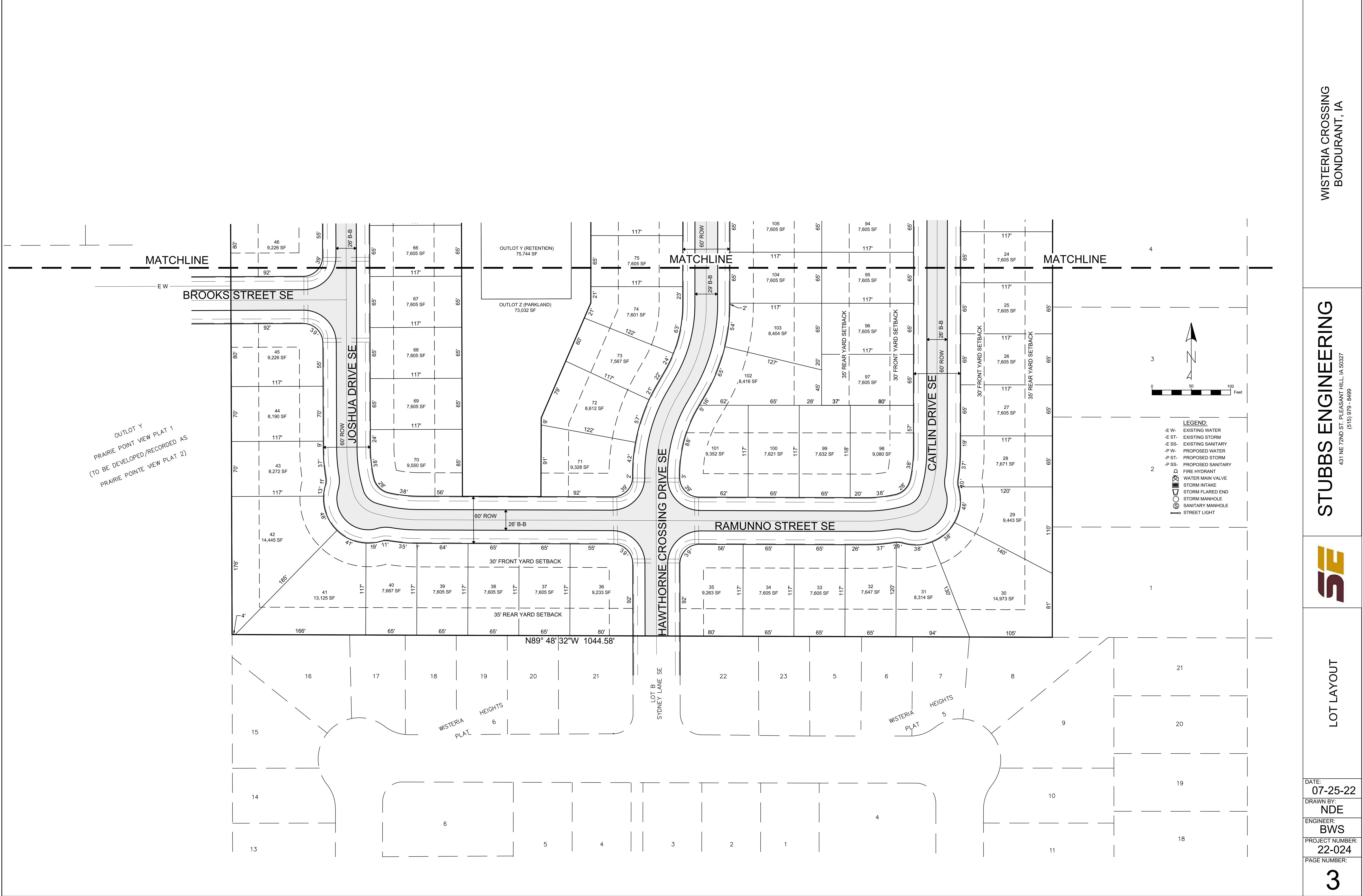
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ENGINEER:
BWS

PROJECT NUMBER:
22-024

PAGE NUMBER:
2



WISTERIA CROSSING
BONDURANT, IA

STUBBS ENGINEERING
431 NE 72ND ST. PLEASANT HILL, IA 50327
(515) 979-8499



LOT LAYOUT

DATE: 07-25-22
DRAWN BY: NDE
ENGINEER: BWS
PROJECT NUMBER: 22-024
PAGE NUMBER:

3

HYDRANT COVERAGE

STORM SEWER
OUTFALL

STORM
EASEMENT

HYDRANT

8" PVC
WATER MAIN

HYDRANT

STORM
EASEMENT

8" PVC
WATER MAIN

HYDRANT

BANKS STREET SE

BASIN A
BOT BASIN:966.00
NORMAL POOL ELEVATION:976.00
100-YEAR ELEVATION:982.55
TOP OF BASIN:985.00

STORM
EASEMENT

HYDRANT

JOSHUA DRIVE SE

8" PVC
WATER MAIN

STORM
EASEMENT

HYDRANT

STORM
EASEMENT

8" PVC
WATER MAIN

HAWTHORNE CROSSING DRIVE SE

STORM
EASEMENT

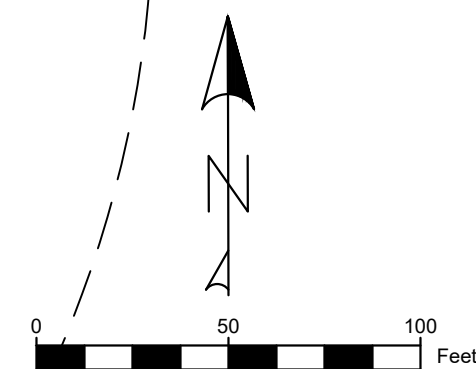
HYDRANT

8" PVC
WATER MAIN

CAITLIN DRIVE SE

STORM
EASEMENT

HYDRANT COVERAGE



- LEGEND:
- E W- EXISTING WATER
 - E ST- EXISTING STORM
 - E SS- EXISTING SANITARY
 - P W- PROPOSED WATER
 - P ST- PROPOSED STORM
 - P SS- PROPOSED SANITARY
 - ⊙ FIRE HYDRANT
 - ⊙ WATER MAIN VALVE
 - ⊙ STORM INTAKE
 - ⊙ STORM FLARED END
 - ⊙ STORM MANHOLE
 - ⊙ SANITARY MANHOLE
 - ⊙ STREET LIGHT

