

**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/81543126250>*

**NOTICE OF A REGULAR MEETING
BONDURANT PLANNING AND ZONING COMMISSION
SEPTEMBER 12, 2024**

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on September 12, 2024, in the Bondurant Community Library, 104 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. August 8, 2024 Minutes
5. Guests requesting to address the Planning and Zoning Commission
6. Action Items
 - a. Public Hearing - Consideration of Text Amendment creating the Business Park Zoning District.
 - b. Resolution PZ-240912-25 considering recommended approval of Text Amendment creating the Business Park Zoning District.
 - c. Public Hearing - Considering request to amend the Future Land Use Map for 319 Washington Avenue SE from Regional Commercial to Business Park/Light Industrial.
 - d. Resolution PZ-240912-26 - Considering request to amend the Future Land Use Map for 319 Washington Avenue SE from Regional Commercial to Business Park/Light Industrial.
 - e. Public Hearing - Considering request to rezone 319 Washington Avenue SE from C-2 Regional Commercial to BP Business Park.
 - f. Resolution PZ-240912-27 - Considering request to rezone 319 Washington Avenue SE from C-2 Regional Commercial to BP Business Park.
 - g. Public Hearing - Considering request to amend the Future Land Use map for Lots 1 & 2 of the Civic Campus North Preliminary Plat area from Public/Semi-Public to Regional Commercial.
 - h. Resolution PZ-240912-28 - Considering request to amend the Future Land Use map for Lots 1 & 2 of the Civic Campus North Preliminary Plat area from Public/Semi-Public to Regional Commercial.
 - i. Public Hearing - Considering request to rezone Lots 1 & 2 of the Civic Campus North Preliminary Plat area from the Medium Industrial (M-2) District to the General Commercial (C-2) District.
 - j. Resolution PZ-240912-29 - Considering request to rezone Lots 1 & 2 of

the Civic Campus North Preliminary Plat area from the Medium Industrial (M-2) District to the General Commercial (C-2) District.

- k. Resolution PZ-240912-30 - Considering submitted Civic Campus North Preliminary Plat.
- 7. Discussion Items -
- 8. Reports / Comments and appropriate action thereon:
 - a. Mayor
 - b. Council Members
 - c. Administrator
 - d. Directors
- 9. Adjournment

City of Bondurant

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



Meeting Minutes

DATE: August 8, 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), Andy Mains (Vice-Chairperson), Brian Clayton, Ethan Pitt, Jason Vore

Members Absent: Kristin Brostrom, Jesse Torres

City Official & Staff Present: Isaac Pezley, Maggie Murray

3. Perfecting and Approval of the Agenda

Motion by Commission Member Mains, seconded by Commission Member Pitt to approve of the August 8, 2024, meeting agenda. Vote on Motion 5-0-0.
Motion carried.

4. Approval of Minutes

Motion by Commission Member Mains, seconded by Commission Member Vore to approve of the July 11, 2024, meeting minutes. Vote on Motion 5-0-0.
Motion carried.

5. Guests requesting to address the Planning and Zoning Commission

a. Charlie Ludwig – 722 Elizabeth Lane NW

Ludwig asked the Commission for clarification on why there are not sidewalks extending from Landon Drive to and across 2nd Street NW. Ludwig stated she moved into her current address in 2020 and was told at that time the developer had abandoned the sidewalk extension. Ludwig stated she reached out to City staff at the beginning of July and had not received a response. Ludwig is asking for these extensions to be put in as there are many individuals crossing 2nd Street NW at Landon Drive. Ludwig stated she would also like to see the speed reduced, but her main reason for attending tonight is to address the sidewalks.

Oliver stated the City is currently taking the 2nd Street NW urbanization project to bid. This project would connect the trail (near Fireside Drive NW) to the existing sidewalk along Landon Drive NW. Oliver stated installing a sidewalk connection across 2nd Street NW from Landon Drive would require extension of the existing culvert. This would ultimately be removed and reinstalled during the 2nd Street NW urbanization project. Mains asked why the City would not just install sidewalk to cross 2nd Street at Landon Drive. Oliver reiterated the extension of crosswalks right now would result in them being torn out during the urbanization project. Mains asked why the developer of Quail Run Plat 1 is not being held responsible for installing the cross walks, Oliver stated she was not sure and would need to report back. Mains asked when the urbanization of 2nd Street NW would take place, Oliver stated likely in 2027. The Commission expressed their discontent as they have been raising this issue over the last two years.

The Commission asked for clarification on the timeline, Oliver stated the sidewalk from Landon Drive west to the trail would be installed next construction season.

Pitt asked if there is a temporary solution. Oliver stated installing a crosswalk at Landon Drive would be the temporary solution, but reiterated during the urbanization project that cross walk would be removed and reinstalled. Ludwig expressed concerns about crossing 2nd Street in this area. Oliver stated she agrees there should be a speed study done in this area.

Oliver stated when 2nd Street NW is urbanized there will be sidewalks all along 2nd Street NW and the current ditches will be removed. Clayton stated we have a current fully developed subdivision and there needs to be sidewalks servicing this subdivision. Clayton stated the developer likely built the sidewalk to the right-of-way of 2nd Street and the extension to cross 2nd Street is likely the responsibility of the City. Oliver stated staff will go back and look at what needs to happen to potentially speed up this project.

6. Action Items

- a. Resolution PZ-240808-22 – Considering recommended approval of Plat of Survey to create acquisition Plat ‘2024-101’ and Parcels ‘2024-102’ and ‘2024-103’.

Bart Turk, with Civil Engineer Consultants, addressed the Commission. Turk stated this plat of survey is dividing the old parcel into two new parcels for development. Turk stated the applicant Tom Gustafson plans to develop the easterly parcel with the intention of developing the westerly parcel in the future.

Pezley stated staff has no additional comments, this Plat of Survey is required to consider the next action item. Pezley stated technically this Plat of Survey is creating three parcels, one of which squares off 2nd Street NE right-of-way.

Motion by Commission Member Mains, seconded by Commission Member Clayton to recommend approval of Resolution PZ -240808-22.

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

- b. Resolution PZ-240808-23 – Considering recommended approval of the site plan Parcel 2024-102.

Bart Turk, Civil Engineer Consultants, addressed the Commission. Turk stated the applicant is constructing storage units in two separate phases. The first phase is eight storage buildings as shown on the site plan. Each storage space would be rented out to individuals. Stormwater would be located in the northern portion of the site. At this time, the property will not be gated or fenced but that may change in the future. Phase 2 of this site will take place next year at some point. Utilities will be brought to the site with the realignment of 2nd Street NE.

Pezley stated the only staff comment is the requirement of the Plat of Survey approval.

Keeran asked staff if they met the tree requirement, stating it does not appear to have very many trees. Pezley stated they are meeting the 1 tree per every 50 square feet of street frontage requirement.

Motion by Commission Member Mains, seconded by Commission Member Clayton to recommend approval of Resolution PZ -240808-23.

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

- c. Resolution PZ-240808-24 – Considering recommended approval of the site plan for Featherstone Apartments.

Caleb Smith, Hubbell Realty, addressed the Commission. Smith stated this site plan is for the area located in the far northeast portion of the Featherstone development. Smith stated this development will be a mix of multi-family residential and townhome development.

Clayton asked if all units are on grade, Smith stated that is correct. Clayton stated it is his understanding the site plan does not show the correct street alignment. Pezley stated that is correct, the street alignment of 16th Street Ne/NE 86th Street does not conform with the street alignment that staff shows. Pezley stated for that reason, staff recommends tabling the issue until that is addressed and corrected.

Smith stated that staff has changed the alignment of the road without the approval of Hubbell Realty. Smith stated this street alignment is much safer, as using the street alignment that staff recommends would require tenants of the southern residential units to cross a street to utilize the pool and clubhouse. The street alignment shown by this site plan conforms with the street alignment shown on the Featherstone Preliminary Plat and Featherstone Planned Unit Development. Smith stated a change in the road alignment would be a major modification of the Planned Unit Development and require approval by the Planning and Zoning Commission and City Council. This modification has not been approved by either. Smith stated City Ordinance requires them to conform with the approved PUD and staff is stating they need to conform to a concept drawing.

Oliver stated the safety issue is not the same as what was just addressed. This road would be fully urbanized and provide pedestrian access from day one. The updated street alignment is also shown in the City's Street Master Plan which was reviewed and approved by both the Commission and Council.

Smith stated they would not support tabling this site plan and requested the Commission either recommend approval or denial of the site plan so that they can move forward with this project. Mains asked for clarification that Hubbell's stance is they would like a motion to approve or deny the site plan and not to table it. Smith answered that is correct, Hubbell is in the process of securing funding for this project and they need to know if this site plan is a viable project or not.

Clayton stated that Council can ultimately rule with or against what the Commission recommends. Smith stated that he understands that.

Clayton stated when the preliminary plat was submitted for approval the Commission knew the intersection of NE 86th Street was going to be reconfigured. Smith stated he was not with Hubbell when the preliminary plat was originally submitted but the alignment submitted today is consistent with the alignment shown on the approved PUD. Smith stated Hubbell knew something was going to happen to the intersection but did not anticipate it was going to shift south several hundred feet.

Oliver stated the alignment has been known to Hubbell before Caleb came on board, Smith disagreed with this statement. Oliver stated the City has correspondence with Hubbell regarding the road alignment dating back before Smith. Smith stated a study needs to be completed to look into realigning the road on the south side of Hubbell. Smith stated the City is looking to realign on the north side to avoid a specific property owner on the south side.

Oliver stated the City has engaged with Veenstra & Kim to preform a traffic study in this area and design the alignment of the road. The Commission reviewed the proposed realignment of the road.

Pezley stated Murray is emailing the road re-alignment to him to show the Commission. Pezley stated from a site plan review perspective this particular parcel does not exist yet. If the Commission were to recommend approval, that approval would need to be conditioned that a final plat for the area be submitted and approved. Pezley stated the applicant is aware of this and is planning on submitting a final plat. Smith added there is additional public infrastructure they need to install along the western portion of the subdivision. They are waiting for Northern Natural Gas to complete their work before completing this work.

Clayton asked about the plans for the existing detention basin, Smith stated they have plans to drain that basin and then install a pipe to allow for water to flow to the ponds to the south.

Pezley showed the road design as submitted to the City by Veenstra & Kimm. Oliver stated this design is a safer intersection than what currently exists with the diagonal highway. Smith again stated not enough consideration has been given to realign the intersection on the east (south) side of Hubbell. Smith stated the traffic study supports this.

Pitt asked staff, if the Commission recommends approval of the submitted site plan what are the implications on the V&K road realignment? Oliver stated her, and staff's, suggestion is to table the site plan and to have Bob Veenstra, with Veenstra & Kimm, attend the next meeting to discuss the safety implications of the current versus proposed road alignment.

Smith stated Hubbell Realty would like a recommendation to approve or deny the site plan. Per City Code the Commission has 45 days to take action on a request to the Commission. Oliver stated tabling is an action, Smith disagreed stating it is not an action. Keeran stated it is an action.

Clayton stated this request is putting the Commission in an odd spot and recommends denial of the site plan and Hubbell can make their case at the City Council.

Motion by Commission Member Clayton, seconded by Commission Member Mains to recommend denial of Resolution PZ -240808-24.

Mains asked for clarification on the motion. Pezley stated the motion is to deny the site plan.

Roll Call – Ayes: Commission Member Clayton, Commission Member Keeran, Commission Member Vore Nays: Commission Member Mains, Commission Member Pitt. Abstentions: none. Absent: Commission Member Brostrom, Commission Member Torres. Vote on Motion 3-2-0. Motion carried.

- d. Resolution PZ-240808-25 – Considering recommended approval of the Urban Renewal Plan Amendment (2024 Amendment).

Oliver stated this identifies some of the City projects located in the Urban

Renewal areas. There are some areas that are being removed and then added back in. This is because there are partial parcels that needed to be removed and the entire parcel be added back to the Urban Renewal Area.

Motion by Commission Member Mains, seconded by Commission Member Pitt to recommend approval of Resolution PZ -240808-25.

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

7. Discussion Items –

a. Bondurant-Farrar Community School District Future Schools Discussion

Rich Powers, Bondurant-Farrar Community School District, addressed the Commission. Powers stated he wanted to speak with the Commission regarding the School District's future plans. Powers outlined the site plan presented to the Commission. Powers stated a part of the School District's plans is swap ground with a developer in order to construct baseball and softball fields, tennis courts and additional parking located north of the existing high school. The developer in turn would be given ground south of the proposed pre-k/elementary school. The ground in question is currently zoned Transitional Commercial (C-1), Regional Commercial (C-2) and High Density Residential (R-3). The prospective developed would look to develop this ground with townhomes, multi-family residential buildings and commercial. Powers wanted to address the Commission to see if this was acceptable. The Commission and Powers had extensive conversations regarding this question, ultimately stating they are open to any proposed development that meets the bulk regulations for the district it is located in.

8. Reports / Comments and appropriate action thereon

a. Commission Members

Brostrom – absent.

Clayton – proposed making the foxes the community mascot and also asked City staff if there was someone to contact about moving the foxes' den before construction on the Grain District commenced.

Mains – none.

Pitt – none.

Torres – absent.

Vore – none.

Commission Chair – none.

- b. Community Development Director – none.
- c. City Planner – none.
- d. City Administrator – highlighted the City's two new certified sites, Bravo grants for the Dining Room and Garden at Lake Petocka. The City also received grants for the splash pad at City Park, the arboretum trail, and stated the basketball court at City Park would be poured the next day. Oliver also reminded the Commission to complete their Special Census forms if they have not done so already.
- e. City County Liaison – thanked the commission for their review, comments, questions and vote on the action items.

7. Adjournment

Motion by Commissioner Mains, seconded by Commissioner Vore to adjourn the meeting. Vote on Motion 5-0-0. Motion carried. Meeting adjourned.



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

Item No. 6.a.
For Meeting of 9/12/2024
Public Hearing

TITLE: Public Hearing - Consideration of Text Amendment creating the Business Park Zoning District.

