

Posting Date: November 13, 2019

**\*Please note that this meeting will be held at the Bondurant Community Library.**

**NOTICE OF A REGULAR MEETING  
BONDURANT PLANNING AND ZONING COMMISSION  
NOVEMBER 14, 2019**

**NOTICE IS HEREBY GIVEN** that a regular meeting of the Planning and Zoning Commission will be held at 6:00 p.m., on Thursday, November 14, 2019, in the Bondurant Community Library, 104 Second Street NE, 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 the Commission Minutes – October 24, 2019
5. Guests requesting to address the Planning and Zoning Commission
6. Items requested for vote:
  - a. **RESOLUTION NO. PZ-191114-28** – Resolution regarding the Revised Roadside Machinery & Supplies Co. Site Plan
  - b. **RESOLUTION NO. PZ-191114-29** – Resolution regarding the Iowa Floor Covering Site Plan (tabled at October 24<sup>th</sup> P&Z meeting)
7. Preliminary discussion items (no vote requested at this time):
  - a. Discuss potential text amendments to the City's Limited Industrial (M-1) District to allow for additional commercial-type uses.
  - b. Preliminary site plan review of potential downtown development project at the SW corner of Main Street SE & 1<sup>st</sup> St SE.
  - c. Discuss potential amendments to Chapter 66 of the City's Municipal Code regarding designated truck routes in Bondurant.
8. Reports/Comments and appropriate action thereon:
  - a. Commission Members
  - b. Commission Chair
  - c. City Administrator
  - d. City Council Liaison
9. Adjournment

Upcoming Planning & Zoning Commission Meetings:

- Regular Meeting, December 12, 2019
- Regular Meeting, January 9, 2019

CITY OF BONDURANT  
PLANNING AND ZONING COMMISSION  
OCTOBER 24, 2019  
MINUTES

1. Call to Order

Commission Chair Cuellar called the meeting to order at 6:00 p.m.

2. Roll Call

Roll call was taken and a quorum was declared.

Present: Commission Member Brian Clayton, Commission Member Karen Keeran, Commission Member Joe Phearman, Commission Member Kristin Brostrom, Commission Member Torey Cuellar, Commission Member Angela McKenzie, Commission Member Andy Mains

City Officials

Present: City Administrator Marketa Oliver, City Clerk Shelby Hagan, Council Member Doug Elrod, Planning & Community Development Director Maggie Murray

3. Perfecting and Approval of the Agenda

Motion by Clayton, seconded by Phearman, to approve the agenda. Vote on Motion 7-0. Motion declared carried unanimously.

4. Approval of the Commission Minutes – September 23, 2019

Motion by McKenzie, seconded by Clayton, to approve the September 23, 2019 minutes. Vote on Motion 7-0. Motion declared carried unanimously.

5. Guests requesting to address the Commission – None.

6. **RESOLUTION NO. PZ-191024-27** – Resolution regarding the Generation Next Site Plan

Maggie Murray, Planning & Community Development Director, presented the Staff Report for the Site Plan. Thad Long, SVPA, presented the building materials to the Commission, and Brent Culp, Snyder & Associates, answered questions pertaining to the Site Plan.

Motion by McKenzie, seconded by Mains, to approve RESOLUTION NO. PZ-191024-27 with the four conditions Maggie Murrury, Planning & Community Development Director addressed in the Staff Report. Roll Call: Ayes: McKenzie, Clayton, Cuellar, Keeran, Mains, Phearman, Brostrom. Nays: None. Absent: None. Motion Carried 7-0.

7. **RESOLUTION NO. PZ-191024-28** – Resolution regarding the Revised Roadside Machinery & Supplies Co. Site Plan

Maggie Murray, Planning & Community Development Director, presented the Staff Report for the conceptual plan. Joe Schmidtlein, Roadside Machinery & Supplies Co., explained the proposed two development lots and the reasoning behind moving the building location to the north side.

The Planning & Zoning Commission discussed the conceptual plan Roadside Machinery & Supplies Co. submitted. A more engineered Site Plan will be submitted for the next meeting.

8. **RESOLUTION NO. PZ-191024-29** – Resolution regarding the Iowa Floor Covering Site Plan

Maggie Murray, Planning & Community Development Director, presented the Staff Report for the Site Plan. Tyler Knudson and Ryan Graves, Iowa Floor Covering, explained their plans with the property.

Motion by Keeran, seconded by Brostrom, to table RESOLUTION NO. PZ-191024-29. Roll Call: Ayes: McKenzie, Clayton, Cuellar, Keeran, Mains, Phearman, Brostrom. Nays: None. Absent: None. Motion Carried 7-0.

Planning & Community Development Director Murray suggested a follow up meeting with Bob Veenstra, City Engineer, and John Horton, Public Works Director to discuss the stormwater plan for downtown.

The Commission had a discussion regarding downtown, the possible text amendment for Industrial Districts to allow certain uses, and commercial materials.

9. Reports/Comments and appropriate action thereon:

- a. Commission Member Comments

McKenzie – Project Bluejay questions.

Clayton – Comments regarding the Staff Reports.

Keeran – Questioned the tornado sirens near Project Bluejay.

Mains – None.

Phearman – Questioned Mid Country's barbed wire, questioned A3 Auto's parking lot, comments regarding the Planning & Zoning Commission submittal schedule.

Brostrom – Welcomed Maggie.

- b. Commission Chair Comments – Welcomed Maggie.

- c. City Administrator Comments – Hines property update.

- d. Planning & Community Development Director – None.

- e. City Council Liaison – Council update.

10. Adjournment

Moved by McKenzie, seconded by Mains, to adjourn the meeting at 8:31 p.m. Vote on Motion 7-0. Motion declared carried unanimously.

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Shelby Hagan, City Clerk

ATTEST:

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Torey Cuellar, Commission Chair



BUSINESS OF THE PLANNING & ZONING COMMISSION  
BONDURANT, IOWA

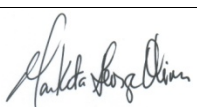
AGENDA STATEMENT

Item No. 6a  
For Meeting of 11/14/19

**ITEM TITLE:** Resolution regarding the Revised Site Plan for Roadside Machinery & Supplies Co.

**CONTACT PERSON:** Marketa Oliver, City Administrator

**SUMMARY EXPLANATION:**

<input checked="" type="checkbox"/> Resolution _____ Ordinance ____ Contract ____ Other (Specify) _____	
Funding Source _____	NA _____
APPROVED FOR SUBMITTAL _____  City Administrator	

**RECOMMENDATION:** Approve the resolution on a roll call vote.

PLANNING AND ZONING COMMISSION  
RESOLUTION NO. PZ-191114-28

RESOLUTION REGARDING THE REVISED SITE PLAN FOR ROADSIDE MACHINERY & SUPPLIES CO.

WHEREAS, Snyder & Associates submitted a Site Plan for Roadside Machinery & Supplies Co.; AND

WHEREAS, the owner is Road Machinery & Supplies Co., and the applicant is Jensen Builders LTD.; AND

WHEREAS, the site address is in Bondurant, Iowa; AND

WHEREAS, the zoning for the property is M-1, Light Industrial District; AND

WHEREAS, legal description is as follows:

EX N 2F 3 597.44F - & -EX MCCLEARY ACRES – OUTLOT X MCCLEARY MEADOWS INDUSTRIAL PARK

WHEREAS, City Staff and the Commission recommends approval with the conditions listed:

1. That this approval is for the amended site plan only and not approval of the subdivision plat. The subdivision plat will need to be reviewed at a later date.
2. That ownership of the proposed hammerhead be addressed prior to construction to the hammerhead. Ownership meaning either a permanent street easement or public right-of-way dedication.
3. That an updated stormwater report be submitted to the City for review to ensure the City Engineer's comments have been addressed. If the City Engineer's comments have been addressed, this stormwater report will be considered approved.
4. That the site plan applicant address the minor site plan comments #1-5 as listed in this staff report. If the applicant can detail that all of these items can be met, staff will administratively approve this updated information.

WHEREAS, the Planning & Zoning Commission approved the original Site Plan on September 12, 2019, and City Council approved the original Site Plan on September 16, 2019; AND

WHEREAS, Road Machinery & Supplies, Co. wishes to move the location of the building site from the original submittal,

NOW, THEREFORE, BE IT RESOLVED, by the Planning and Zoning Commission of the City of Bondurant, Iowa, that the Site Plan for Roadside Machinery & Supplies Co. is approved and forwarded to the City Council with a recommendation for approval of same.

Moved by \_\_\_\_\_, Seconded by \_\_\_\_\_ to adopt.

ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the Planning and Zoning Commission held on November 14, 2019; among other proceedings the above was adopted.

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

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Shelby Hagan, City Clerk

Action	Yay	Nay	Abstain	Absent
McKenzie				
Clayton				
Mains				
Keeran				
Cuellar				
Phearman				
Brostrom				

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Torey Cuellar, Commission Chair

**From:** Maggie Murray, AICP  
**To:** City Council  
**Request:** Site Plan Approval – Road Machinery & Supplies Co (RMS)  
**Action:** For P&Z recommendation on November 14<sup>th</sup>, 2019

### Brief History:

The City of Bondurant is in receipt of an amended Road Machinery & Supplies Co (RMS) site plan for review. The final amended RMS site plan was received on November 8<sup>th</sup>, 2019. The Planning and Zoning Commission and City Council previously reviewed and approved a site plan application for the RMS site plan in September 2019; attached is Council's 9/16/2019 conditional site plan approval. The developer has since amended their plan and is now proposing that their RMS development site be located back toward the north area of the parcel they own. In doing so, the developer would look to establish a subdivision where a new cul-de-sac is constructed leading north from the Franklin Street SW street. A second lot for development would also front this new cul-de-sac. The Planning and Zoning Commission reviewed a draft subdivision layout and amended site plan during their October 24<sup>th</sup>, 2019 meeting but took no formal vote on either the subdivision nor site plan, as detailed documents had not yet been submitted to the City.

