



**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 5o
For Meeting of 5/4/2020

TITLE: Resolution affixing a public hearing for May 18th, 2020 on the proposed Zoning Code text amendments to Section 177.06 - Buildings Lines on Approved Plats and Section 178.08.4.B - General Commercial (C-2) Bulk Regulations.

ACTION: Resolution for vote on May 4th, 2020

CONTACT PERSON: Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS:

Section 177.06 of the City's Zoning Code currently reads as follows:

177.06 BUILDING LINES ON APPROVED PLATS. Whenever the plat of a land subdivision approved by the Planning and Zoning Commission and on record in the office of the County Recorder shows a building line along any frontage for the purpose of creating a front yard or side street yard line, the building line thus shown shall apply along such frontage in place of any other yard line required in the Zoning Code unless specific yard requirements in the Zoning Code require a greater setback.

The above section means that if a historic subdivision lists a front or side yard setback greater than what the City's Zoning Code currently requires, the historic setback shall apply if greater. For example, the Bondurant Community Library is situated within a subdivision which requires a minimum 100' setback from the south property line. Staff is considering proposing an amendment to the Zoning Code to eliminate this Section 177.06 entirely so that only the setbacks as listed in the current Zoning Code apply to development. Further research will be provided as part of the upcoming staff reports for the Planning & Zoning Commission and City Council public hearings.

Another section proposed for amending is Section 178.08.4.B of the City's General Commercial (C-2) District. This section notes that the minimum front yard setback requirement of the C-2 District is 50'. This minimum 50' front yard setback is considered more restrictive when compared to other communities' similar general commercial districts. Below is a quick summary of what some other area cities require for minimum front yard setbacks:

- Adel's General Commercial District requires a **20'** front yard setback.
- Urbandale's General Commercial District requires a **20'** front yard setback.
- Windsor Heights' Community Commercial District requires a **25'** front yard setback.
- Grimes' General Commercial District requires a **25'** front yard setback.
- Pleasant Hill's Regional Commercial District requires a **30'** front yard setback.

- Waukee’s Community Commercial District requires a **30’** front yard setback.
- Johnston’s Community Retail requires a **30’** front yard setback.
- Norwalk’s Neighborhood Commercial District requires a **30’** front yard setback.
- Newton’s Arterial Commercial District requires a **40’** front yard setback.

After review of the above comparison list, staff feels that a potential text to reduce the minimum C-2 District front yard setback from 50’ down to 30’ would help align Bondurant’s minimum front yard setback requirements with what some other communities require for similar districts.

PLANNING AND ZONING COMMISSION REVIEW/RECOMMENDATION

The Planning & Zoning Commission had an initial discussion on this topic during their meeting on April 23rd, 2020; however, a staff report had not yet been prepared for this April 23rd meeting. The Commission will vote on a recommendation for Council after their public hearing on May 14th, 2020. Staff will provide an update on the Commission’s public hearing as part of the May 18th Council staff report.

ALTERNATIVES: The option exists for City Council not approve the resolution setting the public hearing; however, this is not recommended, as a public hearing is required for all Zoning Code text amendments.

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

STAFF RECOMMENDATION: Staff recommends approval of the resolution setting the May 18th, 2020 text amendment public hearing.

CITY OF BONDURANT
RESOLUTION NO. 200504-131

RESOLUTION PROPOSING CONSIDERATION OF A ZONING CODE AMENDMENT AND AFFIXING A DATE FOR A PUBLIC
HEARING

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BONDURANT, IOWA:

That the City Council of the City of Bondurant, Iowa hereby proposes to consider the following Ordinance:

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF BONDURANT, IOWA, 2002, BY AMENDING
SECTION 177.06 - BUILDINGS LINES ON APPROVED PLATS AND SECTION 178.08.4.B - GENERAL COMMERCIAL (C-2)
BULK REGULATIONS.

A virtual public hearing will be held on the 18th day of May, 2020 at 6:00 p.m. from the Conference Room of Bondurant City Hall at 200 2nd Street NE, Bondurant, Iowa, at which time the Council will hear objections or support to said proposed Ordinance. For further information on how to access this meeting, please view the City's website at www.cityofbondurant.com or call City Hall at (515) 967-2418.

The Clerk is hereby directed to publish Notice of said Hearing, as by law required.

Passed this 4th day of May, 2020,

By: _____
Curt Sullivan, Mayor

ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the City Council held on the above date, 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

Name	Yay	Nay	Abstain	Absent
Cox				
Elrod				
Enos				
McKenzie				
Peffer				