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS: The City of Bondurant has recently kicked-off a Zoning Ordinance Rewrite effort. As part of this effort, City staff requested Confluence to draft a new zoning district to be called Business Park (BP) District. The intent of this district is to serve uses that would be compatible adjacent to residential and general commercial districts even though their uses may not be outright permitted in these districts. The district would include such uses as construction sales and service offices, retail sales, light manufacturing, and warehousing and wholesaling.

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-240912-25

RESOLUTION REGARDING RECOMMENDED APPROVAL OF ZONING CODE TEXT
AMENDMENTS TO SECTION 178.12. OF THE ZONING CODE CREATING THE
BUSINESS PARK (BP) DISTRICT.

WHEREAS, Action Item 1C of the Building Bondurant Comprehensive Plan notes: Update the zoning and subdivision regulations to support the Future Land Use Plan and any goals, policies, or action items included in the plan; AND

WHEREAS, the following Zoning Code text amendments help complement Action Item 1C of the Building Bondurant Comprehensive Plan;

178.12 BP BUSINESS PARK. The “BP” District is intended for business and limited light industrial uses that are at a smaller scale and compatible with being in closer proximity with residential uses. Uses include office and general business uses, contractor’s offices, storage and warehousing, and light assembly and manufacturing. All activities occur within a building with no outdoor storage of goods and bulk materials. Buildings have front facades with more of an office or retail level of finish and sites are well landscaped with parking lots and loading docks paved and well screened from adjoining properties.

1. Principal Permitted Uses. Only the uses of structures or land listed in this section shall be permitted in the “BP” District, provided, however, that all manufacturing, assembling, compounding, processing, packaging or other comparable treatment, shall take place within completely enclosed buildings and there shall be no outdoor storage of goods and materials. All open areas not used for off-street parking or loading shall be planted with grass, shrubs and trees, properly maintained, and kept free from refuse and debris.

- A. Public and civic uses including colleges, universities, trade schools, public or private K-12 schools, membership or religious organizations, social clubs, government buildings, hospitals, and similar uses.
- B. Childcare center, state license required.
- C. Banks and the offices of financial services.
- D. Construction sales and service offices, contractor office, office for plumber, electrician, HVAC service or similar use with no outdoor storage of construction materials, debris, and goods.
- E. Funeral homes.
- F. Medical or dental clinic, pediatrician's office, outpatient surgery center, medical testing center, or similar use.
- G. Mini warehouse or self-storage facility (in-door only).
- H. Personal and consumer services, including beauty salon, barbershop, dry cleaner and laundry service, fitness center, gym, health spa, and similar uses.
- I. Print shop, copy center, retail shipping store.
- J. Professional Office (corporate, law, engineering, architecture, real estate, insurance, accounting, bookkeeping or similar use).
- K. Retail sales (grocery store, hardware and building supply, pharmacy/drug store, office supplies store, bakery, clothing or department store, and similar retail use - not

- including any automotive, truck, or motor vehicle-oriented service or sales businesses, gas or service stations, truck stops).
- L. Restaurants without drive-thru facilities.
 - M. Light manufacturing, assembly, and testing of small appliances, small industrial and electronic instruments and devices, small mechanical components, and consumer goods - not including any food related processing or packaging or other raw or waste material processing or packaging, provided that the entire operation is conducted within a building and no materials and/or products are stored outside the building.
 - N. Research laboratory and testing.
 - O. Indoor storage of equipment, data and records, electronic data center, furniture and similar items.
 - P. Warehousing and wholesaling (outdoor storage limited to licensed and operable trailers, trucks, self-propelled equipment).
- 2. Permitted Accessory Uses.**
- A. Accessory uses of land or structures customarily incidental and subordinate to any of the above principal uses.
 - B. Signs in accordance with Chapter 181 of this Code of Ordinances.
 - C. TV Dish Antennas and Communication towers in accordance with Section 177.11 of this Code of Ordinances.
- 3. Required Conditions.**
- A. No use shall be permitted to be established or maintained which by reason of its nature or manner of operations is or may become hazardous, noxious, or offensive owing to the emission of odor, dust, smoke, cinder, gas, fumes, noise, vibrations, refuse matter or water-carried waste.
 - B. Where property zoned “BP” is adjacent to any property zoned for residential use, in addition to the screening requirements of 179.02.4, a 25 foot-wide buffer yard shall be provided whereby no part of any required buffer yard shall be used for parking, storage, loading, active recreation, locating refuse containers, or similar activity which may create a nuisance.
- 4. Permitted Conditional Uses.**
- A. Communication towers (freestanding type), see section 177.12 of the Zoning Code – General Regulations.
 - B. Communication towers (building-supported type), see Section 177.13 of the Zoning Code – General Regulations.
 - C. Wind Energy Conversion Systems (WECS), see section 177.14 of the Zoning Code – General Regulations.
- 5. Bulk Regulations.** The following minimum requirements shall be observed subject to the modifications contained in Section 177.07.
- A. Front Yard. 50 feet from all streets or public Ingress/Egress easements.
 - B. Side Yard. 20 feet; provided that where adjacent to an “R” or “C-1” zoning district a side yard of 25 feet shall be required.
 - C. Rear Yard. 50 feet.
 - D. Maximum Height. 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.
 - E. Minimum Lot Area. 10,000 sq. ft.

- F. A minimum of 15% of the lot area shall be retained as landscaped open space to include such items as walks, trees, shrubs, fountains, or other ornamental features.

Summary of BP Bulk Regulations:

(A) Front Yard Setback	50 ft.
(B) Side Yard Setbacks	20 ft. 25 ft. if adjacent to street, "R", or "C-1" zoning district.
(C) Rear Yard Setback	50 ft.
(D) Maximum Height	80 ft., with an additional 12 ft. (1 story) of heights permitted for every 10 ft. of additional building setback for an overall maximum of no more than an average of 104 ft. building height from finished floor.
(E) Minimum Lot Area	10,000 sq. ft.
(F) Minimum Open Space	15% of the lot area

WHEREAS, the Planning and Zoning Commission held a public hearing on September 12, 2024 to hear public comments on the proposed text amendments to Sections 178.12.

NOW, THEREFORE, BE IT RESOLVED, that the Planning and Zoning Commission of the City of Bondurant, Iowa recommends City Council approval of the text amendments as presented in this recommendation resolution.

Moved by _____, Seconded by _____ to adopt.

ATTEST: I, Isaac Pezley, City Planner, hereby certify that at a meeting of the Planning and Zoning Commission held on September 12, 2024; among other proceedings the above was recommended for approval.

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

178.12 BP BUSINESS PARK. The “BP” District is intended for business and limited light industrial uses that are at a smaller scale and compatible with being in closer proximity with residential uses. Uses include office and general business uses, contractor’s offices, storage and warehousing, and light assembly and manufacturing. All activities occur within a building with no outdoor storage of goods and bulk materials. Buildings have front facades with more of an office or retail level of finish and sites are well landscaped with parking lots and loading docks paved and well screened from adjoining properties.

- 1. Principal Permitted Uses.** Only the uses of structures or land listed in this section shall be permitted in the “BP” District, provided, however, that all manufacturing, assembling, compounding, processing, packaging or other comparable treatment, shall take place within completely enclosed buildings and there shall be no outdoor storage of goods and materials. All open areas not used for off-street parking or loading shall be planted with grass, shrubs and trees, properly maintained, and kept free from refuse and debris.
 - A. Public and civic uses including colleges, universities, trade schools, public or private K-12 schools, membership or religious organizations, social clubs, government buildings, hospitals, and similar uses.
 - B. Childcare center, state license required.
 - C. Banks and the offices of financial services.
 - D. Construction sales and service offices, contractor office, office for plumber, electrician, HVAC service or similar use with no outdoor storage of construction materials, debris, and goods.
 - E. Funeral homes.
 - F. Medical or dental clinic, pediatrician's office, outpatient surgery center, medical testing center, or similar use.
 - G. Mini warehouse or self-storage facility (in-door only).
 - H. Personal and consumer services, including beauty salon, barbershop, dry cleaner and laundry service, fitness center, gym, health spa, and similar uses.
 - I. Print shop, copy center, retail shipping store.
 - J. Professional Office (corporate, law, engineering, architecture, real estate, insurance, accounting, bookkeeping or similar use).
 - K. Retail sales (grocery store, hardware and building supply, pharmacy/drug store, office supplies store, bakery, clothing or department store, and similar retail use - not including any automotive, truck, or motor vehicle-oriented service or sales businesses, gas or service stations, truck stops).
 - L. Restaurants without drive-thru facilities.

- M. Light manufacturing, assembly, and testing of small appliances, small industrial and electronic instruments and devices, small mechanical components, and consumer goods - not including any food related processing or packaging or other raw or waste material processing or packaging, provided that the entire operation is conducted within a building and no materials and/or products are stored outside the building.
- N. Research laboratory and testing.
- O. Indoor storage of equipment, data and records, electronic data center, furniture and similar items.
- P. Warehousing and wholesaling (outdoor storage limited to licensed and operable trailers, trucks, self-propelled equipment).

2. Permitted Accessory Uses.

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

3. Required Conditions.

- A. No use shall be permitted to be established or maintained which by reason of its nature or manner of operations is or may become hazardous, noxious, or offensive owing to the emission of odor, dust, smoke, cinder, gas, fumes, noise, vibrations, refuse matter or water-carried waste.
- B. Where property zoned “BP” is adjacent to any property zoned for residential use, in addition to the screening requirements of 179.02.4, a 25 foot-wide buffer yard shall be provided whereby no part of any required buffer yard shall be used for parking, storage, loading, active recreation, locating refuse containers, or similar activity which may create a nuisance.

4. Permitted Conditional Uses.

- A. Communication towers (freestanding type), see section 177.12 of the Zoning Code – General Regulations.
- B. Communication towers (building-supported type), see Section 177.13 of the Zoning Code – General Regulations.
- C. Wind Energy Conversion Systems (WECS), see section 177.14 of the Zoning Code – General Regulations.

5. Bulk Regulations. The following minimum requirements shall be observed subject to the modifications contained in Section 177.07.

- A. Front Yard. 50 feet from all streets or public Ingress/Egress easements.
- B. Side Yard. 20 feet; provided that where adjacent to an “R” or “C-1” zoning district a side yard of 25 feet shall be required.
- C. Rear Yard. 50 feet.
- D. Maximum Height. 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.
- E. Minimum Lot Area. 10,000 sq. ft.
- F. A minimum of 15% of the lot area shall be retained as landscaped open space to include such items as walks, trees, shrubs, fountains, or other ornamental features.

Summary of BP Bulk Regulations:

(A) Front Yard Setback	50 ft.
(B) Side Yard Setbacks	20 ft. 25 ft. if adjacent to street, “R”, or “C-1” zoning district.
(C) Rear Yard Setback	50 ft.
(D) Maximum Height	80 ft., with an additional 12 ft. (1 story) of heights permitted for every 10 ft. of additional building setback for an overall maximum of no more than an average of 104 ft. building height from finished floor.
(E) Minimum Lot Area	10,000 sq. ft.
(F) Minimum Open Space	15% of the lot area



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

Item No. 6.c.
For Meeting of 9/12/2024
Public Hearing

TITLE: Public Hearing - Considering request to amend the Future Land Use Map for 319 Washington Avenue SE from Regional Commercial to Business Park/Light Industrial.

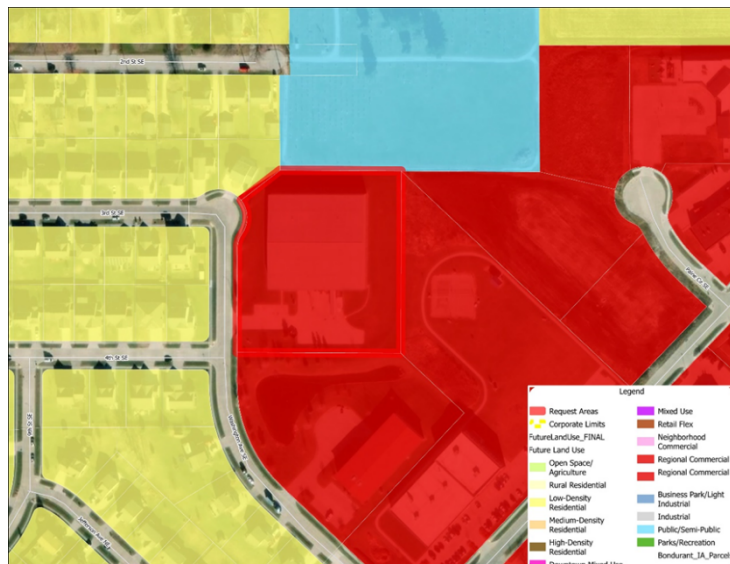
CONTACT PERSON:

BRIEF HISTORY & ANALYSIS: The City of Bondurant has received a request to amend the Future Land Use Map. The request would amend 319 Washington Avenue SE from Regional Commercial to Business Park/Light Industrial. The current use of the property is warehousing, the requested amendment would allow for the continuation of this use. An aerial of proposed amendment area can be found below:

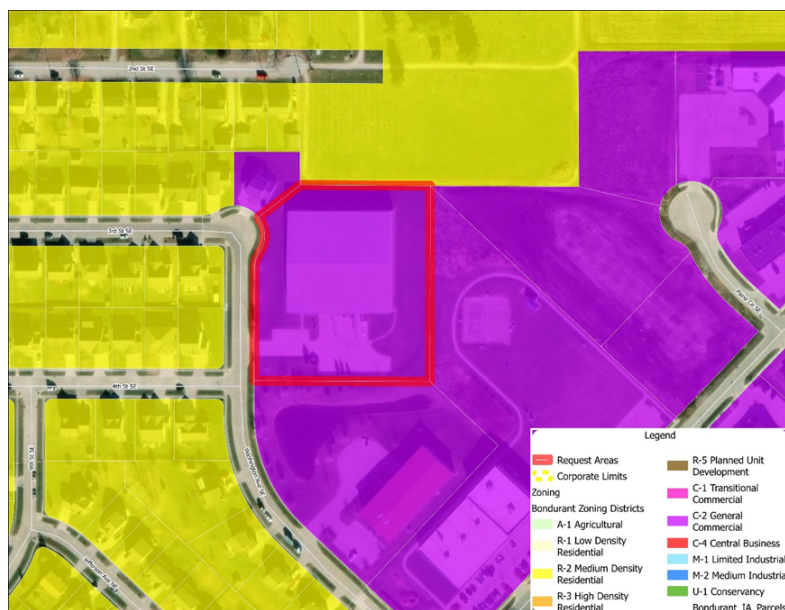


The City's Future Land Use Map, which guides potential rezoning requests but is not the regulatory tool like the Zoning Ordinance/Map, currently guides this area as Regional Commercial. 319 Washington Avenue SE has operated a warehousing use since its construction. This use is not an allowable use in the C-2 General Commercial District and is considered a legal non-conforming use. The area to the south and east are shown on the Future Land Use Map as General Commercial, Public/Semi-Public to

the north and Low-Density Residential to the west. The current Future Land Use Map with the proposed amendment area outlined can be seen below.



