

**Participants wishing to speak on a topic should message the meeting moderator. All participants are asked to mute their individual computers at times when they are not speaking to minimize background noise. Join: <https://us02web.zoom.us/j/81159296758>*

**NOTICE OF A REGULAR MEETING
BONDURANT PLANNING AND ZONING COMMISSION
AUGUST 8, 2024**

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on August 8, 2024, in the Bondurant City Center, 200 Second Street, Northeast, Bondurant, Polk County, Iowa. Said meeting is open and the public is encouraged to attend.

AGENDA

1. Call to Order
2. Roll Call
3. Perfecting and Approval of the Agenda
4. Approval of Minutes
 - a. July 11, 2024 Minutes
5. Guests requesting to address the Planning and Zoning Commission
6. Action Items
 - a. Resolution PZ-240808-22 - Considering approval of Plat of Survey to create Acquisition Plat '2024-101' and Parcels '2024-102' and '2024-103'.
 - b. Resolution PZ-240808-23 - Considering approval of the site plan for Parcel 2024-102.
 - c. Resolution PZ-240808-24 - Considering approval of the site plan for Featherstone Apartments.
 - d. Resolution PZ-240808-25 - Considering recommended approval of the Urban Renewal Plan Amendment (2024 Amendment)
7. Discussion Items -
 - a. Bondurant-Farrar Community School District Future School Discussion
8. Reports / Comments and appropriate action thereon:
 - a. Commission Members
 - b. City Staff
 - c. City Administrator
 - d. City Council Liaison
9. Adjournment

City of Bondurant

Planning and Zoning
Commission 200 2nd St NE,
PO Box 37
Bondurant, IA 50035



Meeting Minutes

DATE: July 11, 2024

Karen Keeran, Chair

1. Call to Order 6:00 pm

Place Bondurant City Hall (200 2nd St NE, PO Box 37)

2. Roll Call

Members Present: Karen Keeran (Chairperson), , Kristin Brostrom, Brian Clayton, Ethan Pitt, Jesse Torres, Jason Vore

Members Absent: Andy Mains (Vice-Chairperson)

City Official & Staff Present: Isaac Pezley, Maggie Murray

3. Perfecting and Approval of the Agenda

Motion by Commission Member Clayton, seconded by Commission Member Vore to approve of the July 11, 2024, meeting agenda. Vote on Motion 6-0-0. Motion carried.

4. Approval of Minutes

Motion by Commission Member Clayton, seconded by Commission Member Torres to approve of the June 13, 2024, meeting minutes. Vote on Motion 6-0-0. Motion carried.

5. Guests requesting to address the Planning and Zoning Commission

6. Action Items

- a. Public Hearing – Considering recommended approval of a rezoning request from A-1 Agricultural District to Medium Density Residential (R-2) District and Transitional Commercial (C-1) District on Parcels 231/00021-632-000 and 231/00072-330-000.

Public hearing opened at 6:02.

Pezley provided the Commission an overview of the rezoning request. The applicant is the realtor representing the Ethel Sankey Trust. The request is

rezone the remaining A-1 Agricultural zoned land to R-2 Medium Density Residential and C-1 Transitional Commercial in accordance with Bondurant's Future Land Use Map.

Mark Dornbusch, 116 13th St NW, addressed the Commission. Dornbusch stated he is against the rezoning request and has concerns with the additional traffic any development of this property will bring. Dornbusch stated he does not want apartment buildings and Amazon style warehouses to be constructed in his backyard. Staff stated R-2 and C-1 Districts do not allow for this type of development. The existing Sankey Summit Preliminary Plat shows additional single-family residential in this area with low-density commercial near the intersection of Grant Street North and NE 86th Avenue.

Doug Covert, 112 13th Street NW, addressed the Commission. Covert expressed concern with additional traffic that development would add to the area. Covert also has concerns with multi-family residential but single-family residential would be preferable if the land were to be developed. Covert asked what types of commercial would be allowed in C-1, staff pulled up the Zoning Code to show allowable uses. Covert asked if there would be any screening or buffering requirements for any C-1 development. Staff stated there were and provided the code section requiring buffers and screening between C-1 and residential districts.

Susan Metz, 205 13th Street NW, addressed the Commission. Metz stated Grant Street North is already a busy street and adding more housing and commercial will make it busier. Metz stated people already blow through the pedestrian crosswalk at the intersection of 13th Street NW and Grant Street North. Metz stated if NE 86th Avenue is continued to the west, the City should consider installing a traffic signal to help slow down traffic. Pezley pulled up the City's Streets Master Plan showing a future lighted intersection in this area.

The Commission discussed the possibility of rezoning the entire area as residential instead of commercial. Staff stated this would require a Future Land Use Map amendment and would potentially affect the other properties shown as neighborhood commercial in this area.

Clayton stated he understands the neighbors concerns about additional growth in this area but a preliminary plat showing additional single-family development has been approved for quite some time. Clayton added this is smart growth and any residential growth would mimic the existing Sankey Summit residential subdivisions.

Public hearing closed at 6:38.

- b. Resolution PZ-240711-20 – Considering recommended approval of a rezoning request from A-1 Agricultural District to Medium Density Residential (R-2) District and Transitional Commercial (C-1) District on Parcels 231/00021-632-000 and 231/00072-330-000.

Motion by Commission Member Clayton, seconded by Commission Member Torres to recommend approval of Resolution PZ -240711-20.

Roll Call – Ayes: Commission Member Clayton, Commission Member Keeran, Commission Member Brostrom, Commission Member Torres, Commission Member Vore Nays: Commission Member Pitt. Abstentions: none. Absent: Commission Member Mains Vote on Motion 5-1-0. Motion carried.

- c. Resolution PZ-240711-21 – Considering recommended approval of the site plan at 2502 Robinson Avenue NE.

Ed Pelds, Pelds Design Service, provided the Commission with an overview of the submitted site plan. Commission asked if there was any outdoor storage components of the site plan, staff stated no. The applicant has indicated all activities will take place inside, other than loading and truck queuing.

Motion by Commission Member Pitt, seconded by Commission Member Vore to recommend approval of Resolution PZ -240711-21.

Roll Call – Ayes: Commission Member Clayton, Commission Member Pitt, Commission Member Keeran, Commission Member Brostrom, Commission Member Torres, Commission Member Vore Nays: none. Abstentions: none. Absent: Commission Member Mains Vote on Motion 6-0-0. Motion carried.

7. Discussion Items –

8. Reports / Comments and appropriate action thereon

- a. Commission Members

Brostrom – none.

Clayton – provided the Commission additional background of the Sankey Summit area.

Mains – absent.

Pitt –welcomed a new baby into the family and did not show the Commission any pictures.

Torres – none.

Vore – none.

Commission Chair – stated there is a for sale sign in the Prairie Point View park and asked staff if something had changed in this area. Staff stated they were not aware of anything but would look into it. Asked staff to look into placing a flashing pedestrian crossing sign where the walking trail crosses 2nd Street NW near Fireside Drive NW. Staff stated they would speak with Public Works.

- b. Community Development Director – none.
- c. City Planner – none.
- d. City Administrator – absent.
- e. City County Liaison – absent.

7. Adjournment

Motion by Commissioner Vore, seconded by Commissioner Clayton to adjourn the meeting. Vote on Motion 6-0-0. Motion carried. Meeting adjourned.



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

Item No. 6.a.
For Meeting of 8/8/2024
Resolution

TITLE: Resolution PZ-240808-22 - Considering approval of Plat of Survey to create Acquisition Plat '2024-101' and Parcels '2024-102' and '2024-103'.

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS: Civil Engineering Consultants, Inc, on behalf of the owners of the property, Farmers Elevator Co, and the applicants, Dynamic Partners, have submitted the Plats of Survey for review. The proposed parcels are located at 2020 2nd Street NE and currently zoned M-2 Medium Industrial.

Dynamic Partners are currently in the process of purchasing 2020 2nd Street NE from Farmers Elevator Co. Dynamic Partners has submitted site plan for a storage unit business to be located on the proposed Parcel 2024-102. Dynamic Partners currently plans on expanding this proposed use to Parcel 2024-103 in a future development phase. The Acquisition Parcel 2024-101 would be deeded to the City of Bondurant for right-of-way needs. The proposed Plats of Survey area are shown below.



The City of Bondurant recently recorded a perpetual sanitary sewer easement and a perpetual storm sewer easement on the proposed Parcel 2024-102. The perpetual storm sewer easement is 20' wide and located along the eastern property line of the proposed Parcel 2024-102. The perpetual sanitary sewer easement is 15' wide and

extends 80' to the west from the southeast corner of the proposed Parcel 2024-102. The applicants are aware of both easements and they will not affect the development of this parcel.

FUNDING SOURCE:

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

1. Recommended approval of RESOLUTIONS NO. PZ-240808-22.
2. Recommended approval of RESOLUTION NO. PZ-240808-22, subject to certain Subdivision Code clarification items being addressed.
3. Recommended denial of RESOLUTION NO. PZ-240808-22.
4. Table pending additional information.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RES. PZ-240808-22
2. Plat of Survey
3. Perpetual Sanitary Sewer Easement
4. Perpetual Storm Sewer Easement

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-240808-22

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE PLAT OF
SURVEY CREATING ACQUISITION PARCEL '2024-101' AND PARCELS '2024-102',
'2024-103'.

WHEREAS, Civic Engineering Consultants, Inc has submitted a plat of survey on behalf of the property owner, Farmers Elevator Co, and the applicant, Dynamic Partners, to create Acquisition Parcel '2024-101' and Parcels '2024-102' and '2024-103' which are described as follows:

ACQUISITION PARCEL 2024-101:

THE SOUTH 45.00 FEET OF PARCEL 'H' OF THE SE $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH/ P.M., AN OFFICIAL PARCEL RECORDED IN BOOK 13080, PAGE 445 AT THE POLK COUNTY RECORDER'S OFFICE, CITY OF BONDURANT, POLK COUNTY, IOWA AND CONTAINING 1.08 ACRES MORE OR LESS.

PARCEL 2024-102

THE EAST 545.00 FEET EXCEPT THE SOUTH 45.00 FEET THEREOF OF PARCEL 'H' OF THE SE $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., AN OFFICIAL PARCEL RECORDED IN BOOK 13080, PAGE 445 AT THE POLK COUNTY RECORDER'S OFFICE, CITY OF BONDURANT, POLK COUNTY, IOWA AND CONTAINING 12.21 ACRES MORE OR LESS.

PARCEL 2024-103

PARCEL 'H' OF THE SE $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH/ P.M., AN OFFICIAL PARCEL RECORDED IN BOOK 13080, PAGE 445 AT THE POLK COUNTY RECORDER'S OFFICE, CITY OF BONDURANT, POLK COUNTY, IOWA EXCEP THE SOUTH 45.00 FEET THEREOF AND EXCEPT THE EAST 545.00 FEET THEREOF AND CONTAINING 9.16 ACRES MORE OR LESS.

NOW, THEREFORE, BE IT RESOLVED, that the Planning & Zoning Commission recommends approval of the submitted Plats of Survey:

Moved by _____, Seconded by _____ to adopt.

ATTEST: I, Isaac Pezley, City Planner, City of Bondurant, hereby certify that at a meeting of the Planning and Zoning Commission held on August 8, 2024; among other proceedings the above was recommended.

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

Isaac J. Pezley, City Planner

Action	Yay	Nay	Abstain	Absent
Keeran				
Mains				
Brostrom				
Clayton				
Pitt				
Torres				
Vore				

Karen Keeran, Commission Chair

PLAT OF SURVEY
OF
ACQ. PARCEL 2024-101 & PARCELS
2024-102 & 2024-103
OF
SE1/4 SW1/4 OF SECTION 29-80-22
2020 2ND STREET NE, BONDURANT, IOWA

INDEX LEGEND					
COUNTY: POLK					
	SECTION	TOWNSHIP	RANGE	1/4 1/4	1/4
ALIQOT PART: PARCEL 11	29	80	22	SE1/4	SW1/4
GEOPARCEL: 802224300011					
ASSOCIATED BK. 13080, PG. 445					
PROPRIETOR (S): FARMERS ELEVATOR CO.					
REQUESTED BY: DYNAMIC PARTNERS					
PROFESSIONAL LAND SURVEYOR: JEFFREY A. GADDIS, PLS 18381					
COMPANY: CIVIL ENGINEERING CONSULTANTS, INC. ATTN: JEFFREY A. GADDIS, PLS RETURN TO: 2400 86TH STREET, URBANDALE, IA 50322 PHONE: 515-276-4884					

LAND AREA TABLE			
SE1/4 SW1/4 SEC. 29-80-22	GROSS (AC.)	R.O.W. EASEMENT (AC.)	NET (AC.)
ACQ. PARCEL 2024-101	1.08	0	1.08
PARCEL 2024-102	12.21	0	12.21
PARCEL 2024-103	9.16	0	9.16
TOTAL	22.45	0	22.45

ZONING
M2- MEDIUM INDUSTRIAL
FRONT YARD SETBACK:
SIDE YARD SETBACK:
REAR YARD SETBACK:
MAXIMUM HEIGHT:

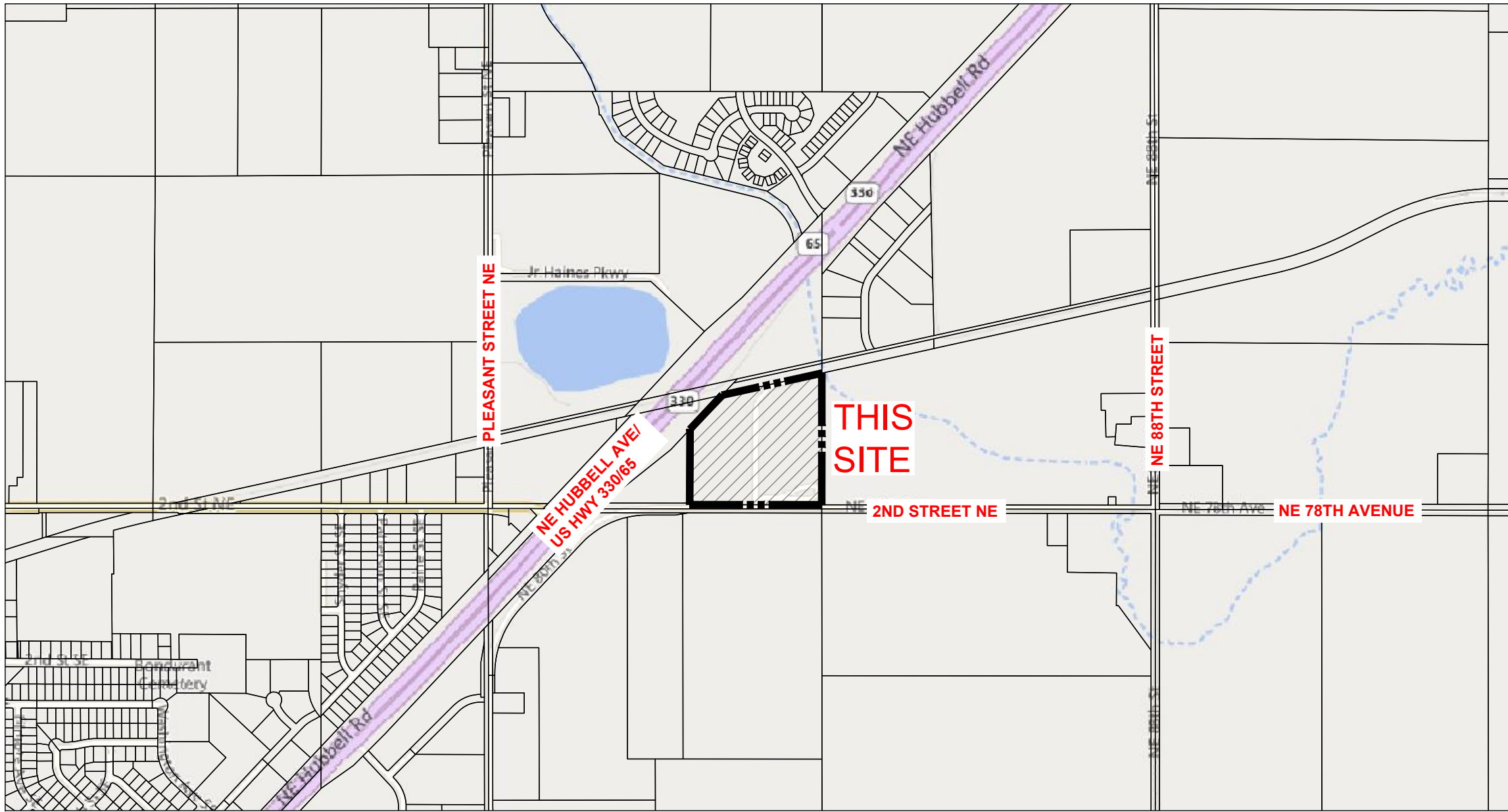
30 FEET FROM EXISTING OR PROPOSED PROPERTY LINE
20 FEET PROVIDED THAT WHERE ADJACENT TO AN 'R' OR 'C-1' DISTRICT A SIDE YARD OF 25 FEET SHALL BE REQUIRED
40 FEET EXCEPT THAT WHERE A RAILROAD RIGHT-OF-WAY IS IMMEDIATELY ADJACENT TO THE REAR OF A LOT, THE REAR YARD REQUIREMENT NEED NOT APPLY
80 FEET WITH AN ADDITIONAL 12 FEET (1 STORY) OF HEIGHTS PERMITTED FOR EVERY 10 FEET OF ADDITIONAL BUILDING SETBACK FOR AN OVERALL MAXIMUM OF NO MORE THAN AN AVERAGE OF 104 FEET BUILDING HEIGHT FROM FINISHED FLOOR.

LEGEND

● FOUND CORNERS (1/2" I.R. W/YELLOW CAP #1161 UNLESS OTHERWISE NOTED)
○ SET PROPERTY CORNER (5/8" I.R. W/BLUE CAP #18381 UNLESS OTHERWISE NOTED)
▲ FOUND SECTION CORNERS
△ SET SECTION CORNER

----- PLAT OF SURVEY BOUNDARY
----- PROPOSED PARCEL LINES
----- EXISTING PROPERTY LINES
----- BUILDING SETBACK LINES
----- EASEMENT LINES
----- CENTERLINE STREET

D. DEEDED BEARING & DISTANCE
P. PREVIOUSLY RECORDED BEARING & DISTANCE
M. MEASURED BEARING & DISTANCE
I.R. IRON ROD
I.P. IRON PIPE
BK. XXX, PG. XXX COUNTY RECORDER'S INDEXING IDENTIFICATION NUMBER
INST. XXX,
R.O.W. RIGHT-OF-WAY
P.U.E. PUBLIC UTILITY EASEMENT
777 ADDRESS



VICINITY MAP
SCALE: 1"=1000'
NORTH
↑

SHEET LIST TABLE	
Sheet Number	Sheet Title
01	COVER
02	PLAT OF SURVEY

BASIS OF BEARINGS
THE SOUTH LINE OF THE SW1/4 OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M. HAS MEASURED AS HAVING A BEARING OF N89°47'34"W. THIS BEARING WAS DETERMINED FROM THE IOWA DEPARTMENT OF TRANSPORTATION REAL-TIME NETWORK CONVERTED TO IOWA STATE PLANE NAD1983(2011) SOUTH ZONE GRID NORTH.

PURPOSE OF SURVEY
THESE PARCELS ARE BEING CREATED FOR FUTURE DEVELOPMENT AND ROAD ACQUISITION.

PROFESSIONAL LAND SURVEYOR NOTES:
1. THE ALLOWABLE ERROR OF CLOSURE FOR THE BOUNDARY IS 1:10,000 AND THE ALLOWABLE ERROR OF CLOSURE FOR EACH LOT IS 1:5,000.
2. THE EASEMENTS SHOWN ON ADJOINING OWNERS' PROPERTY ARE NOT PART OF THIS PLAT AND ARE SHOWN FOR REFERENCE ONLY. THESE EASEMENTS SHALL BE ACQUIRED THROUGH A SEPARATE RECORDED DOCUMENT.
3. THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PROVIDED IN PREPARATION OF THIS SURVEY.
4. MONUMENTS TO BE SET WITHIN 30 DAYS OF THE PLAT OF SURVEY RECORDING DATE.
5. IF THIS PLAT OF SURVEY INDICATES SETTING AN IRON ROD AND THE EXISTING CONDITIONS WILL NOT ALLOW THIS TYPE OF MONUMENT, A CUT 'X' WILL BE SET IN PORTLAND CEMENT CONCRETE (P.C.C.) OR A 'MAG NAIL' WILL BE SET IN ASPHALTIC CEMENT CONCRETE (A.C.C. OR H.M.A.).

**BOUNDARY CLOSURE REPORT
ACQ. PARCEL 2024-101**
NORTH: 620448.4790' EAST: 1658049.3390'
SEGMENT #1 : LINE
COURSE: N89°47'34"W
NORTH: 620452.2281' LENGTH: 1043.61'
EAST: 1657005.7357'
SEGMENT #2 : LINE
COURSE: N00°15'55"E
NORTH: 620491.2276' LENGTH: 45.00'
EAST: 1657005.9441'
SEGMENT #3 : LINE
COURSE: S89°47'34"E
NORTH: 620495.3368' LENGTH: 526.35'
EAST: 1657532.2407'
SEGMENT #4 : LINE
COURSE: S89°47'34"E
NORTH: 620493.4794' LENGTH: 517.01'
EAST: 1658049.2473'
SEGMENT #5 : LINE
COURSE: S00°03'04"E
NORTH: 620448.4794' LENGTH: 45.00'
EAST: 1658049.3375'
PERIMETER: 2176.91' AREA: 46456.73 SQ. FT.
ERROR CLOSURE: 0.0016' COURSE: N73°57'13"W
ERROR NORTH: 0.00043' EAST: -0.00151'
PRECISION 1: 1360606.25

**BOUNDARY CLOSURE REPORT
PARCEL 2024-103**
NORTH: 620491.2271' EAST: 1657005.9469'
SEGMENT #1 : LINE
COURSE: N00°15'55"E
NORTH: 621086.5316' LENGTH: 589.31'
EAST: 1657008.6754'
SEGMENT #2 : LINE
COURSE: N43°17'11"E
NORTH: 621357.8257' LENGTH: 312.70'
EAST: 1657264.2233'
SEGMENT #3 : LINE
COURSE: N71°33'31"E
NORTH: 621410.6034' LENGTH: 245.01'
EAST: 1657503.4813'
SEGMENT #4 : LINE
COURSE: S00°03'04"E
NORTH: 620495.4443' LENGTH: 915.16'
EAST: 1657504.2477'
SEGMENT #5 : LINE
COURSE: N89°47'34"W
NORTH: 620491.2346' LENGTH: 448.35'
EAST: 1657005.9509'
PERIMETER: 2620.53' AREA: 349097.46 SQ. FT.
ERROR CLOSURE: 0.0078' COURSE: N30°29'14"E
ERROR NORTH: 0.00673' EAST: 0.00346'
PRECISION 1: 335465.38

**BOUNDARY CLOSURE REPORT
PARCEL 2024-102**
NORTH: 620493.4794' EAST: 1658049.2488'
SEGMENT #1 : LINE
COURSE: N89°47'34"W
NORTH: 620495.4374' LENGTH: 545.01'
EAST: 1657504.2423'
SEGMENT #2 : LINE
COURSE: N00°03'04"W
NORTH: 621410.5470' LENGTH: 915.16'
EAST: 1657503.4754'
SEGMENT #3 : LINE
COURSE: N71°33'31"E
NORTH: 621530.7150' LENGTH: 551.99'
EAST: 1658048.3661'
SEGMENT #4 : LINE
COURSE: S00°03'04"E
NORTH: 620493.4754' LENGTH: 1037.32'
EAST: 1658049.2914'
PERIMETER: 3055.48' AREA: 532051.66 SQ. FT.
ERROR CLOSURE: 0.0084' COURSE: S61°01'44"W
ERROR NORTH: -0.00407' EAST: -0.00735'
PRECISION 1: 363747.62

PROPERTY OWNER:
FARMERS ELEVATOR CO.
POB 35
FARNHAMVILLE, IA
ATTN: BARB GEISLER
PREPARED FOR:
DYNAMIC PARTNERS
CO. TOM GUSTAFSSON
23071 NATURE CENTER ROAD
P.O. BOX 851
OKOBOJI, IA 51355
PHONE: 712-330-3233
EMAIL: TOM.GUSTAFSSON@HOTMAIL.COM

**PROFESSIONAL
LAND SURVEYOR:**
CIVIL ENGINEERING CONSULTANTS, INC.
2400 86TH STREET, SUITE 12
URBANDALE, IA 50322
JEFFREY A. GADDIS, PLS
PH. (515) 276-4884 EXT. 221
EMAIL: GADDIS@CECLAC.COM

ORIGINAL DESCRIPTION:
WARRANTY DEED BOOK 6306, PAGE 356
BEGINNING 1595.85 FEET EAST OF THE SOUTHWEST CORNER; THENCE NORTH 633.95 FEET; NORTHEAST 371.27;
NORTHEAST ALONG THE SOUTH RAILROAD RIGHT-OF-WAY TO EAST LINE; THENCE SOUTH TO SOUTHEAST CORNER;
THENCE WEST TO POINT OF BEGINNING, IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4, SECTION 29, TOWNSHIP 80 NORTH,
RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA; SUBJECT TO EASEMENTS FOR ROADWAY, CONTAINING 21.3
ACRES MORE OR LESS.

ACQUISITION PARCEL 2024-101 LEGAL DESCRIPTION:
THE SOUTH 45.00 FEET OF THE SE1/4 SW1/4 OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., AN OFFICIAL PARCEL RECORDED IN BOOK 13080, PAGE 445 AT THE POLK COUNTY RECORDER'S OFFICE, CITY OF BONDURANT, POLK COUNTY, IOWA AND CONTAINING 1.08 ACRES MORE OR LESS.

PARCEL 2024-102 LEGAL DESCRIPTION:
THE EAST 545.00 FEET EXCEPT THE SOUTH 45.00 FEET THEREOF OF PARCEL 11 OF THE SE1/4 SW1/4 OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., AN OFFICIAL PARCEL RECORDED IN BOOK 13080, PAGE 445 AT THE POLK COUNTY RECORDER'S OFFICE, CITY OF BONDURANT, POLK COUNTY, IOWA AND CONTAINING 12.21 ACRES MORE OR LESS.

PARCEL 2024-103 LEGAL DESCRIPTION:
PARCEL 11 OF THE SE1/4 SW1/4 OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., AN OFFICIAL PARCEL RECORDED IN BOOK 13080, PAGE 445 AT THE POLK COUNTY RECORDER'S OFFICE, CITY OF BONDURANT, POLK COUNTY, IOWA EXCEPT THE SOUTH 45.00 FEET THEREOF AND EXCEPT THE EAST 545.00 FEET THEREOF AND CONTAINING 9.16 ACRES MORE OR LESS.

CERTIFICATION

1-800-292-8989
www.iowacall.com

JEFFREY A. GADDIS
18381
IOWA

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

PRELIMINARY
JEFFREY A. GADDIS, IOWA LICENSE NO. 18381
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024

SHEETS 1 - 3
DATE
SHEETS 01 - 3

PRELIMINARY

**ACQ. PARCEL 2024-101 & PARCELS 2024-102 & 2024-103, SE1/4 SW1/4, SEC. 29-80-22
2020 2ND STREET NE, BONDURANT, IOWA**

COVER

**SHEET
OF 3**

A2215

Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 . Urbandale, Iowa 50322
515.276.4884 . mail@ceclac.com

CEC

DATE: July 30, 2024
DATE OF SURVEY: MAY 30, 2024
DESIGNED BY: JAG
DRAWN BY: LKH



PERPETUAL SANITARY SEWER EASEMENT

Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Veenstra & Kimm, Inc.

William J. Weber

3000 Westown Parkway

West Des Moines, Iowa 50266

(515) 225-8000

Return Document To: (name and complete address)

City of Bondurant, Iowa

Attn: Marketa Oliver, City Administrator

200 2nd Street NE

P.O. Box 37

Bondurant, Iowa 50035

Grantor: Farmers Elevator Co

Grantee: City of Bondurant, Iowa

PERPETUAL SANITARY SEWER EASEMENT

KNOW ALL BY THESE PRESENT:

That we, the undersigned, Farmers Elevator Co, (hereinafter referred to as "Grantor(s)"), in consideration of \$ 10 in hand paid by the CITY OF BONDURANT, IOWA, the receipt of which is hereby acknowledged do hereby sell, grant and convey unto the City of Bondurant, Iowa, a municipal corporation, in the County of Polk, State of Iowa, an easement under, through and across the following described real estate:

Perpetual Sanitary Sewer Easement (see attached Exhibit 02-P1)

THE NORTH 15.00 FEET OF THE SOUTH 60.00 FEET OF THE EAST 80.00 FEET OF PARCEL 'H' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 13080, PAGE 445 IN THE POLK COUNTY RECORDER'S OFFICE, IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA AND CONTAINING 1,200 SQUARE FEET (0.03 ACRES).

That said easement is granted unto the City of Bondurant, Iowa, for the purpose of the construction, installation and maintenance of the following described public improvement:

as reflected in the Plans for Civic Campus Improvements Project Bondurant, Iowa
on file in the office of the Public Works Director

In connection herewith it is specifically agreed that by this easement, the City of Bondurant shall have the right to enter upon said premises as shall be necessary to construct, reconstruct, inspect, repair, operate and maintain and service any and all of said improvements and all appurtenances thereto, together with the right to use and operate said improvements as it deems necessary.

Except as may be caused by the negligent acts or omissions of the City, its employees, agents or its representatives, the City shall not be liable for injury or property damage occurring in or to the Easement Area, the property abutting said Easement Area, nor the property damage or any improvements or obstructions thereon resulting from the City's exercise of this Easement. The City shall be solely responsible for maintenance of the Easement Area during the construction, and subsequent maintenance, repair, and replacement, of the improvements herein contemplated.

The said municipal corporation shall restore said described land to a satisfactory condition after construction and/or maintenance in substantially the same condition as prior to entry.

42892
7/10/2024

2

It is further agreed that no permanent improvement shall be built or placed upon the above described easement, and that if such improvements are built or constructed, in violation of this easement, the City of Bondurant shall in no way be responsible for any damages thereto resulting from the construction, reconstruction, maintenance or repair of the aforesaid improvements.

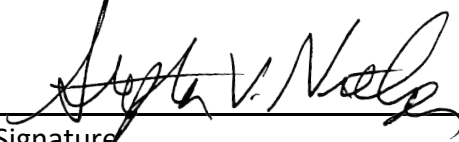
That the grantors do hereby covenant with the said grantee, and successors in interest, that said grantors hold said real estate by title and fee simple; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be herein above stated; that said grantors covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share, if any, in and to the interests conveyed by this Easement.

Words phrases herein including acknowledgment hereof shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Signed this 30 day of July, 2024.

FARMERS ELEVATOR CO


Signature

Stephen V. Nielsen

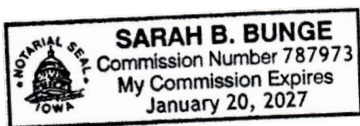
Printed Name

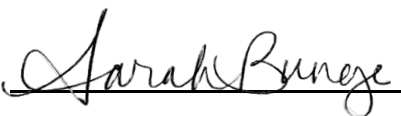
Title, EVP & General Counsel

Acknowledgment

STATE OF Iowa)
) ss.
COUNTY OF Polk)

On the 30 day of July, 2024, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Stephen V. Nielsen, to me known, who, being by me duly sworn, did say that they are the EVP & General Counsel of the corporation executing the foregoing instrument; that (no seal has been procured by) (the seal affixed thereto is the seal of) the corporation; that said instrument was signed (and sealed) on behalf of the corporation by authority of this Board of Directors; that Stephen V. Nielsen acknowledged the execution of the instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.



, Notary Public

DRAWN TJP CHECKED MDL APPROVED MDL DATE 05-22-2024

PROPERTY OWNER:
FARMERS ELEVATOR CO
PO BOX 35
FARNHAMVILLE, IA 50538

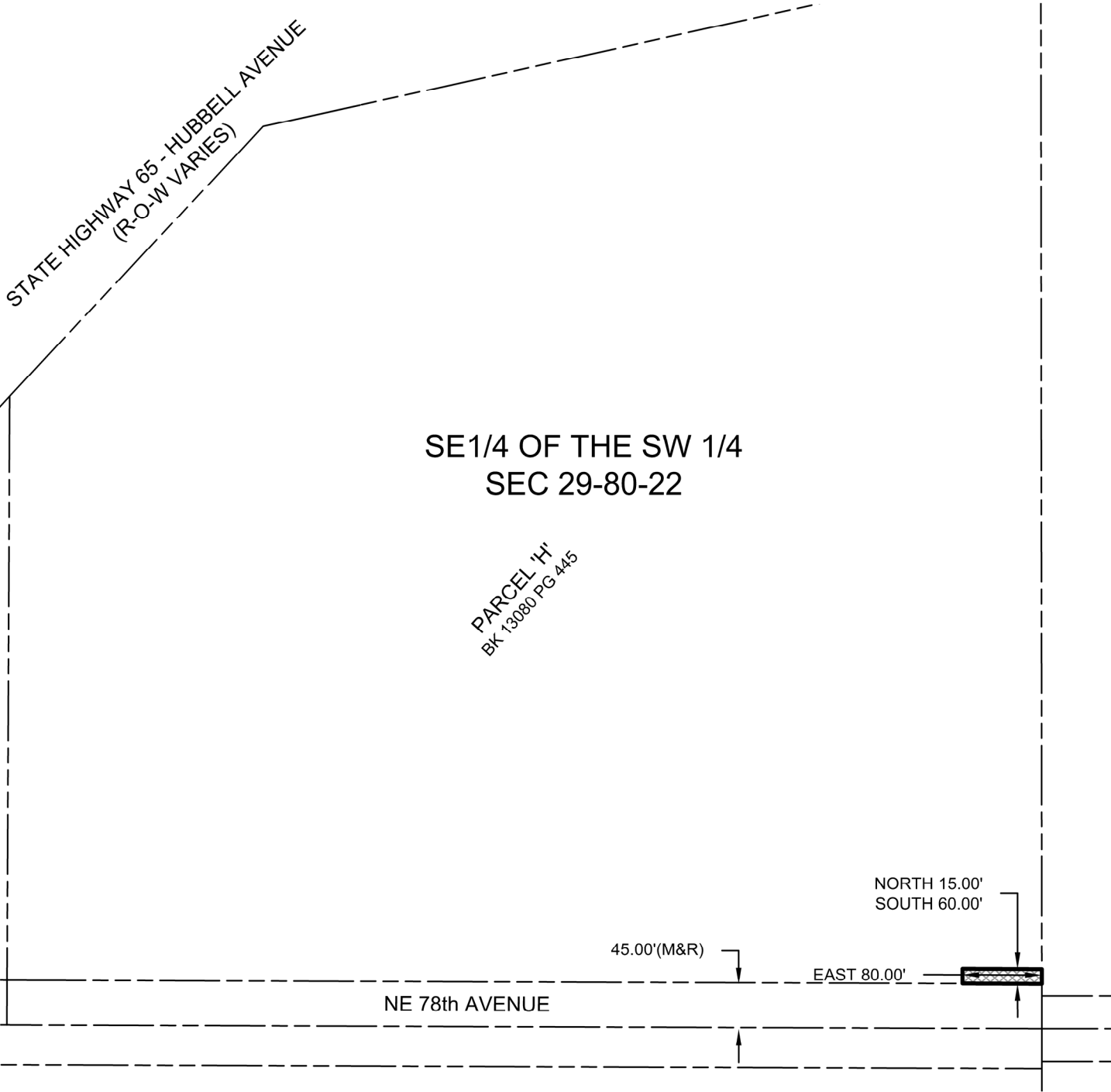
EASEMENT EXHIBIT

FOR SANITARY SEWER BEING CONVEYED TO
THE CITY OF BONDURANT, IOWA

PARCEL NO.:
8022.29.300.011

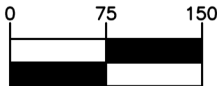
PHYSICAL ADDRESS:
NA

LEGAL DESCRIPTION:
THE NORTH 15.00 FEET OF THE SOUTH 60.00 FEET OF THE EAST 80.00 FEET OF PARCEL 'H' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 13080, PAGE 445 IN THE POLK COUNTY RECORDER'S OFFICE, IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA AND CONTAINING 1,200 SQUARE FEET (0.03 ACRES).



LEGEND

- ▲ FOUND SECTION CORNER MONUMENT
- FOUND PROPERTY MONUMENT
- (M) MEASURED BEARING OR DIMENSION
- (R) RECORDED BEARING OR DIMENSION
- (D) DEEDED BEARING OR DIMENSION
- SECTION LINE
- PROPERTY LINE
- PERPETUAL EASEMENT AREA
1,200 SQ.FT. (0.03 ACRES)



1 Inch = 150 ft.

CIVIC CAMPUS IMPROVEMENTS PROJECT



**VEENSTRA
& KIMM INC.**
3000 WESTOWN PKWY - WEST DES MOINES, IA 50265 - (515) 225-8000

EXHIBIT **02-P1** SHEET 1 OF 1

P:\42892\42892-SURVEY\PLATS\42892 EAS-02 P1.dwg 7/11/2024 8:30 AM

PERPETUAL STORM SEWER EASEMENT

Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Veenstra & Kimm, Inc.

William J. Weber

3000 Westown Parkway

West Des Moines, Iowa 50266

(515) 225-8000

Return Document To: (name and complete address)

City of Bondurant, Iowa

Attn: Marketa Oliver, City Administrator

200 2nd Street NE

P.O. Box 37

Bondurant, Iowa 50035

Grantor: Farmers Elevator Co

Grantee: City of Bondurant, Iowa

PERPETUAL STORM SEWER EASEMENT

KNOW ALL BY THESE PRESENT:

That we, the undersigned, Farmers Elevator Co, (hereinafter referred to as "Grantor(s)"), in consideration of \$ 10 in hand paid by the CITY OF BONDURANT, IOWA, the receipt of which is hereby acknowledged do hereby sell, grant and convey unto the City of Bondurant, Iowa, a municipal corporation, in the County of Polk, State of Iowa, an easement under, through and across the following described real estate:

Perpetual Storm Sewer Easement (see attached Exhibit 02-P2)

THE EAST 20.00 FEET OF PARCEL 'H' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 13080, PAGE 445 IN THE POLK COUNTY RECORDER'S OFFICE, IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA; EXCEPT THE SOUTH 45.00 FEET AND CONTAINING 20,701 SQUARE FEET (0.48 ACRES).

That said easement is granted unto the City of Bondurant, Iowa, for the purpose of the construction, installation and maintenance of the following described public improvement:

as reflected in the Plans for Civic Campus Improvements Project Bondurant, Iowa
on file in the office of the Public Works Director

In connection herewith it is specifically agreed that by this easement, the City of Bondurant shall have the right to enter upon said premises as shall be necessary to construct, reconstruct, inspect, repair, operate and maintain and service any and all of said improvements and all appurtenances thereto, together with the right to use and operate said improvements as it deems necessary.

Except as may be caused by the negligent acts or omissions of the City, its employees, agents or its representatives, the City shall not be liable for injury or property damage occurring in or to the Easement Area, the property abutting said Easement Area, nor the property damage or any improvements or obstructions thereon resulting from the City's exercise of this Easement. The City shall be solely responsible for maintenance of the Easement Area during the construction, and subsequent maintenance, repair, and replacement, of the improvements herein contemplated.

The said municipal corporation shall restore said described land to a satisfactory condition after construction and/or maintenance in substantially the same condition as prior to entry.

42892
7/10/2024

2

It is further agreed that no permanent improvement shall be built or placed upon the above described easement, and that if such improvements are built or constructed, in violation of this easement, the City of Bondurant shall in no way be responsible for any damages thereto resulting from the construction, reconstruction, maintenance or repair of the aforesaid improvements.

That the grantors do hereby covenant with the said grantee, and successors in interest, that said grantors hold said real estate by title and fee simple; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be herein above stated; that said grantors covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

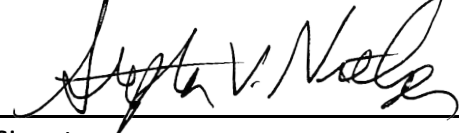
It is hereby agreed that the grantors shall be allowed to connect to the storm sewer and release detained storm sewer flows.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share, if any, in and to the interests conveyed by this Easement.

Words phrases herein including acknowledgment hereof shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Signed this 30 day of July, 2024.

FARMERS ELEVATOR CO


Signature

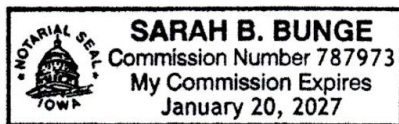
Stephen V. Nielsen
Printed Name

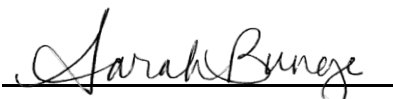
Title, EVP & General Counsel

Acknowledgment

STATE OF Iowa)
) ss.
COUNTY OF Polk)

On the 30 day of July, 2024, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Stephen V. Nielsen, to me known, who, being by me duly sworn, did say that they are the EVP & General Counsel, of the corporation executing the foregoing instrument; that (no seal has been procured by) (the seal affixed thereto is the seal of) the corporation; that said instrument was signed (and sealed) on behalf of the corporation by authority of this Board of Directors; that Stephen V. Nielsen acknowledged the execution of the instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.