For review by the Commission tonight is recommended approval of the amended RMS site plan only. The Planning and Zoning Commission and City Council will review the subdivision plat at a later date. While the subdivision plat will be approved at a later date, Bob Veenstra, City Engineer with V&K, and John Horton, Public Works Director, have reviewed the general subdivision layout relative to the public infrastructure proposed. Their comments have been summarized below:

1. The hammerhead as proposed appears acceptable, but will need to be reviewed in more detail once detailed construction drawings for this hammerhead have been created.
2. Ownership of the hammerhead will need to be addressed. The site plan currently labels this hammerhead as being an ingress/egress easement. The eventual subdivision plat will either need to call this out as being a public street easement or designate this area as being public right-of-way. It is the City's preferred method that this area be designated as public right-of-way.
3. The proposed 31'-wide street width of the cul-de-sac meets the City's street width standards. The cul-de-sac meets SUDAS' minimum radius requirements.
4. The stormwater plan will need to be updated to reflect Bob Veenstra's comments, including but not limited to the following comments:
  - a. A total of 13.79 acres of the onsite area is tributary to the basin. The summary in the engineer's stormwater report indicating that 13.72 acres is tributary does not appear to be correct.
  - b. The revised drainage plan indicates the area to the west of the SW boundary of the site will continue to drain overland to the southeast and will drain southerly between the west property line and the detention basin directly toward the right-of-way of Franklin Street SW. The natural ground slope in this area is to the SW, meaning overland flow should generally flow southerly. The extent of the swale that was shown in the previous site plan has been reduced. The key in this area is to ensure the runoff from the



property to the west is intercepted and turned southerly along the west side of the detention basin and not allowed to pond onto the property to the west.

- c. The revised site plan shows a 1.59-acre area located to the west and slightly to the northwest of the northwest corner of the RMS site. This area is allowed to drain overland to the east. The natural ground slope in this area is to the east southeast. Under the current site plan this offsite area, shown in blue on the attached drawing, drains overland toward the detention basin. This is a change from the previous site plan that intercepted the overland flow area in a ditch and conveyed it southerly around the west side of the detention basin. Based on the natural slope of the land the offsite area in blue in the drawing should drain to the detention basin.
- d. The westerly approximately 2.84 acres plus the offsite area drains overland to the detention basin. The southern part of this area should be shaped so that the overland flow is conveyed to the detention basin and not to the cul-de-sac.
- e. The overflow elevation for the detention basin is 963.25. The freeboard provided is 0.90 feet. The City normally requires a freeboard in the range of 1.0 feet. Historically, the City has approved detention basins with a freeboard of 0.90 feet as being reasonably close to its target of 1.00 feet unless there is a downstream risk that requires a greater freeboard. Engineer to confirm the downtown risk was reviewed.

Planning staff would like clarification from the Commission on the outdoor gravel parking area that was allowed on the original site plan that was approved in September 2019. A gravel area has also been shown on the amended site plan to the north and east of the building. The amended site plan also shows a potential future gravel area to the west of the paved driveway area. If this gravel was specifically allowed as part of the September 2019 site plan approval, then it should also be considered as part of this current amended site plan approval. As a reminder, below is a summary of the Zoning Code relative to paving and outdoor use requirements of the M-1 District:

Section 177.10.2 of the Zoning Code states that any off-street parking area shall be surfaced with asphalt or PCC. Parking area is defined as being: land area designed and used for parking motor vehicles including parking lots, garages, private driveways, and legally designated areas of public streets. Per Section 178.13.1 of the Zoning Code, the M-1 District does not allow for outdoor manufacturing, assembling, compounding, processing, packaging, or storage any of and all materials and equipment, except that parked vehicles and off-street parking and loading are excluded from this outdoor use prohibition requirement. A Conditional Use Permit is required in the M-1 District for outdoor storage yards – in reviewing such requests, the Board would look to make certain that the outdoor storage yard is fenced or screened in its entirety such that no items are visible from the right-of-way or another property.

Planning staff's other minor Zoning Code comments:

1. The Zoning Code requires that whenever parking/drive areas are visible from the right-of-way or residential areas, at least 5% of the parking/drive area shall be greenspace. Please confirm that at least 5% of the parking area is interior greenspace. Perimeter greenspace is not counted toward this required 5%. Site plan applicant to confirm that this requirement will be met.
2. Section 179.02.3 of the Zoning Code has a table of screening requirements where certain uses are proposed adjacent to other zoning districts. The M-2 District is adjacent to the immediate

RMS development proposed. When an M-1 District is adjacent to an M-2 District, a Type B screen between the two uses is required. Site plan applicant to update the landscaping plan accordingly.

3. Section 179.01.2.I.1.a of the Zoning Code requires adequate treatment or screening of loading docks, loading areas, non-residential overhead doors, garbage dumpsters, and HVAC units from public right-of-way and adjacent properties. Site plan applicant to detail how this will be met, or update the landscaping plan accordingly.
4. Section 179.01.2.I.1.b of the Zoning Code requires that roof mounted mechanical units be screened from view of public right-of-way. Site plan applicant to confirm that this requirement will be met.
5. The original elevations submitted did not label building materials proposed. Site plan applicant to confirm that the materials proposed meet

### Alternatives:

The following options exist for the Planning and Zoning Commission:

1. Recommended approval of the amended RMS site plan;
2. Recommended approval of the amended RMS site plan, subject the code conditions/clarification items being addressed;
3. Denial of the amended RMS site plan;
4. Table review pending additional information from the applicant or public.

### Staff Conclusions/Recommendations:

Subject to comments received from the public during the Council meeting, staff recommends approval the amended RMS site plan, subject to the conditions listed above.

1. That this approval is for the amended site plan only and not approval of the subdivision plat. The subdivision plat will need to be reviewed at a later date.
2. That ownership of the proposed hammerhead be addressed prior to construction to the hammerhead. Ownership meaning either a permanent street easement or public right-of-way dedication.
3. That an updated stormwater report be submitted to the City for review to ensure the City Engineer's comments have been addressed. If the City Engineer's comments have been addressed, this stormwater report will be considered approved.
4. That the site plan applicant address the minor site plan comments #1-5 as listed in this staff report. If the applicant can detail that all of these items can be met, staff will administratively approve this updated information.

Council's Approval of the Original Site Plan:

CITY OF BONDURANT  
RESOLUTION NO. 190916-126

RESOLUTION APPROVING THE SITE PLAN FOR ROADSIDE MACHINERY & SUPPLIES CO.

WHEREAS, Snyder & Associates submitted a Site Plan for Roadside Machinery & Supplies Co.; AND

WHEREAS, the owner is Road Machinery & Supplies Co., and the applicant is Jensen Builders LTD.; AND

WHEREAS, the site address is in Bondurant, Iowa; AND

WHEREAS, the zoning for the property is M-1, Light Industrial District; AND

WHEREAS, legal description is as follows:

EX N 2F 3 597.44F - & -EX MCCLEARY ACRES – OUTLOT X MCCLEARY MEADOWS INDUSTRIAL PARK

WHEREAS, the Commission and Council recommends approval with the following conditions:

1. Color deviation between the office and garage doors on the southwest side of the building.
2. The commercial and industrial character elements of the building, including loading docks and areas and overhead garage doors, shall be screened from view of public roadways and residential properties.
3. Screening shall be provided between the proposed structure and the abutting residential properties meeting the standards listed in Code sections 177.02 and 179.02.4C, except that the opaque requirement for the chain link fence is not necessary as the property is screened from residential area by a berm and landscaping.
4. Loading spaces shall be no smaller than 10 feet by 25 feet.
5. Any off-street parking area, including any commercial parking lot, shall be surfaced with an asphaltic or portland cement binder pavement.
6. Any lighting used to illuminate any off-street parking area including any commercial parking lots, shall be so arranged as to reflect the light away from adjoining premises in any "R" District.
7. The paved drive shall be continued to the north to serve all of the proposed parking spaces in the rear of the building.
8. The applicant shall be required to landscape at least 5 percent of the parking area.
9. No more than 50 percent of all proposed trees may be "quick-growing."
10. The plans must be revised to show 1 ¾ inch caliper for all proposed deciduous trees.
11. Barbed wire shall not be allowed as a fence material.
12. All dumpster areas shall be enclosed within the building itself or screened from view using dense vegetation or a fence.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Site Plan for Roadside Machinery & Supplies Co. is hereby approved with the aforementioned conditions.



