

**Due to the COVID-19 concerns and social distancing recommendations, a virtual meeting is being offered. 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/83168409032>*

**NOTICE OF A REGULAR MEETING
BONDURANT PLANNING AND ZONING COMMISSION
JULY 22, 2021**

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on July 22, 2021, in the Bondurant City Center, 200 Second Street, Northeast, Bondurant, Polk County, Iowa. Said meeting is open and the public is encouraged to attend.

AGENDA

1. Call to Order
2. Roll Call
3. Perfecting and Approval of the Agenda
4. Approval of Minutes
 - a. July 8, 2021
5. Guests requesting to address the Planning and Zoning Commission
6. Action Items
 - a. RESOLUTION NO. PZ-210722-15: Considering recommended approval of the Black Oak Farm Plat 1 Preliminary Plat (Unincorporated Polk County)
 - b. RESOLUTION NO. PZ-210722-16: Considering recommended approval of the Dollar General plat of survey at 501 Hawthorne Crossing Drive SE (Parcel 2021-82).
 - c. RESOLUTION NO. PZ-210722-17: Considering recommended approval of the Dollar General site plan at 501 Hawthorne Crossing Drive SE.
 - d. PUBLIC HEARING - Request for rezoning from the Agricultural (A-1) District to the Planned Unit Development (R-5) District on property currently owned by Top Farms LLLP north of Park Side Plat 2 and adjacent to Highway 65; and request for Future Land Use Map amendment from Single-Family Residential to Multi-Family and Commercial on areas as shown on the PUD Conceptual Plan.
 - e. RESOLUTION NO. PZ-210722-18: Considering recommended approval of the Top Farms rezoning and Future Land Use Map amendment request as described in Agenda Item 6.d.
 - f. RESOLUTION NO. PZ-210722-19: Considering recommended approval of the RAMMS Construction site plan at 1120 2nd Street NE.
7. Reports / Comments and appropriate action thereon:
 - a. Commission Members
 - b. Commission Chair
 - c. City Administrator

- d. Planning & Community Development Director
 - e. City Council Liaison
- 8. Adjournment

Bondurant Planning and Zoning Commission
Minutes
July 8, 2021

1. Call to Order
Commission Chair Cuellar called the meeting to order at 6:05 p.m. and declared a quorum.
2. Roll Call

Present:	Commission Member Torey Cuellar, Commission Member Karen Keeran, Commission Member Kristin Brostrom, Commission Member Brian Clayton, Commission Member Andy Mains
Absent:	Commission Member Wes Hoyer
City Officials Present:	Maggie Murray, Planning & Community Development Director
3. Perfecting and Approval of the Agenda
Motion by Clayton, seconded by Mains, to approve the agenda as is.
Vote on Motion 5-0. Motion carried.
4. Approval of Minutes
Motion by Commission Member Mains, seconded by Commission Member Clayton, to approve the June 24, 2021 Planning & Zoning Commission meeting minutes. Vote on Motion 5-0. Motion carried.
 - a. June 24, 2021
5. Guests requesting to address the Planning and Zoning Commission
None
6. Action Items
 - a. Public hearing regarding a rezoning from Conservancy (U-1) to General Commercial (C-2) on portions of land at 1201 Grant Street South and 1455 Grant Street South
Motion by Commission Member Clayton, seconded by Commission Member Brostrom, to close the regular meeting and enter into the public hearing regarding the request for rezoning from Conservancy (U-1) to General Commercial (C-2) on portions of land at 1201 Grant Street South and 1455 Grant Street South. Vote on Motion 5-0.

Murray presented the staff report. Staff is recommending approval as noted in the P&Z recommendation resolution.

Brostrom asked if there are other areas in Bondurant where the U-1 District extends beyond where the stream buffer ordinance and floodplain fall? Murray noted that yes, there are likely other areas. The current update to the comprehensive plan should address this topic.

Motion by Commission Member Clayton, seconded by Commission Member Mains, to conclude the public hearing regarding the request for rezoning from Conservancy (U-1) to General Commercial (C-2) on portions of land at 1201 Grant Street South and 1455 Grant Street South. Vote on Motion 5-0.

- b. RESOLUTION NO. PZ-210708-14 - Considering recommended approval of the Conservancy (U-1) to General Commercial (C-2) rezoning request.

Motion by Commission Member Mains, seconded by Commission Member Clayton, to Approve P&Z Resolution 21-0708-14. Roll Call: Ayes: Commission Member Clayton, Commission Member Cuellar, Commission Member Keeran, Commission Member Mains, Commission Member Brostrom. Nays: None. Absent: Commission Member Hoyer. Motion carried 5-0.

- 7. Discussion Items
None

- 8. Reports / Comments and appropriate action thereon:

- a. Commission Members

Commission Member Keeran - asked about the status of a deceleration lane along Dee Street SE in the Prairie Point View subdivision area? Murray noted that she will do some research on this topic.

Commission Member Mains - none.

Commission Member Clayton - asked if the townhomes along Grant Street North being constructed by Oakstone will have rear decks? Murray pulled up the building plans, which show no decks. Clayton noted that trees or fencing should be installed between these units and Grant Street North if there is a safety concern in this area. Murray noted that she will relay this concern the public works.

Commission Member Brostrom - none.

- b. Commission Chair

Commission Chair Cuellar noted that she has received neighbor questions and has seen comments on social media regarding Mi-Fiber's digging in easement areas back on private property. Murray noted that the City has tried to push out some educational information in the past regarding public utility easements and that she will reach out to Nicole so get some further information on social media.

- c. City Administrator
Absent

**Due to the COVID-19 concerns and social distancing recommendations, a virtual meeting was offered.*

d. Directors

Murray noted that the Commission will have a July 22nd meeting. It is anticipated that the Commission will be reviewing the Top Farms rezoning and also the Dollar General site plan.

e. City Council Liaison

Absent

9. Adjournment

Motion by Commission Member Mains, seconded by Clayton, to adjourn. Vote on Motion 5-0. Motion carried. Meeting adjourned at 6:23 p.m.



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

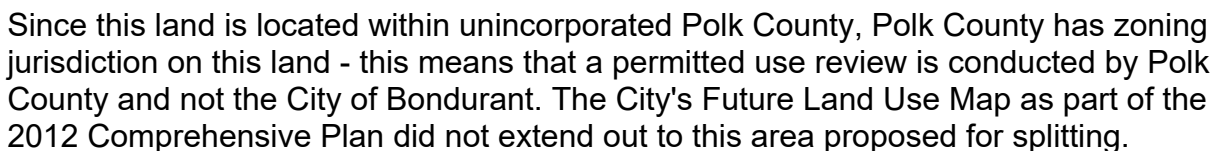
Item No. 6.a.
For Meeting of 7/22/2021
Resolution

TITLE: RESOLUTION NO. PZ-210722-15: Considering recommended approval of the Black Oak Farm Plat 1 Preliminary Plat (Unincorporated Polk County)

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The City is in receipt of the attached Black Oak Farms Plat 1 Preliminary Plat. This is a subdivision located in unincorporated Polk County within two miles of the City of Bondurant's city limits; because this split is within two miles of Bondurant, review by the Planning & Zoning Commission and City Council is required. This subdivision is located at the southeast corner of NE 88th Street and NE 100th Avenue in the area highlighted on the map below. This preliminary plat area contains two existing homesteads at 8801 NE 100th Avenue and 9849 NE 88th Street. This preliminary plat proposes creating two additional lots.



1. The City of Bondurant's Streets Master Plan would suggest a right-of-way wider than 66' along NE 88th Street. The area south of this plat on the east side of NE 88th Street shows half the right-of-way as being 40' wide. The preliminary plat should be updated to show a minimum 40'-wide half right-of-way along NE 88th Street.
2. Section 180.05.2 of the Subdivision Code states that no block shall be longer than 1,320 (unless granted waiver). The block length is more of a concern about access to the interior area if it develops in the future. You can see along NE 94th Street where the County has required a lot to allow a future street to the interior of the larger parcel. With the location of the existing pond, it does not appear there would ever be a street off of NE 100th Street that would cross the pond to the interior. If that is the case, I am not particularly concerned about a street access off of NE 100th Avenue, and a street off of NE 88th Street south of Lot 3 to access the interior seems reasonable.
3. The only other issue in this area might be upgrading the water main from 8" to 12", but asking this of the developer might be a stretch.

FUNDING SOURCE: N/A

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

1. Recommended approval of the Black Oak Farm Plat 1 Preliminary Plat (Unincorporated Polk County).
2. Recommended approval of the Black Oak Farm Plat 1 Preliminary Plat (Unincorporated Polk County), subject to Subdivision Code clarification items being met.
3. Recommended denial of the Black Oak Farm Plat 1 Preliminary Plat.
4. Table pending additional information.

Staff recommends approval of the attached resolution recommending approval of the Black Oak Farm Plat 1 Preliminary Plat, subject to the following Subdivision Code clarification items:

1. That the preliminary plat should be updated to show a minimum 40'-wide half right-of-way along NE 88th Street.
2. That approval also includes waiver of Section 180.05.2 of the Subdivision Code relative to maximum block length requirements along NE 100th Avenue.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. PZ-210722-15
2. Black Oak Farm Plat 1 Preliminary Plat - Received 07012021

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-210722-15

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE BLACK OAK
FARM PLAT 1 PRELIMINARY PLAT (UNINCORPORATED POLK COUNTY)

WHEREAS, Snyder & Associates submitted the Black Oak Farm Plat 1 Preliminary Plat described as follows; AND

WARRANTY DEED BOOK 8521 PAGE 721

PARCEL "B", ON PLAT OF SURVEY FILED DECEMBER 29, 1999 IN BOOK 8400, PAGE 889 IN THE POLK COUNTY RECORDER'S OFFICE, DESCRIBED AS:

ALL THAT PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 16, TOWNSHIP 80 NORTH (T80N), RANGE 22 WEST (R22W) OF THE 5TH P.M., POLK COUNTY, IOWA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 16, TOWNSHIP 80 NORTH (T80N), RANGE 22 WEST (R22W) OF THE 5TH P.M., POLK COUNTY, IOWA; THENCE NORTH 00°00' EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 1018.01 FEET; THENCE SOUTH 89°19' EAST, A DISTANCE OF 33.00 FEET; THENCE SOUTH 79°43' EAST, A DISTANCE OF 165.00 FEET; THENCE SOUTH 36°48' EAST, A DISTANCE OF 113.00 FEET; THENCE SOUTH 68°04' EAST, A DISTANCE OF 47.00 FEET; THENCE SOUTH 81°46' EAST, A DISTANCE OF 75.00 FEET; THENCE NORTH 17°49' EAST, A DISTANCE OF 213.00 FEET; THENCE NORTH 88°43' EAST, A DISTANCE OF 75.00 FEET; THENCE NORTH 73°33' EAST, A DISTANCE OF 228.00 FEET; THENCE NORTH 50°56' EAST, A DISTANCE OF 188.95 FEET; THENCE NORTH 00°00' EAST, A DISTANCE OF 45.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 89°19' EAST, A DISTANCE OF 441.01 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16; THENCE SOUTH 00°12' WEST, A DISTANCE OF 1315.45 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16; THENCE NORTH 89°13' WEST, A DISTANCE OF 1322.78 FEET TO THE POINT OF BEGINNING. CONTAINING 34.61 ACRES, MORE OR LESS, INCLUDING 1.74 ACRES, MORE OR LESS, FOR ROAD RIGHT-OF-WAY EASEMENT.

WHEREAS, the owner is Sherry J. Tracy; AND

WHEREAS, the Black Oak Farm Plat 1 Preliminary Plat area is situated outside of Bondurant's city limits in unincorporated Polk County but falls within 2 miles of Bondurant's city limits and thus requires City of Bondurant review prior to recording.

NOW, THEREFORE, BE IT RESOLVED, that the Planning and Zoning Commission recommends City Council approval of the Black Oak Farm Plat 1 Preliminary Plat, subject to the following Subdivision Code clarification items:

1. That the preliminary plat shall be updated to show a minimum 40'-wide half right-of-way along NE 88th Street.
2. That approval of the preliminary plat includes waiver of Section 180.05.2 of the Subdivision Code relative to maximum block length requirements along NE 100th Avenue.

Moved by _____, Seconded by _____ to adopt.

ATTEST: I, Maggie Murray, Planning & Community Development Director, hereby certify that at a meeting of the Planning and Zoning Commission held on July 22, 2021; among other proceedings the above was adopted.

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

Maggie Murray, Planning & Community Development Director

Action	Yay	Nay	Abstain	Absent
Clayton				
Mains				
Keeran				
Cuellar				
Phearman				
Brostrom				

Torey Cuellar, Commission Chair



June 1, 2021

Marketa Oliver
City of Bondurant
200 2nd Street NE
Bondurant, Iowa 50035

RE: BLACK OAK FARM PLAT 1
POLK COUNTY, IOWA
S&A PROJECT NO. 121.0424

On behalf of Sherri Tracy, please find the Preliminary Plat for the above referenced project. This Subdivision Plat lies within 2 miles of the existing city limits of Bondurant and is generally located at the southeast corner of NE 88th Street and NE 100th Avenue. This property contains two existing homesteads that are locally known as 8801 NE 100th Avenue and 9849 NE 88th Street, Bondurant, Iowa. The proposed development being propose is for creating a lot for the existing homesteads with two additional lots.

As per Iowa Code 354.9 cities who have adopted an ordinance referring to this section are allowed to review subdivision plats or plats of surveys within two miles of the city boundaries. This Preliminary Plat drawing was prepared in conformance with the standards as required within the Polk County Zoning Ordinance for review and approval. Polk County Planning Division is currently in the process of reviewing this Preliminary Plat.

Submittal materials are as follows:

1. 4 Copies Preliminary Plat.

We respectfully request the City's review and approval of the documents as presented. Should you have any questions on this matter, or require additional information, please contact me at 964-2020.

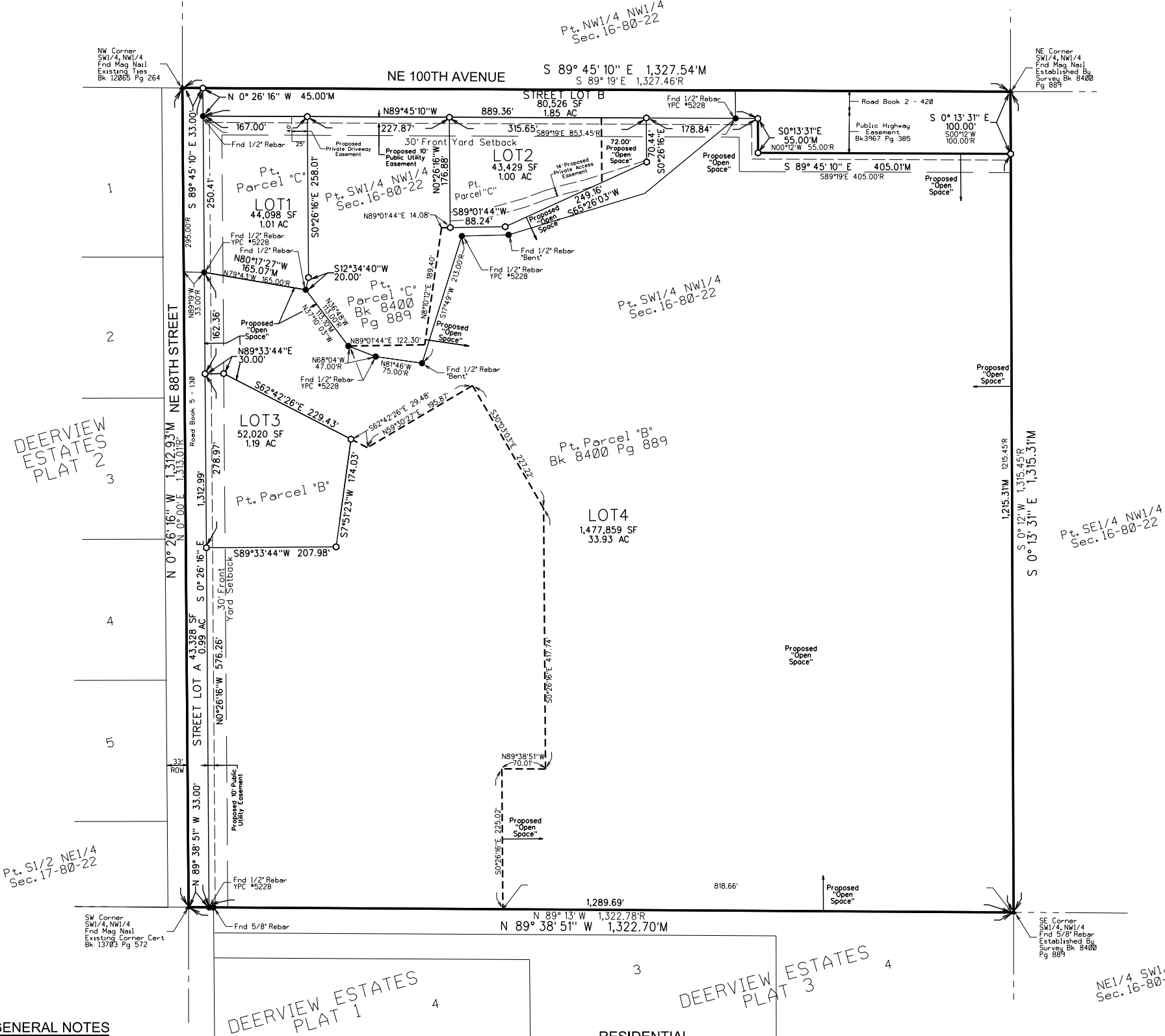
Sincerely,
SNYDER & ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read 'Terry Coady', is written over a horizontal line.

Terry Coady, PLS
Enclosure

cc: Sherri Tracy, Owner
Brian McDonough, Polk County Planning Division
File

BLACK OAK FARM PLAT 1



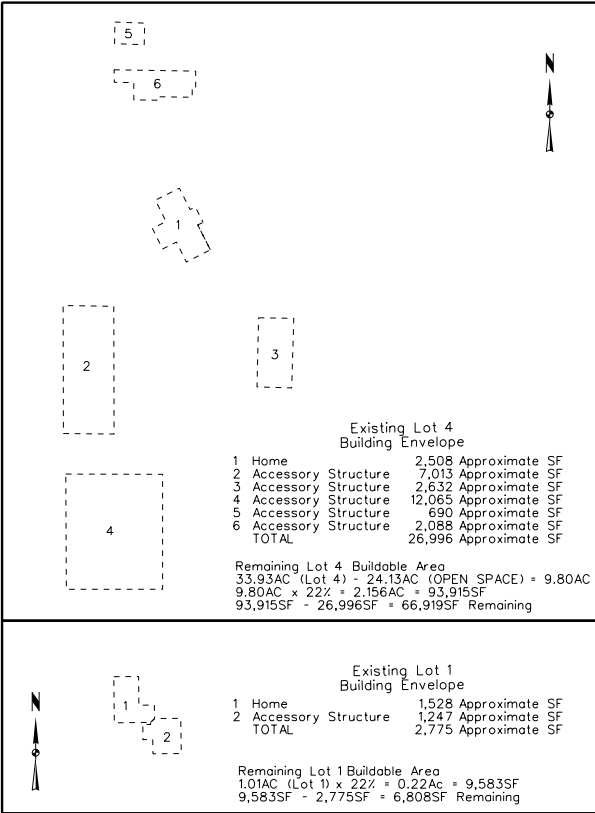
PLAT DESCRIPTION

WARRANTY DEED BOOK 8521 PAGE 721

PARCEL "B", ON PLAT OF SURVEY FILED DECEMBER 29, 1999 IN BOOK 8400, PAGE 889 IN THE POLK COUNTY RECORDER'S OFFICE, DESCRIBED AS:

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BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 16, TOWNSHIP 80 NORTH (T80N), RANGE 22 WEST (R22W) OF THE 5TH P.M., POLK COUNTY, IOWA; THENCE NORTH 00°00' EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 1018.01 FEET; THENCE SOUTH 89°19' EAST, A DISTANCE OF 33.00 FEET; THENCE SOUTH 79°43' EAST, A DISTANCE OF 165.00 FEET; THENCE SOUTH 36°48' EAST, A DISTANCE OF 113.00 FEET; THENCE SOUTH 68°04' EAST, A DISTANCE OF 47.00 FEET; THENCE SOUTH 81°46' EAST, A DISTANCE OF 75.00 FEET; THENCE NORTH 17°49' EAST, A DISTANCE OF 213.00 FEET; THENCE NORTH 88°43' EAST, A DISTANCE OF 75.00 FEET; THENCE NORTH 73°33' EAST, A DISTANCE OF 228.00 FEET; THENCE NORTH 50°56' EAST, A DISTANCE OF 188.95 FEET; THENCE NORTH 00°00' EAST, A DISTANCE OF 45.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 89°19' EAST, A DISTANCE OF 441.01 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16; THENCE SOUTH 00°12' WEST, A DISTANCE OF 1315.45 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16; THENCE NORTH 89°13' WEST, A DISTANCE OF 1322.78 FEET TO THE POINT OF BEGINNING, CONTAINING 34.61 ACRES, MORE OR LESS, INCLUDING 1.74 ACRES, MORE OR LESS, FOR ROAD RIGHT-OF-WAY EASEMENT.



LEGEND

Survey

Section Corner
1/2" Rebar, Yellow Plastic Cap #18643
(Unless Otherwise Noted)
ROW Marker
ROW Rail
Control Point
Bench Mark
Plotted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Yellow Plastic Cap
Centerline
Section Line
1/4 Section Line
1/4 Section Line
Easement Line

Found

Section Corner
1/2" Rebar, Yellow Plastic Cap #18643
(Unless Otherwise Noted)
ROW Marker
ROW Rail
Control Point
Bench Mark
Plotted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Yellow Plastic Cap
Centerline
Section Line
1/4 Section Line
1/4 Section Line
Easement Line

Set

Section Corner
1/2" Rebar, Yellow Plastic Cap #18643
(Unless Otherwise Noted)
ROW Marker
ROW Rail
Control Point
Bench Mark
Plotted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Yellow Plastic Cap
Centerline
Section Line
1/4 Section Line
1/4 Section Line
Easement Line



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.

Terry J. Tracy
License Number 18643
My License Renewal Date Is December 31, 2021
Pages or sheets covered by this seal:
Sheets 1 & 2 of 2

POLK COUNTY GENERAL NOTES

- SOURCE OF WATER SUPPLY - DES MOINES WATER WORKS.
- STREET LIGHTS AND SIDEWALKS WILL BE THE RESPONSIBILITY OF THE LOT OWNERS IF ANNEXED INTO THE CITY OF ANKENY.
- POST DEVELOPMENT RUNOFF WILL NOT ADVERSELY AFFECT DOWNSIDE DRAINAGE FACILITIES OR PROPERTY OWNERS.
- ALL SERVICES TO UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT LOT OWNER'S EXPENSE.
- ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
- MAILBOXES WITHIN THE ROAD RIGHT-OF-WAY ARE TO BE OF BREAKAWAY DESIGN.
- MAINTENANCE OF ALL DRAINAGE AND STREAM BUFFER EASEMENTS TO BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- CULVERTS TO BE USED FOR CROSSING DRAINAGE EASEMENTS MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
- ANY NEW ENTRANCES OR MODIFICATIONS TO EXISTING ENTRANCES WILL REQUIRE A POLK COUNTY ENTRANCE PERMIT.
- ANY WORK IN THE RIGHT-OF-WAY OTHER THAN FOR AN ENTRANCE SHALL REQUIRE A POLK COUNTY ROW GRANT PERMIT.
- SEWAGE DISPOSAL WILL BE VIA ON-SITE SEPTIC SYSTEMS TO BE DESIGNED BY A PROFESSIONAL ENGINEER. ALTERNATIVE SYSTEMS MAY BE REQUIRED DUE TO SOIL TYPES, LIMITATIONS AND DISTURBANCE.

RESIDENTIAL DEVELOPMENT CALCULATIONS

GROSS AREA = 39.97 AC.
RIGHT OF WAY = 2.84
BASE SITE = 37.13 AC.
NATURAL RESOURCES
POND = 1.08 AC.
REQUIRED OPEN SPACE = 24.13 AC.
NET BUILDABLE = 13.00 AC.
MAX DENSITY = 14 LOTS

OPEN SPACE

LOT 2 = 0.20 AC
LOT 4 = 23.93 AC
24.13 AC

BASIS OF BEARING

THE WEST LINE OF THE SW1/4 OF THE NW1/4 OF SECTION 16-80-22 WAS ASSUMED TO BEAR NORTH 0°26'16" WEST.