, Notary Public

DRAWN TJP CHECKED MDL APPROVED MDL DATE 05-22-2024

PROPERTY OWNER:
FARMERS ELEVATOR CO
PO BOX 35
FARNHAMVILLE, IA 50538

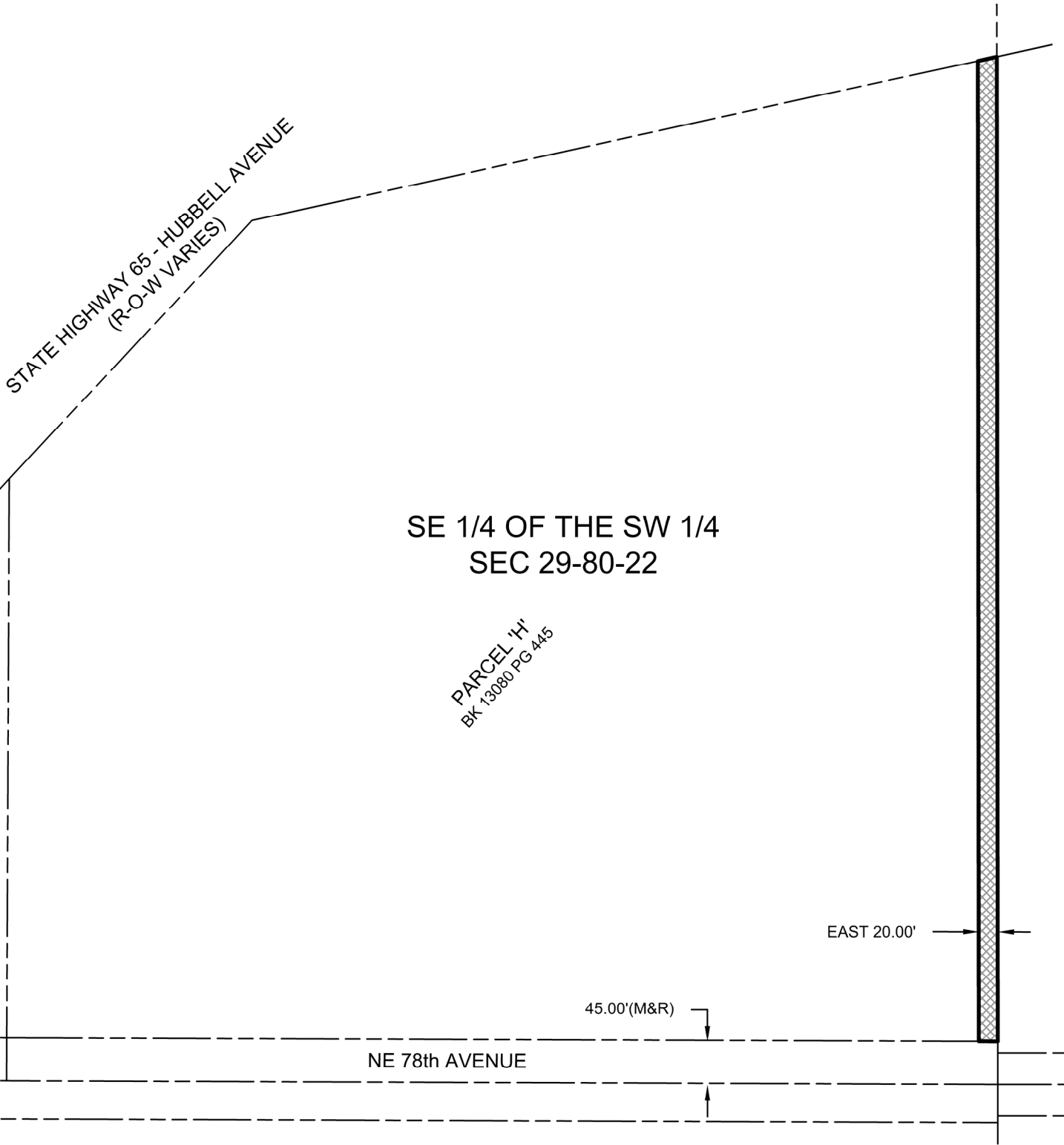
EASEMENT EXHIBIT

FOR STORM SEWER BEING CONVEYED TO
THE CITY OF BONDURANT, IOWA

PARCEL NO.:
8022.29.300.011

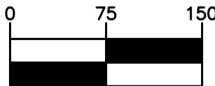
PHYSICAL ADDRESS:
NA

LEGAL DESCRIPTION:
THE EAST 20.00 FEET OF PARCEL 'H' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 13080, PAGE 445 IN THE POLK COUNTY RECORDER'S OFFICE, IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA; EXCEPT THE SOUTH 45.00 FEET AND CONTAINING 20,701 SQUARE FEET (0.48 ACRES).



LEGEND

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- FOUND PROPERTY MONUMENT
- (M) MEASURED BEARING OR DIMENSION
- (R) RECORDED BEARING OR DIMENSION
- (D) DEEDED BEARING OR DIMENSION
- SECTION LINE
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- ▨ PERPETUAL EASEMENT AREA
20,701 SQ.FT. (0.48 ACRES)



1 Inch = 150 ft.

CIVIC CAMPUS IMPROVEMENTS PROJECT

VEENSTRA & KIMM INC.
3000 WESTOWN PKWY - WEST DES MOINES, IA 50265 - (515) 225-8000

EXHIBIT **02-P2** SHEET 1 OF 1

P:\42892\42892-SURVEY\PLATS\42892 EAS-02 P2.dwg 7/11/2024 8:31 AM



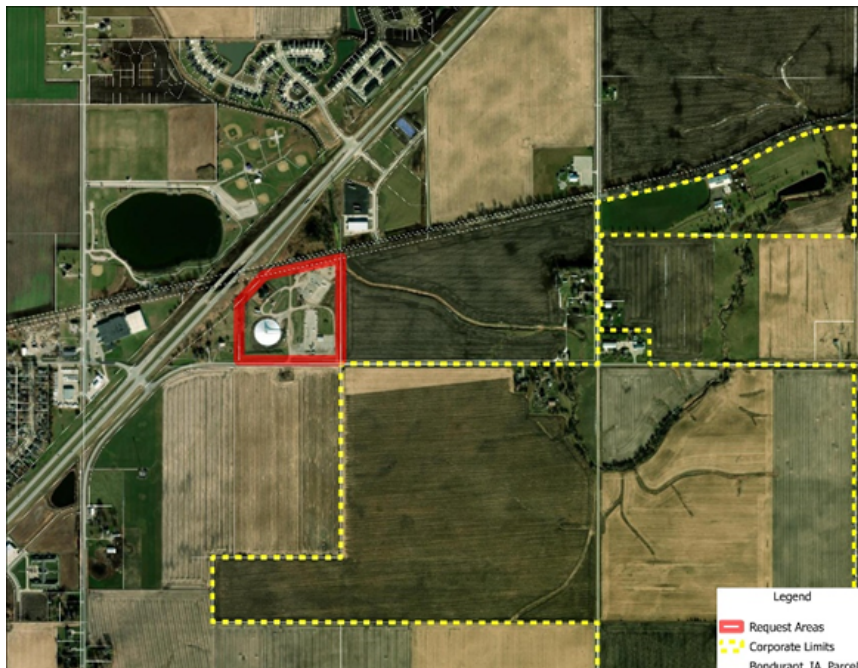
**BUSINESS OF THE PLANNING AND ZONING COMMISSION
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 6.b.
For Meeting of 8/8/2024
Resolution

TITLE: Resolution PZ-240808-23 - Considering approval of the site plan for Parcel 2024-102.

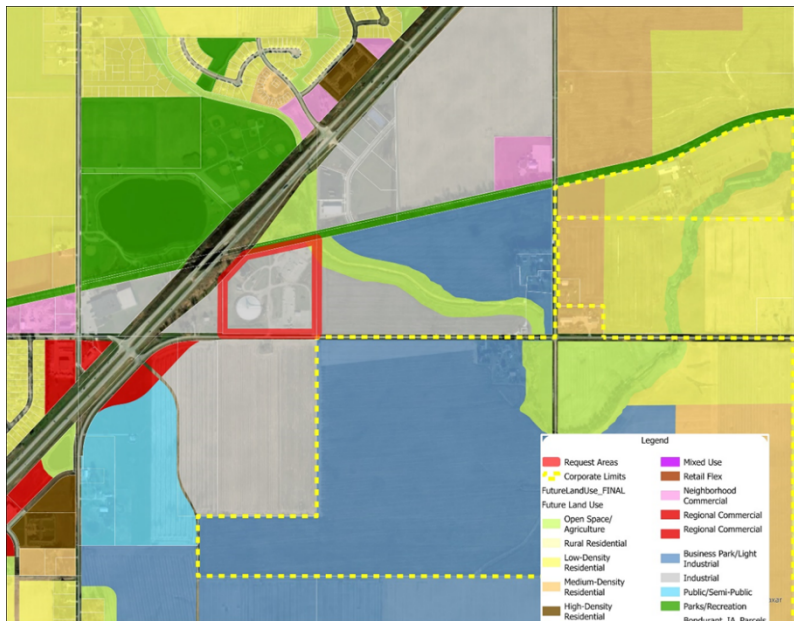
CONTACT PERSON:

BRIEF HISTORY & ANALYSIS: The City is in receipt of a site plan for review by the Planning & Zoning Commission and City Council for the proposed 12.21-acre parcel of land accessed from 2nd Street NE. The site plan applicant is Dynamic Partners, and the owners of the property is Farmers Elevator Co. The site plan was prepared by Civil Engineering Consultants, Inc. The applicant is proposing 8 storage unit buildings and a total of 130 storage units. This property is zoned as being within the City's Medium Industrial (M-2) District. The property also currently has a submitted Plat of Survey splitting the existing 2020 2nd Street NE into two developable properties. The property in question is outlined below in red.



When the Planning & Zoning Commission and City Council review site plans, they review for consistency with the following documents: Comprehensive Plan; Zoning Code; and Comments from City Officials.

Consistency with the City's Comprehensive Plan: A M-2 development at this location is consistent with the 2022 Comprehensive Plan which guides for Industrial at this location.



Consistency with the City's Zoning Code: Below are notes detailing how the Zoning Code is met for this request or what additional information is needed to ensure the Code will be met for this development.

General Use & Bulk Standards

- The site plan labels the required setbacks at this location - a 30' front yard setback along 2nd Street NE, a 40' rear yard setback along the northern property line and 20' side yard setbacks along the eastern and western property lines.
- The site plan currently shows no outdoor storage areas.

Parking/Drive Areas

- Access to the site is proposed from 2nd Street NE.
- The site plan shows 8 storage unit buildings of varying sizes. The largest storage building will be 12,800 square feet and the smallest will be 5,880 square feet.

- The site plan shows the parking/drive/loading area as being at least 10' from right-of-way lines.
- The site plan shows all parking/drive/loading areas as 6" P.C.C. which meets code requirements.
- The site plan does not show any parking spaces on site. Parking will be provided directly in front of individual storage units.

Stormwater, Utilities & Natural Features

- A stormwater management report has been submitted for review by the City Engineer. The City Engineer has submitted comments to Civil Engineering Consultants, Inc.
- This property is located within the Urban Service Area Sanitary Sewer Connection Fee District. An invoice has been sent to the applicant
- This property is not located within a Water Connection Fee District.
- A portion of the northeast corner of the site is situated within FEMA's 100-year floodplain. No development is currently being proposed in this area.
- This site is not situated within the City's Stream Buffer Ordinance area.

ARCHITECTURAL STANDARDS

- Architectural elevations have been submitted to staff.
- The submitted elevations shows CMU Splitface and CMU Burnished will be the primary materials used.

Other Site Plan Features

- A landscaping plan has been submitted to staff and meets the requirements of Section 182.

Comments from City Officials:

The following City departments were notified of the submitted site plan:

1. Public Works - reviewed and no comments have been received at this time.
2. Engineering – reviewed and no comments have been received at this time.

Fire Department - reviewed and no comments have been received at this time.

FUNDING SOURCE:

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

1. Recommended approval of RESOLUTION NO. PZ-240808-23.
2. Recommended approval of RESOLUTION NO. PZ-240808-23, subject to certain Zoning Code clarification items being addressed.
3. Recommended denial of RESOLUTION NO. PZ-240808-23.
4. Table pending additional information.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. PZ-240808-23 - Parcel 2024-102 Site Plan
2. Site Plan
3. Architectural Design Elevation

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-240808-23

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE SITE PLAN FOR
PARCEL 2024-102.

WHEREAS, Civil Engineering Consultants, Inc, on behalf of the applicant Dynamic Partners, has submitted the site plan for Parcel 2024-102 described as follows;

EAST 545 FEET OF PARCEL 'H', SE ¼ SW ¼ SECTION 29-80-22.

WHEREAS, the zoning for the property is Medium Industrial (M-2) and storage facility use is a permitted use per Sections 178.14. of the Zoning Code;

NOW, THEREFORE, BE IT RESOLVED, that the Planning & Zoning Commission recommends approval of the submitted site plan for Parcel 2024-102 subject to the following City Code/Policy clarification recommendation items;

1. Plat of Survey creating Parcel 2024-102 is approved and recorded.

Moved by _____, Seconded by _____ to adopt.

ATTEST: I, Isaac Pezley, City Planner, City of Bondurant, hereby certify that at a meeting of the Planning and Zoning Commission held on August 8, 2024; among other proceedings the above was recommended.

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

Isaac J. Pezley, City Planner

Action	Yay	Nay	Abstain	Absent
Keeran				
Mains				
Brostrom				
Clayton				
Pitt				
Torres				
Vore				

Karen Keeran, Commission Chair

S I T E P L A N
BONDURANT STORAGE
EAST 545 FEET, PARCEL "H", SE ¼, SW ¼, SEC 29-80-22
601 2ND STREET BONDURANT, IOWA 50035

OWNER / APPLICANT

TOM GUSTAFSON
DYNAMIC PARTNERS
23071 NATURE CENTER ROAD
P.O. BOX 851
OKOBOJI, IA 51355
PHONE: 712-330-3233
EMAIL: TOM-GUSTAFSON@HOTMAIL.COM

PROJECT MANAGER

BART TURK, P.L.A.
CIVIL ENGINEERING CONSULTANTS, INC.
(SURVEY, CIVIL ENGINEERING, LANDSCAPE ARCHITECTURE)
2400 86TH STREET, UNIT 12
DES MOINES, IOWA 50322
CONTACT PH: 515-276-4884, EXT. 216
EMAIL: TURK@CECLAC.COM

ARCHITECTURE

JOE LATOZAS
DESIGNHAUS
3300 AUBURN RD.
AUBURN HILLS, MI 48326
248-601-4422
JOE@DESIGNHAUS.COM

LEGAL DESCRIPTION

EAST 545 FEET OF PARCEL "H", SE ¼, SW ¼, SECTION 29-80-22

ZONING

M-2 - MEDIUM INDUSTRIAL DISTRICT

SETBACKS

FRONT YARD - 30'
SIDE YARD - 20'
REAR YARD - 40'
MAX. HEIGHT - 80'

TOTAL LAND AREA

TOTAL SITE
532,052 SQ. FT. = 12.21 ACRES

GENERAL USE

EXISTING - MEDIUM INDUSTRIAL
PROPOSED - STORAGE

DEVELOPMENT SCHEDULE

CLEARING & GRUBBING SEPTEMBER, 2024
SITE GRADING OCTOBER, 2024
BUILDING FOUNDATION NOVEMBER, 2024
SITE UTILITIES DECEMBER, 2024
SITE PAVING MAY, 2025
LANDSCAPING JUNE, 2025
BUILDINGS COMPLETE JULY, 2025

UTILITIES

WATER & SANITARY SEWER: CITY OF BONDURANT-PATRICK COLLISON, 515-971-6856
pcollison@cityofbondurant.com.
GAS & ELECTRIC: MIDAMERICAN ENERGY-CRAIG RANFIELD, 515-252-6632
MEC@midesignlocates@midamerica.com.
FIBER & COMMUNICATIONS: CENTURYLINK-SADIE HULL, 918-547-0147
sadie.hull@lumen.com.

BUILDINGS

BUILDINGS = MAX PROPOSED HT. =10'.
TOTAL SQUARE FEET OF BUILDINGS (MULTIPLE PHASES): 14,000 G.S.F.

FLOOR AREA RATIO

12,500 GSF / 532,052 SF = 0.136

OPEN SPACE

10% MINIMUM OPEN SPACE REQUIRED.
532,052 * 10% = 53,205 SF REQUIRED OPEN SPACE.

BENCHMARK

GENERAL NOTES

- ONE WEEK PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY:
 - CITY OF BONDURANT BUILDING DEPARTMENT
 - DYNAMIC PARTNERS
 - CIVIL ENGINEERING CONSULTANTS, INC.
 - "ONE CALL" UTILITY LOCATE SERVICE.
 - BONDURANT PUBLIC WORKS DEPARTMENT.
- ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
- LOCATIONS AND DIMENSIONS SHOWN ON PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. ENGINEER DOES NOT GUARANTEE ACCURACY OF INFORMATION OR THAT EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS RESPONSIBILITY OF CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING AREA TO DETERMINE PRESENT EXTENT AND EXACT LOCATION OF FACILITIES BEFORE BEGINNING WORK.
- CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT UTILITIES OR STRUCTURES AT SITE. IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO NOTIFY OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. CONTRACTOR SHALL NOTIFY PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR INTERRUPTION OF SERVICE. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, CONTRACTOR SHALL NOTIFY ENGINEER FOR RESOLUTION.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH 2023 URBAN STANDARD SPECIFICATIONS, AND CITY OF BONDURANT CODE & SUPPLEMENTAL SPECIFICATIONS.
- DRIVE APPROACH INSTALLATIONS TO BE INSPECTED BY BONDURANT PUBLIC WORKS, MINIMUM 24 HOUR NOTICE.
- ALL DEBRIS SPILLED ON COUNTY R.O.W. AND ADJOINING PROPERTY SHALL BE REMOVED BY OWNER/CONTRACTOR IN TIMELY FASHION.
- ALL SITEWORK, SODDING AND LANDSCAPING SHALL BE IN ACCORDANCE WITH BONDURANT STANDARD SPECIFICATIONS UNLESS SPECIFIED OTHERWISE.
- SIGN PERMIT IS REQUIRED BEFORE SIGNS ARE INSTALLED.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL MEANS AND METHODS PLUS SEQUENCE OF WORK. CONTRACTOR IS OBLIGATED TO COMPLY WITH ALL LAWS & REGULATIONS, INCLUDING THOSE OF O.S.H.A.
- ALL MANUFACTURING, COMPOUNDING, PROCESSING, PACKAGING, OR OTHER COMFRABLE TREATMENT SHALL TAKE PLACE WITHIN COMPLETELY ENCLOSED BUILDING.

GRADING NOTES

- ALL GRADING SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS CONTAINED IN S.U.D.A.S. STRIP MINIMUM OF 6" OF TOPSOIL FROM ALL AREAS WHICH ARE TO BE FILLED OR CUT INCLUDING WASTE AND/OR BORROW AREAS. ADDITIONAL STRIPPING MAY BE REQUIRED TO ADEQUATELY REMOVE ORGANICS AND SOFT SEDIMENTS.
- ALL AREAS WHICH ARE TO RECEIVE EMBANKMENT SHALL HAVE TOP 12-INCHES DISCD AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- ALL AREAS TO RECEIVE STRUCTURAL FILL SHALL BE BENCHD.
- ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RE-COMPACTED WITH ON-SITE FILL MATERIAL.
- ALL PAVING & FLOOR SUBGRADE SHALL BE COMPACTED TO DENSITY NOT LESS THAN 95.0% OF STANDARD PROCTOR DENSITY WITH MOISTURE LIMITS SET FORTH IN S.U.D.A.S. IN AREAS TO BE LANDSCAPED, 80%-85% COMPACTION REQUIRED.
- MAINTAIN ALL CUT AND FILL AREAS TO ACCOMMODATE SURFACE DRAINAGE.
- GRADING CONTRACTOR SHALL STOCKPILE TOPSOIL FOR SHOULDERING & SEEDBEDS.
- FINISHED GRADE ON ALL NON-PAVED AREAS SHALL BE WITHIN 0.20 FOOT OF PLAN GRADE. PAVED AREAS SHALL BE WITHIN 0.10 FOOT.
- CONTRACTOR SHALL VERIFY LOCATION AND PROTECT ALL EXISTING UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY CONTRACTOR AT CONTRACTOR'S EXPENSE, TO SATISFACTION OF UTILITY OWNER.
- TOPSOIL SHALL BE SPREAD TO MINIMUM THICKNESS OF 8-INCHES ON ALL LANDSCAPED AREAS. BACKFILL TO TOP OF ALL CURBS.
- ALL ELEVATIONS ARE TO GUTTER GRADE UNLESS NOTED OTHERWISE.
- ALL EXISTING TILE LINES ENCOUNTERED SHALL BE RESTORED OR ROUTED TO STORM SEWER WHETHER ACTIVE OR NOT.
- ALL DEBRIS SPILLED ON PUBLIC R.O.W. AND ADJOINING PROPERTY SHALL BE REMOVED BY OWNER/CONTRACTOR IN TIMELY FASHION.

UTILITY NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2021 EDITION OF THE STATENIDE URBAN DESIGN STANDARDS AND SPECIFICATIONS (S.U.D.A.S.).
- ONE WEEK PRIOR TO CONSTRUCTION CONTRACTOR SHALL NOTIFY:
 - CITY OF BONDURANT UTILITIES SUPERINTENDENT.
 - DYNAMIC PARTNERS
 - CIVIL ENGINEERING CONSULTANTS, INC.
 - "ONE CALL" UTILITY LOCATE SERVICE.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. DAMAGE TO UTILITIES OR STRUCTURES SHALL BE REPAIRED BY CONTRACTOR TO SATISFACTION OF UTILITY OWNER. RECONNECT ANY FIELD TILE THAT ARE INTERCEPTED DURING UTILITY CONSTRUCTION.
- CONTRACTOR SHALL PROTECT AND BACK FILL AROUND UNDERGROUND UTILITIES. BACKFILL SHALL BE IN 6-INCH LIFTS, COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- ALL WATER MAIN SERVICE WORK SHALL BE CONSTRUCTED ACCORDING TO CURRENT S.U.D.A.S. SPECIFICATIONS.
- ALL BUILDING DOWNSPOUTS SHALL BE CONNECTED TO NEW STORM SEWERS.
- ALL WORK DONE AT PUBLIC MANHOLES SHALL BE INSPECTED BY CITY OF BONDURANT PUBLIC WORKS DIRECTOR, JOHN HORTON (PH. 515-485-5110).
- WHERE SEWERS CROSS OVER OR LESS THAN 18-INCHES BELOW A WATER MAIN.
 - FOR STORM SEWER FLEXIBLE O-RING-GASKET JOINTS RATED AT 15 PSI OR GREATER SHALL BE UTILIZED UNTIL NORMAL DISTANCE FROM SEWER TO WATER MAIN IS AT LEAST 10'.
 - ONE FULL LENGTH OF WATER MAIN SHALL BE LOCATED SO THAT BOTH JOINTS AREA AS FAR AS POSSIBLE FROM SEWER.
 - SEWER MUST BE ADEQUATELY SUPPORTED.
 - LOW PERMEABLE SOIL SHALL BE USED FOR BACKFILL WITHIN 10' OF POINT OF CROSSING.
- ALL STORM SEWER CROSSINGS ABOVE WATER MAIN WILL NEED TO INSTALL O-RING JOINT PIPE FOR 20' CENTERED OVER WATER MAIN.
- FIRE HYDRANT ASSEMBLIES TO BE CLOW MODEL 2500, MUELLER MODEL CENTURIAN, WATEROUS MODEL KB-6T-250. ALL HYDRANTS TO BE EQUIPED WITH STORZ QUICK-CONNECT COUPLINGS.

SEEDING NOTES

- SEED ALL AREAS OF SITE, INCLUDING R.O.W. WITH S.U.D.A.S. TYPE 1 SEED MIX FOR FINAL STABILIZATION.
- FERTILIZER (16-16-16) SHALL BE APPLIED TO AREA TO BE SEEDD AT RATE OF 650 LBS/ACRE.
- AREA TO BE SEEDD SHALL BE SMOOTH, AND ALL WASHES AND GULLIES FILLED TO MEET DESIRED CROSS SECTION. AREAS ACCESSIBLE TO MACHINERY SHALL BE CULTIVATED TO DEPTH OF 3". AREAS INACCESSIBLE TO MACHINE SHALL BE CULTIVATED TO DEPTH OF 1 1/2 INCHES.
- FERTILIZER SHALL BE INCORPORATED INTO SOIL TO DEPTH OF 3" WITH MECHANICAL ROCK PICKER OR SPRING TOOTH CULTIVATOR.
- ON ALL AREAS ACCESSIBLE TO MACHINERY, DROP-TYPE SEEDER ATTACHED TO LANDSCAPE ROLLER SHALL BE USED TO SOW GRASS SEED. ON AREAS INACCESSIBLE TO MACHINERY, CYCLONE SEEDER WILL BE PERMITTED. NO OTHER HAND SEEDING METHOD IS ACCEPTABLE.
- ALL SEEDD AREAS SHALL BE MULCHED AND TUCKED IMMEDIATELY AFTER SEEDING BY APPLYING 2 TONS OF DRY MULCH PER ACRE.
- MULCH MAY CONSIST OF STRAW (OAT, WHEAT, BARLEY OR RYE), HAY, BROMEGRASS, TIMOTHY, ORCHARD GRASS, ALFALFA OR CLOVER SHALL NOT BE USED. ALL MATERIAL MUST BE FREE FROM ALL NOXIOUS WEEDS.
- ALL SEEDD AREAS SHALL BE WATERED MANUALLY, OR BY IRRIGATION SYSTEM, MINIMUM OF TWICE PER DAY FOR FIRST WEEK AFTER INSTALLATION, AND ONCE PER DAY DURING SECOND AND THIRD WEEK AFTER INSTALLATION.

PLANTING NOTES

- ALL SITE WORK, SODDING AND LANDSCAPING SHALL MEET REQUIREMENTS OF STATENIDE URBAN DESIGN AND SPECIFICATIONS (S.U.D.A.S.).
- ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z601)
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR PERIOD OF ONE YEAR FROM DATE OF INITIAL ACCEPTANCE.
- CONTRACTOR SHALL REMOVE TREE STAKES ONE YEAR AFTER INSTALLATION.
- NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT AUTHORIZATION OF LANDSCAPE ARCHITECT.
- ALL TREES, SHRUBS, BEDS & GROUND COVERS SHALL BE MULCHED WITH AT LEAST 3" SHREDDED HARDWOOD MULCH, NATURAL COLOR.
- CONTRACTOR SHALL VERIFY LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY CONTRACTOR AT CONTRACTOR'S EXPENSE TO SATISFACTION OF OWNER OF UTILITY.
- ONE WEEK PRIOR TO INSTALLATION, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL STAKE LOCATION OF PLANTS FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE DIGGING HOLES.
- REQUIRED LANDSCAPING, MUST BE MAINTAINED FOR LIFE OF CERTIFICATE OF OCCUPANCY.
- REMOVE ALL WIRE, TWINE AND BURLAP FROM ROOTBALLS OF TREES.
- TOPSOIL SHALL BE LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY DPS.
- TOPSOIL SHALL NOT BE MIXTURE OF CONTRASTING TEXTURED SUBSOILS, AND SHALL CONTAIN LESS THAN 5 % BY VOLUME OF CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2" IN DIAMETER.
- ALL DISTURBED AREAS SHALL BE SEEDD OR SODDED.
- ALL CONTAINER GROWN PLANT MATERIAL: POTS OR GROW BAGS ACCEPTED. ALL CONTAINERS ARE TO BE REMOVED.
- PLANT TREES WITH ROOT FLARE EXPOSED. DO NOT ALLOW MULCH TO REST AGAINST PLANT STEMS.



VICINITY MAP
NO SCALE



DRAWING SHEET INDEX

SHEET NUMBER	SHEET TITLE
1	COVER
2	BOUNDARY SURVEY
3	DEMOLITION PLAN
4	DIMENSION PLAN
5	GRADING PLAN
6	UTILITY PLAN
7	A2275 LANDSCAPE PLAN
8	DETAILS

FLOOD ZONE CLASSIFICATION

ZONE X ACCORDING TO FLOOD INSURANCE RATE MAP.
COMMUNITY-PANEL NUMBER 190901 0120 C
MAP REVISED: NOVEMBER 18, 1992.

CERTIFICATIONS

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA. PRELIMINARY PAUL J.D. CLAUSEN, IOWA LIC. NO. 28712, DATE MY LICENSE RENEVAL DATE IS DECEMBER 31, 2023 PAGES OR SHEETS COVERED BY THIS SEAL.
I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA. PRELIMINARY DATE: _____ BY: BART A. TURK, IOWA RES. NO. 2741 MY LICENSE RENEVAL DATE IS: JUNE 30, 2025 PAGES OR SHEETS COVERED BY THIS SEAL.

Call Before You Dig!
1-800-292-8989
Call the toll-free number at least 48 HOURS prior to ALL excavations in Iowa.

PRELIMINARY

BONDURANT STORAGE
2020 2ND STREET NE, BONDURANT, IOWA

COVER

SHEET

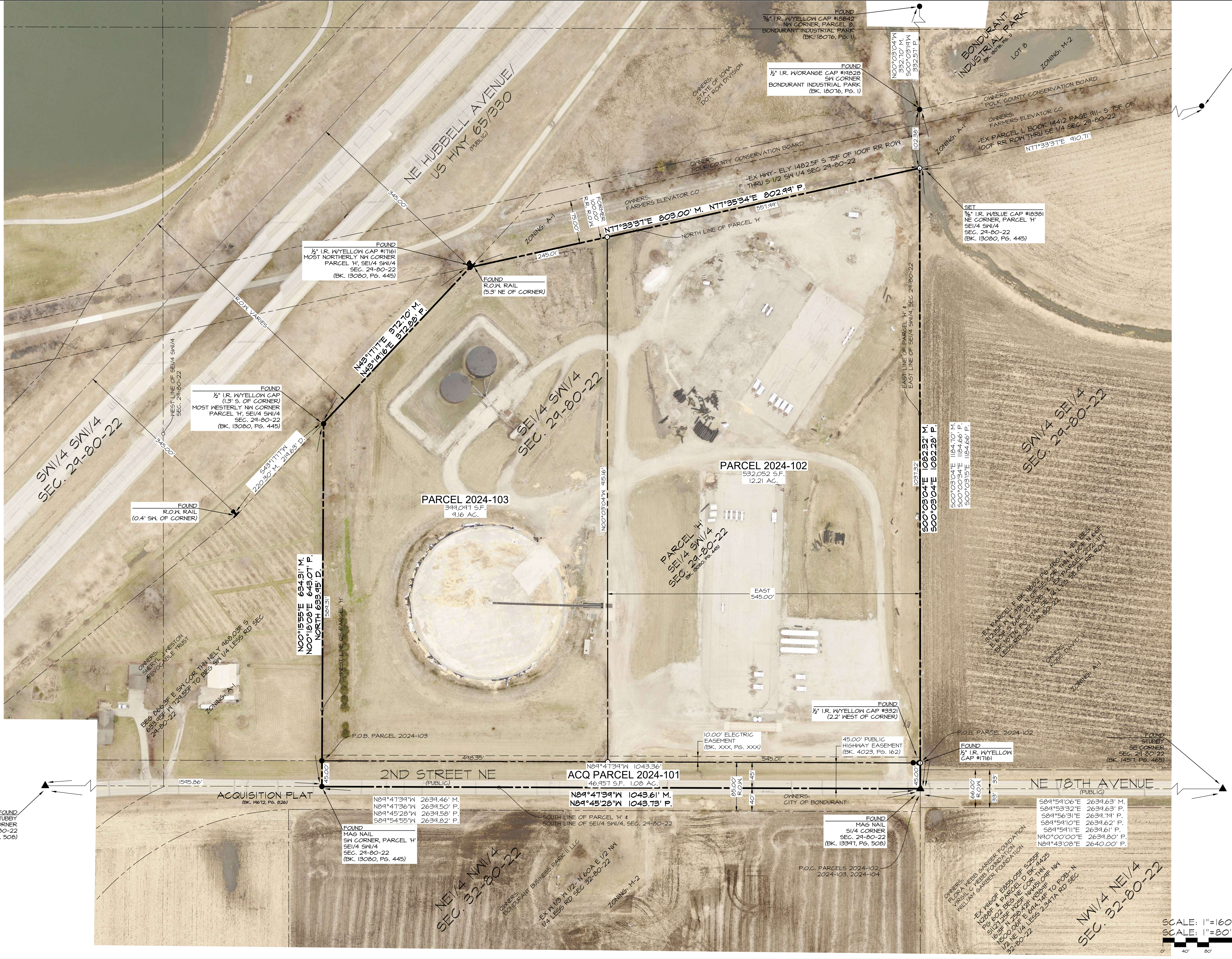
OF 8



DATE:	July 19, 2024	BAT
DATE OF SURVEY:	#####	BAT
DESIGNED BY:	#####	BAT
DRAWN BY:	#####	BAT

Q:\A-FILES\A-2000-1275_C3D Drawings\Plan\POS\A2275 POS.dwg, 7/19/2024 3:45:38 PM, Sheet 1 of 1

Q:\A-FILES\A-2000-1275_C3D Drawings\Plan\POS\A2275 POS.dwg, 7/19/2024 3:45:38 PM, Sheet 1 of 1



SCALE: 1"=160' (11"x17")
SCALE: 1"=80' (22"x34")



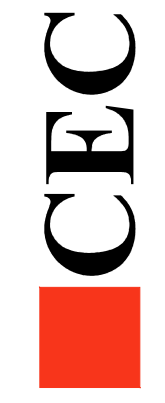
PRELIMINARY

ACQ. PARCEL 2024-101 & PARCELS 2024-102 & 2024-103, SE1/4 SW1/4, SEC. 29-80-22
2020 2ND STREET NE, BONDURANT, IOWA

BOUNDARY SURVEY

DATE:	July 19, 2024
DATE OF SURVEY:	JULY 19, 2024
DESIGNED BY:	BAT
DRAWN BY:	BAT

Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 • Urbandale, Iowa 50322
515.276.4884 • mail@cecinc.com

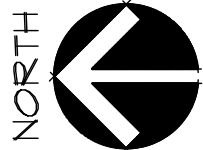




- 1 REMOVE BARBED WIRE FENCE - WIRE AND POSTS.
- 2 REMOVE A.G.G. PAVING INCLUDING ANY BASE COURSE.
- 3 REMOVE AGGREGATE PAVING - STOCKPILE FOR POSSIBLE FUTURE USE THIS SITE.
- 4 REMOVE P.C.C. PAVING INCLUDING ANY BASE COURSE.
- 5 REMOVE CMP/RCP CULVERTS + ANY F.E.S.
- 6 REMOVE BOLLARD INCLUDING ANY FOOTING.
- 7 REMOVE MAILBOX + FOOTING.
- 8 REMOVE POWER POLE AND ASSOCIATED SERVICE. TERMINATE PER UTILITY REQUIREMENTS.
- 9 REMOVE HYDRANT, VALVE & PIPING. TERMINATE PER DMMN REQUIREMENTS.
- 10 REMOVE STRUCTURE AND FOUNDATIONS TO -24" FROM FINISHED GRADE.
- 11 REMOVE METH. TANKS AND EVAC. SYSTEM.
- 12 REMOVE CO-OP STANDS INCLUDING FOOTINGS TO -24" FROM FINISHED GRADE.
- 13 REMOVE ELECTRICAL ITEMS - TERMINATE ELECTRIC SERVICE PER UTILITY REQUIREMENT.
- 14 REMOVE CO-OP PIPES.
- 15 PROTECT UTILITY STRUCTURE TO REMAIN.
- 16 REMOVE POST
- 17 PROTECT EXISTING FENCING.
- 18 PREPARE 2ND STREET NE FOR NEW APPROACH TIE-INS. VERIFY LOCATION WITH DIMENSION PLAN.

SCALE: 1"=80' (11"x17")
SCALE: 1"=40' (22"x34")

0' 10' 20' 30' 40' 80'



PRELIMINARY

BONDURANT STORAGE
2020 2ND STREET NE, BONDURANT, IOWA
DEMOLITION PLAN

SHEET
OF 8

A2275

DATE: JUL 19, 2024

#####

#####

JULY 19, 2024

BAT

BAT

DATE OF SURVEY:

#####

#####

JULY 19, 2024

DESIGNED BY:

BAT

DRAWN BY:

BAT

Civil Engineering Consultants, Inc.

2400 86th Street, Unit 12 · Urbandale, Iowa 50322

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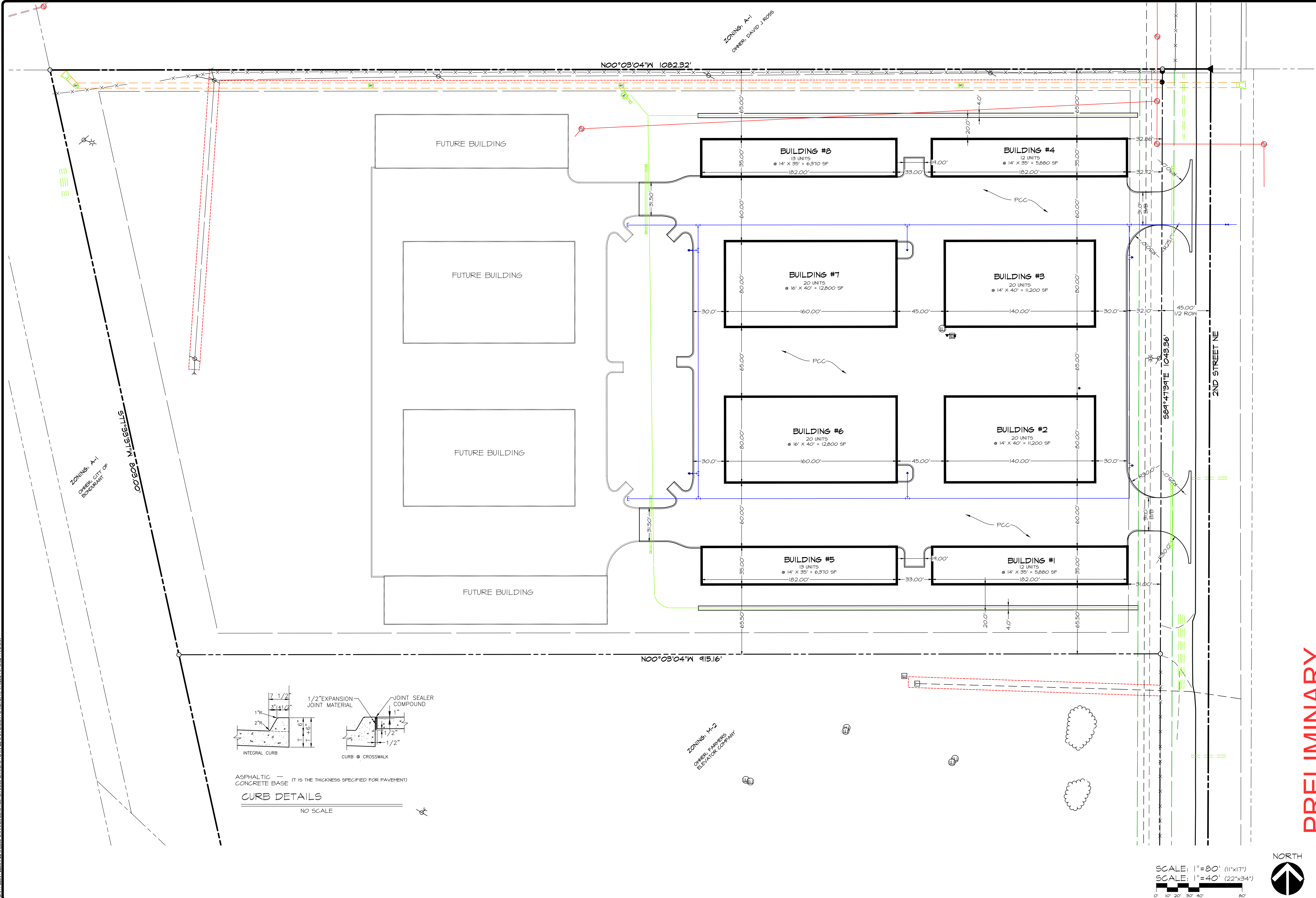
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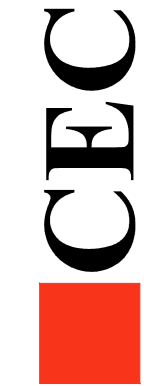


PRELIMINARY

BONDURANT STORAGE
2020 2ND STREET NE, BONDURANT, IOWA
DIMENSION PLAN

DATE: JUL 19, 2024
DESIGNED BY: BAT
DRAWN BY: BAT

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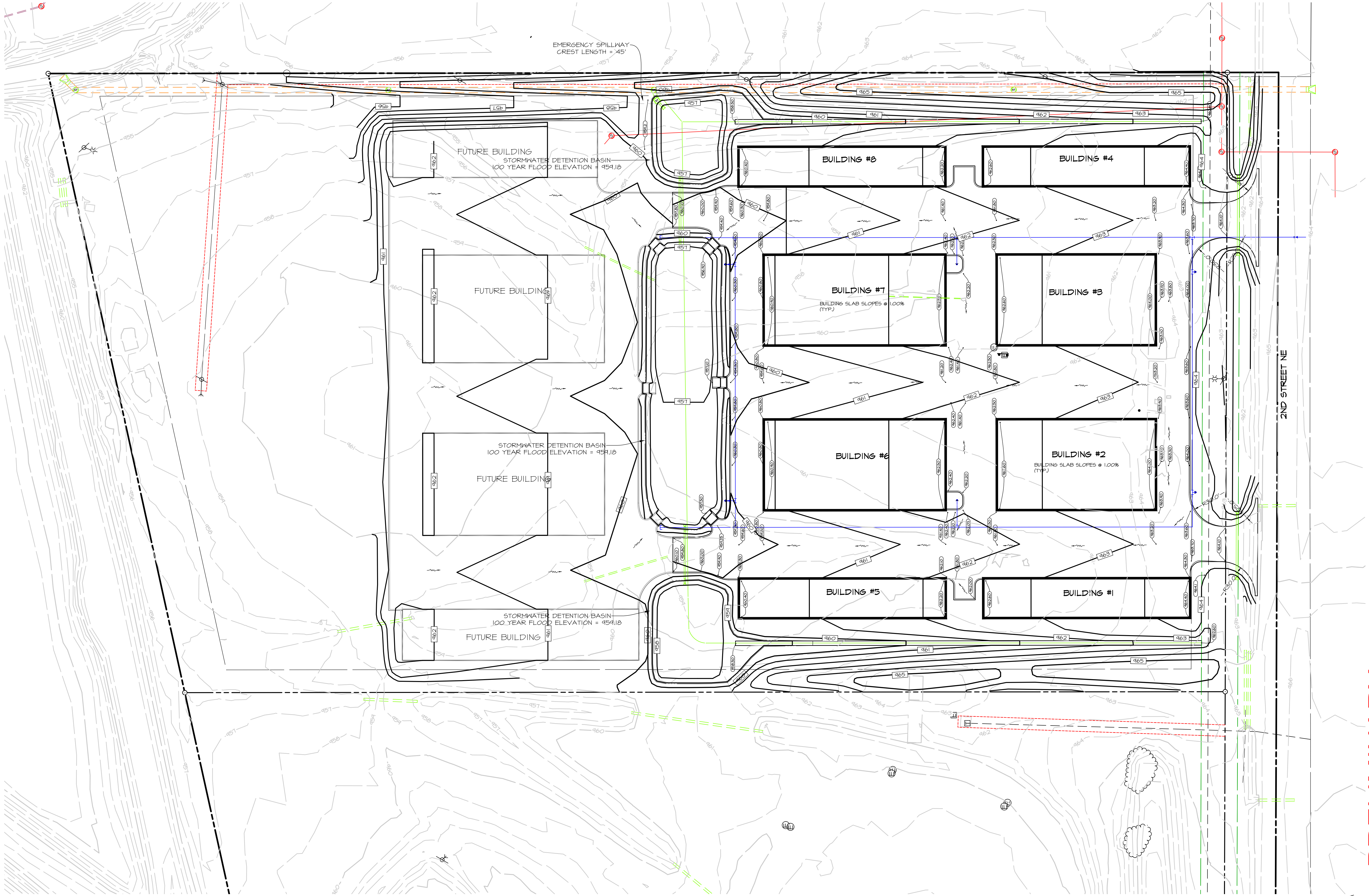
SHEET 4 OF 8
A2275



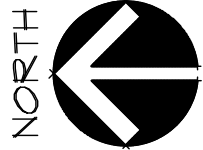
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SCALE: 1"=40' (22"x34")

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SCALE: 1"=80' (11"x17")
SCALE: 1"=40' (22"x34")



PRELIMINARY

BONDURANT STORAGE
2020 2ND STREET NE, BONDURANT, IOWA
GRADING PLAN

SHEET
OF 8

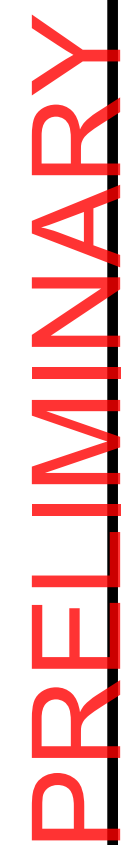
A2275

DATE: JUL 19, 2024

DATE OF SURVEY: JULY 19, 2024
DESIGNED BY: BAT
DRAWN BY: BAT



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BONDURANT STORAGE
2020 2ND STREET NE, BONDURANT, IOWA

UNTIL IT

SHEET
6
OF 8
A22

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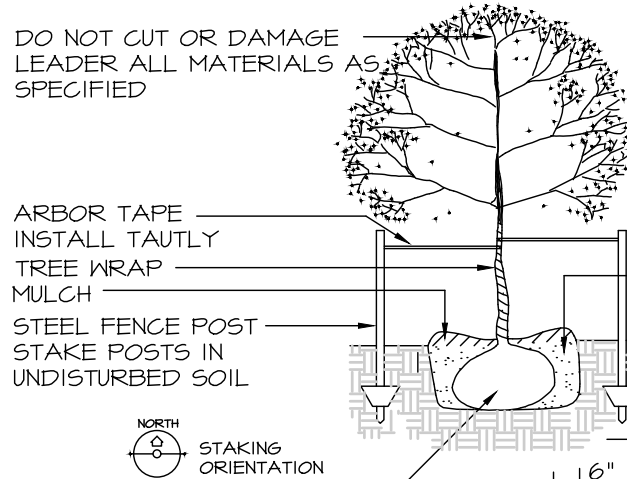
SITE TREES
REQUIREMENT - 1 TREE PER 50 LF STREET FRONTAGE
542 LF / 50 LF = 11
8 SHADE TREES
3 UNDERSTORY TREES

LANDSCAPING SCHEDULE

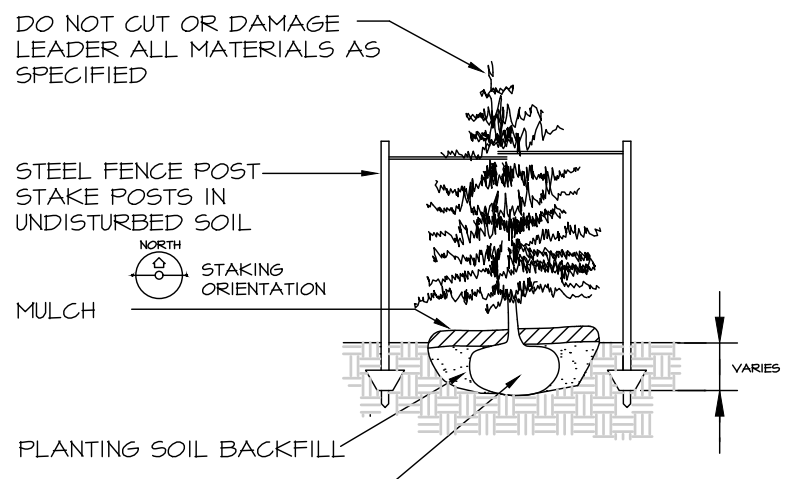
KEY	QUAN	BOTANICAL/COMMON NAME	SIZE/ CONDITION
GT	2	Gleditsia triacanthos Skyline honeylocust	1 3/4" Cal.
QA	2	Quercus alba White oak	1 3/4" Cal.
CM	4	Cornus mas Cornelian-cherry dogwood	1 1/2" Cal.

