



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

Item No. 12
For Meeting of 5/4/2020

TITLE: Hold Bondurant Regional Commercial Master Plan public hearing and consider resolution adoption the Bondurant Regional Commercial Master Plan.

ACTION: Hold public hearing, resolution for vote.

CONTACT PERSON: Maggie Murray, Planning & Community Development Director

BRIEF HISTORY:

Being considered by the City Council this evening is recommended approval of the Bondurant Regional Commercial Master Plan. A final draft of the Bondurant Regional Commercial Master Plan has been submitted by Confluence and can be viewed online at:

<https://www.dropbox.com/s/esgbomyjlcf0qc/18003%20Bondurant%20Design%20Guidelines%20Booklet%20%28April%202020%29.pdf?dl=0>

This Bondurant Regional Commercial Master Plan will help guide the development of land in Bondurant generally east of Highway 65, south of 15th Street SE, north of Interstate 80, and west of Pleasant Street SE in the area shown below.

Bondurant Regional Commercial Master Plan – Study Area Boundaries Map



Back in March 2018 Bondurant City Council entered into contract with Confluence to prepare this plan. Through this planning process, a project steering committee was formed to help provide feedback to Confluence and City staff. In March 2020 Confluence presented their draft Bondurant Regional Commercial Master Plan to the Committee, Commission, and Council as part of a shared meeting. Based on feedback received at this shared meeting, the

document was updated to correct some street names in the area and to also encourage consideration of incorporating wider parking stalls on development sites.

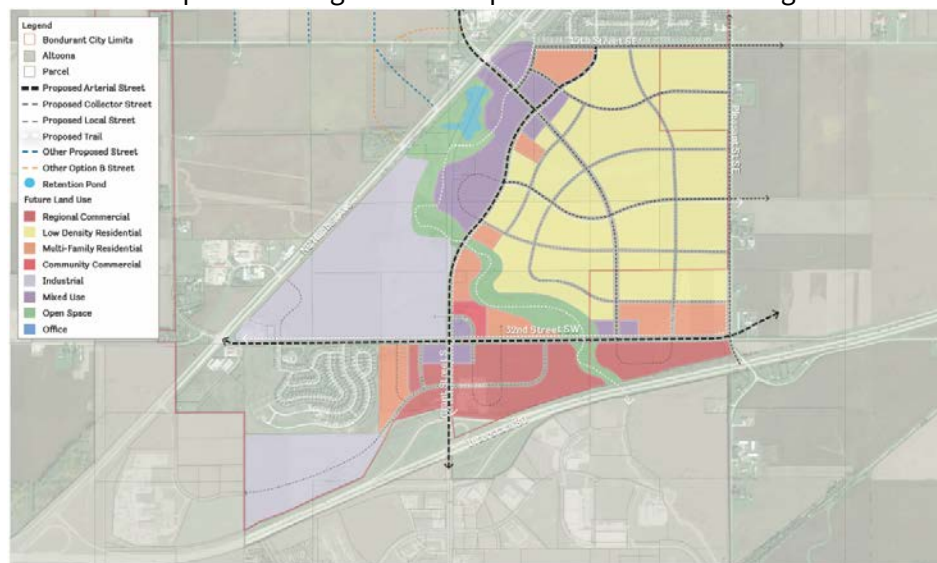
Once this Bondurant Regional Commercial Master Plan has been adopted by the City, it will serve as a guiding document for potential future rezonings and text amendments within the planning area. Staff still needs to sort through some technicalities of the Zoning Code prior to actual adoption of some of the Bondurant Regional Commercial Master Plan's proposed text into the Zoning Code. This will help to ensure that all relevant sections of the Zoning Code coordinate with one another. Reasoning –