The property in question is currently zoned C-2 Regional Commercial. The requested amendment would not change the zoning of the property. The property is outlined in red on the City Zoning Map below:



Analysis: The applicant submitted a site plan to construct the existing building in 2007. There is indication the City intended to rezone the property from C-2 General Commercial to an Industrial zoning at that time. City staff has not been able to find any ordinance, resolution, or meeting minutes to indicate such a rezoning took place. City staff considers the operation of this property to be a legal non-conforming use. The

applicant is requesting an amendment to the Future Land Use Map as well as a rezoning request to allow for the continuation of the current use of warehousing.

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-240912-26

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE REQUEST TO
MODIFY FUTURE LAND USE MAP FOR 319 WASHINGTON AVENUE SE FROM
REGIONAL COMMERCIAL TO BUSINESS PARK/LIGHT INDUSTRIAL.

WHEREAS, on September 12, 2024, the Planning and Zoning Commission held a Public Hearing to consider a request to modify the Future Land Use Map for 319 Washington Avenue SE from Regional Commercial to Business Park/Light Industrial, on property described as follows:

LOT 1 MEADOW BROOK NORTH PLAT 18

AND;

NOW, THEREFORE, BE IT RESOLVED, that the Planning and Zoning Commission of the City of Bondurant, Iowa, recommends City Council approval of the request to modify the Future Land Use Map for 319 Washington Avenue SE from Regional Commercial to Business Park/Light Industrial.

Moved by _____ Seconded by _____ to adopt.

ATTEST: I, Isaac Pezley, City Planner, hereby certify that at a meeting of the Planning and Zoning Commission held on September 12, 2024, among other proceedings the above was adopted.

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



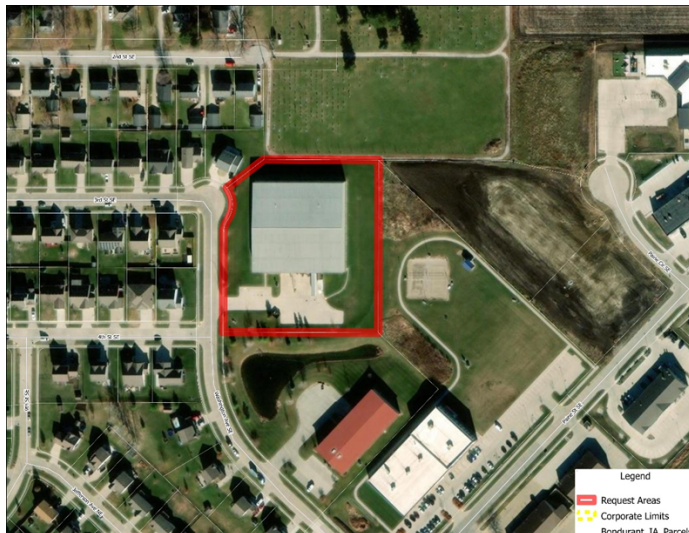
**BUSINESS OF THE PLANNING AND ZONING COMMISSION
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 6.e.
For Meeting of 9/12/2024
Public Hearing

TITLE: Public Hearing - Considering request to rezone 319 Washington Avenue SE from C-2 Regional Commercial to BP Business Park.

CONTACT PERSON:

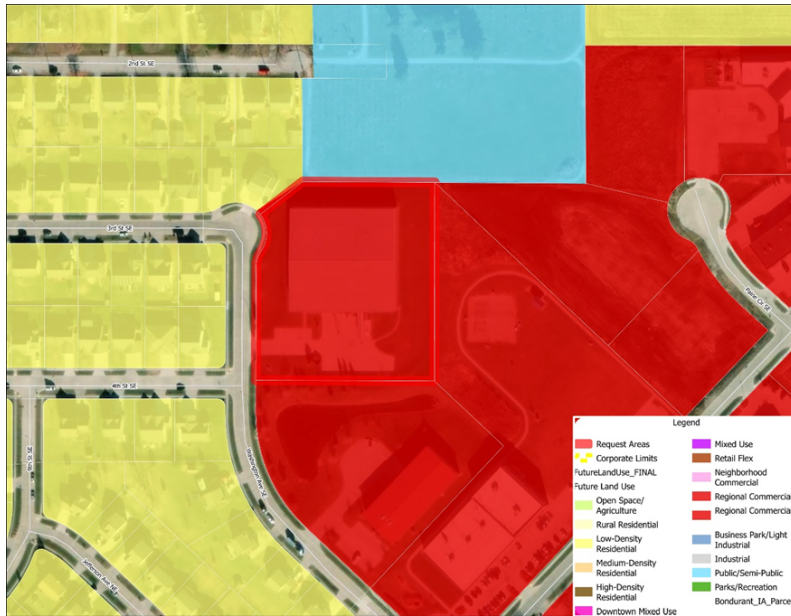
BRIEF HISTORY & ANALYSIS: The City has received a rezoning request for 319 Washington Avenue SE. The rezoning request proposes to change the zoning from C-2 General Commercial to BP Business Park. This property is fully developed and has been operating as a legal non-conforming use. The request area is highlighted below.



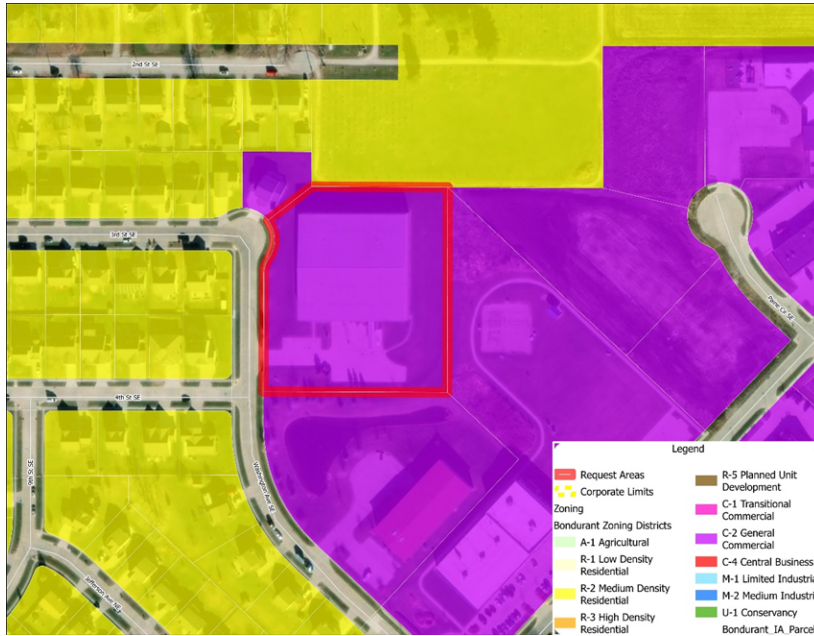
When considering rezoning requests, the Planning & Zoning Commission and City Council should take into account the following: the Comprehensive Plan/Future Land use Map, Zoning, Parkland Dedication, Streets, Pedestrian Connections, Utilities, the FEMA Floodplain, the City's Stream Buffer Ordinance, and Comments from City Officials and Private Utilities.

Comprehensive Plan/Future Land Use Map – the applicant has requested an amendment to the 2022 Future Land Use Map. The amendment would change the request area from Regional Commercial to Business Park/Light Industrial. There is

existing Regional Commercial areas located south of the request area. There is existing low-density residential located to the west of the request area. The request area is outlined below on the 2022 Future Land Use Map.



Zoning – 319 Washington Avenue SE is currently zoned C-2 General Commercial. At the time this site was developed there were conversations between the City and the applicant that indicated the City would rezone this property. City staff is unable to find any ordinance, resolution or meeting minutes to suggest this rezoning ever took place. The current use of the property, warehousing, is not permitted within the C-2 General Commercial District. The Business Park District would allow for this use to take place. The property in questions is outlined in red below on the City's existing Zoning Map.



Parkland Dedication – This site is fully developed and has no parkland dedication requirements to fulfill.

Streets – The property has one access point from Washington Avenue SE.

Pedestrian Connections – There is currently a pedestrian sidewalk on site along Washington Avenue SE.

Utilities – All utilities have been expanded to this site.

FEMA Floodplain – this development is not located in the FEMA Floodplain area.

Stream Buffer Ordinance - this development is not subject to the City's Stream Buffer Ordinance.

Comments from City Officials and Utilities -

- City Engineering – No comments received at this time.
- Public Works – No comments received at this time.
- Emergency Services – No comments received at this time.

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-240912-27

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE REQUEST TO
REZONE 319 WASHINGTON AVENUE SE FROM THE GENERAL COMMERCIAL (C-
2) DISTRICT TO THE BUSINESS PARK (BP) DISTRICT.

WHEREAS, on September 12, 2024, the Planning and Zoning Commission held a Public Hearing to consider a request to rezone property from the Regional Commercial (C-2) District to the Business Park (BP) District, on property described as follows:

LOT 1 MEADOW BROOK NORTH PLAT 18

AND;

WHEREAS, the Planning and Zoning Commission has made the following findings:

1. That the rezoning request will create consistency between the City's Future Land Use Map and Official Zoning Map.
2. That the change in zoning will maintain a consistency with adjacent land uses and provide a transition for adjacent zoning.
3. That the zoning change will not negatively impact the character of the neighborhood.

NOW, THEREFORE, BE IT RESOLVED, that the Planning and Zoning Commission of the City of Bondurant, Iowa, recommends City Council approval of the rezoning request from Regional Commercial (C-2) District to Business Park (BP) District.

Moved by _____ Seconded by _____ to adopt.

ATTEST: I, Isaac Pezley, City Planner, hereby certify that at a meeting of the Planning and Zoning Commission held on September 12, 2024, among other proceedings the above was adopted.

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



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

Item No. 6.g.
For Meeting of 9/12/2024
Public Hearing

TITLE:

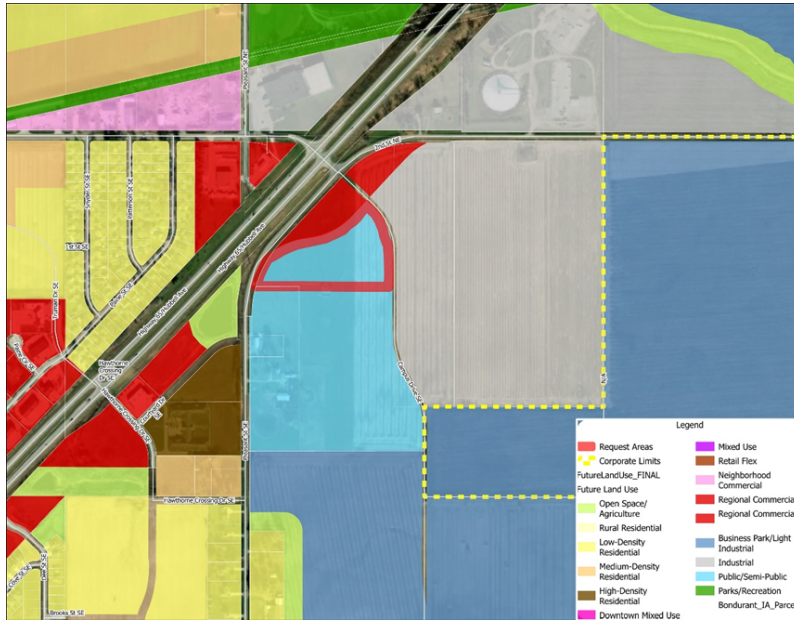
Public Hearing - Considering request to amend the Future Land Use map for Lots 1 & 2 of the Civic Campus North Preliminary Plat area from Public/Semi-Public to Regional Commercial.

CONTACT PERSON:

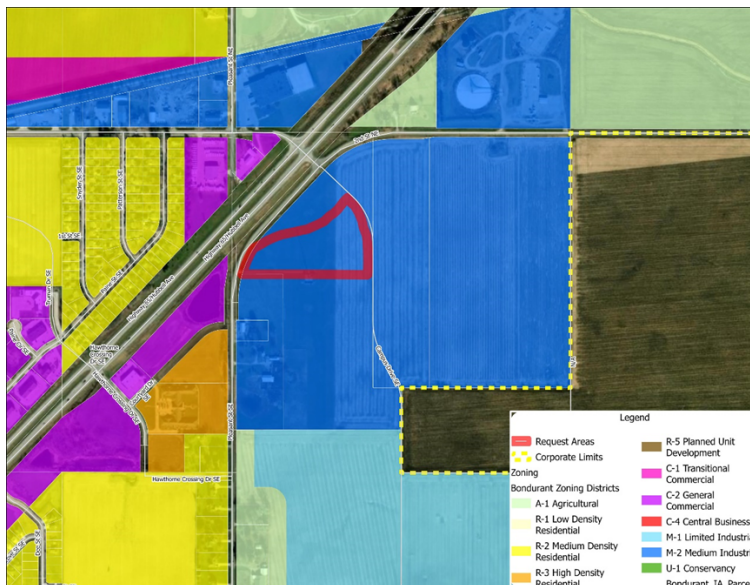
BRIEF HISTORY & ANALYSIS: The City of Bondurant is submitting a request to amend the Future Land Use Map. The request would amend a Lots 1 and 2 of the Civic Campus North Preliminary Plat from Public/Semi-Public to Regional Commercial. The request would allow for regional commercial development to take place on the lots. An aerial of proposed amendment area can be found below:



The City's Future Land Use Map, which guides potential rezoning requests but is not the regulatory tool like the Zoning Ordinance/Map, currently guides this area as Public/Semi-Public. The Civic Campus Master Plan shows this area being developed as General Commercial. The area directly south of these lots are shown in the Master Plan as being developed for City services. The current Future Land Use Map with the proposed amendment area outlined can be seen below.