PLANTING NOTES

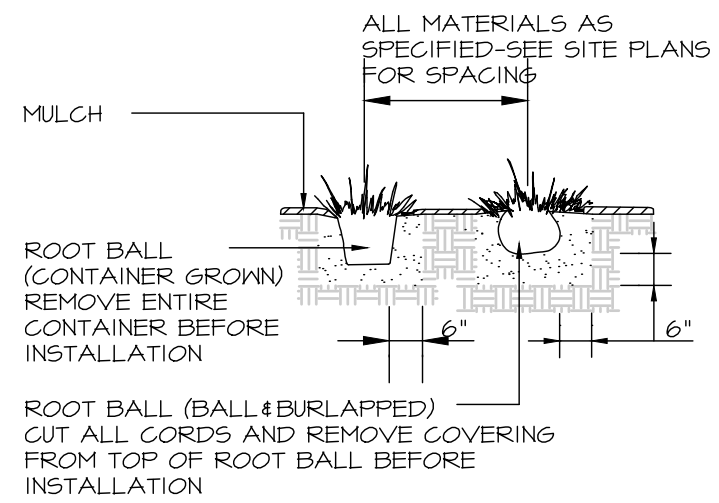
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- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
- THE CONTRACTOR SHALL REMOVE THE TREE STAKES ONE YEAR AFTER INSTALLATION.
- NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
- ALL TREES, SHRUBS, BEDS & GROUND COVERS SHALL BE MULCHED WITH AT LEAST 3" SHREDDED BARK MULCH.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER OF THE UTILITY.
- ONE WEEK PRIOR TO INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL STAKE LOCATION OF PLANTS FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE DIGGING HOLES.
- THE REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, MUST BE MAINTAINED FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY.
- REMOVE ALL WIRE, TWINE AND BURLAP FROM THE ROOTBALLS OF TREES PRIOR TO PLANTING.



DECIDUOUS TREE PLANTING AND STAKING DETAIL
NO SCALE

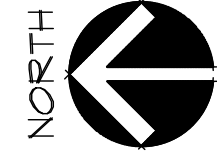


EVERGREEN TREE PLANTING AND STAKING DETAIL
NO SCALE



SHRUB PLANTING DETAIL
NO SCALE

SCALE: 1"=80' (11"x17")
SCALE: 1"=40' (22"x34")

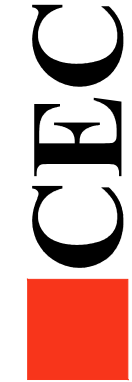


PRELIMINARY

BONDURANT STORAGE
2020 2ND STREET NE, BONDURANT, IOWA
LANDSCAPE PLAN

SHEET
OF 8
A2275

DATE: JUL 19, 2024
DESIGNED BY: BAT
DRAWN BY: BAT
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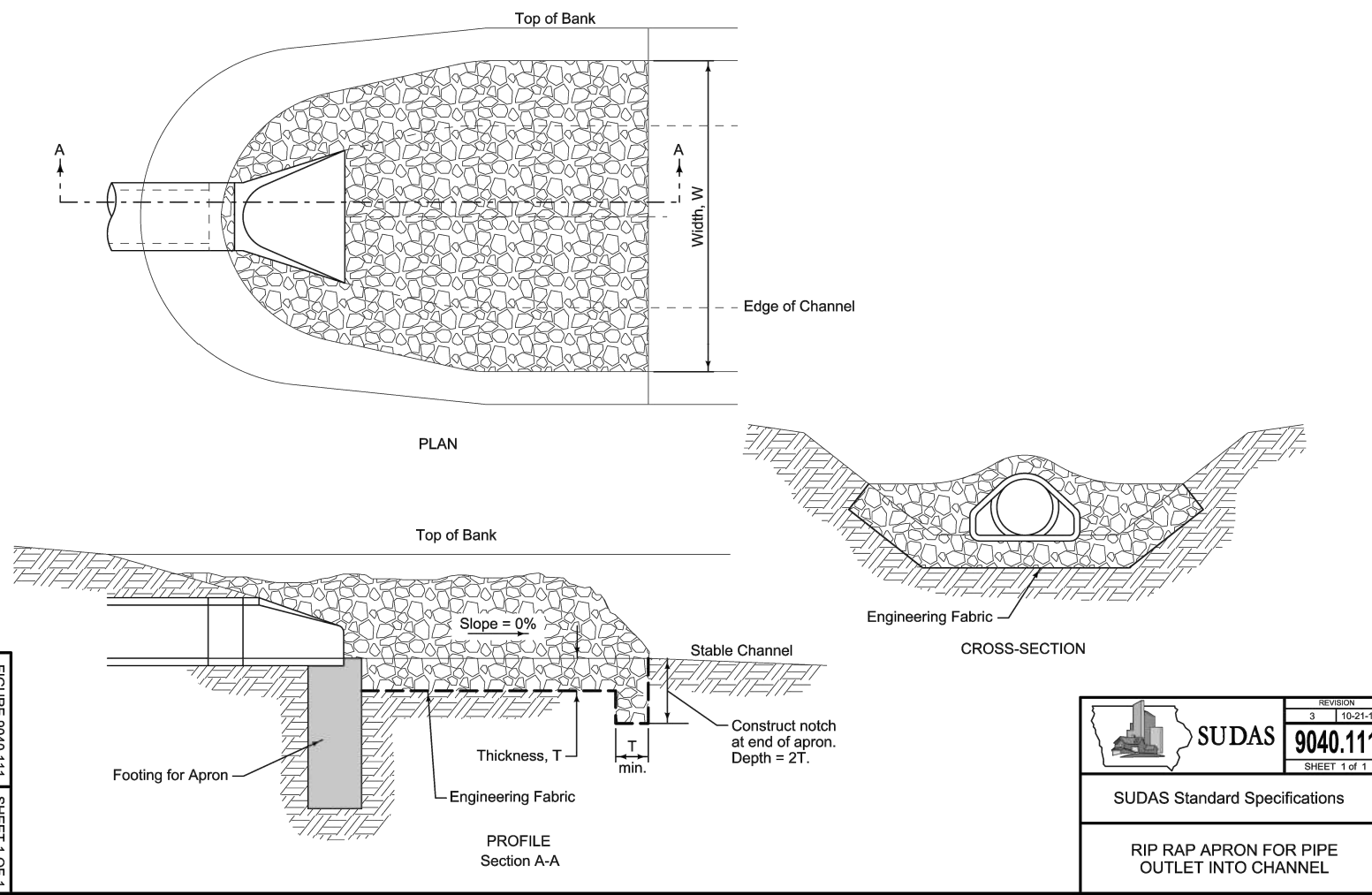
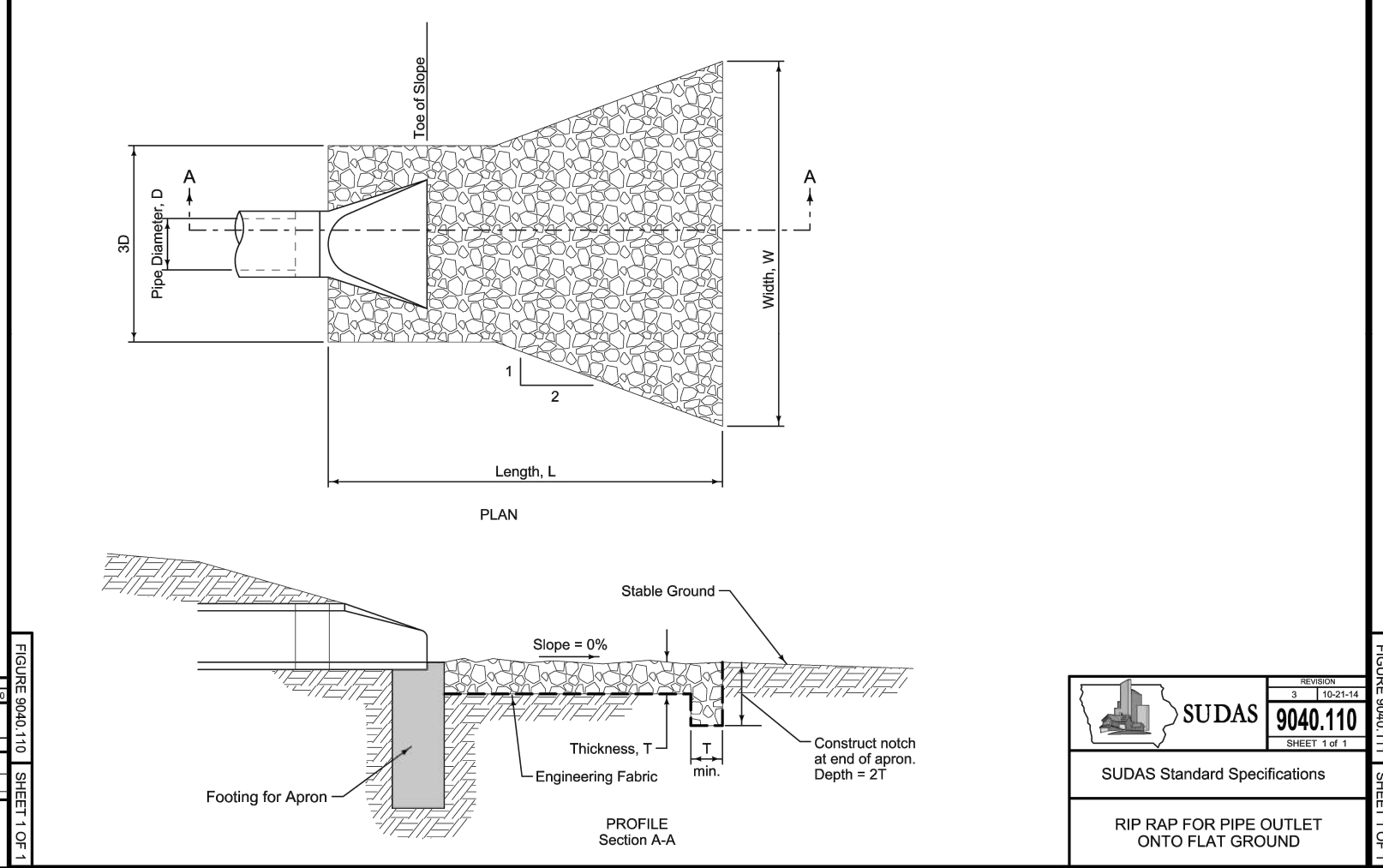
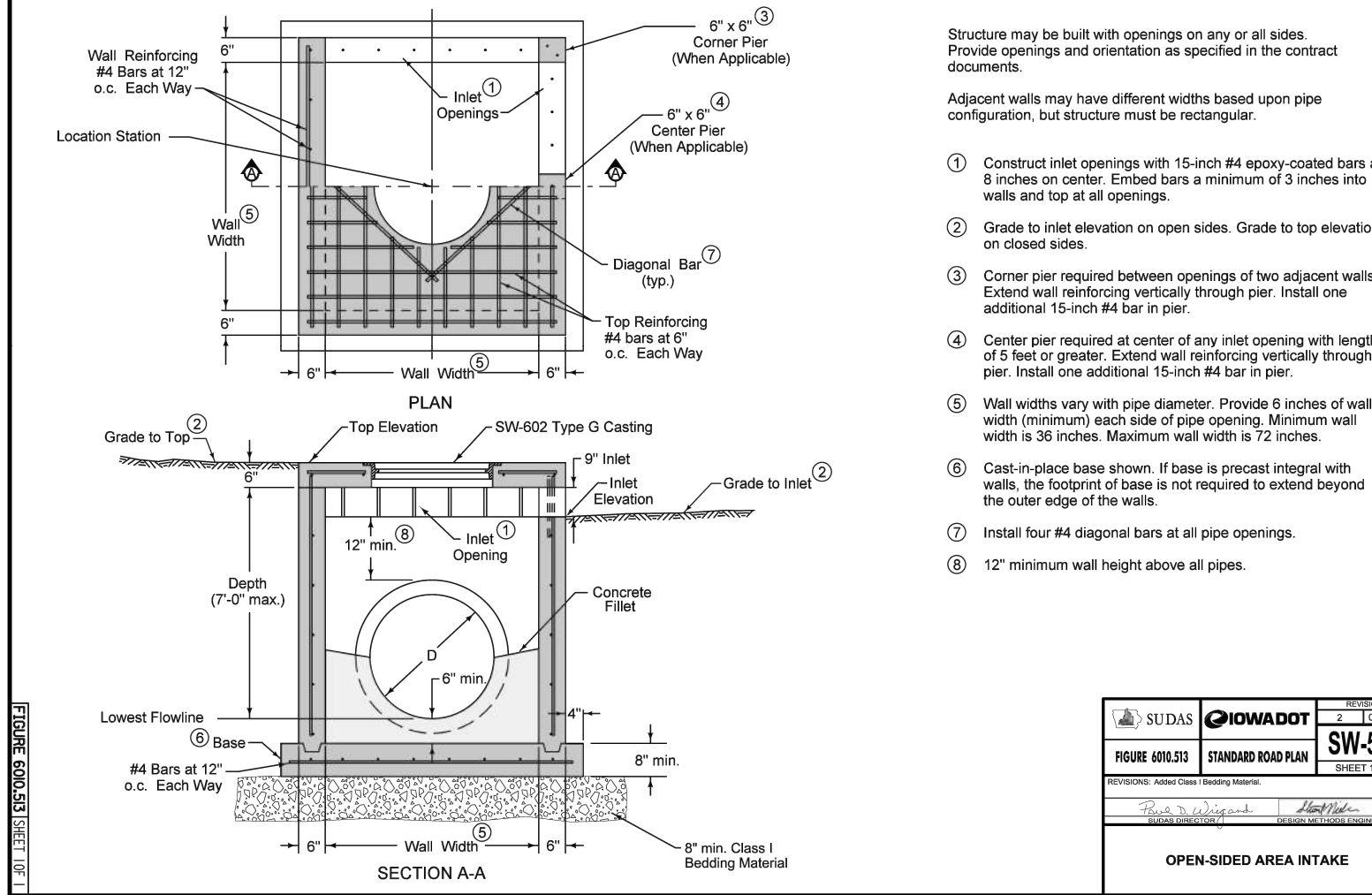
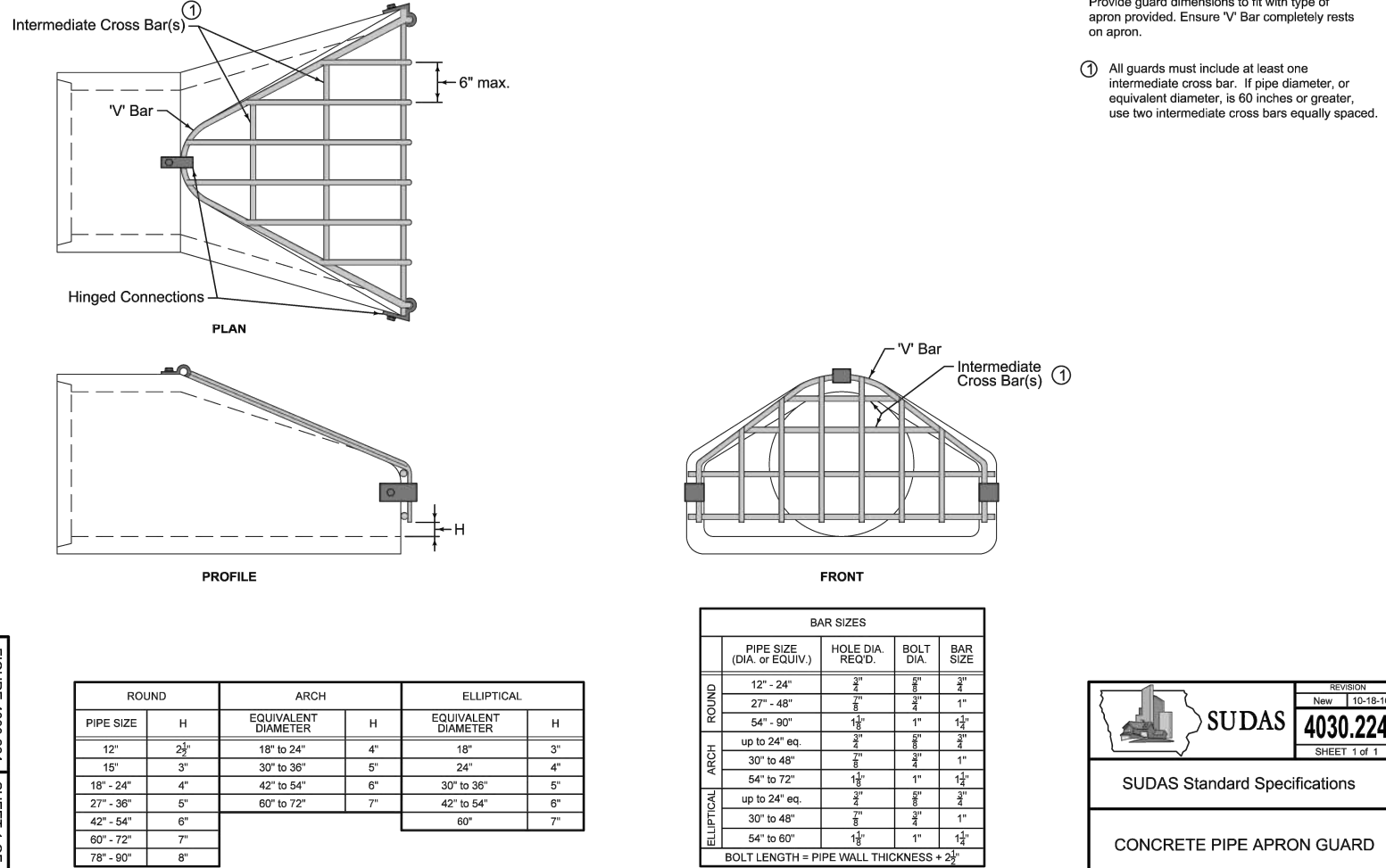
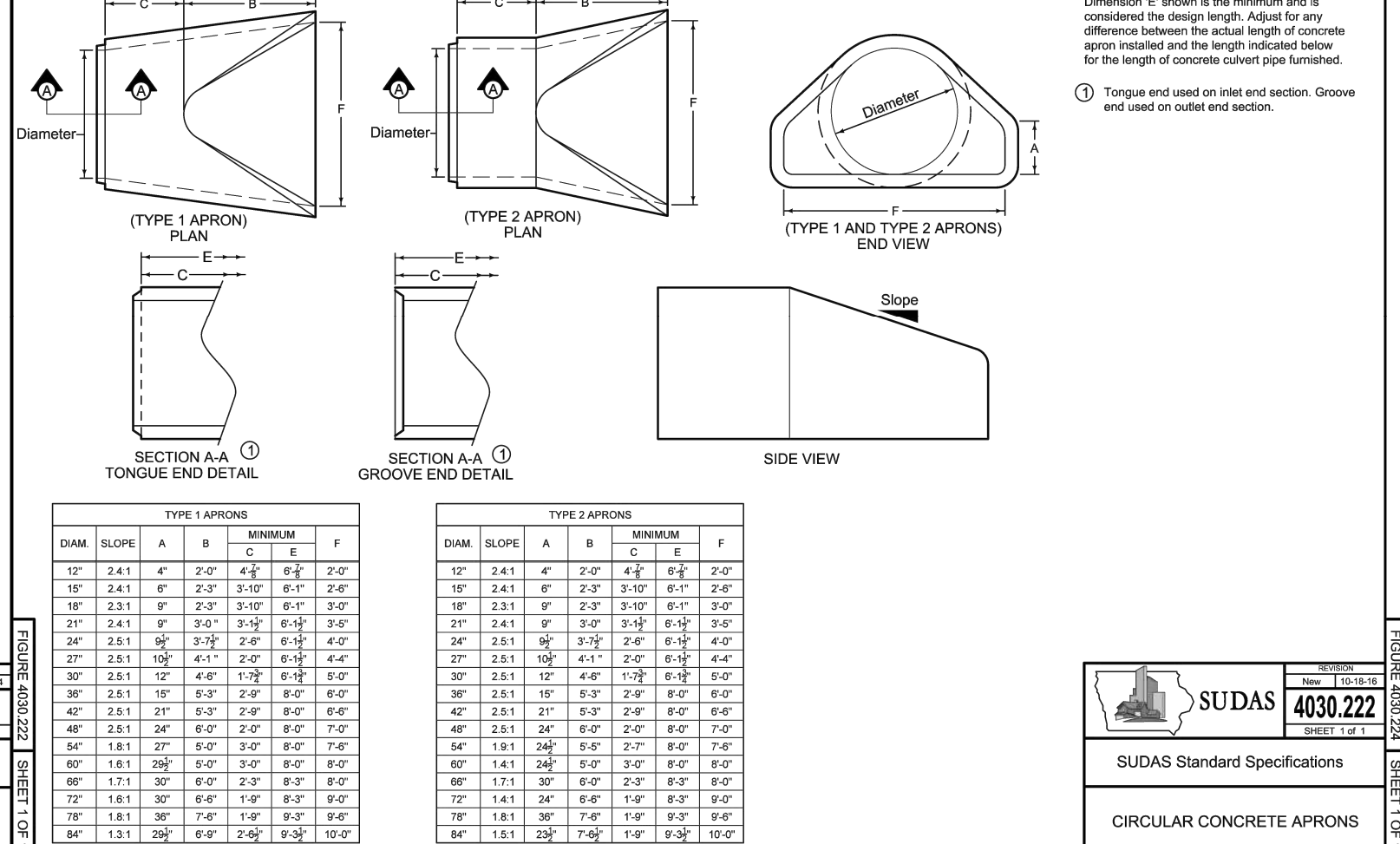
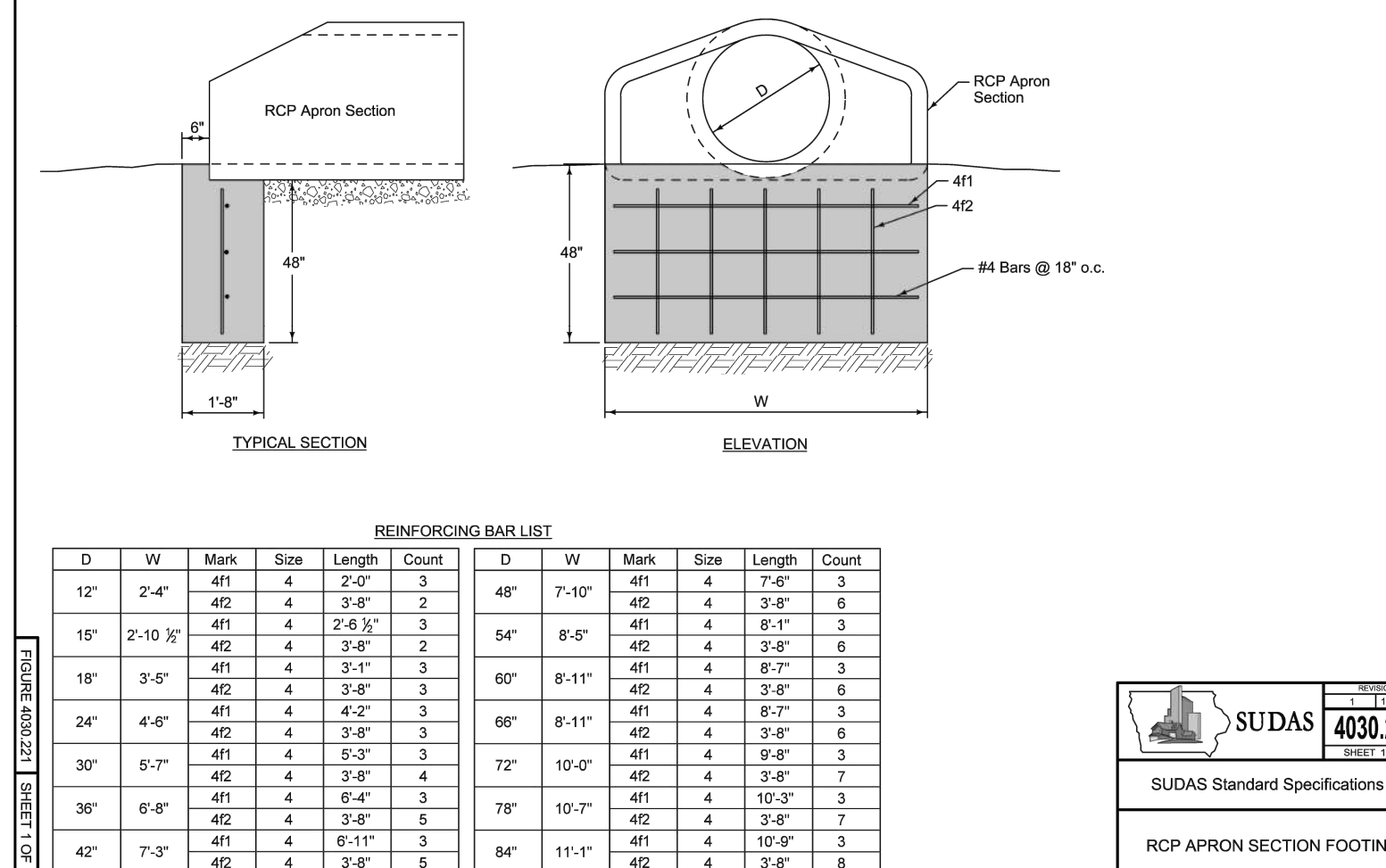
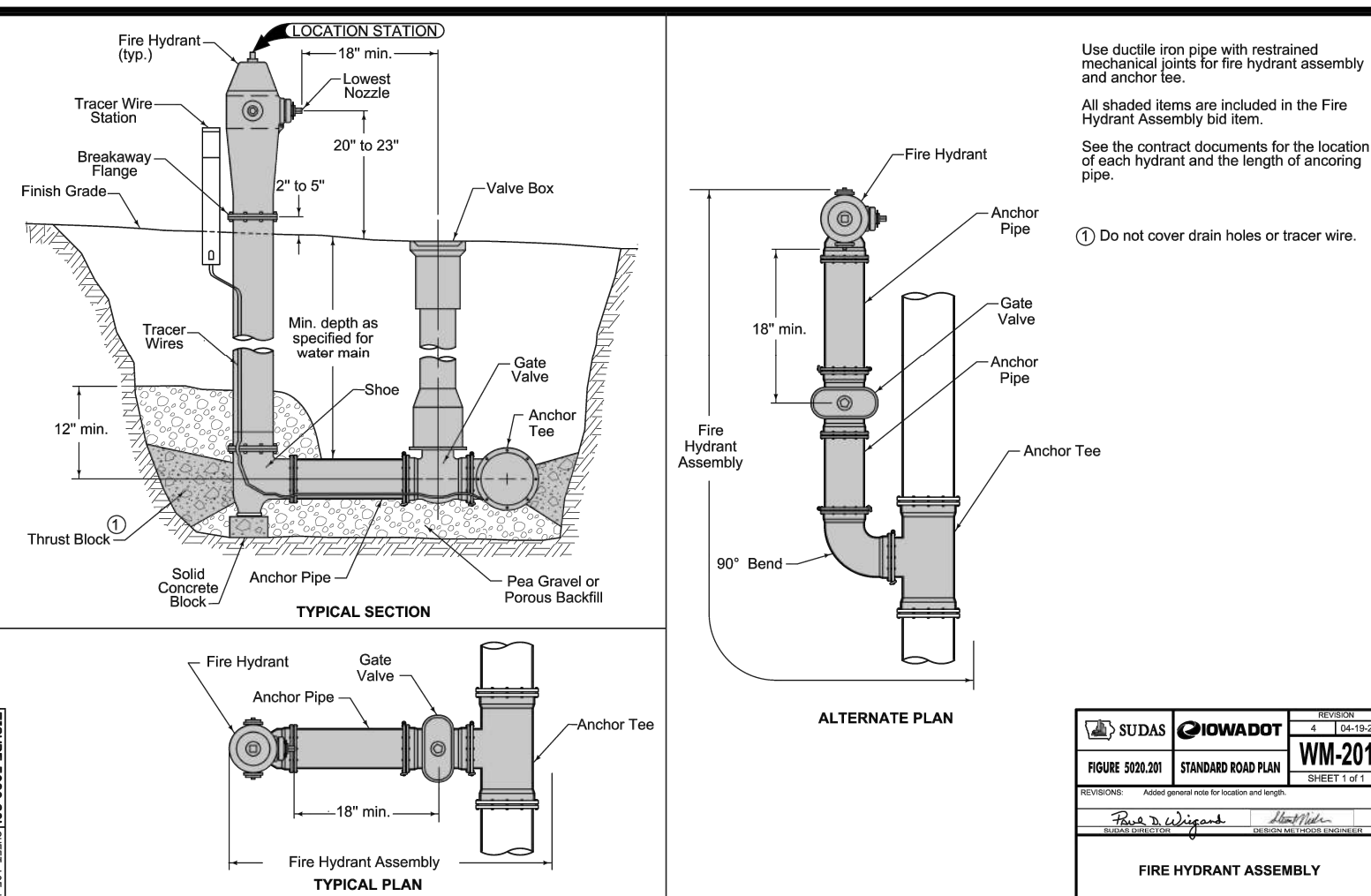
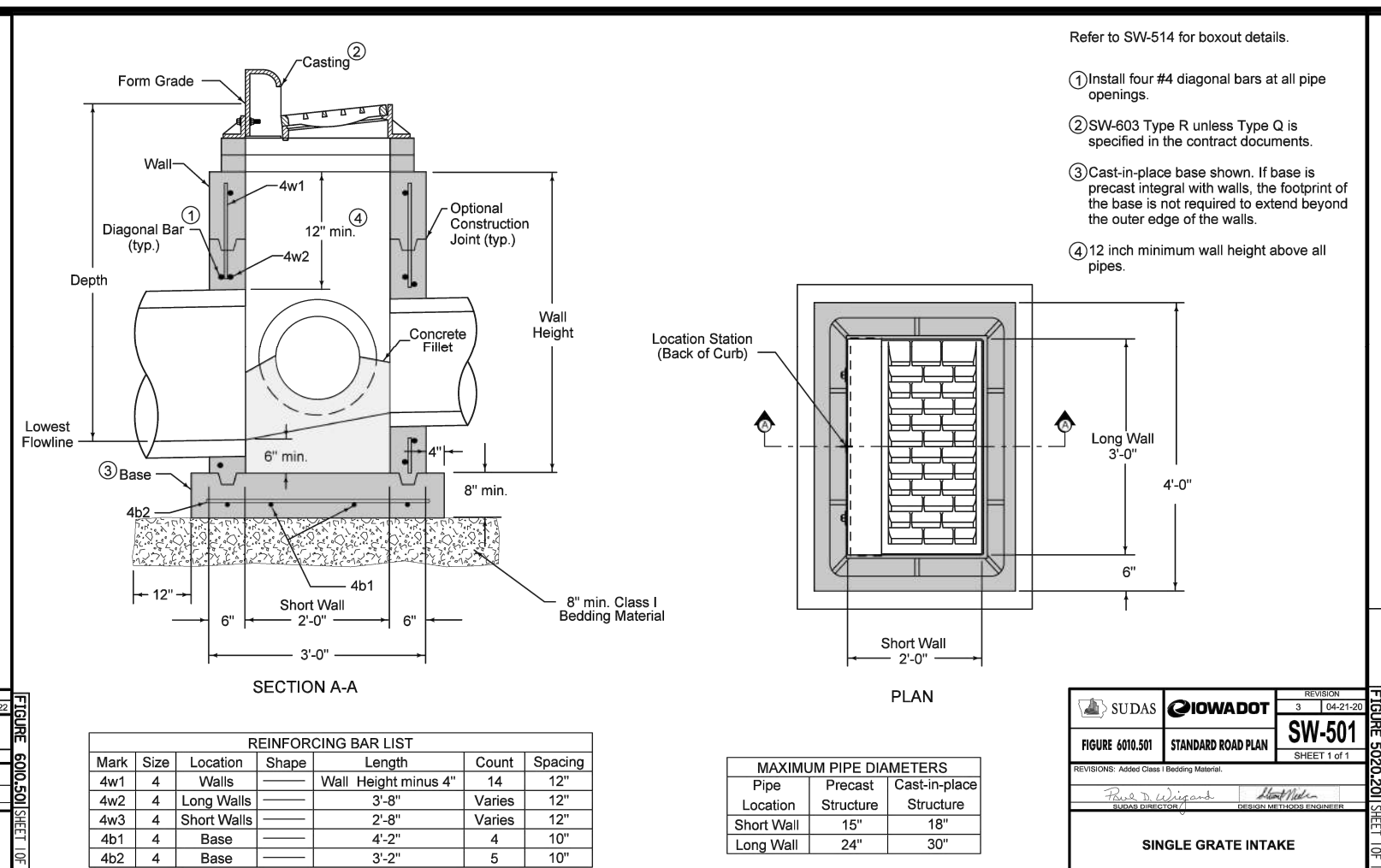
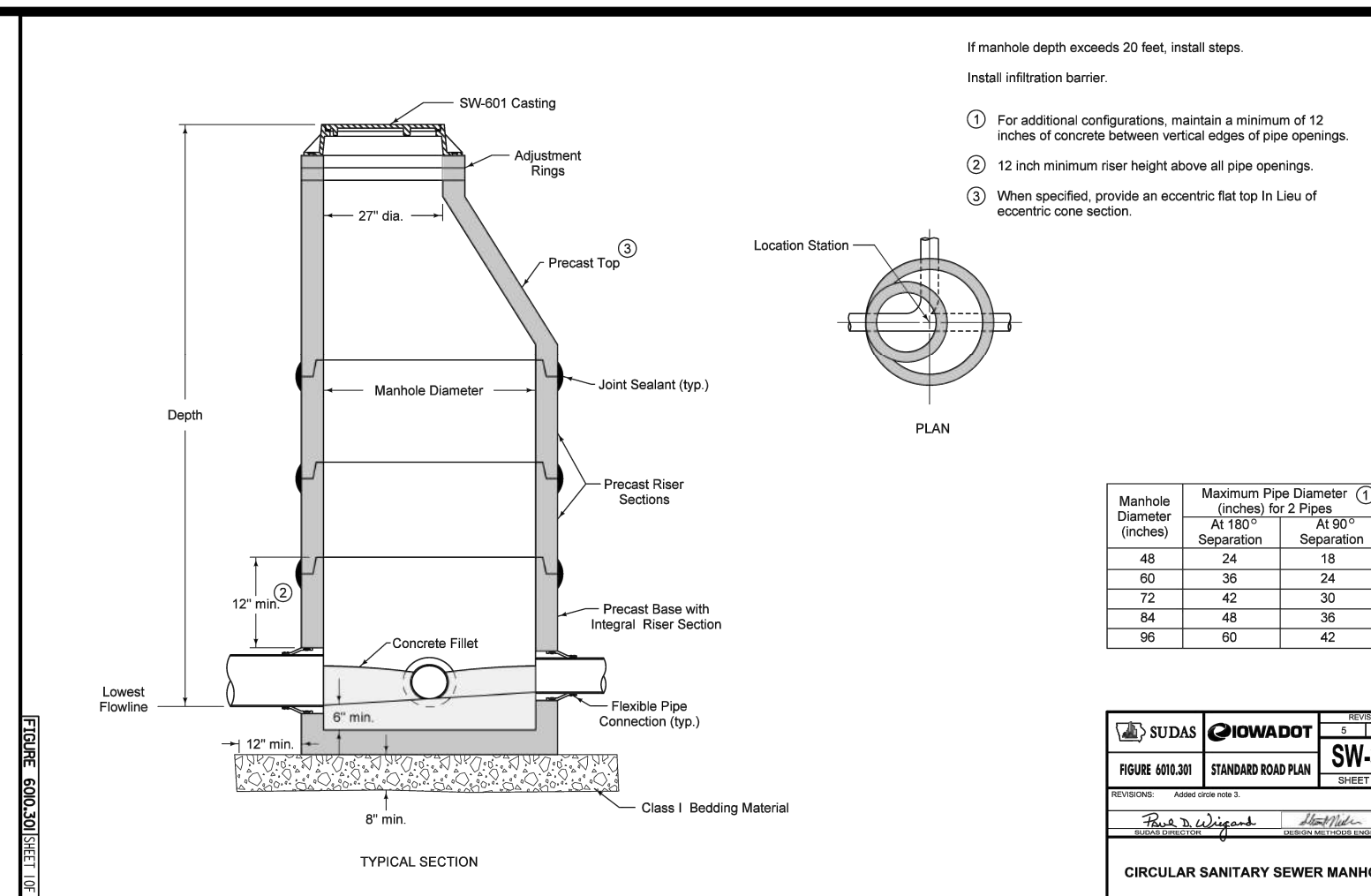
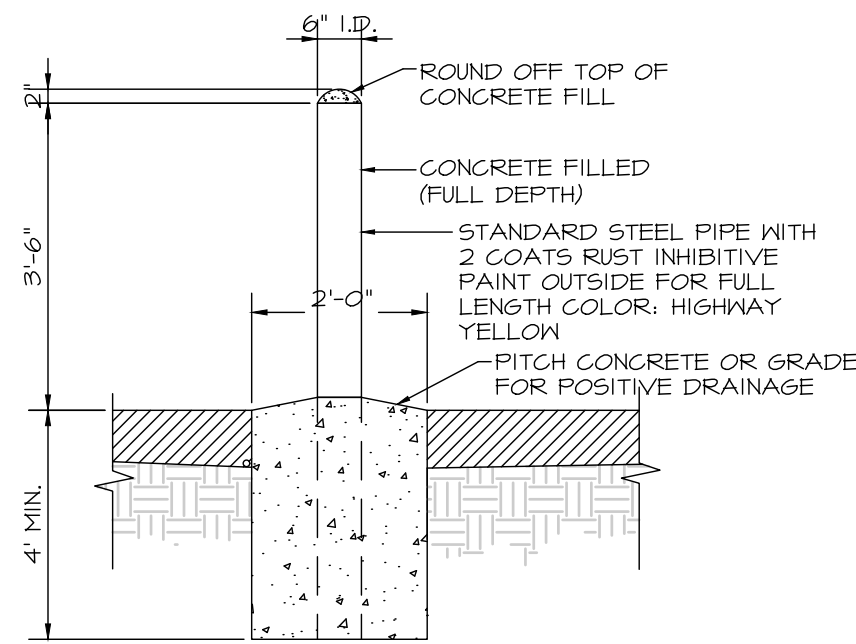


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BOLLARD

SCALE: 1/2" = 1'-0"



THESE CONSTRUCTION DOCUMENTS WERE PREPARED FOR COMPLIANCE WITH THE MICHIGAN CONSTRUCTION CODES IN EFFECT AT THE TIME OF PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS AND SUPPLIERS INVOLVED WITH THIS PROJECT SHALL COMPLY WITH THE SAME CODES ISSUED AND APPROVED CODE MODIFICATIONS AND/OR MUNICIPAL CONSTRUCTION BOARDS OF APPEALS RULINGS AND WHENEVER REQUIRED SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW AND APPROVAL.