ZONING

ER - ESTATE RESIDENTIAL (CLUSTER DEVELOPMENT OPTION)

EXISTING SITE ADDRESS

9849 NE 88TH ST
BONDURANT, IA 50035

DATE OF SURVEY

04-26-2021

BULK REGULATIONS

(CLUSTER DEVELOPMENT OPTION)
MIN. LOT AREA = 30,000 S.F.
MIN. LOT WIDTH = 115 FT
FRONT YARD SETBACK = 30'
REAR YARD SETBACK = 30'
SIDE YARD SETBACK = 15'
MAX BUILDING HEIGHT = 35 FT
MAX BUILDING COVERAGE = 22%

OWNER/DEVELOPER

SHERRI J. TRACY
9849 NE 88TH ST
BONDURANT, IA 50035

FLOOD ZONE

THE PROPERTY SHOWN IS LOCATED WITHIN AN AREAS HAVING ZONE DESIGNATIONS OF "X" - (NO SHADING) AREA MINIMAL FLOOD HAZARD AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 19153C0235F WITH EFFECTIVE DATE OF FEBRUARY 01, 2019.

BLACK OAK FARM PLAT 1

PRELIMINARY PLAT

POLK COUNTY, IOWA

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com



Project No: 1210424

Sheet 1 of 2



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

Item No. 6.b.
For Meeting of 7/22/2021
Resolution

TITLE: RESOLUTION NO. PZ-210722-16: Considering recommended approval of the Dollar General plat of survey at 501 Hawthorne Crossing Drive SE (Parcel 2021-82).

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The City is in receipt of the attached ALTA/NSPS Survey which will create a 1.21-acre parcel for the proposed Dollar General store at 501 Hawthorne Crossing Drive SE. This agenda statement is for the land split only - for further information on the Dollar General development proposed, please see the corresponding site plan agenda statement. This split is occurring on the existing 6.64-acre Outlot W parcel of the Hawthorne Crossing Final Plat area. This survey is being reviewed as a plat of survey, as it proposes just one split. The survey document was prepared by Jones Haugh Smith Engineers + Surveyors. This property is zoned as being within the City's General Commercial (C-2) District. The C-2 District does not specify minimum lot size or frontage requirements.

FUNDING SOURCE: N/A

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

1. Recommended approval of the Dollar General plat of survey.
2. Recommended approval of the Dollar General plat of survey, subject to Subdivision Code clarification items being met.
3. Recommended denial of the Dollar General plat of survey.
4. Table pending additional information.

Staff recommends approval of the Dollar General plat of survey.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. PZ-210722-16
2. Alta Land Survey

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-210722-16

RESOLUTION RECOMMENDING APPROVAL OF THE DOLLAR GENERAL PLAT OF
SURVEY (PARCEL 2021-82)

WHEREAS, Jones Haugh Smith Engineers + Surveyors submitted the Dollar General Plat of Survey which will create a parcel described as follows:

All that part of Outlot C, Hawthorne Crossing, as the same is platted and recorded in the office of the County Recorder of Polk County, Iowa; described as follows:

Beginning at the westerly-most corner of said Outlot C;

thence South 42°57'20" East a distance of 213.88 feet on an assumed bearing on the southwesterly line of said Outlot C

thence East a distance of 16.09 feet on the southerly line of said Outlot C on a nontangential curve, concave to the north, having a central angle of 92°10'11", a radius of 10.00 feet, a chord bearing of South 89°03'01" East, and a chord length of 14.41 feet;

thence North 44°56'23" East a distance of 229.75 feet on the southeasterly line of said Outlot C;

thence North 45°32'40" West a distance of 226.05 feet, to the northwesterly line of said Outlot C;

thence South 43°09'14" West a distance of 46.93 feet on said northwesterly line, to a corner of said Outlot C;

thence South 44°47'26" West a distance of 183.08 feet on said northwesterly line, to the point of beginning.

WHEREAS, the 1.21-acre parcel being created at 501 Hawthorne Crossing Drive SE meets minimum lot size requirements of the City's General Commercial (C-2) District.

NOW, THEREFORE, BE IT RESOLVED, that the Planning & Zoning Commission recommends City Council approval of the Dollar General Plat of Survey (Parcel 2021-82).

Moved by _____, Seconded by _____

ATTEST: I, Maggie Murray, Planning & Community Development Director, hereby certify that at a meeting of the Planning and Zoning Commission held on July 22, 2021; among other proceedings the above was adopted.

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

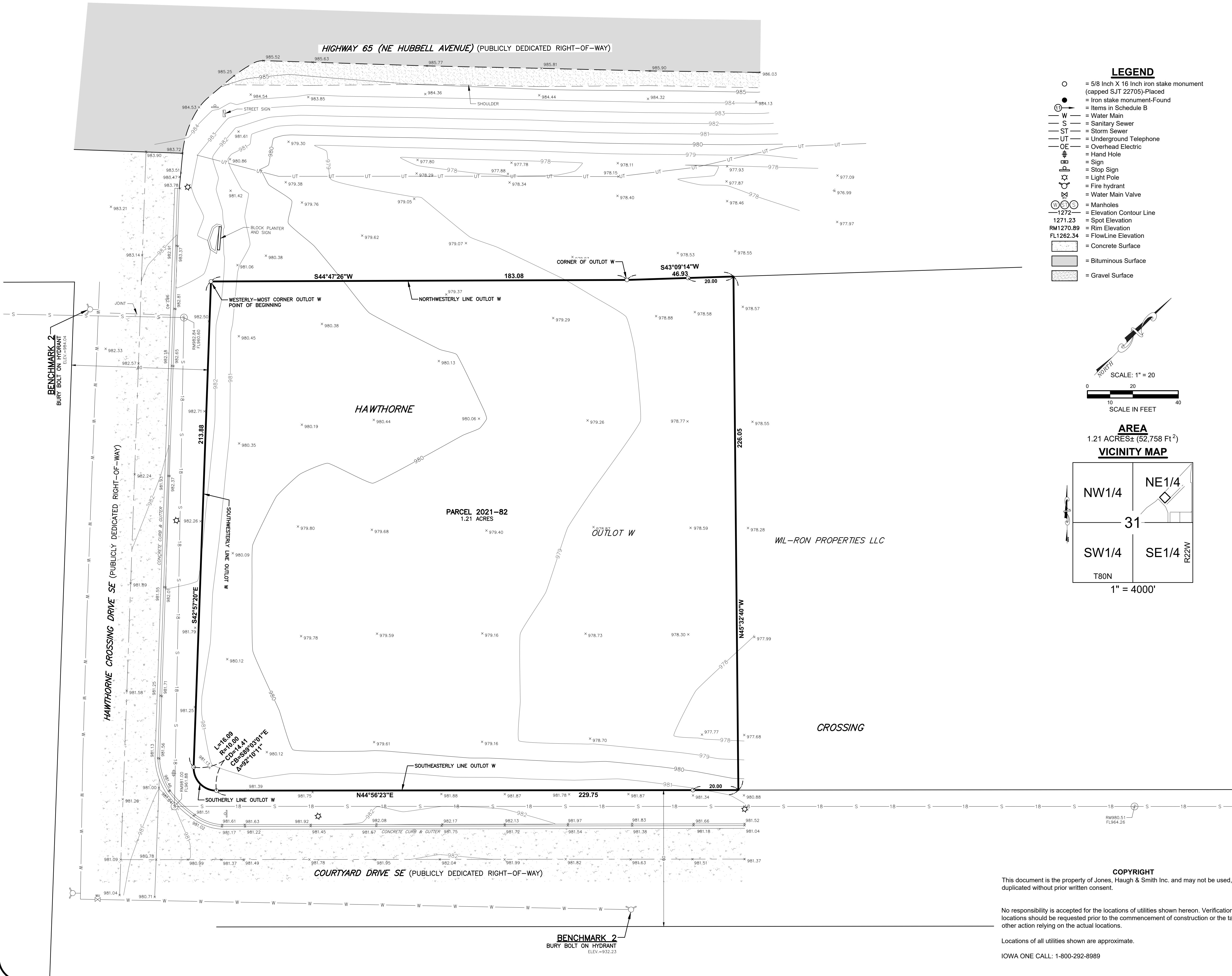
Maggie Murray, Planning & Community Development Director

Action	Yay	Nay	Abstain	Absent
VACANT				
Clayton				
Mains				
Keeran				
Cuellar				
Phearman				
Brostrom				

Torey Cuellar, Commission Chair

ALTA/NSPS LAND TITLE SURVEY

IN OUTLOT W, HAWTHORNE CROSSING
BONDURANT, POLK COUNTY, IOWA



ITEMS PURSUANT TO SCHEDULE B SECTION II

2. **PLAT.** The plat of Hawthorne Crossing was filed August 5, 2013, in Book 14905 Page 757 of the Polk County records. An affidavit of the surveyor was filed September 4, 2013, in Book 14945 Page 540 that corrected certain errors made on the plat. (Not Plottable)
3. **SURVEY.** Plat of Survey filed June 19, 1990, in Book 6250 Page 172 of the Polk County records. This is shown for reference purposes. (Does not affect subject property)

TITLE COMMITMENT

ABSTRACT NO. A43302, DATED APRIL 23, 2021, BY IOWA TITLE GUARANTY.

FLOOD ZONE DESIGNATION

THE SURVEYED PROPERTY LIES IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 19153C 0230F, EFFECTIVE DATE, February 1, 2019.

LEGAL DESCRIPTION OF RECORD

Outlot "W" in HAWTORNE CROSSING, an Official Plat, now included in and forming a part of the City of Bondurant, Polk County, Iowa.

PREPARED LEGAL DESCRIPTION

All that part of Outlot C, Hawthorne Crossing, as the same is platted and recorded in the office of the County Recorder of Polk County, Iowa; described as follows:

Beginning at the westerly-most corner of said Outlot C;

thence South 42°57'20" East a distance of 213.88 feet on an assumed bearing on the southwesterly line of said Outlot C

thence East a distance of 16.09 feet on the southerly line of said Outlot C on a nontangential curve, concave to the north, having a central angle of 92°10'11", a radius of 10.00 feet, a chord bearing of South 89°03'01" East, and a chord length of 14.41 feet;

thence North 44°56'23" East a distance of 229.75 feet on the southeasterly line of said Outlot C;

thence North 45°32'40" West a distance of 226.05 feet, to the northwesterly line of said Outlot C;

thence South 43°09'14" West a distance of 46.93 feet on said northwesterly line, to a corner of said Outlot C;

thence South 44°47'26" West a distance of 183.08 feet on said northwesterly line, to the point of beginning.

SURVEYOR'S CERTIFICATE

To The Overland Group, LLC, a Missouri limited liability company, Iowa Title Guaranty and each of their respective successors, assigns, and/or affiliates:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 3, 4, 5, 6(a)(b), 8, 11, 13, 16 and 17 of Table A thereof. The field work was completed on 5-12-2021.

Date of Plat or Map: 6-18-2021

Steven J. Thompson, Registered Surveyor in the State of Iowa
Registration No. 13147

6/18/2021

Date

SURVEY NOTES

The property has direct access to Hawthorne Crossing Drive SE which is a dedicated public road or highway.

All public utilities are within easements or right-of-way.

There is no evidence of recent earth moving work, building construction, or building additions observed on the day of survey.

There is no evidence of changes of the street right-of-way on the day of survey.

BENCHMARK 1

Bury bolt on hydrant located approximately 60' west of the westerly-most corner of subject property.
Elevation = 984.04

BENCHMARK 2

Bury bolt on hydrant located approximately 60' east of the easterly-most corner of subject property.
Elevation = 932.23

BASIS OF BEARING SYSTEM

All bearings are based upon the NAD 83 SPCS 1A SPCS N.

COPYRIGHT

This document is the property of Jones, Haugh & Smith Inc. and may not be used, copied or duplicated without prior written consent.

No responsibility is requested for the locations of utilities shown hereon. Verification of actual locations should be requested prior to the commencement of construction or the taking of any other action relying on the actual locations.

Locations of all utilities shown are approximate.

IOWA ONE CALL: 1-800-292-8989

ALTA/NSPS LAND TITLE SURVEY

IN OUTLOT W, HAWTHORNE CROSSING
BONDURANT, POLK COUNTY, IOWA

FOR: THE OVERLAND GROUP, LLC.

Drawn: ADM	Checked: SJT	Date of Field Work: 5/12/2021	Date of Plat or Map: 5/27/2021	Revised: 6/18/2021	Job No. 21-185_Alta_Rev1.dwg	Datum: -	Survey: SJT	Book: -	Page: 1
					515 South Washington Ave. Albert Lea, MN 56007 507-373-4876 415 West North Street Owatonna, MN 55060 507-451-4598 Engineers + Surveyors				

SHEET NO. 1 OF 1 SHEETS



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

Item No. 6.c.
For Meeting of 7/22/2021
Resolution

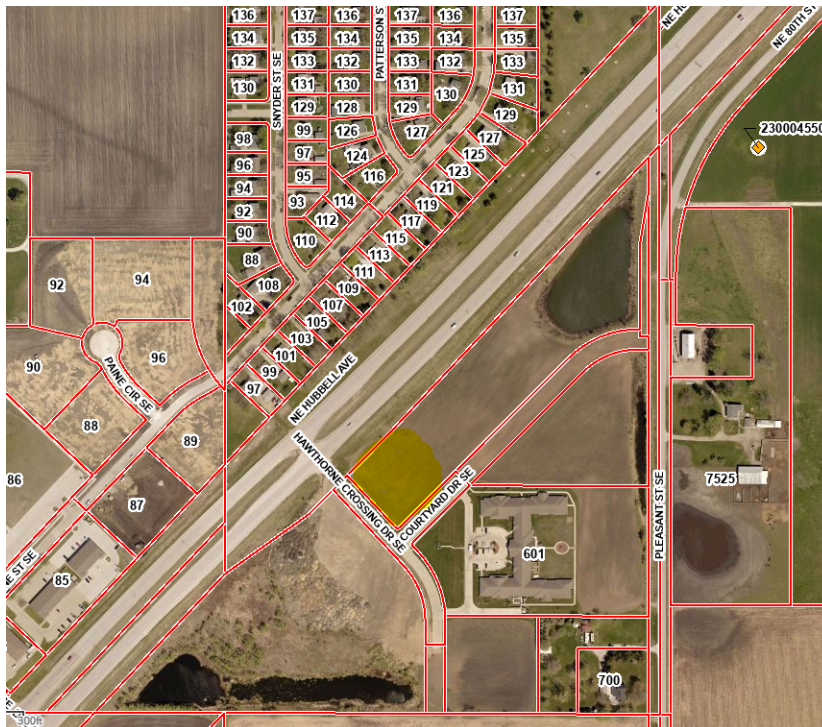
TITLE: RESOLUTION NO. PZ-210722-17: Considering recommended approval of the Dollar General site plan at 501 Hawthorne Crossing Drive SE.

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: Brief History

The City is in receipt of a site plan for review by the Planning & Zoning Commission and City Council for the proposed Dollar General site at 501 Hawthorne Crossing Drive SE in the area highlighted on the map below. This site is zoned as being within the City's General Commercial (C-2) District. This variety store use is a permitted use of the C-2 District per Section 178.08.1.B.50 of the Zoning Code. Dollar General is proposing construction of a 10,640 SF store at this location.



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

Analysis:

Consistency with the City's Comprehensive Plan

Since the Dollar General use of a variety store is a by-right permitted use of the C-2 District, no rezoning is proposed. This property has been zoned for commercial use since at least 1998. This use is consistent with the following objective of the 2012 Comprehensive Plan relative to the Highway 65 Growth Area: create focused, condensed areas of commercial development at strategic intersections along Highway 65.

Consistency with the City's Zoning Code

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

- **General Commercial Use & Bulk**

- A variety store use is a permitted use of the C-2 District per Section 178.08.1.B.50.
- This site sits along three street frontages (Highway 65, Hawthorne Crossing Drive SE, and Courtyard Drive SE). The site plan shows the minimum 30' front yard setbacks will be met for all three street frontages. The site plan also shows the minimum 25' rear yard setback will be met for the remaining property line opposite of Hawthorne Crossing Drive SE.
- The proposed 1-story building at 20' tall stays under the maximum C-2 building height requirements of Section 178.08.4.F & G.

- **Parking/Drive Areas**

- The site plan shows all parking area will be paved as is required by Section 177.10.2 of the Zoning Code.
- Section 177.08 of the Zoning Code relative to off-street loading spaces requires that at least one loading space area be accommodated for on this Dollar General site. The site plan shows an off-street loading area of 18'x27' near the dumpster enclosure area.
- Two curb cuts are proposed along Hawthorne Crossing Drive SE.
- The site plan shows parking spaces will be provided is raised curbing or equivalent, as is required by Section 177.10.8.
- Section 177.09.19 of the Zoning Code regulates minimum parking space count requirements for retail uses where no outdoor storage is proposed at the following rate: at least 1 parking space on the lot per each 200 SF of gross floor area. $10,640/200 =$ at least 54 parking spaces on site. 54 parking spaces are proposed.
- Bob Veenstra, City Engineer, noted the following relative to parking/drive areas:
 - The southerly driveway along Hawthorne Crossing Drive SE is located slightly closer to the intersection of Hawthorne Crossing

Drive and Courtyard Drive SE than the City would normally consider acceptable. However, the traffic volume along Courtyard Drive SE is anticipated to be relatively low. There is a long-term possibility a dedicated left turn lane will need to be constructed on Hawthorne Crossing Drive SE at Highway 65. By locating the southerly driveway further from Highway 65 the likelihood of the southerly driveway being adversely impacted by a future turning lane is reduced.

- If a left turn lane for northerly bound traffic on Hawthorne Crossing Drive SE is constructed at a future date, the northerly driveway may need to be converted to a right-in, right-out driveway only; this is acknowledged on the site plan and has also been factored in as part of the attached P&Z resolution.
- The driveway configuration has been determined to be an acceptable driveway configuration given the site constraints and proximity to Highway 65.
- The Dollar General stores generally do not have a period of very intense traffic movements. The traffic movements tend to be more dispersed throughout the day. Based on the projected traffic volume from the Dollar General site and the pattern of traffic from a Dollar General facility a preliminary review indicates no street improvements will be required as a part of this project. There is a possibility that additional development may ultimately result in improvements at the intersection of Hawthorne Drive SE and Highway 65. Those requirements would not be required by the projected volumes that currently exist plus the Dollar General traffic volume. It is not necessary to require a traffic impact study. The traffic impacts study would result in a recommendation for no street improvements.

- **Stormwater, Utilities, & Natural Features**

- Stormwater - this development area is situated within the Hawthorne Crossing Final Plat area. This subdivision accommodates for regional stormwater detention as long as development sites within the subdivision do not exceed 65%. Since this Dollar General site does have an impervious SF of greater than 65%, supplemental on-site stormwater management is required for the difference in increased impervious SF only. A stormwater basin is located on the Dollar General site back behind the building to accommodate for the required on site detention. Bob Veenstra has reviewed the stormwater management report.
- Page C8 contains the required utility plan. This page shows that the building's sanitary sewer service will connect to the existing sanitary sewer main along Courtyard Drive SE. The building's water service will connect to the existing water main located on Hawthorne Crossing Drive SE.
- This site is not situated within a FEMA floodplain.
- This site is not situated within the City's Stream Buffer Ordinance area.

- **Landscaping Plan**

- Page C6 contains the required landscaping plan. Notes on this:
 - This site has 690' of street frontage. $690'/50 =$ at least 14 general trees required. The landscaping plan shows 14 general trees are proposed. The landscaping plan shows that these 14 general trees will be planted within the required 30' front yard setback area, which meets Section 182.05.E of the Zoning Code. The landscaping plan also shows that all trees will be planted at least 4' away from front property lines, as is required by Section 182.05.E.
 - This site must have have 54 parking spaces. $54/18 =$ at least 3 interior trees required. The landscaping plan shows 3 interior trees proposed.
 - The landscaping plan notes that all trees (general and interior) will be deciduous shade. Section 182.05.D.1 of the Zoning Code notes that all trees on site may be deciduous shade.
 - The landscaping plan notes that the deciduous shade trees will be a minimum of 1 3/4 inch caliper in size at time of planting, as is required by Section 182.04 of the Zoning Code.
 - The site plan shows that 5% of the parking lot area will be interior greenspace, which meets the minimum % requirement of Section 177.10.7.A.

- **Architectural Elevations**

- As is required by Section 179.01.2.I of the Zoning Code, colored elevations have been submitted as part of the site plan submittal. Notes on building design/material requirements:
 - General requirements as regulated by Section 179.01.2.I.1 -
 - Section 179.01.2.I.2.a - buildings shall be designed such that there is adequate treatment or screening of negative aspects (loading areas, loading docks, HVAC mechanical units, non-residential overhead doors, etc.) from the public right-of-way and adjoining properties. *Trees are provided for between the street and the loading area to serve as treatment of this negative aspect.*
 - Section 179.01.2.I.1.a - buildings shall be designed to not expose loading docks or loading areas to the public unless screening is proposed. *Trees are provided for between the street and the loading area to serve as treatment of this negative aspect.*
 - Section 179.01.2.I.1.b requires that roof mounted mechanical units shall be screened from view of public right-of-way. *The submitted elevations show screening equipment which meets code requirements.*

- Since this property falls within 500' of the Highway 65 right-of-way, this site is also subject to the City's Arterial Corridor Overlay requirements as regulated by Section 179.01.2.1.6 of the Zoning Code. Notes on this:
 - All buildings should be designed to minimize single-plane walls and boxy appearance through use of pitched roofs, dormers, cupulas, multiple rooflines, and relief in long wall expanses. *Relief in long wall expanses is proposed along the street facing facades by incorporating multiple building materials, colors, and textures.*
 - Loading areas shall not face the Highway 65 corridor if possible. *This requirement is met, as the loading area is situated along the Courtyard Drive SE frontage.*
 - Commercial buildings shall incorporate façade modulation into all building elevations visible from the public right-of-way. Can be accomplished through offsets or use of color, texture, pattern. *This requirement is met for these facades fronting Highway 65, Hawthorne Crossing Drive SE, and Courtyard Drive SE, as each of these facades incorporates use of color, texture, and pattern.*
 - Buildings shall incorporate architectural design elements, materials, and colors into the side and rear building elevations similar to those used in the front building elevations. *The elevations show that the non street facing façade will incorporate a building material similar in color to the street facing facades.*
 - All public street-facing facades shall be comprised of a minimum of at least two primary building materials together comprising at least 50% of each street facing façade. Limited building materials shall not make up more than 10% of each street facing façade. *The street facing facades of Highway 65, Hawthorne Crossing Drive SE, and Courtyard Drive SE will be comprised of a majority brick for each façade, which meets building material requirements. These facades will also have split faced block along the knee wall area - split faced block is an acceptable secondary building material.*
 - All non street-facing facades shall be comprised of at least one primary or secondary material for at least 80% of each non street-facing façade.

Limited building materials shall not make up more than 20% of non street-facing facades. *As currently proposed, the non street-facing façade will be made up entirely of a stucco-coated metal panel. This material is considered an acceptable secondary building material.*

- **Other Site Plan Features**

- The site plan shows a detached sign proposed on the Dollar General site along Hawthorne Crossing Drive SE near the Highway 65 right-of-way. All sign permits are reviewed and approved separately from site plan approval.
- A lighting plan has been submitted which shows three parking lot light poles proposed. Bob Veenstra has reviewed and has noted the lighting plan is acceptable.
- The site plan shows the dumpster will be enclosed with a 6'-tall wood fence - this meets the dumpster enclosure requirements of the C-2 District as regulated by Section 178.08.5.E of the Zoning Code.
- Sidewalks - no sidewalks are proposed along the Highway 65 street frontage. 5'-wide sidewalks are proposed along the Hawthorne Crossing Drive SE and Courtyard Drive SE street frontages.

Comments from City Officials:

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

1. Public Works - reviewed and noted that the ADA ramping of Courtyard Drive SE must align; this item has been met.
2. Engineering - his parking/drive area notes are noted in this staff report.
3. Fire Department - if any site plan comments are received, an update will be provided at the P&Z meeting.

FUNDING SOURCE: N/A

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

1. Recommended approval of the Dollar General site plan at 501 Hawthorne Crossing Drive SE.
2. Recommended approval of the Dollar General site plan at 501 Hawthorne Crossing Drive SE, subject to Zoning Code clarification items being met.
3. Recommended denial of the Dollar General site plan at 501 Hawthorne Crossing Drive SE.
4. Table pending additional information.