HYDRANT COVERAGE

MATCHLINE

MATCHLINE

MATCHLINE

WISTERIA CROSSING
BONDURANT, IA

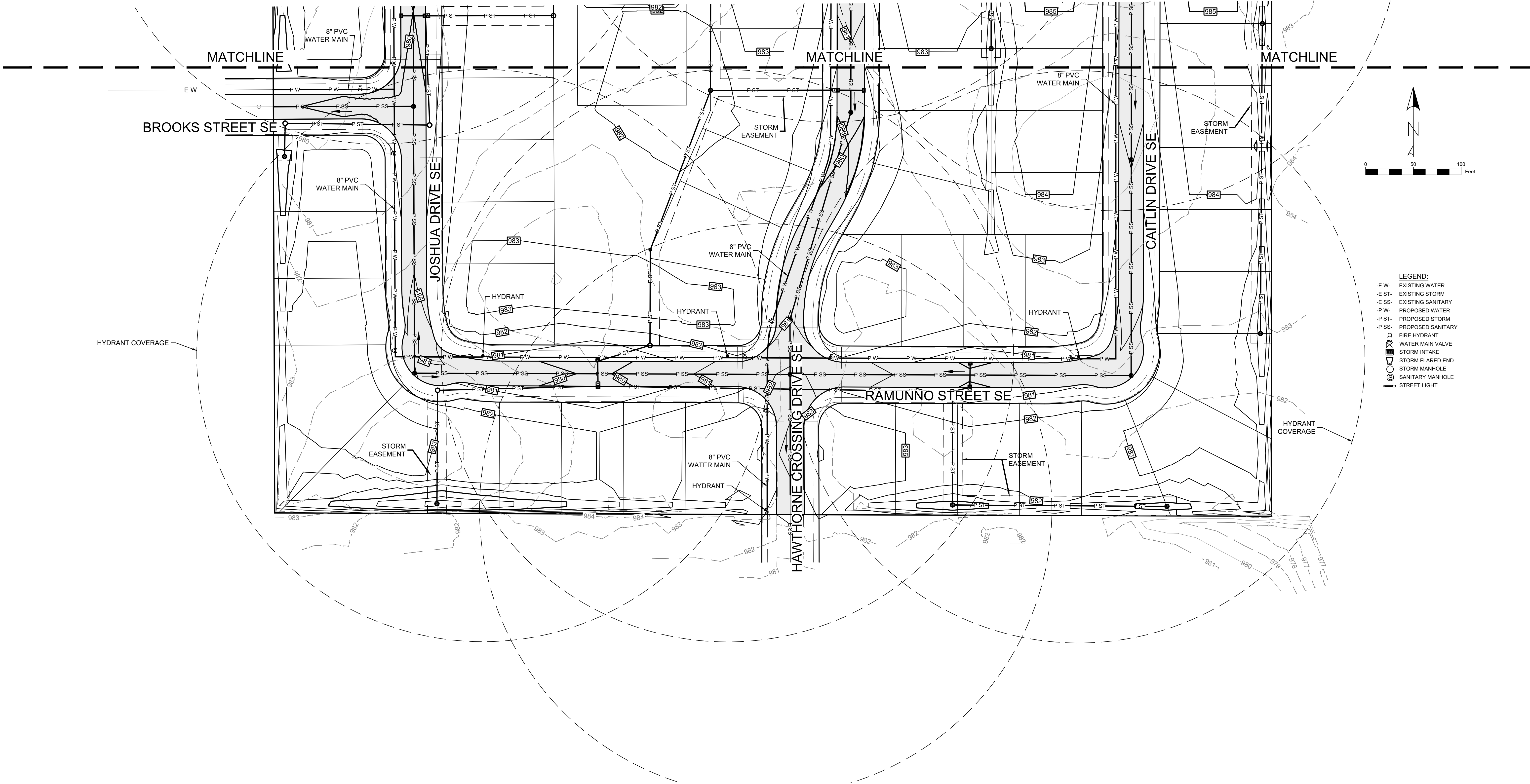
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431 NE 72ND ST. PLEASANT HILL, IA 50327
(515) 979-8499



GRADING & UTILITIES

DATE: 07-25-22
DRAWN BY: NDE
ENGINEER: BWS
PROJECT NUMBER: 22-024
PAGE NUMBER:

4





July 27, 2022

Maggie Murray
City of Bondurant
200 Second Street NE
P.O. Box 37
Bondurant, Iowa 50035

BONDURANT, IOWA
WISTERIA CROSSING PRELIMINARY PLAT
OUTLOT W STREET CONNECTION

This letter is a follow up to the ongoing discussion whether the preliminary plat of Wisteria Crossing should include a street connection to Pleasant Street through Outlot W, or if the street connection through Outlot W is not required.

Until recently the City's long range street plan included a street connection through Outlot W. The long range street plan was based on the anticipation the area east of Pleasant Street would primarily develop as residential. Over the last approximately one year the development anticipated east of Pleasant Street in the area east of Wisteria Crossing has transitioned from residential to commercial.

As part of the City's ongoing Certified Site project, the proposal is to reconfigure the intersection of NE Hubbell Avenue, Pleasant Street and 2nd Street NE and to add traffic signals. With the transition of the area east of Pleasant Street to commercial the goal is to route as much of the commercial traffic as possible to the reconfigured intersection of NE Hubbell Avenue, Pleasant Street and 2nd Street NE.

The earlier versions of the street plan placed more focus on the intersection of NE Hubbell Avenue and Hawthorne Crossing Drive than at the intersection of NE Hubbell Avenue and Pleasant Street/2nd Street NE. With the transition to commercial east of Pleasant Street the general intent has been to transition the intersection of NE Hubbell Avenue and Hawthorne Crossing Drive to more local traffic.

There are two perspectives with respect to the street connection from Wisteria Crossing to Pleasant Street through Outlot W. One perspective is whether this connection would benefit residential traffic. The other perspective is to avoid the use of Hawthorne Crossing Drive as a shortcut to the commercial areas.

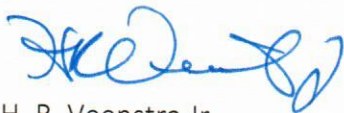
The primary traffic movements that would be impacted in the residential area would be vehicles using Hawthorne Crossing Drive to turn left on NE Hubbell Avenue and vehicles west/south bound on NE Hubbell Avenue turning left. Offsetting this perspective these could be the tendency for north bound commercial traffic to use Hawthorne Crossing Drive as a shortcut to Pleasant Street and the commercial area.

There are clearly two different perspectives relative to the need for this street connection in Outlot W. The internal discussions within the City staff have focused on whether the benefit to the residential area of the street connection outweighs the potential disadvantage of commercial traffic cutting through the residential area to reach the commercial areas east of Pleasant Street. The current though is the residential traffic is Wisteria Crossing that is heading south bound on NE Hubbell Avenue would have a tendency to travel southerly to the intersection of NE Hubbell Avenue and 15th Street SE/Grant Street or one of the other non-signalized intersections located south and east of Wisteria Crossing versus traveling northerly to the reconstructed intersection of NE Hubbell Avenue and Pleasant Street/2nd Street NE. On the other hand, there appear to be relatively high potential for Hawthorne Crossing Drive to become a shortcut for traffic from NE Hubbell Avenue to the commercial area.

The writer's comments relative to not requiring the connection on Outlot W are based on the benefit to the residential traffic in Wisteria Crossing of the street connection appears to be less than the disadvantages of the commercial traffic traveling through Wisteria Crossing to reach Pleasant Street SE.

If you have any questions or comments concerning the project, please contact the writer at 515-225-8000, or at bveenstra@v-k.net.

VEENSTRA & KIMM, INC.

A handwritten signature in blue ink, appearing to read 'H. R. Veenstra Jr.', with a stylized, cursive script.

H. R. Veenstra Jr.

HRVJr:paj
4285 - 131

Cc: Marketa Oliver, City of Bondurant
John Horton, City of Bondurant



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

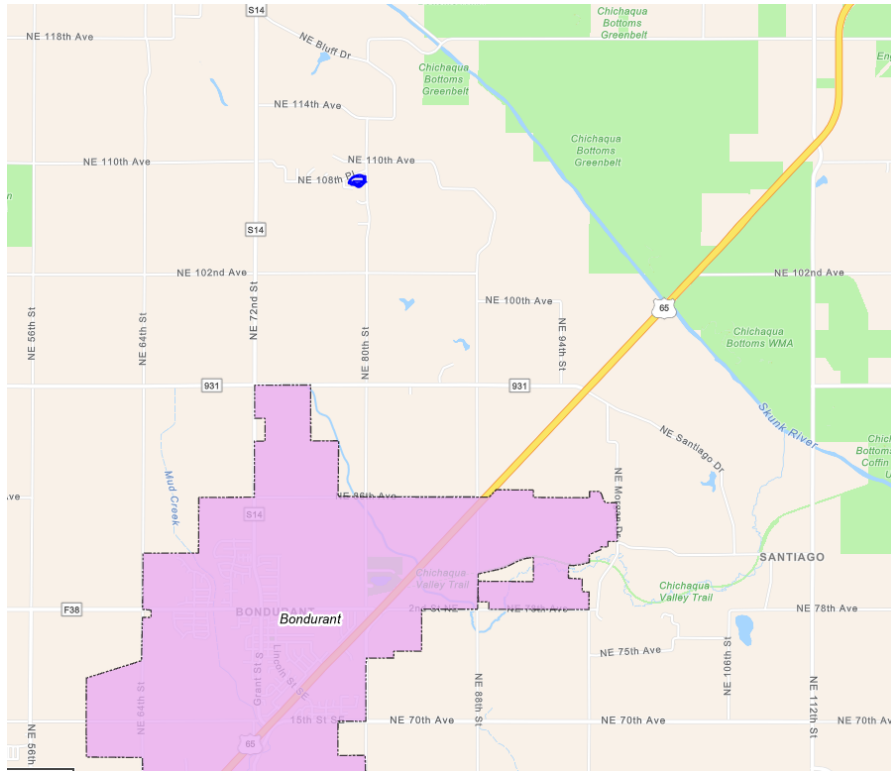
Item No. 6.b.
For Meeting of 7/28/2022
Resolution

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

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The City is in receipt of a plat of survey request located in unincorporated Polk County within 2 miles of Bondurant's city limits. Since this property falls within 2 miles of Bondurant's city limits, it's subject to review by Bondurant's Planning & Zoning Commission and City Council per Section 180.02 of the Subdivision Code. The area called out in blue below is the plat of survey area. This plat of survey sits approximately 1.75 miles north of Bondurant's city limits along NE 80th Street/Pleasant Street NE.



