



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

Item No. 5p  
For Meeting of 4/20/2020

**TITLE:** Resolution affixing a public hearing for May 4<sup>th</sup>, 2020 on the proposed Zoning Code text amendment to Section 179.01.2.2.b.5.a regarding eliminating the minimum roof slope requirement for multi-family and townhome structures.

**ACTION:** Resolution for vote on April 20<sup>th</sup>, 2020

**CONTACT PERSON:** Maggie Murray, Planning & Community Development Director

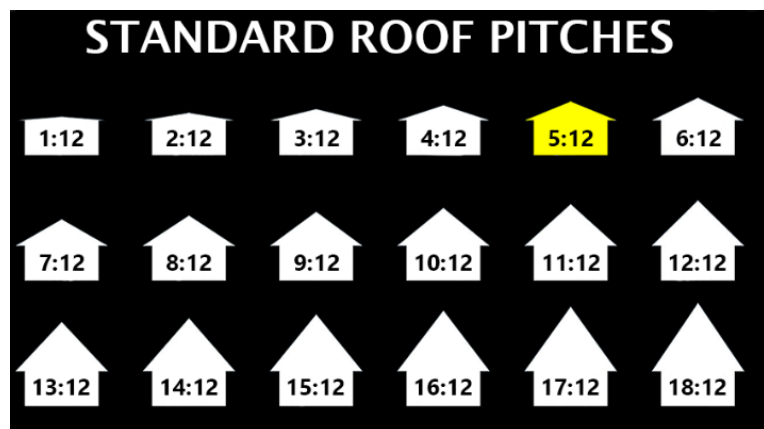
**BRIEF HISTORY & Analysis:**

Section 179.01.2.2.b.5.a currently regulates minimum roof slope requirements for all multi-family and townhome buildings in Bondurant (except for any residential uses in the General Commercial District). The current verbiage of Section 179.01.2.2.b.5.a reads as follows:

*a. All multi-family and townhome buildings shall have a pitched roof with a minimum roof slope of 5:12.*

This minimum roof slope requirement was adopted by the City in 2007 when architectural standards were established for multi-family uses, commercial uses, and industrial uses.

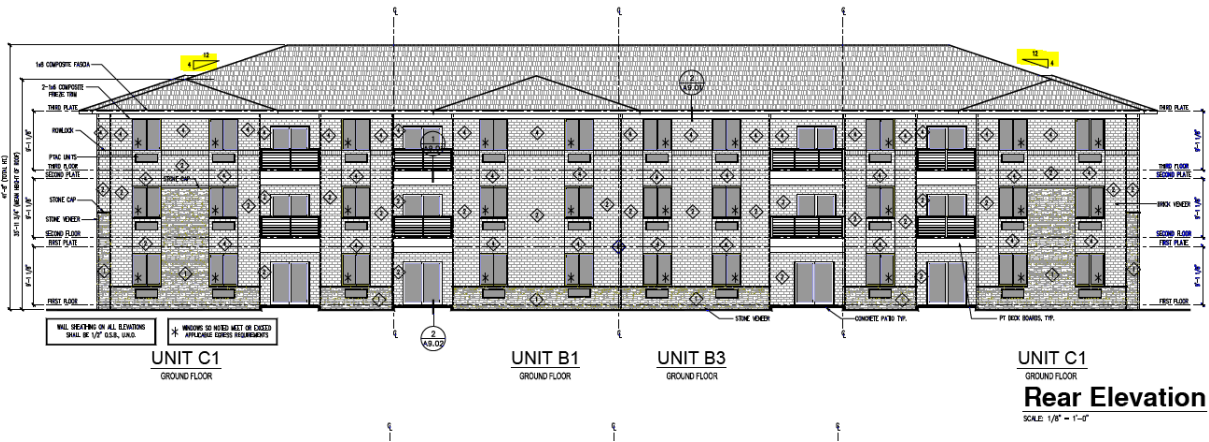
Below is a graphic which shows what a 5:12 roof slope looks like:



Source: <https://www.sheffieldmetals.com/About-SMI/News/standing-seam-vs-exposed-fastener-metal-roofing>

Planning staff is proposing that this section regulating minimum roof slope be eliminated altogether. A building permit was received in March 2020 for the second apartment complex building in the Park Side Plat 2 subdivision. The architectural elevations submitted as part of this building permit, shown below, show a proposed 4:12 roof slope, which does not meet the minimum 5:12 slope requirement. This minimum roof slope requirement was inadvertently overlooked by the City as part of the September 2019 building permit approval for the first apartment complex building in this Park Side Plat 2 subdivision which also has a 4:12 roof slope. For consistency purposes, the City’s roof slope requirement either needs to be removed or at least reduced to 4:12.

Elevations from March 2020 Building Permit Submittal:



Jason VanAusdall, City Building Official with V&K, noted that 4:12 is a common roof slope for apartment complex buildings. Jason noted that there is no International Building Code justification for why the City of Bondurant regulates minimum roof slope requirements as part of its Zoning Code.

Planning staff would also like to note that elimination of this minimum roof slope requirement will now allow for the option for potential construction of a flat apartment building, such as the example shown below:



Source: <https://www.sherman-associates.com/uncategorized/downtown-des-moines-first-market-rate-senior-housing-building-planned-for-grays-landing/>


This minimum roof slope item is the only design element proposed for elimination. The City still has several other design regulations in place, such as minimum hard surface material requirements (brick, stone, and windows) and requirements relative to building mass and form.

This potential text amendment after the May 4<sup>th</sup> City Council public hearing will not be contrary to the City's Comprehensive Plan, as there are no objectives of this Plan which recommend continued regulation of the City's minimum roof slope requirements for multi-family development.

**PLANNING AND ZONING COMMISSION REVIEW/RECOMMENDATION**

The Planning & Zoning Commission had an initial discussion on this topic during their meeting on April 9<sup>th</sup>, 2020. The Commission provided general guidance in support for eliminating the minimum roof slope requirement. The Commission will vote on a recommendation for Council after their public hearing on April 23<sup>rd</sup>. Staff will provide an update on the Commission's public hearing as part of the May 4<sup>th</sup> 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 _____ Ordinance ___ Contract ___ Other (Specify) _____
Funding Source _____ N/A _____
APPROVED FOR SUBMITTAL _____  City Administrator

**STAFF RECOMMENDATION:** Staff recommends approval of the resolution setting the May 4<sup>th</sup>, 2020 text amendment public hearing.

CITY OF BONDURANT  
RESOLUTION NO. 200420-117

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  
CHAPTER 179.01.2.I.2 – Multi-family Dwellings and Townhomes in All Districts Except C-2 Zoning Districts

A virtual public hearing will be held on the 4<sup>th</sup> day of May, 2020 at 6:00 p.m. from the Conference Room of Bondurant City Hall at 200 2<sup>nd</sup> 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](http://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 20<sup>th</sup> day of April, 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				