The property in question is currently zoned M-2 Medium Industrial. The requested amendment would not change the zoning of the property. The property is outlined in red on the City Zoning Map below:



Analysis:

The Planning and Zoning Commission reviewed the Civic Campus Master Plan at their March 9, 2023 meeting. The Commission voted 6-0 to recommend approval of the Plan. The plan was approved by City Council at their April 10, 2023 meeting. The proposed Future Land Use Map amendment is consistent with the approved Civic Campus Master Plan, which has been attached to this agenda statement.

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Civic Campus Master Plan



Civic Campus Site - View from North



Civic Campus Site - View from South



Civic Campus Site - View from West

Bondurant Civic Campus Master Plan

- *Planning and Zoning Commission recommended approval of the Master Plan on **March 9th, 2023.***
- *City Council approved the Master Plan on **April 10th, 2023.***



CONFLUENCE



Master Plan Purpose

Project Background

Bondurant has a current population of around 8,000 and has experienced significant population growth in recent decades. Between 2010 and 2020, Bondurant saw a 91% increase in population. The 2022 adopted Building Bondurant Comprehensive Plan anticipates Bondurant could have a population of between 22,800 and 32,400 people by 2050. Bondurant has also seen a significant increase in commercial and industrial investment within the community. Since 2017, the community has added more than 3,000 jobs and grown its industrial/commercial valuation more than 500%. The city has been proactive in its efforts to pursue commercial and industrial development, which will likely to lead to continued employment and population growth. All of this growth and development places increased demand on city services, which has spurred the need for expanded emergency services and community infrastructure.

In September 2022, the City of Bondurant hired a consultant team composed of SVPA, Confluence, and Kirkham Michael to create a Civic Campus Master Plan document for an undeveloped 46-acre site located near Highway 65 and adjacent to 2nd Street NE and Pleasant Street SE. This land was chosen for the Civic Campus because of its proximity to Highway 65 and its location in an area slated for industrial/commercial development in the recently adopted Building Bondurant Comprehensive Plan. The Civic Campus Master Plan will help ensure both current and future anticipated civic demands are met for the community.

Plan Overview

The Civic Campus Master Plan supports goals and policies identified in the Building Bondurant Comprehensive Plan. The Building Bondurant Comprehensive Plan included a significant public input process to ensure the goals, policies, and action items were community-supported. Goal 28 and its policies specifically addressed the Civic Campus Master Plan:

Goal 28: Support City-operated services and infrastructure through investment.

Policy 28A: Follow and implement the recommendations outlined in the Civic Campus Master Plan to help support City Departments in maintaining an efficient infrastructure system.

Policy 28B: Consider ultimate build-out of the site during the planning process to identify other potential relocations of City services and departments.

The Civic Campus Master Plan is also consistent with the following sustainability policies of the Building Bondurant Comprehensive Plan:

Policy 18G: Continue to encourage the use of green infrastructure on public and private property throughout Bondurant

Policy 18H: Continue to install green technology when feasible with public improvement projects.

To help meet current and future demand created by population and job growth, the Civic Campus Master Plan addresses both short- and long-term needs for city services by identifying a phased approach for the ultimate build-out of the campus over the next several decades. In the short-term, the Civic Campus Master Plan identifies the need to relocate the Bondurant Emergency Services Facility and the Public Works Facility to the Civic Campus site. Identified long-term needs of the Civic Campus area include a relocated City Hall, a Law Enforcement Center, and the preservation of additional land retained by the city for any potential future civic uses. Once fully constructed, the Civic Campus will be a hub of centralized civic services supporting the operations within the City of Bondurant.

Plan Process

The Civic Campus Master Plan was completed over a six month planning period. The Civic Campus Master Plan was guided through the use of a Steering Committee. The consultant team met with the Civic Campus Master Plan Steering Committee during the planning process to arrive at the concepts included as part of this Civic Campus Master Plan document.

Members of the Civic Campus Master Plan Steering Committee include:

- Marketa Oliver, City Administrator
- Jené Jess, Finance & Employee Services Director
- Aaron Kreuder, Emergency Services Director
- John Horton, Public Works Director
- Maggie Murray, Planning & Community Development Director
- Isaac Pezley, City Planner
- John Bergeson, Public Works Operations Coordinator
- Greg Roth, City Engineer with Veenstra & Kimm

This Civic Campus Master Plan document includes a proposed primary layout (Option A) and an alternative layout (Option B) to accommodate the potential for an expanded Public Works site. Option B provides for future city-related growth and allows for the possibility of future collaboration with other public organizations for maintenance needs.

Site Overview

Existing Site Conditions

The Civic Campus site is currently comprised of three parcels containing 46 acres located along Pleasant Street SE and 2nd Street NE near Highway 65. In 2023/2024, the City of Bondurant will extend a new north/south road on the eastern boundary of the campus. This road construction project will also include improvements to the Highway 65/2nd Street NE/Pleasant Street SE intersection, including signalization, to make vehicular movements safer in this area. The Civic Campus Master Plan also shows that Courtyard Drive SE should be extended east/west through the center of the campus area to help with east/west connectivity in the area.

There are several existing structures within this Civic Campus site, including a cell tower, a dwelling, and several agricultural outbuildings. The dwelling and the agricultural outbuildings will be demolished to make way for the proposed Civic Campus improvements. The Civic Campus Mater Plan has been designed in such a way that initial phases of Civic Campus development can occur while the cell tower exists; however, the Civic Campus Master Plan also identifies a cell tower relocation option for if it is determined a relocated cell tower is preferred in the future. Highway 65 is located north of the Civic Campus, the undeveloped Myers 1 certified site is located east of the Civic Campus, the Myers 2 certified site (in-process) is located south of the civic campus, and the Hawthorne Crossing subdivision is located west of the Civic Campus. Existing site conditions are shown in Figure 1.1.

Street & Pedestrian Connectivity

The Civic Campus Master Plan includes a series of primary and secondary pedestrian connections. The primary pedestrian connection will be located along the western portion of the campus along Pleasant Street SE connecting north up to the 2nd Street NE area. The primary pedestrian connection should be extended north along land just outside of the Civic Campus Master Plan project area so that it connects up to the regional Chichaqua Valley Trail located within the Highway 65 right-of-way. The Civic Campus Master Plan also shows the potential for tying this primary trail connection south along the open space buffer of the Myers 2 Certified Site (in-process). The Civic Campus Master Plan shows secondary trail locations along Campus Drive SE, Courtyard Drive SE, and other locations. These secondary trail areas also wrap around the proposed stormwater retention features north of Courtyard Drive SE. Street and pedestrian connectivity are shown in Figure 1.4.

Stormwater Narrative

The Civic Campus site sits in a relatively flat area of Bondurant. This will make drainage of the proposed development more challenging and may require some non-traditional techniques to provide adequate drainage for the development. Overall, the existing drainage pattern to the northeast of the site should be maintained. On-site wet detention basins should be utilized in a linear fashion throughout the sites to provide positive drainage locations that utilize zero fall. These wet detention basins can serve as an opportunity for low-impact design benefits and improved water quality features. They can also benefit downstream areas because they provide excess detention.

Landscaping Narrative

All of the Civic Campus site is currently owned by the City of Bondurant and is intended to be developed over the next 20 years. As such, the landscape is designed to grow with the development. Lots that are designated for future civic use will be planted with small/medium-sized trees to serve as a nursery for the City of Bondurant. Trees can grow and be harvested as needed for the community. There must be no more than 20% of any tree species planted to increase diversity. This will reduce risk of disease and insect damage that could kill off a substantial portion of the tree cover. Landscape buffers will be provided to the south along the adjacent industrial district. A buffer will also be provided along the north where the property is adjacent to residential houses. The southern buffer can also be planted so that some trees can be harvested in the future for use elsewhere.

The roadway corridors to the east and west of the main site should have overstory street trees as provided by the associated roadway project. At the major intersections, care should be given to avoid corner vision triangles. These can be avoided by anchoring smaller trees and shrubs in the corners. Detention ponds are designed to be natural areas that include pedestrian connections to each road and lot. A combination of prairie grasses, overstory trees, and understory trees should be used to keep detention ponds more natural and park-like. Stormwater basins are intended to be a combination of detention and retention. It is important for these areas be kept as natural as possible. The two southern pond areas require less maintenance than the main pond in the center of the development. Minimizing lawn all the way to the water's edge will decrease the likelihood of geese taking over the landscape. Each individual parcel should be held to the city's design standards. Street trees, parking lot screening, and ground cover will be required.

Utilities Narrative

The existing watermain, shown in Figure 1.5, will be extended west to provide water to the Civic Campus site. A watermain would loop to the Civic Campus site and extend south along the corridors east and west of the site. Extension of the watermain east along 2nd Street NE and north to the existing crossing of Highway 65 near Lake Petocka would provide redundancy through a second connection across Highway 65. Sanitary sewer would be serviced by an existing pump station located northeast of the Civic Campus site along 2nd Street NE. A new gravity-fed sewer, as shown in Figure 1.5, would need to be constructed from the lift station to the Civic Campus site to provide service to the proposed lots both east and west of site. The existing pump station feeds back along the 2nd Street NE to the existing manhole located southeast of the Proposed City Hall site. The existing force main is located approximately 40 feet north and west of the existing 2nd Street NE and Pleasant Street SE alignment. Water will extend to the southern boundary along Campus Drive SE and Pleasant Street SE. An existing manhole west of Pleasant Street SE can service City Hall, Public Works, and the lot between. With the proposed relocation of these roadways and addition of commercial lots at the intersection with Highway 65, there could be potential impacts to the existing force main. Potential relocation of the force main may be necessary for development of the proposed commercial lots.

Figure 1.1 Existing Site Conditions

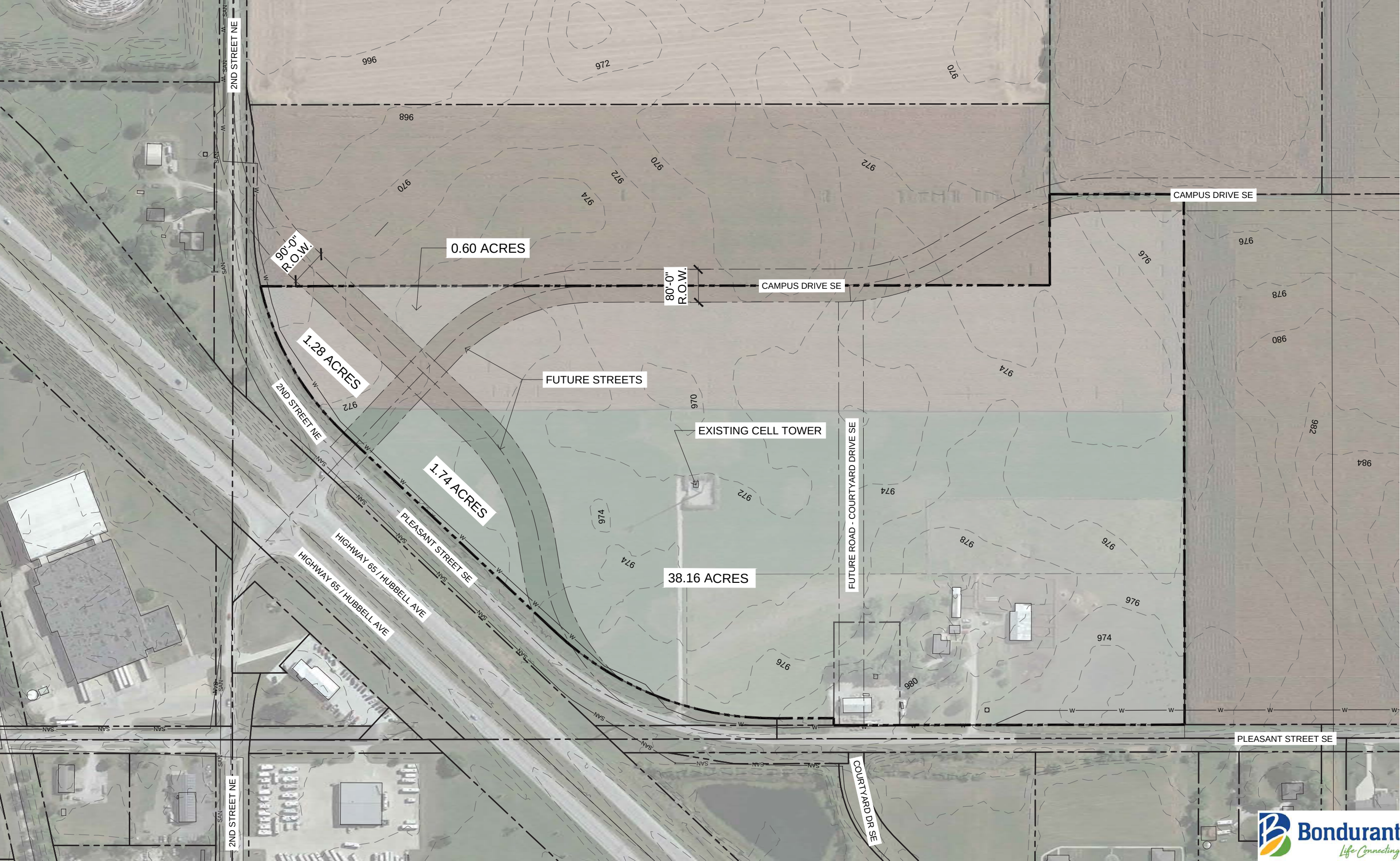


Figure 1.2 Proposed Layout Option A



Figure 1.3 Proposed Layout Option B



Figure 1.4 Proposed Layout Option A: Pedestrian Connentivity



Figure 1.5 Proposed Utilities Plan



Phasing Plan



Figure 1.6 Proposed Phasing Plan

Land Use Elements

The Civic Campus Master Plan identifies lands that should be retained by the City of Bondurant for civic use.