Leo & Sarah Friedrichson own this plat of survey land. This plat of survey was prepared by Associated Engineering Company of Iowa. The purpose of this plat of survey is to create a 0.95-acre parcel from the existing [Parcel 230/00590-201-000](#) to combine this 0.95 acres with Parcel 230/00080-001-000. As part of the recording process, Polk County will require a Lot Tie Agreement be established.

Polk County has zoning jurisdiction on this land - meaning that a permitted use review is conducted by Polk County and not the City of Bondurant.

The City of Bondurant's 2012 Future Land Use Map did not include this current Friedrichson Plat of Survey area, while the draft 2022 Future Land Use Map guides for Rural Residential on this Friedrichson Plat of Survey land. The description of the Comprehensive Plan's Rural Residential use is as follows: *the Rural Residential land use category is designed for single-family residential lots with minimum 1-acre lots. This land use category can include cluster subdivisions as well as for larger-scale developments.* The plat of survey proposed is consistent with this Rural Residential Description.

City Engineering, Public Works, and the Emergency Services Departments have been notified of this plat of survey request. City Engineering has been asked to review existing roadway right-of-way widths to determine if they are sufficient for if this street area were to ever be annexed in the future. If any Code comments are received, they will be relayed to the owner and plat of survey preparer. This has been notified as part of the attached P&Z resolution.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: The following options exist for the Planning & Zoning Commission:

1. Recommended approval of Resolution No. PZ-220728-20 regarding the Friedrichson Plat of Survey.
2. Recommended approval of Resolution No. PZ-220728-20 regarding the Friedrichson Plat of Survey, subject to Code clarification items.
3. Recommended denial of Resolution No. pZ-220728-20 regarding the Friedrichson Plat of Survey.
4. Table pending additional information.

Staff recommends approval of Resolution No. PZ-220728-20, regarding recommended approval of the Friedrichson Plat of Survey, subject to the Code clarification item(s) listed on the attached resolution.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RES No. PZ-220728-20
2. Submittal 1 - Friedrichson POS 7-13-22

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-220728-20

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE FRIEDRICKSON
PLAT OF SURVEY IN UNINCORPORATED POLK COUNTY (PARCELS 2022-1139
AND 2022-1140)

WHEREAS, Associated Engineering Company of Iowa, submitted the Friedrichson Plat of Survey described as follows; AND

LEGAL DESCRIPTION - PARCEL 2022-1139

Part of Lot 1 in ROLLING WOODS, an Official Plat, recorded in Book 11509, Page 380, at the Polk County Recorder, Polk County, Iowa, being more particularly described as follows;

Beginning at the Southeast Corner of said Lot 1; thence North 89°47'19" West along the South Line of said Lot 1, a distance of 251.37 feet; thence North 60°47'58" West, a distance of 258.71 feet to the Southwest Corner of said Lot 1; thence North 00°20'33" West along the West Line of said Lot 1, a distance of 99.39 feet; thence South 89°50'45" East, a distance of 476.02 feet; thence South 00°27'04" East, a distance of 225.26 feet to the Point of Beginning. Containing 2.14 ACRES, more or less, and subject to any other easements or restrictions of record.

LEGAL DESCRIPTION - PARCEL 2022-1140

Part of Lot 1 in ROLLING WOODS, an Official Plat, recorded in Book 11509, Page 380, at the Polk County Recorder, Polk County, Iowa, being more particularly described as follows;

Beginning the Northwest Corner of said Lot 1; thence South 89°49'42" East along the North Lot Line of said Lot 1, a distance of 225.14 feet to the Northeast Corner of said Lot 1; thence South 00°16'26" East, a distance of 184.73 feet; thence North 89°50'45" West, a distance of 224.92 feet; thence North 00°20'33" West, a distance of 184.80 feet to the Point of Beginning. Containing 0.95 ACRES, more or less, and subject to any other easements or restrictions of record.

WHEREAS, the owners are Leo & Sarah Friedrichson; AND

WHEREAS, the Friedrichson Plat of Survey is situated outside of Bondurant's city limits in unincorporated Polk County but falls within 2 miles of Bondurant's city limits and thus requires City of Bondurant review prior to recording.

NOW, THEREFORE, BE IT RESOLVED, that the Planning and Zoning Commission recommends City Council approval of the Friedrichson Plat of Survey, 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.

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 July 28, 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
Clayton				
Mains				
Keeran				
Cuellar				
Hoyer				
Brostrom				
Cameron				

Torey Cuellar, Commission Chair

INDEX LEGEND	
LOCATION:	10760 NE 80TH STREET BONDURANT, IOWA 50035 LOT 1, ROLLING WOODS
REQUESTOR:	LEO FRIEDRICKSON
PROPRIETOR:	LEO FRIEDRICKSON 10790 NE 80TH ST, BONDURANT, IA 50035
SURVEYOR:	GREGORY L ROSS, IA PLS NO. 13286
COMPANY:	ASSOCIATED ENGINEERING COMPANY OF IOWA 1830 SE PRINCETON DR. SUITE M GRIMES, IA 50111
RETURN TO:	ASSOCIATED ENGINEERING COMPANY OF IOWA 1830 SE PRINCETON DR. SUITE M GRIMES, IA 50111

AREA ABOVE FOR RECORDATION ONLY

PLAT OF SURVEY

LEGAL DESCRIPTION - PARCEL 2022-1139

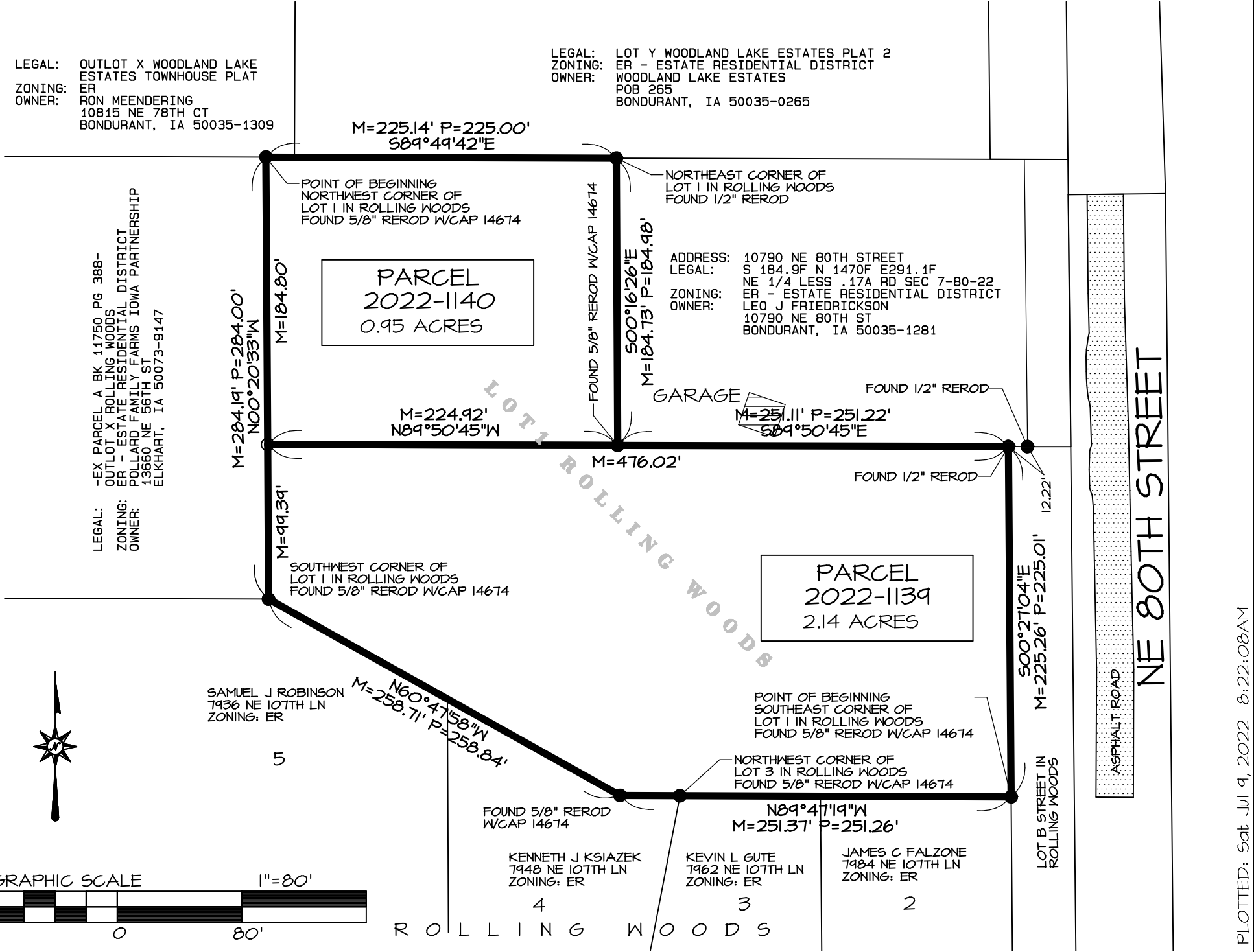
Part of Lot 1 in ROLLING WOODS, an Official Plat, recorded in Book 11509, Page 380, at the Polk County Recorder, Polk County, Iowa, being more particularly described as follows;