RMORTENSON  
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Sheet 1 of 6

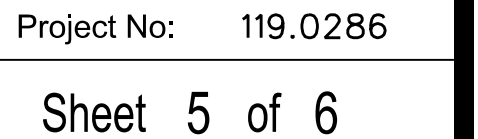
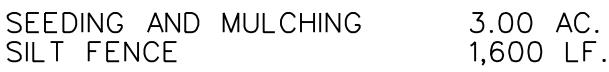






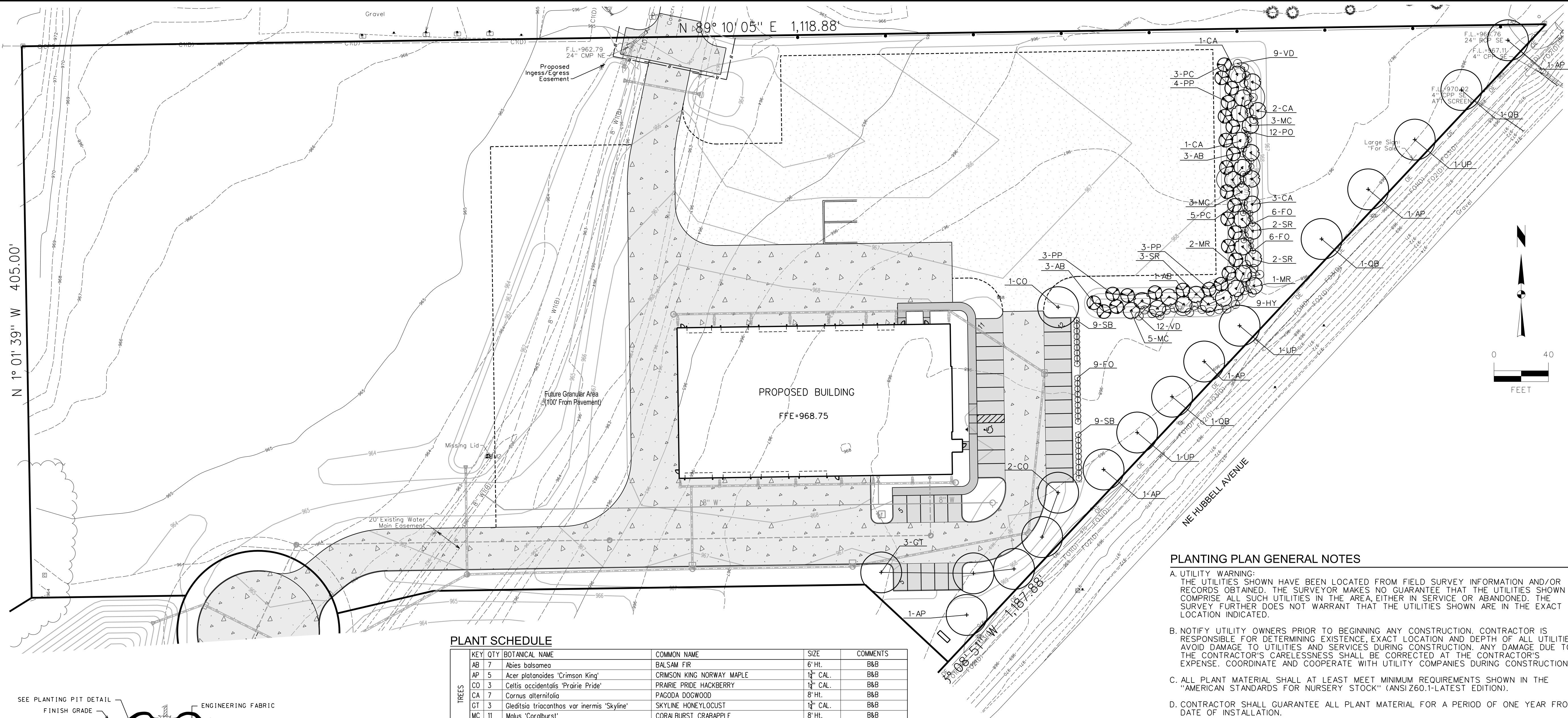








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## PLANT SCHEDULE

	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES	AB	7	Abies balsamea	BALSAM FIR	6' HI.	B&B
	AP	5	Acer platanoides 'Crimson King'	CRIMSON KING NORWAY MAPLE	1 1/2' CAL.	B&B
	CO	3	Celtis occidentalis 'Prairie Pride'	PRAIRIE PRIDE HACKBERRY	1 1/2' CAL.	B&B
	CA	7	Cornus alternifolia	PAGODA DOGWOOD	8' HI.	B&B
	GT	3	Gleditsia triacanthos var inermis 'Skyline'	SKYLINE HONEYLOCUST	1 1/2' CAL.	B&B
	MC	11	Malus 'Coralburst'	CORALBURST CRABAPPLE	8' HI.	B&B
	MR	3	Malus 'Royal Raindrops'	ROYAL RAINDROPS CRABAPPLE	8' HI.	B&B
	PP	10	Picea pungens	COLORADO BLUE SPRUCE	6' HI.	B&B
	PC	8	Pinus cembra	SWISS STONE PINE	6' HI.	B&B
	QB	3	Quercus bicolor	SWAMP WHITE OAK	1 1/2' CAL.	B&B
SHRUBS	SR	7	Syringa reticulata 'Ivory Silk'	IVORY SILK JAPANESE TREE LILAC	8' HI.	B&B
	UP	3	Ulmus x 'Patriot'	PATRIOT ELM	1 1/2' CAL.	B&B
	FO	21	Forsythia 'Coutaneur'	GOLD CLUSTER FORTSYTHIA	24" HI.	CONT, 4" O.C.
	HY	9	Hydrangea paniculata 'Rehny'	VANILLA STRAWBERRY HYDRANGEA	36" HI.	CONT, 4" O.C.
	PO	12	Physocarpus opulifolius 'Little Devil'	LITTLE DEVIL NINEBARK	24" HI.	CONT, 4" O.C.
	SP	18	Spiraea betulifolia 'Ior'	TOR BIRCHLEAF SPIREA	24" HI.	CONT, 4" O.C.
	VD	12	Viburnum dentatum 'Rastzam'	RASPBERRY TART VIBURNUM	36" HI.	CONT, 6" O.C.

## PLANTING PLAN GENERAL NOTES

A. UTILITY WARNING:  
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.

B. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.

C. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSIZ60.1-LATEST EDITION).

D. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.

E. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE SEEDED WITH SUDAS TYPE 1 - PERMANENT LAWN SEED MIX UNLESS OTHERWISE NOTED.

F. CONTACT THE CITY FORESTER AT 515-283-4105 BEFORE ANY TREE INSTALLATION COMMENCES.

G. CONTRACTOR TO SEED DETENTION BASIN WITH NO MOW LAWN SEED MIX MANUFACTURED BY PRAIRIE NURSERY, P.O. BOX 306, WESTFIELD, WI 53964, WEBSITE: [www.prairienursery.com](http://www.prairienursery.com), PHONE: (800) 476-9453, OR APPROVED EQUAL.

## PLANTING PLAN REQUIREMENTS

LANDSCAPE REQUIREMENTS AND CALCULATIONS:  
(AS PER CITY OF BONDURANT SITE PLAN OPEN SPACE AND LANDSCAPING  
REQUIREMENTS)

OPEN SPACE REQUIREMENTS:  
374,805 SF X 15% MIN. OPEN SPACE = 56,221 SF REQUIRED (211,399 SF  
PROVIDED = 56.40%)

TREE LANDSCAPE REQUIREMENTS:  
1 TREE PER 50 LF OF FRONTAGE -OR-  
1 TREE PER 6 PARKING STALLS, WHICHEVER IS GREATER

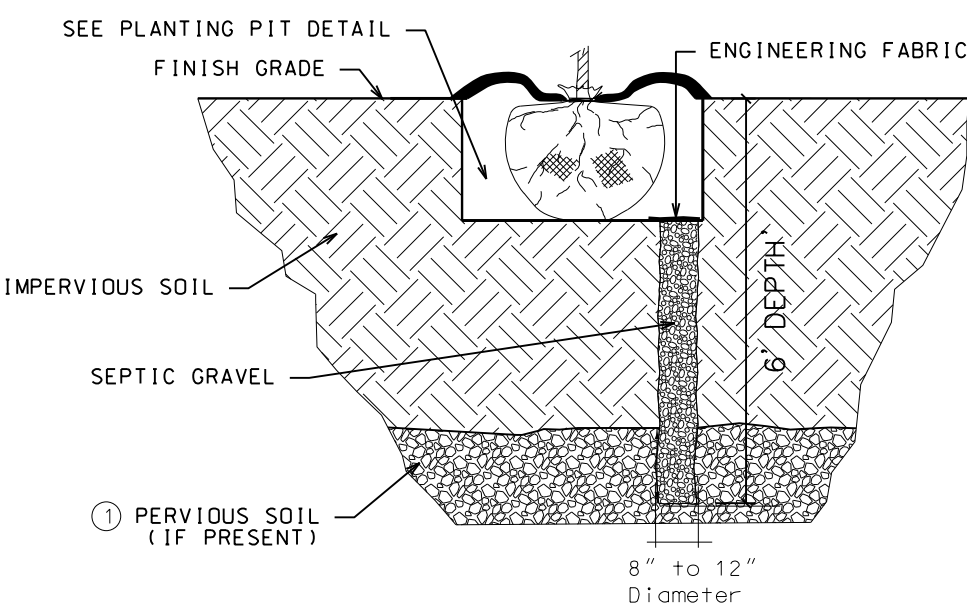
642 LF FRONTAGE / 50 = 12.84 TREES -OR-  
33 STALLS / 6 = 5.50 TREES

INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS:

1 TREE PER 18 PARKING STALLS  
33 STALLS / 18 = 1.83 TREES REQUIRED  
2 TREES PROVIDED

BUFFERYARD SCREEN REQUIREMENTS:  
26' WIDTH BUFFER WITH 9 EVERGREEN TREES, 10 UNDERSTORY TREES,  
AND 20 SHRUBS PER 100 LF

267 LF OF OUTDOOR STORAGE ADJACENT TO NE HUBBEL AVENUE (IA-65)  
 267 LF / 100 LF = 2.67 PLANT UNITS (PU'S)  
 2.67 X 9 = 24.03 EVERGREEN TREES REQUIRED (25 PROVIDED)  
 2.67 X 10 = 26.70 UNDERSTORY TREES REQUIRED (28 PROVIDED)  
 2.67 X 20 = 53.40 SHRUBS REQUIRED (56 PROVIDED)