Areas to be retained by the City of Bondurant for civic use:

- o **Emergency Services Site.** This site is 6.49 acres and is located at the southeastern portion of the Civic Campus. Based upon the future growth projections for the City of Bondurant, the Emergency Services building has been programmed with input from the current emergency services staff regarding facility needs as the community grows, as well as evaluation of larger community facilities in the area. The facility includes 6 emergency service apparatus bays which allow for 12 emergency vehicles. Other building spaces include administration areas, kitchen day room, sheriff's office, training room, quiet rooms, and ancillary support areas. The station will be planned with enhanced decontamination control for firefighter well-being to allow station personnel to remove and clean contaminated gear before entering the clean portions of the station. For the master plan, the building footprint is approximately 29,000 square feet and can be expanded as needed with expected future community growth. The building includes a fitness facility of approximately 5,000 square feet that would include cardiovascular and strength equipment and will be available to all individuals covered by the City of Bondurant's insurance plan. The building has an ICC-500-rated storm shelter under the storage mezzanine. The training room could be utilized as an emergency command response center. The site has been positioned on the south edge of the property as a buffer to the adjacent property zoned industrial/warehouse. Parking for the fitness center is provided on the north end of the building while parking for Emergency Services employees is provided to the south. Parking is intentionally disconnected from the Emergency Vehicles' access routes.
- o **Public Works Site.** This site is 7.91 acres and is located at the southwestern portion of the Civic Campus. Based upon the future growth projections for the City of Bondurant, the Public Works facility has been programmed with input from Public Works staff and evaluation of projected city services and estimated growth in 5-7 years. Other public works facilities were studied for a projected size of approximately 58,000 to 64,000 square feet. The facility includes maintenance vehicle storage for approximately 18 large pieces of equipment and up to 15 pickup trucks. The facility includes 3 maintenance bays with interior access to vehicle storage. Interior spaces include administration offices, 30-person training and meeting room, locker facilities, and a break room. Other amenities would include a heated wash bay, covered exterior bulk storage, salt storage, street sweeping bins, and the exterior lot behind the building is expandable as the city continues to grow. The site has been positioned on the south edge of the property as a buffer to the adjacent property zoned industrial/warehouse. Employee parking access is provided off of Pleasant Street SE. Option B alternative provides for future city-related growth and allows for the possibility of future collaboration with other public organizations for maintenance needs. This site has space to accommodate a larger building depending on the needs of the City at the time.
- o **Law Enforcement Site.** This site is comprised of 2.87 acres. Based upon the future growth projections for the City of Bondurant, the Law Enforcement building footprint indicated on the master plan is in the range of 20,000 to 25,000 square feet. The size was determined by evaluating other facilities throughout the country. The site has space to accommodate a larger facility depending on the needs of the city at the time. The City of Bondurant currently contracts with the Polk County Sheriff's Department for law enforcement services. The designation of space for law enforcement preserves the land either for a facility used as a Sheriff's outpost or as a community-specific facility at a point in the future if the city decides to found a city police department. The location of the law

enforcement, Bondurant Emergency Services, and the Public Works facility was designed to screen the back-of-building type activities and storage that can be less aesthetically pleasing.

- o **City Hall Site.** Based upon the future growth projections for the City of Bondurant, the City Hall building is shown on the site master plan at approximately 8,500 to 11,000 square feet compared to the current City Hall at 5,614 square feet. The projected size is comparable to other surrounding larger city hall facilities. The site can accommodate a larger building depending on the space needs for a new City Hall in the future. This site is 3.20 acres and is located along Pleasant Street SE toward the eastern portion of the Civic Campus. This location was selected due to its high visibility from the Highway 65 corridor. The proposed building location helps to anchor the intersection of Pleasant Street SE and Courtyard Drive SE. City Hall will be connected to the series of internal trails surrounding the proposed retention ponds.
- o **Future Civic Use Parcels.** The Civic Campus Master Plan identifies a 5.54-acre site at the intersection of Campus Drive SE and Courtyard Drive SE and also a 2.52-acre site at the intersection of Pleasant Street SE and Courtyard Drive SE. Future uses for these areas include facility expansion space, a nursery, or other uses that are determined in the future.



Figure 1.7 Emergency Services Building Example



Figure 1.8 Emergency Services Interior Example



Figure 1.9 Public Works Facility Example



Figure 1.10 Public Works Interior Example

Land Use Elements

The Civic Campus Master Plan identifies lands that can be considered to be subdivided and sold for private development. When reviewing potential private development proposals, the City should ensure that the use(s) and site/building designs align with the vision set forth in this plan and the Building Bondurant Comprehensive Plan.

Areas with potential for being subdivided and sold for private development:

These areas are situated along the high-visibility areas close to Highway 65. While final private development parcel acreage will be determined at a future subdivision plan review level, the Civic Campus Master Plan does include estimated private development acre totals. Below is a summary of estimated acre totals and proposed potential private development use.

- o **1.92-acre Site – for Commercial Development.** This recommended use is consistent with the city's Future Land Use Plan which guides for Regional Commercial at this location. The Regional Commercial land use category is designed for larger-scale commercial activity that occurs along and near major highways to provide commercial services to local residents and the traveling public. Typical uses within this land use category include gas stations, car washes, fast food restaurants, sit-down restaurants, hotels, banks, and other uses.
- o **1.23-acre Site – for Commercial Development.** This recommended use is consistent with the city's Future Land Use Plan which guides for Regional Commercial at this location.
- o **3.88-acre Site – for Commercial Development.** This recommended use is consistent with the city's Future Land Use Plan which guides for Regional Commercial at this location.
- o **4.79-acre Site – for Medical Office Development.** This proposed land use will require an amendment to the city's Future Land Use Map prior to any future rezoning request, as the Future Land Use Map shows future Public/Semi-Public use at this location. The Comprehensive Plan showed Public/Semi-Public land use in this area because at the time of the Comprehensive Plan's adoption, the detailed analysis included within this Civic Campus Master Plan document had not yet been conducted.
- o **1.52-acre Site – for Commercial Development.** This proposed land use will require an amendment to the city's Future Land Use Map prior to any future rezoning request, as the Future Land Use Map shows future Public/Semi-Public use at this location. The Comprehensive Plan showed Public/Semi-Public land use in this area because at the time of the Comprehensive Plan's adoption, the detailed analysis included within this Civic Campus Master Plan document had not yet been conducted.
- o **1.67-acre Site – for Commercial Development.** This proposed land use will require an amendment to the city's Future Land Use Map prior to any future rezoning request, as the Future Land Use Map shows future Public/Semi-Public use at this location. The Comprehensive Plan showed Public/Semi-Public land use in this area because at the time of the Comprehensive Plan's adoption, the detailed analysis included within this Civic Campus Master Plan document had not yet been conducted.



Figure 1.11 Medical Office Example



Figure 1.12 Drugstore Example



Figure 1.13 Coffee Shop Example



Figure 1.14 Retail Strip Example



Figure 1.15 Restaurant Example



Figure 1.16 Restaurant Example

Opinion of Probable Cost

Items included in Cost Opinion

The cost opinion provided is focusing on the overall site grading and utilities. Costs are also included for Courtyard Drive SE, regional trail and sidewalk connections, site lighting, planting buffers, and the relocation of the Cell Tower.

PROBABLE CONSTRUCTION COST OPINION

Preliminary



Bondurant Civic Master Plan

Bondurant, IA

22190

4/4/2023

AC = acre (43,560 sf) / ALW = allowance / EA = each / LF = linear foot / LB = pound / LS = lump sum / SF = square foot / SY = square yard / CY = cubic yard

Total Anticipated Project Cost				\$ 6,132,288.00	(includes 10% for general conditions, 10% for contingency, and 8% for design fee)
General Site					
Site Preparation & Earthwork	Qty	Unit	Unit Cost	Item Total	Remarks
Mobilization	1	LS	\$ 200,000.00	\$ 200,000.00	
Erosion Control Measures	1	LS	\$ 60,000.00	\$ 60,000.00	
Subgrade Preparation	1,000	CY	\$ 10.00	\$ 10,000.00	Assume 12" subgrade prep, at Courtyard Drive SE
Grading	1	LS	\$ 600,000.00	\$ 600,000.00	Allowance
Seeding	44.00	AC	\$ 3,500.00	\$ 154,000.00	
Trees	150	EA	\$ 250.00	\$ 37,500.00	Buffers and around detention ponds
Subtotal				\$ 1,061,500.00	
Sanitary Sewer Utilities	Qty	Unit	Unit Cost	Item Total	Remarks
Sanitary Sewer, Trenched, Various Sizes	9,000	LF	\$ 110.00	\$ 990,000.00	
Sanitary Sewer, Structures	30	EA	\$ 5,000.00	\$ 150,000.00	
Force Main Relocation	1	LS	\$ 50,000.00	\$ 50,000.00	
Subtotal				\$ 1,190,000.00	
Storm Sewer Utilities	Qty	Unit	Unit Cost	Item Total	Remarks
Public Improvements Storm Sewer Estimate	1	LS	\$ 300,000.00	\$ 300,000.00	
Subtotal				\$ 300,000.00	
Water Mains & Appurtances	Qty	Unit	Unit Cost	Item Total	Remarks
Water Main, Trenched, PVC, Various Sizes	8000	LF	\$ 125.00	\$ 1,000,000.00	
Water Main, Appurtances	1	LS	\$ 75,000.00	\$ 75,000.00	
Subtotal				\$ 1,075,000.00	
Site Lighting	Qty	Unit	Unit Cost	Item Total	Remarks
Street Lights/Electrical connections	1	LS	\$ 125,000.00	\$125,000.00	Allowance
Courtyard Drive SE Street Lights	8	EA	\$ 6,500.00	\$52,000.00	
Bollard Lights - Pond Loop	24	EA	\$ 3,200.00	\$76,800.00	
Transformers	6	LS	\$ 20,000.00	\$120,000.00	Allowance
Subtotal				\$373,800.00	
Surfacing & Hardscape	Qty	Unit	Unit Cost	Item Total	Remarks
Aggregate Base Course	1,500	TON	\$ 43.00	\$64,500.00	4" depth, subbase for all paving
PCC Vehicular Paving (Courtyard Drive SE)	27,000	SF	\$ 8.50	\$229,500.00	7" Thickness
PCC Pedestrian Paving (Pond Loop)	13,400	SF	\$ 7.00	\$93,800.00	5" Thickness, 8' wide
PCC Pedestrian Paving (Regional Trail Connection)	40,250	SF	\$ 7.00	\$281,750.00	5" Thickness, 10' wide
PCC Pedestrian Paving (Along Courtyard Drive SE)	3,000	SF	\$ 7.00	\$21,000.00	5" Thickness, 5' wide
Subtotal				\$690,550.00	
Cell Tower	Qty	Unit	Unit Cost	Item Total	Remarks
Cell Tower relocation to South portion of site*	1	LS	\$ 100,000.00	\$100,000.00	Allowance (placeholder)
Subtotal				\$100,000.00	
Subtotal				\$ 4,790,850.00	
General Conditions	10%			\$ 479,085.00	
Contingency	10%			\$ 479,085.00	
Design Fee	8%			\$ 383,268.00	
Total				\$ 6,132,288.00	

*Cell tower can stay in place and may be relocated by others

Figure 1.17 Opinion of Probable Cost



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

Item No. 6.h.
For Meeting of 9/12/2024
Resolution

TITLE: Resolution PZ-240912-28 - Considering request to amend the Future Land Use map for Lots 1 & 2 of the Civic Campus North Preliminary Plat area from Public/Semi-Public to Regional Commercial.

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS: Please see item 6.g.

FUNDING SOURCE:

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

1. Recommended approval of RESOLUTION NO. PZ-240912-28.
2. Recommended approval of RESOLUTION NO. PZ-240912-28, subject to certain Zoning Code clarification items being included in the rezoning ordinance.
3. Recommended denial of RESOLUTION NO. PZ-240912-28.
4. Table pending additional information.

The City is the applicant for this Future Land Use Map amendment and therefore will not make a recommendation.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RES. NO. PZ-240912-28

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-240912-28

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE REQUEST TO
MODIFY FUTURE LAND USE MAP FOR LOTS 1 & 2 OF THE CIVIC CAMPUS
NORTH PRELIMINARY PLAT AREA FROM PUBLIC/SEMI-PUBLIC TO REGIONAL
COMMERCIAL.

WHEREAS, on September 12, 2024, the Planning and Zoning Commission held a Public Hearing to consider a request to modify the Future Land Use Map for Lots 1 & 2 of the Civic Campus North Preliminary Plat area from Public/Semi-Public to Regional Commercial, on property described as follows:

LOTS 1 & 2 OF THE CIVIC CAMPUS NORTH PRELIMINARY PLAT, LOCATED IN BONDURANT, POLK COUNTY, IOWA AND THOSE REMAINING PORTION OF PARCEL 8022-32-102-003 NORTH OF LOTS 1 & 2 OF THE CIVIC CAMPUS NORTH PRELIMINARY PLAT; AND ALL OF PARCEL 8022-32-102-006.

AND;

NOW, THEREFORE, BE IT RESOLVED, that the Planning and Zoning Commission of the City of Bondurant, Iowa, recommends City Council approval of the request to modify the Future Land Use Map for Lots 1 & 2 of the Civic Campus North Preliminary Plat area from Public/Semi-Public to Regional Commercial.

Moved by _____ Seconded by _____ to adopt.

ATTEST: I, Isaac Pezley, City Planner, hereby certify that at a meeting of the Planning and Zoning Commission held on September 12, 2024, among other proceedings the above was adopted.