Beginning at the Southeast Corner of said Lot 1; thence North 89°47'19" West along the South Line of said Lot 1, a distance of 251.37 feet; thence North 60°47'58" West, a distance of 258.71 feet to the Southwest Corner of said Lot 1; thence North 00°20'33" West along the West Line of said Lot 1, a distance of 99.39 feet; thence South 89°50'45" East, a distance of 476.02 feet; thence South 00°27'04" East, a distance of 225.26 feet to the Point of Beginning. Containing 2.14 ACRES, more or less, and subject to any other easements or restrictions of record.

LEGAL DESCRIPTION - PARCEL 2022-1140

Part of Lot 1 in ROLLING WOODS, an Official Plat, recorded in Book 11509, Page 380, at the Polk County Recorder, Polk County, Iowa, being more particularly described as follows;

Beginning the Northwest Corner of said Lot 1; thence South 89°49'42" East along the North Lot Line of said Lot 1, a distance of 225.14 feet to the Northeast Corner of said Lot 1; thence South 00°16'26" East, a distance of 184.73 feet; thence North 89°50'45" West, a distance of 224.92 feet; thence North 00°20'33" West, a distance of 184.80 feet to the Point of Beginning. Containing 0.95 ACRES, more or less, and subject to any other easements or restrictions of record.



AEC ASSOCIATED ENGINEERING COMPANY OF IOWA 1830 SE Princeton Dr. Ste M Grimes, IA 50111 Phone: (515) 255-3156 Fax: (515) 255-3157		● SURVEY MARKER FOUND ○ SET 1/2" IR W/ ORANGE CAP #13286 ✕ CUT "X" ▲ SECTION CORNER WITH YELLOW CAP - NYC IRON PIPE - IR IRON ROD - M= AS MEASURED DISTANCE - P= AS RECORDED - G= AS COMPUTED	I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME AND THE RELATED SURVEY WORK WAS PERFORMED UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. LICENSE RENEWAL DATE: DEC 31 2023 PAGES COVERED BY THIS SEAL: THIS PAGE ONLY SIGNED: GREGORY L. ROSS P.L.S. 13286 DATE: _____	
PROJECT #: 211310	FIELD WORK COMPLETED ON: X	Page 24 of 57		



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

Item No. 6.c.
For Meeting of 7/28/2022
Public Hearing

TITLE: 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.

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: On May 12, 2022 the Planning & Zoning Commission had an initial discussion regarding potentially introducing additional uses in the City's Limited Industrial (M-1) District as regulated by Section 178.13 of the Zoning Code. It should be clarified too that per Section 178.14.1.A of the Zoning Code, any use determined as permitted within the M-1 District is also considered permitted within the Medium Industrial (M-2) District. This discussion stemmed from the fact that City staff has received several recent inquiries regarding potentially locating a fitness center and a dance studio within the M-1 District. Such uses are not specifically listed as permitted within the M-1 and M-2 Districts.

The attached draft ordinance proposes the following new uses proposed within the M-1 District. The new uses proposed within the M-1 and M-2 Districts are uses already listed elsewhere in other Zoning Districts of Bondurant - none of the proposed uses below are considered new use categories in the Zoning Code; the purpose of this is that any new use category introduced would need to be considered as part of a larger text amendment process where each Zoning District would need to be evaluated in further detail for compatibility with a new use category.

HH. Fitness center, or like business.

II. Dance studio, or like business

JJ. Music studio, or like business

KK. Photographic studio, or like business

While evaluating the M-1 and M-2 Districts, a few clean-up items have also been identified, including the following:

- Remove any reference to regulating the location of **Fireworks** structures/tents since the City can no longer regulate per the attached SF2285. The City Attorney provided guidance that the City should remove this fireworks language from the M-1 (and M-2) Districts.
- Reclassifying outdoor storage in the M-1 District as a Required Condition instead of a Permitted Conditional Use. The M-1 District currently reads that outdoor storage is only allowed as a conditional use permit for review by the City's Board of Adjustment; when reviewing an outdoor storage conditional use permit request, the Board reviews to make sure the storage is fenced/screened in its entirety such that no materials stored are visible from the street or another property. The attached draft ordinance proposes keeping similar language moving it to the Required Conditions section. By moving to Required Conditions, outdoor storage within the M-1 District would be reviewed by the Planning & Zoning Commission and City Council at the site plan level for code compliancy with the following proposed language: **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.** Reasoning why this text amendment is proposed: 1.) Recent outdoor storage conditional use permits approved by the Board of Adjustment (JAS Concrete, Midstates Precast Products, etc.). and 2.) the following policy of the draft 2022 Comprehensive Plan: maintain flexible industrial codes to readily accommodate new uses and technologies.

The following definitions are proposed to be included within Section 175.02 of the Zoning Code, titled Definitions.

- **"Fitness Center"** means an establishment providing the physical fitness facilities and services to the public for a fee, including but not limited to; game courts, exercise equipment, exercise areas, running tracks, swimming pools, physical fitness maintenance and weight control services and instructors, locker rooms, saunas and associated retail shop intended for members of club only.
- **"Industrial Flex Center"** means a building within an industrial zoning district containing a group of uses permitted in the governing zoning district. This definition has been added for the purposes of adding an off-street parking area restriction category related to this industrial flex center use.

The following off-street parking area required classification is proposed for inclusion into Section 177.09 of the Zoning Code, titled Off-Street Parking Area Required.

- **Industrial Flex Center - For Industrial Flex Centers up to and including 40,000 square foot, one (1) space per each 1,000 square feet of gross floor area. For Industrial Flex Centers greater than 40,000 square feet, one (1) space per each 2,000 square feet of gross floor area.** This is how McKinney, Texas regulates

Industrial Flex Center parking and seems to align the closest with how parking has been regulated at existing Industrial Flex Center uses in Bondurant under the warehouse category of at least 1 parking space on the lot per each employee.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: The following options exist for the Planning & Zoning Commission:

1. Recommended approval of the text amendments as outlined in RESOLUTION NO PZ-220728-21.
2. Recommended approval of the text amendments as outlined in RESOLUTION NO PZ-220728-21, with modifications as requested by the P&Z.
3. Recommended denial of the proposed text amendments as outlined in RESOLUTION NO PZ-220728-21.
4. Table pending additional input or information.

Staff recommends approval of the attached RESOLUTION NO PZ-220728-21 regarding recommended approval of 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. It is anticipated City Council will hold their required public hearing on August 1, 2022.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RES. NO. PZ-220728-21
2. May 12, 2022 P&Z Agenda Statement
3. SF2285_GovLetter

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-220728-21

RESOLUTION REGARDING RECOMMENDED APPROVAL OF A 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

WHEREAS, the Planning and Zoning Commission held a public hearing on July 28, 2022 to hear public comments on the proposed enclosed 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.

NOW, THEREFORE, BE IT RESOLVED, that the Planning & Zoning Commission of the City of Bondurant, Iowa recommends City Council approval of the 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.

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 July 28, 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

175.02 DEFINITIONS. The purpose of this section is to define certain words and terms used within and throughout the Zoning Code. All definitions are constant, unless otherwise specified.

“Fitness Center” means an establishment providing physical fitness facilities and services to the public for a fee, including but not limited to; game courts, exercise equipment, exercise areas, running tracks, swimming pools, physical fitness maintenance and weight control services and instructors, locker rooms, saunas and associated retail shop intended for members of club only.