Staff recommends approval of the Dollar General site plan at 501 Hawthorne Crossing Drive SE, subject to the Zoning Code clarification item listed on the attached resolution and noted below:

1. That if a dedicated left turn lane is constructed on Hawthorne Crossing Drive SE at Highway 65, the northernmost driveway may be converted to a right-in, right-out driveway.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. PZ-210722-17
2. Dollar General Site Plan - 07212021
3. Dollar General Elevations - 07202021

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-210722-17

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE DOLLAR
GENERAL SITE PLAN AT 501 HAWTHORNE CROSSING DRIVE SE

WHEREAS, Overland Engineering, LLC submitted the Dollar General site plan for property at 501 Hawthorne Crossing Drive SE described as follows; AND

All that part of Outlot C, Hawthorne Crossing, as the same is platted and recorded in the office of the County Recorder of Polk County, Iowa; described as follows:

Beginning at the westerly-most corner of said Outlot C;

thence South 42°57'20" East a distance of 213.88 feet on an assumed bearing on the southwesterly line of said Outlot C

thence East a distance of 16.09 feet on the southerly line of said Outlot C on a nontangential curve, concave to the north, having a central angle of 92°10'11", a radius of 10.00 feet, a chord bearing of South 89°03'01" East, and a chord length of 14.41 feet;

thence North 44°56'23" East a distance of 229.75 feet on the southeasterly line of said Outlot C;

thence North 45°32'40" West a distance of 226.05 feet, to the northwesterly line of said Outlot C;

thence South 43°09'14" West a distance of 46.93 feet on said northwesterly line, to a corner of said Outlot C;

thence South 44°47'26" West a distance of 183.08 feet on said northwesterly line, to the point of beginning.

WHEREAS, the zoning for the property is General Commercial (C-2) and variety stores are a permitted use per Section 178.08.1.B.50 of the Zoning Code; AND

NOW, THEREFORE, BE IT RESOLVED, that the Planning & Zoning Commission recommends approval of the submitted Dollar General site plan, subject to the following Code/Policy clarification recommendation:

1. That if a dedicated left turn lane is constructed on Hawthorne Crossing Drive SE at Highway 65, the northernmost driveway may be converted to a right-in, right-out driveway.

Moved by _____, Seconded by _____ to adopt.

ATTEST: I, Maggie Murray, Planning & Community Development Director, City of Bondurant, hereby certify that at a meeting of the Planning and Zoning Commission held on July 22, 2021; among other proceedings the above was recommended.

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

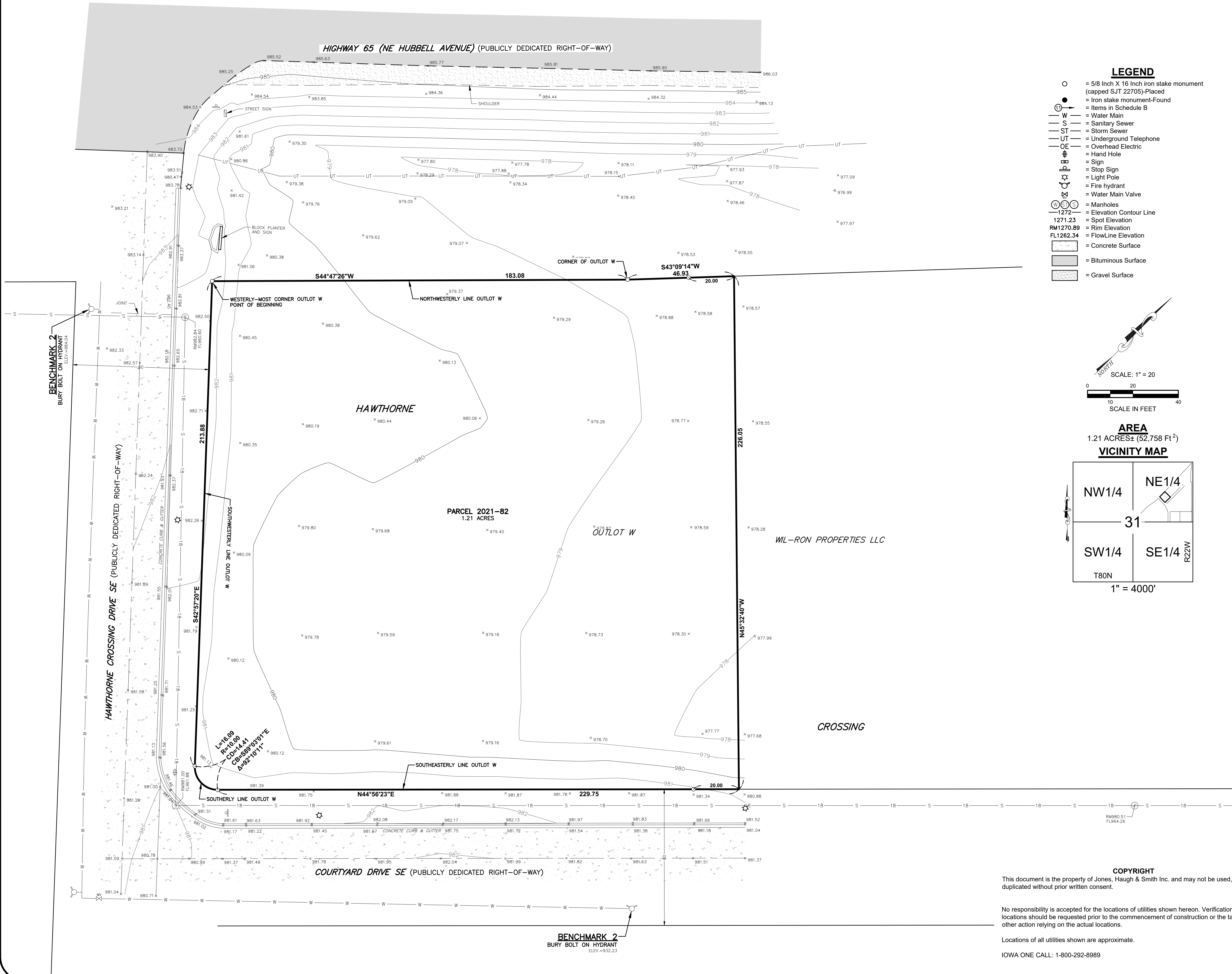
Maggie Murray, Planning & Community Development Director

Action	Yay	Nay	Abstain	Absent
Clayton				
Mains				
Keeran				
Cuellar				
Hoyer				
Brostrom				

Torey Cuellar, Commission Chair

ALTA/NSPS LAND TITLE SURVEY

IN OUTLOT W, HAWTHORNE CROSSING
BONDURANT, POLK COUNTY, IOWA



ITEMS PURSUANT TO SCHEDULE B SECTION II

2. **PLAT.** The plat of Hawthorne Crossing was filed August 5, 2013, in Book 14905 Page 757 of the Polk County records. An affidavit of the surveyor was filed September 4, 2013, in Book 14945 Page 540 that corrected certain errors made on the plat. (Not Plottable)
3. **SURVEY.** Plat of Survey filed June 19, 1990, in Book 6250 Page 172 of the Polk County records. This is shown for reference purposes. (Does not affect subject property)

TITLE COMMITMENT

ABSTRACT NO. A43302, DATED APRIL 23, 2021, BY IOWA TITLE GUARANTY.

FLOOD ZONE DESIGNATION

THE SURVEYED PROPERTY LIES IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 19153C 0230F, EFFECTIVE DATE, February 1, 2019.

LEGAL DESCRIPTION OF RECORD

Outlot "W" in HAWTORNE CROSSING, an Official Plat, now included in and forming a part of the City of Bondurant, Polk County, Iowa.

PREPARED LEGAL DESCRIPTION

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Beginning at the westerly-most corner of said Outlot C;

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This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 3, 4, 5, 6(a)(b), 8, 11, 13, 16 and 17 of Table A thereof. The field work was completed on 5-12-2021.

Date of Plat or Map: 6-18-2021

Steven J. Thompson, Registered Surveyor in the State of Iowa
Registration No. 13147

6/18/2021

Date

SURVEY NOTES

The property has direct access to Hawthorne Crossing Drive SE which is a dedicated public road or highway.

All public utilities are within easements or right-of-way.

There is no evidence of recent earth moving work, building construction, or building additions observed on the day of survey.

There is no evidence of changes of the street right-of-way on the day of survey.

BENCHMARK 1

Bury bolt on hydrant located approximately 60' west of the westerly-most corner of subject property.
Elevation = 984.04

BENCHMARK 2

Bury bolt on hydrant located approximately 60' east of the easterly-most corner of subject property.
Elevation = 932.23

BASIS OF BEARING SYSTEM

All bearings are based upon the NAD 83 SPCS 1A SPCS N.

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IOWA ONE CALL: 1-800-292-8989

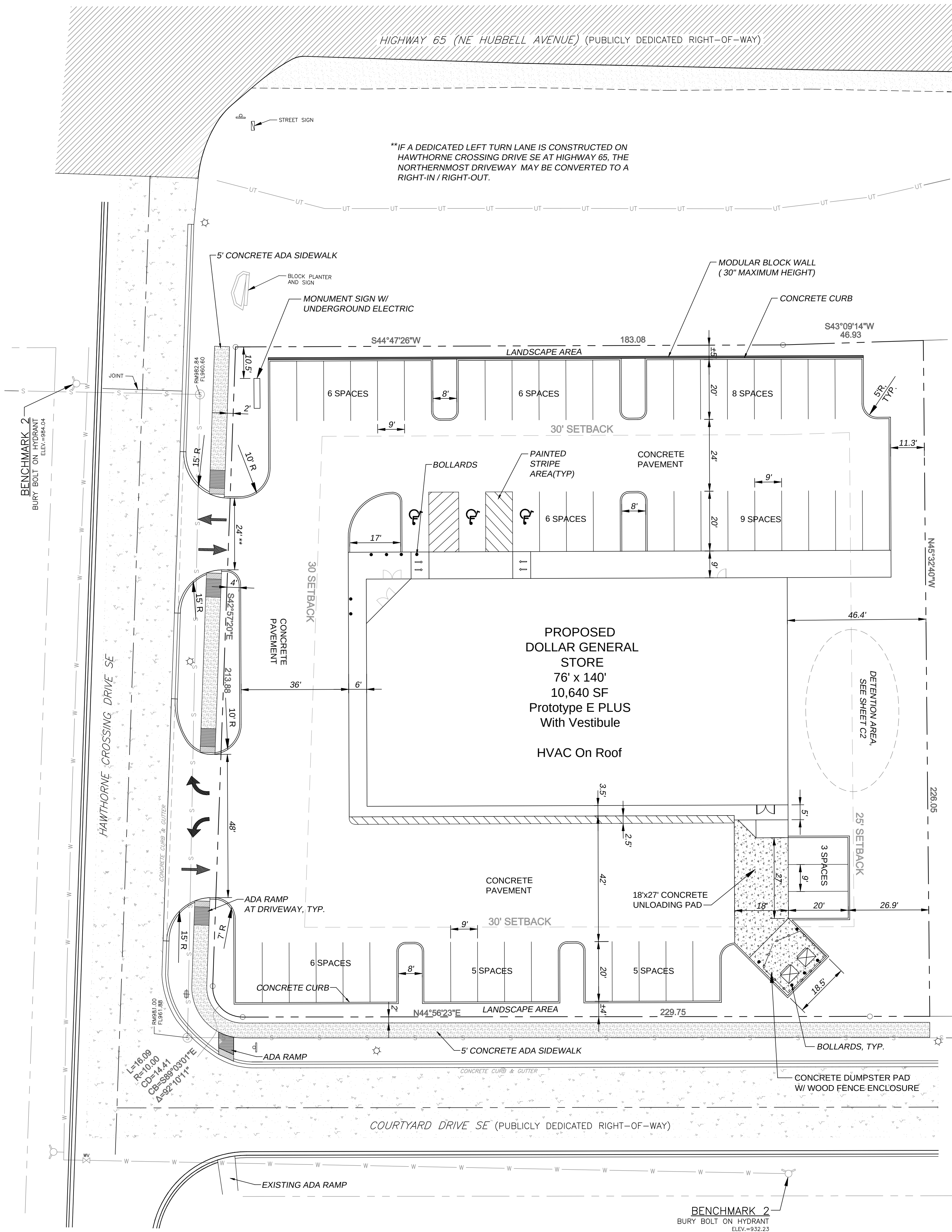
ALTA/NSPS LAND TITLE SURVEY

IN OUTLOT W, HAWTHORNE CROSSING
BONDURANT, POLK COUNTY, IOWA

FOR: THE OVERLAND GROUP, LLC.

Drawn: ADM	Checked: SJT	Date of Field Work: 5/12/2021	Revised: -	Date of Plat or Map: 5/27/2021	Revised: 6/18/2021
JONES HAUGH SMITH Engineers + Surveyors				515 South Washington Ave. Albert Lea, MN 56007 507-373-4876	
				415 West North Street Owatonna, MN 55060 507-451-4598	
				Datum: -	
				Survey: SJT	
				Book: -	
				Page: 1	

SHEET NO. 1 OF 1 SHEETS



UTILITY DISCLAIMER

EXISTING UNDERGROUND UTILITIES AND BURIED STRUCTURES IN THE VICINITY OF THE WORK TO BE PERFORMED HEREIN ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE ENGINEER IN THE PREPARATION OF THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR THE COMPLETENESS OF SUCH INFORMATION AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED

SEAL:

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

Russell W. Doss
(SIGNATURE)

4/2/2021
(DATE)

RUSSELL W. DOSS
LICENSE NO. 20087

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021

PAGES OR SHEETS COVERED BY THIS SEAL: C1 THRU C5



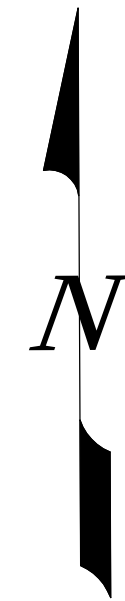
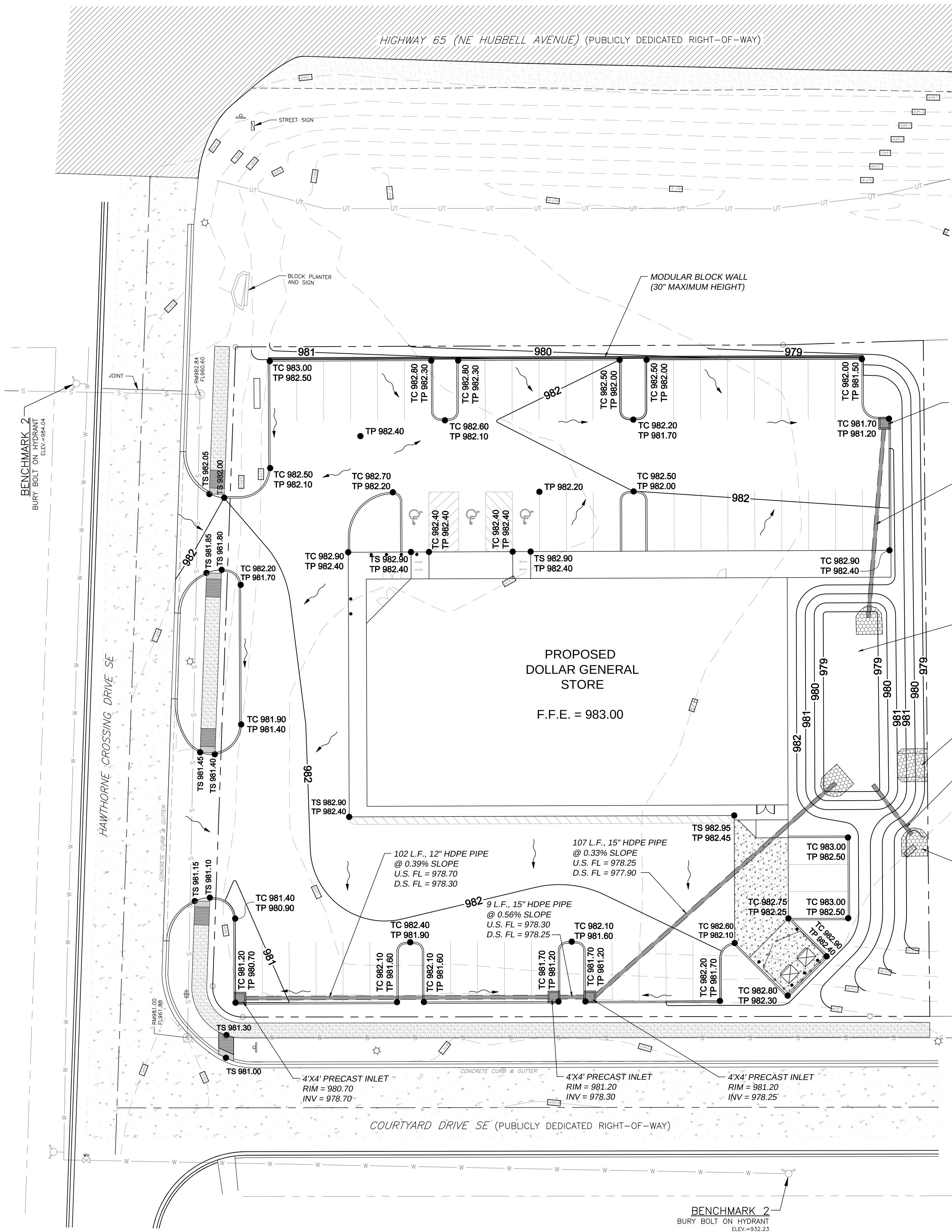
DOLLAR GENERAL
BONDURANT, IOWA

SITE PLAN

SHEET
C1

DOLLAR GENERAL

HAWTHORNE CROSSING DR & US55, BONDURANT, IOWA



BENCHMARK 1

Bury bolt on hydrant located approximately 60' west of the westerly-most corner of subject property.
Elevation = 984.04

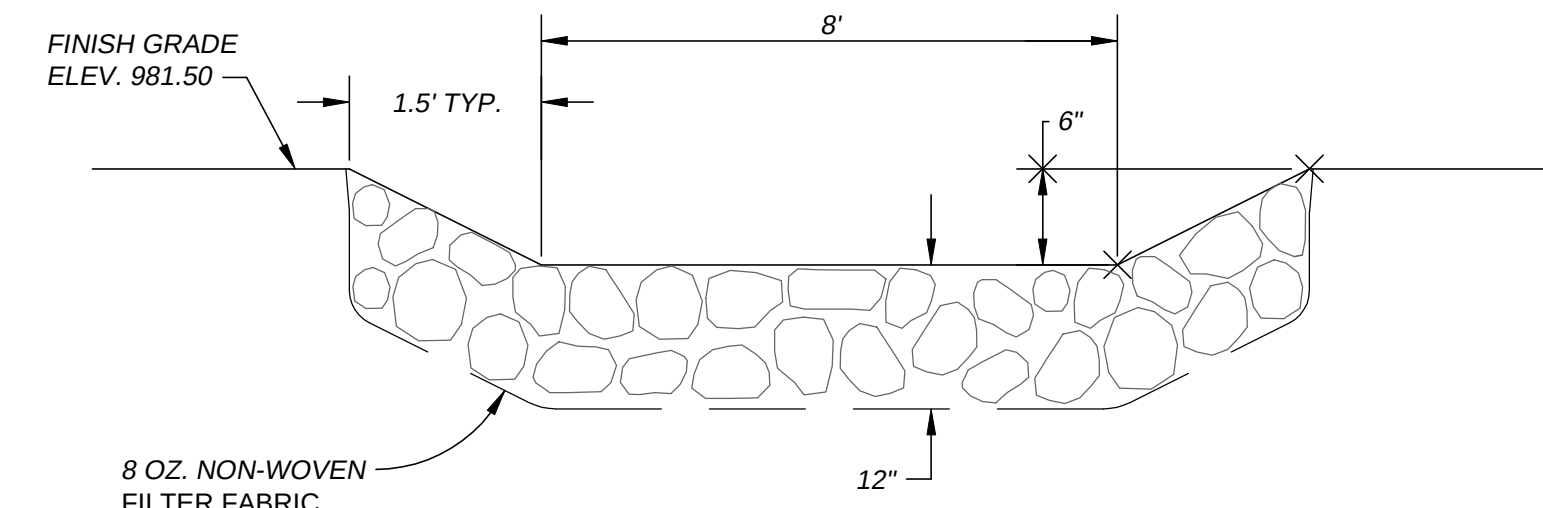
BENCHMARK 2

Bury bolt on hydrant located approximately 60' east of the easterly-most corner of subject property.
Elevation = 932.23

BASIS OF BEARING SYSTEM

All bearings are based upon the NAD 83 SPCS 1A SPCS N.

- LEGEND**
- = 5/8 Inch X 16 Inch iron stake monument (capped SJT 22705)-Placed
 - = Iron stake monument-Found
 - = Items in Schedule B
 - W — = Water Main
 - S — = Sanitary Sewer
 - ST — = Storm Sewer
 - UT — = Underground Telephone
 - OE — = Overhead Electric
 - = Hand Hole
 - = Sign
 - = Stop Sign
 - = Light Pole
 - = Fire hydrant
 - = Water Main Valve
 - (W)(S) — = Manholes
 - 1272 — = Elevation Contour Line
 - 1271.23 — = Spot Elevation
 - RM1270.89 — = Rim Elevation
 - FL1262.34 — = FlowLine Elevation
 - ▨ = Concrete Surface
 - ▨ = Bituminous Surface
 - ▨ = Gravel Surface



RIPRAP OVERFLOW SECTION

NO SCALE

SITE PLAN GENERAL NOTES:

- STANDARD PARKING SPACES SHALL HAVE MINIMUM SIZE OF 9'X 20' UNLESS LOCAL JURISDICTION REQUIRE LARGER SPACES. PARKING SPACE STRIPING SHALL BE STANDARD 90 DEGREE STYLE. MINIMUM SIZE OF H.C. PARKING SPACES AND ACCESS AISLE ARE SHOWN ON DETAILS.
- PAINTED STANDARD PARKING SPACE AND ISLAND STRIPE COLOR SHALL BE YELLOW FOR ASPHALT PAVEMENT AND CONCRETE PAVEMENT. COLOR FOR PAINTED H.C. ACCESSIBLE PARKING SPACE STRIPES, ACCESS AISLE OR ISLAND STRIPES, H.C. SYMBOLS, SHALL BE PAINTED PER THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION. BOLLARDS SHALL BE PAINTED YELLOW. PAINT SHALL BE REFLECTIVE TYPE.
- PAINTED FIRE LANE STRIPING OR PAINTED CURBS SHALL BE PROVIDED AS REQUIRED BY JURISDICTIONAL REQUIREMENTS.
- CONCRETE PARKING STOPS SHALL BE USED AT PARKING SPACES ALONG THE OUTER PERIMETER OF PARKING LOT WHEN CONCRETE CURBS ARE NOT USED.
- CONCRETE PARKING STOPS SHALL NOT BE USED AT THE FRONT OF THE BUILDING OR ALONG THE PERIMETER (ADJACENT) TO THE BUILDING.
- THE SIDEWALK AT THE FRONT OF THE BUILDING SHALL BE A MINIMUM OF 9-FOOT WIDE. THE SIDEWALK SHALL INCLUDE A 10-FOOT MINIMUM WIDE ADA ACCESSIBLE RAMP CLOSE TO THE STORE MAIN ENTRANCE. SIDEWALKS ALONG OTHER SIDES OF BUILDING SHALL BE MINIMUM 3'-6" WIDE. SIDEWALKS ADJACENT TO BUILDING SLABS SHALL HAVE SEALED ISOLATION JOINTS AND SHALL BE 6" HIGH ABOVE EXTERIOR OR PAVEMENT FINISH GRADES. ALL EXTERIOR SIDEWALKS SHALL HAVE A BROOM FINISH.
- PORTLAND CEMENT SIDEWALKS SHALL BE MINIMUM 4" THICK WITH WELDED WIRE FABRIC REINFORCING.
- SIDEWALKS ADJOINING THE BUILDING MUST HAVE A 6" HIGH INTEGRAL CURB.
- SLOPE CONCRETE SIDEWALKS AWAY FROM BUILDING AT A MINIMUM SLOPE OF 1/8" PER FOOT. INCLUDING RECESSED ENTRY.
- THE ACTUAL LOCATION FOR THE PYLON SIGN SHALL BE SITUATED FOR OPTIMUM VISIBILITY ALONG THE MAIN FRONT TRAFFIC CORRIDOR.
- BUILDING CORNERS ADJACENT TO PAVED AREAS SHALL BE BOLLARD PROTECTED. ABOVE GROUND UTILITY APPURTENANCES, SUCH AS METERS, TRANSFORMERS, FIRE HYDRANTS IN PAVED AREAS, ETC. SHALL BE BOLLARD PROTECTED.
- DOWNSPOUTS SHALL NOT BE ALLOWED TO DISCHARGE ON CONCRETE SIDEWALKS. ROUTE DOWNSPOUTS UNDER SIDEWALKS AT ALL SIDEWALK LOCATIONS.
- ALL DOWNSPOUTS DISCHARGING ONTO NON PAVED AREAS ARE TO HAVE A MINIMUM FIVE FOOT PERFORATED LANDSCAPE PIPE STRAPPED TO A MINIMUM 12 INCH X 24 INCH CONCRETE SPLASH BLOCK.
- FINISH FLOOR TO BE A MINIMUM OF 12 INCHES ABOVE 100 YEAR FLOOD PLAIN.
- FINISHED GRADE AT EXTERIOR WALLS SHALL BE A MINIMUM OF 6" BELOW FINISHED FLOOR AT ALL NON-PAVED AREAS.