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



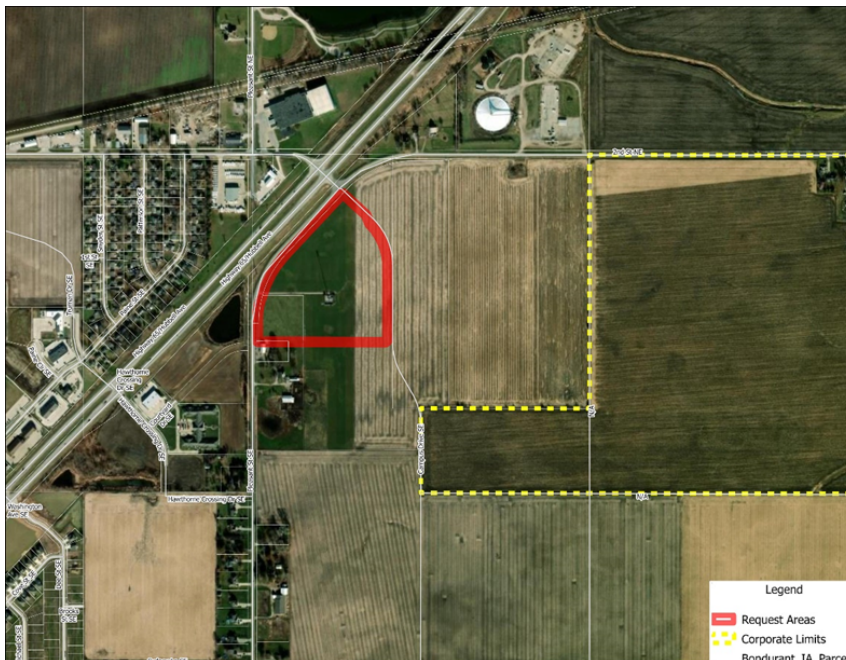
**BUSINESS OF THE PLANNING AND ZONING COMMISSION
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 6.i.
For Meeting of 9/12/2024
Public Hearing

TITLE: Public Hearing - Considering request to rezone Lots 1 & 2 of the Civic Campus North Preliminary Plat area from the Medium Industrial (M-2) District to the General Commercial (C-2) District.

CONTACT PERSON:

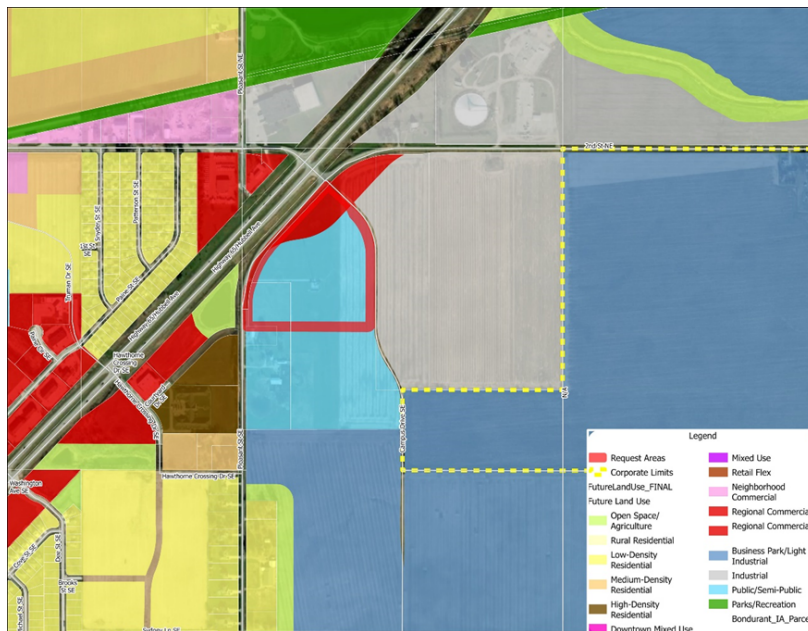
BRIEF HISTORY & ANALYSIS: The City has submitted a rezoning request for Lots 1 & 2 of the Civic Campus North Preliminary Plat area and a portion of the parcel located north of the newly aligned Pleasant Street SE, located south of the intersection of Hubbell Avenue/Highway 65 and 2nd Street NE. The rezoning request proposes to change the zoning from M-2 Medium Industrial to C-2 General Commercial. This area is part of the Civic Campus Master Plan area, a plan the Commission reviewed and recommended approval on at their April 10, 2023 meeting. The request area is highlighted below.



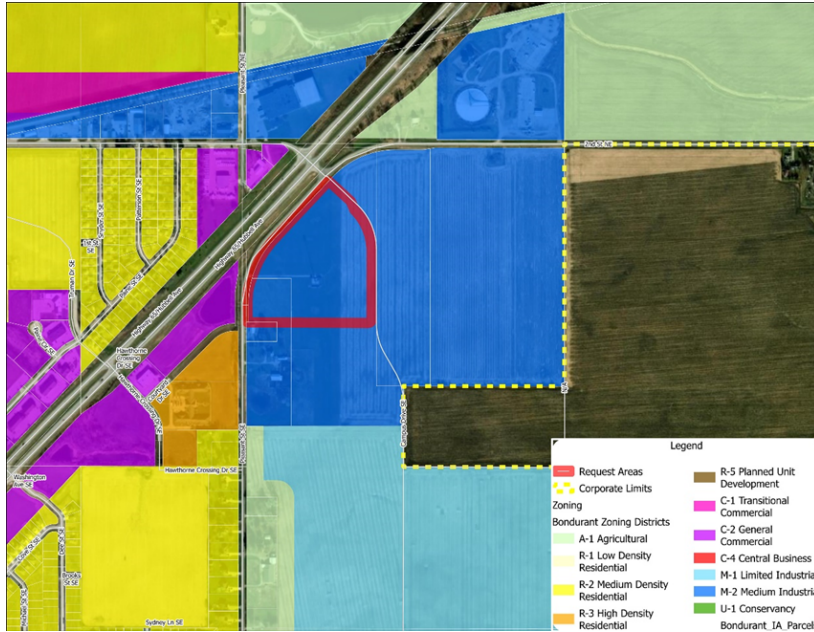
When considering rezoning requests, the Planning & Zoning Commission and City

Council should take into account the following: the Comprehensive Plan/Future Land use Map, Zoning, Parkland Dedication, Streets, Pedestrian Connections, Utilities, the FEMA Floodplain, the City's Stream Buffer Ordinance, and Comments from City Officials and Private Utilities.

Comprehensive Plan/Future Land Use Map – the City has requested an amendment to the 2022 Future Land Use Map. The amendment would change the request area from Public/Semi-Public to Regional Commercial. There is existing Regional Commercial areas along Hubbell Avenue, located south of the request area. The request area is outlined below on the 2022 Future Land Use Map.



Zoning – The rezoning request area is currently zoned as M-2 Medium Industrial. The City is requesting to rezone these areas to C-2 Regional Commercial in accordance to the Civic Campus Master Plan. The C-2 Regional Commercial allows for general retail and professional office uses and efficient development of major retail shopping areas.



Parkland Dedication – Parkland dedication is not required for commercial developments. The Civic Campus Master Plan shows pedestrian trails throughout the development area.

Streets – The rezoning request area would be accessible from Pleasant Street SE and Campus Drive SE.

Pedestrian Connections – Will be addressed during the platting process.

Utilities – All utilities will extended to this area during development.

FEMA Floodplain – this development is not located in the FEMA Floodplain area.

Stream Buffer Ordinance - this development is not subject to the City's Stream Buffer Ordinance.

Comments from City Officials and Utilities -

- City Engineering – No comments received at this time.
- Public Works – No comments received at this time.
- Emergency Services – No comments received at this time.

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-240912-29

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE REQUEST TO REZONE LOTS 1 & 2 OF THE CIVIC CAMPUS NORTH PRELIMINARY PLAT AREA AND THE REMAINING PORTION OF PARCEL 8022-32-102-003 NORTH OR LOTS 1 & 2 OF THE CIVIC CAMPUS NORTH PRELIMINARY PLAT, PARCEL 8022-32-102-006 FROM THE MEDIUM INDUSTRIAL (M-2) DISTRICT TO THE GENERAL COMMERCIAL (C-2) DISTRICT.

WHEREAS, on September 12, 2024, the Planning and Zoning Commission held a Public Hearing to consider a request to rezone property from the Medium Industrial (M-2) District to the Regional Commercial (C-2) District, on property described as follows:

LOTS 1 AND 2 OF THE CIVIC CAMPUS NORTH PRELIMINARY PLAT, LOCATED IN BONDURANT, POLK COUNTY, IOWA AND THOSE REMAINING PORTIONS OF PARCE 8022-32-102-003 NORTH OF LOTS 1 AND 2 OF THE CIVIC CAMPUS NORTH PRELIMINARY PLAT; AND ALL OF PARCEL 8022-32-102-006.

AND;

WHEREAS, the Planning and Zoning Commission has made the following findings:

1. That the rezoning request will create consistency between the City's Future Land Use Map and Official Zoning Map.
2. That the change in zoning will maintain a consistency with adjacent land uses and provide a transition for adjacent zoning.
3. That the zoning change will not negatively impact the character of the neighborhood.

NOW, THEREFORE, BE IT RESOLVED, that the Planning and Zoning Commission of the City of Bondurant, Iowa, recommends City Council approval of the rezoning request from Medium Industrial (M-2) to Regional Commercial (C-2) District.

Moved by _____ Seconded by _____ to adopt.

ATTEST: I, Isaac Pezley, City Planner, hereby certify that at a meeting of the Planning and Zoning Commission held on September 12, 2024, among other proceedings the above was adopted.

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



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

Item No. 6.k.
For Meeting of 9/12/2024
Resolution

TITLE: Resolution PZ-240912-30 - Considering submitted Civic Campus North Preliminary Plat.

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS: For review by the Planning & Zoning Commission is recommended approval of the Civic Campus North Preliminary Plat. The preliminary plat applicant is the City of Bondurant. The preliminary plat was submitted by Veenstra & Kimm, INC. The Civic Campus North Preliminary Plat development proposes 3 lots, two designated for commercial development and one lot for public use development. This preliminary plat area is located south of the 2nd Street NE and Hubbell Avenue NE/US Highway 65 intersection. The preliminary plat area is located to the west of the newly created Campus Drive SE and north of the extended Courtyard Drive SE. The Civic Campus North Preliminary Plat development area is highlighted below.

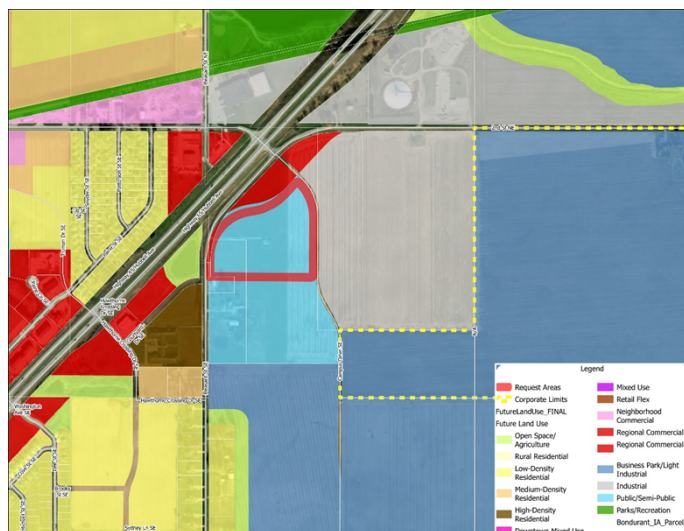


When considering preliminary plat requests, the Planning & Zoning Commission and City Council should take into account the following: the Comprehensive Plan/Future

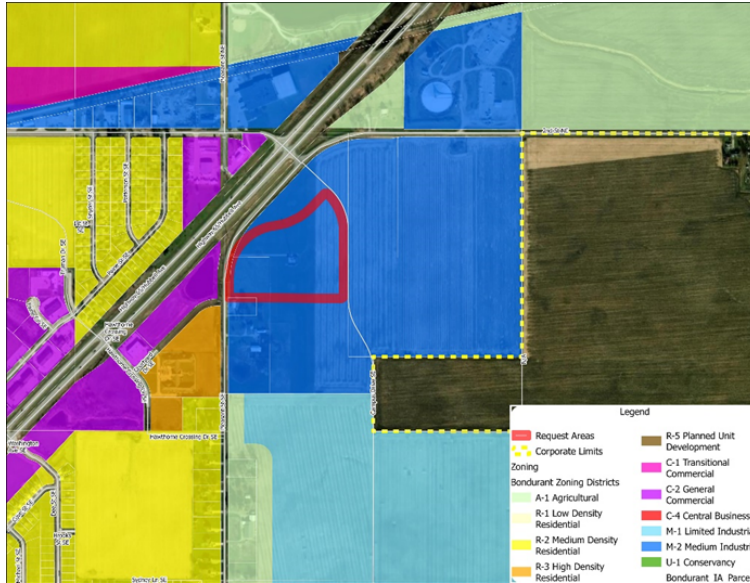
Land use Map, Zoning, Parkland Dedication, Streets, Pedestrian Connections, Utilities, the FEMA Floodplain, the City's Stream Buffer Ordinance, and Comments from City Officials and Private Utilities.

When considering preliminary plat requests, the Planning & Zoning Commission and City Council should take into account the following: the Comprehensive Plan/Future Land use Map, Zoning, Parkland Dedication, Streets, Pedestrian Connections, Utilities, the FEMA Floodplain, the City's Stream Buffer Ordinance, and Comments from City Officials and Private Utilities.

Comprehensive Plan/Future Land Use Map - the proposed public use is consistent with the 2022 Future Land Use Map. The proposed general commercial use is not consistent with the 2022 Future Land Use Map. The City has requested a Future Land Use Map amendment and a rezoning request to allow for the general commercial use. The Civic Campus North Preliminary Plat is outlined below on the 2022 Future Land Use Map.



Zoning – The Civic Campus North Preliminary Plat area is currently zoned M-2 Medium Industrial. The City has requested a rezoning request to rezone Lots 1 and 2 of the Preliminary Plat area to the General Commercial (C-2) District. These bulk regulations are reflected on the submitted preliminary plat. The Civic Campus North Preliminary Plat is highlighted below on the City's Zoning Map.



Parkland Dedication – No parkland dedication is required for commercial/industrial subdivisions. Public trails are placed throughout the preliminary plat area.

Streets – the Civic Campus North development area will be accessed from the future Campus Drive SE and Courtyard Drive SE. Lots 1 and 2 of the development area will have access from the realigned Pleasant Street SE.

Pedestrian Connections – the Preliminary Plat shows a public trails located around the proposed detention ponds.