“Industrial Flex Center” means a building within an industrial zoning district containing a group of uses permitted in the governing zoning district.

177.09 OFF-STREET PARKING AREA REQUIRED. In all districts, in connection with every industrial, business, institutional, recreational, or any other use, there shall be provided, at the time any building or structure is erected or is enlarged or increased in capacity, off-street parking spaces for automobiles in accordance with the following requirements:

Industrial Flex Center - For Industrial Flex Centers up to and including 40,000 square feet, one (1) space per each 1,000 square feet of gross floor area. For Industrial Flex Centers greater than 40,000 square feet, one (1) space per each 2,000 square feet of gross floor area.

178.13 M-1 LIMITED INDUSTRIAL. The “M-1” District is intended and designed to provide for increased flexibility in the location of certain manufacturing and industrial uses while maintaining protection for nearby residential districts. It allows selected industries of a non-nuisance character to locate in areas within reasonable proximity of residential uses. The M-1 District is characterized by large lots, with landscaped grounds and ample provision for off-street parking and loading spaces.

- 1. Principal Permitted Uses.** Only the uses of structures or land listed in this section shall be permitted in the “M-1” District, provided, however, that all manufacturing, assembling, compounding, processing, packaging or other comparable treatment, ~~including storage of any and all materials and equipment~~ shall take place within completely enclosed buildings, ~~except those allowable outdoor use exclusions listed in the definition of Outdoor Storage, and except for Temporary Fireworks Sales Facilities.~~ All open areas not used for off-street parking or loading shall be planted with grass, shrubs and trees, properly maintained, and kept free from refuse and debris

- A. Assembly of small electrical appliances, small industrial and electronic instruments and devices, radios, phonographs and television sets, including the manufacturing of small accessory parts only, such as coils, condensers, transformers, crystal holders and similar products, or like business.
- B. Automotive and farm or construction implement display, sales, service, and repair, or like business.
- C. Boat dealer, or like business.
- D. Body repair shops including painting, or like business.
- E. Car washes, or like business.
- F. Commercial trade schools, or like business.
- G. Compounding and packaging of drugs, pharmaceuticals, cosmetics, perfumes and toiletries, or like business.
- H. Gas stations, or like business.
- I. Hardware stores, or like business.
- J. Laboratories, research, experimental and testing, or like business.
- K. Manufacturing, assembling, compounding, processing, packaging, or other comparable treatment of the following:
 - (1) Bakery goods, candy and food products, or like business.
 - (2) Cameras and other photographic equipment, or like business.
 - (3) Electric and neon signs, outdoor advertising signs, or like business.
 - (4) Medical, dental and drafting instruments, or like business.
 - (5) Musical instruments, toys, novelties, and rubber and metal hand stamps, or like business.
 - (6) Pottery and other ceramic products using only previously pulverized clay, and kilns fired only by electricity or gas, or like business.
 - (7) Products from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, rope, cord, twine, cardboard, feathers, felt, fiber, fur, glass, hair, horn, leather, metal pipe, rods, strips or wire, paper, plastics, precious and semi-precious metals or stones, rubber (natural and synthetic), shells, textiles, tobacco, wax, wood, and yarns, provided that the entire operation is conducted within a building and that no raw materials or manufactured products are stored outside the building other than for loading and unloading operations and further providing that such use is not noxious or offensive by reason of vibration or noise beyond the confines of the building or emissions of dust, fumes, gas, odor or smoke, or like business.

- (8) Small precision instruments, such as barometers, clocks, watches and compasses, or like business.
- (9) Manufacture or assembly of computers and computer-related hardware, or like business.
- L. Beverage bottling, distribution and warehousing facilities, or like business.
- M. Contractor's offices and storage buildings ~~(not including outside storage yards)~~ including general contractors, plumbers, electricians, heating, ventilating, and air conditioning contractors, masons, painters, refrigeration contractors, roofing contractors and other such construction occupations, or like business.
- N. Dry cleaning and laundry facilities, or like business.
- O. Ice production, storage, sales and distribution facilities. Cold storage facilities. Creamery, and ice cream manufacturing, or like business.
- P. Lumber and building materials sales, or like business, ~~provided that outside storage areas typically associated with such uses are subject to the Conditional Use Permit noted in Section 178.13.4.~~
- Q. Machine shops, or like business.
- R. Mail order and distribution centers, or like business.
- S. Motorcycle dealer and snowmobile dealer, or like business.
- T. Office buildings, or like business.
- U. Office Warehouses, or like business.
- V. Printing, lithographing or film processing plants, or like business.
- W. Public utility facilities, or like business.
- X. Publicly owned storage, warehouse and maintenance facilities, or like business.
- Y. Radio and television broadcasting stations and studios, or like business.
- Z. Recreational and utility trailer dealers, or like business.
- AA. Restaurants, or like business.
- BB. Sawmill and planing mill, including manufacture of wood products not involving chemical treatment, or like business.
- CC. Tire vulcanizing, retreading recapping, service and sales, or like business.
- DD. Truck rental establishments, or like business.
- EE. Truck terminals, delivery services, moving and storage facilities and truck maintenance facilities, or like business.
- FF. Veterinarian clinics or hospitals, including overnight boarding and lodging, or like business.

GG. Warehouses for storage of merchandise or material in connection with the uses permitted in this district only, or like business.

HH. Fitness center, or like business.

II. Dance studio, or like business.

JJ. Music studio, or like business.

KK. Photographic studio, or like business.

~~LL. Fireworks sales facilities, providing that they are located more than 500 feet from any residential areas, school, child care facility or elderly residential facility. If the facility is a Temporary Fireworks Sales Facility, only one per lot is permitted.~~

1. Permitted Accessory Uses.

- A. Accessory uses of land or structures customarily incidental and subordinate to any of the above principal uses.
- B. Signs in accordance with Chapter 181 of this Code of Ordinances.
- C. TV Dish Antennas and Communication towers in accordance with Section 177.11 of this Code of Ordinances.
- D. Drive-in and Drive-through Facilities

2. Required Conditions.

- A. No use shall be permitted to be established or maintained which by reason of its nature or manner of operations is or may become hazardous, noxious, or offensive owing to the emission of odor, dust, smoke, cinder, gas, fumes, noise, vibrations, refuse matter or water-carried waste.
- B. Outside storage yards, accessory or principal 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 property when the adjoining property is not zoned industrial.

3. Permitted Conditional Uses.

~~A. Outside storage yards, accessory or principal in use, and provided that they are fenced and screened in their entirety such that no materials stored are visible from the street or another property.~~

- A. Public Detention and correctional institutions including penal institutions, residential correction facilities, medical detention facilities or other similar facilities provided they are located at least 500 feet from any residential use.

B. Home Occupations are not an allowed conditional use.

4. Bulk Regulations. The following minimum requirements shall be observed subject to the modifications contained in Section 177.07.

- A. Front Yard. 50 feet from all streets or public Ingress/Egress easements.
- B. Side Yard. Twenty (20) feet; provided that where adjacent to an “R” or “C-1” District a side yard of twenty-five (25) feet shall be required.
- C. Rear Yard. 50 feet.
- D. Maximum Height. 80 feet, with an additional 12 feet (1 story) of heights permitted for every 10 feet of additional building setback for an overall maximum of no more than an average of 104 feet building height from finished floor.
- E. Lot Area. 10,000 sq. ft.
- F. A minimum of 15% of the lot area shall be retained as landscaped open space to include such items as walks, trees, shrubs, fountains, or other ornamental features.
- G. Screening of a sufficient height and density to obscure structures and activities shall be erected at all locations where an Industrial “M” District is immediately adjacent to a Residential “R” District.

Summary of M-1 Bulk Regulations:

(A) Front Yard Setback	50 ft.
(B) Side Yard Setbacks	20 ft. 25 ft. if adjacent to street, “R”, or “C-1” district
(C) Rear Yard Setback	50ft.
(D) Maximum Height	80 ft., with an additional 12 feet (1 story) of heights permitted for every 10 feet of additional building setback for an overall maximum of no more than an average of 104 feet building height from finished floor.
(F) Lot Area	10,000 sq. ft.
(G) Open Space	15%
(H) Screening	Sufficient height and density



**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](#).

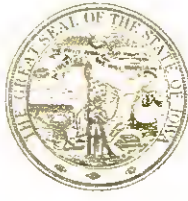
As part of this potential text amendment process, staff will also research the topic of parking. When an industrial-flex building is approved at the site plan level, it is approved under the following industrial parking requirement per Section 177.09.21 of the Zoning Code: Warehousing: one (1) space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



KIM REYNOLDS
GOVERNOR

OFFICE OF THE GOVERNOR

ADAM GREGG
LT GOVERNOR

April 21, 2022

The Honorable Paul Pate
Secretary of State of Iowa
State Capitol
Des Moines, Iowa 50319

Dear Mr. Secretary,

I hereby transmit:

Senate File 2285, an Act relating to zoning by counties and cities, and including effective date provisions.