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



UTILITY DISCLAIMER

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DOLLAR GENERAL

HAWTHORNE CROSSING DR & US56, BONDURANT, IOWA

NO.	DATE	DESCRIPTION	BY

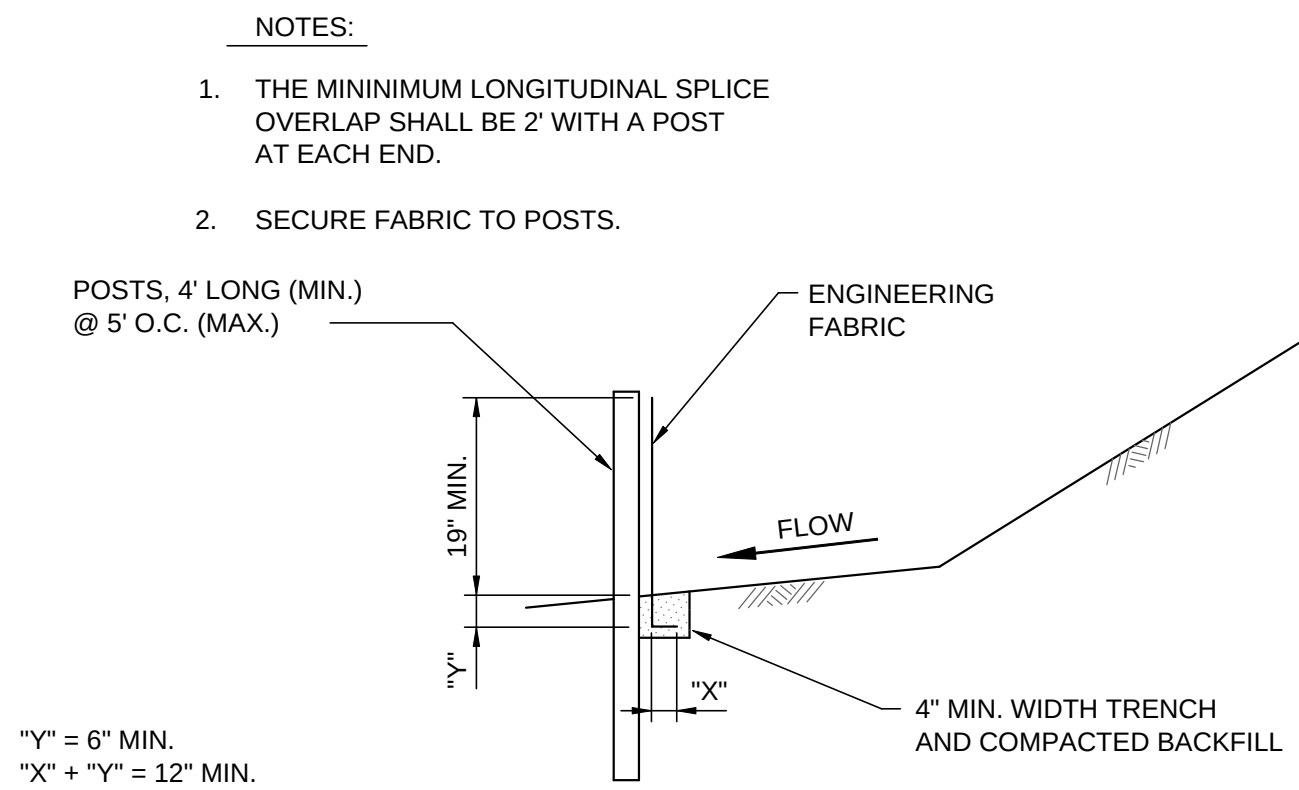
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DOLLAR GENERAL
BONDURANT, IOWA

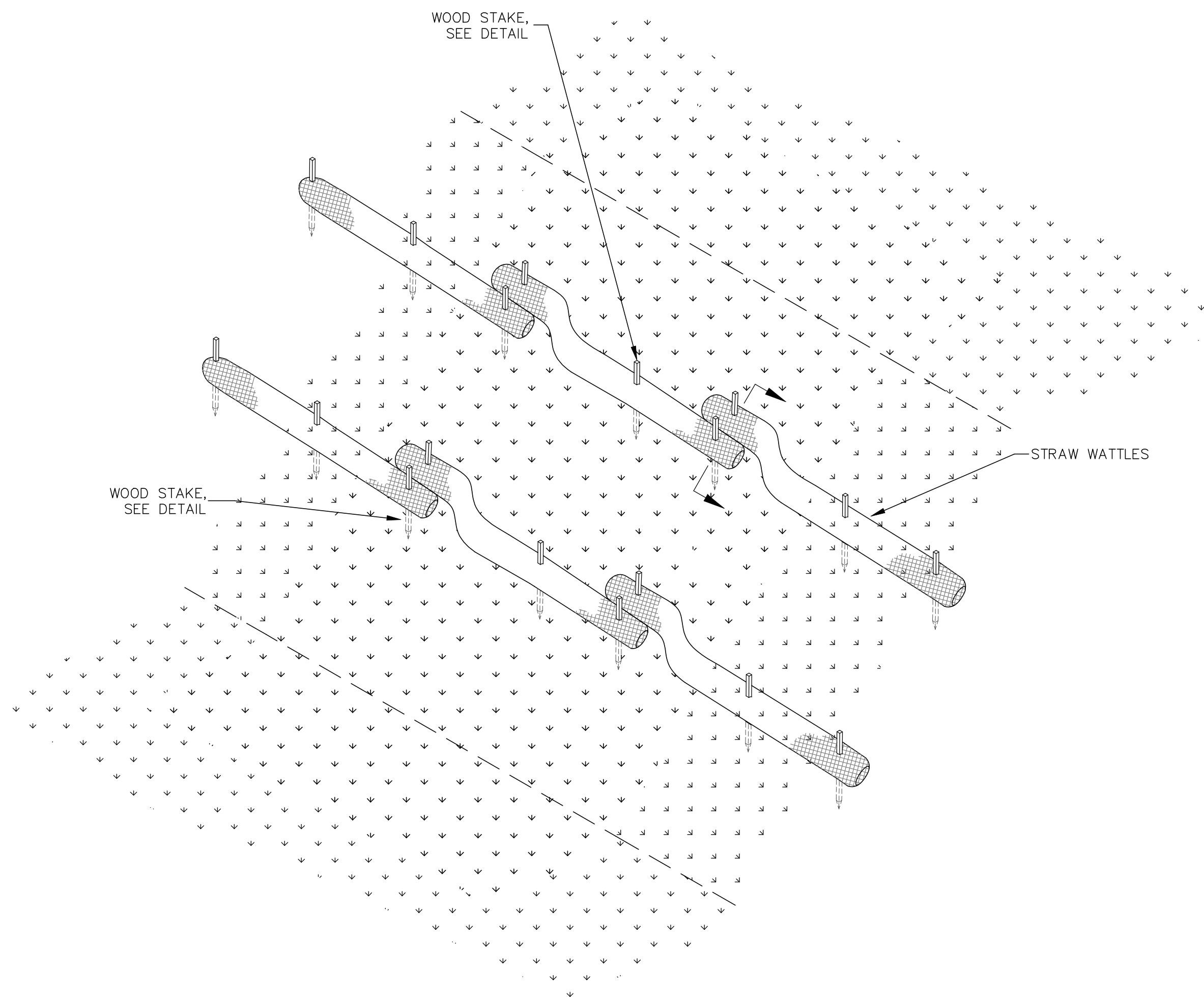
GRADING PLAN

SHEET

C2



SILT FENCE DETAIL
NOT TO SCALE

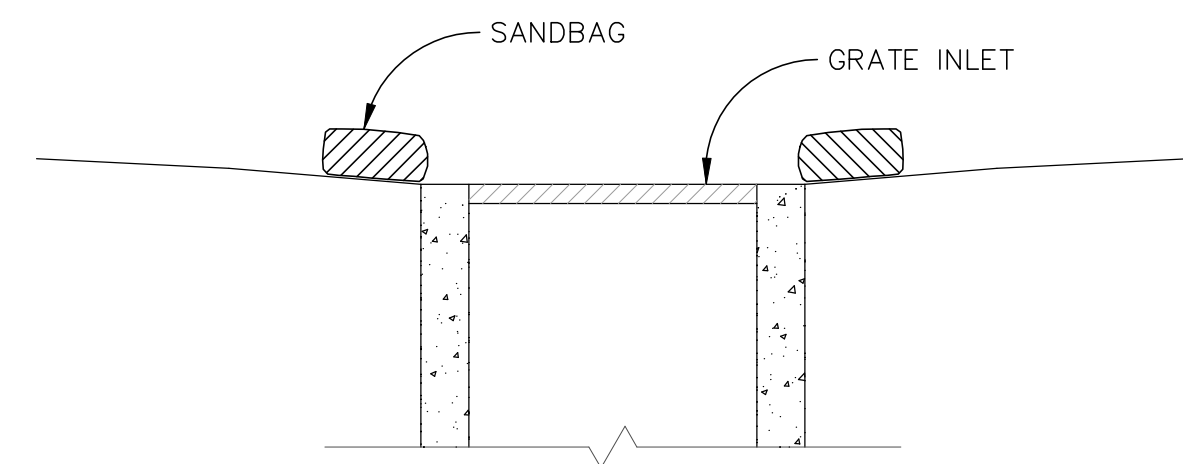


BIO-ROLL/WATTLE DETAIL
NOT TO SCALE

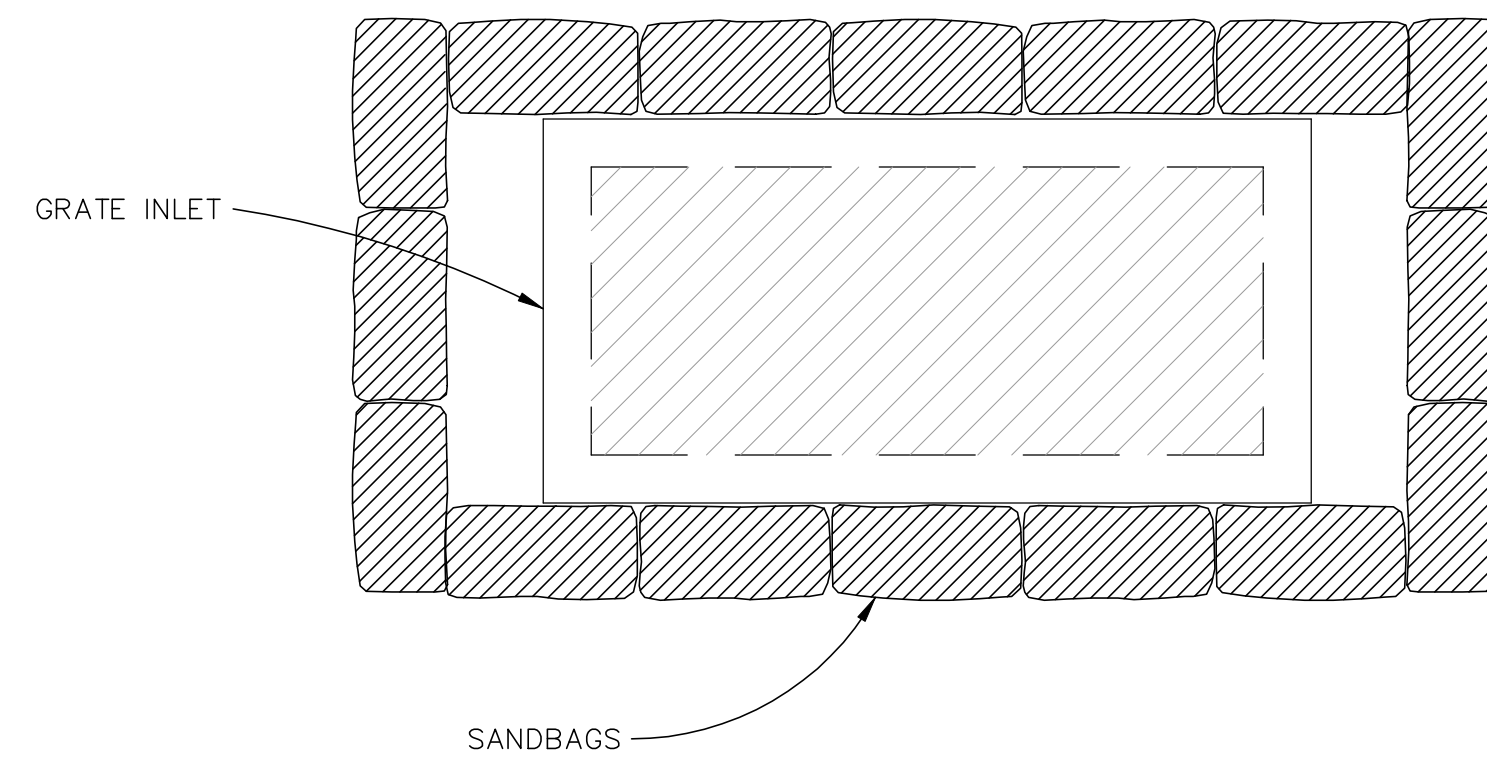
SEEDING AND MULCHING SPECIFICATIONS

ALL DISTURBED AREAS MUST BE REVEGETATED BEFORE TEMPORARY SEDIMENT CONTROLS CAN BE REMOVED.

1. GOVERNING SPECIFICATIONS
ALL SEEDING, MUCHING, FERTILIZING, AND MAINTENANCE SHALL BE IN ACCORDANCE WITH SECTION 9010 OF THE SUDAS STANDARD SPECIFICATIONS
2. TOPSOIL
SEEDBED SHALL BE PREPARED LOOSENING TOPSOIL A MINIMUM OF 6 INCHES.
3. FERTILIZER
FERTILIZER SHALL BE 13-13-13 (N-P-K) COMMERCIAL GRADE APPLIED AT A RATE OF 200 LBS PER ACRE.
4. SEEDING
SEED MIX SHALL BE TYPE 1 AS SPECIFIED IN THE SUDAS STANDARD SPECIFICATIONS.
SEED SHALL BE APPLIED AT A RATE OF 200 POUNDS PER ACRE.
5. MULCHING
MULCHING SHALL BE APPLIED AT THE RATE OF 1.5 TONS PER ACRE.



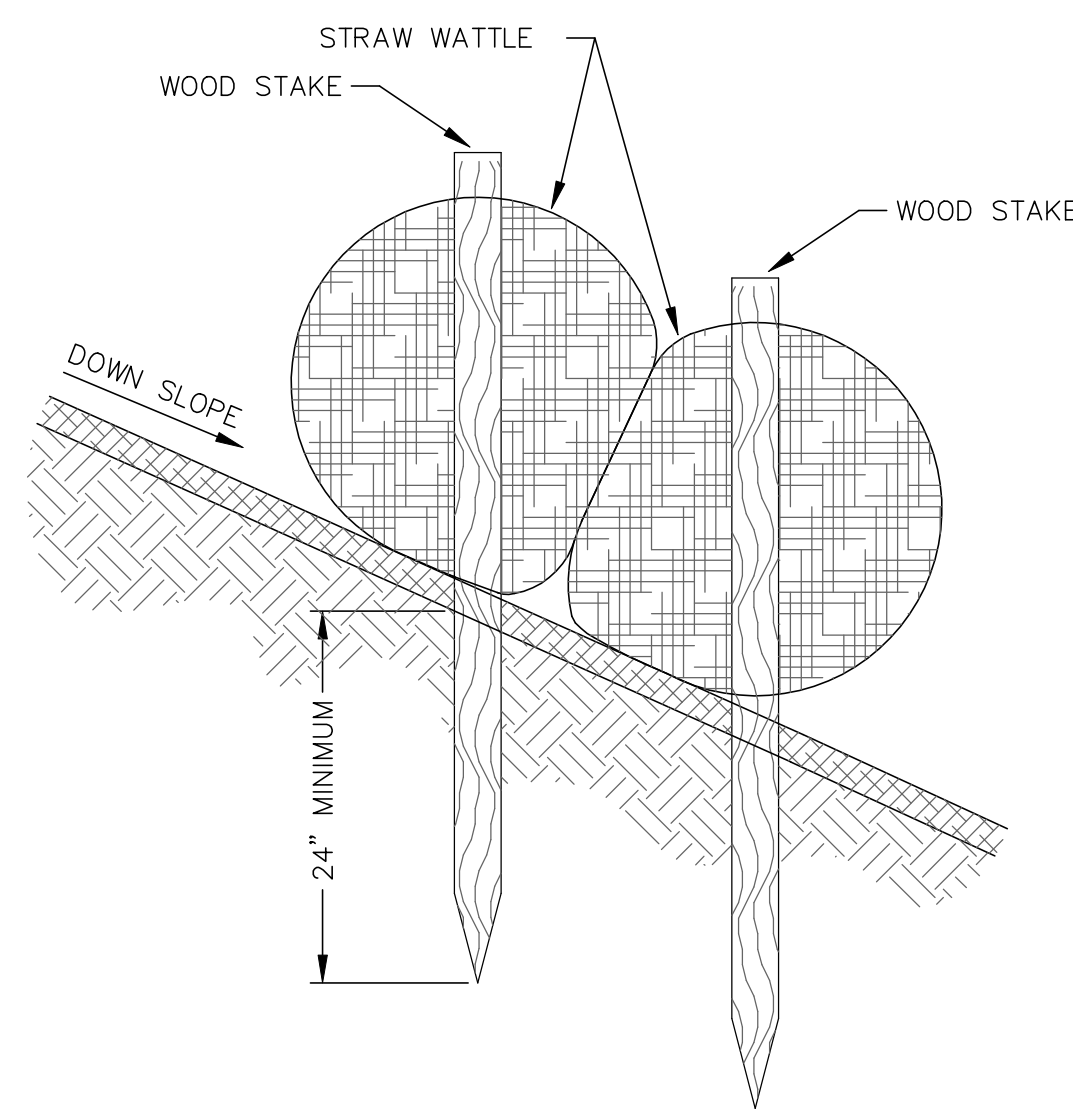
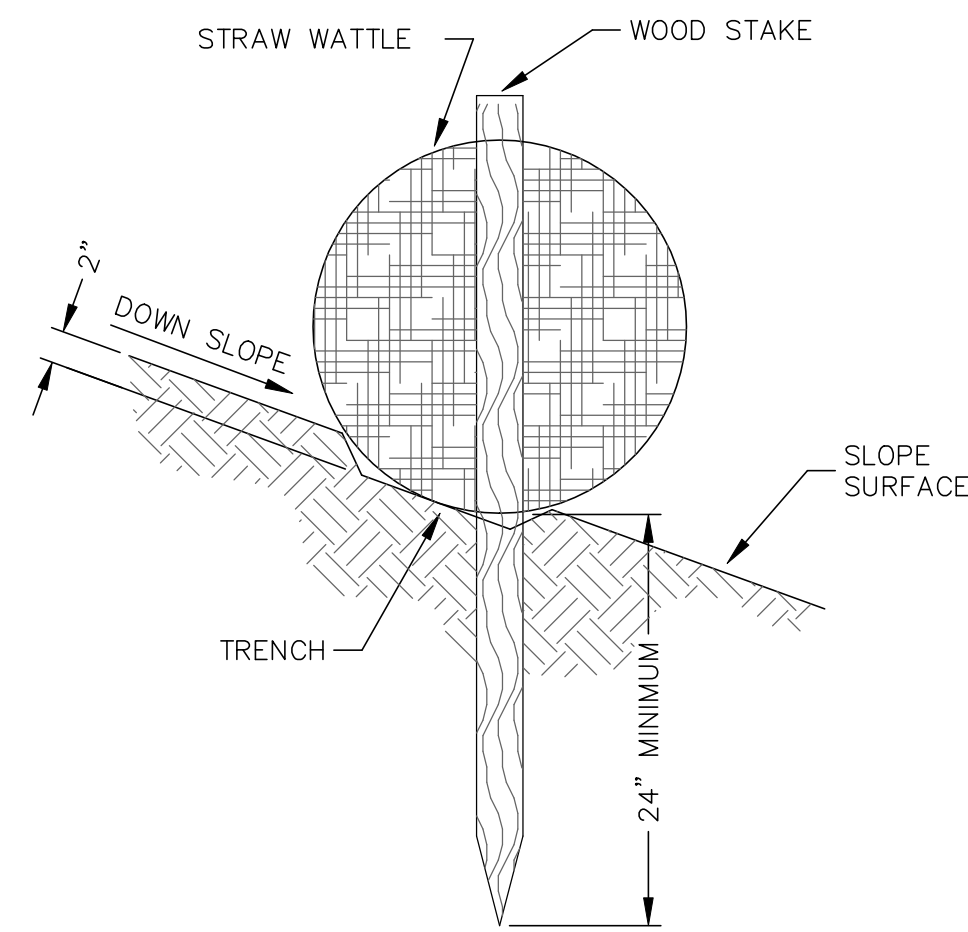
CROSS-SECTION



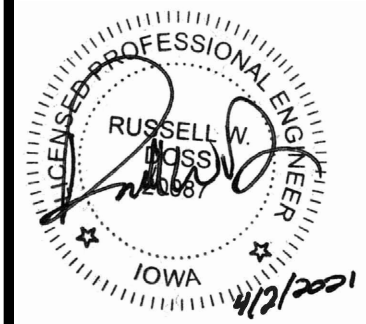
PLAN

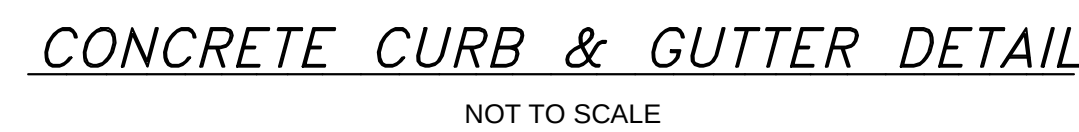
- NOTES:
1. FILL BAGS WITH 5/8" CRUSHED LIMESTONE.
 2. BAGS SHALL BE BURLAP OR BIODEGRADABLE PLASTIC.
 3. BAGS SHALL BE INSPECTED AND REPLACED AS NEEDED.

INLET SEDIMENT TRAP
NOT TO SCALE



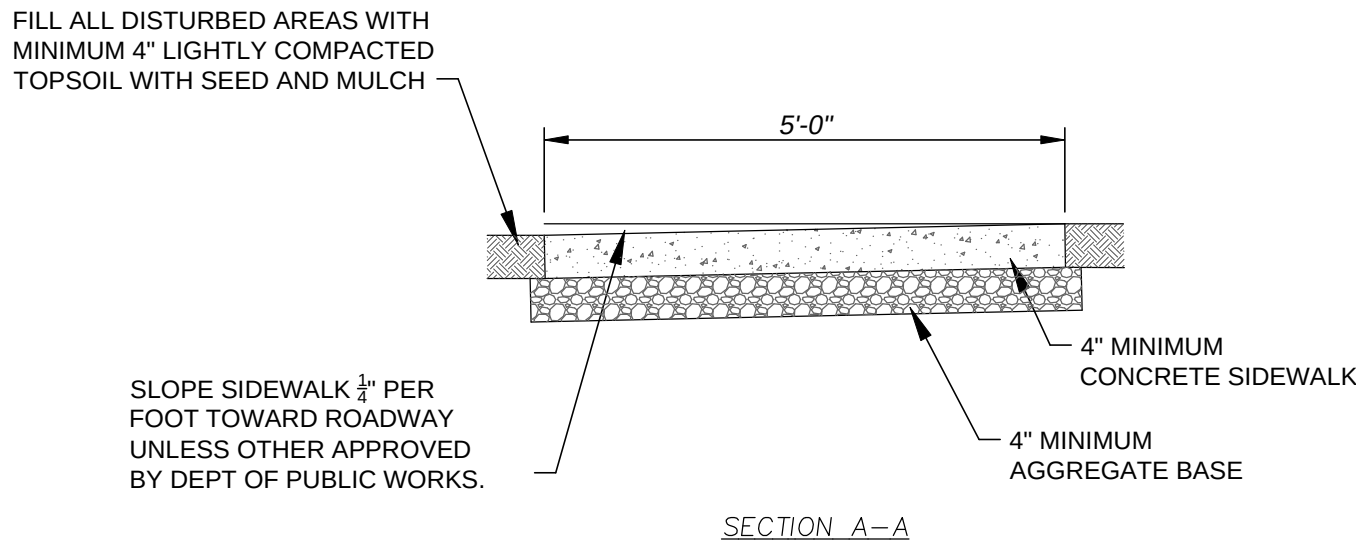
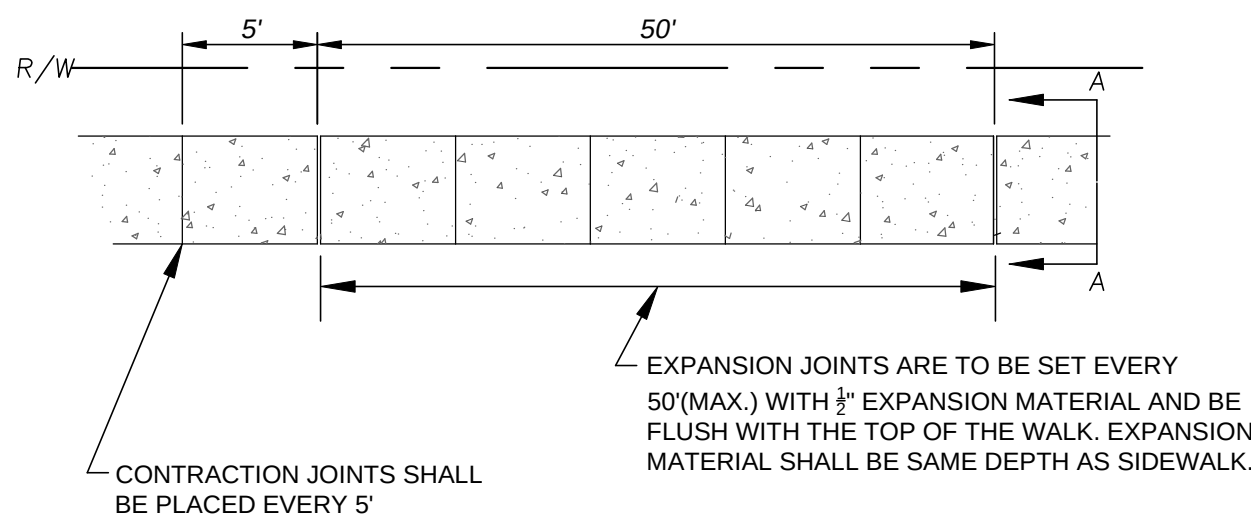
NO.	DATE	DESCRIPTION	BY





NOTE: NUMBER OF BOARDS WILL VARY
DEPENDING ON SPACE BETWEEN
BOARDS AND ACTUAL WIDTH
OF BOARDS.