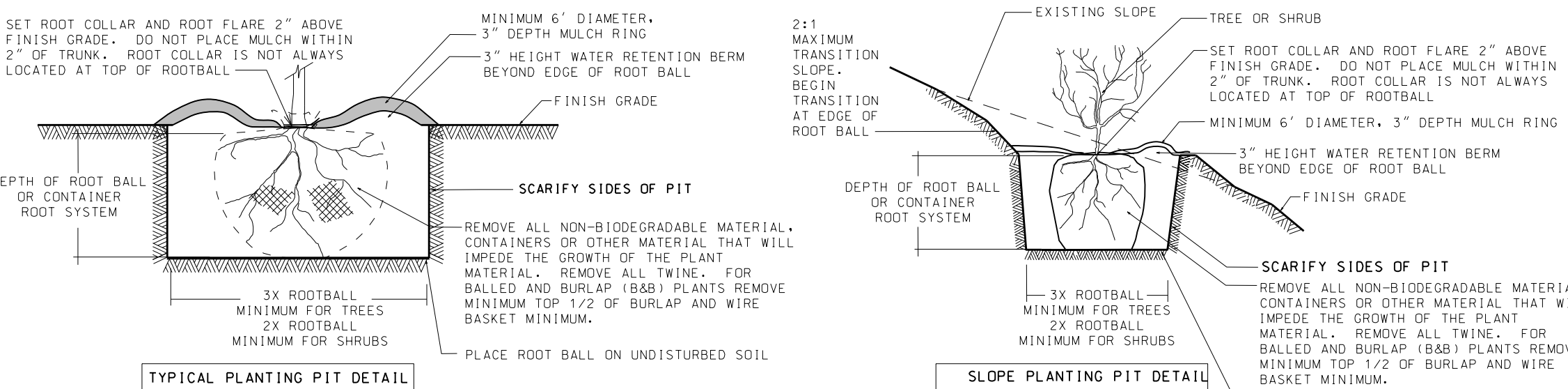


NOTE:  
TREE DRAINAGE WELL ONLY  
REQUIRED IF IMPERVIOUS  
SOILS ARE FOUND DURING  
INSTALLATION AS PER  
SPECIFICATIONS AND AS  
APPROVED BY ENGINEER.

① IF PERVIOUS SOIL IS ENCOUNTERED AT A DEPTH LESS THE 6 FEET, THE DRAINAGE WELL MAY BE TERMINATED WHEN THE WELL EXTENDS A MINIMUM OF 12 INCHES INTO THE PERVIOUS SOIL LAYER.

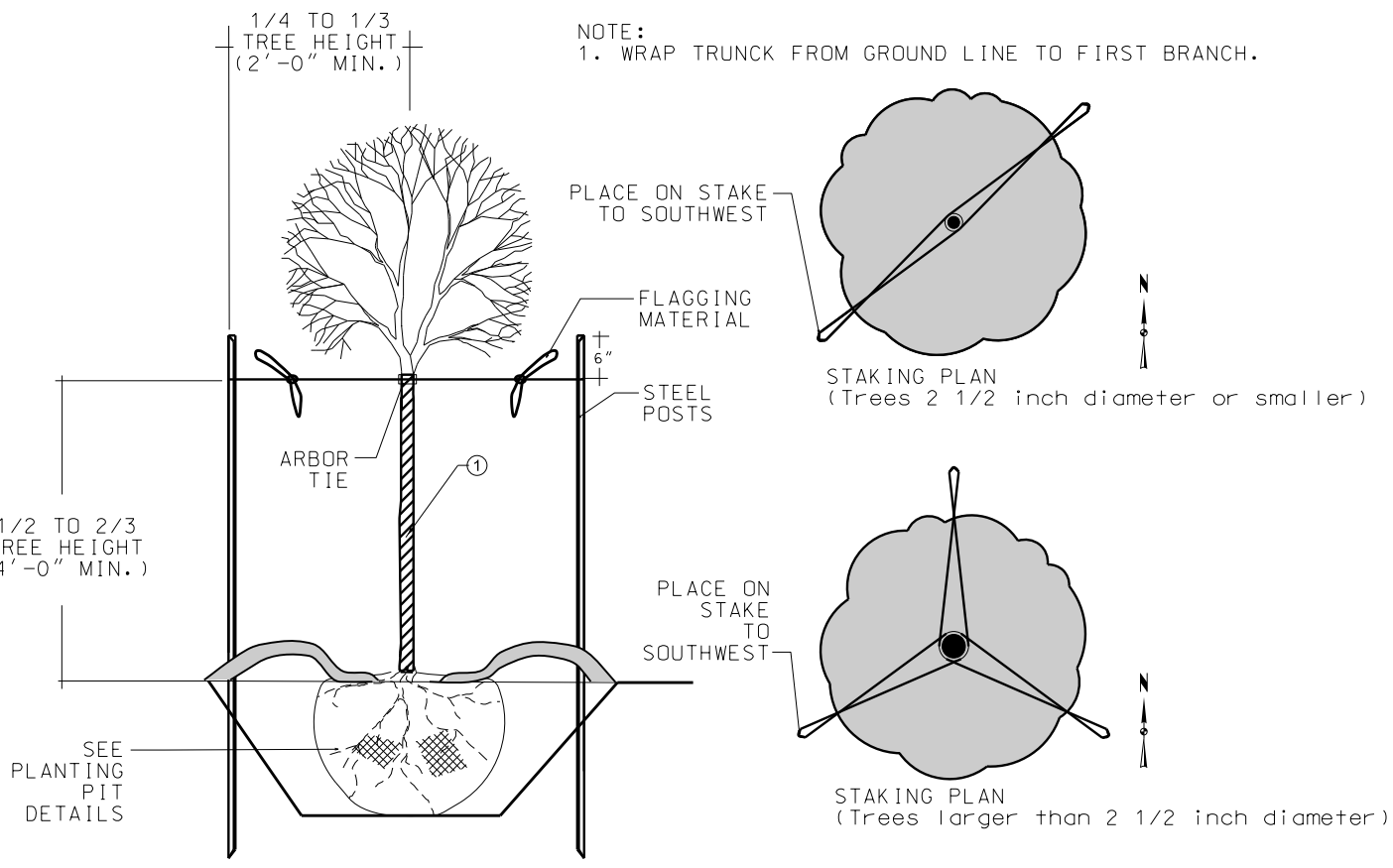
1 TREE DRAINAGE STAKING DETAIL

6	NO SCALE
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## 2 PLANTING PIT DETAIL

6 NO SCALE



3 DECIDUOUS TREE STAKING DETAIL

6 NO SCALE



BUSINESS OF THE PLANNING & ZONING COMMISSION  
BONDURANT, IOWA

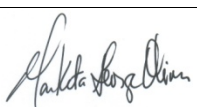
AGENDA STATEMENT

Item No. 6b  
For Meeting of 10/24/19

**ITEM TITLE:** Resolution regarding the Site Plan for Iowa Floor Covering

**CONTACT PERSON:** Marketa Oliver, City Administrator

**SUMMARY EXPLANATION:**

<input checked="" type="checkbox"/> Resolution _____ Ordinance ____ Contract ____ Other (Specify) _____	
Funding Source _____	NA _____
APPROVED FOR SUBMITTAL _____  City Administrator	

**RECOMMENDATION:** Approve the resolution on a roll call vote.

PLANNING AND ZONING COMMISSION  
RESOLUTION NO. PZ-191114-29

RESOLUTION REGARDING THE SITE PLAN FOR IOWA FLOOR COVERING

WHEREAS, Iowa Floor Covering submitted a Site Plan; AND

WHEREAS, the owner is Tyler Knudson and Ryan Graves; AND

WHEREAS, the site address is 106 Main Street, Southeast Bondurant, Iowa; AND

WHEREAS, the zoning for the property is C-4, Central Business District; AND

WHEREAS, City Staff and the Commission recommends approval with the conditions listed:

1. That as allowed administratively per Section 179.01.3 of the Zoning Code, that the engineer-prepared site plan requirement be waived for this site plan;
2. That as the Zoning Code authorizes per Section 178.10.6, the developer's requested reduction in parking stall count requirements be approved;
3. That as allowed by Section 179.I.4 of the Zoning Code, that the cement board siding as proposed on the building's east front elevation is permitted as an acceptable secondary material, as it does not distract from the physical appearance of the building;
4. That as allowed by Section 179.I.4 of the Zoning Code, that the vertical metal siding as proposed on the building's south side elevation is permitted as an acceptable primary building material, as it does not distract from the physical appearance of the building. Such alternative building material is being considered under the requirement that the developer wrap the brick knee wall for the entire knee wall area of the south façade.

NOW, THEREFORE, BE IT RESOLVED, by the Planning and Zoning Commission of the City of Bondurant, Iowa, that the Site Plan for Iowa Floor Covering is approved and forwarded to the City Council with a recommendation for approval of same.

Moved by \_\_\_\_\_, Seconded by \_\_\_\_\_ to adopt.

ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the Planning and Zoning Commission held on November 14, 2019; among other proceedings the above was adopted.

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

---

Shelby Hagan, City Clerk

Action	Yay	Nay	Abstain	Absent
McKenzie				
Clayton				
Mains				
Keeran				
Cuellar				
Phearman				
Brostrom				

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Torey Cuellar, Commission Chair

**From:** Maggie Murray, AICP  
**To:** Planning & Zoning Commission  
**Request:** Site Plan Review – Iowa Floor Covering  
**Action:** For P&Z recommendation on November 14<sup>th</sup>, 2019

### Brief History:

During the October 24<sup>th</sup>, 2019 Planning and Zoning Commission meeting, the Commission tabled review the proposed 2,592 SF Iowa Floor Covering building at 110 Main Street SE, subject to having further information on the following topics: stormwater, further clarification on use proposed, parking, and building materials. Information has been provided below on each of these topics.