The above Senate File is hereby approved on this date.

Sincerely,

A handwritten signature in black ink that reads "Kim Reynolds".

Kim Reynolds
Governor of Iowa

cc: Secretary of the Senate
Clerk of the House



Senate File 2285

AN ACT
RELATING TO ZONING BY COUNTIES AND CITIES, AND INCLUDING
EFFECTIVE DATE PROVISIONS.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:

Section 1. NEW SECTION. 335.2A Sale of consumer fireworks
— limitation.

A county shall not adopt or enforce any ordinance under this chapter to regulate, restrict, or prohibit the location of permanent buildings or temporary structures used for the sale of consumer fireworks pursuant to section 100.19, in any location zoned for commercial or industrial purposes.

Sec. 2. Section 414.1, subsection 1, Code 2022, is amended by adding the following new paragraph:

NEW PARAGRAPH. *f.* A city shall not adopt or enforce any regulation or restriction under this chapter to regulate, restrict, or prohibit the location of permanent buildings or temporary structures used for the sale of consumer fireworks pursuant to section 100.19, in any location zoned for commercial or industrial purposes.

Sec. 3. Section 414.23, subsections 2 and 3, Code 2022, are amended to read as follows:

2. A municipality, during the time its zoning jurisdiction is extended under this section, shall increase the size of its planning and zoning commission and its board of adjustment each by two members. The planning and zoning commission shall include a member of the board of supervisors of the affected

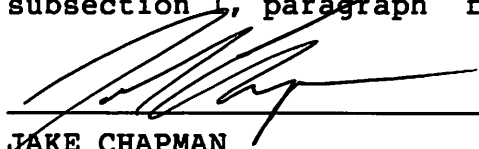
county, or the board's designee, and a resident of the area outside the city limits over which the zoning jurisdiction is extended. The member of the board of supervisors or the board's designee, if any, shall also be a resident of the county in which such extended area is located outside the city limits over which the zoning jurisdiction is extended. The additional members of the board of adjustment shall be residents of the area outside the city limits over which the zoning jurisdiction is extended. At least one of the additional members of the planning and zoning commission and at least one of the additional members of the board of adjustment shall own land that is actively used for an agricultural purpose as defined in section 570A.1, except when such requirement prevents the identification of an eligible and willing appointee for the planning and zoning commission or board of adjustment for at least six months from the effective date of the extension of zoning jurisdiction. The failure to identify an eligible and willing appointee who owns land that is actively used for an agricultural purpose shall be determined independently for the planning and zoning commission and the board of adjustment. The county supervisor, or the board's designee, and the residents shall be appointed by the board of supervisors of the county in which such extended area is located. The county supervisor, or the board's designee, and the residents shall serve for the same terms of office and have the same rights, privileges, and duties as other members of each of the bodies. However, if the extended zoning jurisdiction of a municipality extends into an adjacent county without a county zoning ordinance, the boards of supervisors of the affected counties, jointly, shall appoint one of their members, or a designee, to the planning and zoning commission.

3. Property owners affected by such zoning regulations pursuant to this section shall have the same rights of hearing, protest, and appeal as those property owners residing within the municipality exercising this power. A city may request, but shall not require, from a property owner affected by zoning regulations pursuant to this section the consent to annexation under chapter 368 as a condition of receiving approval for a zoning classification, special or conditional use, variance,

permit, or division of land into two or more tracts.

Sec. 4. EFFECTIVE DATE. The following, being deemed of immediate importance, take effect upon enactment:

1. The section of this Act enacting section 335.2A.
2. The section of this Act enacting section 414.1, subsection 1, paragraph "f".

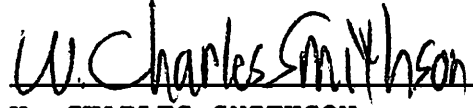

JAKE CHAPMAN

President of the Senate


PAT GRASSLEY

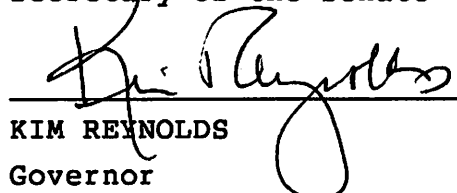
Speaker of the House

I hereby certify that this bill originated in the Senate and is known as Senate File 2285, Eighty-ninth General Assembly.


W. CHARLES SMITHSON

Secretary of the Senate

Approved April 21, 2022


KIM REYNOLDS

Governor



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

Item No. 6.d.
For Meeting of 7/28/2022
Resolution

TITLE: 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.

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: The following options exist for the Planning & Zoning Commission:

1. Recommended approval of the text amendments as outlined in RESOLUTION NO PZ-220728-21.
2. Recommended approval of the text amendments as outlined in RESOLUTION NO PZ-220728-21, with modifications as requested by the P&Z.
3. Recommended denial of the proposed text amendments as outlined in RESOLUTION NO PZ-220728-21.
4. Table pending additional input or information.

Staff recommends approval of the attached RESOLUTION NO PZ-220728-21 regarding recommended approval of 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. It is anticipated City Council will hold their required public hearing on August 1, 2022.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RES. NO. PZ-220728-21
2. May 12, 2022 P&Z Agenda Statement

3. SF2285_GovLetter

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-220728-21

RESOLUTION REGARDING RECOMMENDED APPROVAL OF A 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

WHEREAS, the Planning and Zoning Commission held a public hearing on July 28, 2022 to hear public comments on the proposed enclosed 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.

NOW, THEREFORE, BE IT RESOLVED, that the Planning & Zoning Commission of the City of Bondurant, Iowa recommends City Council approval of the 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.

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 July 28, 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

175.02 DEFINITIONS. The purpose of this section is to define certain words and terms used within and throughout the Zoning Code. All definitions are constant, unless otherwise specified.

“Fitness Center” means an establishment providing physical fitness facilities and services to the public for a fee, including but not limited to; game courts, exercise equipment, exercise areas, running tracks, swimming pools, physical fitness maintenance and weight control services and instructors, locker rooms, saunas and associated retail shop intended for members of club only.

“Industrial Flex Center” means a building within an industrial zoning district containing a group of uses permitted in the governing zoning district.

177.09 OFF-STREET PARKING AREA REQUIRED. In all districts, in connection with every industrial, business, institutional, recreational, or any other use, there shall be provided, at the time any building or structure is erected or is enlarged or increased in capacity, off-street parking spaces for automobiles in accordance with the following requirements:

Industrial Flex Center - For Industrial Flex Centers up to and including 40,000 square feet, one (1) space per each 1,000 square feet of gross floor area. For Industrial Flex Centers greater than 40,000 square feet, one (1) space per each 2,000 square feet of gross floor area.

178.13 M-1 LIMITED INDUSTRIAL. The “M-1” District is intended and designed to provide for increased flexibility in the location of certain manufacturing and industrial uses while maintaining protection for nearby residential districts. It allows selected industries of a non-nuisance character to locate in areas within reasonable proximity of residential uses. The M-1 District is characterized by large lots, with landscaped grounds and ample provision for off-street parking and loading spaces.