REGISTERED DESIGN PROFESSIONAL IN CHARGE:
PETER STUHLREYER, A.I.A.
MICHIGAN IDENTIFICATION # 44668
DESIGNHAUS ARCHITECTURE

[illegible]

OWNER
BONDURANT, IA BOAT & RV STORAGE

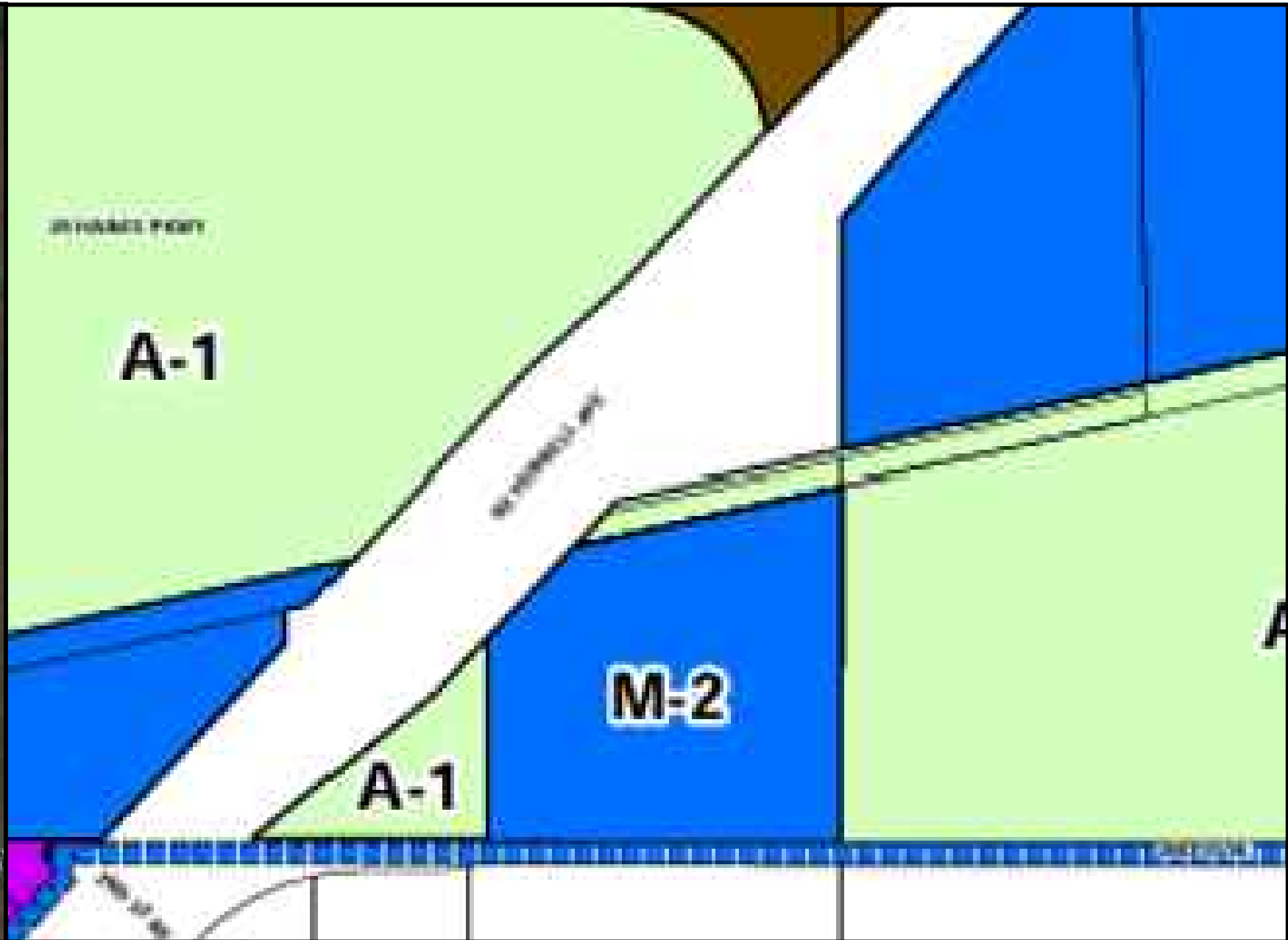
CONTACT:
TOM GUSAFSON
712.330.3233
tom-gustafson@hotmail.com

ARCHITECT
DESIGN-HAUS ARCHITECTURE
3300 AUBURN RD.
AUBURN HILLS, MI 48326
T: 248.601.4422
F: 248.453.5854
PROJECT MANAGER: JOE LATOZAS
PROJECT ARCHITECT:
PETER STUHLREYER, A.I.A.

[illegible][illegible]



AERIAL PHOTO



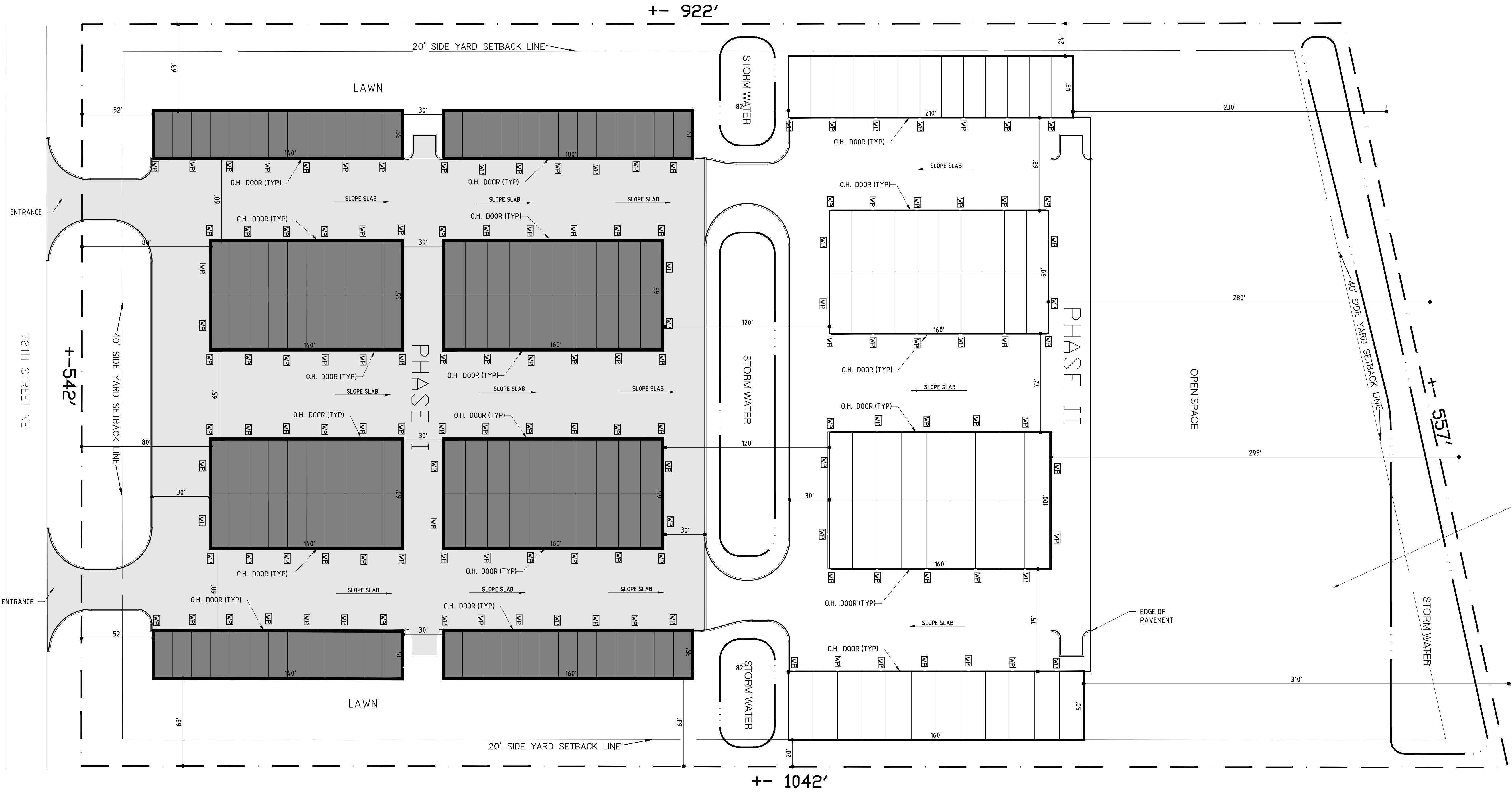
ZONING MAP



WP

LEGEND	
	CORPORATE LIMITS
	FUTURE STREETS
ZONING CLASSIFICATIONS	
	A-1 AGRICULTURAL DISTRICT
	R-1 SINGLE FAMILY RESIDENTIAL DISTRICT
	R-2 ONE- AND TWO-FAMILY RESIDENTIAL DISTRICT
	R-3 MULTI-FAMILY RESIDENTIAL DISTRICT
	R-4 MANUFACTURED HOUSING RESIDENTIAL DISTRICT
	P-68 PLANNED UNIT DEVELOPMENT DISTRICT
	TC-1 TRANSITIONAL COMMERCIAL DISTRICT
	GC-2 GENERAL COMMERCIAL DISTRICT
	CB-1 CENTRAL BUSINESS DISTRICT
	M-1 LIMITED INDUSTRIAL DISTRICT
	M-2 MEDIUM INDUSTRIAL DISTRICT
	CS-1 CONSERVANCY DISTRICT

ZONING MAP LEGEND



SITE DATA

Parcel I.D.	802229300011
Address	2020 2 Nd St Ne,Bondurant, IA 50035
Zoning	M-2/Medium Industrial District
Parcel Area	21.58 acres 940,038 sqft

PHASE I

Building Coverage	72,500 SqFt.
Impervious	97,970 SqFt.
Open Space	84,060 SqFt.

PHASE II

Building Coverage	50,760 SqFt.
Impervious	58,184 SqFt.
Open Space	170,056 SqFt.

PHASE TOTAL

Building Coverage	123,260 SqFt.
Impervious	156,154 SqFt.
Open Space	254,081 SqFt.

SEE CIVIL
FOR TOPO

1 Site Plan

1" = 40'



ZONING

(A) Minimum Lot Area	None
(B) Minimum Lot Width	None
(C) Front Yard Setback	30 ft. from the existing or proposed right-of-way line
(D) Side Yard Setback	20 ft. 25 ft. if adjacent to street, "R", or "C-1" district
(E) Rear Yard Setback	40 ft. Except that where a railroad right-of-way is immediately adjacent to the rear of a lot, the rear yard requirement need not apply
(F) Maximum Height	80 ft. with an additional 12 feet (1 story) of heights permitted for every 10 feet of additional building setback for an overall maximum of no more than an average of 104 feet building height from finished floor.
(G) Number of Stories	3 with up to an additional 5 with supplement setback .

Bondurant, IA Boat & RV Storage

2020 NE. 2nd St.
Bondurant, IA 50035

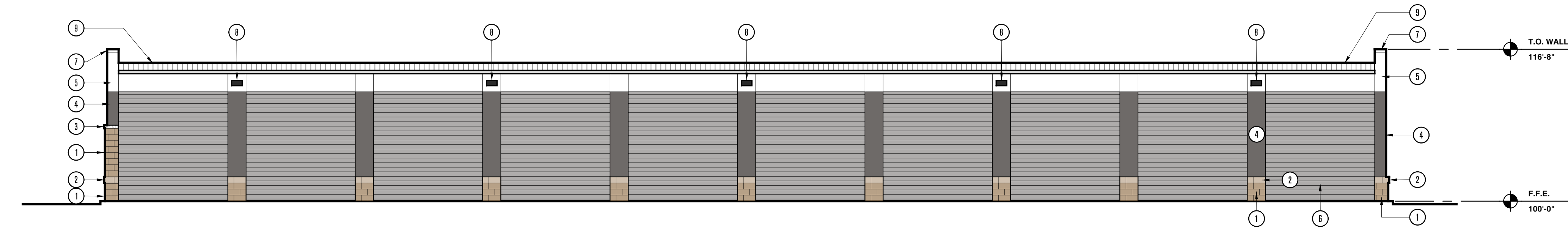
Architectural Site Plan

24121

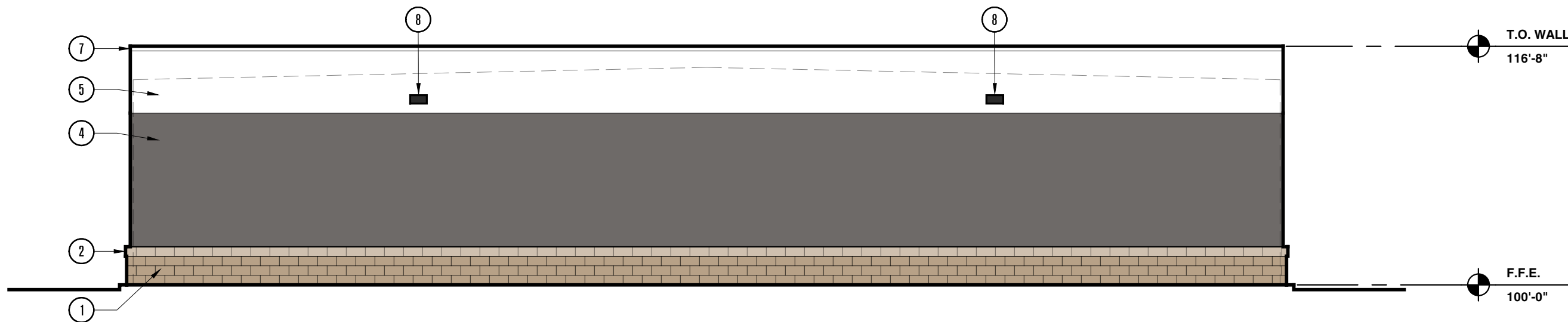
AS1.1

3300 AUBURN RD, SUITE 300
AUBURN HILLS, MI 48326
T:248.601.4422 F:248.453.5854
WWW.DESIGNHAUS.COM
INFO@DESIGNHAUS.COM

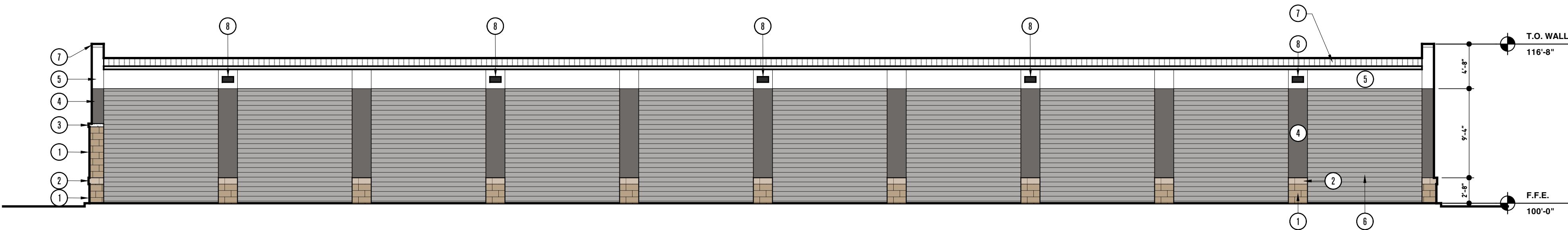
DESIGNHAUS
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ARCHITECTURE



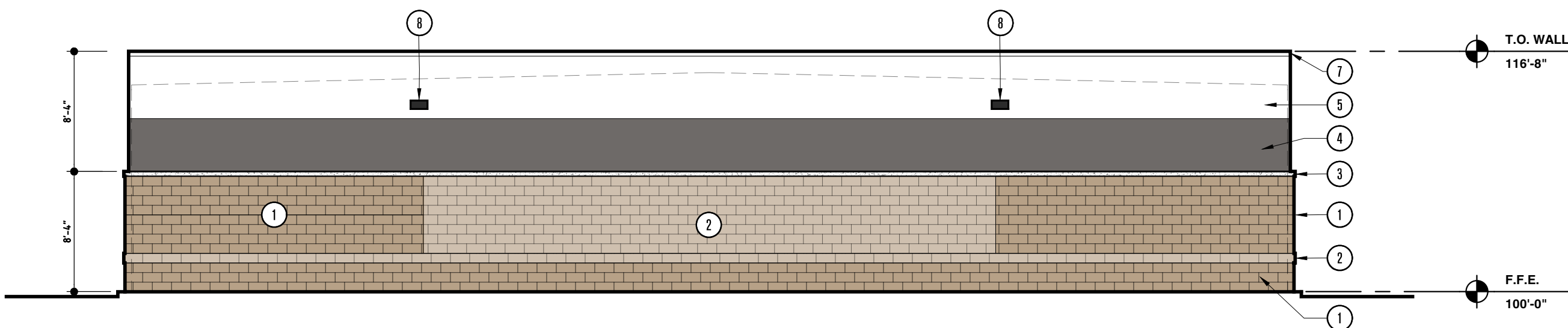
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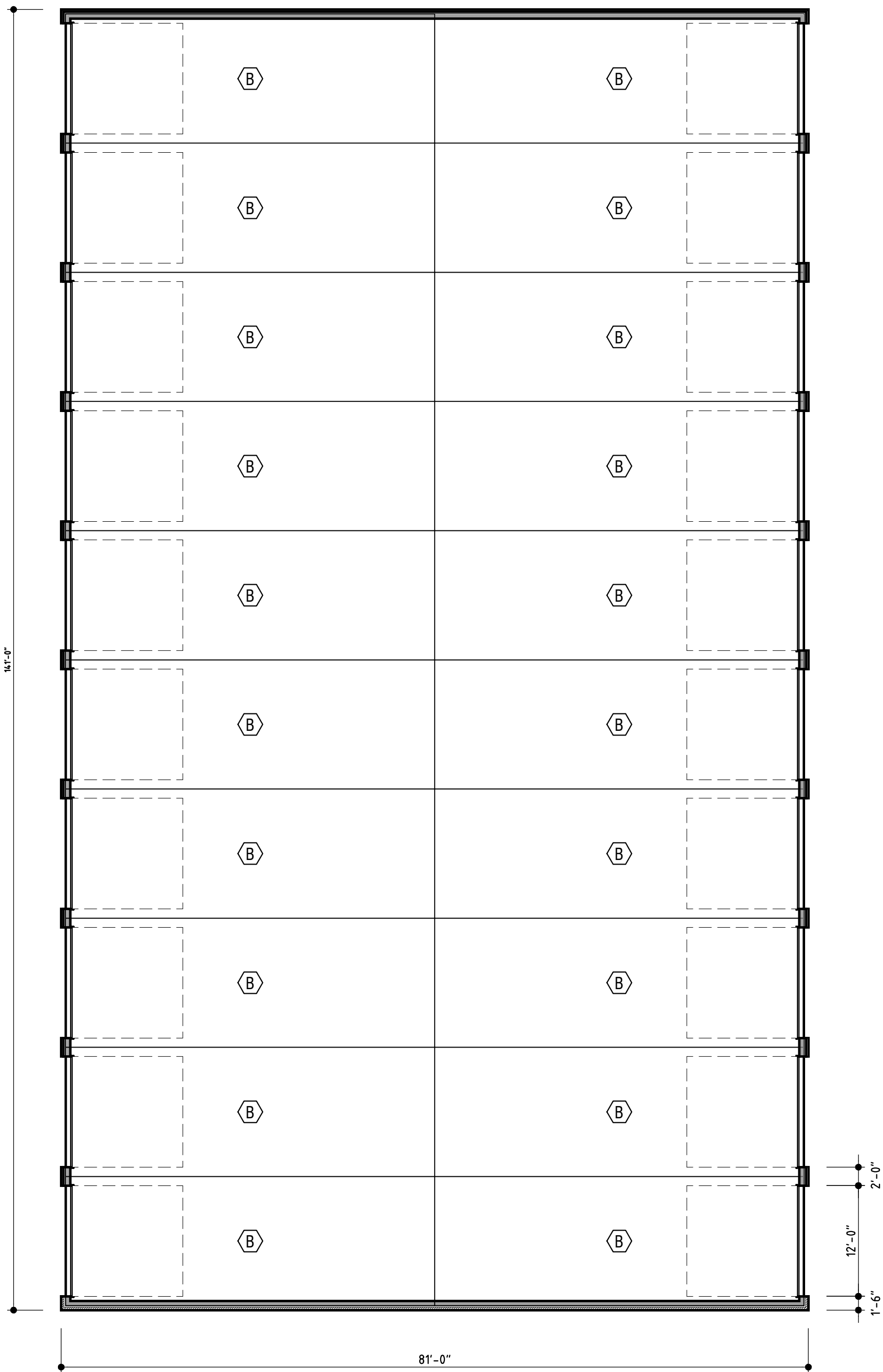
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1

Material Legend		
Symbol	Description	Color
1	CMU - Splitface	Light Brown
2	CMU - Burnished	Match 1
3	4" Precast Stone Cap	Light Grey
4	Metal Panel Concealed Fastener	Charcoal Gray
5	Metal Panel Concealed Fastener	Bone White
6 6*	Overhead Door 6=12' x 12' 6*=12' x 14'	Charcoal Gray
7	Prefinished Met. Coping	Bone White
8	Site Lighting - Wall Pack	Refer to Site Plan
9	Metal Roofing	Charcoal Gray

Storage Unit Matrix			Unit Count								Total
Tag	Size	Area per Unit	Bldg 1	Bldg 2	Bldg 3	Bldg 4	Bldg 5	Bldg 6	Bldg 7	Bldg 8	
A	14' x 35'	490 sf	13			13	13			13	52
B	14' x 40'	560 sf		20	20						40
C	16' x 40'	640 sf						20	20		40
TOTAL		73,480 sf									132



EST 1998

DESIGNHAUS

ARCHITECTURE

3300 AUBURN RD, SUITE 300
AUBURN HILLS, MI 48326
T:248.601.4422 F:248.453.5854
WWW.DESIGNHAUS.COM
INFO@DESIGNHAUS.COM

Site Plan Approval

24.07.19

ISSUANCE

DATE

Bondurant, IA Boat & RV Storage

2020 NE. 2nd St.
Bondurant, IA 50035

Building 2 Plans & Elevations

24121

A1.2



2 Building 3 Exterior Elevations

SCALE: 1/8" = 1'

Storage Unit Matrix

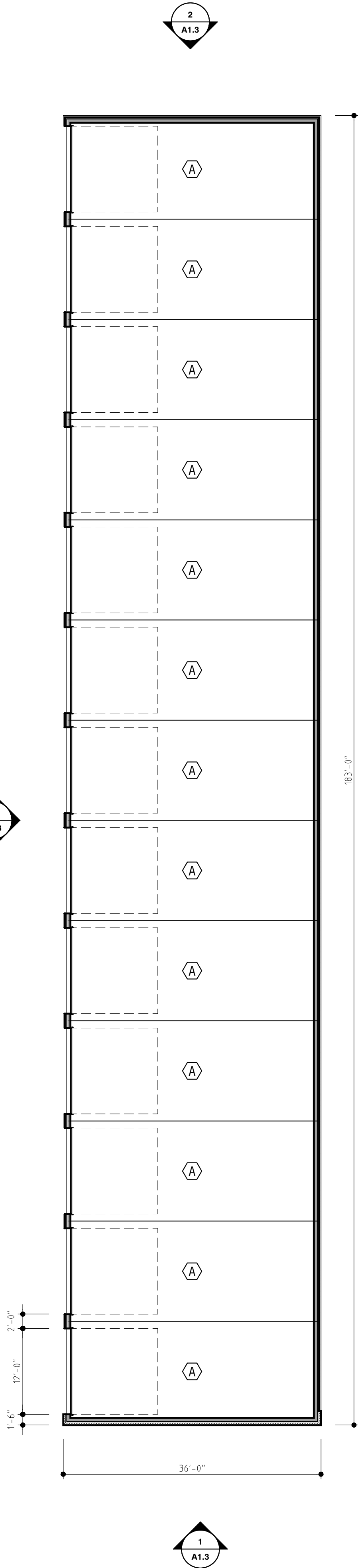
Tag	Size	Area per Unit	Unit Count								Total
			Bldg 1	Bldg 2	Bldg 3	Bldg 4	Bldg 5	Bldg 6	Bldg 7	Bldg 8	
(A)	14' x 35'	490 sf	13			13	13			13	52
(B)	14' x 40'	560 sf		20	20						40
(C)	16' x 40'	640 sf						20	20		40
TOTAL		73,480 sf									132



1 Building 3 Floor Plan

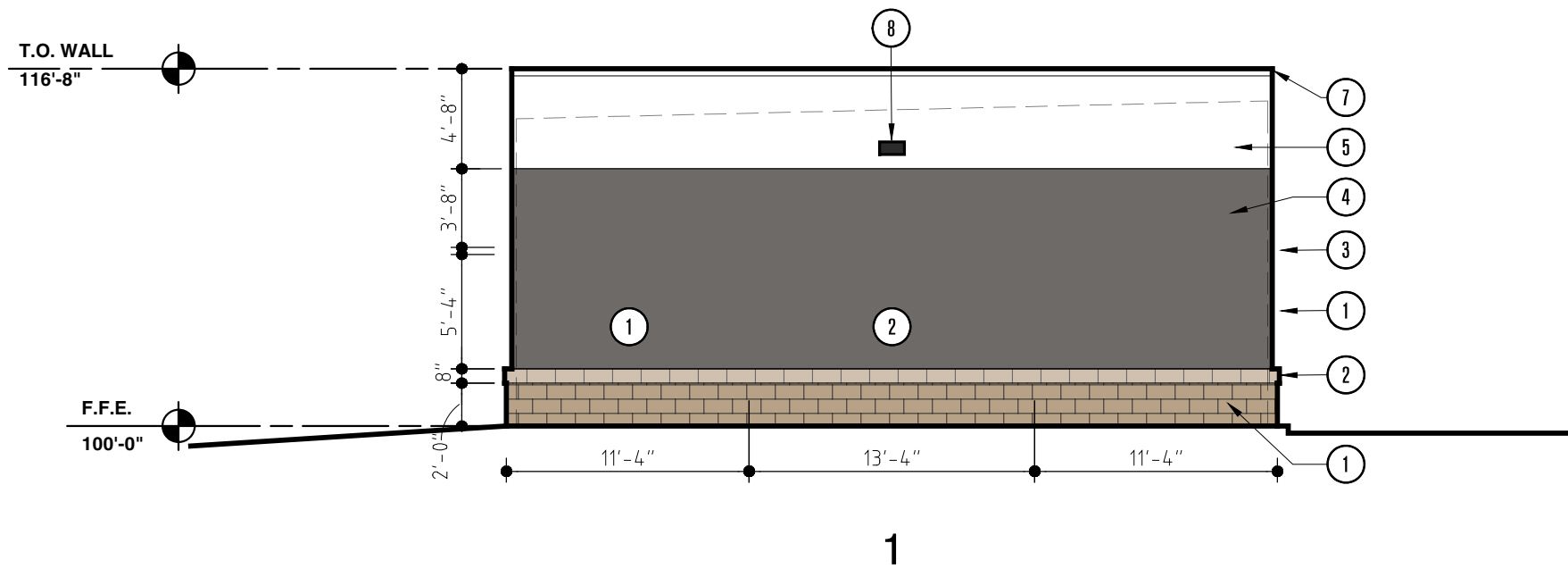
SCALE: 3/32" = 1'

Material Legend		
Symbol	Description	Color
①	CMU - Spillface	Light Brown
②	CMU - Burnished	Match 1
③	4" Precast Stone Cap	Light Grey
④	Metal Panel Concealed Fastener	Charcoal Gray
⑤	Metal Panel Concealed Fastener	Bone White
⑥ ⑥'	Overhead Door 8' x 12' 6" = 12' x 14'	Charcoal Gray
⑦	Prefinished Met. Coping	Bone White
⑧	Site Lighting - Wall Pack	Refer to Site Plan
⑨	Metal Roofing	Charcoal Gray

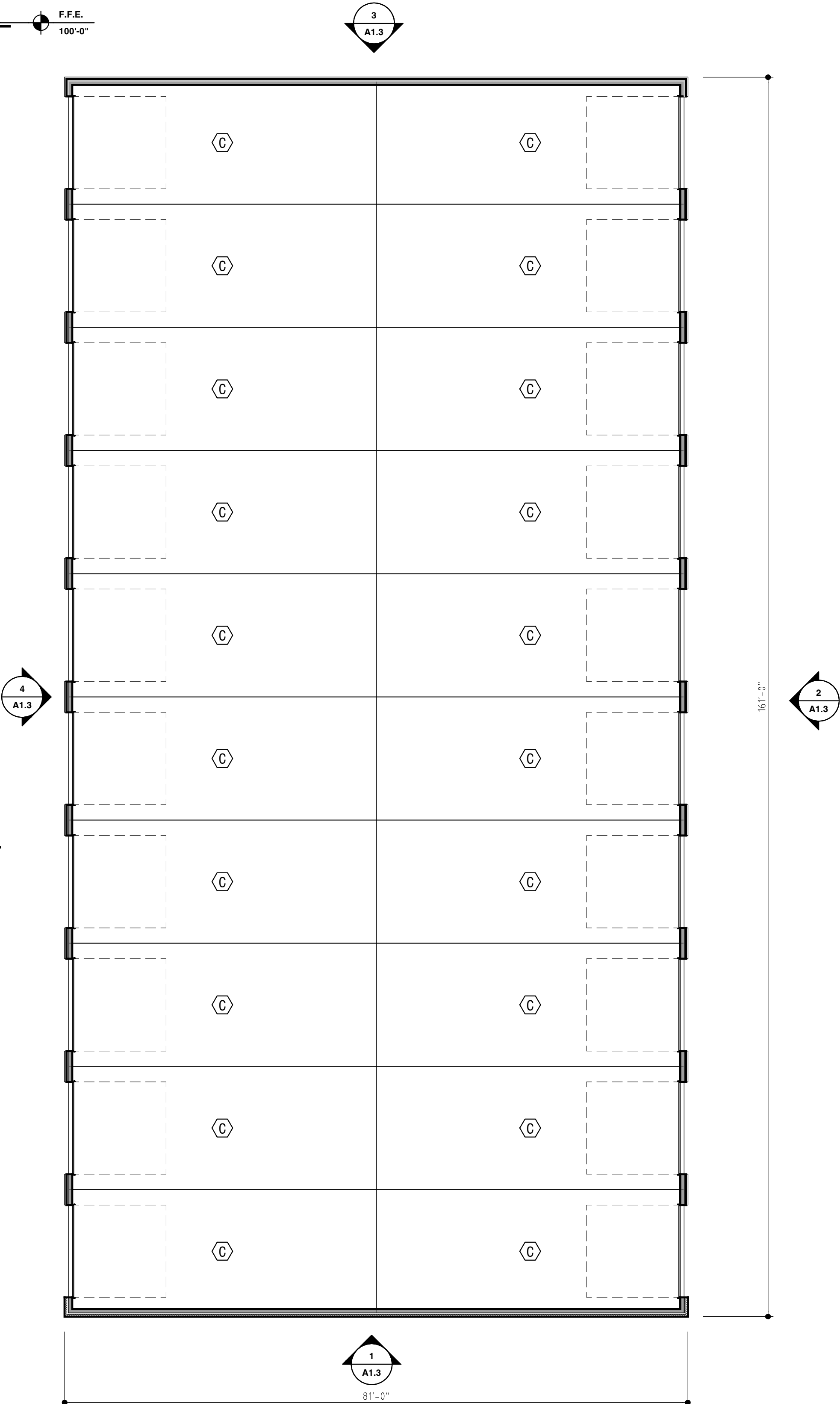
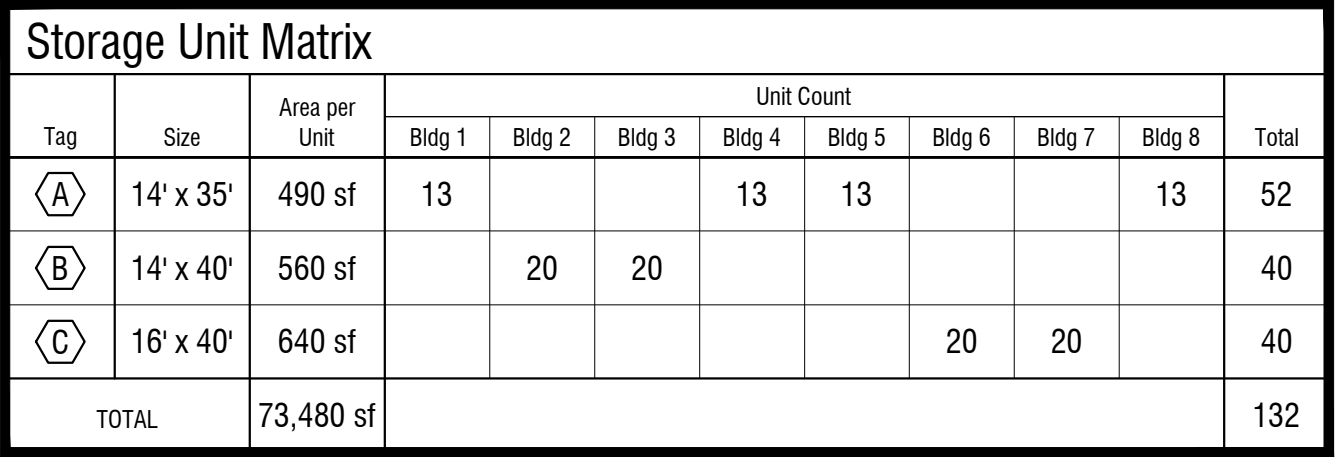


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#####	#####
Site Plan Approval	24.07.19
ISSUANCE	DATE

Material Legend		
Symbol	Description	Color
①	CMU - Spiltface	Light Brown
②	CMU - Burnished	Match 1
③	4" Precast Stone Cap	Light Grey
④	Metal Panel Concealed Fastener	Charcoal Gray
⑤	Metal Panel Concealed Fastener	Bone White
⑥ ⑥'	Overhead Door 9' x 12' x 12" 9" = 12' x 14'	Charcoal Gray
⑦	Prefinished Met. Coping	Bone White
⑧	Site Lighting - Wall Pack	Refer to Site Plan
⑨	Metal Roofing	Charcoal Gray



Page 42 of 105

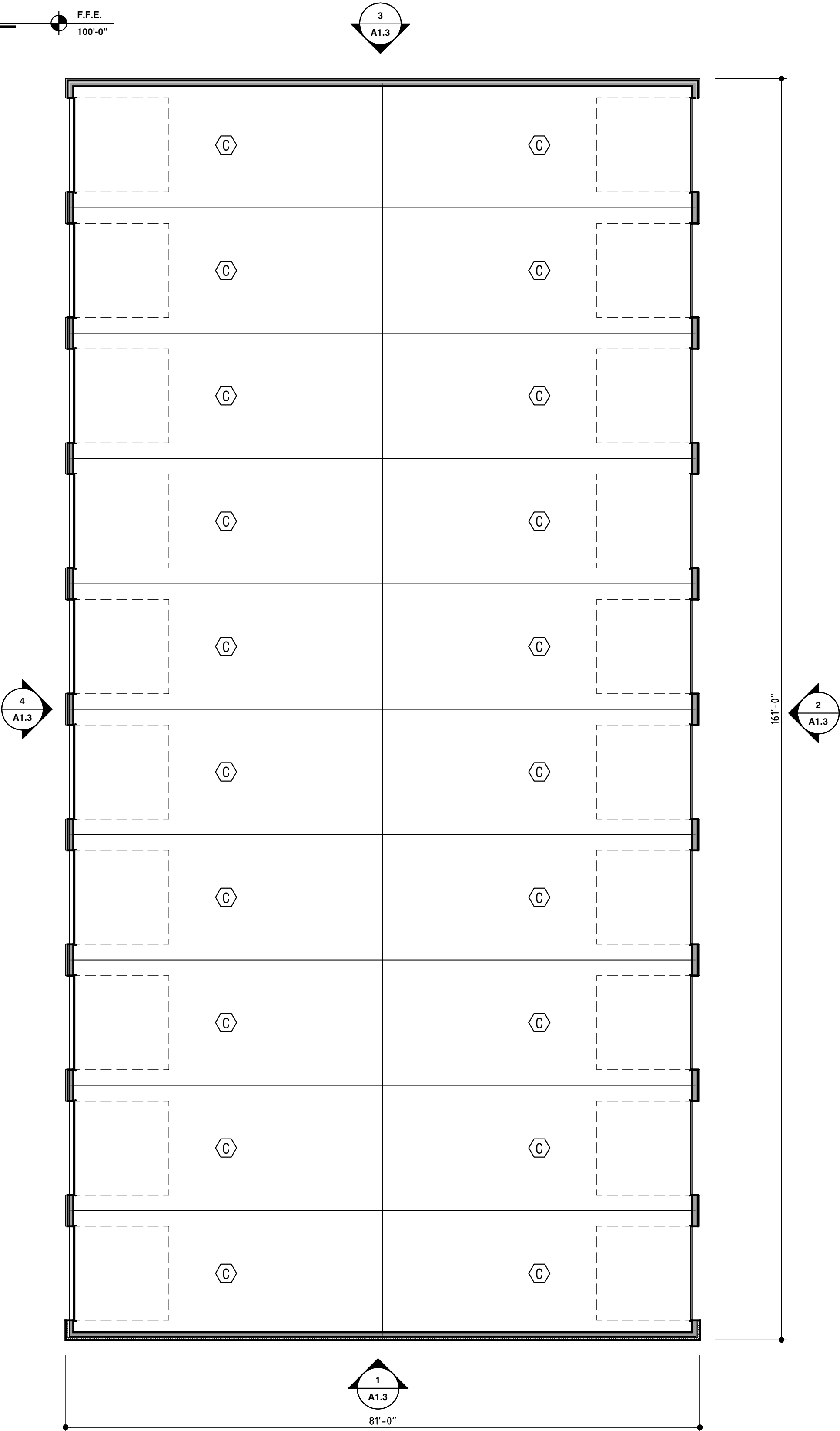
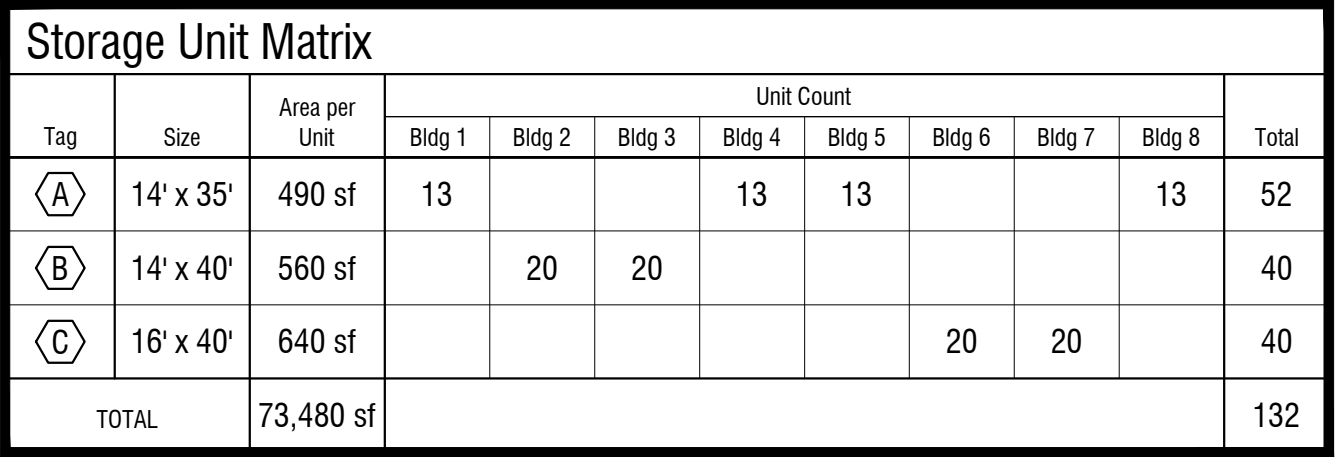


Material Legend		
Symbol	Description	Color
①	CMU - Splitface	Light Brown
②	CMU - Burnished	Match 1
③	4" Precast Stone Cap	Light Grey
④	Metal Panel Corrosion Resistant Fastener	Charcoal Gray
⑤	Metal Panel Corrosion Resistant Fastener	Bone White
⑥ 8"	Overhead Door 8" = 12" x 12" 8" = 12" x 14"	Charcoal Gray
⑦	Prefinished Met. Coping	Bone White
⑧	Site Lighting - Wall Pack	Refer to Site Plan
⑨	Metal Roofing	Charcoal Gray

SCALE: 1/8" = 1'

SCALE: 3/32" = 1'





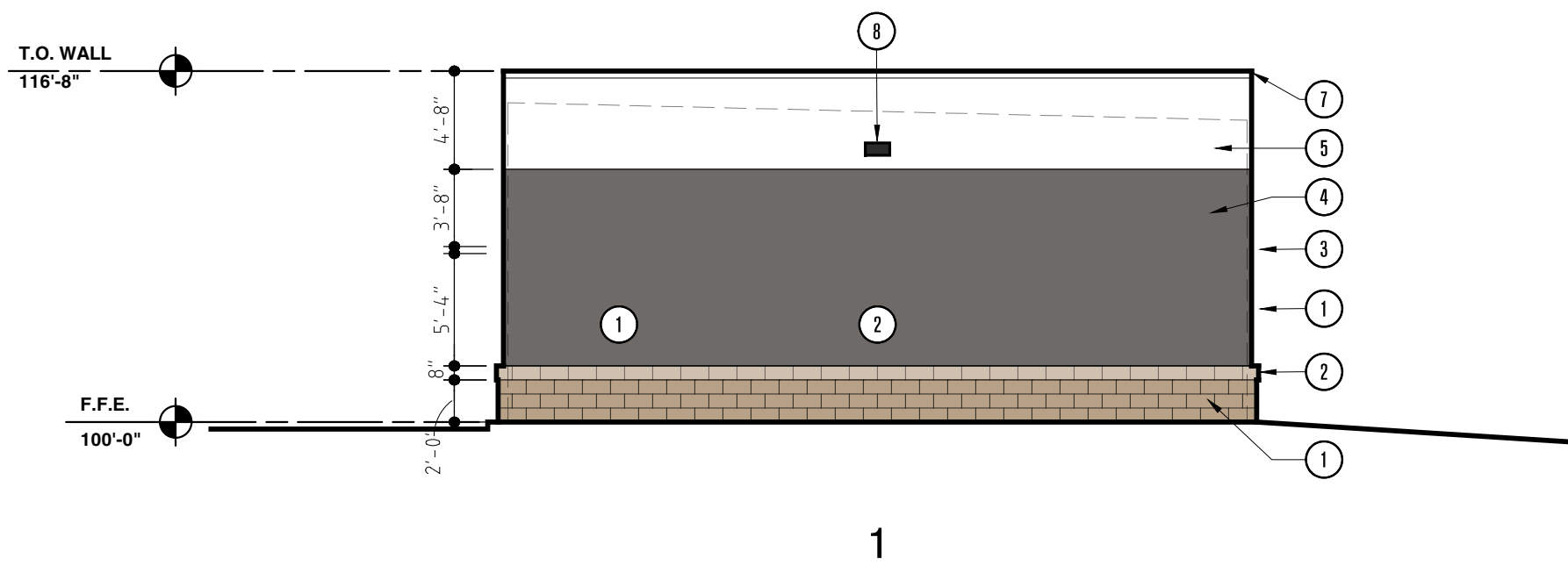
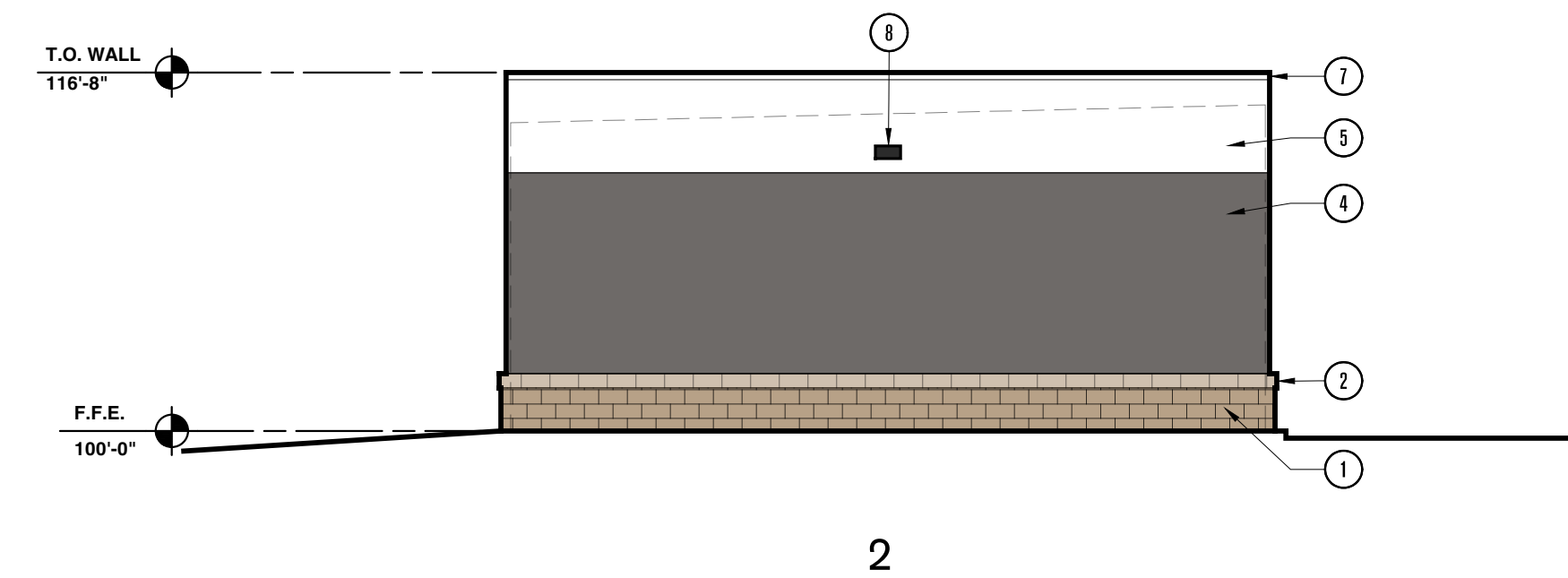
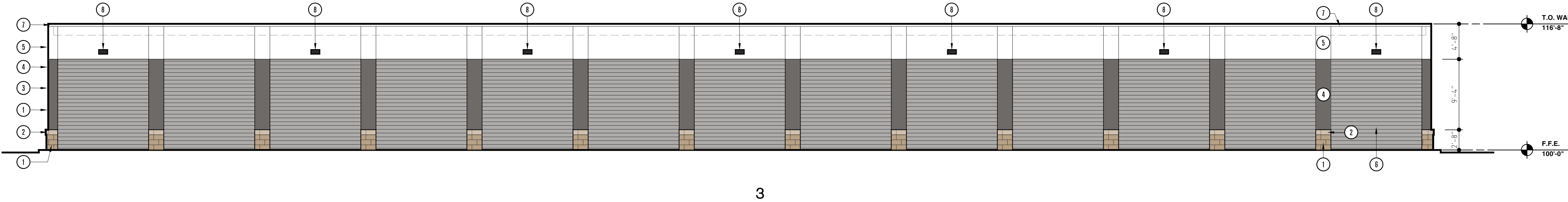
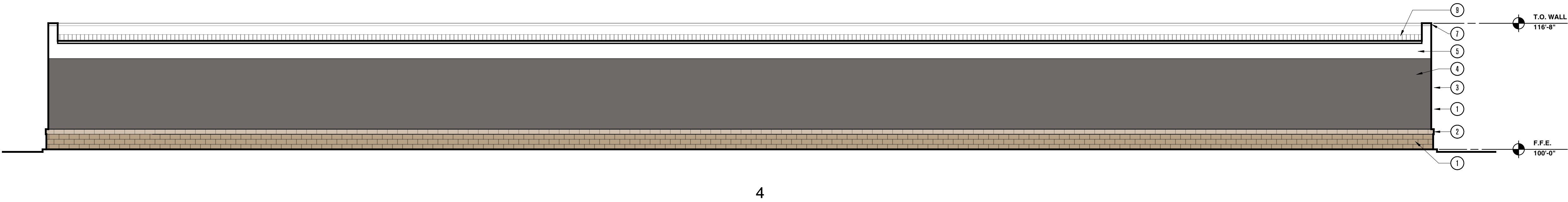
Material Legend		
Symbol	Description	Color
①	CMU - Splitface	Light Brown
②	CMU - Burnished	Match 1
③	4" Precast Stone Cap	Light Grey
④	Metal Panel Corrosion Resistant Fastener	Charcoal Gray
⑤	Metal Panel Corrosion Resistant Fastener	Bone White
⑥ 8"	Overhead Door 8" = 12" x 12" 8" = 12" x 14"	Charcoal Gray
⑦	Prefinished Met. Coping	Bone White
⑧	Site Lighting - Wall Pack	Refer to Site Plan
⑨	Metal Roofing	Charcoal Gray

SCALE: 1/8" = 1'

SCALE: 3/32" = 1'



2 Building 8 Exterior Elevations



Material Legend		
Symbol	Description	Color
1	CMU - Splitface	Light Brown
2	CMU - Burnished	Match 1
3	4" Precast Stone Cap	Light Grey
4	Metal Panel Concealed Fastener	Charcoal Gray
5	Metal Panel Concealed Fastener	Bone White
6 6'	Overhead Door 6=12' x 12' 6'=12' x 14'	Charcoal Gray
7	Prefinished Met. Coping	Bone White
8	Site Lighting - Wall Pack	Refer to Site Plan
9	Metal Roofing	Charcoal Gray

Storage Unit Matrix											
Tag	Size	Area per Unit	Unit Count								
			Bldg 1	Bldg 2	Bldg 3	Bldg 4	Bldg 5	Bldg 6	Bldg 7	Bldg 8	Total
A	14' x 35'	490 sf	13			13	13			13	52
B	14' x 40'	560 sf		20	20						40
C	16' x 40'	640 sf						20	20		40
TOTAL		73,480 sf									132



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

Item No. 6.c.
For Meeting of 8/8/2024
Resolution

TITLE: Resolution PZ-240808-24 - Considering approval of the site plan for Featherstone Apartments.