### Analysis of Tabled Items:

#### *Stormwater*

The Commission expressed concerns over increased stormwater runoff if this project were to move forward, as there is currently no storm infrastructure within this stretch of Main Street SE for this project to tie into. The closest current storm main is located ½ block to the south near 2<sup>nd</sup> Street SE. This site at 110 Main Street SE is not the only potential development site in this area of the downtown - the City owns a parcel just north of 106 Main Street SE which could also be developed in the near future (see corresponding staff report for the project to the north). Due to the potential for multiple infill projects taking place in this area, the Commission noted that now may be a good time to look into a public storm sewer improvement project.

After the P&Z's tabling, staff began conversations with Bob Veenstra, City Engineer with V&K, on a potential storm sewer solution for installation of a public storm main along the alley in the 100 block of Main Street SE. Once constructed, this storm sewer improvement will allow the new buildings fronting the west side of the 100 block of Main Street SE to tie directly into the new main. Council approved a contract with V&K to begin design of this storm sewer project during their meeting on November 4<sup>th</sup>, 2019. It is anticipated that this public storm sewer main will be installed in the spring of 2020.

#### *Clarification on Use Proposed*

110 Main Street SE is zoned as being within the City's Central Business (C-4) District. Iowa Floor Covering intends to use their new structure as a retail outlet center. After the last P&Z meeting, Tyler Kundson, owner of Iowa Floor Covering, further clarified their intended use – he noted that they will have carpet rolls, tile pallets, luxury vinyl plank pallets, and other flooring supplies on display for immediate customer purchase. Staff agrees that the use proposed is a permitted use of the C-4 District per Section 178.10.1.A.4 of the Zoning Code, which allows for consumer retail uses as a permitted principal use.

A permitted accessory use of the C-4 District is indoor storage of merchandise, so long as this indoor storage does not exceed 40% of the total floor area of the building. While indoor storage is not defined in the Zoning Code, staff is interpreting indoor storage as meaning those areas separate from retail sale areas where bulk items are kept and customers are restricted from accessing. Tyler Kundson confirmed that they are not proposing any separate indoor storage space.

#### *Parking*

This type of retail use would typically require at least 7 parking spaces to be provided on site. However, per Section 178.10.6 of the Zoning Code, parking requirements in the C-4 District can be reduced on a

case-by-case basis. When considering a reduction in parking spaces, the P&Z and Council will need to review the anticipated peak parking and the developer's alternative strategy for accommodating parking elsewhere near the location. The developer is requesting a reduction of 7 parking spaces. The developer's justification for such request: they do not anticipate hiring any new employees as a result of this project, their business is open during daytime hours which is opposite of some of the other bar/restaurant businesses of the area, and their current employees and customers have no issues finding street parking.

Some Iowa communities, such as Ames, Indianola, and Fort Dodge, do not even have minimum parking stall count requirements for retail uses of a downtown zoning district. A community that does not have minimum parking stall count requirements in a downtown does so because their downtown has a different development pattern than their non-downtown development areas. In non-downtown development areas, large parking lots are typically provided for in the front yard area of a building, and the building also has a larger minimum front yard setback requirement. In contrast, a downtown typically has buildings situated close to the street line to help encourage traffic at the pedestrian level. Some communities may even prohibit parking lots in a front or side yard through provisions of their Zoning Code to help ensure that the building remains on the building and the pedestrian traffic. Public street parking and public parking lots are generally located in downtown areas to help address parking demands.

To help accommodate additional parking stalls in the downtown area, the City of Bondurant has plans to construct a public parking lot at the NE corner of 2<sup>nd</sup> Street SE and Main Street SE – see attached Area Map. Such plans have been in place prior to this potential Iowa Floor Covering project. This new public parking lot will contain approximately 11 parking stalls for public use. The City may look at completing this project in 2020.

#### *Building Materials*

This is a C-4 site that is not located in the Overlay District. Acceptable building materials are broken out into a series of classes for commercial properties. The Code notes that primary building materials must comprise at least 30% of each building façade having material requirements and that the Planning and Zoning Commission and City Council can make a finding that if alternative building material(s) are proposed instead of the acceptable primary material list below, such alternative materials may be used so long as the materials do not distract from the physical appearance of the building. Building elevations having material requirements are only those elevations which directly face a public street right-of-way, or those non-public street right-of-way facing elevations which are visible from the right-of-way. Acceptable materials via the Zoning Code:

- **Acceptable Primary Materials (at least 30% per each elevation having building material requirements):** fascia glass, brick, architecturally designed concrete tilt-up panels, textured concrete block or stone.
- **Acceptable Secondary Materials (remaining 70% per each elevation having building material requirements):** split-faced block, concrete panels, stucco, or architectural aluminum panels.
- **Acceptable Materials to be used as Trim Materials Only (on elevations having building material requirements):** wood, masonite, asphaltic wall material, non-architectural sheet metal, non-textured concrete block, or other similar materials.



The building's north and west facades are not visible from the street right-of-way; as such, no building design/material requirements apply to these areas. These areas will be comprised of a vertical two-tone metal.

The east facing elevation will be subject to the City's building material requirements. The developer is proposing the east front elevation be comprised of a brick knee wall area, window level, and an upper horizontal cement board siding area. Where the roof peaks, the developer will be installing shake shingles. The developer has indicated that the brick and glass windows and doors, which are considered primary elements, will comprise 36% of the building's east elevation; this meets the minimum 30% primary building material requirement. The remaining cement board siding and shake shingles do not fall under the remaining 70% secondary material list; these materials are only acceptable if Council approves such materials as not distracting from the overall look of the building.

The building's south facing elevation is also visible from the public right-of-way and is subject to building material requirements. During the October 24<sup>th</sup>, 2019 meeting, the developer was proposing only wrapping the brick knee wall and cement board siding area along the south elevation for the first 10' of the south elevation and having the vertical two-toned steel for the remainder of the building elevation. This October 24<sup>th</sup> south elevation design as requested would have required special P&Z and Council consideration, as it did not meet the Code's primary and secondary building material requirements. The developer was requesting alternative building materials, as they had noted that properties to the south may eventually redevelop and block this south elevation from public view. The Commission noted that it may be years before such redevelopment to the south occurs and that as a potential alternative, the developer should consider extending the brick knee wall for the entire extent of the south façade rather than just the first 10'. The developer has since agreed to creating a brick knee wall area for the entire extent of the south elevation. The updated design as proposed on the south elevation will still require Planning and Zoning Commission and City Council, as vertical metal siding is not a permitted primary building material; the P&Z and Council may consider this material if they can make a finding that the metal proposed on the south elevation does not distract from the physical appearance of the building.

### Alternatives:

The following options exist for the Planning & Zoning Commission:

1. Recommended approval of the submitted Iowa Floor Covering site plan;
2. Recommended approval of the submitted Iowa Floor Covering site plan, subject to code conditions/clarification items being addressed prior to building permit approval;
3. Recommended denial of the submitted Iowa Floor Covering site plan;
4. Table the review pending additional information from the applicant or public.

### Staff Conclusions/Recommendations:

Subject to comments received from the public during the P&Z and Council meetings, staff recommends approval of the submitted Iowa Floor Covering site plan at 110 Main Street SE, subject to the following conditions/code clarifications:

1. That as allowed administratively per Section 179.01.3 of the Zoning Code, that the engineer-prepared site plan requirement be waived for this site plan;

2. That as the Zoning Code authorizes per Section 178.10.6, the developer's requested reduction in parking stall count requirements be approved;
3. That as allowed by Section 179.I.4 of the Zoning Code, that the cement board siding as proposed on the building's east front elevation is permitted as an acceptable secondary material, as it does not distract from the physical appearance of the building;
4. That as allowed by Section 179.I.4 of the Zoning Code, that the vertical metal siding as proposed on the building's south side elevation is permitted as an acceptable primary building material, as it does not distract from the physical appearance of the building. Such alternative building material is being considered under the requirement that the developer wrap the brick knee wall for the entire knee wall area of the south façade.



**Area Map:**



**Submitted Site Plan:**



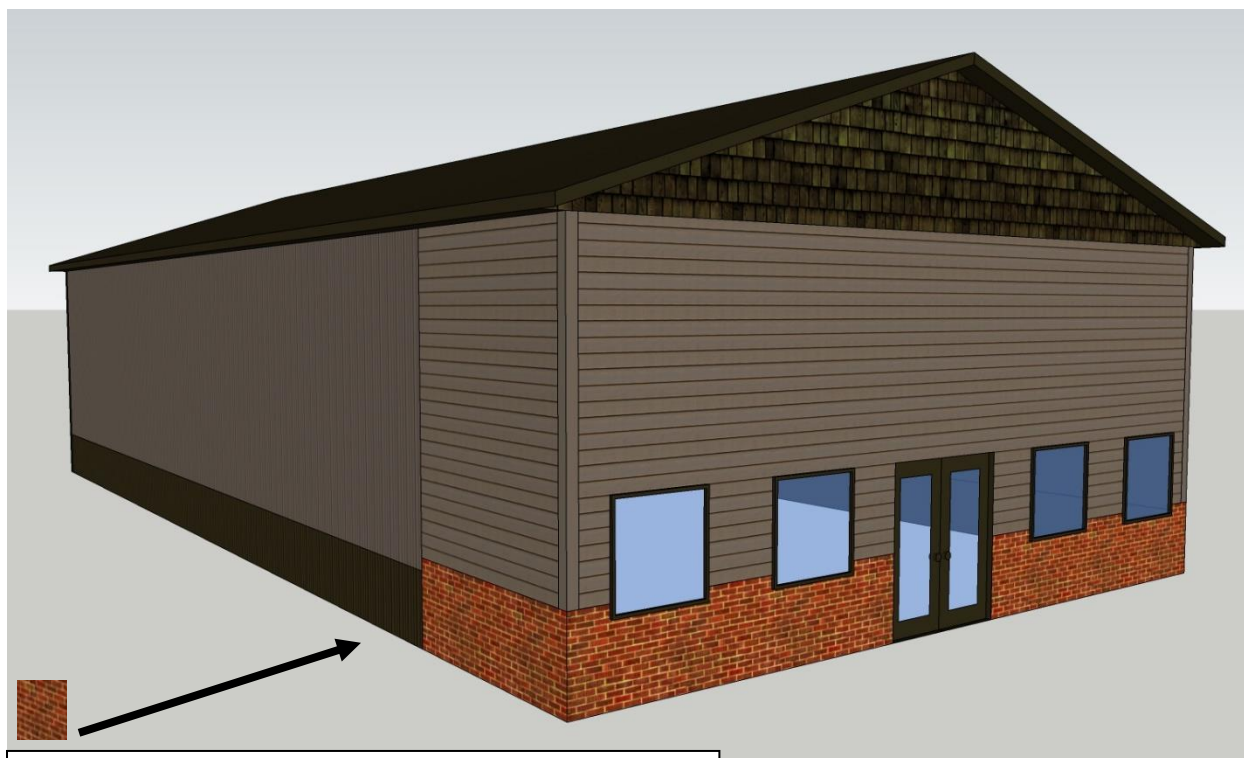
**Submitted Building Dimensions:**



72'