Utilities - the preliminary plat shows the proposed utilities on page C4.

FEMA Floodplain – This property is not subject to FEMA Floodplain requirements.

Stream Buffer Ordinance – This property is not subject to the City's Stream Buffer Ordinance.

Comments from City Officials and Utilities -

Below is a summary of comments received:

- City Engineering - Bob Veenstra, City Engineer, reviewed and provided his initial feedback on the preliminary plat submitted. The attached resolution factors in any additional review comments by this department.
- Public Works – John Horton, Public Works Director, reviewed and provide his initial feedback on the preliminary plat submitted. The attached resolution takes into account if any changes are requested by this department.

- Emergency Services – Troy Harmison, Fire Inspector, reviewed and provide his initial feedback on the preliminary plat submitted. The attached resolution takes into account if any changes are requested by this department.

FUNDING SOURCE:

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

1. Recommended approval of Resolution No. PZ-240912-30, regarding recommended approval of the Campus Industrial Park Preliminary Plat.
2. Recommended approval of Resolution No. PZ-240912-30, regarding recommended approval of the Campus Industrial Park Preliminary Plat, subject to Code clarification items being addressed.
3. Recommended denial of Resolution No. PZ-240912-30, regarding recommended approval of the Campus Industrial Park Preliminary Plat.
4. Table pending additional information.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RES. NO. PZ-240912-30
2. Civic Campus North Preliminary Plat

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-240912-30

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE CIVIC CAMPUS
NORTH PRELIMINARY PLAT

WHEREAS, Veenstra & Kimm, INC has submitted the Civic Campus North Preliminary Plat described as follows:

A PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF BONDURANT, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 32; THENCE SOUTH 00°06'23" EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 32, A DISTANCE OF 1460.01 FEET; THENCE NORTH 89°53'37" EAST, 33.00 FEET TO THE EXISTING EAST RIGHT OF WAY AND THE POINT OF BEGINNING; THENCE NORTH 00°06'23" WEST ALONG SAID EXISTING RIGHT OF WAY, 3.88 FEET TO AN EXISTING RIGHT OF WAY EASEMENT RECORDED IN BOOK 4725 PAGE 399; THENCE NORTH 89°53'37" EAST ALONG SAID EXISTING RIGHT OF WAY, 17.00 FEET; THENCE NORTH 00°06'23" WEST ALONG SAID EXISTING RIGHT OF WAY, 144.90 FEET; THENCE NORTHERLY ALONG SAID EXISTING RIGHT OF WAY AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 768.51 FEET, WHOSE ARC LENGTH IS 242.00 FEET AND WHOSE CHORD BEARS NORTH 08°51'28" EAST, 241.00 FEET TO A POINT OF NON-TANGENCY AND TO THE ACQUISITION AREA RECORDED IN BOOK 19672 PAGE 828; THENCE NORTHEASTERLY ALONG SAID ACQUISITION AREA AND A CURVE CONCAVE SOUTHEREASTERLY WHOSE RADIUS IS 460.00 FEET, WHOSE ARC LENGTH IS 457.50 FEET AND WHOSE CHORD BEARS NORTH 54°40'05" EAST, 438.88 FEET; THENCE NORTHEASTERLY ALONG SAID ACQUISITION AREA AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 540.00 FEET, WHOSE ARC LENGTH IS 376.76 FEET AND WHOSE CHORD BEARS NORTH 63°10'22" EAST, 369.16 FEET; THENCE NORTH 43°11'06" EAST SAID ACQUISITION AREA, 153.96 FEET; THENCE EASTERLY ALONG SAID ACQUISITION AREA AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 40.06 FEET AND WHOSE CHORD BEARS NORTH 89°05'12" EAST, 35.91 FEET; THENCE SOUTHERLY ALONG SAID ACQUISITION AREA AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 480.00 FEET, WHOSE ARC LENGTH IS 377.52 FEET AND WHOSE CHORD BEARS SOUTH 22°28'48" EAST, 367.87 FEET; THENCE SOUTH 00°03'06" WEST ALONG SAID ACQUISITION AREA, 558.91 FEET; THENCE SOUTHWESTERLY ALONG SAID ACQUISITION AREA AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.34 FEET AND WHOSE CHORD BEARS SOUTH 45°07'47" WEST, 35.40 FEET; THENCE NORTH 89°47'32" WEST ALONG SAID ACQUISITION AREA, 997.64 FEET TO THE

POINT OF BEGINNING AND CONTAINING 15.68 ACRES (682,858 SQUARE FEET)
THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

AND;

WHEREAS, the owner is the City of Bondurant; AND

WHEREAS, the preliminary plat area is currently zoned Medium Industrial (M-2); AND

NOW, THEREFORE, BE IT RESOLVED, that the Planning and Zoning Commission of the City of Bondurant, Iowa, recommends City Council approval of the Civic Campus North Preliminary Plat:

Moved by _____ Seconded by _____ to adopt.

ATTEST: I, Isaac J. Pezley, City Planner, hereby certify that at a meeting of the Planning and Zoning Commission held on September 12, 2024, among other proceedings the above was adopted.

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

PLOTTED: Thursday, August 29, 2024 1:41:35 PM

X-REFS: bondurant-ci & 42892-CIVIC CAMPUS NORTH & 42892-LOTS & 42892 - SURVEY BASE
FILE PATH: \\V-K-FSWDM\SHARE\0400\0428-BONDURANT\0428-0112_CIVIC_CAMPUS_NORTH_PLATTING\CADD_PRODDRAWINGS\28112-COVER SHEET

GENERAL LEGEND

	SURVEY LINE & STATION INDICATOR		CULVERT: SIZE AND TYPE
	CONCRETE SURFACE		FLARED END SECTION
	ASPHALT SURFACE		RAILROAD
	CONCRETE W/ASPHALT OVERLAY		MAILBOX
	LOW GRADE ASPHALT SURFACE		FENCE (MISC.)
	GRANULAR SURFACE		SECURITY FENCE
	DIRT SURFACE		WOOD FENCE
	BRICK SURFACE		SILT FENCE
	SURFACING REMOVAL/REPLACEMENT		CHAIN LINK FENCE
	EARTH SECTION		PROPERTY LINE
	NEW SEWER/MANHOLE		PROPERTY PIN
	NEW SEWER/INTAKE		SECTION CORNER
	NEW WATER MAIN		PLAT BOUNDARY
	NEW FORCE MAIN		BUILDING
	NEW HYDRANT		ELEVATION MARKER
	NEW WATER VALVE		CENTERLINE
	EXISTING SANITARY SEWER AND SIZE		DIAMETER
	EXISTING STORM SEWER AND SIZE		ELEVATION
	EXISTING WATER MAIN AND SIZE		POLYVINYLCHLORIDE PIPE
	EXISTING FORCE MAIN AND SIZE		CAST IRON PIPE
	GAS MAIN AND SIZE		DUCTILE IRON PIPE
	UNDERGROUND POWER LINE		CORRUGATED METAL PIPE
	OVERHEAD POWER LINE		VITRIFIED CLAY PIPE
	UNDERGROUND TELEPHONE LINE		REINFORCED CONCRETE PIPE
	CABLE TELEVISION LINE		REINFORCED CONCRETE ARCH PIPE
	FIBER OPTICS		LINED REINFORCED CONCRETE PIPE
	TOP OF EMBANKMENT		LINED CONCRETE PRESSURE PIPE
	TOE OF EMBANKMENT		STATION
	DRAINAGE COURSE		LINE AHEAD
	SANITARY MANHOLE		LINE BACK
	STORM WATER MANHOLE		BENCH MARK AND NUMBER
	ELECTRIC MANHOLE		RIGHT-OF-WAY
	TELEPHONE MANHOLE		POINT OF INTERSECTION
	WATER MANHOLE		POINT ON TANGENT
	CURB INTAKE		LINEAR FEET
	AREA OR BEEHIVE INTAKE		TACKED HUB
	EXISTING HYDRANT		SOIL BORING AND NUMBER
	EXISTING WATER VALVE		POINT OF VERTICAL CURVATURE
	GAS VALVE		POINT OF VERTICAL TANGENCY
	UTILITY POLE		VERTICAL CURVE
	GUY ANCHOR		POINT OF CURVATURE
	STREET LIGHT		POINT OF TANGENCY
	SIGN		MIDDLE ORDINATE
	TELEPHONE CABLE JUNCTION BOX		DRAWING
	TRAFFIC SIGNALS		CONTROL POINT AND NUMBER
	PEDESTRIAN CONTROL LIGHT		TYPICAL
	RAILROAD CONTROL LIGHT		HIGH PRESSURE GAS
	RAILROAD SIGN		INTERMEDIATE PRESSURE GAS
	UTILITY ACCESS COVER		INVERT
	PARKING METER		EACH WAY, EACH FACE
	TREE		EACH WAY
	EVERGREEN		AT
	STUMP		DRAWING NUMBER
	BUSH, SHRUB OR HEDGE		

NOTE: THIS IS A GENERAL LEGEND. ITEMS MAY OR MAY NOT APPEAR ON DRAWINGS.

HORIZONTAL DATUM IS IOWA STATE PLANE,
SOUTH VERTICAL DATUM IS NAVD88 BOTH
ARE IN U.S. SURVEY FEET

CONTROL POINTS

Point #	NAME	Northing	Easting	Elevation
100	CP-100	620416.41	1658038.38	963.30
101	CP-101	620416.89	1656965.13	968.14
102	CP-102	620401.55	1656568.02	971.17
103	CP-103	620113.09	1656003.13	976.08
104	CP-104	619518.19	1655447.17	976.59
105	CP-105	618976.71	1655342.25	980.68
106	CP-106	620437.70	1658554.95	962.73
107	CP-107	620468.03	1659083.20	961.14
108	CP-108	620437.01	1659661.81	958.54

LEGAL DESCRIPTION

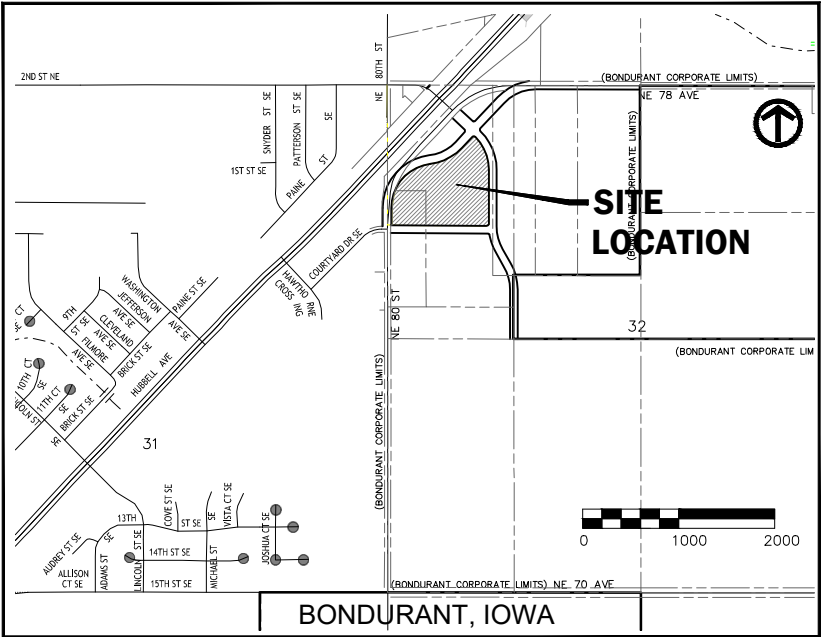
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PRELIMINARY PLAT
FOR
CIVIC CAMPUS NORTH
S32-T80N-R22W
BONDURANT, IOWA

VICINITY MAP

NOT TO SCALE



SHEET INDEX

NO.	SHEET TITLE
C1	PRE-PLAT COVER SHEET
C2	PRE-PLAT LAYOUT SHEET
C3	PRE-PLAT GRADING SHEET
C4	PRE-PLAT UTILITY SHEET

SITE ADDRESS
SECTION 32-T80N-R22W
BONDURANT, IA 50322

SITE AREA
15.76 ACRES (686442 SQ. FT.)

ZONING
EXISTING: M-2 MEDIUM INDUSTRIAL
ADJACENT ZONING:
NORTH STREET ROW
EAST STREET ROW
WEST STREET ROW
SOUTH CITY OF BONDURANT
PROPOSED: C-2 GENERAL COMMERCIAL

SETBACKS	EXISTING	PROPOSED
FRONT SETBACK:	30'	30'
SIDE SETBACK:	20'	11"
REAR SETBACK:	40'	25'

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.

NUMBER OF STORIES
3 WITH UP TO AN ADDITIONAL 5 WITH SUPPLEMENTAL SETBACK.

BUILDINGS
EXISTING: CELL TOWER TO REMAIN

SIGNS
NO SIGNS ARE PROPOSED AT THIS TIME

DISTURBED AREAS
ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED.
THE DISTURBED AREA FOR THIS SITE IS GREATER THAN 1 ACRE,
THEREFORE A NPDES PERMIT IS REQUIRED.

GEOTECHNICAL REPORT
A GEOTECHNICAL REPORT IS UNAVAILABLE AT THIS TIME.

LEAKING UNDERGROUND STORAGE TANKS
THIS SITE IS NOT A LUST SITE

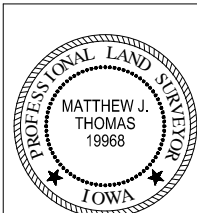
FLOODPLAIN
PER FEMA MAP #19153C0235F, THE SITE IS LOCATED IN ZONE X, WHICH DESCRIBES AREA OF MINIMAL FLOOD HAZARD.

CITY PLANNER
CITY OF BONDURANT
200 2ND ST NE BOX 37
BONDURANT, IOWA 50035
PROJECT CONTACT: ISAAC PEZLEY
PHONE: 515-967-2418
EMAIL: IPEZLEY@CITYOFBONDURANT.COM

ENGINEER / LAND SURVEYOR
VEENSTRA & KIMM, INC
3000 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
PROJECT CONTACT: GREG ROTH
PHONE: 515-225-8000
EMAIL: GROTH@V-K.NET

CITY CONTACT
CITY OF BONDURANT
200 2ND ST NE BOX 37
BONDURANT, IOWA 50035
PROJECT CONTACT: MAGGIE MURRAY
PHONE: 515-630-6985
EMAIL: PLANNING@CITYOFBONDURANT.COM

PROPERTY OWNER / APPLICANT
CITY OF BONDURANT
200 2ND ST NE BOX 37
BONDURANT, IA 50035
PHONE: 515-967-2418



I hereby certify that this land surveying document was prepared and the related survey work was performed 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.