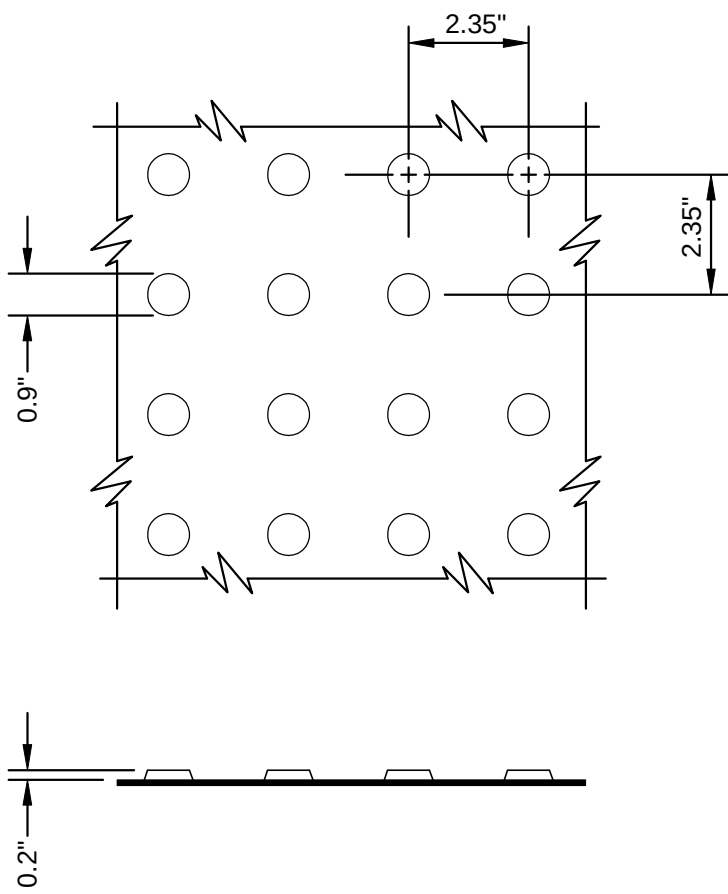




- NOTES:
1. 4000 PSI CONCRETE MIX SHALL BE USED ON ALL SIDEWALK.
 2. ALL CONSTRUCTION SHALL CONFORM TO MnDOT SPECIFICATIONS AND ADA REQUIREMENTS.
 3. SIDEWALK CROSSING AT DRIVEWAY SHALL MEET MnDOT AND ADA REQUIREMENTS.

SIDEWALK DETAIL

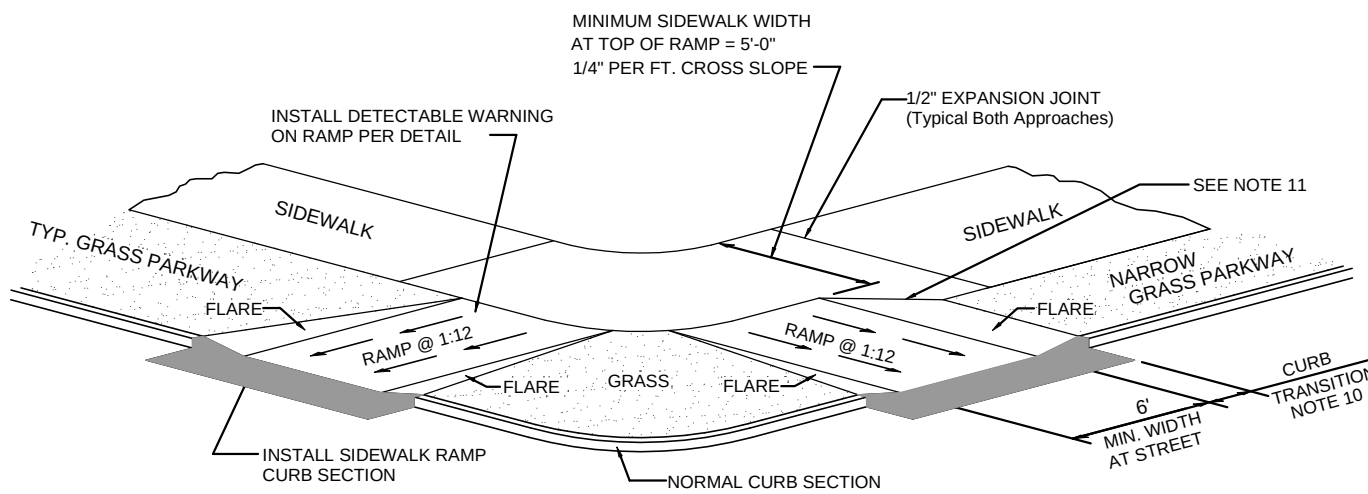
NOT TO SCALE



NOTE: DETECTABLE WARNING SHALL CONSIST OF OF RAISED TRUNCATED DOMES WITH A DIAMETER OF 0.9", A HEIGHT OF NOMINAL 0.2", AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35". DETECTABLE WARNINGS SHALL BE YELLOW IN COLOR AND SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE.

ADA RAMP DETAIL

NOT TO SCALE



- NOTE:
1. RAMP SHALL BE 4" THICK CONCRETE.
 2. EXPANSION JOINT SHALL BE 1/2" PREFORMED CORK OR BITUMINOUS EXPANSION JOINT MATERIAL.
 3. MAXIMUM RAMP CROSS SLOPE IS 1/4" PER FT.
 4. ALL SLOPES ARE MEASURED FROM THE HORIZONTAL.
 5. REPLACE STANDARD CURB SECTION WITH SIDEWALK RAMP CURB SECTION
 6. RAMP LENGTH IS DEPENDENT ON 1:12 MAX. SLOPE. USE FLATTER WHEN POSSIBLE.
 7. LANDING AREA AT TOP OF RAMP SHALL BE 5'-0" MIN WIDTH, CROSS SLOPE OF LANDING SHALL NOT EXCEED 1/4" PER FT., INCREASE SIDEWALK RADIUS TO OBTAIN MINIMUM 5'-0" LANDING.
 8. RAMP NOT APPLICABLE IF SIDEWALK AND PARKWAY WIDTH DOES NOT PROVIDE 5'-0" LANDING AT TOP OF RAMP.
 9. FLARES ARE REQUIRED AT RAMP TO KEEP GRASS PARKWAY SLOPES IN CONFORMANCE WITH THE TYPICAL CROSS SECTION.
 10. CURB TRANSITION LENGTH IS DEPENDENT ON FLARE SLOPE
 11. IF RAMP EXTENDS INTO NORMAL SIDEWALK, FLARE SLOPE MUST NOT EXCEED 1:10. A LANDING IS REQUIRED, SEE NOTE 7.

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NO.	DATE	DESCRIPTION	BY
1	07/21/2021	REVISE NOTE	RWD



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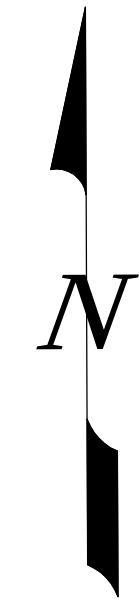
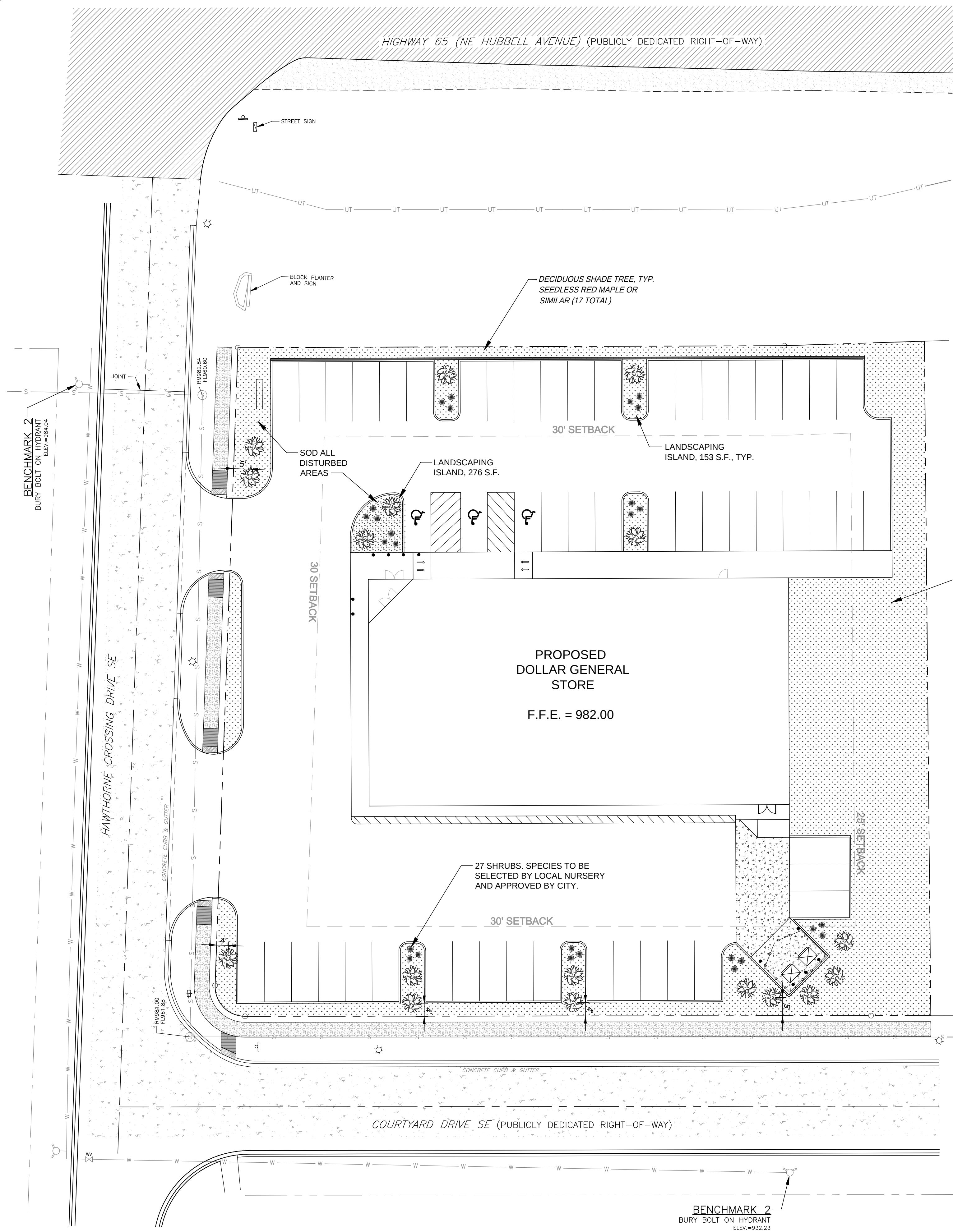
DOLLAR GENERAL

BONDURANT, IOWA

DETAILS

SHEET

C5.1



BENCHMARK 1
Bury bolt on hydrant located approximately 60' west of the westerly-most corner of subject property.
Elevation = 984.04

BENCHMARK 2
Bury bolt on hydrant located approximately 60' east of the easterly-most corner of subject property.
Elevation = 932.23

BASIS OF BEARING SYSTEM
All bearings are based upon the NAD 83 SPCS 1A SPCS N.

- LEGEND**
- = 5/8 Inch X 16 Inch iron stake monument (capped SJT 22705)-Placed
 - = Iron stake monument-Found
 - = Items in Schedule B
 - W — = Water Main
 - S — = Sanitary Sewer
 - ST — = Storm Sewer
 - UT — = Underground Telephone
 - OE — = Overhead Electric
 - H — = Hand Hole
 - S — = Sign
 - S — = Stop Sign
 - L — = Light Pole
 - F — = Fire hydrant
 - V — = Water Main Valve
 - M — = Manholes
 - E — = Elevation Contour Line
 - 1271.23 — = Spot Elevation
 - RM 1270.89 — = Rim Elevation
 - FL 1262.34 — = FlowLine Elevation
 - [Pattern] = Concrete Surface
 - [Pattern] = Bituminous Surface
 - [Pattern] = Gravel Surface

LANDSCAPING REQUIREMENTS:

OPEN SPACE = 22.4% > 15% MINIMUM
PARKING LOT INTERIOR LANDSCAPING = 5.1% > 5% MINIMUM
1 TREE PER 50' FRONTAGE
- 690' FRONTAGE / 50 = 14 TREES
1 TREE PER 18 PARKING SPACES
- 53 SPACES / 18 = 3 TREES

PLANTING SIZE:

SHRUBS 2-5 GALLON
DECIDUOUS SHADE TREES: 1-3/4" CALIPER
DECIDUOUS ORNAMENTAL TREES: 1-1/4" CALIPER
EVERGREEN TREES: 5' HEIGHT

- LANDSCAPE NOTES:**
1. ALL PLANTING BEDS SHALL HAVE A MINIMUM 3" DEPTH OF MULCH, WITH EDGING AS REQUIRED.
 2. ALL TREES LOCATED IN SOD AREAS SHALL HAVE A MULCH RING AROUND THEM WITH EDGING.
 3. ALL PLANTINGS SHALL BE THOROUGHLY WATERED BY THE LANDSCAPE CONTRACTOR AT THE TIME OF THE PLANTINGS.
 4. MAXIMUM GRADING SHALL NOT EXCEED 4:1.
 5. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING ALL VEGETATION AND REGIONAL APPROPRIATE LANDSCAPING.

- IRRIGATION NOTES:**
1. IRRIGATION SYSTEM FOR SODDED AND LANDSCAPED AREAS IS NOT SHOWN BUT SHALL BE DESIGNED AND INSTALLED BY CONTRACTOR.
 2. IRRIGATION SYSTEM TO INCLUDE ALL SPRAY HEADS, VALVES AND CONTROLLERS.
 3. LOCATE HEADS A MINIMUM OF 2'-0" FROM EDGE OF PAVEMENT / CURB.

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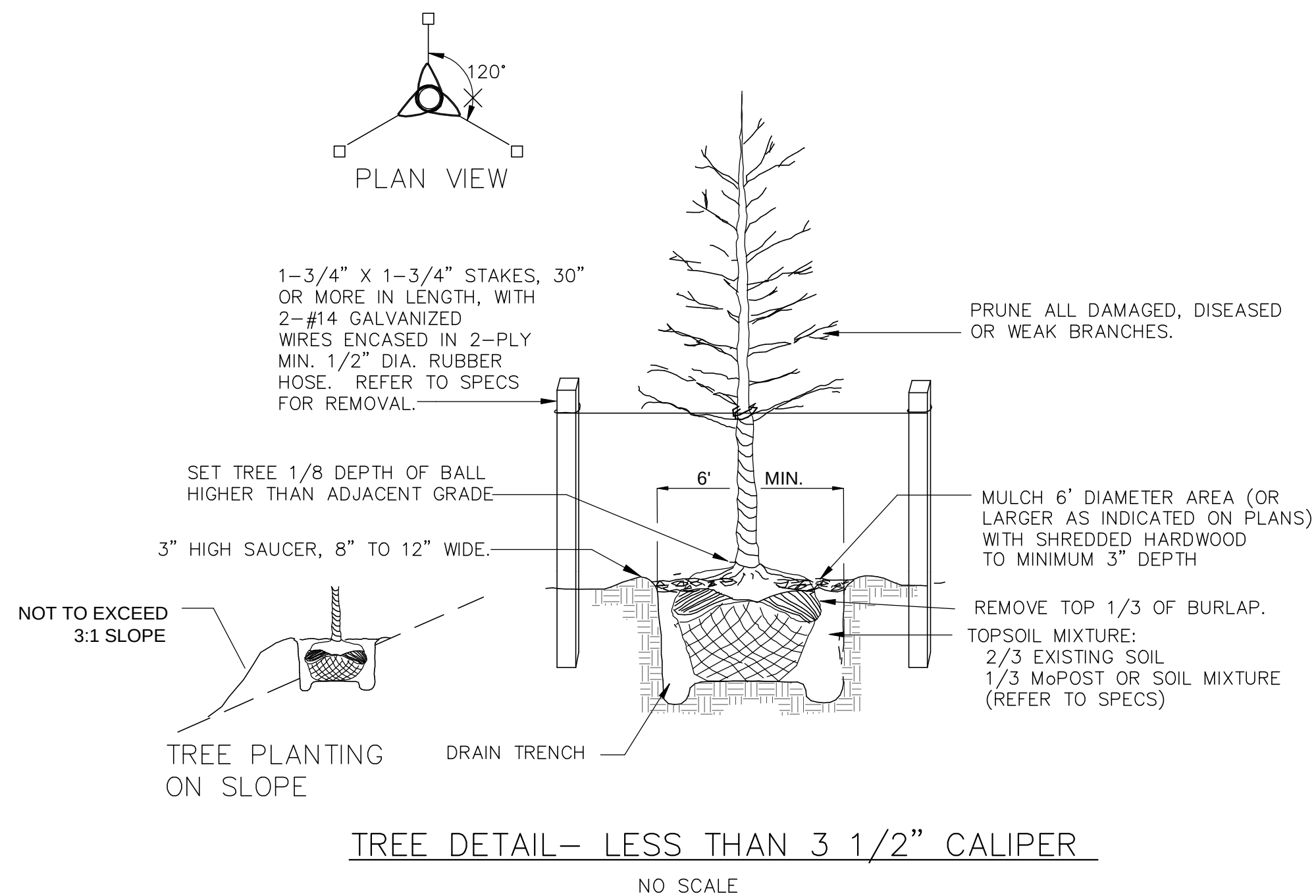
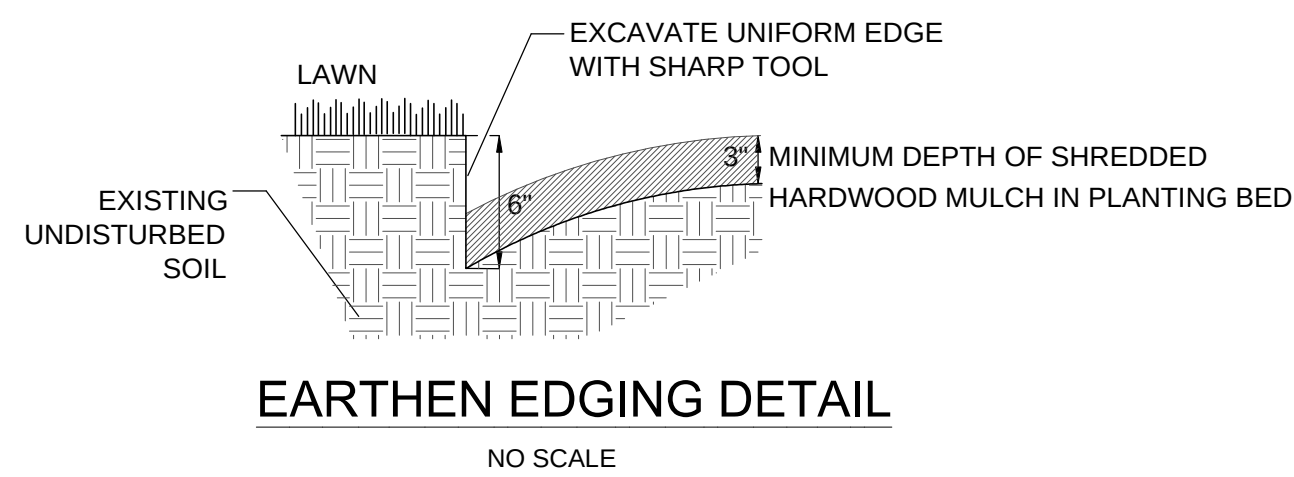
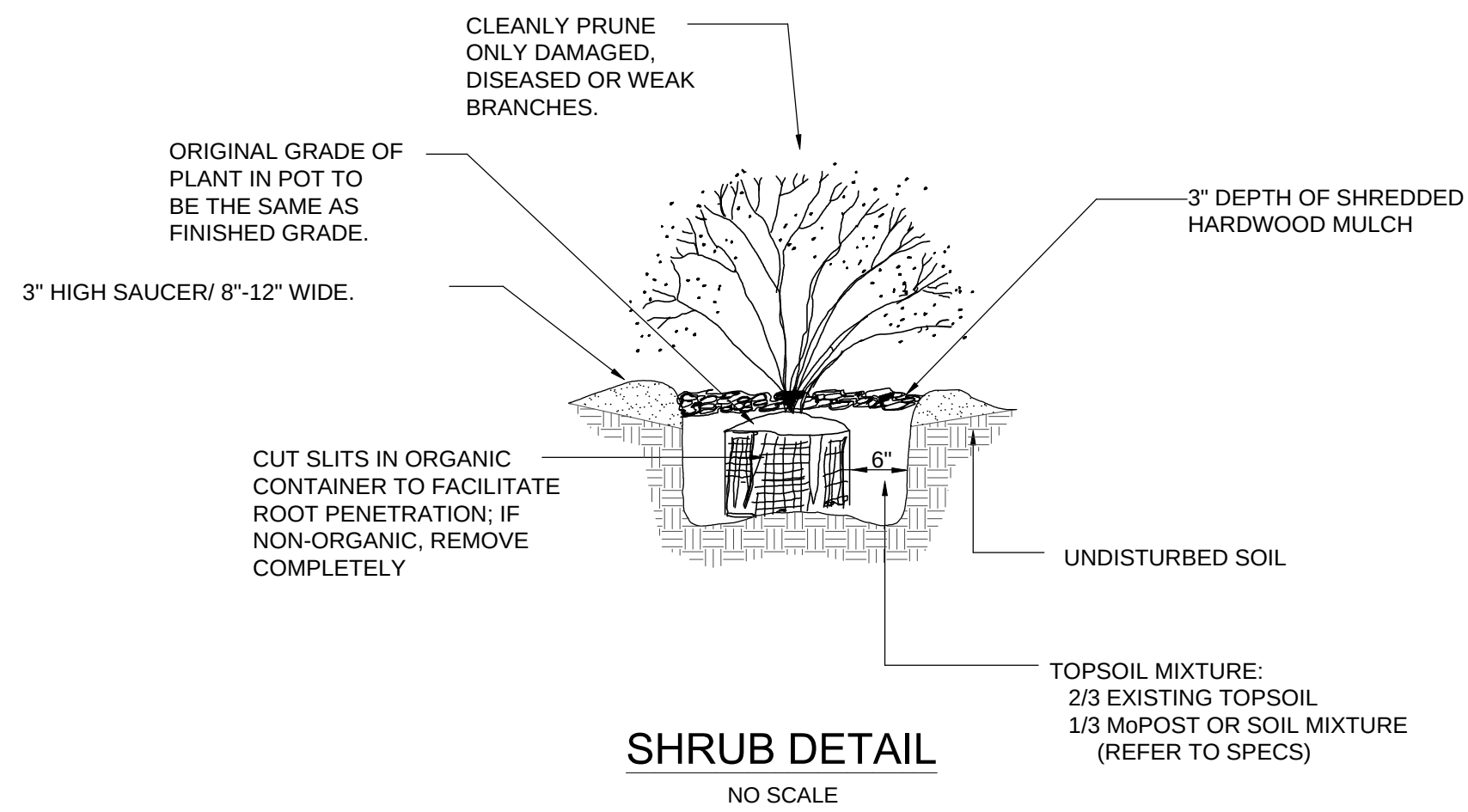
NO.	DATE	DESCRIPTION	BY