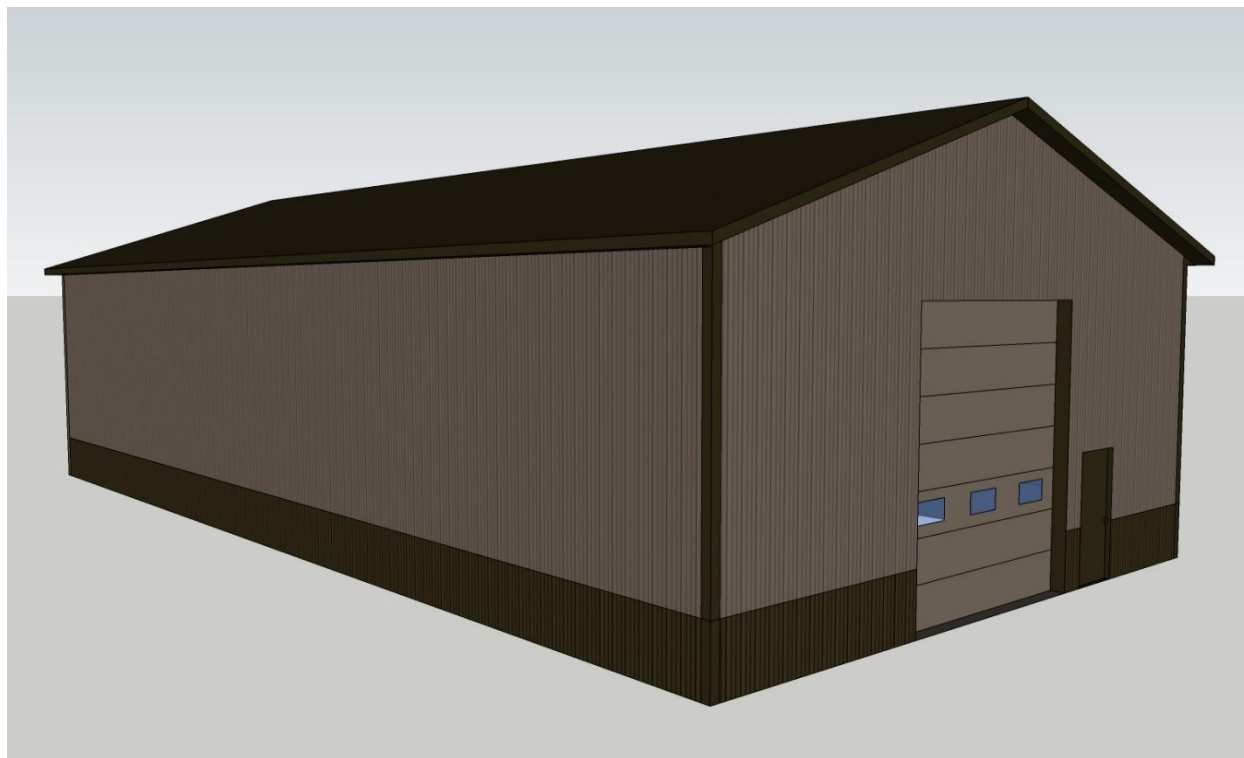


**Submitted Building Elevations – Front and South Side:**



11/14/19 Update – the developer will extend brick in the knee wall area for the entire extent of the south knee wall area instead of just the first 10' as originally proposed.

**Submitted Building Elevations – Rear and North Side:**





New Compared to Existing Iowa Floor Covering Building to the North at 106 Main Street SE:



**From:** Maggie Murray, AICP  
**To:** Planning & Zoning Commission  
**Request:** Consider text amendment to allow additional commercial uses within the City's Limited Industrial (M-1) District.  
**Action:** For P&Z recommendation on November 14<sup>th</sup>, 2019

### Brief History:

During the October 24<sup>th</sup>, 2019 Planning and Zoning Commission meeting, staff presented an updated preliminary site layout for the proposed RMS development along Hubbell Avenue and Franklin Street SW. With this updated site layout, the developer is considering shifting the RMS development site northward to then create another developable site south of the RMS site. If the owner pursues this, they had asked about the potential for marketing this south development site for commercial-type use. This land is currently zoned Limited Industrial (M-1). Staff provided the full M-1 Permitted Principal Use list to the developer's engineer and explained that if the developer is wanting to market such lot for a use not listed in the M-1 District, the following options could exist:

1. The developer could submit an application to "re"re-zone this south parcel area from the M-1 District to the General Commercial (C-2) District. History of site – this area was originally zoned M-1, but in April 2019 it was rezoned to General Commercial (C-2). It was later reverted back to M-1 to allow for the RMS use; or
2. The City could consider a text amendment to allow for some highway-oriented commercial type uses within the City's M-1 District.

The first option of re-establishing a C-2 District on the south parcel could address the developer's want to establish a commercial use on the south development lot. While this option seems reasonable in that Council recently approved a C-2 designation in this same area, this option is only a short-term solution in that other sites still zoned M-1 wanting to establish commercial usage would also require rezonings.

The second option of crafting a Zoning Code text amendment to allow for some additional highway commercial-type uses in the M-1 District is staff's preferred method, as it is considered more of a long-term solution in that other M-1 sites also wanting to establish commercial-type uses would not have to undergo rezonings.

This staff report contains a summary of the text amendment option. Provided in this staff report is the following information: existing M-1 District intent and permitted uses; information from the City's Comprehensive Plan; and a list of potential commercial-type uses for consideration. The City's Zoning Code requires that prior to P&Z considering a resolution recommending approval of text amendments, that a public notice be published in the newspaper 7-20 days' in advance. No formal resolution will be considered by the Commission tonight – however, staff is seeking some preliminary feedback on the potential list of amendments proposed.

### Analysis:

#### *Summary of Intent and Permitted Principal Uses of Limited Industrial (M-1) District*

The intent of the M-1 District is to provide for increased flexibility in the location of certain manufacturing and industrial uses while maintaining protection from nearby residential districts. It

allows selected industries of a non-nuisance character to locate in areas within reasonable proximity to residential uses.

Below is a summary list of current permitted principal uses of the M-1 District. For a full list, see the attached Section 178.13.1.

- A. Assembly and manufacturing of small appliances, instruments, etc.;
- B. Autobody repair shops;
- C. Commercial trade schools;
- D. Compounding/packaging of drugs, cosmetics, etc.;
- E. Laboratories;
- F. Manufacturing, assembling, compounding, processing, and packaging of certain goods;
- G. Beverage bottling and distribution;
- H. Contractor's offices and storage buildings;
- I. Dry cleaning;
- J. Ice production and cold storage;
- K. Building material yards;
- L. Machine shops;
- M. Distribution centers;
- N. Office buildings and office warehouses;
- O. Printing plants;
- P. Public utilities and public storage;
- Q. Radio and TV broadcasting;
- R. Recreational and utility trailer dealers;
- S. Sawmills;
- T. Tire vulcanizing establishments;
- U. Truck rental and truck terminals;
- V. Warehouses for storage of merchandise in connection with uses permitted in M-1 District;
- W. Fireworks sales facilities (if certain use distances are met).