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director
Isaac Pezley, City Planner

BRIEF HISTORY & ANALYSIS: The City is in receipt of a site plan for review by the Planning & Zoning Commission and City Council for the proposed 10.02-acre parcel of land accessed from 13th Street NE. The site plan applicant is HRC Bondurant LLC. The site plan was prepared by Civil Design Advantage, LLC. The applicants are proposing 200 multi-family units at this location. This property is zoned as being within the City's Planned Unit Development (R-5) District, where the 2021-approved PUD Conceptual Master Plan identified an approved use of Multi-Family development on the southern half of this land and Multi-Family or Commercial development on the northern half of this land. The proposed site plan area is outlined in red below.



When the Planning & Zoning Commission and City Council review site plans, they review for consistency with the following documents: Comprehensive Plan; Zoning Code; and Comments from City Officials.

Consistency with the City's Comprehensive Plan: The Buiding Bondurant Comprehensive Plan identifies high-density residential toward the southern portion of this development area and neighborhood commercial toward the northern portion of this development area.



Consistency with the City's Zoning Code: Below are notes detailing how the Zoning Code is met for this request or what additional information is needed to ensure the Code will be met for this development.



General Use & Bulk Standards

- The site plan labels the required setbacks at this location - a 30' front yard setback, 35' rear yard setback and 10' side yard setback; this is consistent with the setbacks identified in the 2021-approved PUD Conceptual Plan.
- The site plan states the maximum site density is 20 dwelling units per acre; this is consistent with the density established as part of the 2021-approved PUD Conceptual Plan. The site is 10.02 acres and would allow for 200.4 dwelling units, the site plan shows 200 dwelling units.
- The site plan states the maximum building height is 45'; this is consistent with the maximum height requirements noted in the 2021-approved PUD Conceptual Plan.

Parking/Drive Areas

- The site plan does not show the correct road proposed alignment of 16th Street NE (AKA NE 86th Avenue) intersecting with Highway 65. The proposed draft intersection realignment route shown in the 2021-approved PUD Conceptual Plan and the 2021-approved Preliminary Plat has since changed per the City's further investigation of traffic safety in this area while also factoring in feedback received from the Iowa Department of Transportation. The Bondurant City Council hired Veenstra & Kimm in August 2022 to create a conceptual design of the proposed relocated intersection area well in advance of this proposed FY2028 street construction project, where the updated draft route cuts further south than what the developer is proposing on the attached site plan. The developer has known of this updated draft alignment since 2022 and is referencing the outdated proposed intersection alignment in its submitted plans.

Below please find relevant Zoning and Subdivision Code section related to this topic:

- Section 179.01.2.B of the Zoning Code states, "the proposed development shall have entrances and exits upon adjacent streets and such internal traffic circulation pattern will not unduly increase congestion on adjacent or surrounding public streets or create undue hazards to traffic safety".
- Section 179.01.2.F of the Zoning Code states, "the proposed development shall not unduly increase the public danger of fire or diminish the public safety, and shall be designed to adequately safeguard the health and safety, safety, and general welfare of the public and of persons residing and working in the development and in the adjoining or surrounding property".
- The area proposed as part of the submitted site plan is located in Outlot X and a portion of Outlot Y of the recorded Featherstone Plat 2 Final Plat. Per the released recorded resolution approving Featherstone Plat 2, "That Outlot Y and Outlot X are not currently developable until a future final plat(s) is submitted for these areas, where such future final plat(s) shall take into account right-of-way needs for the realigned intersection; this verbiage aligns with the intent of Section 180.05.1A of the Subdivision Code, which reads the following related to streets, "All proposed plats and subdivisions shall also conform to additional proposed street plans as set out by the City" and also Section 180.05.1.C, Circulation, "The street pattern shall provide ease of circulation within the subdivision as well as convenient access to adjoining streets, thoroughfares, or unsubdivided land as may be required by the Commission".
- Two access points are provided to the site from 13th Street NE.
- The northern access point to 13th Street NE has not been platted at this time. The applicants have acknowledged a Final Plat will be submitted to the City creating this parcel and the extension of 13th Street NE. Applicant also notes construction of the three 45-unit apartment buildings cannot take place until the north public access point and necessary utilities are available for connections.
- The cover page breaks down the required parking spaces required per multi-family residential buildings. A total of 364 parking spaces are required, the applicant is proposing 365 parking spaces.
- The site plan shows the parking/drive area are at least 10' from all property lines.
- The site plan shows that all parking/drive areas will be paved as required by Section 177.10.2 of the Zoning Code.
- The site plan shows parking spaces will be provided with raised curbing or equivalent, as is required by Section 177.10.8. on page 11 of the submitted site plan.

- Applicant submitted traffic turning model at the request of Veenstra & Kimm to demonstrate the internal travel lanes are wide enough to service garbage trucks and emergency vehicles.

Stormwater, Utilities & Natural Features

- A stormwater management report has been submitted for review by the City Engineer. Veenstra & Kimm has reviewed and deemed it meets the City's requirements.
- This property is located within the Urban Service Area Sanitary Sewer Connection Fee District. An invoice has been sent to the applicant
- This property is located within the 16th St NE (Pleasant St NE to NE Hubbell Ave) Water Connection Fee District. An invoice has been sent to the applicant.
- This site is not situated within FEMA's 100-year floodplain.
- This site is not situated within the City's Stream Buffer Ordinance area.

Architectural Standards

- Architectural elevations have been submitted to staff and meet architectural design standards as described in Section 179.01.2.1.5.
- The architectural elevations show the proposed building will be constructed primarily of vinyl lap siding with centurion stone which are allowable primary materials per Section 179.01.2.1.2.

Other Site Plan Features

- A landscaping plan has been submitted to staff and meets the requirements of Chapter 182.

Comments from City Officials:

The following City departments were notified of the submitted site plan:

1. Public Works - reviewed and all comments have been addressed, except for the following: the site plan does not show the correct road alignment of 16th Street NE (AKA NE 86th Avenue) intersecting with Highway 65.
2. Engineering – reviewed and all comments have been addressed, except for the following: the site plan does not show the correct road alignment of 16th Street NE (AKA NE 86th Avenue) intersecting with Highway 65.

3. Fire Department - reviewed and all comments have been addressed.

FUNDING SOURCE:

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

1. Recommended approval of RESOLUTION NO. PZ-240808-24.
2. Recommended approval of RESOLUTION NO. PZ-240808-24, subject to certain Zoning Code clarification items being addressed.
3. Recommended denial of RESOLUTION NO. PZ-240808-24.
4. Table pending additional information.

Staff recommends tabling the submitted site plan until the correct road alignment of 16th Street NE(AKA NE 86th Avenue) intersecting NE Hubbell Avenue is shown.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

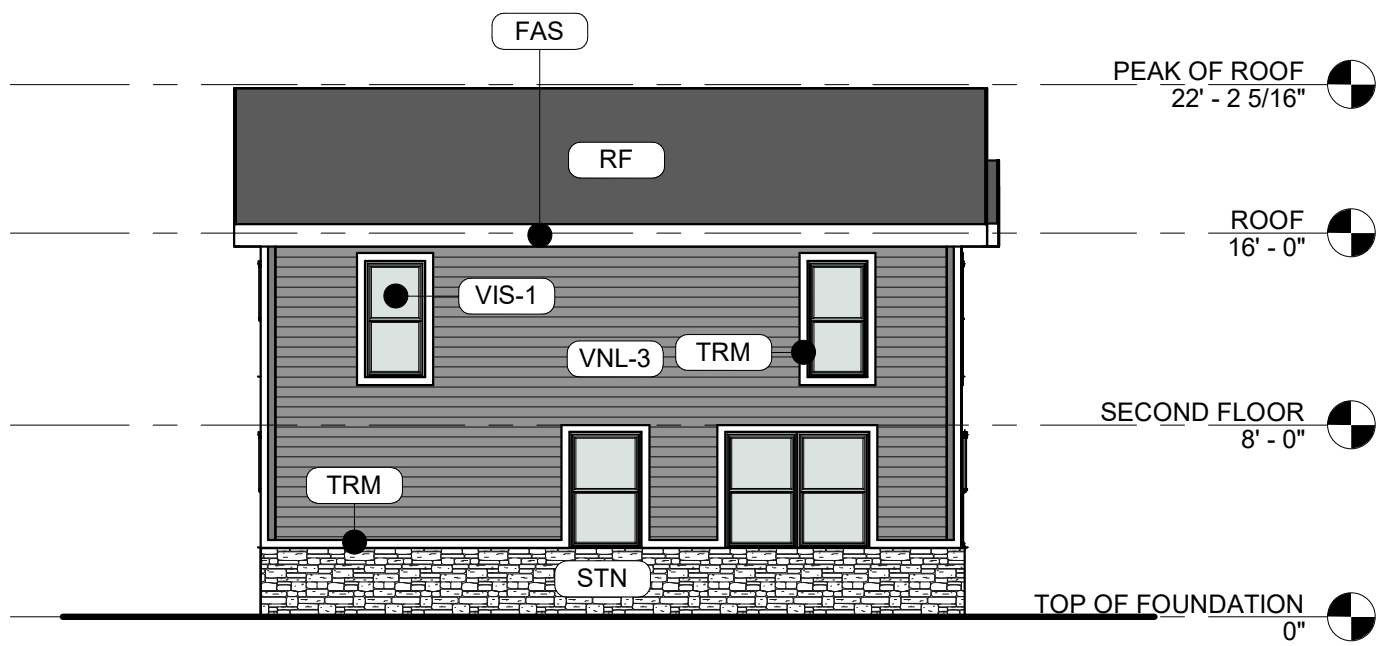
1. Architectural Design Elevation
2. Featherstone Apartments Site Plan
3. Featherstone Apartments - Turning Movements
4. Featherstone Preliminary Plat
5. Approved Top Farms PUD Conceptual Plan 2021-09-24combined

EXTERIOR MATERIAL LEGEND	
MAT. LABEL	MATERIAL DESCRIPTION
FAS	PREFINISHED METAL FASCIA, COLOR - WHITE
RF	ARCHITECTURAL ASPHALT ROOFING SHINGLES, COLOR - CHARCOAL
STN	CENTURION STONE, COASTAL OHIO LIMESTONE (CLASS 2)
TRM	VINYL TRIM BOARD, SMOOTH, COLOR - WHITE
VIS-1	INSULATED VISION GLASS: CLEAR W/ LOW E COATING IN VINAL RESIDENTIAL STYLE WINDOW (CLASS 1)
VNL-1	VINYL LAP SIDING, 6" REVEAL, COLOR - WHITE (CLASS 4)
VNL-2	VINYL LAP SIDING, 6" REVEAL, COLOR - LIGHT GRAY (CLASS 4)
VNL-3	VINYL LAP SIDING, 6" REVEAL, COLOR - GRAY (CLASS 4)

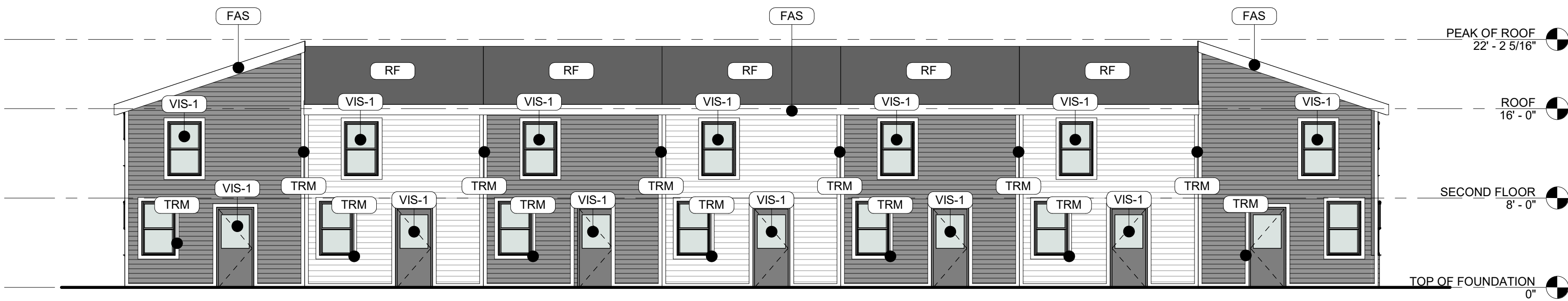
MISC EXTERIOR MATERIAL FINISHES

- TYPICAL U.O.N.
- EXPOSED CONCRETE: GRIND SMOOTH & RUB/COAT WITH CEMENT SLURRY.
 - EXPOSED LINTELS: GALVANIZED & PAINTED TO MATCH ADJACENT MATERIAL ABOVE.
 - FASCIA & SOFFIT: METAL PREFINISHED TO MATCH ADJACENT ROOF COLOR.
 - GUTTERS & DOWNSPOUTS: METAL PREFINISHED WHITE.
 - CAULKS & SEALANTS: COLOR MATCHED TO ADJACENT MATERIAL.
 - HOLLOW METAL MAN DOORS & FRAMES: PAINTED TO MATCH ADJACENT MATERIAL.
 - GARAGE DOORS: METAL PRE-FINISHED WHITE.
 - LOUVERS: METAL PRE-FINISHED TO MATCH ADJACENT MATERIAL COLOR.
 - LIGHT FIXTURES: METAL PRE-FINISHED WHITE.
- TRIM SIZES, TYP. U.O.N.:
- WINDOWS & DOORS 5-1/2"
 - VERTICAL 5-1/2"
 - HORIZONTAL 9-1/4"

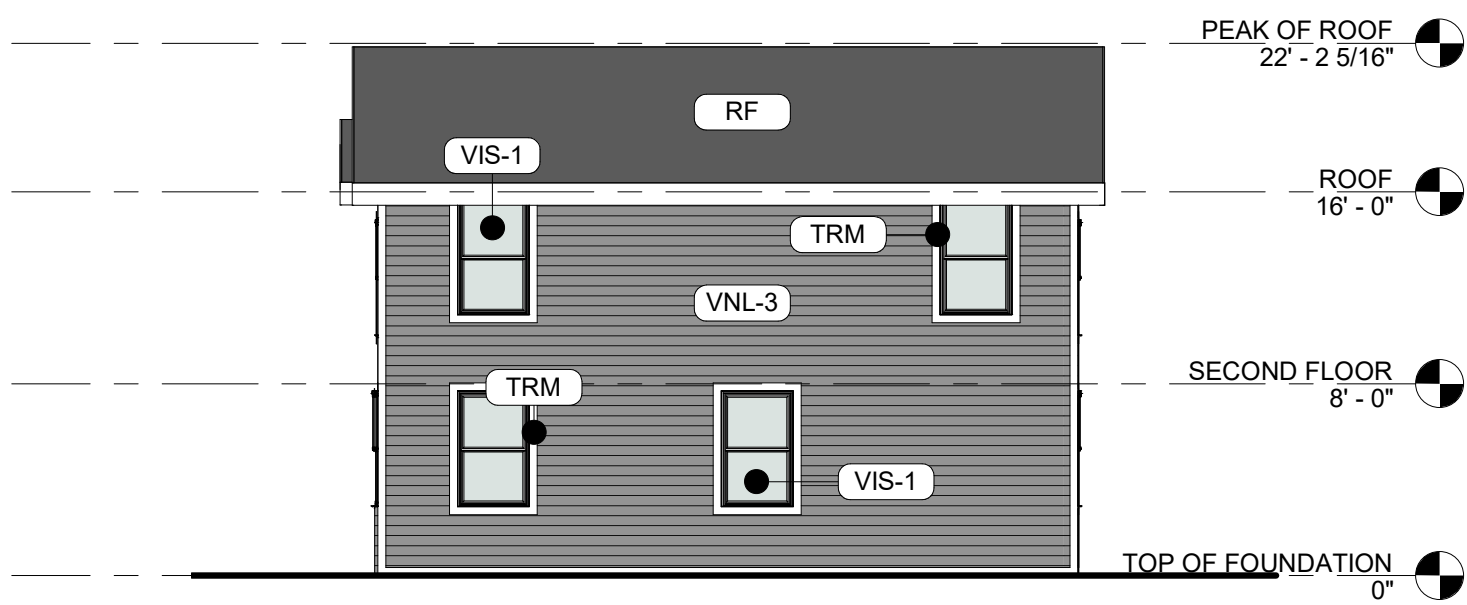
*** Elevations are representative of the style and materials we are proposing but are not final. They are intended to represent the overall design and character of the buildings.



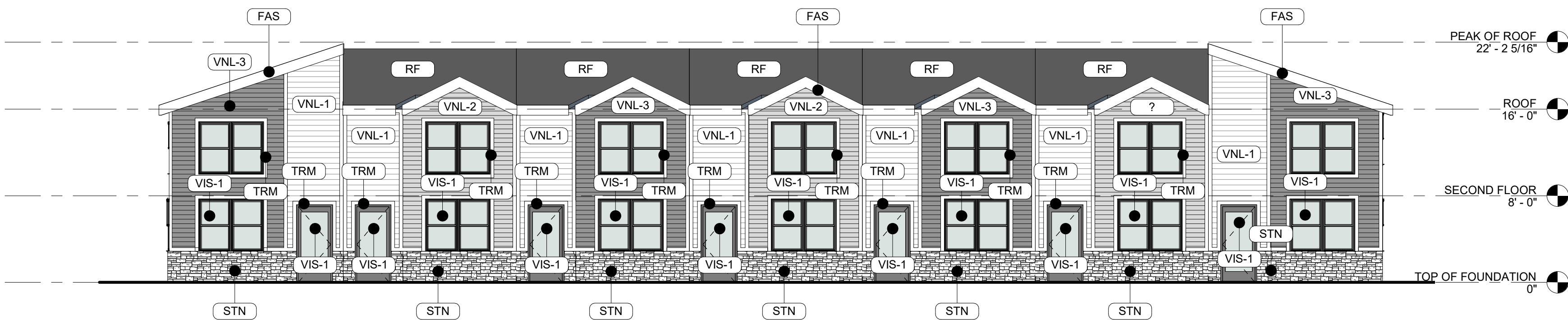
1 SIDE ELEVATION
SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEVATION REAR
SCALE: 1/8" = 1'-0"



3 SIDE ELEVATION
SCALE: 1/8" = 1'-0"

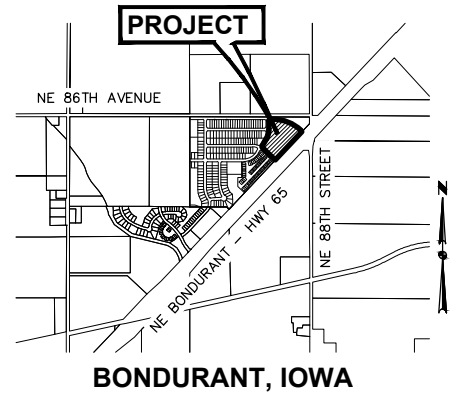


4 EXTERIOR ELEVATION FRONT
SCALE: 1/8" = 1'-0"

SITE PLAN FOR:
FEATHERSTONE APARTMENTS
BONDURANT, IOWA

VICINITY MAP

NOT TO SCALE



OWNER/APPLICANT

HRC BONDURANT LLC
CONTACT: MICHAEL BIALAS
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266

ENGINEER

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: EMILY HARDING
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH. (515) 369-4400
FX. (515) 369-4410

SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: CHARLIE MCGLOTHLEN
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH. (515) 369-4400
FX. (515) 369-4410

ARCHITECT

SIMONSON & ASSOCIATES INC.
CONTACT: STEPHANIE POOLE
1717 INGERSOLL AVE. #117
DES MOINES, IA 50309
PH. (515) 440-5626

SUBMITTAL DATES

FIRST SUBMITTAL: 5/30/2024
SECOND SUBMITTAL: 6/28/2024

LEGAL DESCRIPTION

THAT PART OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., CITY OF BONDURANT, POLK COUNTY, IOWA LYING NORTHERLY OF NE HUBBELL ROAD (US HIGHWAY 65) AND LYING NORTHERLY OF FEATHERSTONE TOWNHOMES PLAT 2, AN OFFICIAL PLAT.

ZONING

R-5 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT

LAND USE

APARTMENTS

DEVELOPMENT SUMMARY

AREA: 10.02 ACRES (436,302 SF)

SETBACKS (APARTMENTS)

FRONT: 30 FT
REAR: 35 FT PRINCIPAL STRUCTURE
SIDE: 10 FT PRINCIPAL STRUCTURE

UNCOVERED DECKS MAY ENCROACH INTO THE REAR SETBACK UP TO 10 FT FROM REAR PROPERTY LINE. COVERED DECKS MUST MEET REAR YARD SETBACK.

MIN. DISTANCE BETWEEN BUILDINGS = 15 FT

MAXIMUM HEIGHT = 45 FT

OPEN SPACE CALCULATION:

TOTAL SITE = 436,302 (10.02 AC.)
BUILDINGS = 38,520 SF
PARKING AREAS/DRIVES = 126,757 SF
OPEN SPACE PROVIDED = 271,025 SF (62.1%)

DENSITY:

200 UNITS (20.0 UNITS PER ACRE)
MAX. DENSITY = 20 DU/AC (APARTMENTS)

PARKING SUMMARY

REQUIRED PARKING PER 4-UNIT APARTMENT BUILDING

2 SPACES PER 2+ BEDROOM UNIT = 8 SPACES/BUILDING
8 SPACES x 1 BUILDING = 8 SPACES

REQUIRED PARKING PER 5-UNIT APARTMENT BUILDING

2 SPACES PER 2+ BEDROOM UNIT = 10 SPACES/BUILDING
10 SPACES x 5 BUILDINGS = 50 SPACES

REQUIRED PARKING PER 6-UNIT APARTMENT BUILDING

2 SPACES PER 2+ BEDROOM UNIT = 12 SPACES/BUILDING
12 SPACES x 6 BUILDINGS = 72 SPACES

REQUIRED PARKING PER 45-UNIT APARTMENT BUILDING

1.5 SPACE PER 1 BEDROOM UNIT = 38 SPACES
2 SPACES PER 2+ BEDROOM UNIT = 40 SPACES
REQUIRED PARKING = 78 SPACES/BUILDING
78 SPACES x 3 BUILDINGS = 234 SPACES

TOTAL REQUIRED = 364 SPACES

TOTAL PROVIDED = 365 SPACES

BENCHMARKS

- BURY BOLT ON HYDRANT AT SW CORNER OF TOP FARMS PROPERTY
ELEVATION=945.14
- BURY BOLT ON HYDRANT AT SW CORNER OF MALLARD & 3RD STREET
ELEVATION=963.51

INDEX OF SHEETS

NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING SITE
3-7	DIMENSION PLAN
8-12	GRADING PLAN
13-17	UTILITY PLAN
18	DETAILS
19-20	LANDSCAPE PLAN

GENERAL LEGEND

PROPOSED

PROJECT BOUNDARY	—————
LOT LINE	-----
SECTION LINE	- - - - -
CENTER LINE	-----
RIGHT OF WAY	=====
PERMANENT EASEMENT	- - - - -
TEMPORARY EASEMENT	-----
TYPE SW-501 STORM INTAKE	
TYPE SW-503 STORM INTAKE	
TYPE SW-505 STORM INTAKE	
TYPE SW-513 STORM INTAKE	
TYPE SW-401 STORM MANHOLE	
TYPE SW-402 STORM MANHOLE	
TYPE SW-301 SANITARY MANHOLE	
STORM/SANITARY CLEANOUT	
WATER VALVE	
FIRE HYDRANT ASSEMBLY	
SIGN	
DETECTABLE WARNING PANEL	
STORM SEWER STRUCTURE NO.	
STORM SEWER PIPE NO.	
SANITARY SEWER STRUCTURE NO.	
SANITARY SEWER PIPE NO.	
SANITARY SEWER WITH SIZE	
SANITARY SERVICE	
STORM SEWER	
STORM SERVICE	
WATERMAIN WITH SIZE	
WATER SERVICE	
SAWCUT (FULL DEPTH)	
SILT FENCE	
MINIMUM OPENING ELEVATION	MOE

EXISTING

SANITARY MANHOLE	
WATER VALVE BOX	
FIRE HYDRANT	
WATER CURB STOP	
WELL	
STORM SEWER MANHOLE	
STORM SEWER SINGLE INTAKE	
STORM SEWER DOUBLE INTAKE	
FLARED END SECTION	
ROOF DRAIN/ DOWNSPOUT	
DECIDUOUS TREE	
CONIFEROUS TREE	
DECIDUOUS SHRUB	
CONIFEROUS SHRUB	
ELECTRIC POWER POLE	
GUY ANCHOR	
STREET LIGHT	
POWER POLE W/ TRANSFORMER	
UTILITY POLE W/ LIGHT	
ELECTRIC BOX	
ELECTRIC TRANSFORMER	
ELECTRIC MANHOLE OR VAULT	
TRAFFIC SIGN	
TELEPHONE JUNCTION BOX	
TELEPHONE MANHOLE/VAULT	
TELEPHONE POLE	
GAS VALVE BOX	
CABLE TV JUNCTION BOX	
CABLE TV MANHOLE/VAULT	
MAIL BOX	
BENCHMARK	
SOIL BORING	
UNDERGROUND TV CABLE	
GAS MAIN	
FIBER OPTIC	
UNDERGROUND TELEPHONE	
OVERHEAD ELECTRIC	
UNDERGROUND ELECTRIC	
FIELD TILE	
SANITARY SEWER W/ SIZE	
STORM SEWER W/ SIZE	
WATER MAIN W/ SIZE	



UTILITY WARNING

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.

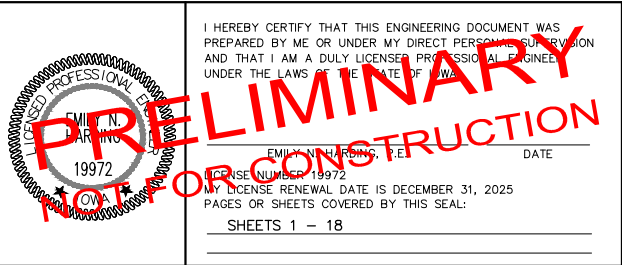


ALL CONSTRUCTION SHALL CONFORM TO THE SOILS REPORT PREPARED BY CONSTRUCTION MATERIALS TESTING (CMT), PN 212080TOP, DATED AUGUST 6, 2021.

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF BONDURANT GRADING PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

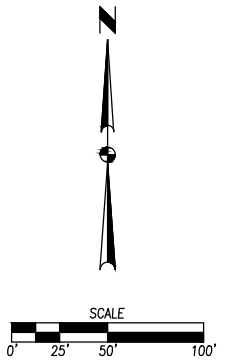
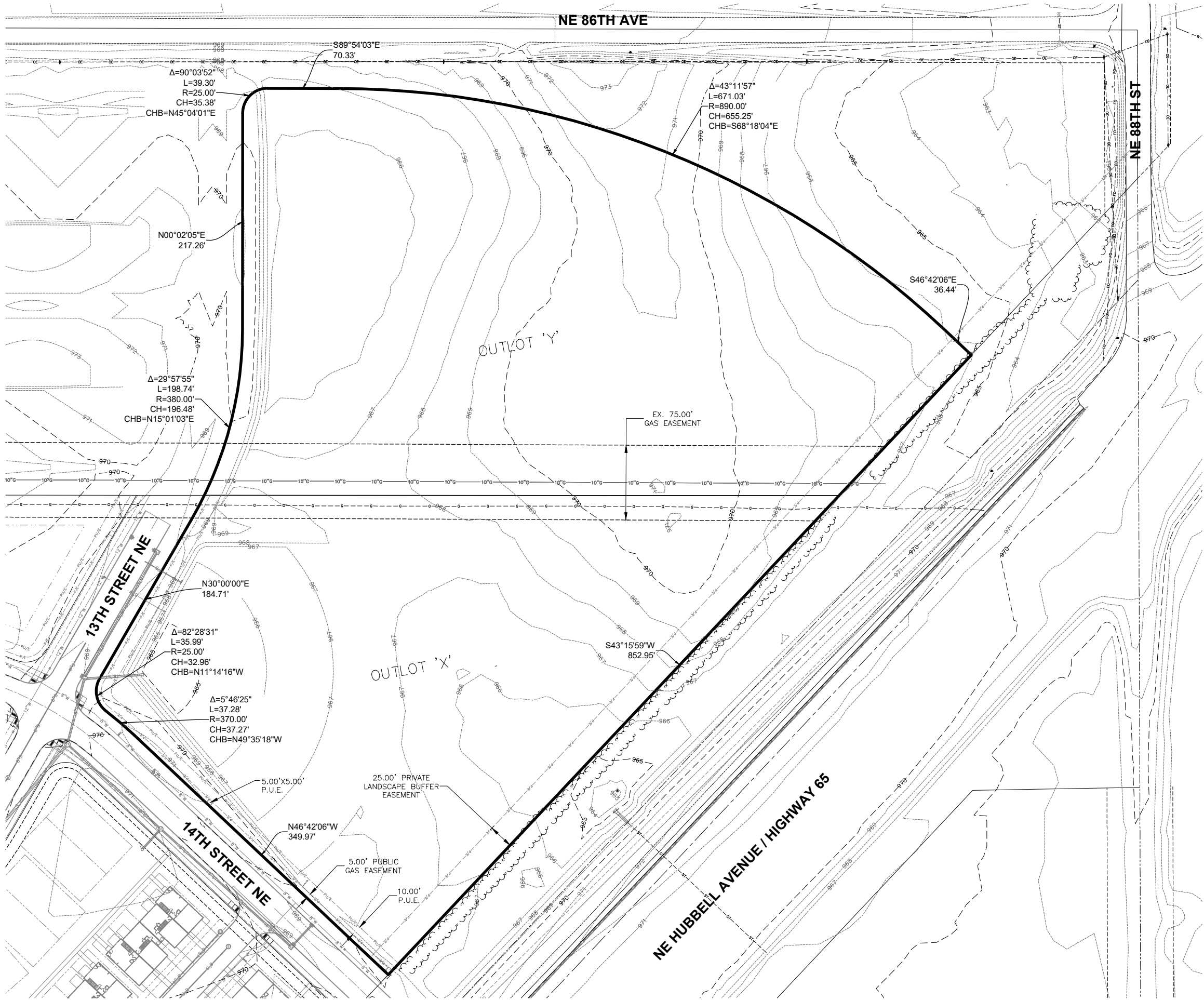
ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.



FILE: H:\2305\2305313\2305313-SITE PLAN.DWG
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FEATHERSTONE APARTMENTS
EXISTING SITE

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4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

EA
CIVIL DESIGN ADVANTAGE

BONDURANT, IOWA

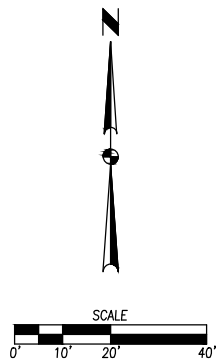
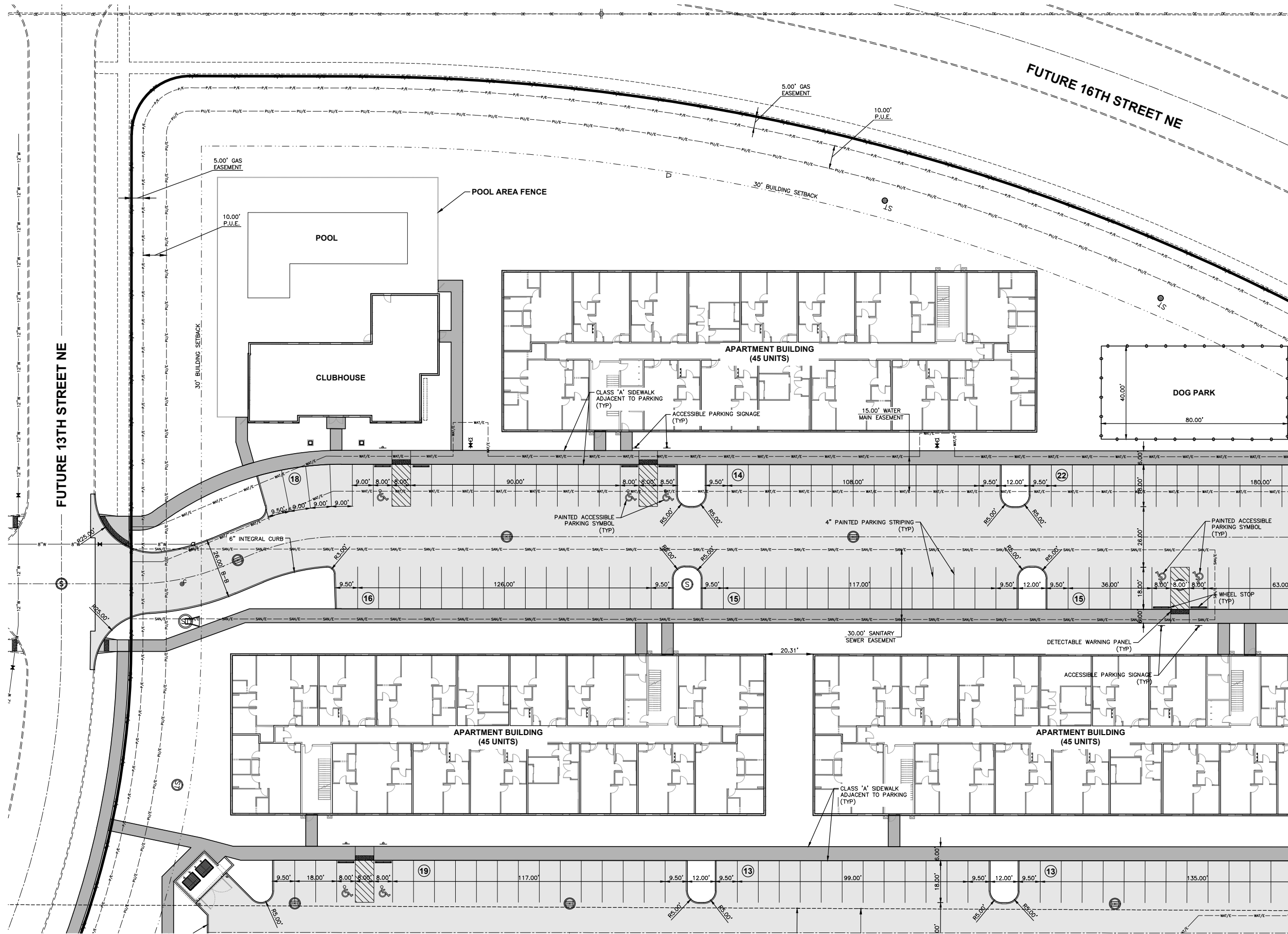
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FEATHERSTONE APARTMENTS
DIMENSION PLAN

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URBANDALE, IA 50322
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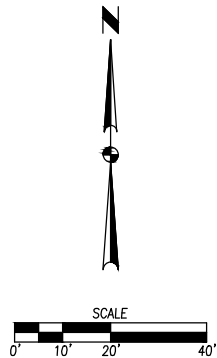
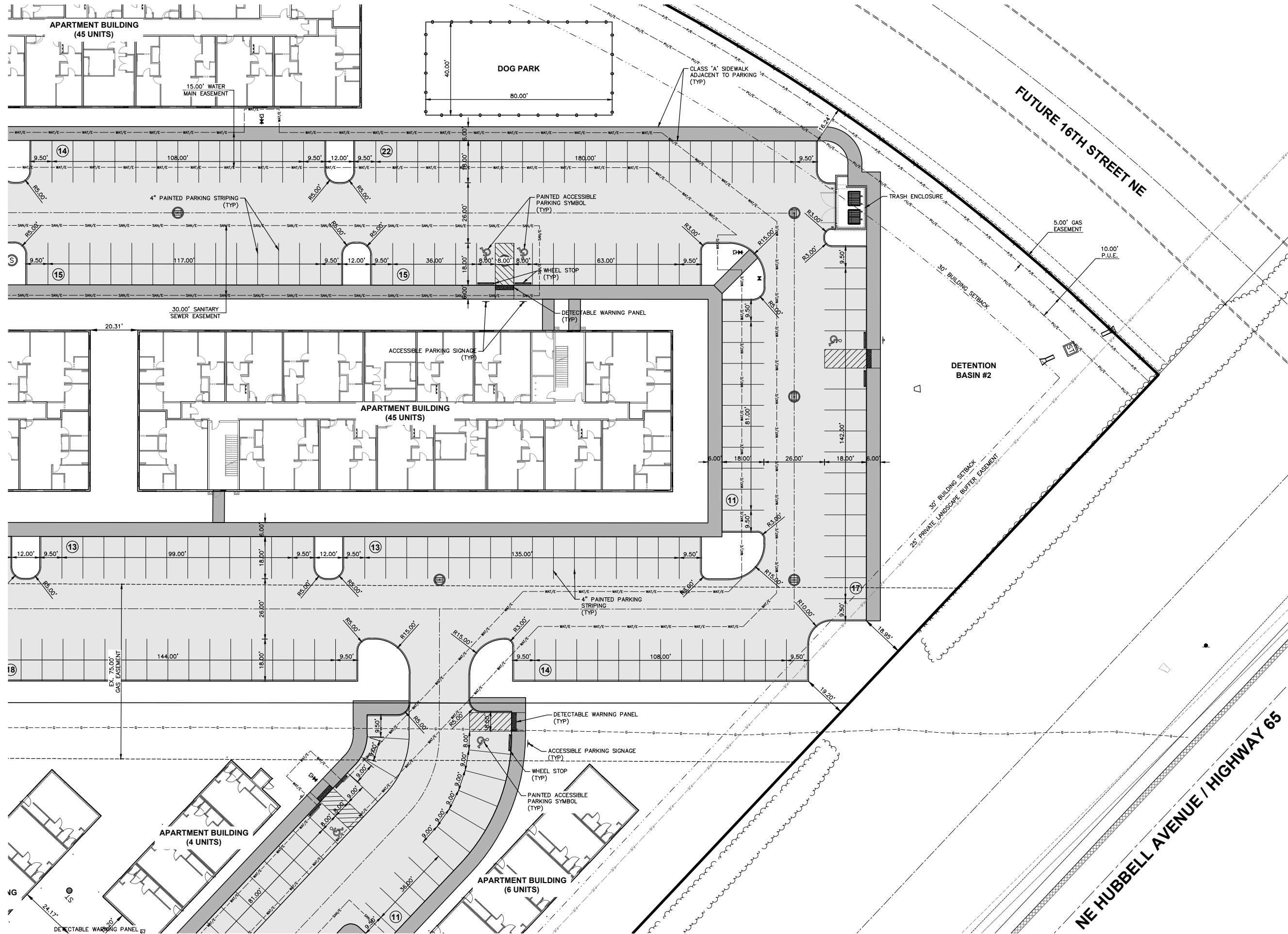