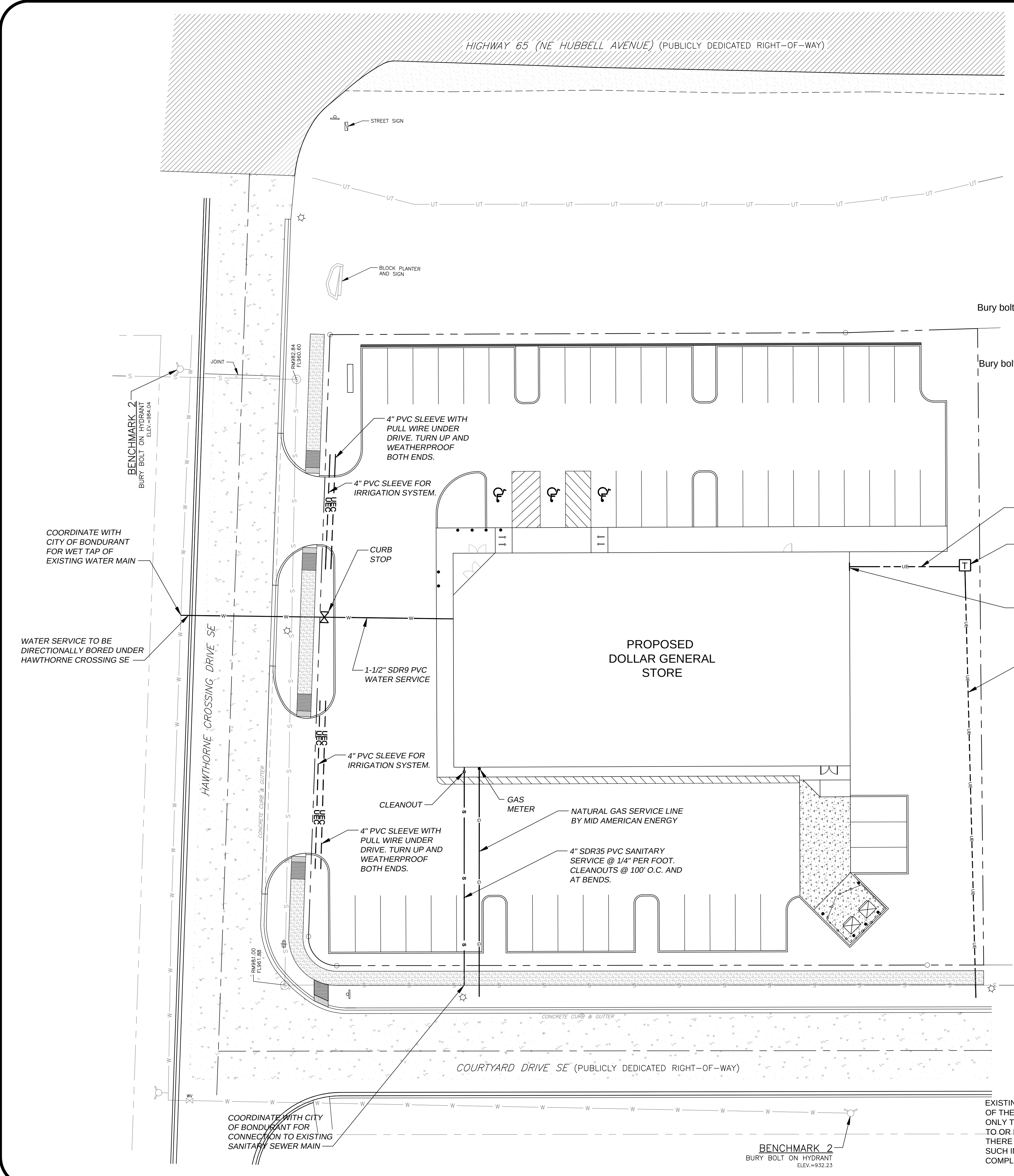
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rwo@overlandeng.com

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LANDSCAPING PLAN

SHEET
C6





BENCHMARK 1
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 - RM1270.89 = Rim Elevation
 - FL1262.34 = FlowLine Elevation
 - [Pattern] = Concrete Surface
 - [Pattern] = Bituminous Surface
 - [Pattern] = Gravel Surface

- WATER CONNECTION NOTES:**
- 1) CONTRACTOR SHALL CONNECT WATER SERVICE LINE TO EXISTING WATER MAIN AT OR NEAR THE LOCATION SHOWN.
 - 2) CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF THE EXISTING WATER MAIN AND ADJUST CONNECTION POINT AS NECESSARY.
 - 3) CONTRACTOR SHALL REPAIR ANY EXISTING SIDEWALK OR PAVEMENT THAT IS REMOVED OR DAMAGED FOR THE CONNECTION.
 - 4) WATER METERS SHALL BE INSIDE BUILDING. DOMESTIC AND IRRIGATION METERS SHALL BE PLUMBED INDEPENDENTLY OF EACH OTHER.
 - 5) ALL WATER SERVICE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF SUDAS DESIGN AND CONSTRUCTION SPECIFICATIONS.
- SANITARY SEWER CONNECTION NOTES:**
- 1) BUILDING SEWER SHALL BE AT 1/4" PER 1' SLOPE WITH CLEANOUT TO GRADE WITHIN 5' OF THE BUILDING AND EVERY 100' THEREAFTER AND AT EVERY HORIZONTAL CHANGE IN DIRECTION GREATER THAN 45 DEGREES.
 - 2) ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF SUDAS DESIGN AND CONSTRUCTION SPECIFICATIONS.

- UTILITY NOTES:**
- 1) ALL UTILITY WORK SHALL CONFORM TO THE LATEST STANDARD DETAILS AND SPECIFICATIONS FOR THE CITY OF BONDURANT.
 - 2) PROMPTLY PATCH AND REPAIR ADJACENT CONSTRUCTION DISTURBED BY UTILITY INSTALLATION OR CONNECTION.
 - 3) CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITIES BEFORE REMOVING ANY EXISTING SERVICE CONNECTIONS.
 - 4) MAINTAIN EXISTING UTILITIES THAT ARE TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING UTILITY INSTALLATION.
 - 5) DO NOT INTERRUPT EXISTING UTILITIES. EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITY HAVING JURISDICTION, PROVIDE TEMPORARY SERVICES DURING ANY INTERRUPTION TO EXISTING FACILITIES, AS ACCEPTABLE TO GOVERNING AUTHORITIES.
 - 6) ALL WATER LINES SHALL BE SDR9 PVC WITH 42" MINIMUM COVER.
 - 7) ALL SANITARY SEWER LINES SHALL BE SDR35 PVC WITH 42" MINIMUM COVER.
 - 8) ALL ELECTRIC, TELEPHONE, AND GAS SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS.
 - 9) PRIOR TO CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN, OR OTHER UTILITY, THE CONTRACTOR SHALL EXCAVATE, VERIFY, AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS. CONTRACTOR SHALL NOTIFY THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATION FROM THE PLAN.



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07/12/2021	REVISED NOTE	RWD	

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BONDURANT, IOWA

SITE UTILITY PLAN

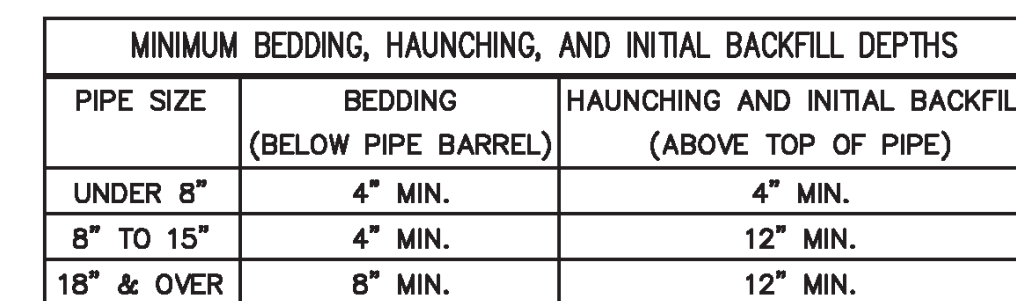
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NOT TO SCALE



NOT TO SCALE



MINIMUM TRENCH WIDTHS	
PIPE SIZE	MINIMUM WIDTH
UP TO 18"	O.D. + 16"
18" & OVER	(O.D. x 1.25) + 12"

FLEXIBLE PIPE BEDDING & BACKFILL REQUIREMENTS DETAIL

NOT TO SCALE



DOLLAR GENERAL

BONDURANT, IOWA

SITE UTILITY DETAILS

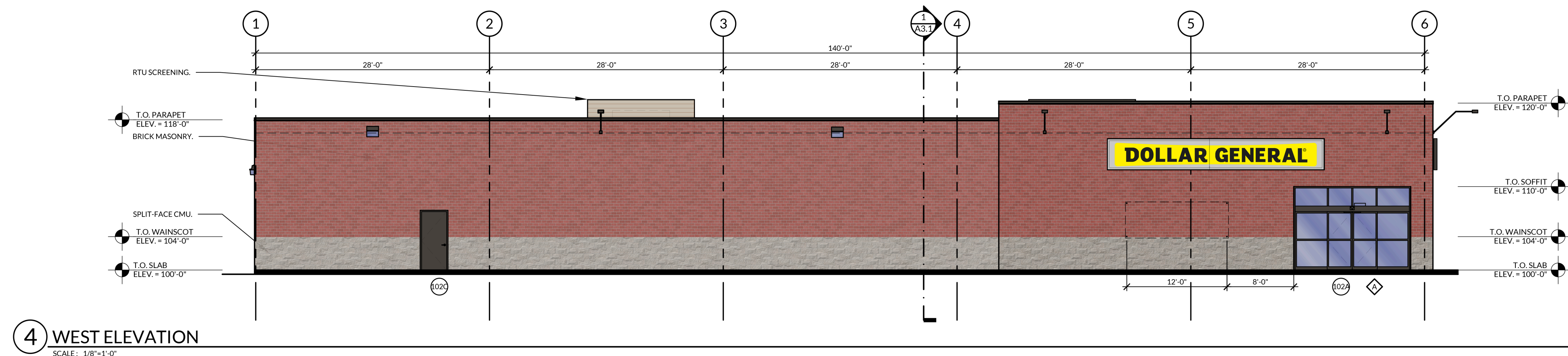
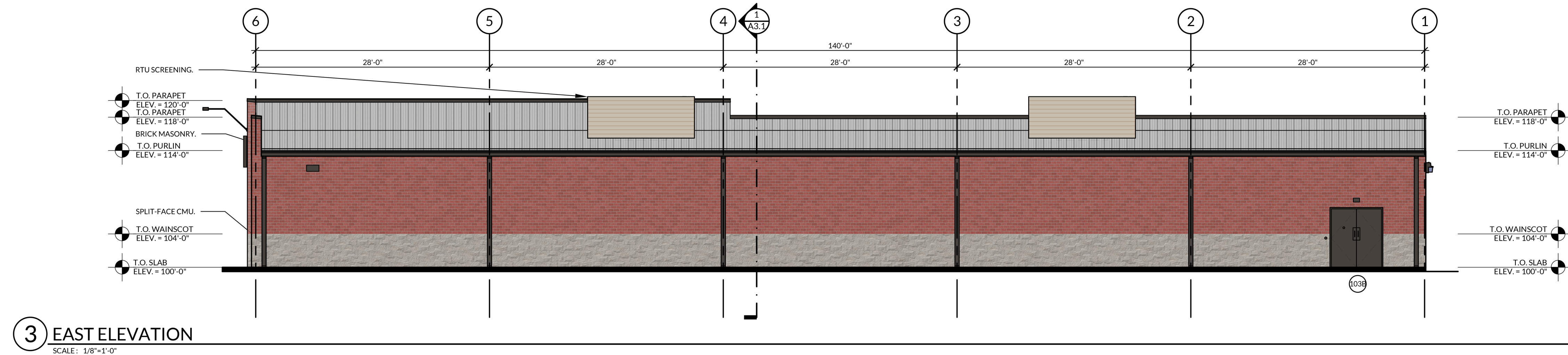
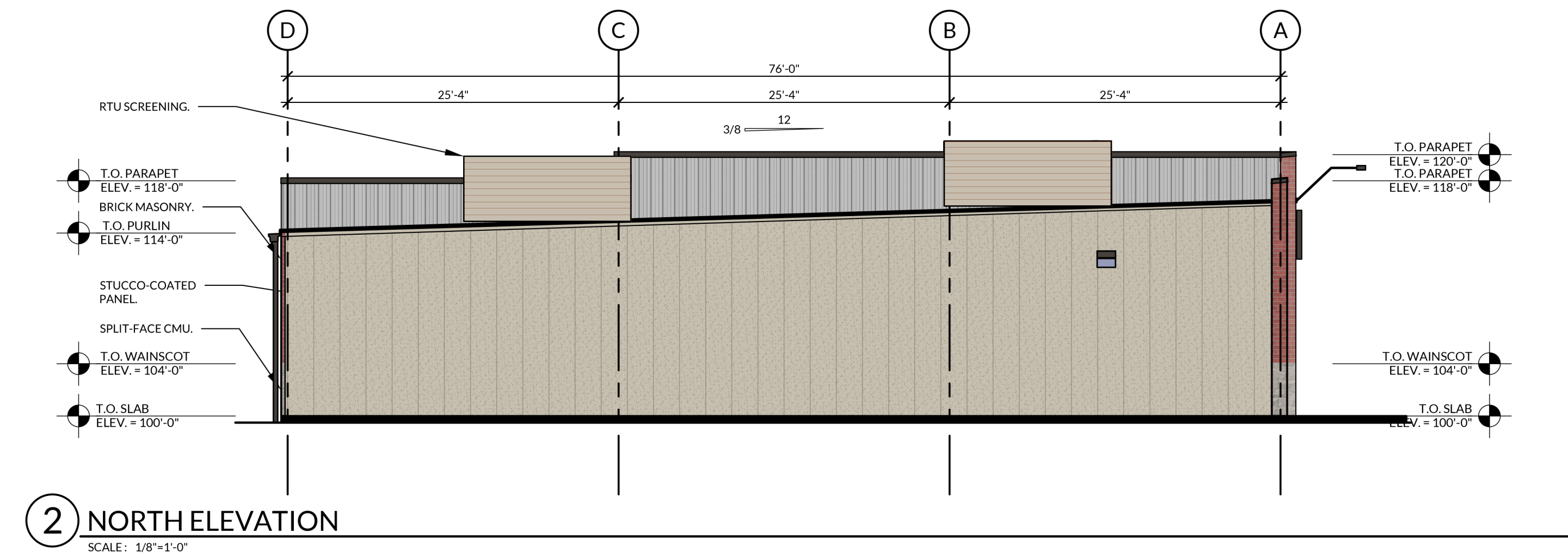
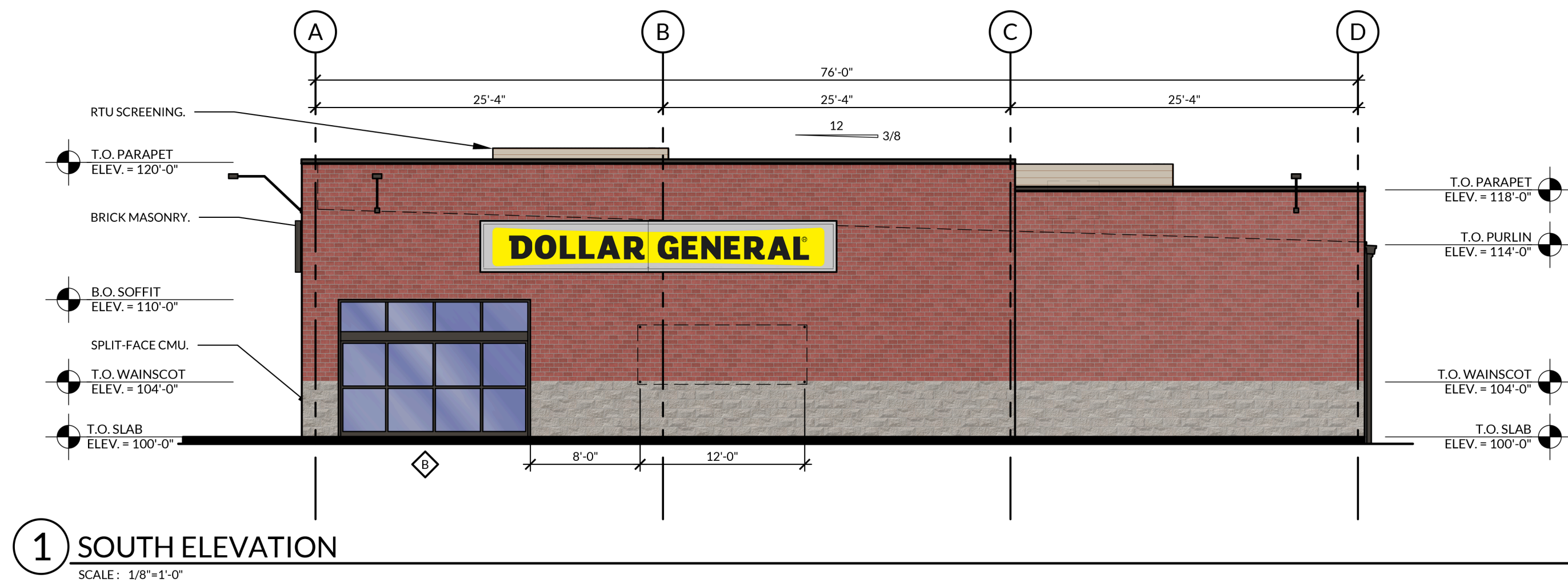
DOLLAR GENERAL®

HAWTHORNE CROSSING DR & US65, BONDURANT, IOWA
 State Design Department (612) 869-4753
 bopiaro@hddllg.net

[illegible]

SHEET

C9



Proposed Store for:

DOLLAR GENERAL®

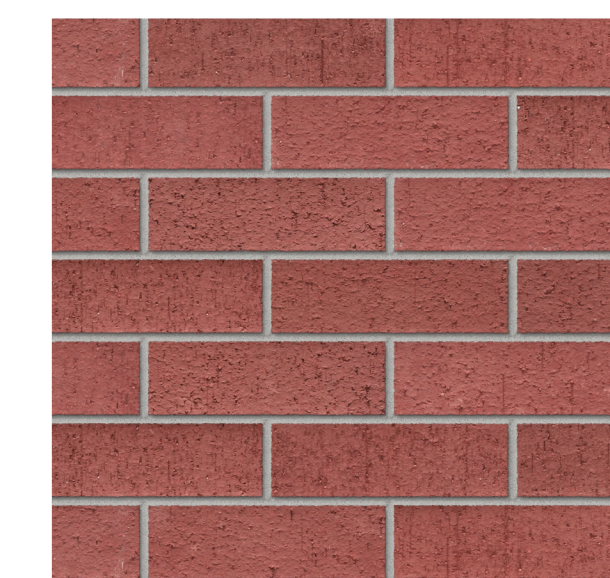
East Corner of U.S. Highway 64/Hubbell Ave. & Hawthorne Crossing Dr. SE
Bondurant, Polk County, Iowa 50035

Material Requirements:

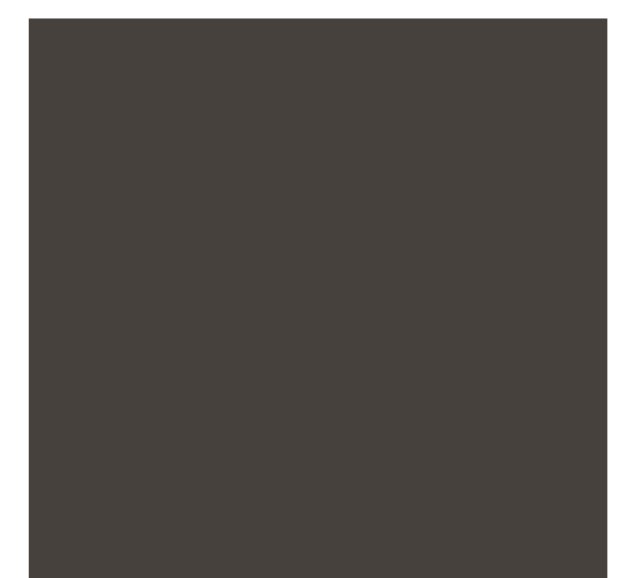
Street-Facing Facades
(2) Primary Building Materials at least 50% of facade

Materials: Brick Veneer & Ground-Face
or Split-Face Block · 100% of Facades

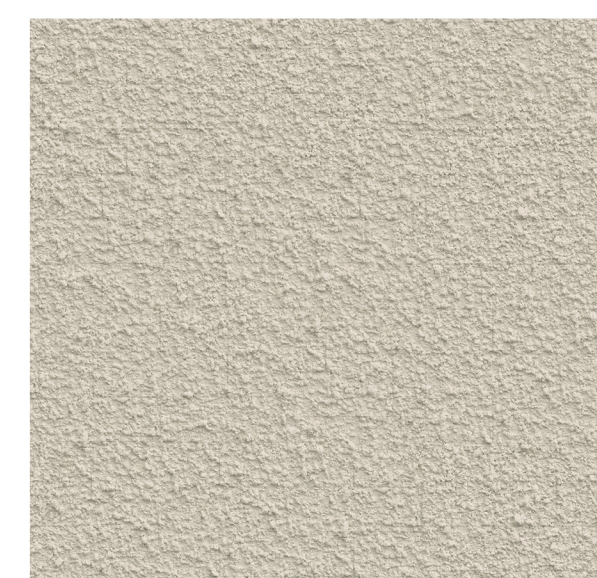
Non-Street-Facing Facades
(1) Primary or Secondary Building Materials at least
80% of the facade
Materials: Stucco-Coated Panel · 100% of facade



Acme Brick
Utility Size
Color: Crimson



Aluminum Frame/
Metal Frame
Color: Dark Bronze



Stucco-Coated
Metal Panel
Color: Dusk



Featherlite
Split-Face or Ground-Face CMU
Color: Sandstone



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

Item No. 6.d.
For Meeting of 7/22/2021
Public Hearing

TITLE: PUBLIC HEARING - Request for rezoning from the Agricultural (A-1) District to the Planned Unit Development (R-5) District on property currently owned by Top Farms LLLP north of Park Side Plat 2 and adjacent to Highway 65; and request for Future Land Use Map amendment from Single-Family Residential to Multi-Family and Commercial on areas as shown on the PUD Conceptual Plan.

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: Brief History:

The City is in receipt of a request for rezoning from the Agricultural (A-1) District to the Planned Unit Development (R-5) District on land north of the Park Side Plat 2 Final Plat area along Highway 65 in the area highlighted in yellow below. This land is currently owned by Top Farms LLLP. The Top Farms PUD Conceptual Plan has been uploaded as an attachment to this agenda statement. The rezoning application was submitted by Civil Design Advantage (CDA) on behalf of Hubbell Realty Company, developer.

The Planning & Zoning Commission previously reviewed a pre-rezoning concept during their meeting on March 25th, 2021. Attached to this agenda statement is the pre-rezoning concept. Based on P&Z's March 25th discussion, staff relayed the following note to the developer via an email sent March 25th: consider reducing density - an option for this would be by meeting R-2 District requirements (65'-wide lots) in areas where your concept is showing 60'-wide lots.