- Chapter 179.01.2.I.6 of the City's Zoning Code, titled Arterial Corridor Overlay, currently regulates building design for all commercial and industrial buildings within 500' of Highway 65, lots fronting 2nd Street NE & NW, Grant Street North & South, and any portion of NE 72nd Street within Bondurant. Some of these areas listed in the current Arterial Corridor Overlay intersect with this potential new Grant Street South Overlay area. Only one Overlay area should exist for each area – so some updates will need to be made to the current description of the Arterial Corridor Overlay so that it clearly has a different geographical area than the proposed Grant Street South Overlay.
- When Chapter 179.01.2.I.6, titled Arterial Corridor Overlay, was adopted by the City in 2007, it should have been adopted its own section of the Zoning Code instead of folded into the Additional Provisions section of the Code. If updating the description of the existing Arterial Corridor Overlay, an effort should be made to establish its own section of the Zoning Code. With this update, the City's Zoning Map needs to also be updated to show the location of where this Arterial Corridor Overlay sits on top of the base zoning districts. This way a property owner or potential developer can look at the City's Zoning Map to see if they are situated within an Overlay District.
- Once the Grant Street South Overlay District is ready for actual Zoning Code incorporation, this Grant Street South Overlay will be treated as similar to the above note – where the Grant Street South Overlay will have its own section of the Zoning Code and the City's Zoning Map will show where this Overlay District exists.

ANALYSIS:

This Bondurant Regional Commercial Master Plan is organized into three chapters. Below is a summary of the contents each chapter:

- **Chapter 1 – Introduction**
 - Land Use Plan - will help serve as a guidance for potential future rezonings.



- Regional Commercial Area Master Plan – shows a potential development concept of the area of Grant Street South and 32nd Street SW in the area shown below.



- North Mixed Use Area Master Plan – shows the potential development concept in the northern planning area shown below.



- Zoning & Overlay Land Use Compatibility Table – serves as a summary of the document’s land use categories.
- Permitted Use Tables – serves as a guidance on potential future text amendments within this planning area.
- **Chapter 2 – Architecture**
 - Provides recommendations relative to façade articulation, application of building materials, building elements, use of trim, franchise architecture, and building mounted equipment screening. Also includes suggestions for building designs of differing types of uses, such as: agricultural, single-family & two-family residential dwellings, horizontally attached residential dwellings, vertically attached residential dwellings, non-residential buildings in residential districts, commercial buildings, office & civic, mixed use, and industrial.
 - **Chapter 3 – Site Planning.** Provides recommendations on the following topics: Setback & Bulk; Open Space, Landscaping, Buffering, and Screening; Vehicle, Bike, and Pedestrian Circulation + Parking; Outdoor Displays & Sales; Lighting; Signage; and Stormwater Management

PLANNING AND ZONING COMMISSION REVIEW/RECOMMENDATION


The Planning & Zoning Commission participated in Confluence’s March 2020 presentation and discussion with the Commission, Council, and Plan’s Steering Committee.

The Planning & Zoning Commission also held a public hearing during their April 23rd meeting and recommended City Council adoption of the Bondurant Regional Commercial Master Plan, subject to the following items:

- 1. That 15th Street SE be updated from an arterial to a collector.
- 2. That the street south of 15th Street SE be updated from a local to a collector.
- 3. That the City notify all property owners within the planning area of the City Council public hearing.

Confluence resubmitted an updated Bondurant Regional Commercial Master Plan which addressed the first two comments. The City notified property owners by sending out a mailing notifying them of the City Council public hearing.

City staff contacted property owners about this public hearing as an additional outreach measure, pursuant to a suggestion from the Planning and Zoning Commission.

<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 enclosed resolution adopting the Bondurant Regional Commercial Master Plan. This Plan will help guide zoning decisions and text amendments within this area of Bondurant.

CITY OF BONDURANT
RESOLUTION NO. 200504-135

RESOLUTION ADOPTING THE BONDURANT REGIONAL COMMERCIAL MASTER PLAN

WHEREAS, the City Council held a public hearing on May 4th, 2020 to hear public comments on the proposed adoption of the Bondurant Regional Commercial Master Plan; AND

WHEREAS, the Bondurant Regional Commercial Master Plan will serve as a guiding document for potential future rezoning requests and text amendments within the document's planning area.

WHEREAS, the Planning & Zoning Commission voted on recommended approval of the Bondurant Regional Commercial Master Plan, subject to the conditions below, all of which have been addressed.

1. That 15th Street SE be updated from an arterial to a collector.
2. That the street south of 15th Street SE be updated from a local to a collector.
3. That the City notify all property owners within the planning area of the City Council 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 adopts the Bondurant Regional Commercial Master Plan.

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				