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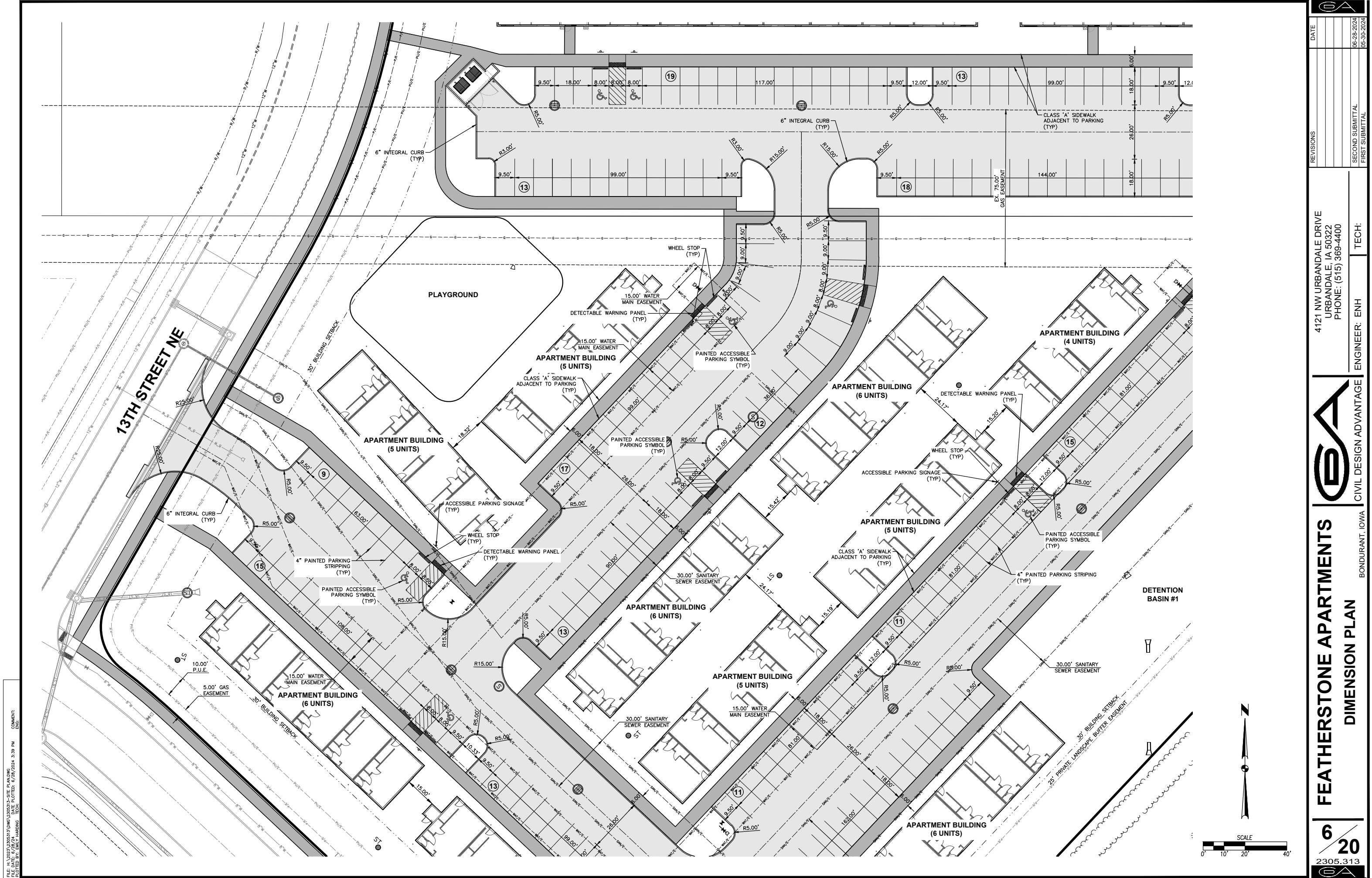
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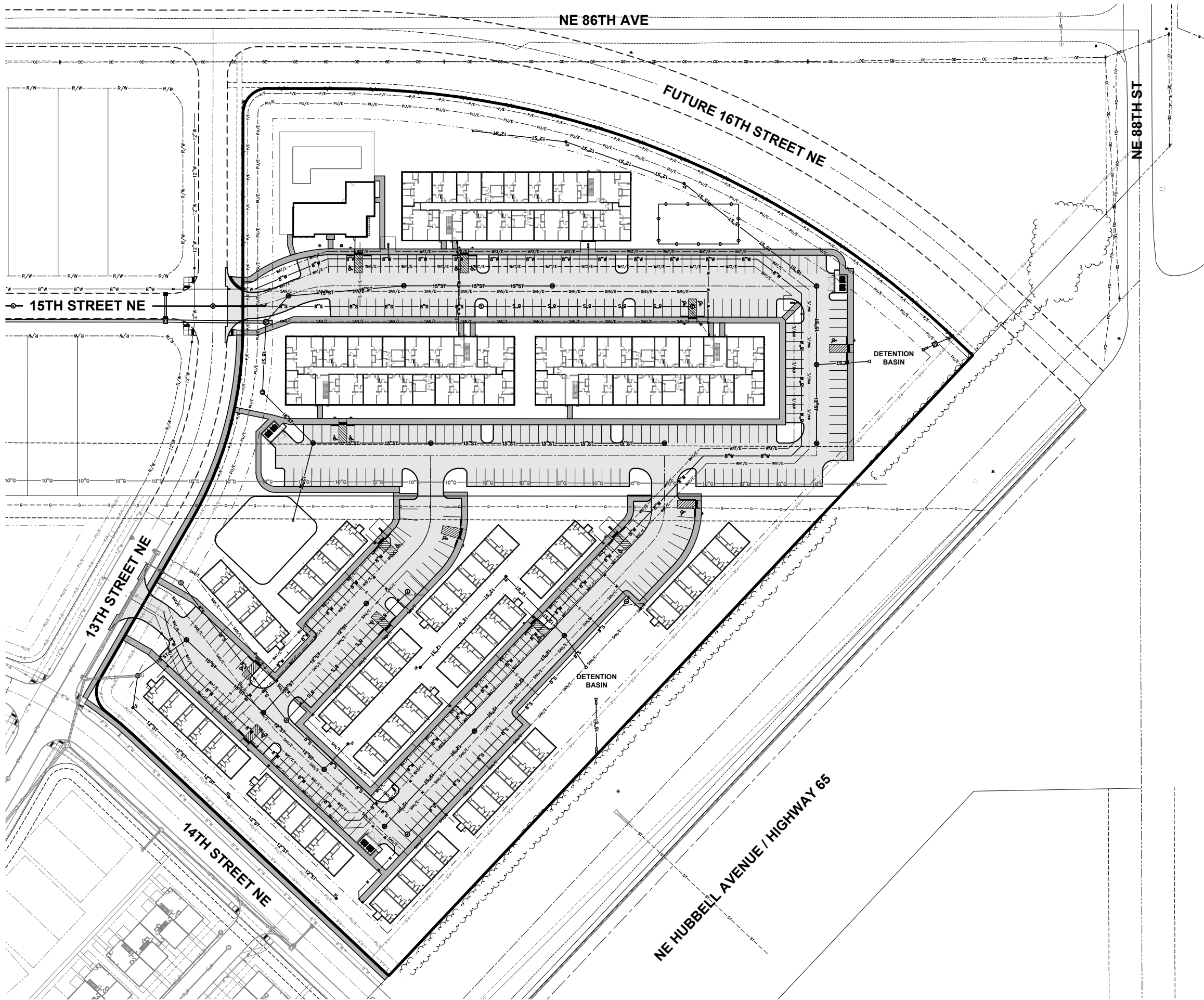
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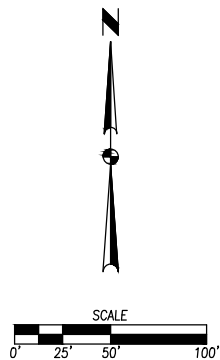


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GRADING NOTES

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO CITY'S BUILDING DIVISION.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 8" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
4. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
5. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
6. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
7. THE CONTRACTOR SHALL CONFINED HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
8. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
9. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
10. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
11. SIDEWALKS:
 - MAINTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE.
12. DEPTH: LONGITUDINAL 1/3, TRANSVERSE 1/4.
THE GRADING OF THE DETENTION FACILITIES, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), AND THE INSTALLATION OF THE STANDPIPES (IF APPLICABLE) SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS PRACTICAL.



FEATHERSTONE APARTMENTS
GRADING PLAN OVERALL

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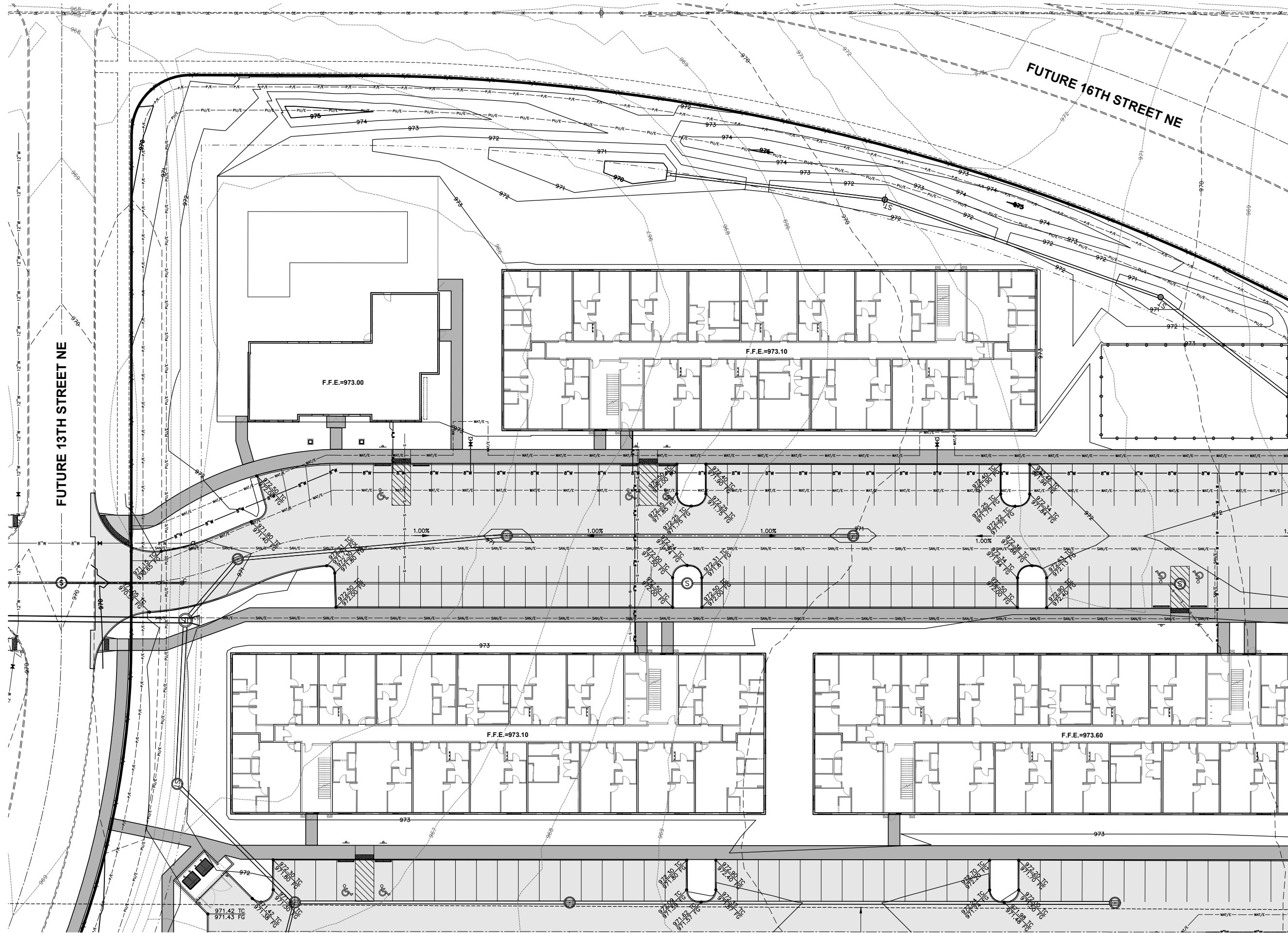
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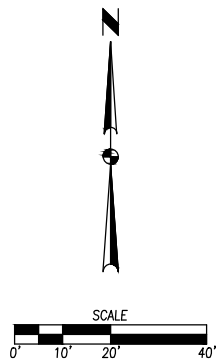
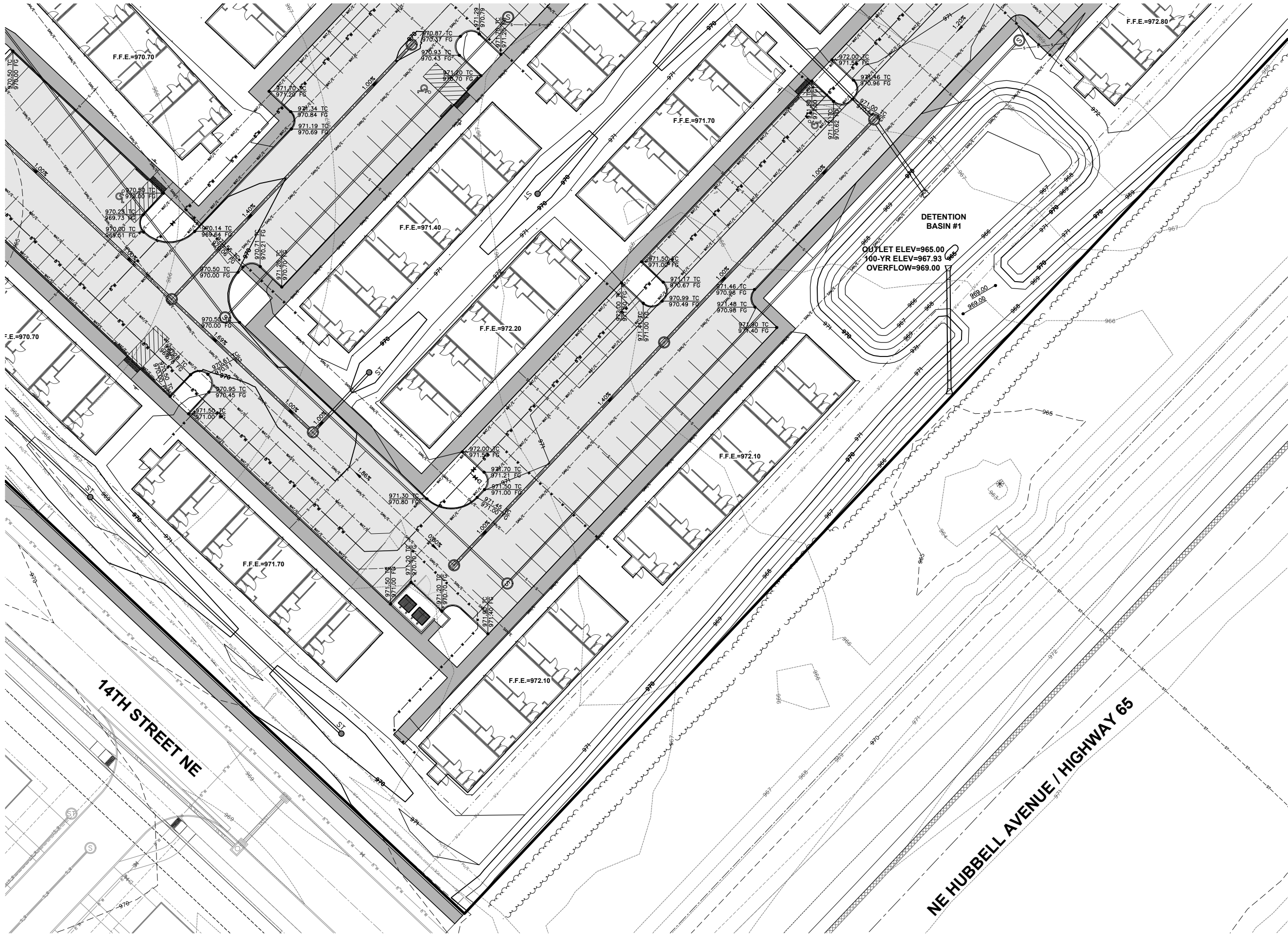
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FEATHERSTONE APARTMENTS
GRADING PLAN

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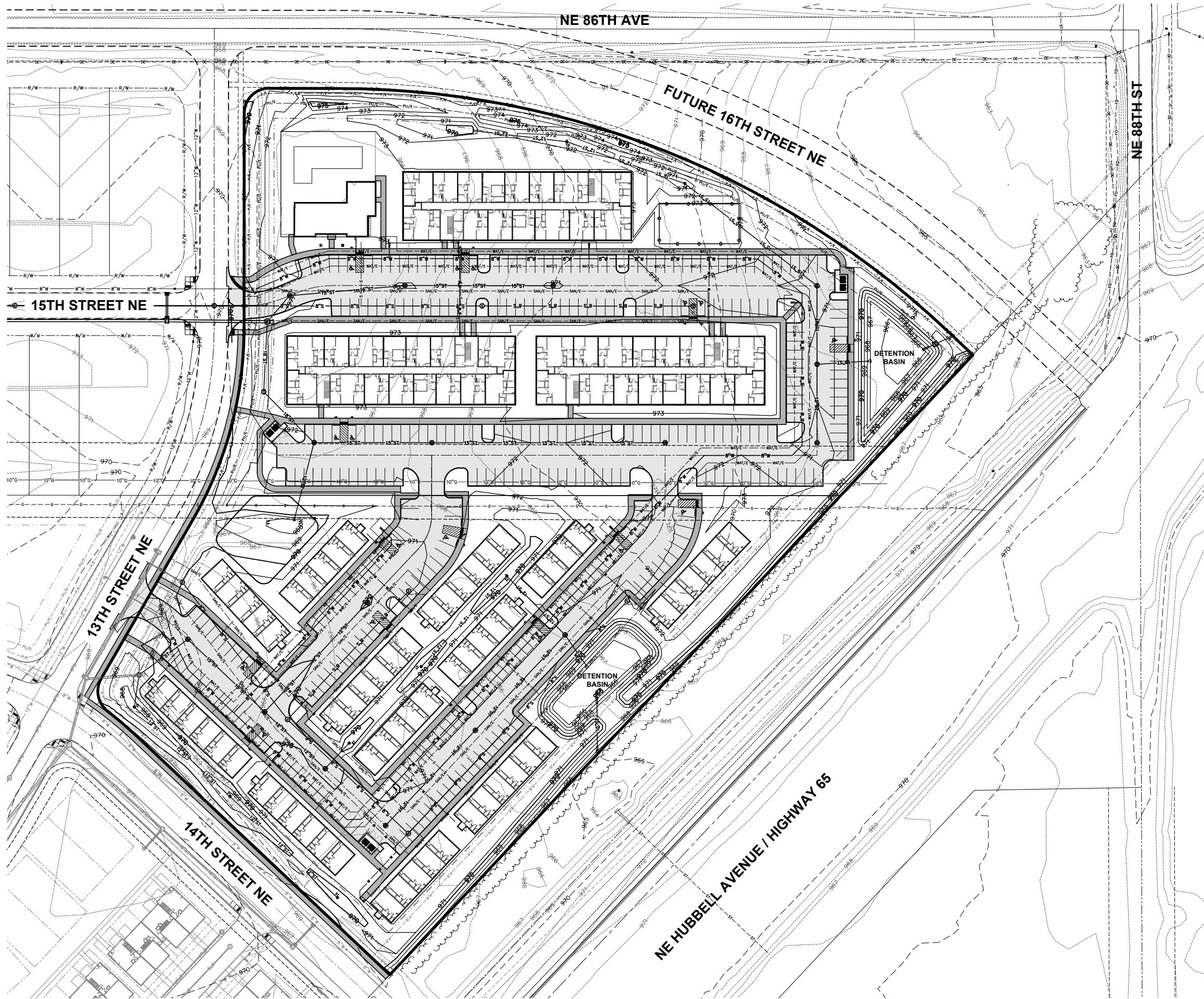
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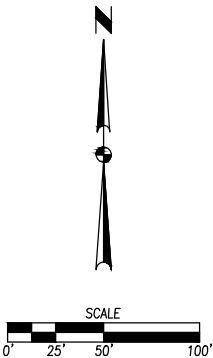
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UTILITY NOTES

1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE. CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMANS.
5. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
6. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
7. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
8. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
9. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
10. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
11. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE 2019 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
13. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
14. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
15. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.
16. REFER TO FEATHERSTONE APARTMENTS PUBLIC IMPROVEMENT PLANS FOR SANITARY SEWER AND WATER MAIN DESIGN.
17. ALL SANITARY SEWER & WATER MAIN IS PUBLIC. ALL STORM SEWER IS PRIVATE.



FEATHERSTONE APARTMENTS UTILITY PLAN OVERALL

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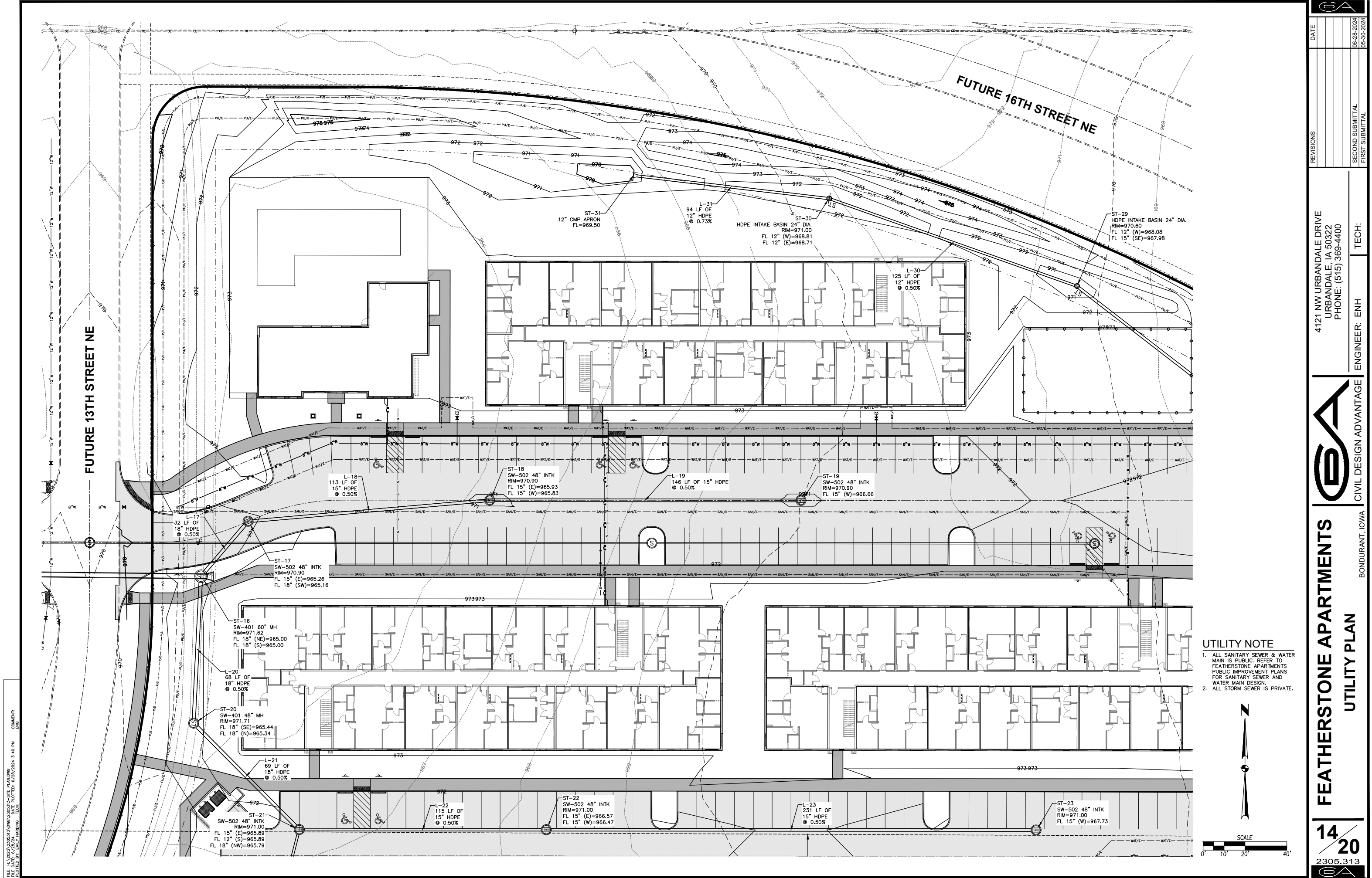
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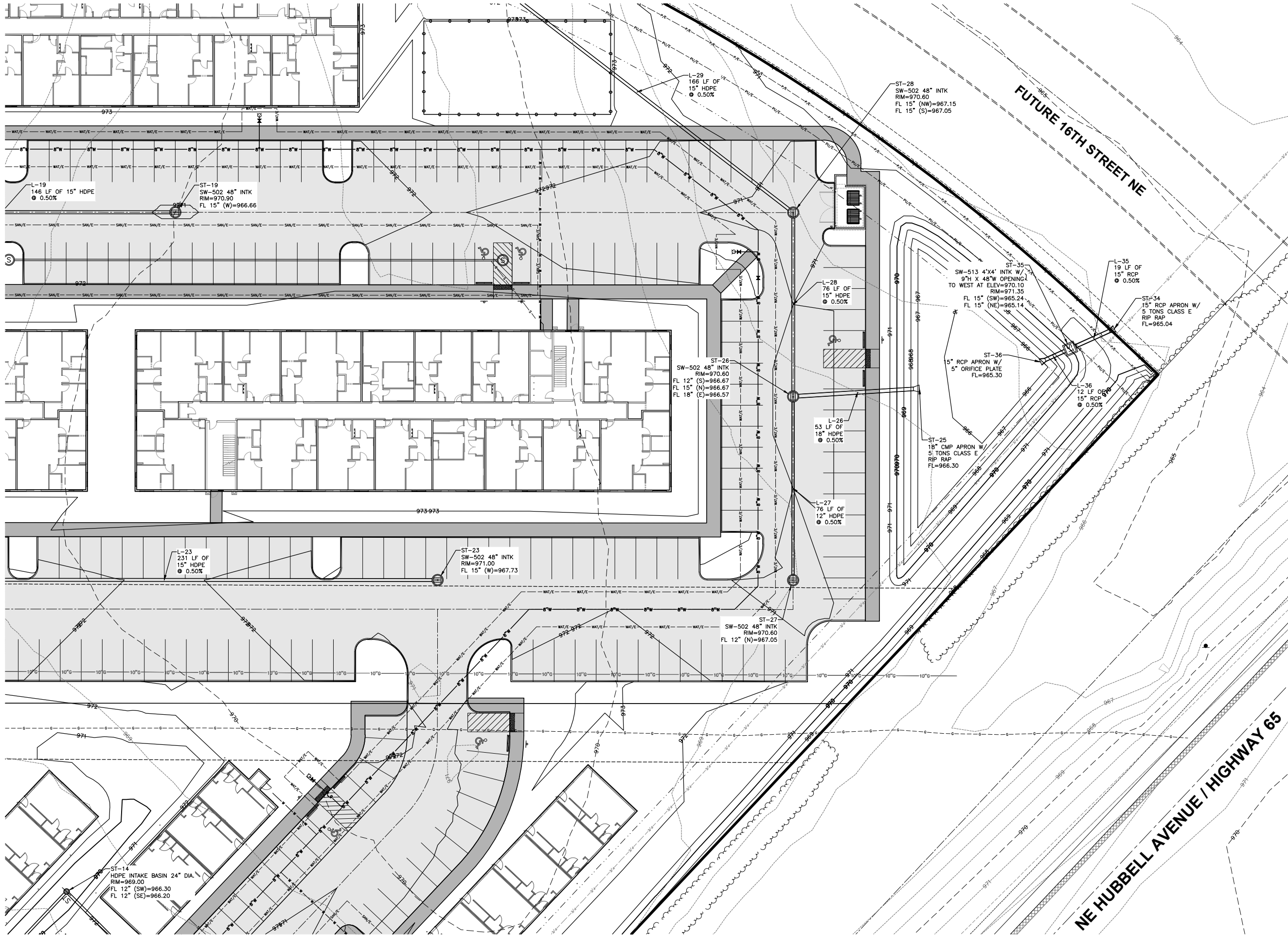
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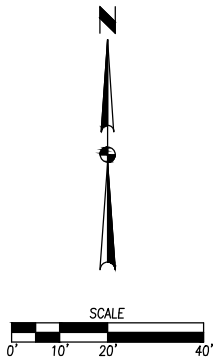
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CHECKED BY: J. HARRING
PLOTTED BY: J. HARRING
TECH: J. HARRING



UTILITY NOTE
1. ALL SANITARY SEWER & WATER MAIN IS PUBLIC. REFER TO FEATHERSTONE APARTMENTS PUBLIC IMPROVEMENT PLANS FOR SANITARY SEWER AND WATER MAIN DESIGN.
2. ALL STORM SEWER IS PRIVATE.



FEATHERSTONE APARTMENTS
UTILITY PLAN

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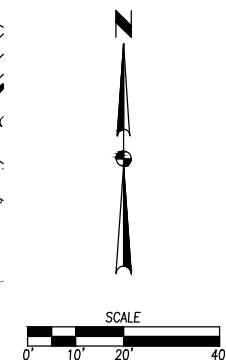
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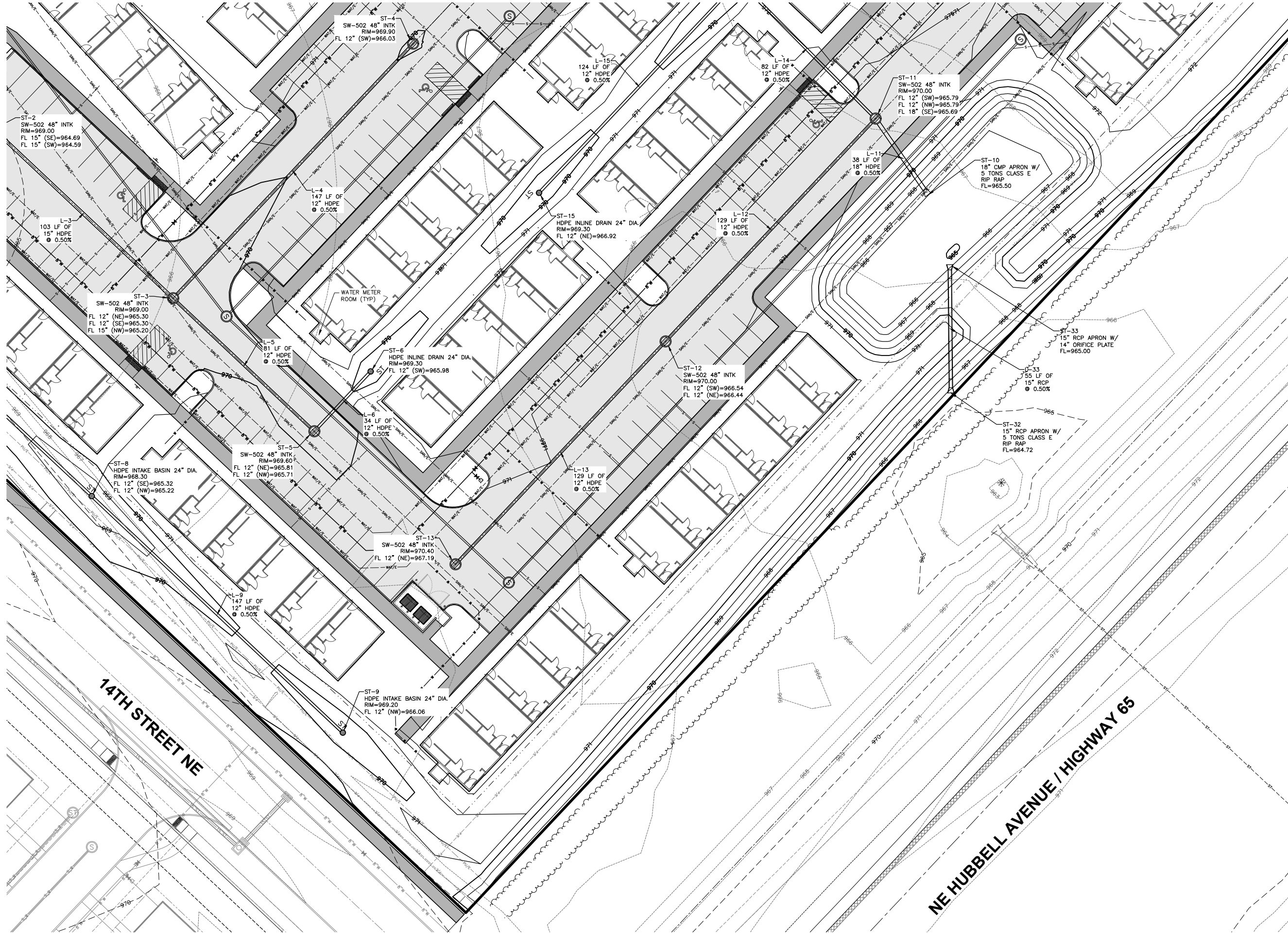
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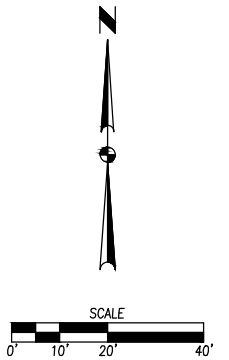
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UTILITY NOTE
1. ALL SANITARY SEWER & WATER MAIN IS PUBLIC. REFER TO FEATHERSTONE APARTMENTS PUBLIC IMPROVEMENT PLANS FOR SANITARY SEWER AND WATER MAIN DESIGN.
2. ALL STORM SEWER IS PRIVATE.



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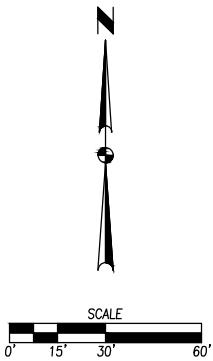
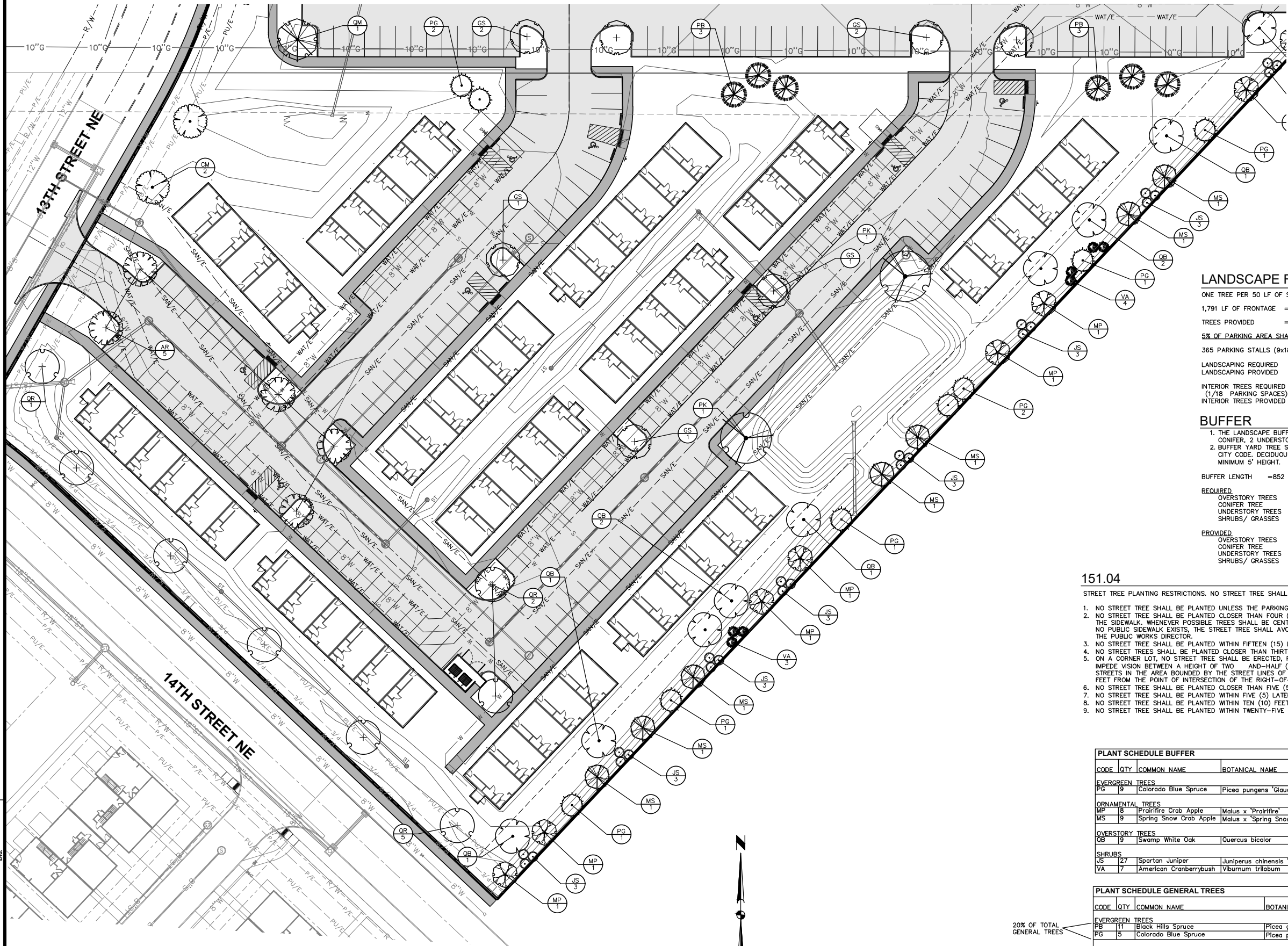
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CIVIL DESIGN ADVANTAGE

FEATHERSTONE APARTMENTS
UTILITY PLAN

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- ### LANDSCAPE NOTES
1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
 2. THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
 3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
 4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
 5. SEED (TYPE 1) OR SOD ALL DISTURBED AREAS AS DIRECTED BY OWNER.
 6. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
 7. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
 8. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS TO A (MIN) DEPTH OF 3".
 9. ALL EDGING SHALL BE STEEL.
 10. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
 11. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
 12. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
 13. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.

LANDSCAPE REQUIREMENTS

ONE TREE PER 50 LF OF STREET FRONTAGE OR ONE TREE PER SIX PARKING STALLS, WHICHEVER IS GREATER.

1,791 LF OF FRONTAGE = 36 TREES

TREES PROVIDED = 38 TREES

5% OF PARKING AREA SHALL BE LANDSCAPED

365 PARKING STALLS (9x18) = 59,130 SF

LANDSCAPING REQUIRED = 2,957 SF (5%)

LANDSCAPING PROVIDED = >10,000 SF (>9%)

INTERIOR TREES REQUIRED (1/18 PARKING SPACES) = 21

INTERIOR TREES PROVIDED = 24

BUFFER

1. THE LANDSCAPE BUFFER YARD ALONG HIGHWAY 65 SHALL BE 25 FEET WIDE WITH 1 OVERSTORY, 1 CONIFER, 2 UNDERSTORY TREES, AND 4 SHRUBS AND/OR GRASS EVERY 100 FEET.

2. BUFFER YARD TREE SPECIES SHALL BE LIMITED TO THE SPECIES LISTED IN SECTION 151.03 OF THE CITY CODE. DECIDUOUS TREES SHALL BE 1.75" CALIPER AND CONIFEROUS TREES SHALL BE A MINIMUM 5" HEIGHT.

BUFFER LENGTH = 852 LF (ALONG NE HUBBELL AVE.)