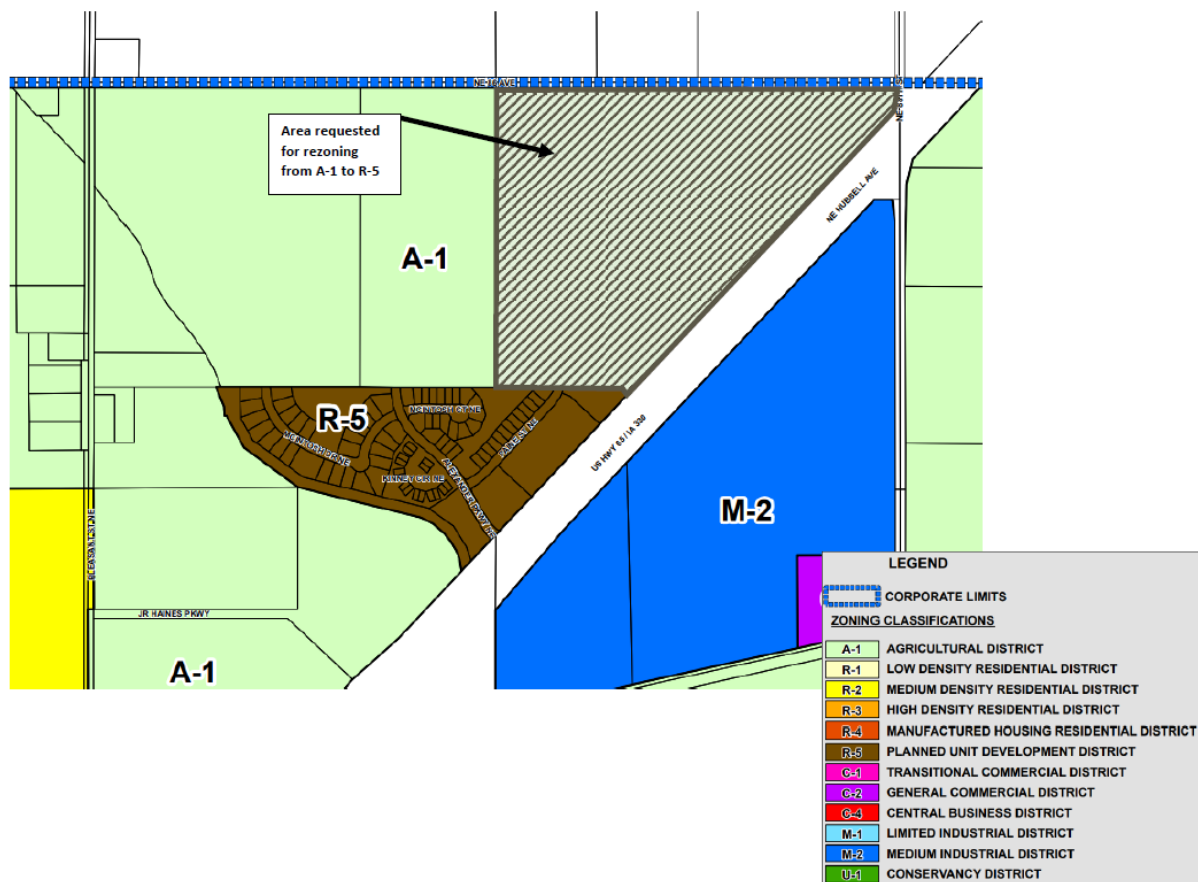
Being reviewed by the Commission tonight is a PUD conceptual plan only - a detailed preliminary plat will be considered at a later meeting if the R-5 rezoning ordinance is approved for this area.

have a 30' front yard setback, a 35' rear yard setback, and a minimum of 15' side yard setback between buildings; this is less than what the R-3 District requires.

Area C - proposes commercial or multi-family on a 13.17-acre area. Commercial uses are allowed per Section 178.06.1.H when the Comprehensive Plan is considered - this section also notes that appropriate conditions may be attached to the proposed commercial use area. Area C notes that if commercial is developed, the uses allowed are uses allowed within the General Commercial (C-2) District; this note is consistent with the commercial outlots of Park Side Plat 2 and also Quail Run Phase 2. Area C notes primary structure setbacks of 30' front, 25' rear, and no side yard unless adjacent to a residential use; this is similar to the C-2 District.

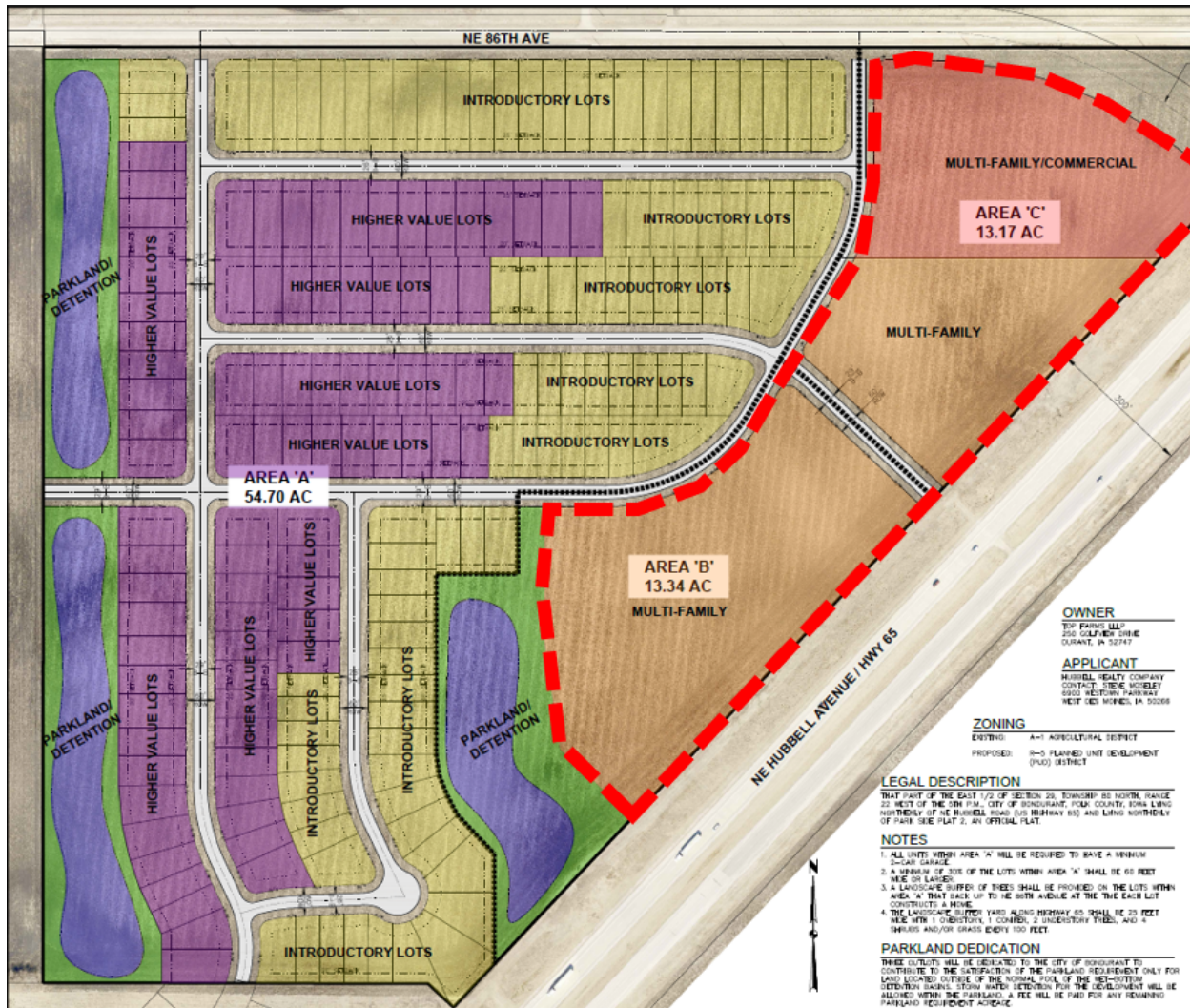
The following note regarding **Parkland Dedication** has been included on the Conceptual Plan: three outlots will be dedicated to the City of Bondurant to contribute to the satisfaction of the parkland requirement only for land located outside of the normal pool of the wet-bottom detention basins. Stormwater detention for the development will be allowed within the parkland. A fee will be paid for any remaining parkland requirement acreage.

Below is a map showing the area requested for rezoning from A-1 to R-5:

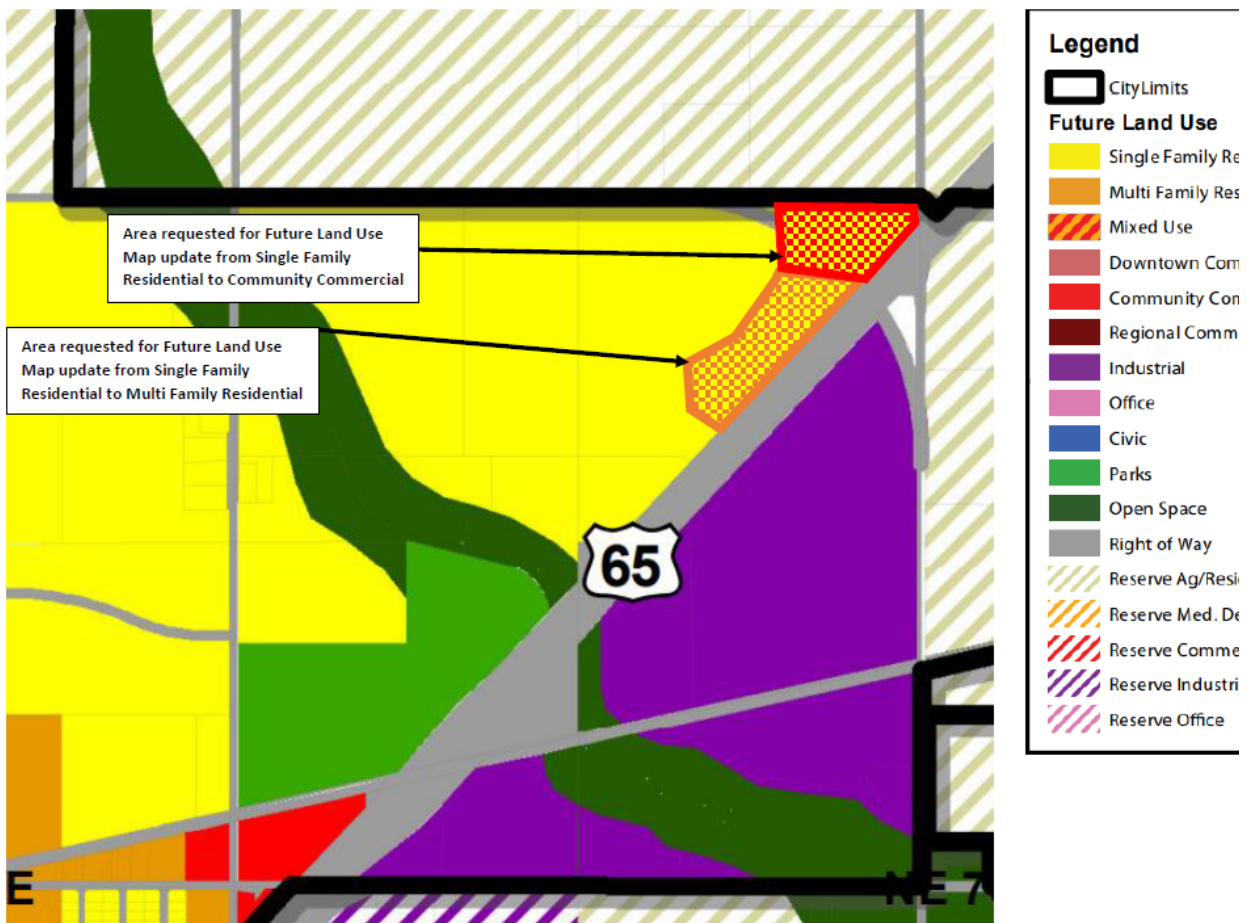


As part of this rezoning request, the City must also consider an amendment to the Future Land Use Map included as part of the City's Comprehensive Plan for those

portions of development proposed for commercial or multi-family use, as the Future Land Use Map currently guides for single-family residential in this entire Top Farms LLLP area. The area circled in bold red below shows the area requested for Future Land Use Map amendment.



Below is a map showing this Future Land Use Map amendment land in relationship area Future Land Use Map designations.



Analysis:

When considering rezoning requests, the Planning & Zoning Commission and City Council should take into account the following: Comprehensive Plan, Consistency with the Zoning Code, Spot Zoning, and Public Input.

Comprehensive Plan

When a City considers a rezoning ordinance, it must find the rezoning is consistent with its Future Land Use Map. Since the City's Future Land Use Map presently guides for single-family detached within this entire rezoning area, an amendment to the Future Land Use Map for those areas proposed for townhome/multi-family and commercial use is also being considered as part of this process to help ensure the following is being met with this rezoning: that the rezoning will create consistency between the City's Future Land Use Map and Official Zoning Map. The Future Land Use Map amendment request is consistent with the multi-family and commercial uses allowed along the Highway 65 corridor in the Park Side Plat 2 Planned Unit Development immediately south. The uses requested for amendment can also be considered consistent with the following objectives of the Comprehensive Plan's Highway 65 Corridor Growth Area: create focused, condensed areas of commercial development at strategic intersections along Highway 65; and provide a range of housing alternatives along the corridor

including high and medium density housing.

Consistency with the Zoning Code

Section 178.06.4 of the Zoning Codes, PUD Bulk, states that, "although a PUD is intended to promote and permit flexibility in design and thereby may involve modifications of conventional regulations or standards, certain requirements which are set for below shall be applied to ensure that the development is compatible with the intent of this ordinance". Below are some Section 178.06.4 summary notes:

- Minimum lot and yard requirements need not apply and Council may require open space or screenings be located along all or a portion of the development boundaries. *A note that the Conceptual Plan states a landscape buffer of trees shall be provided on the lots within Area A that back up to NE 86th Avenue and that a 25'-wide landscape buffer yard must exist along the Highway 65 corridor.*
- Any land gained within the development because of the reduction in lot sizes below minimum Zoning Code requirements shall be placed in common land to be dedicated to the City or retained in private ownership to be managed by an HOA. Common land retained in private ownership for the use of all residents of the development, or to land dedicated to the general public.
- Project phases shall be substantially and functionally self-contained and self-sustaining with regard to access, parking, utilities, required open space, screening, and transitional elements and other support features. The initial phase should not be comprised of the most intensive portions of the PUD, unless the City concurs this is the most feasible means of developing the property in terms of access, sewer service, or similar physical constraints, or will permit earlier development of common amenities.
- Attention shall be given to mitigation of existing or potential land use conflicts through proper orientation, open space, setbacks, landscaping and screening, grading, traffic circulation, and architectural compatibility.
- Except when the City agrees to other arrangements, a PUD shall be comprised of a single owner, or group of owners acting as a partnership or corporation with each agreeing in advance to be bound by the conditions which will be effective in the PUD.
- Section 178.06.4.P also states the following relative to establishing an R-5 designation, "any additional agreements required by the Council at the time of Development Plan approval".

Spot Zoning

To determine whether illegal spot zoning has occurred, the courts consider the rezoning takes into account the following:

1. The characteristics of surrounding property;
2. the community's comprehensive plan;
3. the protection and preservation of public health, justice, morals, order, safety and security, and welfare (police power).

It does not appear that spot zoning will exist if the rezoning from A-1 to R-5 is approved in this area so long as the Future Land Use Map amendment is also considered for approval at this same time. R-5 zoning exists immediately south of the area currently being considered for rezoning.

Public Input

As required by the City's Zoning Ordinance, letters were sent to property owners within 200' of the proposed rezoning area notifying them of the requested rezoning. Attached is a map showing this rezoning notification area. At the time of writing this report, no public comment has been received.

FUNDING SOURCE: N/A for rezonings

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

1. Recommended approval of the request for rezoning from the Agricultural (A-1) District to the Planned Unit Development (R-5) District on property currently owned by Top Farms LLLP north of Park Side Plat 2 and adjacent to Highway 65 and recommended approval of the Future Land Use Map amendment from Single-Family Residential to Multi-Family Residential and Commercial on areas as shown on the PUD Conceptual Plan.
2. Recommended approval of the request for rezoning from the Agricultural (A-1) District to the Planned Unit Development (R-5) District on property currently owned by Top Farms LLLP north of Park Side Plat 2 and adjacent to Highway 65 and recommended approval of the Future Land Use Map amendment from Single-Family Residential to Multi-Family Residential and Commercial on areas as shown on the PUD Conceptual Plan, subject to Zoning Code clarification items being met.
3. Recommended denial of the request for rezoning from Agricultural (A-1) District to the Planned Unit Development (R-5) District on property currently owned by Top Farms LLLP north of Park Side Plat 2 and adjacent to Highway 65 and recommended denial of the Future Land Use Map amendment from Single-Family Residential to Multi-Family Residential and Commercial on areas as shown on the PUD Conceptual Plan.
4. Table pending additional information.

Staff recommends a discussion by the Commission on the following items relative to the submitted Top Farms Conceptual Plan. A P&Z recommendation resolution has not yet been drafted by staff, as there are a number of items needed for discussion. It does not appear the developer took into account the Commission's previous feedback of potentially reducing the density of the proposed single-family detached lots by meeting R-2 District requirements for some of these lots. The Commission may table pending the below items being addressed as part of an updated PUD Conceptual Plan.

Parkland. The Conceptual Plan must be updated to show and clearly note that public parkland dedication shall comply with Section 180.06 of the Subdivision Code. Below are some summary notes on this topic but not Section 180.06 in its entirety:

- The Conceptual Plan appears to show three stormwater detention pond areas. It is the City's practice to require that detention ponds be privately owned and maintained and not publicly owned and maintained.
- The 2013 Park, Trail & Greenway Master Plan identifies a need for a neighborhood park in this Top Farms LLLP area.
- If proposing public parkland,
 - Per Section 180.06.6, at a minimum 75% of the area to be dedicated shall be capable of development as active recreation area as determined by it being sufficiently level and uninterrupted by public or private utilities, streams, and drainage ditches.
 - The site shall be located adjacent to an improved street with sidewalks and utilities as required by the City. The site shall have access to such a fully improved street across at least 10% of the distance of its perimeter. Any access route shall be at least 30' wide for trails and 50'-wide for roadway access.
- If the developer is choosing to pay a fee in-lieu of dedication for some or all of the parkland dedication requirements, such fee is the fee as determined by a mutually agreed upon appraiser and after the public improvements to the subdivision have been made.
- As noted in the Analysis section of this agenda statement if some of the single-family detached lots are allowed smaller than what is traditionally required in the R-2 District: Any land gained within the development because of the reduction in lot sizes below minimum Zoning Code requirements shall be placed in common land to be dedicated to the City or retained in private ownership to be managed by an HOA. Common land retained in private ownership for the use of all residents of the development, or to land dedicated to the general public.

Area A.

1. Are the Area A lot width and bulk regulations as proposed on the Conceptual Plan considered acceptable by the Commission?
2. Conceptual Plan to be updated to show a front yard setback for the lots having a north property line of NE 86th Street, as is required by Section 177.07.2 of the Zoning Code.
3. Area A notes that homes placed on corner lots that are rotated not perpendicular to the right-of-way may have a reduced front yard setback of 5' - is this acceptable for the Commission? Traditionally two front yard setbacks apply for corner lots.
4. Area A notes that decks are allowed in the rear setback up to 10' from rear property line - is this acceptable by the Commission? If this property were to be zoned R-2 and not R-5, the City allows decks to be situated within rear yard setback areas up to 5' away from the property line for uncovered decks only, while covered decks must adhere to the minimum 35' rear yard setback.

Area B.

1. Density should be clarified for area B by type (R-5 District allows for up to 20 units per acre).
2. Allowable height should be clarified for Area B.
3. The parking noted in Area B should be updated for consistency with Section

177.09.C of the Zoning Code; this update will help clarify that 1.5 parking spaces must be provided for 1-bedroom units.

Other:

1. Developer to address proposed phasing and ownership.
2. Are there any other recommendations by the Commission for consideration of a request for rezoning to the R-5 District?; as authorized by Section 178.06.4.P of the Zoning Code.

While this development is currently in the rezoning process only, below are some notes for the developer to take into consideration as part of the eventual preliminary plat submittal process:

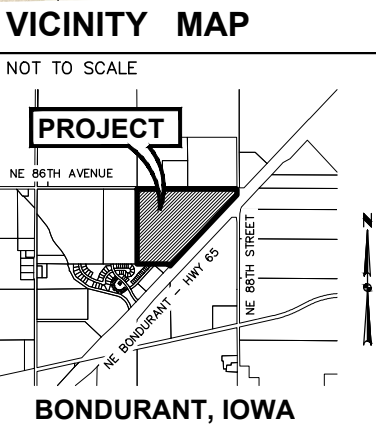
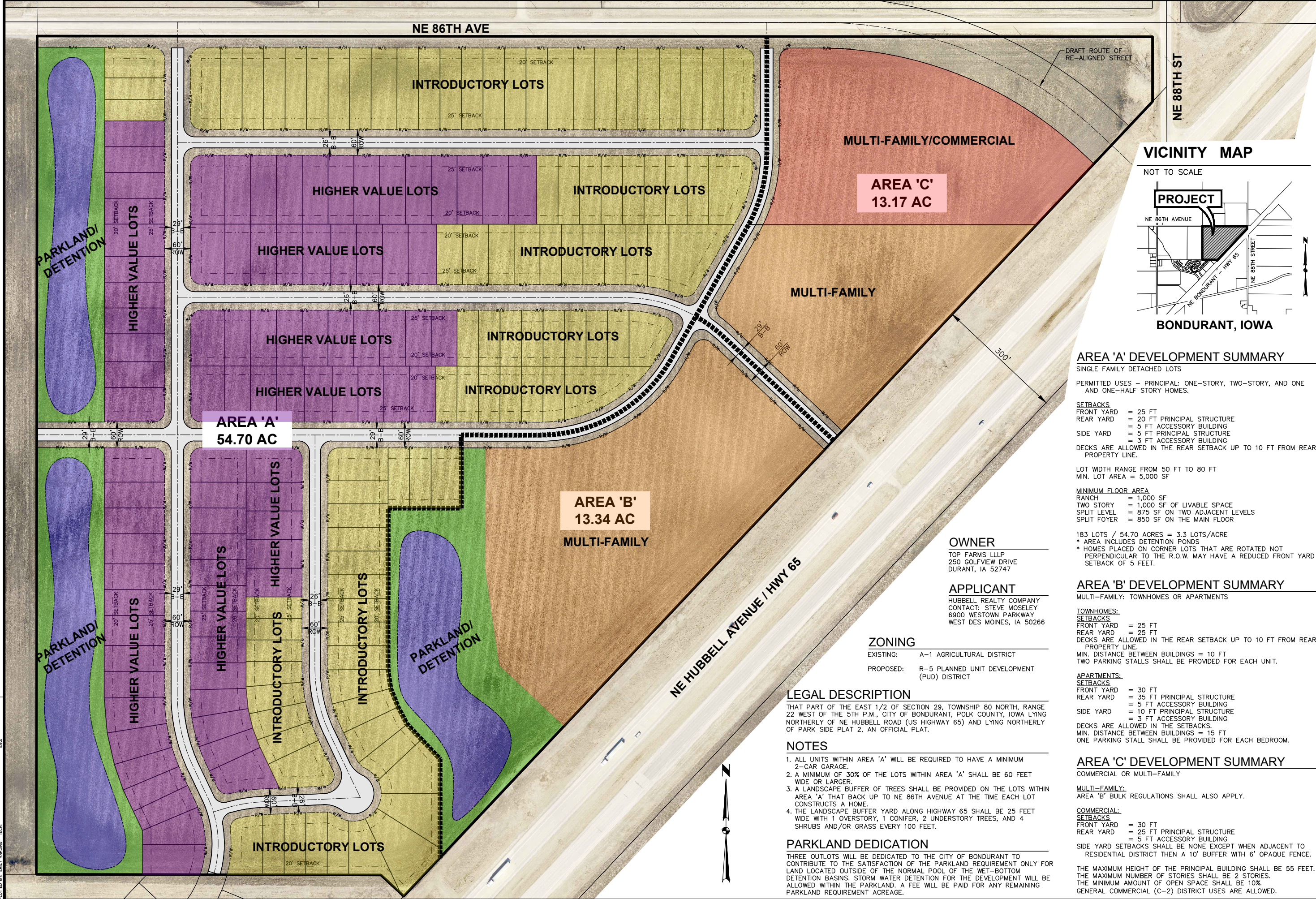
1. A Traffic Impact Study is required prior to/as part of eventual preliminary plat approval.
2. The City's Streets Master Plan shows a realignment of NE 86th Avenue out to Highway 65. The general location of this is shown on the PUD Conceptual Plan.
3. This development area is situated within the City's Park Side Water Connection Fee District area.
4. This development area is situated within the City's Urban Service Area Sanitary Sewer Connection Fee District area.
5. Right-of-way and street widths to be evaluated as part of the preliminary plat review process. City Engineering has noted that an analysis will need to be conducted to determine if the street widths as proposed are acceptable. The 29'-wide street areas may need to be 31'-wide.
6. Improvements to the NE 86th Street (will be called 16th Street NE in city limits) will need to be evaluated.
7. The configuration of the intersection of NE 88th Street and 16th Street NE will need to be evaluated.
8. The Highway 65 water main should be extended to 16th Street NE and water main extended on 16th Street NE eventually connecting to the water main on Pleasant Street SE. The major water main grid will need to be 12" diameter.
9. Sanitary sewer can be provided to this Top Farms development area from the south in Park Side. The sanitary sewers extending to 16th Street NE should be designed to conserve slope and achieve the lowest possible invert at 16th Street NE in order to maximize the service area to the north of 16th Street NE.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Top Farms PUD Conceptual Plan 2021-07-12
2. Hubbell's Pre-Rezoning Sketch - Received 02242021
3. Top Farms Rezoning Map 2021-07-08

FILE: H:\2020\0012716-PUD CONCEPTUAL PLANNING
PLOTED BY: J. HARRING DATE: 7/13/2021 8:53 AM
COMMENTS:
END



AREA 'A' DEVELOPMENT SUMMARY

SINGLE FAMILY DETACHED LOTS
PERMITTED USES – PRINCIPAL: ONE-STORY, TWO-STORY, AND ONE AND ONE-HALF STORY HOMES.
SETBACKS:
FRONT YARD = 25 FT
REAR YARD = 20 FT PRINCIPAL STRUCTURE
= 5 FT ACCESSORY BUILDING
SIDE YARD = 5 FT PRINCIPAL STRUCTURE
= 3 FT ACCESSORY BUILDING
DECKS ARE ALLOWED IN THE REAR SETBACK UP TO 10 FT FROM REAR PROPERTY LINE.
LOT WIDTH RANGE FROM 50 FT TO 80 FT
MIN. LOT AREA = 5,000 SF
MINIMUM FLOOR AREA
RANCH = 1,000 SF
TWO STORY = 1,000 SF OF LIVABLE SPACE
SPLIT LEVEL = 875 SF ON TWO ADJACENT LEVELS
SPLIT FOYER = 850 SF ON THE MAIN FLOOR
183 LOTS / 54.70 ACRES = 3.3 LOTS/ACRE
* AREA INCLUDES DETENTION PONDS
* HOMES PLACED ON CORNER LOTS THAT ARE ROTATED NOT PERPENDICULAR TO THE R.O.W. MAY HAVE A REDUCED FRONT YARD SETBACK OF 5 FEET.