- 1. Principal Permitted Uses.** Only the uses of structures or land listed in this section shall be permitted in the “M-1” District, provided, however, that all manufacturing, assembling, compounding, processing, packaging or other comparable treatment, ~~including storage of any and all materials and equipment~~ shall take place within completely enclosed buildings, ~~except those allowable outdoor use exclusions listed in the definition of Outdoor Storage, and except for Temporary Fireworks Sales Facilities.~~ All open areas not used for off-street parking or loading shall be planted with grass, shrubs and trees, properly maintained, and kept free from refuse and debris

- A. Assembly of small electrical appliances, small industrial and electronic instruments and devices, radios, phonographs and television sets, including the manufacturing of small accessory parts only, such as coils, condensers, transformers, crystal holders and similar products, or like business.
- B. Automotive and farm or construction implement display, sales, service, and repair, or like business.
- C. Boat dealer, or like business.
- D. Body repair shops including painting, or like business.
- E. Car washes, or like business.
- F. Commercial trade schools, or like business.
- G. Compounding and packaging of drugs, pharmaceuticals, cosmetics, perfumes and toiletries, or like business.
- H. Gas stations, or like business.
- I. Hardware stores, or like business.
- J. Laboratories, research, experimental and testing, or like business.
- K. Manufacturing, assembling, compounding, processing, packaging, or other comparable treatment of the following:
 - (1) Bakery goods, candy and food products, or like business.
 - (2) Cameras and other photographic equipment, or like business.
 - (3) Electric and neon signs, outdoor advertising signs, or like business.
 - (4) Medical, dental and drafting instruments, or like business.
 - (5) Musical instruments, toys, novelties, and rubber and metal hand stamps, or like business.
 - (6) Pottery and other ceramic products using only previously pulverized clay, and kilns fired only by electricity or gas, or like business.
 - (7) Products from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, rope, cord, twine, cardboard, feathers, felt, fiber, fur, glass, hair, horn, leather, metal pipe, rods, strips or wire, paper, plastics, precious and semi-precious metals or stones, rubber (natural and synthetic), shells, textiles, tobacco, wax, wood, and yarns, provided that the entire operation is conducted within a building and that no raw materials or manufactured products are stored outside the building other than for loading and unloading operations and further providing that such use is not noxious or offensive by reason of vibration or noise beyond the confines of the building or emissions of dust, fumes, gas, odor or smoke, or like business.

- (8) Small precision instruments, such as barometers, clocks, watches and compasses, or like business.
 - (9) Manufacture or assembly of computers and computer-related hardware, or like business.
- L. Beverage bottling, distribution and warehousing facilities, or like business.
- M. Contractor's offices and storage buildings ~~(not including outside storage yards)~~ including general contractors, plumbers, electricians, heating, ventilating, and air conditioning contractors, masons, painters, refrigeration contractors, roofing contractors and other such construction occupations, or like business.
- N. Dry cleaning and laundry facilities, or like business.
- O. Ice production, storage, sales and distribution facilities. Cold storage facilities. Creamery, and ice cream manufacturing, or like business.
- P. Lumber and building materials sales, or like business, ~~provided that outside storage areas typically associated with such uses are subject to the Conditional Use Permit noted in Section 178.13.4.~~
- Q. Machine shops, or like business.
- R. Mail order and distribution centers, or like business.
- S. Motorcycle dealer and snowmobile dealer, or like business.
- T. Office buildings, or like business.
- U. Office Warehouses, or like business.
- V. Printing, lithographing or film processing plants, or like business.
- W. Public utility facilities, or like business.
- X. Publicly owned storage, warehouse and maintenance facilities, or like business.
- Y. Radio and television broadcasting stations and studios, or like business.
- Z. Recreational and utility trailer dealers, or like business.
- AA. Restaurants, or like business.
- BB. Sawmill and planing mill, including manufacture of wood products not involving chemical treatment, or like business.
- CC. Tire vulcanizing, retreading recapping, service and sales, or like business.
- DD. Truck rental establishments, or like business.
- EE. Truck terminals, delivery services, moving and storage facilities and truck maintenance facilities, or like business.
- FF. Veterinarian clinics or hospitals, including overnight boarding and lodging, or like business.

GG. Warehouses for storage of merchandise or material in connection with the uses permitted in this district only, or like business.

HH. Fitness center, or like business.

II. Dance studio, or like business.

JJ. Music studio, or like business.

KK. Photographic studio, or like business.

~~LL. Fireworks sales facilities, providing that they are located more than 500 feet from any residential areas, school, child care facility or elderly residential facility. If the facility is a Temporary Fireworks Sales Facility, only one per lot is permitted.~~

1. Permitted Accessory Uses.

- A. Accessory uses of land or structures customarily incidental and subordinate to any of the above principal uses.
- B. Signs in accordance with Chapter 181 of this Code of Ordinances.
- C. TV Dish Antennas and Communication towers in accordance with Section 177.11 of this Code of Ordinances.
- D. Drive-in and Drive-through Facilities

2. Required Conditions.

- A. No use shall be permitted to be established or maintained which by reason of its nature or manner of operations is or may become hazardous, noxious, or offensive owing to the emission of odor, dust, smoke, cinder, gas, fumes, noise, vibrations, refuse matter or water-carried waste.
- B. Outside storage yards, accessory or principal 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 property when the adjoining property is not zoned industrial.

3. Permitted Conditional Uses.

~~A. Outside storage yards, accessory or principal in use, and provided that they are fenced and screened in their entirety such that no materials stored are visible from the street or another property.~~

- A. Public Detention and correctional institutions including penal institutions, residential correction facilities, medical detention facilities or other similar facilities provided they are located at least 500 feet from any residential use.

B. Home Occupations are not an allowed conditional use.

4. Bulk Regulations. The following minimum requirements shall be observed subject to the modifications contained in Section 177.07.

- A. Front Yard. 50 feet from all streets or public Ingress/Egress easements.
- B. Side Yard. Twenty (20) feet; provided that where adjacent to an “R” or “C-1” District a side yard of twenty-five (25) feet shall be required.
- C. Rear Yard. 50 feet.
- D. Maximum Height. 80 feet, with an additional 12 feet (1 story) of heights permitted for every 10 feet of additional building setback for an overall maximum of no more than an average of 104 feet building height from finished floor.
- E. Lot Area. 10,000 sq. ft.
- F. A minimum of 15% of the lot area shall be retained as landscaped open space to include such items as walks, trees, shrubs, fountains, or other ornamental features.
- G. Screening of a sufficient height and density to obscure structures and activities shall be erected at all locations where an Industrial “M” District is immediately adjacent to a Residential “R” District.

Summary of M-1 Bulk Regulations:

(A) Front Yard Setback	50 ft.
(B) Side Yard Setbacks	20 ft. 25 ft. if adjacent to street, “R”, or “C-1” district
(C) Rear Yard Setback	50ft.
(D) Maximum Height	80 ft., with an additional 12 feet (1 story) of heights permitted for every 10 feet of additional building setback for an overall maximum of no more than an average of 104 feet building height from finished floor.
(F) Lot Area	10,000 sq. ft.
(G) Open Space	15%
(H) Screening	Sufficient height and density



**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](#).

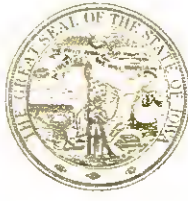
As part of this potential text amendment process, staff will also research the topic of parking. When an industrial-flex building is approved at the site plan level, it is approved under the following industrial parking requirement per Section 177.09.21 of the Zoning Code: Warehousing: one (1) space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



KIM REYNOLDS
GOVERNOR

OFFICE OF THE GOVERNOR

ADAM GREGG
LT GOVERNOR

April 21, 2022

The Honorable Paul Pate
Secretary of State of Iowa
State Capitol
Des Moines, Iowa 50319

Dear Mr. Secretary,

I hereby transmit:

Senate File 2285, an Act relating to zoning by counties and cities, and including effective date provisions.

The above Senate File is hereby approved on this date.

Sincerely,

A handwritten signature in black ink that reads "Kim Reynolds". The signature is stylized with a large, flowing "K" and "R".

Kim Reynolds
Governor of Iowa

cc: Secretary of the Senate
Clerk of the House



Senate File 2285

AN ACT
RELATING TO ZONING BY COUNTIES AND CITIES, AND INCLUDING
EFFECTIVE DATE PROVISIONS.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:

Section 1. NEW SECTION. 335.2A Sale of consumer fireworks
— limitation.

A county shall not adopt or enforce any ordinance under this chapter to regulate, restrict, or prohibit the location of permanent buildings or temporary structures used for the sale of consumer fireworks pursuant to section 100.19, in any location zoned for commercial or industrial purposes.

Sec. 2. Section 414.1, subsection 1, Code 2022, is amended by adding the following new paragraph:

NEW PARAGRAPH. *f.* A city shall not adopt or enforce any regulation or restriction under this chapter to regulate, restrict, or prohibit the location of permanent buildings or temporary structures used for the sale of consumer fireworks pursuant to section 100.19, in any location zoned for commercial or industrial purposes.