#### *Consistency with the City's Comprehensive Plan*

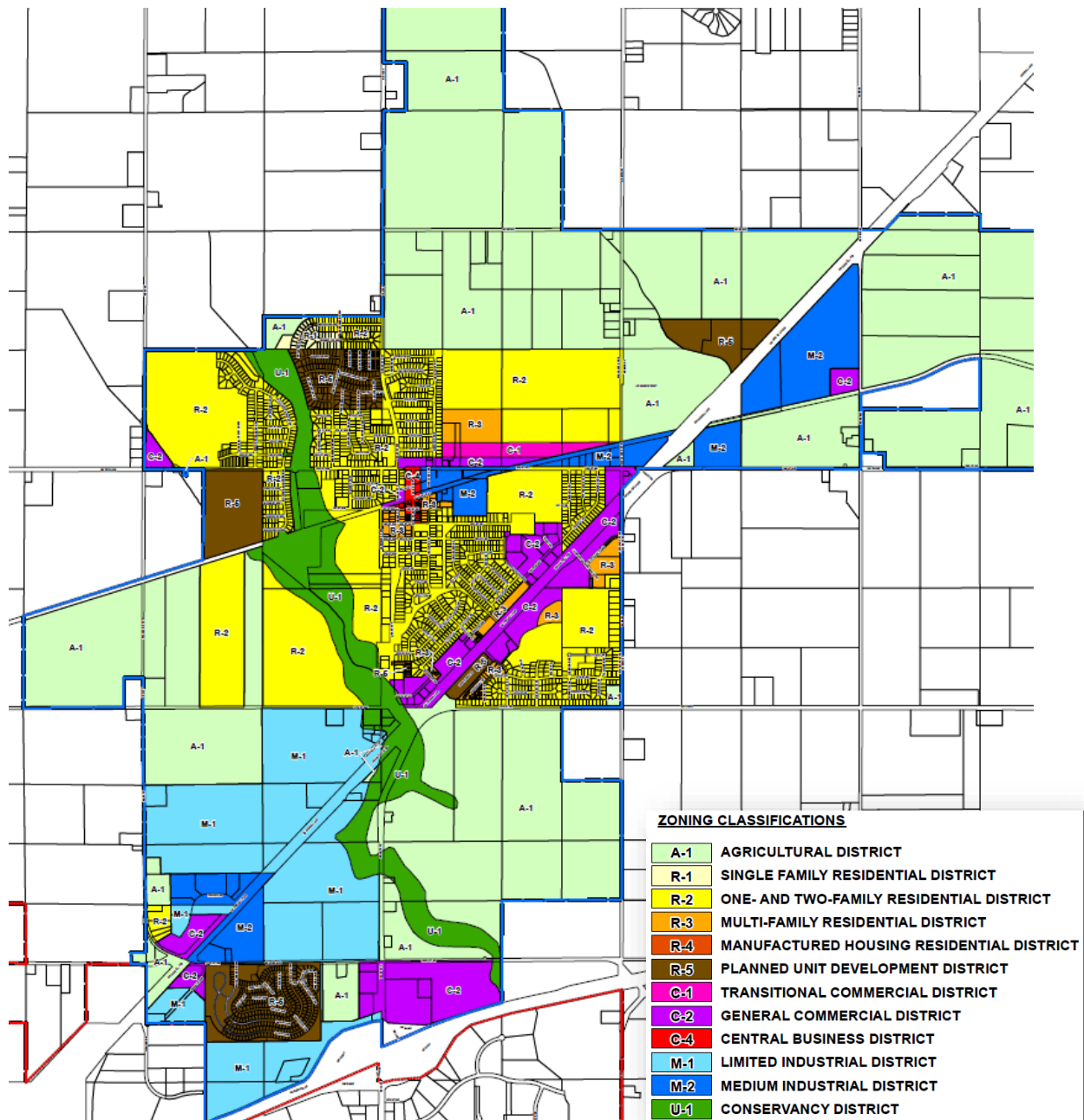
When Zoning Code text amendments are proposed, the Planning and Zoning Commission and City Council should review to make certain they are consistent with the City's Comprehensive Plan. The Zoning Map below shows that all existing M-1 District areas are situated in the southwest portion of Bondurant generally along the heavily-traveled NE Hubbell Avenue. Amending the M-1 District to allow for some additional commercial-type uses can be considered consistent with the following industrial objective of the Comprehensive Plan:

*Industrial Objective 4.12: Support the establishment of industrial, office, and commercial service land uses that benefit from being adjacent to each other.*

The Comprehensive Plan notes that by locating some heavier commercial and industrial uses in the South Growth District (area where the M-1 District is located), this will help to preserve the small-town character in other areas of Bondurant.



Zoning Map (Map outdated, as it still shows the RMS area as being C-2 and not M-1)



*Potential Text Amendments to City's M-1 District:*

Staff has reviewed uses permitted in commercial districts of Bondurant and is proposing the Commission discuss the following list of uses for potential inclusion as part of Section 178.13.1 (Principal Permitted Uses of the M-1 District):

1. Automotive and farm or construction implement display, sales, service, and repair;
2. Boat dealer;

3. Motorcycle dealer and snowmobile dealer;
4. Veterinarian clinics or hospitals, including overnight boarding and lodging;
5. Car washes;
6. Convenience stores/quick stops;
7. Gas stations;
8. Hardware stores;
9. Nurseries & greenhouses;
10. Hotels, motels, and tourist courts.

If the Planning and Zoning Commission seems agreeable to the above list, or the above list with amendments, staff will look to move forward with this M-1 District text amendment topic by publishing a public hearing notice for an upcoming P&Z meeting.

**178.13 M-1 LIMITED INDUSTRIAL (Current without Amendments Proposed).**

- 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 for parked motor vehicles and off-street parking and loading as required by Sections 177.08 and 177.09, and 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

***(Ordinance No. 17-214)***

- 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. Body repair shops including painting, or like business.
- C. Commercial trade schools, or like business.
- D. Compounding and packaging of drugs, pharmaceuticals, cosmetics, perfumes and toiletries, or like business.
- E. Laboratories, research, experimental and testing, or like business.
- F. 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.

- G. Beverage bottling, distribution and warehousing facilities, or like business.
- H. 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.
- I. Dry cleaning and laundry facilities, or like business.
- J. Ice production, storage, sales and distribution facilities. Cold storage facilities. Creamery, and ice cream manufacturing, or like business.
- K. Lumberyards and building materials sales yards, provided that outside storage not be located in the front yard and that it is opaquely screened from view, or like business.
- L. Machine shops, or like business.
- M. Mail order and distribution centers, or like business.
- N. Office buildings, or like business.
- O. Office Warehouses, or like business.
- P. Printing, lithographing or film processing plants, or like business.
- Q. Public utility facilities, or like business.
- R. Publicly owned storage, warehouse and maintenance facilities, or like business.
- S. Radio and television broadcasting stations and studios, or like business.
- T. Recreational and utility trailer dealers, or like business.
- U. Sawmill and planing mill, including manufacture of wood products not involving chemical treatment, or like business.
- V. Tire vulcanizing, retreading recapping, service and sales, or like business.
- W. Truck rental establishments, or like business.
- X. Truck terminals, delivery services, moving and storage facilities and truck maintenance facilities, or like business.

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

***(Ordinance No. 17-214)***

**1. Permitted Accessory Uses.**

- A. Accessory uses of land or structures customarily incidental and subordinate to any of the above principal uses.
- B. Employee cafeteria or other food concession in conjunction with permitted use.
- C. Signs in accordance with Chapter 181 of this Code of Ordinances.
- D. TV Dish Antennas and Communication towers in accordance with Section 177.11 of this Code of Ordinances.

**2. Required Conditions.**

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.

**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.

**From:** Maggie Murray, AICP  
**To:** Planning & Zoning Commission  
**Request:** Site Plan Review – Iowa Floor Covering  
**Action:** For P&Z recommendation on November 14<sup>th</sup>, 2019

### Brief History:

The City is in receipt of a preliminary site plan for review for potential redevelopment of the lot at the southwest corner of 1<sup>st</sup> Street SE and Main Street SE. This preliminary concept was received on November 11<sup>th</sup>, 2019. This redevelopment land is currently owned by the City and will require sale to a private developer prior to development. Brad Lewis, potential developer of this site, had the attached preliminary site drawings created by SVPA Architects. Prior to the developer moving forward with a more detailed site plan application, he has asked for the Planning and Zoning Commission's preliminary feedback to help guide redevelopment efforts moving forward.

A full staff report has not been prepared for tonight's review and will instead be prepared at the time of actual site plan application submittal. From just a quick review of the submitted site layout and elevations, staff does not see any concerns relative to setbacks, building height, and building design/materials proposed. The building's design is consistent with the following Downtown Growth Area section of the City's Comprehensive Plan:

#### Historic Commercial Corner

- Continue improvements and reinvestments at Main Street and First Street SE to create a four corner retail intersection.
- Celebrate history - rehab older buildings and design new structures with historic character.

The following topics should be discussed by the Commission tonight to help provide guidance to the developer moving forward:

1. The overall site layout, including but not limited to the proposed drive-through and outdoor seating areas as shown on the attached preliminary site plan. The City's Central Business (C-4) District does not currently allow for drive-throughs. Drive-throughs are only permitted in the following districts of Bondurant: Transitional Commercial (C-1) District via a Conditional Use Permit, General Commercial (C-2) District via a Conditional Use Permit, and the Planned Commercial (C-3) District as a by-right use. In districts where drive-throughs are permitted or permitted via a Conditional Use Permit, the City does have strict design criteria that must be met – please see the attached drive-through excerpt from the Zoning Code. Even if the C-4 District were to be updated to allow for drive-through operations (some communities allow for drive-throughs in a downtown, some do not), this development may have difficulty meeting the City's drive-through stacking standards. Proximity to existing residential uses may also be a concern.

The preliminary site plan shows outdoor seating areas adjacent to the building's Main Street SE frontage. This is a great way to help activate the sidewalk. Outdoor seating is not specifically addressed in the C-4 District, or anywhere else in the Code. As such, staff is interpreting the

proposed outdoor seating as an acceptable accessory use, as long this accessory use remains back on the redevelopment site.

2. Potential reduction in the number of required parking stalls, as is allowed per Section 178.10.6 of the Zoning Code. The potential use of this one-story building could be a restaurant(s) use. If this potential use were located in any other district which allows for such a use, the following minimum parking count requirements would apply:
  - A. No substantial carry-out or delivery service, no drive-in service, no service or consumption outside fully enclosed structure allowed - one (1) space per 100 square feet of gross floor area;
  - B. Carry-out and delivery service, drive-in service, service or consumption outside fully enclosed structure allowed - one (1) space per 100 square feet of gross floor area plus one (1) space for every four (4) outside seats plus reservoir lane capacity equal to five (5) spaces per drive-in window.

The Planning and Zoning Commission and City Council may waive parking requirements in the C-4 District on a case-by-case basis. When considering a reduction in parking spaces, the P&Z and Council will need to review the anticipated peak parking and the developer's alternative strategy for accommodating parking elsewhere near the location.