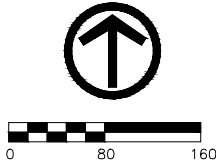
Matthew J. Thomas, P.L.S. Date
License number: 19968
My license renewal date is December 31, 2025
Pages or sheets covered by this seal:

DATE	REVISIONS	SCALE	AS NOTED		CIVIC CAMPUS NORTH CITY OF BONDURANT 3000 Westown Parkway • West Des Moines, Iowa 50266-1320 515-225-8000 • 515-255-7848(FAX) • 800-241-8000(WATS)	PRE-PLAT COVER SHEET	DWG. NO.
		DRAWN	BJL				C1
		CHECKED	MJT				
		APPROVED	MJT				
		DATE	08-29-24				
		ISSUED FOR	1ST SUBMITTAL				PROJECT 428112

PLOTTED: Thursday, August 29, 2024 1:41:55 PM

X-REFS: 42892 - SURVEY BASE & 42892 - TOPO & 42892-PAVE & Bondurant Civic MP Base_12-07-2023 & 428112-SITE-CIVIC CAMPUS
FILE PATH: \\K-FSW\DWG\SHARE\0400\0428-BONDURANT\CADD\PRODDRAWINGS\28112-CIVIC CAMPUS NORTH

NW CORNER
SEC 32-80-22
STUBBY NAIL



HAWTHORNE
CROSSING

SEE DETAIL "A"

HAWTHORNE
CROSSING

NE HUBBELL AVENUE
(US HIGHWAY 65)

CITY OF BONDURANT

2ND STREET NE

CITY OF BONDURANT
(ROAD ROW TO BE VACATED)

CITY OF BONDURANT

10' PUBLIC UTILITY
EASEMENT (TYP)

BONDURANT
BUSINESS PARK II
LLC

5' SIDEWALK (PLANNED)

80' ROW

②
187415.3 SF
4.30 AC

①
111461.4 SF
2.56 AC

TRAIL EASEMENT
160'x25'

25' REAR YARD SETBACK
S89°59'51"W 586.84'

N89°59'51"E 971.35'

EXISTING ACCESS / UTILITY EASEMENT
(BK 11381 PG 784)

EXISTING CELL TOWER EASEMENT
(BK 11381 PG 784)

③
387574.9 SF
8.90 AC

10' PUBLIC UTILITY
EASEMENT (TYP)

30' FRONT YARD SETBACK

5' SIDEWALK (FUTURE)

COURTYARD DRIVE SE

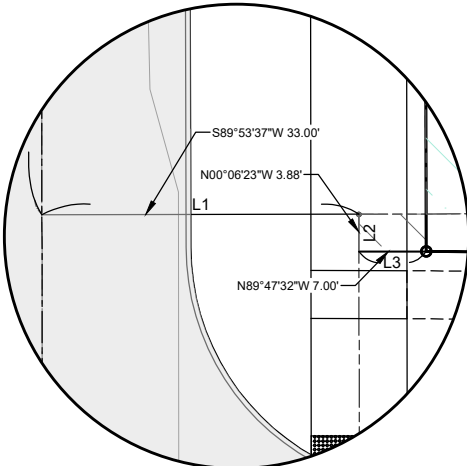
80' ROW

CITY OF BONDURANT

CAMPUS DRIVE SE

CURVE TABLE					
CURVE	ARC LENGTH	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	668.51'	83°16'01"	460.00'	N41°31'37"E	611.21'
C2	376.76'	39°58'31"	540.00'	N63°10'22"E	369.16'
C3	40.06'	91°48'11"	25.00'	N89°05'12"E	35.91'
C4	377.52'	45°03'48"	480.00'	S22°28'48"E	367.87'
C5	39.34'	90°09'22"	25.00'	S45°07'47"W	35.40'
C6	462.39'	57°35'38"	460.00'	N54°21'48"E	443.17'
C7	125.14'	13°16'40"	540.00'	N76°29'55"E	124.86'
C8	251.60'	26°41'44"	540.00'	N56°32'40"E	249.33'
C9	206.12'	25°40'22"	460.00'	N12°43'48"E	204.40'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°57'03"E	33.00'
L2	S0°06'23"E	3.88'
L3	S89°47'32"E	7.00'



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CIVIC CAMPUS NORTH
CITY OF BONDURANT

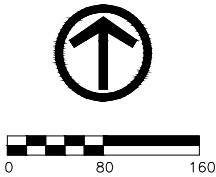
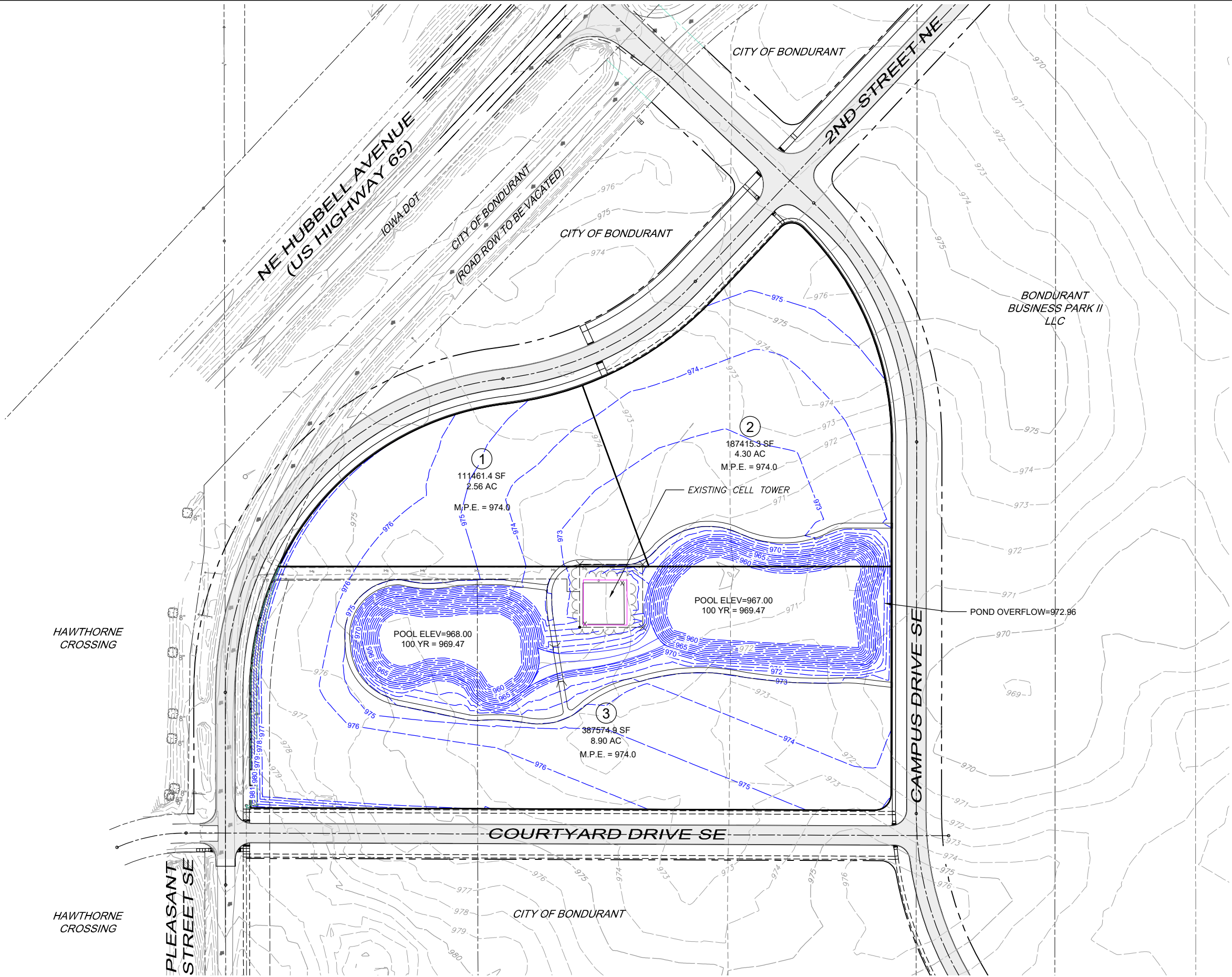
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PRE-PLAT LAYOUT SHEET

DWG. NO.
C2
PROJECT
428112

PLOTTED: Thursday, August 29, 2024 1:42:00 PM

X-REFS: 42892 - SURVEY BASE & 42892 - TOPO & 42892-PAVE & 428112-CIVIC CAMPUS NORTH & 428112-SITE-CIVIC CAMPUS
FILE PATH: \\V-K-FS\DWG\SHARE\0400\0428-BONDURANT\0428-0112_CIVIC_CAMPUS_NORTH_PLATTING\CADD_PRODDRAWINGS\428112-GRADING



DATE	REVISIONS

SCALE	AS NOTED
DRAWN	BJL
CHECKED	MJT
APPROVED	MJT
DATE	08-29-24
ISSUED FOR	1ST SUBMITTAL



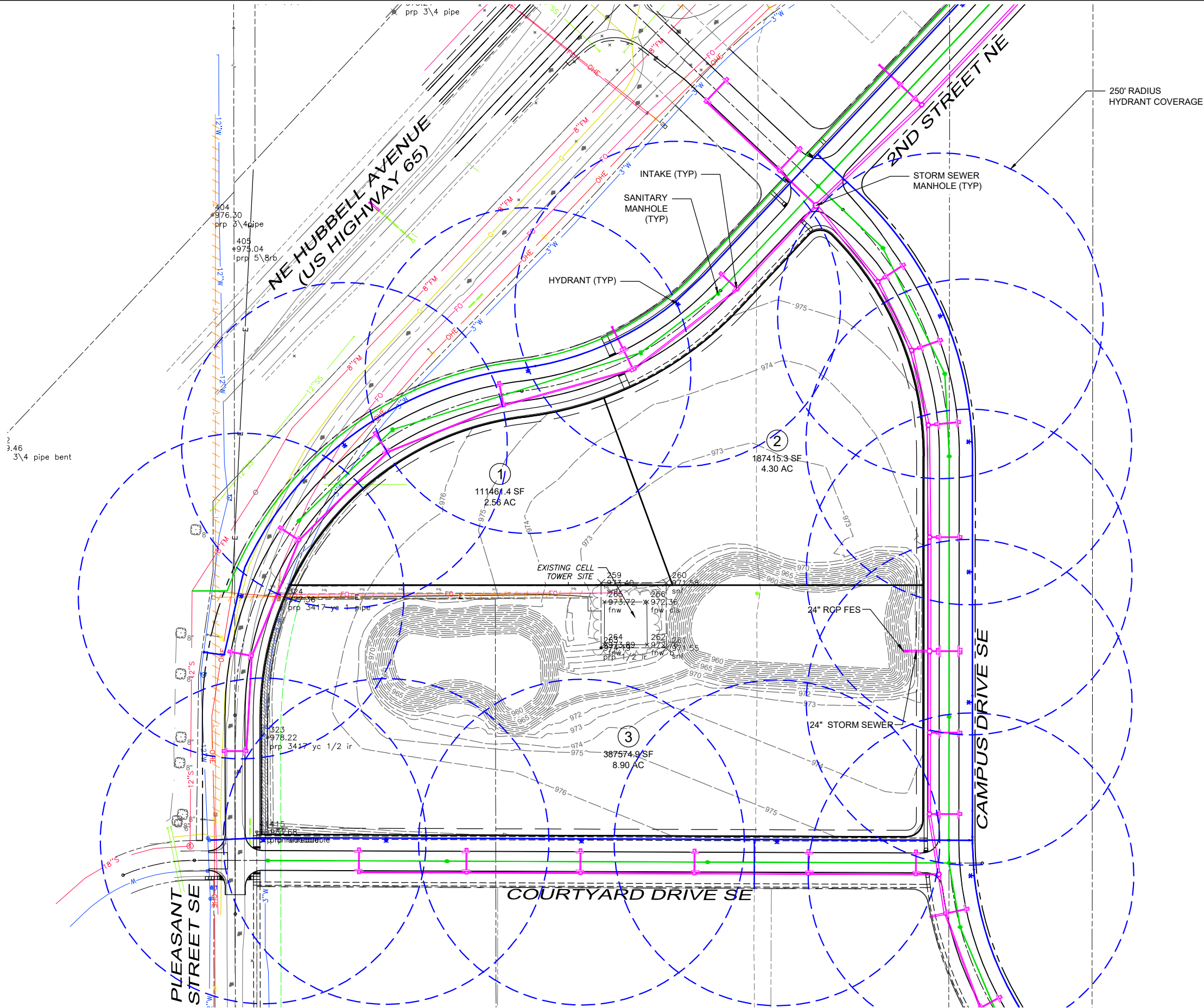
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PRE-PLAT GRADING SHEET

DWG. NO.
C3
PROJECT 428112

PLOTTED: Thursday, August 29, 2024 1:42:26 PM

X-REFS: 42892 - SURVEY BASE & 42892 - TOPO & 42892-PAVE & 428112-CIVIC CAMPUS NORTH & 42892-P-SSWR & 42892-P-STRM & 42892-P-WATR
FILE PATH: \\V-K-FS\DWG\SHARE\0400\0428-BONDURANT\0428-0112_CIVIC_CAMPUS_NORTH_PLATTING\CADD_PRODDRAWINGS\428112-UTILITIES



- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER MAIN

DATE	REVISIONS

SCALE	AS NOTED
DRAWN	BJL
CHECKED	MJT
APPROVED	MJT
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CIVIC CAMPUS NORTH
CITY OF BONDURANT

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PRE-PLAT UTILITIES SHEET

DWG. NO.

C4

PROJECT 428112

Page 62 of 62