Sec. 3. Section 414.23, subsections 2 and 3, Code 2022, are amended to read as follows:

2. A municipality, during the time its zoning jurisdiction is extended under this section, shall increase the size of its planning and zoning commission and its board of adjustment each by two members. The planning and zoning commission shall include a member of the board of supervisors of the affected

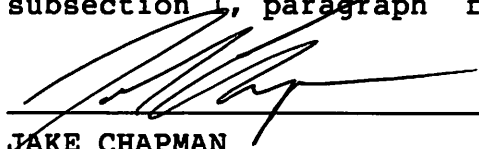
county, or the board's designee, and a resident of the area outside the city limits over which the zoning jurisdiction is extended. The member of the board of supervisors or the board's designee, if any, shall also be a resident of the county in which such extended area is located outside the city limits over which the zoning jurisdiction is extended. The additional members of the board of adjustment shall be residents of the area outside the city limits over which the zoning jurisdiction is extended. At least one of the additional members of the planning and zoning commission and at least one of the additional members of the board of adjustment shall own land that is actively used for an agricultural purpose as defined in section 570A.1, except when such requirement prevents the identification of an eligible and willing appointee for the planning and zoning commission or board of adjustment for at least six months from the effective date of the extension of zoning jurisdiction. The failure to identify an eligible and willing appointee who owns land that is actively used for an agricultural purpose shall be determined independently for the planning and zoning commission and the board of adjustment. The county supervisor, or the board's designee, and the residents shall be appointed by the board of supervisors of the county in which such extended area is located. The county supervisor, or the board's designee, and the residents shall serve for the same terms of office and have the same rights, privileges, and duties as other members of each of the bodies. However, if the extended zoning jurisdiction of a municipality extends into an adjacent county without a county zoning ordinance, the boards of supervisors of the affected counties, jointly, shall appoint one of their members, or a designee, to the planning and zoning commission.

3. Property owners affected by such zoning regulations pursuant to this section shall have the same rights of hearing, protest, and appeal as those property owners residing within the municipality exercising this power. A city may request, but shall not require, from a property owner affected by zoning regulations pursuant to this section the consent to annexation under chapter 368 as a condition of receiving approval for a zoning classification, special or conditional use, variance,

permit, or division of land into two or more tracts.

Sec. 4. EFFECTIVE DATE. The following, being deemed of immediate importance, take effect upon enactment:

1. The section of this Act enacting section 335.2A.
2. The section of this Act enacting section 414.1, subsection 1, paragraph "f".

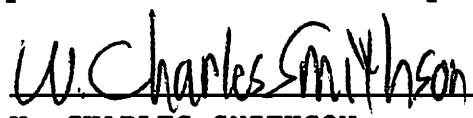

JAKE CHAPMAN

President of the Senate


PAT GRASSLEY

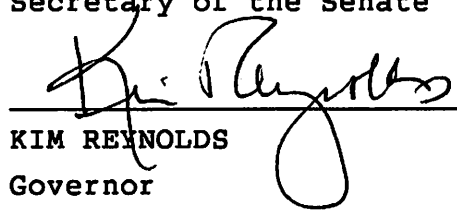
Speaker of the House

I hereby certify that this bill originated in the Senate and is known as Senate File 2285, Eighty-ninth General Assembly.


W. CHARLES SMITHSON

Secretary of the Senate

Approved April 21, 2022


KIM REYNOLDS

Governor



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

Item No. 7.a.
For Meeting of 7/28/2022
Discussion Item

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

CONTACT PERSON:

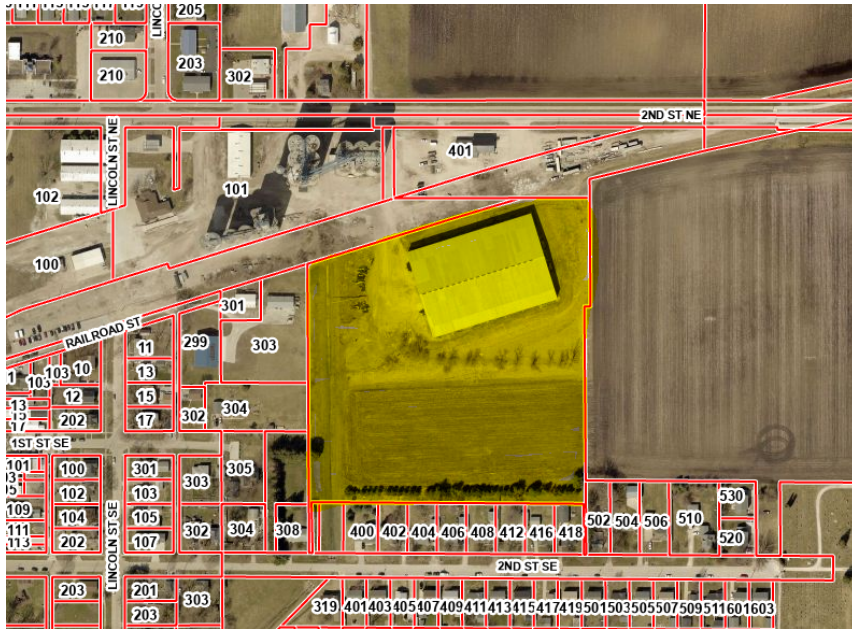
Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: A prospective buyer of the 13.29-acre [Parcel 231/00200-017-000](#) would like to know if they can redevelop this parcel in the following phases:

Phase 1 - Redevelop the southern undeveloped portion of the parcel for medium-density residential development (townhomes) as supported by the 2012 Future Land Use Map and the draft 2022 Future Land Use Map. The developer's Phase 1 would also include renovating the existing 84,000 metal warehouse structure located on the northern portion of this site and seeking Limited Industrial (M-1) tenant(s) to fill this structure. The property would be downzoned from M-2 to M-1 or PUD (giving the City more regulatory ability over the uses).

Phase 2 - The prospective buyer's long-term plans (approximately 7-10 years) would be to renovate the existing 84,000 SF metal warehouse structure to establish retail, restaurant, and other commercial uses that will complement downtown Bondurant.

This parcel is highlighted in yellow in the map below.



The prospective buyer understands the City's 2022 draft Comprehensive Plan and Future Land Use Map does not support reintroducing industrial uses back on this site; however, the prospective buyer would like preliminary feedback from the Planning & Zoning Commission and City Council on whether their potential phased approach as described above would be acceptable.

Existing Site Conditions:

- Site is comprised of 13.29 acres.
- An existing 84,000 SF metal warehouse structure constructed in 1983 is located on the northern portion of this site.
- Site is currently zoned Medium Industrial (M-2), which is the most intense Zoning District within Bondurant.
- Polk County Assessor's site notes 2022 total assessed value of property is \$2,050,000.
- Existing 2012 Future Land Use Map and Draft 2022 Future Land Use Map are not supportive of industrial uses remaining on this property in the future.
 - Draft 2022 Future Land Use Map guides for Retail Flex for the warehouse portion of the site and guides for Medium Density Residential for the southern portion of the site. Retail Flex is described as: being intended for a mixture of residential uses and commercial uses established within a planned development. This category is primarily located directly adjacent to the Downtown Mixed Use land use category and should complement the development that occurs here. Building design standards should be implemented to ensure that development is cohesive and complementary to the existing surrounding structure.

- Draft 2022 Comprehensive Plan includes the following Goal and corresponding policies and action items relative to the Landus redevelopment site:
 - Goal: Support redevelopment of the Landus site.
 - Policy A: utilize the site's unique characteristics as an opportunity for implementing creative placemaking projects.
 - Policy B: Ensure that future development of the Landus redevelopment area is a cohesive extension of downtown.
 - Policy C: Promote connectivity and mobility between the Landus site and the existing developed downtown.
 - Action Item A: Help to guide redevelopment of the Landus site by referencing the strategic opportunities map to identify potential land uses and development patterns for the site.
 - Action Item B: Partner with a master developer or developers to redevelop the Landus property in a way that supports the community's goals and vision.
 - Activity Item C: Implement findings of the Grain Elevator Feasibility Assessment
 - Draft 2022 Comprehensive Plan also guides for an extension of the regional Chichaqua Valley Trail along the former railroad parcel adjacent to this parcel in question and to establish an arboretum and other creative placemaking efforts along the extended trail corridor.

Staff would like feedback from Planning & Zoning Commission on the potential phased approach to development at this location.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Discussion item only.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. DRAFT 2022 Future Land Use Map - Downtown Area