3. The potential for a shared dumpster enclosure and a suggested location for such enclosure. The Zoning Code does not require that shared dumpster enclosures be established within the C-4 District, or any district in Bondurant. While not required, staff would like a discussion by the Commission on existing dumpsters in the downtown and if an opportunity exists to help establish a standard for shared dumpster enclosures.

No formal recommendation will be considered by the Planning and Zoning Commission on this development project – however, conversations will help guide potential redevelopment efforts moving forward.

**7. Standards for Drive-In and Drive-Through Facilities.**

The standards detailed here are intended to allow for drive-through facilities by reducing the negative impacts they may create. Of special concern are noise from idling cars and voice amplification equipment, lighting, and queued traffic interfering with on-site and off-site traffic and pedestrian flow.

**A. Site development**

- (1) These standards apply to all uses that have drive-through facilities. Except as specified, these standards apply only to the portions of the site development that comprise the drive-through facility. The regulations apply to new developments, the addition of drive-through facilities to existing developments, and the relocation of an existing drive-through facility. Drive-through facilities are not a right; the size of the site or the size and location of existing structures may make it impossible to meet these standards.
- (2) The above site development standards do not apply to drive-through facilities that do not involve any interactive service or communication with the customer.

**B.** A drive-through facility is composed of two parts – the stacking lanes and the service area. The stacking lanes are the space occupied by vehicles queuing for the service to be provided. The service area is where the service occurs. In uses with service windows, the service area starts at the menu board location. In uses where the service occurs indoors, the service area is the area within the building where the service occurs. For other development, such as gas pumps, air compressors, vacuum cleaning stations, the service area is the area where the vehicles are parked during the service.

**C. Drive-through Aisles.** The minimum standards for drive-through aisles are as follows:

- (1) Drive-through aisles shall have a minimum 10-foot interior radius at curves and a minimum 12-foot width.
- (2) Drive-up windows and remote tellers shall provide at least 180 feet of stacking space for each facility, as measured from the menu board or unit to the entry point into the drive-up lane. Nonfood and/or beverage businesses may reduce the stacking space to a minimum of 60 feet.
- (3) Each drive-through entrance/exit shall be at least 50 feet from an intersection of public rights-of-way, measured at the closest intersection curbs, and at least 25 feet from the curb-cut on an adjacent property. Exceptions may be granted by the designated approving authority when drive-through pull-out spaces are provided.
- (4) Each entrance to an aisle and the direction of traffic flow shall be clearly designated by signs and pavement markings.



- (5) Each drive-through aisle shall be separated from the circulation routes necessary for ingress or egress from the property, or access to a parking space.
  - (6) Drive-through windows and menu boards shall be located a minimum 300 feet from a residential zone (measured at the nearest residential property line). Double drive-through aisles shall be restricted to two (2) menu/order board signs.
  - (7) Any drive-up or drive-through speaker system shall emit not more than 50 decibels and at no time shall be audible above any daytime ambient noise levels beyond the property lines of the site. The system shall be designed to compensate for ambient noise levels in the immediate area and shall not be located within 300 feet of any residential property (measured at the nearest residential property line).
- D. Vehicular Access. All driveway entrances, including stacking lane entrances must be at least 50 feet from an intersection. The distance is measured along the property line from the junction of the two street lot lines to the nearest edge of the entrance.
- E. Stacking Lane Standards. These regulations ensure that there is adequate on-site maneuvering and circulation areas, ensure that stacking vehicles do not impede traffic on abutting streets, and that stacking lanes will not have nuisance impacts on abutting residential lands.
- (1) A minimum of 30 feet of stacking lane is required between a curb cut and the nearest gasoline pump.
  - (2) All stacking lanes must be clearly identified, through the means such as striping, landscaping, and signs.
    - a. Primary facilities. A minimum of 150 feet for a single stacking lane or 80 feet per lane when there is more than one stacking lane, is required for all other drive-through facilities. A stacking lane is measured from the curb cut to the service area. Stacking lanes do not have to be linear.
    - b. A stacking lane is not required for accessory facilities where vehicles do not routinely stack up while waiting for the service. Examples are window washing, air compressor, and vacuum cleaning stations.
  - (3) Stacking lane design and layout. Stacking lanes must be designed so that they do not interfere with parking and vehicle circulation.
  - (4) Stacking lanes identified. All stacking lanes must be clearly identified, through the means such as striping, landscaping, and signs.

- F. **Pedestrian Access and Crossings.** Pedestrian access shall be provided from each abutting street to the primary entrance with a continuous four (4)-foot-wide sidewalk or delineated walkway. Pedestrian walkways should not intersect with the drive-through aisles, but where they do the walkways shall have clear visibility and shall be delineated by textured and colored paving.
  
- G. **Hours of Operation.** When located on a site within 300 feet of any residential property (measured from the nearest property lines), hours of operation for the drive-up/drive-through service shall be limited from 7:00 a.m. to 10:00 p.m. daily. If the use is located greater than 300 feet from a residential use, then there are no restrictions on the hours of operation.
  
- H. **Architecture.** The following architectural guidelines encourage creative response to local and regional context and contribute to the aesthetic identity of the community. Building design should consider the unique qualities and character of the surrounding area and be consistent with city's Comprehensive Plan. Where character is not defined by the Comprehensive Plan or other zoning guidelines, building design should be of a high quality with primary use of durable materials such as masonry, block or stone.
  - (1) "Franchise architecture" shall be strongly discouraged. Drive-through facilities shall be architecturally compatible with the best examples of nearby structures (i.e. intended for the zone) and complement existing or planned streetscape elements.
  - (2) Windows provided for aesthetics in dining and entry areas shall be used abundantly to provide visibility to the street and pedestrian viewing into the building.
  - (3) Drive-through elements should be integrated into the building rather than appear to be applied or "stuck-on" to the building.
  - (4) All sides of a building should express consistent architectural detail and character, with a primary use of durable materials such as brick, masonry block, or in special instances a predominant material found in the surrounding commercial area. Columns should be designed to minimize visual impact.
  - (5) Walls, pump island canopies and other outdoor covered areas should be compatible with the building, using similar material, color and detailing.
  - (6) To encourage visually interesting roofs, variations in the roof line and treatments such as extend eaves and parapet walls with cornice treatments are encouraged.
  - (7) Perceived height and bulk should be reduced by dividing the building mass into smaller-scaled components. Examples of treatments that could be used to avoid excessive bulk and height include:
    - a. Low-scale planters and site walls.

- b. Wainscot treatment.
  - c. Clearly pronounced eaves or cornices.
  - d. Subtle changes in material color or texture.
  - e. Variation in roof forms.
  - f. Covered pedestrian frontages and recessed entries.
  - g. Deeply set windows with mullions.
- I. Canopies. Integration of materials on canopies that are similar or compatible to those used on the building or site walls is desirable (e.g. wrap the canopy columns with brick that matches the building). Multiple canopies or canopies that express differing masses are encouraged.
  - (1) Canopy height should not be less than 13'-9" as measured from the finished grad to the lowest point on the canopy fascia. The overall height of canopies should not exceed 18 feet.
  - (2) Light fixtures mounted under canopies should be completely recessed into the canopy with flat lenses that are translucent and completely flush with the bottom surface (ceiling) of the canopy. Generally, lights shall not be mounted on the top or sides (fascias) of the canopy and internally illuminated/entirely translucent canopies should be prohibited. However, accent lighting on the sides (fascias) of the canopy may be permitted.
- J. Outdoor seating with high quality hardscape areas (such as brick, cobblestone, and decorative pavers) and high quality outdoor furniture shall be encouraged in zones approved for outside seating.
- K. Landscape design. Landscaping is integral to the overall design concept and should be carefully planned to enhance the overall appearance and function of the site. Landscape buffers with screen fencing should mask the site from adjacent residential uses. Plantings that exceed the minimum Bondurant Zoning Standards may be required.
  - (1) Dense landscaping or architectural treatments should be provided to screen unattractive views and features such as storage areas, trash enclosures, utility cabinets and other similar elements
  - (2) A site design for projects located at a street intersection should provide special landscape treatments, including by way of example perennial plant beds, site walls, native grasses, decorative sign foundations and housing.
  - (3) Proper maintenance and timely replacement of plant material is required and will be enforced based on the approved site plan.

- (4) Landscape plantings used to screen the drive-through aisles from the abutting public right-of-way shall not be pruned in a manner that allows the vehicle headlights from the drive-through lane to be visible from abutting street rights-of way. Plantings should also be designed to discourage potential safety issues (e.g. persons lying in wait).
- (5) Monument signs are encouraged and are required when the site adjoins a residential district.

#### L. Lighting

- (1) Lighting should be non-invasive to adjoining residential use.
- (2) Direct light trespass beyond property lines is prohibited.
- (3) All luminaries should be of full cut-off design, aimed downward and away from the property line and maximum pole heights should not exceed 20 feet.
- (4) Building-mounted lighting:
  - a. All luminaries should be a full cut-off design and aimed downward.
  - b. All luminaries should be recessed or shielded so the light source is not directly visible from the property line.
- (5) Menu boards are subject to the following conditions:
  - a. A maximum of two menu boards per drive-through lane shall be permitted on a parcel of land with a restaurant providing drive-up window service.
  - b. The menu board shall be a maximum of 30-square feet in area and may be in addition to any other signs permitted by Code.
  - c. The menu board shall be single-sided and oriented in such a manner so that the signs provide information to the patrons using the drive-through facility only, and do not provide supplemental advertising to pass-by traffic.
  - d. The menu board signage shall be completely enclosed within one sign area.
  - e. Order confirmation signage no greater than one-square foot and incorporated into the drive-through speaker pedestal shall not be calculated as part of the menu board signage area. Order confirmation signage greater than one-square foot shall be incorporated into menu board and calculated as part of said board's sign area.

**Area Map:**





