REQUIRED:	
OVERSTORY TREES	= 9
CONIFER TREE	= 9
UNDERSTORY TREES	= 17
SHRUBS/ GRASSES	= 34

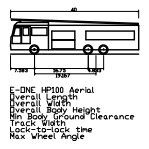
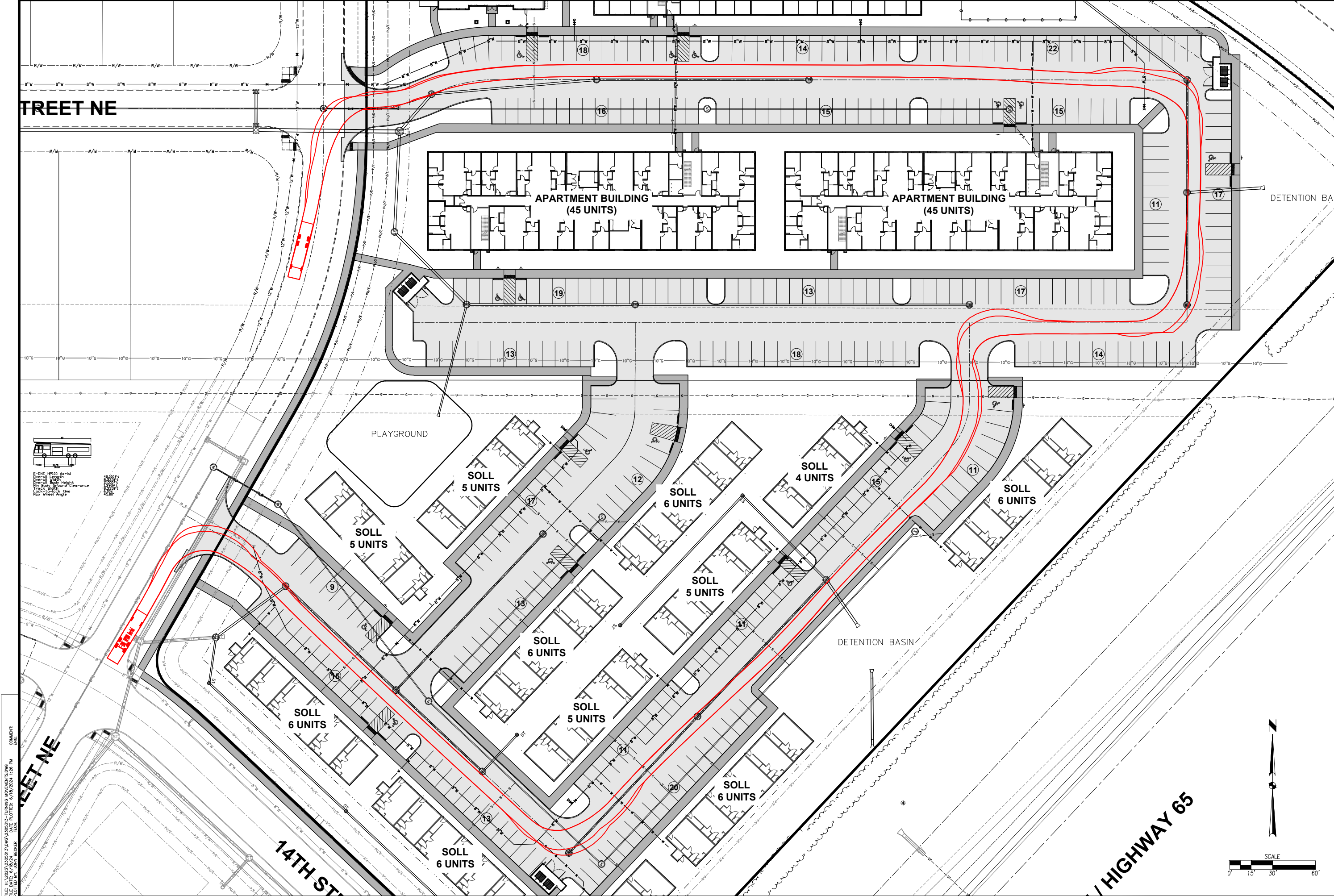
PROVIDED:	
OVERSTORY TREES	= 9
CONIFER TREE	= 9
UNDERSTORY TREES	= 17
SHRUBS/ GRASSES	= 34

- ### 151.04
- STREET TREE PLANTING RESTRICTIONS. NO STREET TREE SHALL BE PLANTED IN ANY PARKING EXCEPT IN ACCORDANCE WITH THE FOLLOWING:
1. NO STREET TREE SHALL BE PLANTED UNLESS THE PARKING IS AT LEAST NINE (9) FEET IN WIDTH.
 2. NO STREET TREE SHALL BE PLANTED CLOSER THAN FOUR (4) FEET TO THE CURB OR CURBLINE AND NO CLOSER THAN FOUR (4) FEET TO THE SIDEWALK. WHENEVER POSSIBLE TREES SHALL BE CENTERED BETWEEN THE CURB OR CURBLINE AND THE SIDEWALK OR PROPERTY LINE. IF NO PUBLIC SIDEWALK EXISTS, THE STREET TREE SHALL AVOID THE LOCATION OF THE FUTURE PUBLIC SIDEWALK AREA, AS DETERMINED BY THE PUBLIC WORKS DIRECTOR.
 3. NO STREET TREE SHALL BE PLANTED WITHIN FIFTEEN (15) LATERAL FEET OF AN OVERHEAD UTILITY LINE.
 4. NO STREET TREES SHALL BE PLANTED CLOSER THAN THIRTY-FIVE (35) FEET TO THE INTERSECTING LOT LINES OF A CORNER LOT.
 5. ON A CORNER LOT, NO STREET TREE SHALL BE ERRECTED, PLACED, PLANTED, OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF TWO (2) AND HALF (2 1/2) AND TEN (10) FEET ABOVE THE CENTERLINE GRADES OF THE INTERSECTING STREETS IN THE AREA BOUNDED BY THE STREET LINES OF SUCH CORNER LOTS AND A LINE JOINING ALONG SAID STREET LINES TWENTY-FIVE FEET FROM THE POINT OF INTERSECTION OF THE RIGHT-OF-WAY LINES.
 6. NO STREET TREE SHALL BE PLANTED CLOSER THAN FIVE (5) FEET FROM ALLEYS OR DRIVEWAYS.
 7. NO STREET TREE SHALL BE PLANTED WITHIN FIVE (5) LATERAL FEET FROM A WATER MAIN OR SANITARY SEWER MAIN.
 8. NO STREET TREE SHALL BE PLANTED WITHIN TEN (10) FEET OF A FIRE HYDRANT OR UTILITY POLE.
 9. NO STREET TREE SHALL BE PLANTED WITHIN TWENTY-FIVE (25) FEET OF ANOTHER STREET TREE.

PLANT SCHEDULE BUFFER				
CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
EVERGREEN TREES				
PG	9	Colorado Blue Spruce	Picea pungens 'Glaucia'	B&B, 6' HEIGHT
ORNAMENTAL TREES				
MP	8	Prairifire Crab Apple	Malus x 'Prairifire'	B&B, 1.5" CALIPER
MS	9	Spring Snow Crab Apple	Malus x 'Spring Snow'	B&B, 1.5" CALIPER
OVERSTORY TREES				
QB	9	Swamp White Oak	Quercus bicolor	B&B, 2" CALIPER
SHRUBS				
JS	27	Spartan Juniper	Juniperus chinensis 'Spartan'	36" HEIGHT
VA	7	American Cranberrybush	Viburnum trilobum	36" HEIGHT

PLANT SCHEDULE GENERAL TREES				
CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
EVERGREEN TREES				
PG	11	Black Hills Spruce	Picea glauca densata	B&B, 5' HEIGHT
PG	5	Colorado Blue Spruce	Picea pungens 'Glaucia'	B&B, 6' HEIGHT
OVERSTORY TREES				
AR	10	Red Maple	Acer rubrum	B&B, 2" CALIPER
CM	6	Crimson King Maple	Acer platanoides 'Crimson King'	B&B, 2" CALIPER
GS	15	Skyline Honey Locust	Gleditsia triacanthos 'Skyline'	B&B, 2" CALIPER
PK	4	Northern Advance American Sycamore	Platanus occidentalis 'Blismarck' TM	B&B, 1.5" CALIPER
QB	3	Swamp White Oak	Quercus bicolor	B&B, 2" CALIPER
QM	3	Burr Oak	Quercus macrocarpa	B&B, 2" CALIPER
OR	17	Red Oak	Quercus rubra	B&B, 2" CALIPER
TG	6	Greenspire Linden	Tilia cordata 'Greenspire'	B&B, 2" CALIPER

20% OF TOTAL GENERAL TREES



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DATE

6/18/2024

REVISIONS

TECH:

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER:

CIVIL DESIGN ADVANTAGE

BONDURANT, IOWA

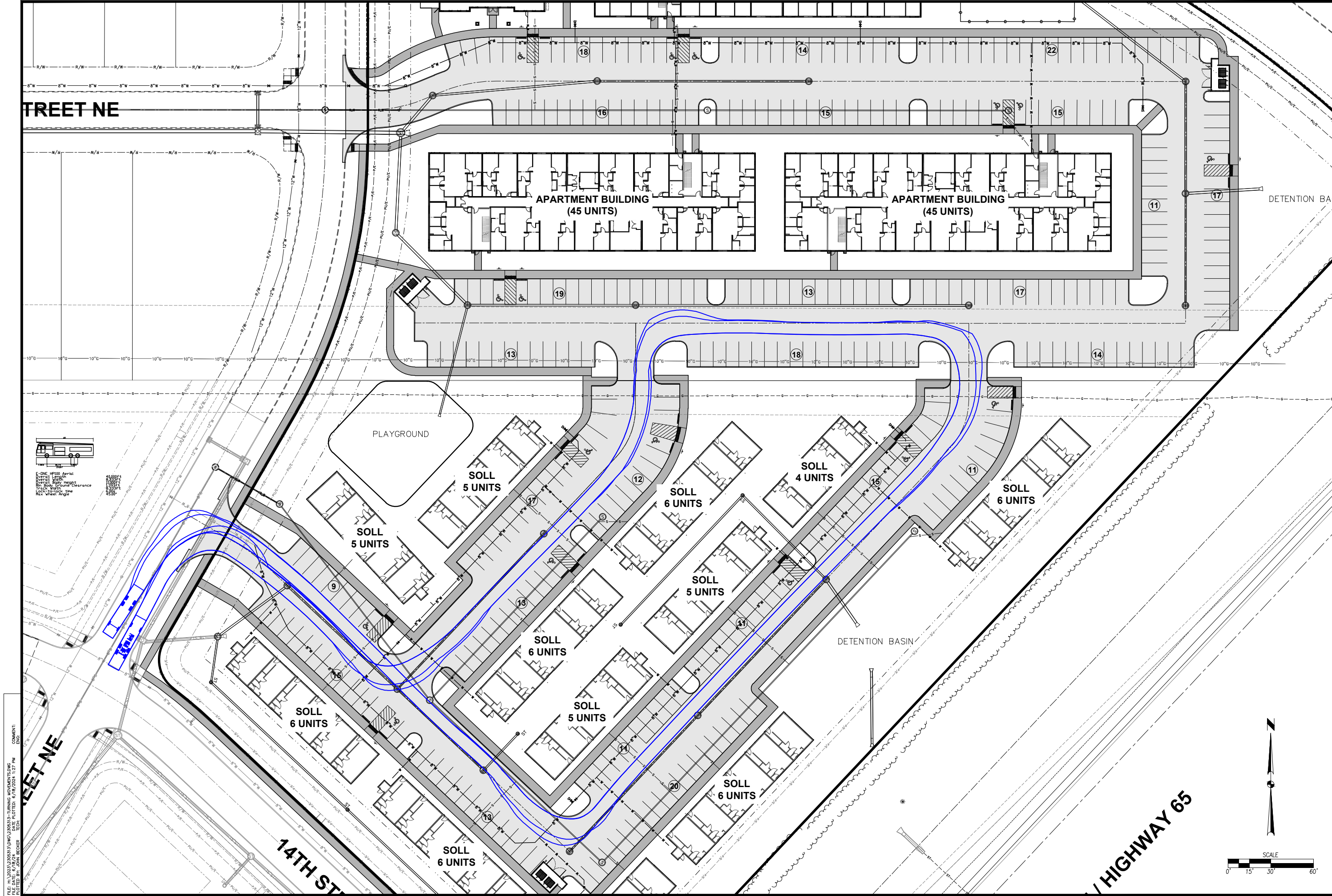
FEATHERSTONE APARTMENTS

TURNING MOVEMENT

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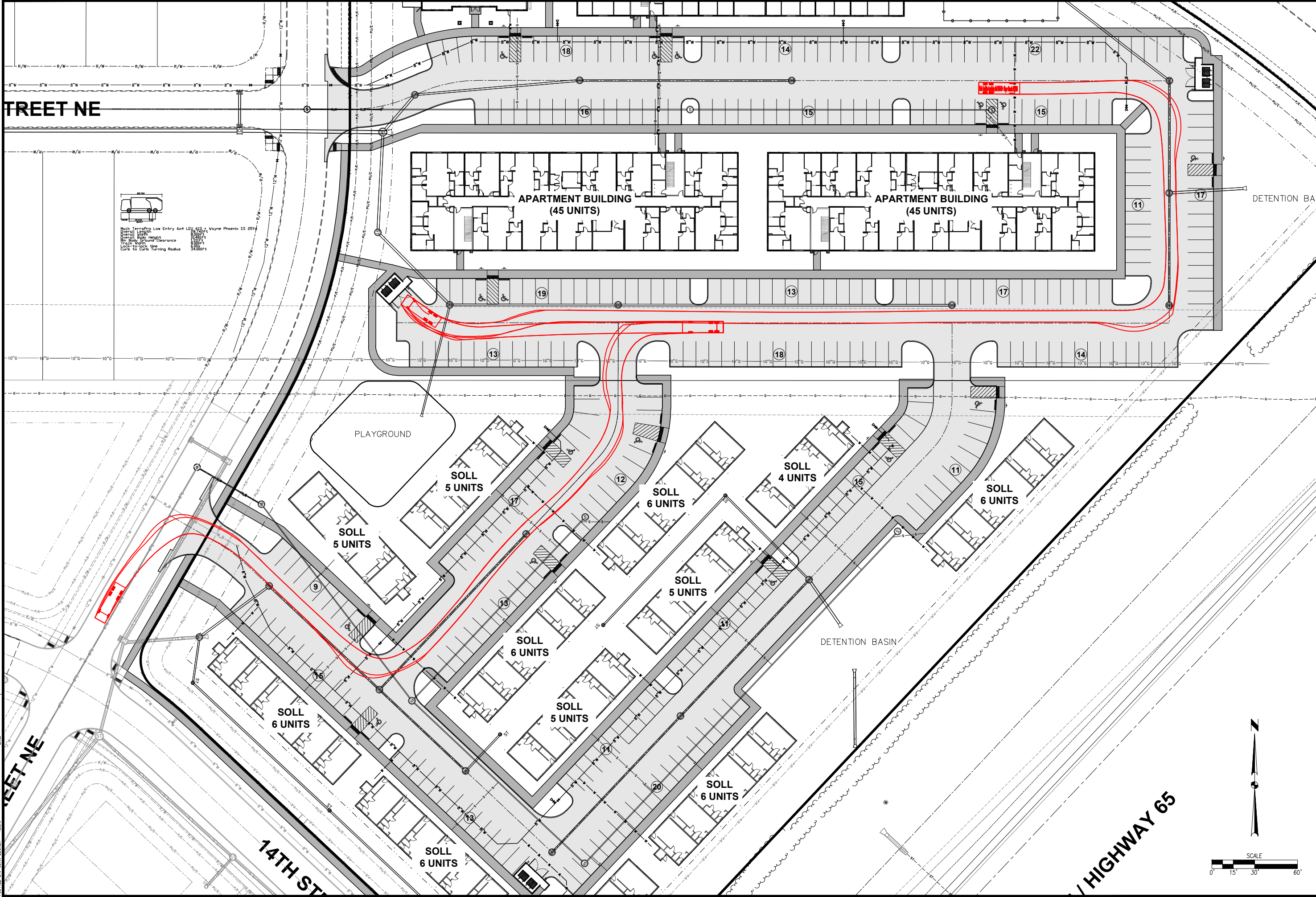
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FEATHERSTONE APARTMENTS TURNING MOVEMENT	
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2305.313	
	

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DATE PLOTTED: 6/18/2024 1:27 PM
PLOTTER: HP DesignJet 5000
DRAWN BY: J. BECKER

COMMENTS:
DWG



Max TerraPro Low Entry 6x4 LED 613 - Wayne Phoenix III 2514
Overall Length 8000ft
Overall Width 8000ft
Overall Height 8000ft
Overall Ground Clearance 8000ft
Overall Turn Radius 34300ft

3

3

2305.313

FEATHERSTONE APARTMENTS

TURNING MOVEMENT

BONDURANT, IOWA

CIVIL DESIGN ADVANTAGE

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH:
ENGINEER:

REVISIONS

DATE

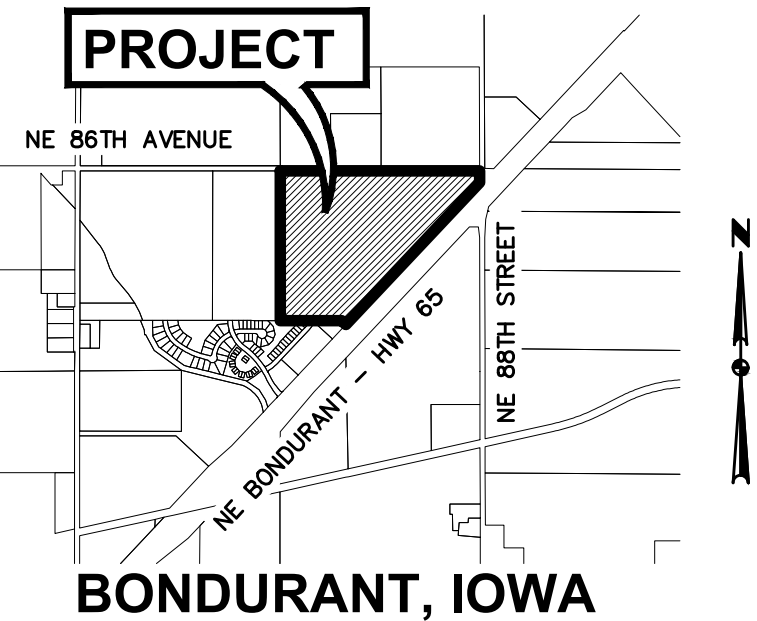
6/18/2024

PREPARED

FILE: H:\2020\2021716 UMC\2021716-PRELIMINARY PLAT.DWG
DATE PLOTTED: 1/11/2022 3:14 PM
DRAWN BY: EMILY HARDING, TECH
CHECKED BY: EMILY HARDING, TECH

VICINITY MAP

NOT TO SCALE



PRELIMINARY PLAT TOP FARMS PROPERTY

LEGAL DESCRIPTION

THAT PART OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., CITY OF BONDURANT, POLK COUNTY, IOWA LYING NORTHERLY OF NE HUBBELL ROAD (US HIGHWAY 65) AND LYING NORTHERLY OF PARK SIDE PLAT 2, AN OFFICIAL PLAT.

NOTES

1. ALL HOMES ON LOTS 1 - 178 SHALL HAVE A MINIMUM 2-CAR GARAGE.
2. A MINIMUM OF 30% OF THE LOTS WITHIN LOTS 1 - 178 SHALL BE 65' WIDE OR LARGER.
3. WINDOW WELLS CANNOT ENCR OACH INTO SIDE YARD SETBACKS WHEN SIDE YARD SETBACK IS 5'.
4. THE LANDSCAPE BUFFER YARD ON THE LOTS WITHIN AREA 'A' THAT ARE ADJACENT TO NE 86TH AVENUE SHALL BE 25 FEET WIDE WITH 1 OVERSTORY TREE, 2 CONIFER TREES, AND 4 SHRUBS AND/OR GRASS EVERY 100 FEET TO BE INSTALLED AT THE TIME EACH LOT CONSTRUCTS A HOME.
5. THE LANDSCAPE BUFFER YARD ALONG HIGHWAY 65 SHALL BE 25 FEET WIDE WITH 1 OVERSTORY, 1 CONIFER, 2 UNDERSTORY TREES, AND 4 SHRUBS AND/OR GRASS EVERY 100 FEET.
6. BUFFER YARD TREE SPECIES SHALL BE LIMITED TO THE SPECIES LISTED IN SECTION 151.03 OF THE CITY CODE. DECIDUOUS TREES SHALL BE 1.75" CALIPER AND CONIFEROUS TREES SHALL BE A MINIMUM 5' HEIGHT.
7. THE PRELIMINARY PLAT IS CONSISTENT WITH THE CITY'S FUTURE LAND USE MAP, THE PARKS, TRAILS & GREENWAY MASTER PLAN, AND THE COMPREHENSIVE PLAN BASED ON THE PROPOSED LAND USE AND PARKLAND DEDICATION.
8. PROPOSED EASEMENTS ARE PUBLIC UNLESS OTHERWISE NOTED.

OWNER

TOP FARMS LLLP
250 GOLFVIEW DRIVE
DURANT, IA 52747

DEVELOPER

HUBBELL REALTY COMPANY
CONTACT: STEVE MOSELEY
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
CONTACT: EMILY HARDING
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410

ZONING

EXISTING: R-5 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT

DATE OF SURVEY

NOVEMBER 1, 2021

BENCHMARKS

1. BURY BOLT ON HYDRANT AT SW CORNER OF TOP FARMS PROPERTY
ELEVATION=945.14
2. BURY BOLT ON HYDRANT AT SW CORNER OF MALLARD & 3RD STREET
ELEVATION=963.51

PARKLAND DEDICATION

OUTLOT X WILL BE DEDICATED TO THE CITY OF BONDURANT TO CONTRIBUTE TO THE SATISFACTION OF THE PARKLAND REQUIREMENT. PAYMENT IN LIEU OF PARKLAND WILL BE PAID FOR ANY REMAINING PARKLAND REQUIREMENT ACREAGE. PUBLIC PARKLAND DEDICATION SHALL ADHERE TO SECTION 180.06 OF THE SUBDIVISION CODE.

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN. A REQUEST WAS MADE TO IOWA ONE CALL TO LOCATE THEIR UTILITIES IN THE FIELD.

LEGEND

PROPOSED

TYPE SW-501 STORM INTAKE

TYPE SW-503 STORM INTAKE

TYPE SW-505 STORM INTAKE

TYPE SW-506 STORM INTAKE

TYPE SW-513 STORM INTAKE

TYPE SW-401 STORM MANHOLE

TYPE SW-402 STORM MANHOLE

TYPE SW-301 SANITARY MANHOLE

STORM/SANITARY CLEANOUT

WATER VALVE

FIRE HYDRANT ASSEMBLY

SANITARY SEWER WITH SIZE

STORM SEWER

WATERMAIN WITH SIZE

EXISTING

SANITARY MANHOLE

WATER VALVE BOX

FIRE HYDRANT

WATER CURB STOP

STORM SEWER MANHOLE

STORM SEWER SINGLE INTAKE

STORM SEWER DOUBLE INTAKE

FLARED END SECTION

DECIDUOUS TREE

CONIFEROUS TREE

ELECTRIC POWER POLE

STREET LIGHT

POWER POLE W/ TRANSFORMER

UTILITY POLE W/ LIGHT

ELECTRIC BOX

ELECTRIC TRANSFORMER

TELEPHONE JUNCTION BOX

UNDERGROUND TELEPHONE

UNDERGROUND ELECTRIC

SANITARY SEWER W/ SIZE

STORM SEWER W/ SIZE

WATER MAIN W/ SIZE

BULK REGULATIONS

LOTS 1 - 178
SINGLE FAMILY DETACHED LOTS

PERMITTED USES - PRINCIPAL: ONE-STORY, TWO-STORY, AND ONE AND ONE-HALF STORY HOMES.

SETBACKS

FRONT YARD = 30 FT
REAR YARD = 30 FT PRINCIPAL STRUCTURE
= 5 FT ACCESSORY BUILDING
SIDE YARD = 5 FT PRINCIPAL STRUCTURE
= 3 FT ACCESSORY BUILDING

SIDE YARD (65'-WIDE LOTS) = 15 FT TOTAL, WITH 7' MIN. ON ONE SIDE
WHEN TWO-STORY, 5' MIN. ON ONE SIDE WHEN ONE-STORY OR ONE AND ONE-HALF STORY.

UNCOVERED DECKS MAY ENCR OACH INTO THE REAR SETBACK UP TO 10 FT FROM REAR PROPERTY LINE. COVERED DECKS MUST MEET REAR YARD SETBACK.

MIN. LOT AREA = 5,000 SF
THE SAME HOME ELEVATION CANNOT BE BUILT ON ADJACENT LOTS.

MINIMUM FLOOR AREA

RANCH = 950 SF
TWO STORY = 1,000 SF OF LIVABLE SPACE
SPLIT LEVEL = 875 SF ON TWO ADJACENT LEVELS
SPLIT FOYER = 850 SF ON THE MAIN FLOOR

OUTLOT W
MULTI-FAMILY: TOWNHOMES OR APARTMENTS

TOWNHOMES (MAX. 12 DU/AC.):

SETBACKS

FRONT YARD = 25 FT
REAR YARD = 25 FT
UNCOVERED DECKS MAY ENCR OACH INTO THE REAR SETBACK UP TO 10 FT FROM REAR PROPERTY LINE. COVERED DECKS MUST MEET REAR YARD SETBACK.
MIN. DISTANCE BETWEEN BUILDINGS = 10 FT
MAXIMUM HEIGHT = 45 FT
TWO PARKING STALLS SHALL BE PROVIDED FOR EACH UNIT.

APARTMENTS (MAX. 20 DU/AC.):

SETBACKS

FRONT YARD = 30 FT
REAR YARD = 35 FT PRINCIPAL STRUCTURE
= 5 FT ACCESSORY BUILDING
SIDE YARD = 10 FT PRINCIPAL STRUCTURE
= 3 FT ACCESSORY BUILDING
UNCOVERED DECKS MAY ENCR OACH INTO THE REAR SETBACK UP TO 10 FT FROM REAR PROPERTY LINE. COVERED DECKS MUST MEET REAR YARD SETBACK.
MIN. DISTANCE BETWEEN BUILDINGS = 15 FT
MAXIMUM HEIGHT = 45 FT
1.5 PARKING STALLS SHALL BE PROVIDED FOR EACH 1 BEDROOM UNIT, AND 2 PARKING STALLS FOR EACH 2 BEDROOM OR LARGER UNIT.

OUTLOT T & U
COMMERCIAL OR MULTI-FAMILY

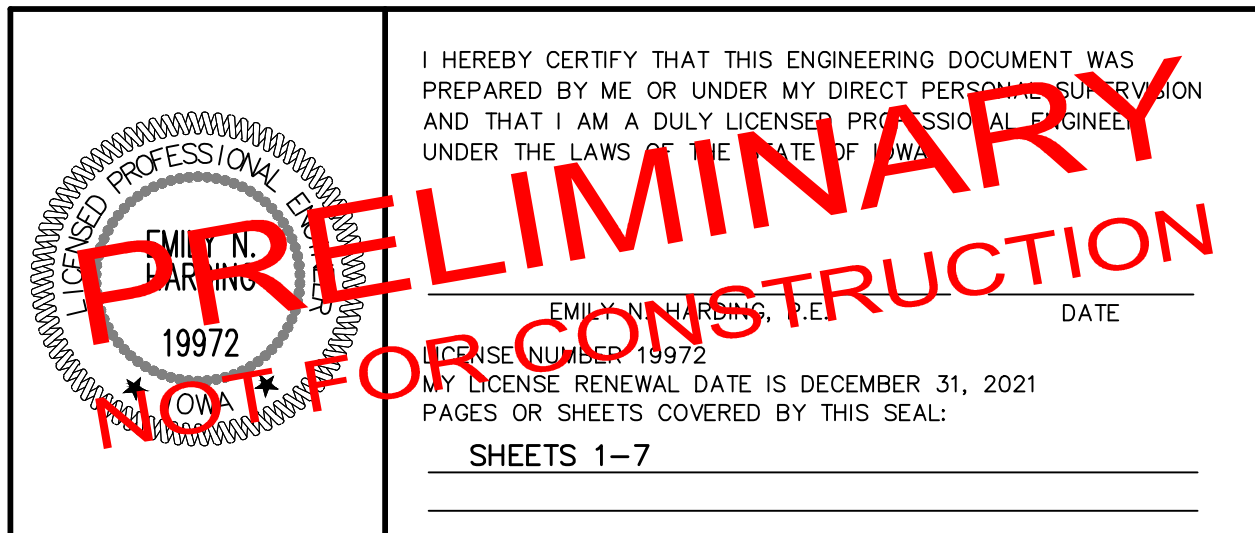
MULTI-FAMILY:
OUTLOT W BULK REGULATIONS SHALL ALSO APPLY.

COMMERCIAL:

SETBACKS

FRONT YARD = 30 FT
REAR YARD = 25 FT PRINCIPAL STRUCTURE
= 5 FT ACCESSORY BUILDING
SIDE YARD SETBACKS SHALL BE NONE EXCEPT WHEN ADJACENT TO RESIDENTIAL DISTRICT THEN A 10' BUFFER WITH 6' OPAQUE FENCE.

THE MAXIMUM HEIGHT OF THE PRINCIPAL BUILDING SHALL BE 55 FEET.
THE MAXIMUM NUMBER OF STORIES SHALL BE 2 STORIES.
THE MINIMUM AMOUNT OF OPEN SPACE SHALL BE 10%.
GENERAL COMMERCIAL (C-2) DISTRICT USES ARE ALLOWED.



DATE

1-11-2022

11-08-2021

REVISIONS

SECOND SUBMITTAL

FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400

TECH: MDM

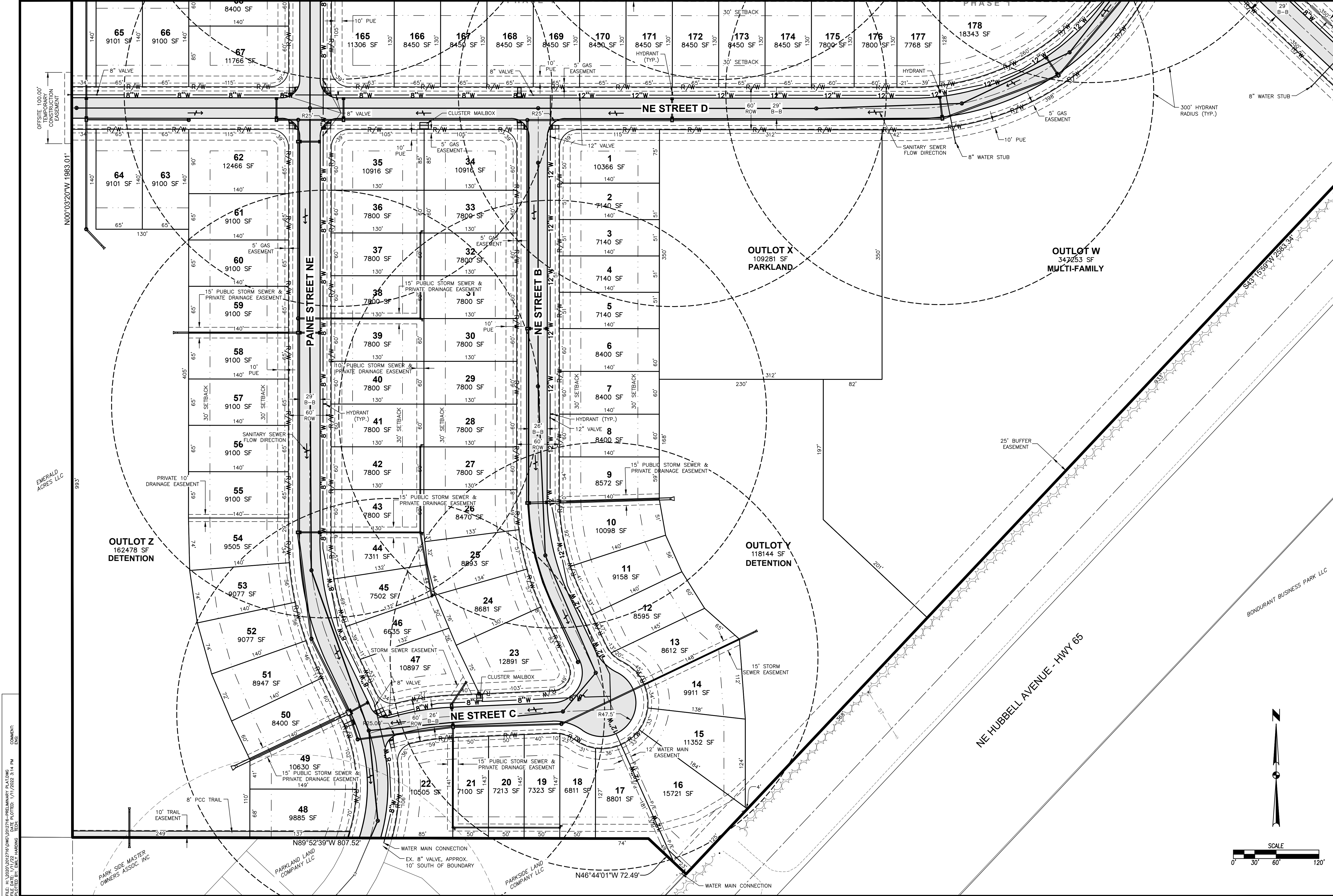
ENGINEER: ENH

TOP FARMS PROPERTY
PRELIMINARY PLAT

1/7

2012.716

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CHECKED BY: T.M. HARDING

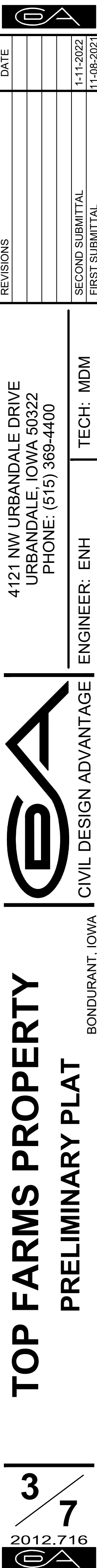


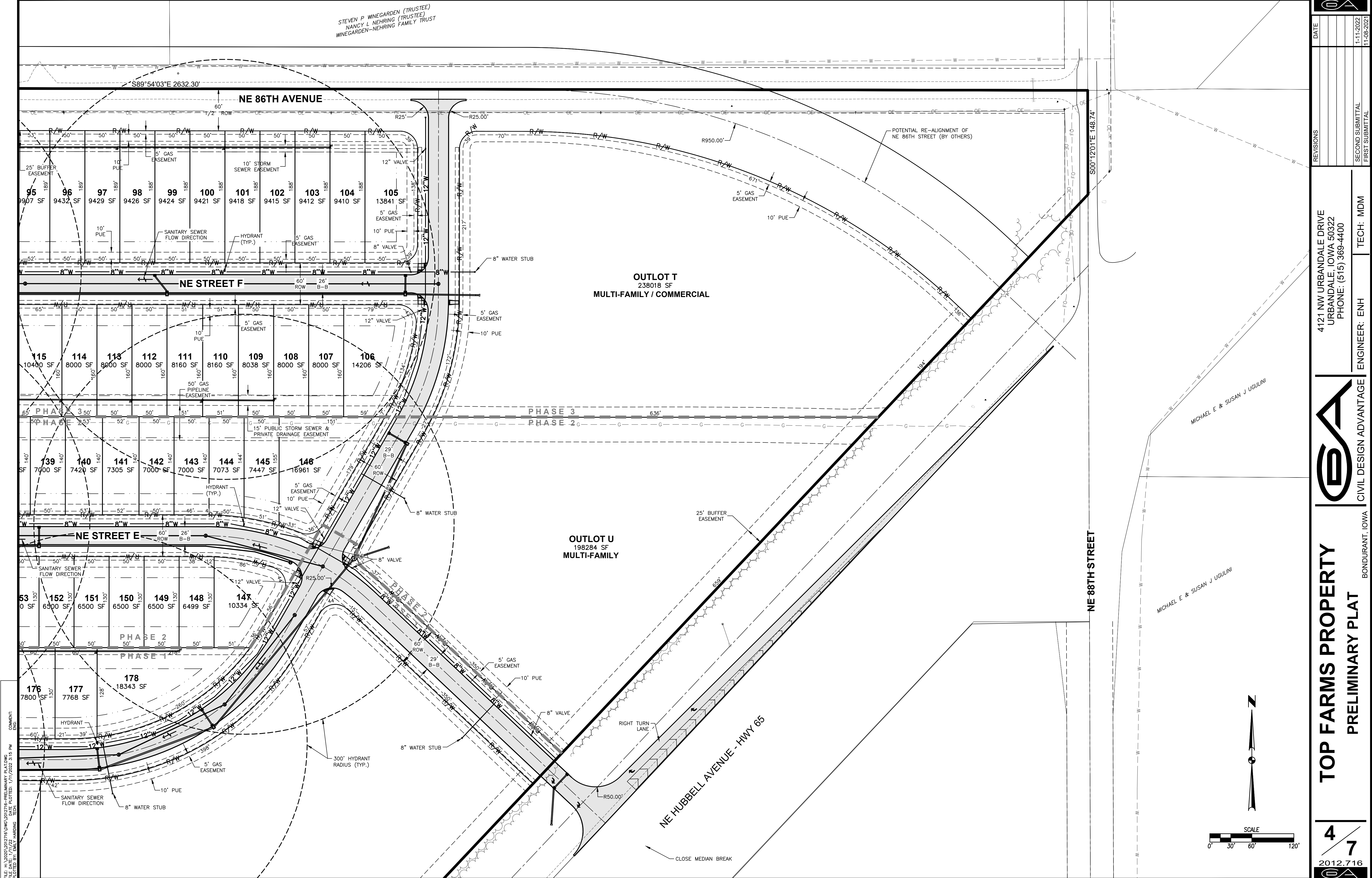
REVISIONS	
DATE	DESCRIPTION
1-11-2022	SECOND SUBMITTAL
11-08-2021	FIRST SUBMITTAL

4121 NW URBANDALE DRIVE URBANDALE, IOWA 50322 PHONE: (515) 369-4400	TECH: MDM
CIVIL DESIGN ADVANTAGE	ENGINEER: ENH

TOP FARMS PROPERTY
PRELIMINARY PLAT

2
7
2012.716





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CHECKED BY: J. HARRIS
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DATE: 1/11/2022 3:15 PM
SCALE: 1"=40'

DATE

1-11-2022

REVISIONS

SECOND SUBMITTAL
FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400

TECH: MDM
ENGINEER: ENH

CIVIL DESIGN ADVANTAGE

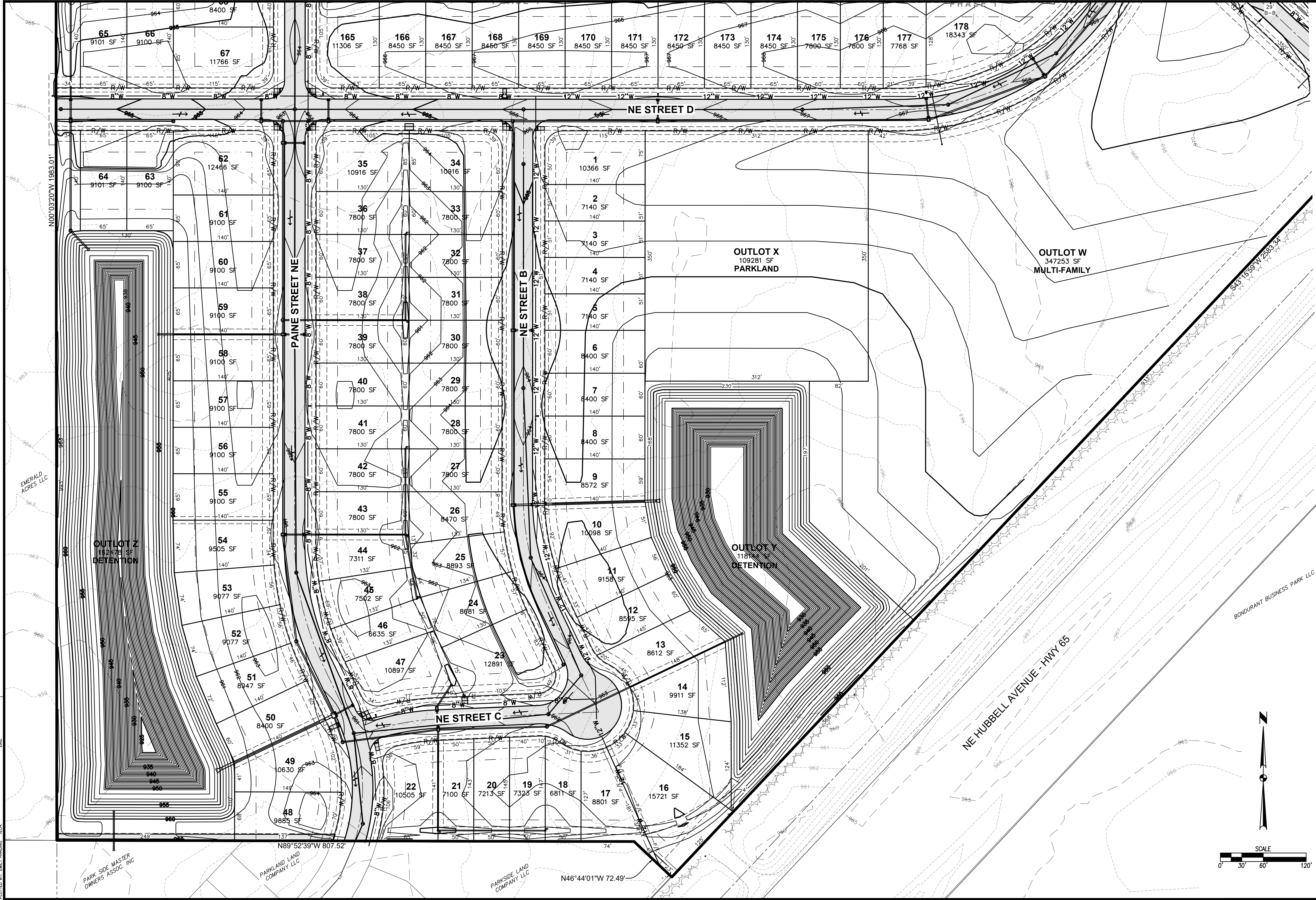
BONDURANT, IOWA

TOP FARMS PROPERTY
PRELIMINARY PLAT

4 / 7
2012.716

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COMMENTS:
END



5

7

2012.716

TOP FARMS PROPERTY

PRELIMINARY PLAT

BONDURANT, IOWA

CIVIL DESIGN ADVANTAGE

EA

ENGINEER: ENH

TECH: MDM

4121 NW URBANDALE DRIVE

URBANDALE, IOWA 50322

PHONE: (515) 369-4400

REVISIONS

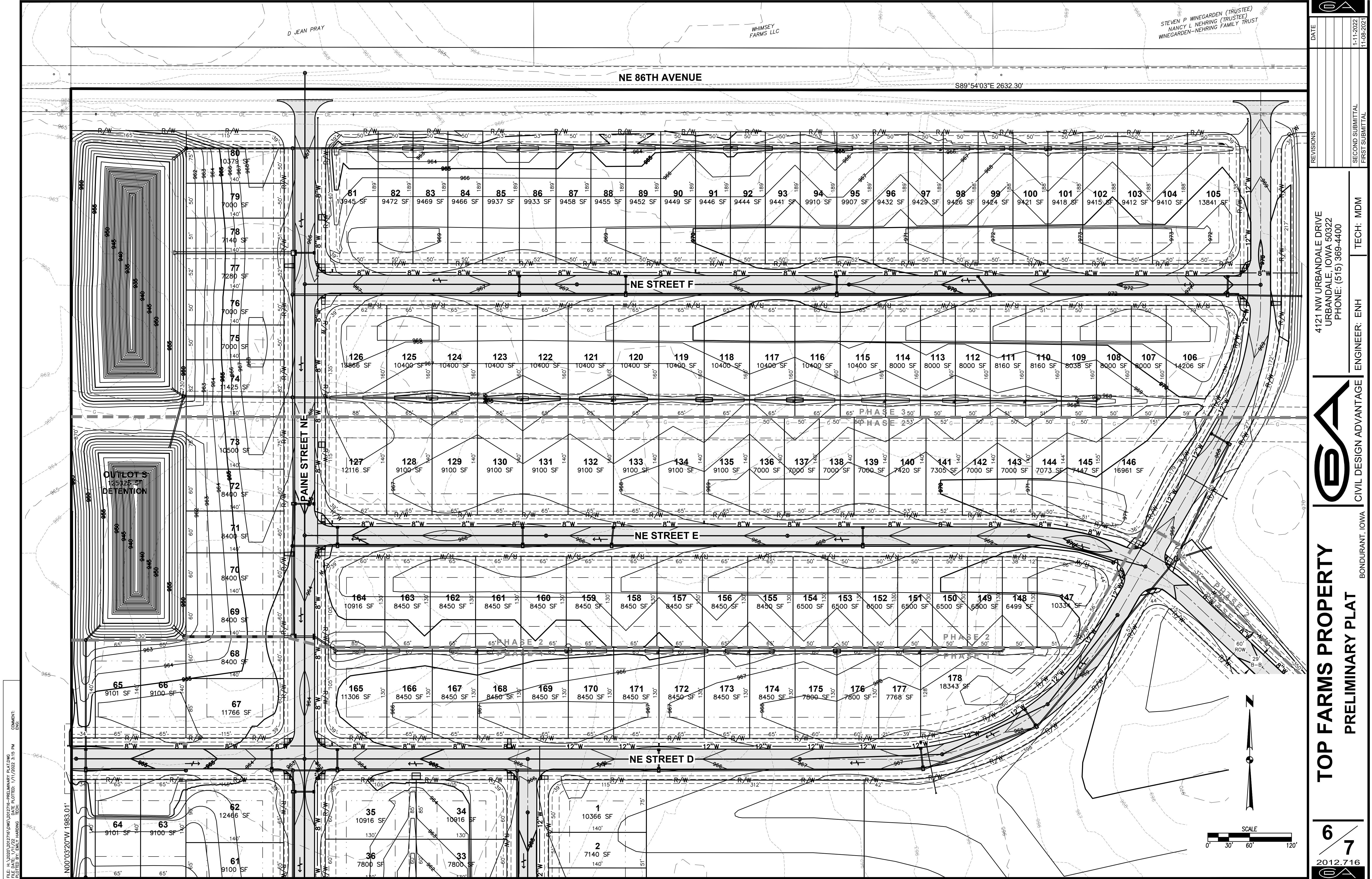
DATE

1-11-2022

11-08-2021

SECOND SUBMITTAL

FIRST SUBMITTAL



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CHECKED BY: TMM/HARDING

DATE

1-11-2022

REVISIONS

SECOND SUBMITTAL

FIRST SUBMITTAL

TECH: MDM

ENGINEER: ENH

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400

6

7

2012.716

TOP FARMS PROPERTY

PRELIMINARY PLAT

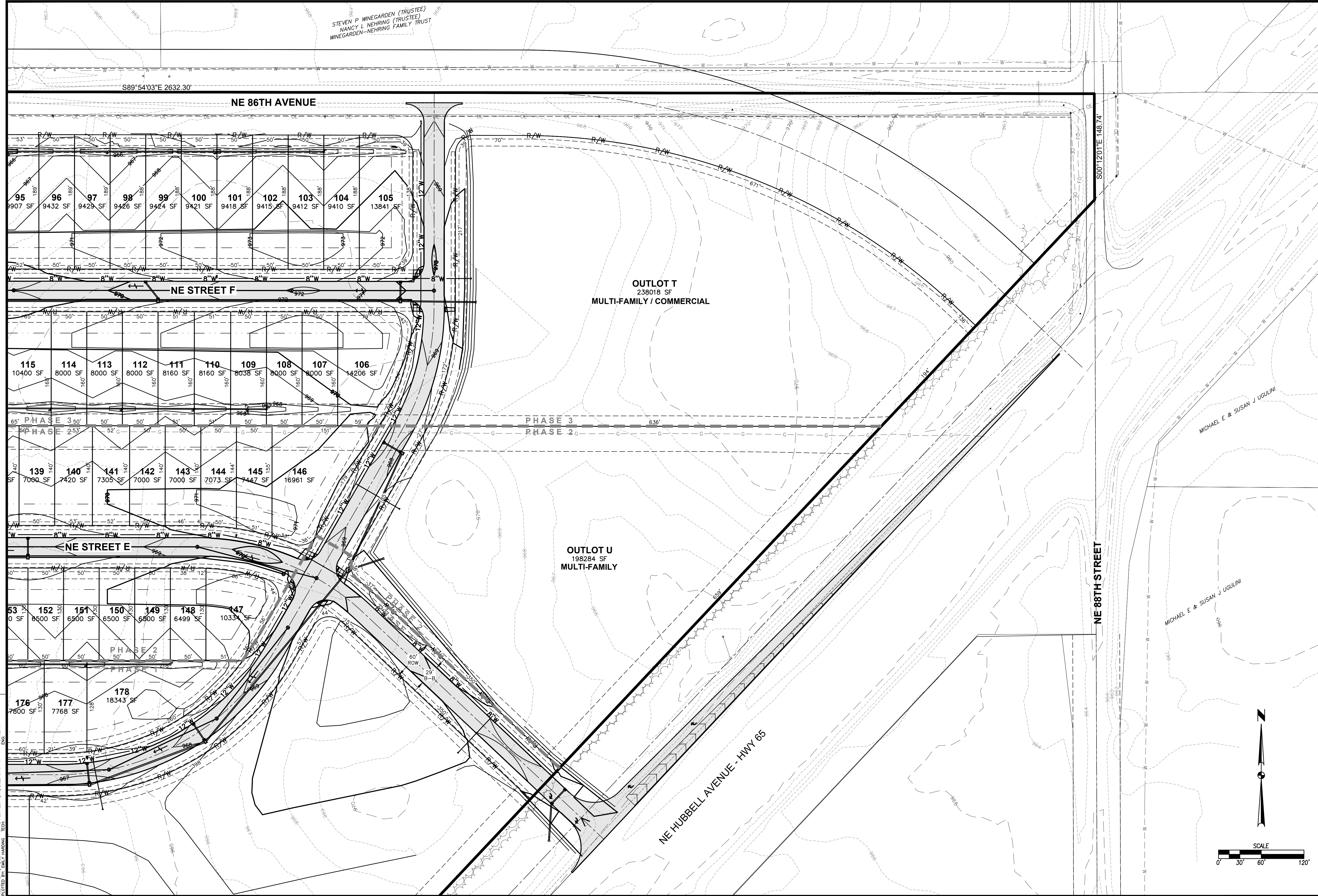
CIVIL DESIGN ADVANTAGE

BONDURANT, IOWA

STEVEN P. WINEGARDEN (TRUSTEE)
NANCY L. NEHRING (TRUSTEE)
WINEGARDEN-NEHRING FAMILY TRUST

Page 81 of 105

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CHECKED BY: T.M. HARDING



7

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2012.716

TOP FARMS PROPERTY

PRELIMINARY PLAT

CIVIL DESIGN ADVANTAGE

BONDURANT, IOWA

4121 NW URBANDALE DRIVE

URBANDALE, IOWA 50322

PHONE: (515) 369-4400

ENGINEER: ENH

TECH: MDM

REVISIONS

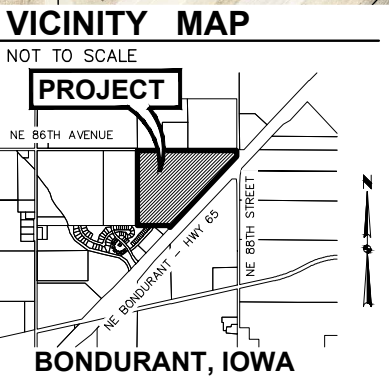
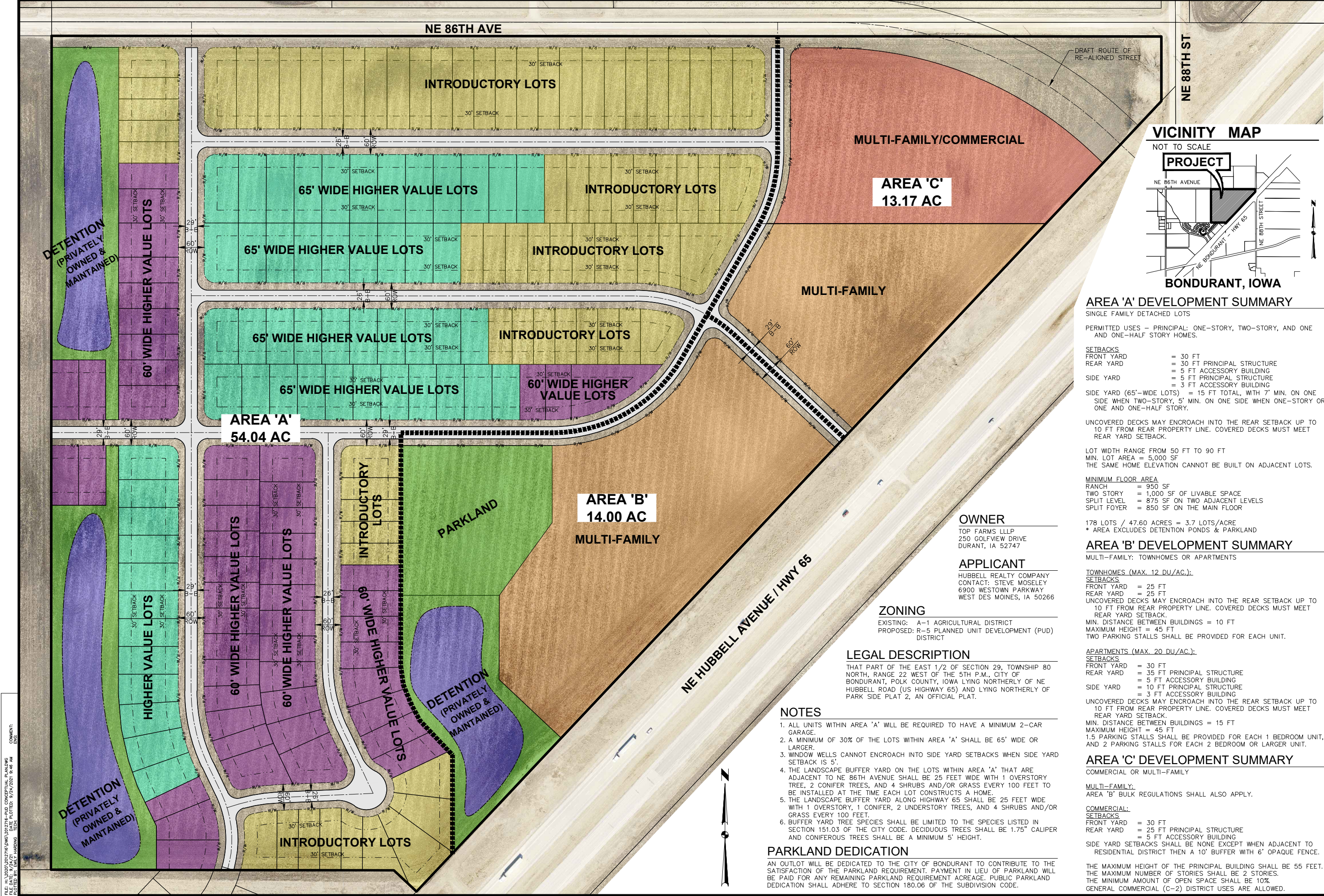
DATE

1-11-2022

11-08-2021

SECOND SUBMITTAL

FIRST SUBMITTAL



AREA 'A' DEVELOPMENT SUMMARY
SINGLE FAMILY DETACHED LOTS
PERMITTED USES – PRINCIPAL: ONE-STORY, TWO-STORY, AND ONE AND ONE-HALF STORY HOMES.
SETBACKS
FRONT YARD = 30 FT
REAR YARD = 30 FT PRINCIPAL STRUCTURE
= 5 FT ACCESSORY BUILDING
SIDE YARD = 5 FT PRINCIPAL STRUCTURE
= 3 FT ACCESSORY BUILDING
SIDE YARD (65'-WIDE LOTS) = 15 FT TOTAL, WITH 7' MIN. ON ONE SIDE WHEN TWO-STORY, 5' MIN. ON ONE SIDE WHEN ONE-STORY OR ONE AND ONE-HALF STORY.
UNCOVERED DECKS MAY ENCROACH INTO THE REAR SETBACK UP TO 10 FT FROM REAR PROPERTY LINE. COVERED DECKS MUST MEET REAR YARD SETBACK.
LOT WIDTH RANGE FROM 50 FT TO 90 FT
MIN. LOT AREA = 5,000 SF
THE SAME HOME ELEVATION CANNOT BE BUILT ON ADJACENT LOTS.

MINIMUM FLOOR AREA
RANCH = 950 SF
TWO STORY = 1,000 SF OF LIVABLE SPACE
SPLIT LEVEL = 875 SF ON TWO ADJACENT LEVELS
SPLIT FOYER = 850 SF ON THE MAIN FLOOR
178 LOTS / 47.60 ACRES = 3.7 LOTS/ACRE
* AREA EXCLUDES DETENTION PONDS & PARKLAND

AREA 'B' DEVELOPMENT SUMMARY
MULTI-FAMILY: TOWNHOMES OR APARTMENTS
TOWNHOMES (MAX. 12 DU/AC.):
SETBACKS
FRONT YARD = 25 FT
REAR YARD = 25 FT
UNCOVERED DECKS MAY ENCROACH INTO THE REAR SETBACK UP TO 10 FT FROM REAR PROPERTY LINE. COVERED DECKS MUST MEET REAR YARD SETBACK.
MIN. DISTANCE BETWEEN BUILDINGS = 10 FT
MAXIMUM HEIGHT = 45 FT
TWO PARKING STALLS SHALL BE PROVIDED FOR EACH UNIT.

APARTMENTS (MAX. 20 DU/AC.):
SETBACKS
FRONT YARD = 30 FT
REAR YARD = 35 FT PRINCIPAL STRUCTURE
= 5 FT ACCESSORY BUILDING
SIDE YARD = 10 FT PRINCIPAL STRUCTURE
= 3 FT ACCESSORY BUILDING
UNCOVERED DECKS MAY ENCROACH INTO THE REAR SETBACK UP TO 10 FT FROM REAR PROPERTY LINE. COVERED DECKS MUST MEET REAR YARD SETBACK.
MIN. DISTANCE BETWEEN BUILDINGS = 15 FT
MAXIMUM HEIGHT = 45 FT
1.5 PARKING STALLS SHALL BE PROVIDED FOR EACH 1 BEDROOM UNIT, AND 2 PARKING STALLS FOR EACH 2 BEDROOM OR LARGER UNIT.

AREA 'C' DEVELOPMENT SUMMARY
COMMERCIAL OR MULTI-FAMILY
MULTI-FAMILY:
AREA 'B' BULK REGULATIONS SHALL ALSO APPLY.
COMMERCIAL:
SETBACKS
FRONT YARD = 30 FT
REAR YARD = 25 FT PRINCIPAL STRUCTURE
= 5 FT ACCESSORY BUILDING
SIDE YARD SETBACKS SHALL BE NONE EXCEPT WHEN ADJACENT TO RESIDENTIAL DISTRICT THEN A 10' BUFFER WITH 6' OPAQUE FENCE.
THE MAXIMUM HEIGHT OF THE PRINCIPAL BUILDING SHALL BE 55 FEET.
THE MAXIMUM NUMBER OF STORIES SHALL BE 2 STORIES.
THE MINIMUM AMOUNT OF OPEN SPACE SHALL BE 10%.
GENERAL COMMERCIAL (C-2) DISTRICT USES ARE ALLOWED.

OWNER
TOP FARMS LLLP
250 GOLFVIEW DRIVE
DURANT, IA 52747

APPLICANT
HUBBELL REALTY COMPANY
CONTACT: STEVE MOSELEY
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266

ZONING
EXISTING: A-1 AGRICULTURAL DISTRICT
PROPOSED: R-5 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT

LEGAL DESCRIPTION
THAT PART OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., CITY OF BONDURANT, POLK COUNTY, IOWA LYING NORTHERLY OF NE HUBBELL ROAD (US HIGHWAY 65) AND LYING NORTHERLY OF PARK SIDE PLAT 2, AN OFFICIAL PLAT.

- NOTES**
- ALL UNITS WITHIN AREA 'A' WILL BE REQUIRED TO HAVE A MINIMUM 2-CAR GARAGE.
 - A MINIMUM OF 30% OF THE LOTS WITHIN AREA 'A' SHALL BE 65' WIDE OR LARGER.
 - WINDOW WELLS CANNOT ENCROACH INTO SIDE YARD SETBACKS WHEN SIDE YARD SETBACK IS 5'.
 - THE LANDSCAPE BUFFER YARD ON THE LOTS WITHIN AREA 'A' THAT ARE ADJACENT TO NE 86TH AVENUE SHALL BE 25 FEET WIDE WITH 1 OVERSTORY TREE, 2 CONIFER TREES, AND 4 SHRUBS AND/OR GRASS EVERY 100 FEET TO BE INSTALLED AT THE TIME EACH LOT CONSTRUCTS A HOME.
 - THE LANDSCAPE BUFFER YARD ALONG HIGHWAY 65 SHALL BE 25 FEET WIDE WITH 1 OVERSTORY, 1 CONIFER, 2 UNDERSTORY TREES, AND 4 SHRUBS AND/OR GRASS EVERY 100 FEET.
 - BUFFER YARD TREE SPECIES SHALL BE LIMITED TO THE SPECIES LISTED IN SECTION 151.03 OF THE CITY CODE. DECIDUOUS TREES SHALL BE 1.75" CALIPER AND CONIFEROUS TREES SHALL BE A MINIMUM 5' HEIGHT.

PARKLAND DEDICATION
AN OUTLOT WILL BE DEDICATED TO THE CITY OF BONDURANT TO CONTRIBUTE TO THE SATISFACTION OF THE PARKLAND REQUIREMENT. PAYMENT IN LIEU OF PARKLAND WILL BE PAID FOR ANY REMAINING PARKLAND REQUIREMENT ACREAGE. PUBLIC PARKLAND DEDICATION SHALL ADHERE TO SECTION 180.06 OF THE SUBDIVISION CODE.



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

Item No. 6.d.
For Meeting of 8/8/2024
Resolution

TITLE: Resolution PZ-240808-25 - Considering recommended approval of the Urban Renewal Plan Amendment (2024 Amendment)

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director
Isaac Pezley, City Planner

BRIEF HISTORY & ANALYSIS: The attached resolution recommends approval of the 2024 Urban Renewal Plan Amendment. The Urban Renewal Plan for the Bondurant Urban Renewal Area is being amended for the purposes of the deletion of an area from the 1988 Urban Renewal Area and the Addition of Property - Grain District former railroad right-of-way parcels; an update for the description of the Urban Renewal Economic Development Initiatives and Administration and Professional Support Program; and update of the City Park Project; and the identification of new urban renewal projects to be undertaken in the Urban Renewal Area. The new projects being added to the plan include: Exemplar Care agreement; the Grain District Downtown Redevelopment; the Grain District Arboretum Plaza; and the Bondurant Recreation and Civic Facility. The full draft of the plan amendment is attached.

Chapter 403 of the Iowa Code requires review of the Urban Renewal Plan Amendment by the Planning & Zoning Commission prior to City Council considering a resolution to adopt the plan amendment. It is anticipated City Council will hold their required public hearing on this topic during their August 19, 2024 meeting.

FUNDING SOURCE:

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

1. Recommended approval of PZ-240808-25, considering recommended approval of the Urban Renewal Plan Amendment (2024 Amendment)
2. Recommended denial of PZ-240808-25.
3. Table, pending additional information.

Staff recommends approval of PZ-240808-25.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. PZ-240808-25, Urban Renewal Amendment
2. Draft Urban Renewal Plan Amendment

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-240808-25

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE REMOVAL OF
CERTAIN AREAS FROM THE 1988 URBAN RENEWAL AREA AND RECOMMENDED
APPROVAL OF 2024 BONDURANT URBAN RENEWAL AREA AND PLAN
AMENDMENT

WHEREAS, the Urban Renewal Plan for the Bondurant Urban Renewal Area is being amended for the purposes of deleting certain real property from the Urban Renewal Area, adding certain real property to the Urban Renewal Area, and identifying new urban renewal projects to be undertaken therein; AND

WHEREAS, the attached Urban Renewal Plan Amendment is consistent with the Building Bondurant Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Planning & Zoning Commission recommends approval of the 2024 Urban Renewal Amendment.

Moved by _____, Seconded by _____ to adopt.

ATTEST: I, Isaac Pezley, City Planner, City of Bondurant, hereby certify that at a meeting of the Planning and Zoning Commission held on August 8, 2024; among other proceedings the above was recommended.

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

Isaac J. Pezley, City Planner

Action	Yay	Nay	Abstain	Absent
Brostrom				
Clayton				
Keeran				
Mains				
Pitt				
Torres				
Vore				

Karen Keeran, Commission Chair

CITY OF BONDURANT, IOWA
URBAN RENEWAL PLAN AMENDMENT
BONDURANT URBAN RENEWAL AREA

September, 2024

The Urban Renewal Plan (the “Plan”) for the Bondurant Urban Renewal Area (the “Urban Renewal Area”) is being amended for the purposes of (1) deletion of area from the 1988 Urban Renewal Area; (2) Addition of Property – Grain District former railroad right-of-way parcels; (3) Update Description of the Urban Renewal Economic Development Initiatives and Administration and Professional Support Program; (4) Update of the City Park Project; and (5) identifying new urban renewal projects to be undertaken in the Urban Renewal Area.

1) Deletion of Area from 1988 Urban Renewal Area. The real property legally described on Exhibit A hereto is, by virtue of this Amendment, being removed from the 1988 Urban Renewal Area with the September, 2024 Addition to the Urban Renewal Area, as these areas being removed from the 1988 Urban Renewal Area are now included within the Urban Renewal Area as part of this Month 2024 Amendment.

2) Addition of Property- Grain District former railroad right-of-way parcels. The real property (the "Grain District Railroad Property") legally described on Exhibit B hereto is, by virtue of this Amendment, being added with the September, 2024 Addition to the Urban Renewal Area. With the adoption of this Amendment, the City will designate the Grain District Railroad Property as an economic development and a blighted area. The Grain District railroad right-of-way parcels will become subject to the provisions of the Plan for the Urban Renewal Area. This area is related to the arboretum trail of the Grain District Downtown Redevelopment Plan and the Grain District Arboretum Plaza.

Blight Finding: An investigation has been conducted, the results of which indicate that conditions of blight, as described in Section 403.17(5) of the Code of Iowa, exist on the Property as a result of the deterioration of private properties, faulty land use and lot layout conditions, dilapidation and developing failure of public infrastructure and utility connections (the “Blighted Conditions”). The Blighted Conditions are further described on Exhibit C hereto.

3) Update Description of the Urban Renewal Economic Development Initiatives and Administration and Professional Support Program. The City approved the Urban Renewal Economic Development Initiatives and Administration and Professional Support Program (the “Program”) in the November 3, 2019 Amendment to the Plan, amended in June 2020 and further updated in September 2023. It is now necessary to further revise the Program. The description of the Program shall now read as follows:

Name of Project: Urban Renewal Economic Development Initiatives and Administration and Professional Support Program (the "Program")

Date of Council Approval of Project: November 3, 2019 (original), June 15, 2020 (updated), June 2020 (updated), and September 2023 (updated)

Description of Program: The City will provide administrative and professional support to its urban renewal projects and initiatives. This support will include planning, staffing, grant writing and administration, document support, record management, accounting, legal and engineering services and such other services as are necessary to carry out and effectuate the urban renewal initiatives and objectives of the City.

The City Council acknowledges the importance of promoting economic development in the Urban Renewal Area. The City has undertaken certain initiatives in the Urban Renewal Area to promote economic development therein including (1) carrying out promotional events, marketing and branding initiatives intended to encourage commercial and industrial growth in the Urban Renewal Area; (2) providing economic development support payments to East Polk Innovation Collaborative, the Bondurant Chamber of Commerce and Bondurant Development, Inc. in connection with activities undertaken in the Urban Renewal Area to promote to commercial and industrial development; and (3) paying the costs of site certification for certain property situated in the Urban Renewal Area.

Description of Use of TIF for the Program: It is anticipated that the City will pay for the Program with internal advances (the “Advances”) of City funds on-hand. In any case, a portion of the City’s obligations incurred will be repaid with incremental property tax revenues. The amount of the Advances will be determined from year to year. It is further anticipated that the City’s use of incremental property tax revenues for the Program for the City’s fiscal years 2023 through 2029 will not exceed \$3,500,000.

4) Update Description of the City Park Project. The City approved the City Park Project in the September 18, 2023 Amendment to the Plan. It is now necessary to further revise the Program. The description of the Program shall now read as follows:

Name of Project: City Park Project

Date of Council Approval of Project: September 18, 2023 and further updated September 2024

Description of Project and Project Site: The City Park Project will consist of the reconstruction of City Park, implementing the City Park Master Plan, which includes grading, construction of a splash pad, ice ribbon, development of play amenities, construction of restroom facilities, a shelter house, a performance pavilion, and certain infrastructure improvements, all of which will enhance the commercial activities in the downtown area in the Urban Renewal Area. The City Park project will also consist of the construction of parking adjacent to the park and a parking lot on the south side of the park. The completed City Park Project will have a direct, positive impact on increased and improved commercial development in the Urban Renewal Area through the provision of enhanced public recreational infrastructure in the City and the improved space in which commerce occurs during regular intervals.

Description of Properties to be Acquired in Connection with the Project: The City currently owns real estate, easement territory, and rights-of-way as are necessary to successfully undertake the Infrastructure Project.

Description of Use of TIF for the Project: It is anticipated that the City will conduct the project in phases and pay for the City Park Project with borrowed funds or the proceeds of an internal advance of City funds on-hand. In any case, the City's obligations (the "Obligations") will be repaid with incremental property tax revenues to be derived from the Urban Renewal Area. It is anticipated that the City's use of incremental property tax revenues for the City Park Project will not exceed \$4,500,000, plus any interest expense incurred on the Obligations.

5) Identification of Projects. By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following project descriptions:

A.

Name of Project: Exemplar Care

Date of Council Approval of Project: September 2023

Description of Project and Project Site: The City will provide a one-year rent reimbursement in an amount not exceed \$123,600.

Description of Use of TIF for the Project: It is anticipated that the City will use TIF pay for the reimbursement of rent for a health clinic. The City Council recognizes the economic benefits that a health clinic will bring to the Bondurant community and believes this investment aligns with the City's strategic goals and economic development objectives. In any case, the City's obligations (the "Obligations") will be repaid with incremental property tax revenues to be derived from the Urban Renewal Area. It is anticipated that the City's use of incremental property tax revenues will not exceed \$130,000 for Fiscal Years 2025 and 2026, including any legal fees incurred for the development of legal documentation.

B.

Name of Project: Grain District Downtown Redevelopment

Date of Council Approval of Project: September 2024

Description of Project and Project Site: The City will provide subdivision platting services and design and engineering services for the proposed public improvements. The City will also construct the Chichaqua Valley Trail extension, including installation of arboretum and other creative placemaking features; construct an approximately 150'-long extended Lincoln Street NE and new public parking lot; construct Grain Street south of the Recreation Area, including City utilities, in conjunction with a Recreation Area Development or at a date determined by the City; construct Filmore Avenue from 2nd Street NE to Grain Street, including city utilities, by December 31, 2028, or at a date determined

by the City; provide the required minimum public match for tax credit application to address slum and blight conditions; construct sidewalks and connecting trails throughout the area as determined necessary/desirable; construct the District Corridor Trail connection; improve Main Street NE from Railroad Street NE to 2nd Street NE, including City-utilities and establishing on-street parking, at a date determined by the City; construct the Lincoln Street NE extension, including city utilities, within the Mixed-Use Area upon approving a site plan or a series of site plans for private development along the street extension area; demolish or reimburse Developer for demolishing the buildings within the proposed Lincoln Street NE right-of-way area; construct 2nd Street NE on-street parking, if a Traffic Impact Study determines this is a feasible approach to increasing parking options, at a date determined by the City; construct Grain Street, including City utilities, south of the Recreation Area in conjunction with approval of a Recreation Area site plan, or at a date determined by the City; construct Filmore Avenue from 2nd Street NE to Grain Street, including city utilities, in conjunction with approval of a Recreation Area site plan, or at a date determined by the City; and accept and maintain the public stormwater facility as a public fishing amenity.

Description of Use of TIF for the Project: It is anticipated that the City will use TIF pay for the public improvements as detailed in the Grain District Downtown Redevelopment Project. The City Council recognizes the economic benefits of redevelopment of this area and the elimination of blight and believes this investment aligns with the City's strategic goals and economic development objectives. In any case, the City's obligations (the "Obligations") will be repaid with incremental property tax revenues to be derived from the Urban Renewal Area. It is anticipated that the City's use of incremental property tax revenues will not exceed \$10,000,000 for Fiscal Years 2024 through 2029, including any legal fees incurred for the development of legal documentation.

C.

Name of Project: Grain District Arboretum Plaza

Date of Council Approval of Project: September 2024

Description of Project and Project Site: The City will purchase ground at 401 Second Street NE and provide public improvements to extend the Chichaqua Valley Trail extension, installing creative placemaking features including an arboretum area along the trail and a plaza for community gathering and business incubation.

Description of Use of TIF for the Project: It is anticipated that the City will use TIF pay for acquisition of ground and public improvements as detailed in the Grain District Arboretum Plaza Project. The City Council recognizes the economic benefits of redevelopment of this area and the elimination of blight and believes this investment aligns with the City's strategic goals and economic development objectives. In any case, the City's obligations (the "Obligations") will be repaid with incremental property tax revenues to be derived from the Urban Renewal Area. It is anticipated that the City's use of incremental property tax revenues will not exceed \$1,500,000 for Fiscal Years 2024 through 2029,

including any legal fees incurred for the development of legal documentation plus any interest expense incurred on the Obligations.

D.

Name of Project: Bondurant Recreation and Civic Facility

Date of Council Approval of Project: September 2024

Description of Project and Project Site: The City will renovate and repurpose the existing Bondurant Emergency Services Facility, including potentially adding parking on the site, located at 101 Grant Street N, into the Bondurant Recreation and Civic Facility once the Bondurant Emergency Services Department relocates to its new facility in the Civic Campus area. The City plans to renovate and furnish the facility to serve the community, supporting recreational programming, public gatherings, and civic uses.

Description of Use of TIF for the Project: It is anticipated that the City will use TIF pay to design, renovate and furnish the facility, as well as provide additional parking on the site. The City Council recognizes the economic benefits of redevelopment of this facility located in the City's downtown business district and supporting a number of public events and gatherings. The facility will also help eliminate the blight of adjacent properties. The City believes this investment aligns with the City's strategic goals and economic development objectives. In any case, the City's obligations (the "Obligations") will be repaid with incremental property tax revenues to be derived from the Urban Renewal Area. It is anticipated that the City's use of incremental property tax revenues will not exceed \$4,000,000 for Fiscal Years 2024 through 2029, including any legal fees incurred for the development of legal documentation plus any interest expense incurred on the Obligations.

13) Required Financial Information. The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Constitutional debt limit of the City:	<u>\$54,507,107</u>
Outstanding general obligation debt of the City:	<u>\$19,251,300</u>
Proposed debt to be incurred under the September, 2024 Amendment*:	<u>\$18,130,000</u>

*It is anticipated that some or all of the debt incurred hereunder will be subject to annual appropriation by the City Council. **Additionally, this reflects projects set to occur over a period of multiple fiscal years. The amount contained herein is also an estimate for debt and is a not-to-exceed amount.**

EXHIBIT A
Legal Description
Area to be Removed from 1988 Urban Renewal Area
(September, 2024 Addition)

Beginning at the point of intersection of the East right-of-way line of Main Street NE and the northerly right-of-way line of the abandoned railroad right-of-way in Section 31, Township 80 North, Range 22 West of the 5th Principal Meridian; thence northeasterly along the northerly line of the abandoned railroad right-of-way to the point of intersection of the abandoned railroad right-of-way and the projected East right-of-way line of Lincoln Street SE; thence South along the projected East right-of-way line of Lincoln Street SE to the point of intersection with the southerly right-of-way line of the abandoned railroad right-of-way; thence southwesterly along the southerly right-of-way line of the abandoned railroad right-of-way to the point of intersection with the East right-of-way line of Main Street; thence North along the East right-of-way of Main Street to the Point of Beginning.

EXHIBIT B
Legal Description
Expanded Bondurant Urban Renewal Area
(September, 2024 Addition)

Certain real property situated in the City of Bondurant, Polk County, State of Iowa more particularly described as follows:

GRAIN DISTRICT FORMER RAILROAD RIGHT-OF-WAY PARCEL

Beginning at the point of intersection of the East right-of-way line of Main Street NE and the northerly line of the abandoned railroad right-of-way located in Section 31, Township 80 North, Range 22 West of the 5th Principal Meridian; thence northeasterly along the northerly line of the abandoned railroad right-of-way to the point of intersection with the South line of Parcel L of the northwest quarter of Section 31, Township 80 North, Range 22 West of the 5th Principal Meridian, recorded in Book 14493, Page 751 in the Office of the Polk County Recorder; thence East along the South line of said Parcel L to the point of intersection with the southerly right-of-way line of the abandoned railroad right-of-way; thence southwesterly along the southerly line of the abandoned railroad right-of-way to the point of intersection with the East right-of-way of Main Street NE; thence North along the East right-of-way line of Main Street NE to the Point of Beginning.

EXHIBIT C
Blighted Conditions Findings
Grain District Former Railroad Right-of-way Parcel
(September, 2024 Addition)

LANDUS AND SISSON AREA

Starting at the North quarter corner of Section 31, Township 80 North, Range 22 West of the 5th Principal Meridian; thence South along the West line of the northwest quarter of the northeast quarter of said Section 31 to the point of intersection with the South right-of-way line of 2nd Street NE said point being the Point of Beginning; thence East along the South right-of-way line of 2nd Street NE to the point of intersection with the southerly right-of-way line of the abandoned railroad right-of-way; thence southwesterly along the southerly right-of-way line of the abandoned railroad right-of-way to the point of intersection with the West line of the northwest quarter of the northeast quarter of said Section 31; thence North along the West line of the northwest quarter of the northeast quarter of said Section 31 to the Point of Beginning.

There are documented structural deficiencies on some of the structures on the properties. Additionally, some of the buildings are abandoned. There is visible and physical decline of the property and the structures on the property. Facilities on the property have been identified as Below Normal condition by the Polk County Assessor. Current uses of the properties are inconsistent with the future land use plan and incompatible with the surrounding neighborhoods. The City routinely receives nuisance complaints from residents regarding the properties.



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

Item No. 7.a.
For Meeting of 8/8/2024
Discussion Item

TITLE: Bondurant-Farrar Community School District Future School Discussion

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS:

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. BFCSD Presentation



Optimal Facility Planning

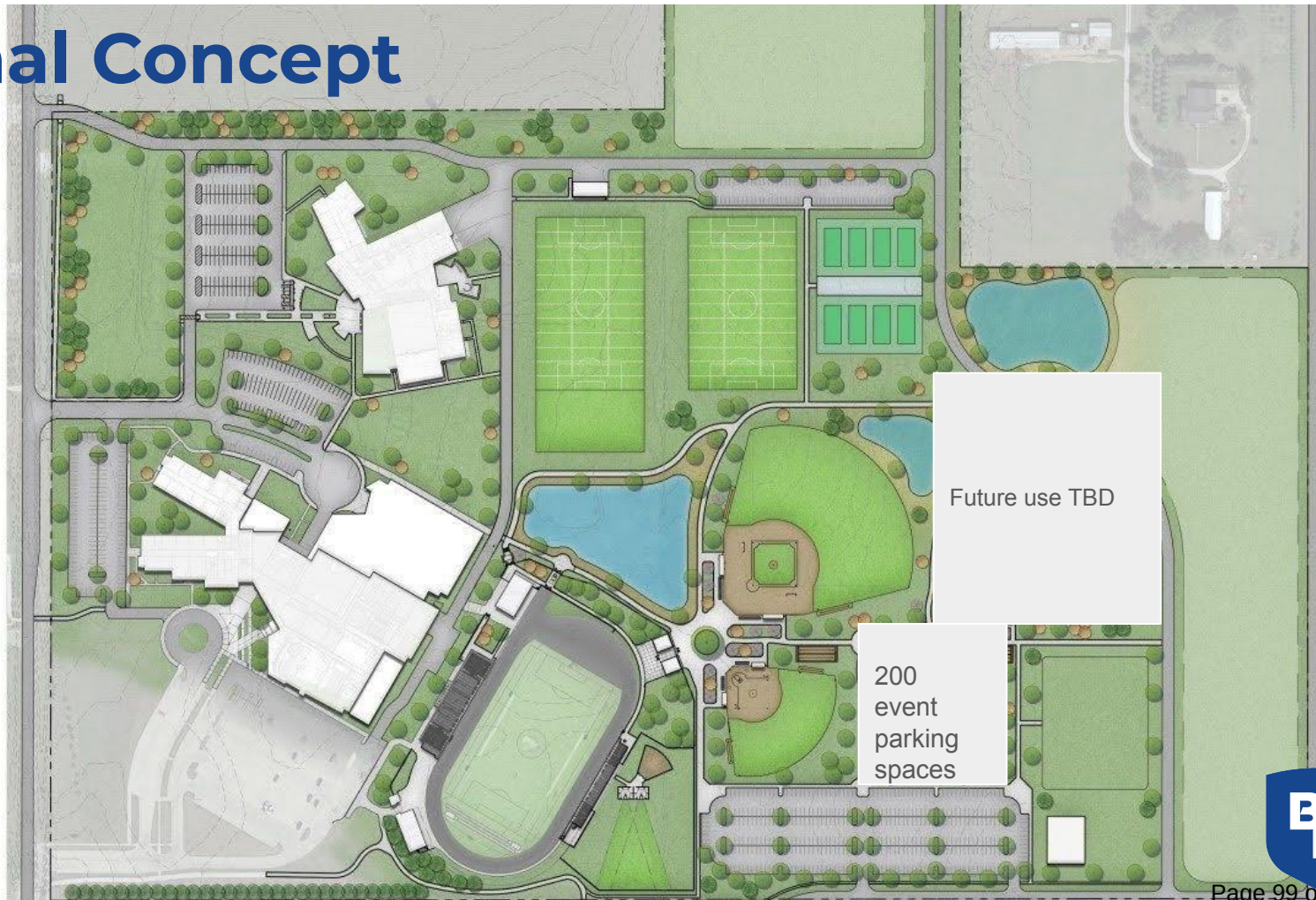
August 8, 2024

Overview

- Areas identified for a potential land exchange
- How the land is zoned from city planning documents
- Benefits to the community
- Ideal long-term location for softball/baseball/tennis/pickleball
- Request? Assurance current planned zoning will be followed



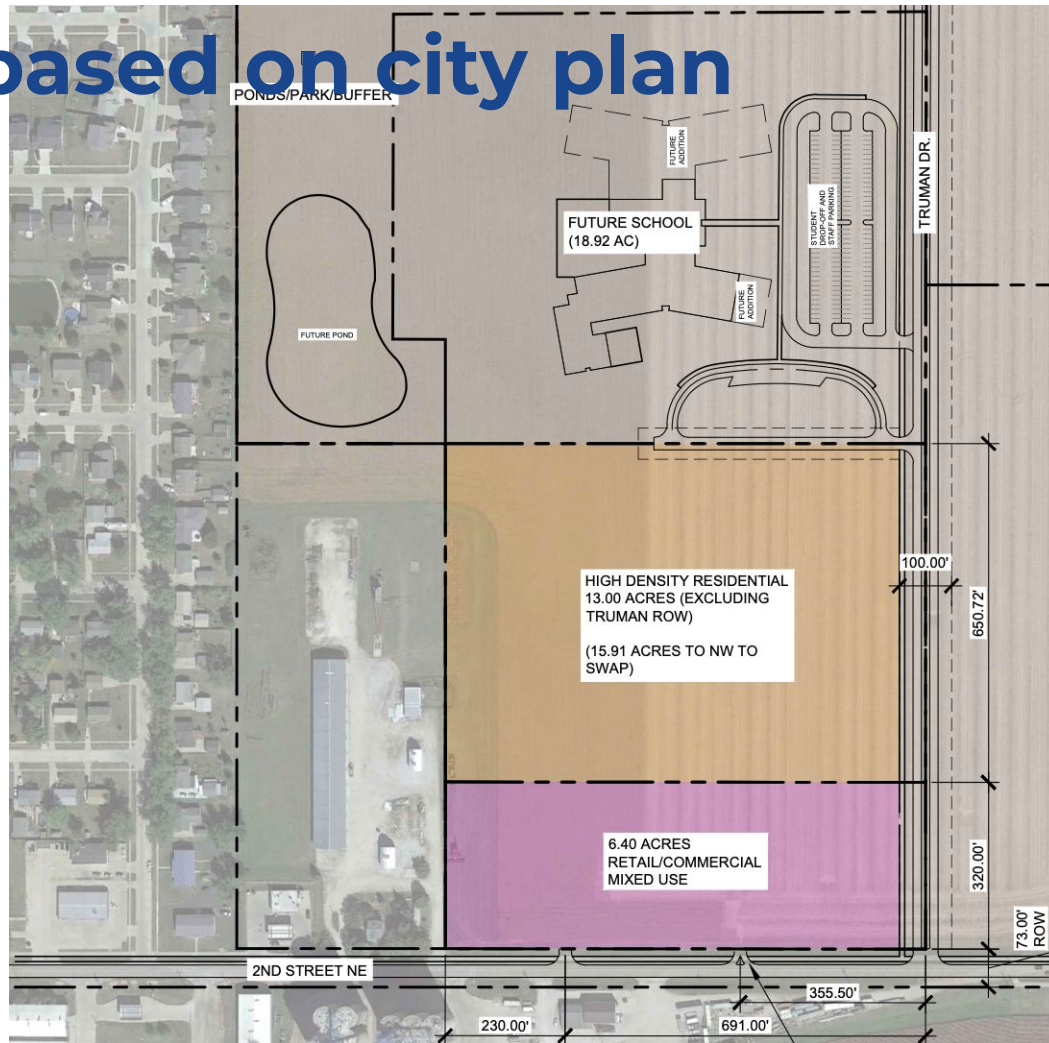
Original Concept



Desired Activities Location



Zoning based on city plan



North Property

With a land exchange, this area would be utilized for activities approved in 2023 bond referendum, including baseball, softball, tennis, and pickleball.

Benefits

- Close proximity to secondary buildings
- Efficient use of parking lots for the summer
- Keeps Aspen/Lincoln from unwanted traffic
- Delays school use for original location for the foreseeable future
- If approved-opening summer for 2026 for all facilities



South Property

The new elementary school approved in 2023 bond referendum will remain in general location previously identified, off of Truman.

With proposed land exchange, multi-family housing in the orange area will move forward when available.

The frontage property off of 2nd Street, identified in pink/purple area, will be marketed and hopefully sold to commercial developers in the near future.

Benefits

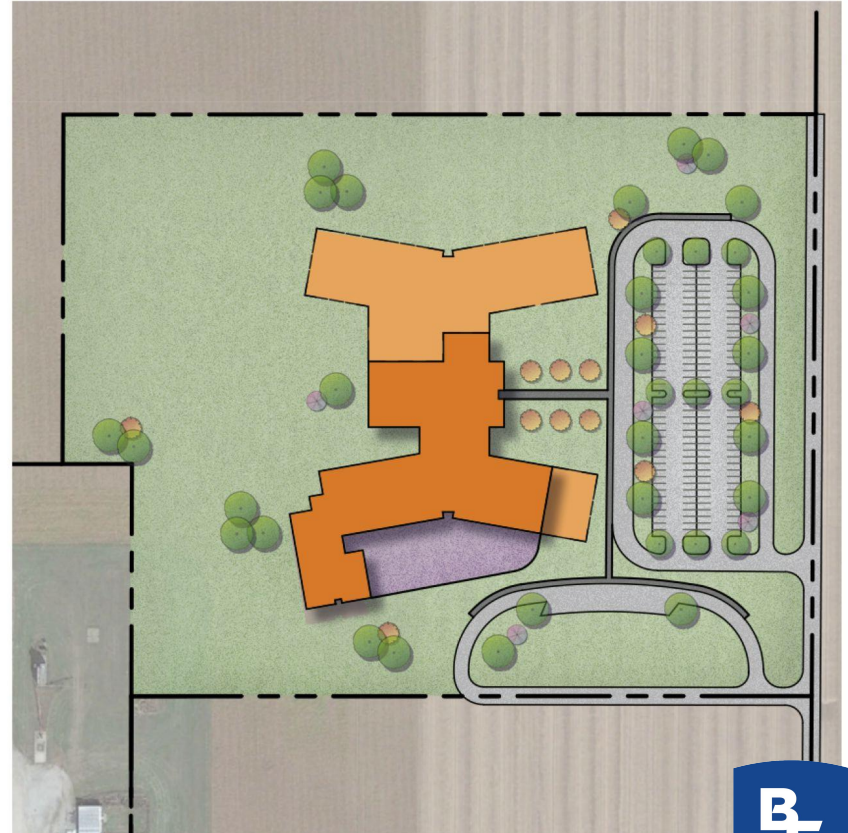
- Prime commercial location with future downtown development to come
- Shared funding of Truman Street
- Long-term benefits for community



New Elementary

Anticipated to begin in 2025-26

- Planned opening fall of 2027
- Will serve approx. 300 students
- Beginning with grades PK & K
- Built for expansion Ex. PK-4
- Collaborating with the City on design and traffic flow



Questions and/or Comments?

Thank you for your time!