AREA 'B' DEVELOPMENT SUMMARY

MULTI-FAMILY: TOWNHOMES OR APARTMENTS
TOWNHOMES:
SETBACKS:
FRONT YARD = 25 FT
REAR YARD = 25 FT
DECKS ARE ALLOWED IN THE REAR SETBACK UP TO 10 FT FROM REAR PROPERTY LINE.
MIN. DISTANCE BETWEEN BUILDINGS = 10 FT
TWO PARKING STALLS SHALL BE PROVIDED FOR EACH UNIT.
APARTMENTS:
SETBACKS:
FRONT YARD = 30 FT
REAR YARD = 35 FT PRINCIPAL STRUCTURE
= 5 FT ACCESSORY BUILDING
SIDE YARD = 10 FT PRINCIPAL STRUCTURE
= 3 FT ACCESSORY BUILDING
DECKS ARE ALLOWED IN THE SETBACKS.
MIN. DISTANCE BETWEEN BUILDINGS = 15 FT
ONE PARKING STALL SHALL BE PROVIDED FOR EACH BEDROOM.

AREA 'C' DEVELOPMENT SUMMARY

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

OWNER
TOP FARMS LLP
250 GOLFVIEW DRIVE
DURANT, IA 52747

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

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

LEGAL DESCRIPTION

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

NOTES

- 1. ALL UNITS WITHIN AREA 'A' WILL BE REQUIRED TO HAVE A MINIMUM 2-CAR GARAGE.
- 2. A MINIMUM OF 30% OF THE LOTS WITHIN AREA 'A' SHALL BE 60 FEET WIDE OR LARGER.
- 3. A LANDSCAPE BUFFER OF TREES SHALL BE PROVIDED ON THE LOTS WITHIN AREA 'A' THAT BACK UP TO NE 86TH AVENUE AT THE TIME EACH LOT CONSTRUCTS A HOME.
- 4. THE LANDSCAPE BUFFER YARD ALONG HIGHWAY 65 SHALL BE 25 FEET WIDE WITH 1 OVERSTORY, 1 CONIFER, 2 UNDERSTORY TREES, AND 4 SHRUBS AND/OR GRASS EVERY 100 FEET.

PARKLAND DEDICATION

THREE OUTLOTS WILL BE DEDICATED TO THE CITY OF BONDURANT TO CONTRIBUTE TO THE SATISFACTION OF THE PARKLAND REQUIREMENT ONLY FOR LAND LOCATED OUTSIDE OF THE NORMAL POOL OF THE WET-BOTTOM DETENTION BASINS. STORM WATER DETENTION FOR THE DEVELOPMENT WILL BE ALLOWED WITHIN THE PARKLAND. A FEE WILL BE PAID FOR ANY REMAINING PARKLAND REQUIREMENT ACREAGE.

DATE

7/12/2021

REVISIONS

7/12/2021

REVISED

7/12/2021

PREPARED

7/12/2021

TECH:

ENGINEER:

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

CIVIL DESIGN ADVANTAGE

BONDURANT, IOWA

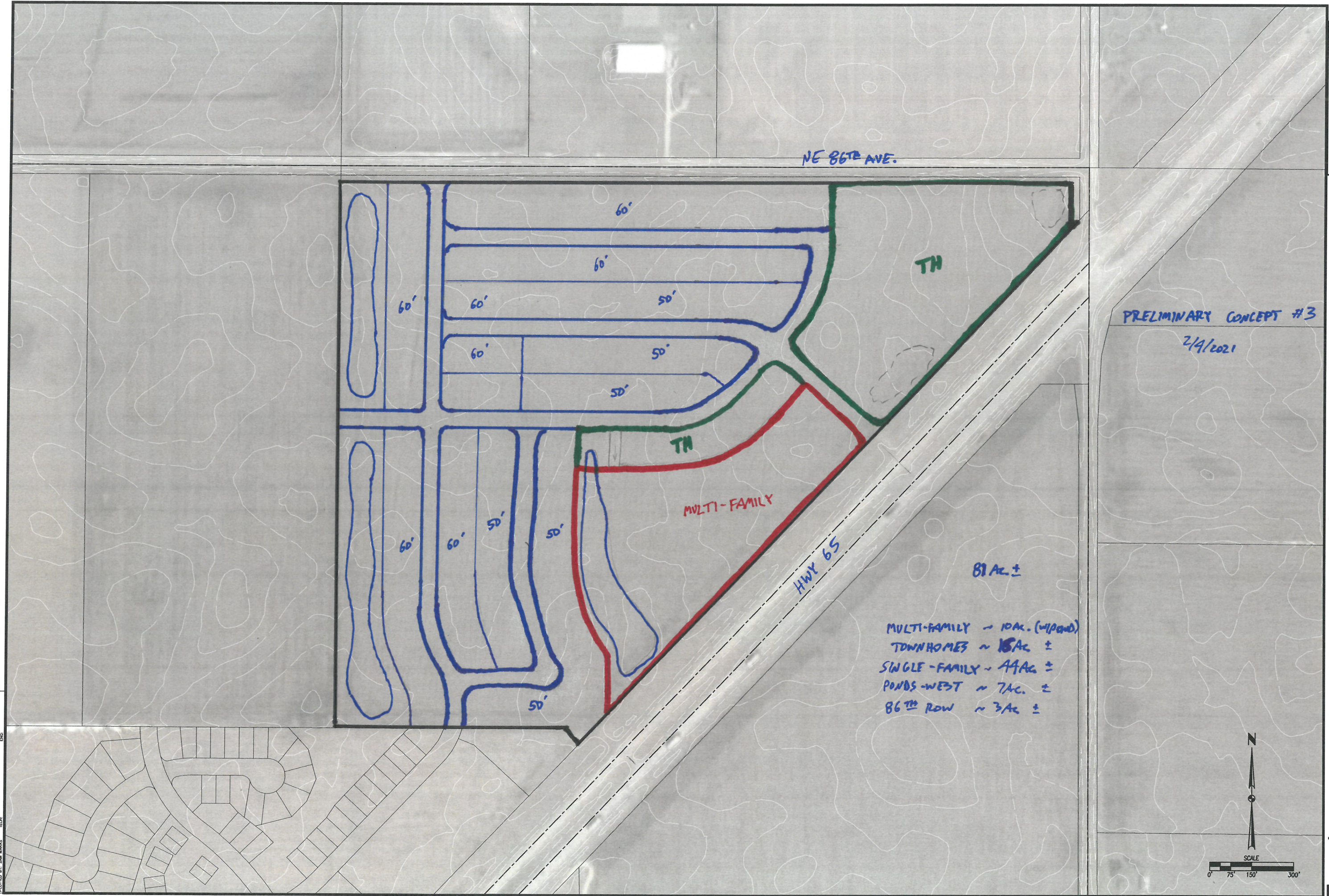
TOP FARMS

PUD CONCEPTUAL PLAN

1

1

2012.716



MULTI-FAMILY ~ 10Ac. (w/pond)
TOWNHOMES ~ 15Ac ±
SINGLE-FAMILY ~ 44Ac ±
PONDS-WEST ~ 7Ac. ±
86TH ROW ~ 3Ac ±

81Ac. ±

PRELIMINARY CONCEPT #3

2/4/2021

TOP FARMS BASE MAP

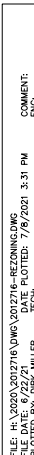
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REVISIONS	DATE

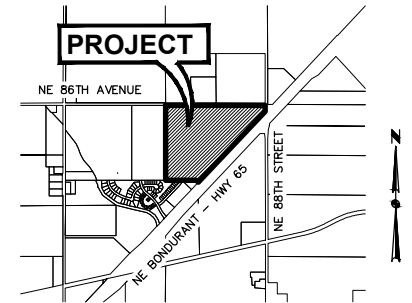
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410



BONDURANT, IOWA
ENGINEER: TECH: REVIEW:



NOT TO SCALE



BONDURANT, IOWA

OWNER

TOP FARMS LLLP
250 GOLFVIEW DRIVE
DURANT, IA 52747

APPLICANT

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

ZONING

EXISTING: A-1 AGRICULTURAL DISTRICT

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

REZONING DESCRIPTION

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

	OWNER	PROPERTY ADDRESS	MAILING ADDRESS
1	B&W FARMS LLC	NONE LISTED	3510 NW 18TH ST ANKENY, IA 50023
2	D JEAN PRAY	NONE LISTED	2900 VINE ST WEST DES MOINES, IA 50265
3	WHIMSEY FARMS LLC	8580 NE 86TH AVE BONDURANT, IA 50035	8580 NE 86TH AVE BONDURANT, IA 50035
4	STEVEN P WINEGARDEN (TRUSTEE) NANCY L NEHRING (TRUSTEE) WINEGARDEN-NEHRING FAMILY TRUST	NONE LISTED	1063 SILVERTIP WAY SUNNYVALE, CA 94086
5	STEVEN L & JANET S ROHDE	8675 NE 88TH ST BONDURANT, IA 50035	8675 NE 88TH ST BONDURANT, IA 50035
6	PARKSIDE LAND COMPANY LLC	NONE LISTED	10604 NW 75TH PL JOHNSTON, IA 50131
7	PARK SIDE	NONE LISTED	NONE LISTED
8	PARKSIDE LAND COMPANY LLC	2416 PAINE ST NE BONDURANT, IA 50035	10604 NW 75TH PL JOHNSTON, IA 50131
9	PARKSIDE LAND COMPANY LLC	2412 PAINE ST NE BONDURANT, IA 50035	10604 NW 75TH PL JOHNSTON, IA 50131
10	PARKSIDE LAND COMPANY LLC	2408 PAINE ST NE BONDURANT, IA 50035	10604 NW 75TH PL JOHNSTON, IA 50131
11	PARKSIDE LAND COMPANY LLC	2404 PAINE ST NE BONDURANT, IA 50035	10604 NW 75TH PL JOHNSTON, IA 50131
12	PARKSIDE LAND COMPANY LLC	2400 PAINE ST NE BONDURANT, IA 50035	10604 NW 75TH PL JOHNSTON, IA 50131
13	GENESIS HOMES LLC	2328 PAINE ST NE BONDURANT, IA 50035	750 ALICE RD WAUKEE, IA 50263
14	PARK SIDE MASTER OWNERS ASSOC. INC	NONE LISTED	10604 NW 75TH PL JOHNSTON, IA 50131
15	DIANA NGUYEN & RYAN JANSSEN	767 McINTOSH CT NE BONDURANT, IA 50035	767 McINTOSH CT NE BONDURANT, IA 50035
16	BENJAMIN WOLFE	764 McINTOSH CT NE BONDURANT, IA 50035	764 McINTOSH CT NE BONDURANT, IA 50035
17	NELSON PENA	768 McINTOSH CT NE BONDURANT, IA 50035	768 McINTOSH CT NE BONDURANT, IA 50035



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

Item No. 6.e.
For Meeting of 7/22/2021
Resolution

TITLE: RESOLUTION NO. PZ-210722-18: Considering recommended approval of the Top Farms rezoning and Future Land Use Map amendment request as described in Agenda Item 6.d.

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS:

FUNDING SOURCE:

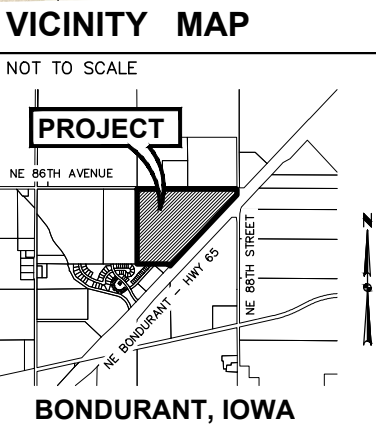
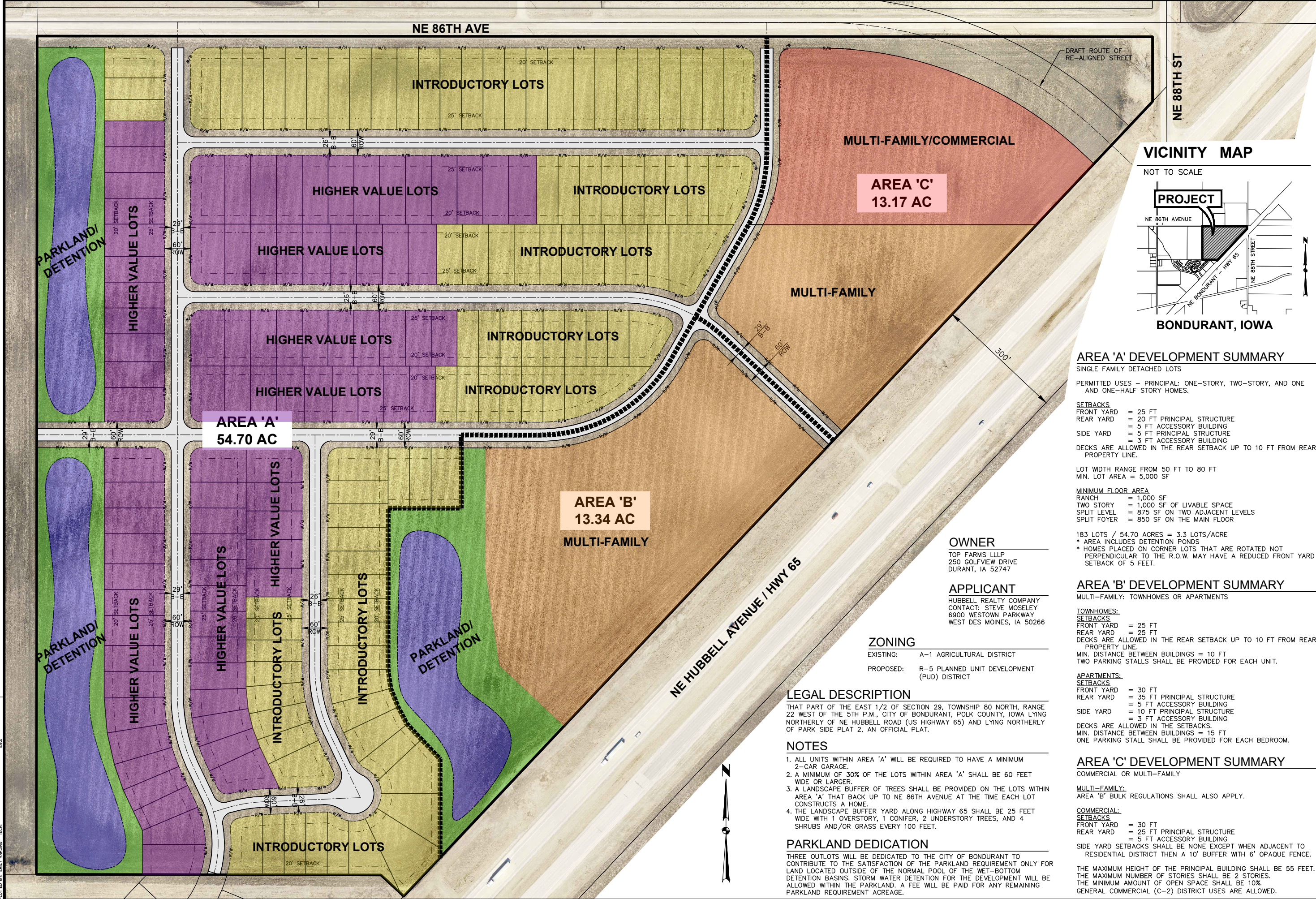
STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Top Farms PUD Conceptual Plan 2021-07-12

FILE: H:\2020\0012716-PUD CONCEPTUAL PLANNING
PLOTED BY: J. HARRING DATE: 7/13/2021 8:53 AM
COMMENTS:
END



AREA 'A' DEVELOPMENT SUMMARY

SINGLE FAMILY DETACHED LOTS
PERMITTED USES - PRINCIPAL: ONE-STORY, TWO-STORY, AND ONE AND ONE-HALF STORY HOMES.

SETBACKS:
FRONT YARD = 25 FT
REAR YARD = 20 FT PRINCIPAL STRUCTURE
= 5 FT ACCESSORY BUILDING
SIDE YARD = 5 FT PRINCIPAL STRUCTURE
= 3 FT ACCESSORY BUILDING
DECKS ARE ALLOWED IN THE REAR SETBACK UP TO 10 FT FROM REAR PROPERTY LINE.

LOT WIDTH RANGE FROM 50 FT TO 80 FT
MIN. LOT AREA = 5,000 SF

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

183 LOTS / 54.70 ACRES = 3.3 LOTS/ACRE
* AREA INCLUDES DETENTION PONDS
* HOMES PLACED ON CORNER LOTS THAT ARE ROTATED NOT PERPENDICULAR TO THE R.O.W. MAY HAVE A REDUCED FRONT YARD SETBACK OF 5 FEET.

AREA 'B' DEVELOPMENT SUMMARY

MULTI-FAMILY: TOWNHOMES OR APARTMENTS

TOWNHOMES:
SETBACKS:
FRONT YARD = 25 FT
REAR YARD = 25 FT
DECKS ARE ALLOWED IN THE REAR SETBACK UP TO 10 FT FROM REAR PROPERTY LINE.
MIN. DISTANCE BETWEEN BUILDINGS = 10 FT
TWO PARKING STALLS SHALL BE PROVIDED FOR EACH UNIT.

APARTMENTS:
SETBACKS:
FRONT YARD = 30 FT
REAR YARD = 35 FT PRINCIPAL STRUCTURE
= 5 FT ACCESSORY BUILDING
SIDE YARD = 10 FT PRINCIPAL STRUCTURE
= 3 FT ACCESSORY BUILDING
DECKS ARE ALLOWED IN THE SETBACKS.
MIN. DISTANCE BETWEEN BUILDINGS = 15 FT
ONE PARKING STALL SHALL BE PROVIDED FOR EACH BEDROOM.

AREA 'C' DEVELOPMENT SUMMARY

COMMERCIAL OR MULTI-FAMILY

MULTI-FAMILY:
AREA 'B' BULK REGULATIONS SHALL ALSO APPLY.

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

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

OWNER
TOP FARMS LLP
250 GOLFVIEW DRIVE
DURANT, IA 52747

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

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

LEGAL DESCRIPTION

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

NOTES

1. ALL UNITS WITHIN AREA 'A' WILL BE REQUIRED TO HAVE A MINIMUM 2-CAR GARAGE.
2. A MINIMUM OF 30% OF THE LOTS WITHIN AREA 'A' SHALL BE 60 FEET WIDE OR LARGER.
3. A LANDSCAPE BUFFER OF TREES SHALL BE PROVIDED ON THE LOTS WITHIN AREA 'A' THAT BACK UP TO NE 86TH AVENUE AT THE TIME EACH LOT CONSTRUCTS A HOME.
4. THE LANDSCAPE BUFFER YARD ALONG HIGHWAY 65 SHALL BE 25 FEET WIDE WITH 1 OVERSTORY, 1 CONIFER, 2 UNDERSTORY TREES, AND 4 SHRUBS AND/OR GRASS EVERY 100 FEET.

PARKLAND DEDICATION

THREE OUTLOTS WILL BE DEDICATED TO THE CITY OF BONDURANT TO CONTRIBUTE TO THE SATISFACTION OF THE PARKLAND REQUIREMENT ONLY FOR LAND LOCATED OUTSIDE OF THE NORMAL POOL OF THE WET-BOTTOM DETENTION BASINS. STORM WATER DETENTION FOR THE DEVELOPMENT WILL BE ALLOWED WITHIN THE PARKLAND. A FEE WILL BE PAID FOR ANY REMAINING PARKLAND REQUIREMENT ACREAGE.

TOP FARMS
PUD CONCEPTUAL PLAN

1/1
2012.716

REVISIONS

DATE	REVISIONS
7/12/2021	REVISED
7/12/2021	PREPARED

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH:
ENGINEER:

CA
CIVIL DESIGN ADVANTAGE

BONDURANT, IOWA



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

Item No. 6.f.
For Meeting of 7/22/2021
Resolution

TITLE: RESOLUTION NO. PZ-210722-19: Considering recommended approval of the RAMMS Construction site plan at 1120 2nd Street NE.

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: Brief History:

The City is in receipt of a site plan for review by the Planning & Zoning Commission and City Council for a proposed 4,000 SF addition onto the northern portion of the existing RAMMS Construction building at 1120 2nd Street NE. The map below shows the location of the addition proposed. Attached is the submitted site plan. This site is zoned as being within the City's Medium Industrial (M-2) District. The existing/proposed use at this location is a permitted use per Section 178.14.1.F of the Zoning Code, which allows for contractor's equipment storage sites.



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

Analysis:

Consistency with the Comprehensive Plan

While the City's Comprehensive Plan guides for multi-family use at this location, this site currently has a Medium Industrial (M-2) District zoning designation. No rezoning is proposed as a result of this project. The existing/proposed use is a by-right permitted use of the M-2 District.

Consistency with the Zoning Code

Below are notes detailing how the Zoning Code is met for this request for what additional information is needed to ensure the Code will be met for this development:

Medium Industrial Use & Bulk

- A contractor's shop is a permitted use of the M-2 District per Section 178.14.1.F.
- The M-2 District requires the following minimum primary structure setback requirements: 30' front yard setback, 40' rear yard setback, and 20' side yard setback. The minimum front, rear, and east side yard setbacks will be met for this addition proposed. The Board of Adjustment reviewed a variance request to allow for a reduction to this site's west side yard setback during a meeting on June 21, 2021. The variance approved by the Board was a variance to allow the building to be constructed up to 10' into the required west side yard setback area, meaning the

structure will be situated 10' east of the west property line so that it aligns with the west wall of the existing structure.

- The 1-story structure will have 16'-tall side walls. This stays well under the M-2 District height requirements of 80'.

Parking/Drive Areas

- No upgrades to the existing parking/drive area are proposed as a result of this project; as such, no review has been provided as part of this agenda statement. The existing gravel drive areas at this location are recognized as being pre-existing, non-conforming; meaning they are allowed to remain and be maintained but cannot be expanded upon.

Stormwater, Utilities, & Natural Features

- Bob Veenstra noted that no stormwater management report is required for this addition, as the addition will not increase the site's impervious SF. The addition area is currently gravel.
- This site is not located within a floodplain.
- This site is not located within the City's Stream Buffer Ordinance area.
- The site plan shows no new utility connections into the building.

Landscaping Plan

- As part of the variance approval, the Board of Adjustment required that a row of evergreen trees be planted along the north side of the building addition area. The submitted site plan shows this.

Architectural Elevations

- Attached are the submitted elevations. Joel Ibarra, Project Manager with RMMS Construction, noted the materials will be metal siding to match the style and color of the existing structure. Joel also noted that they plan to do stone on the existing building and new addition area to tie the two areas together - below is the stone that RAMMS will be using for the knee wall area. Materials were considered as part of the Board of Adjustment's variance approval.



Sterling™

Comments from City Officials

Public Works, City Engineering, and the Fire Department were notified of this site plan request. If comments are received prior to the P&Z meeting, an updated will be provided.

FUNDING SOURCE: N/A

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

1. Recommended approval of the RAMMS Construction addition site plan at 1120 2nd Street NE.
2. Recommended approval of the RAMMS Construction addition site plan at 1120 2nd Street NE, subject to Zoning Code clarification items being met.
3. Recommended denial of the RAMMS Construction addition site plan at 1120 2nd Street NE.
4. Table pending additional information.

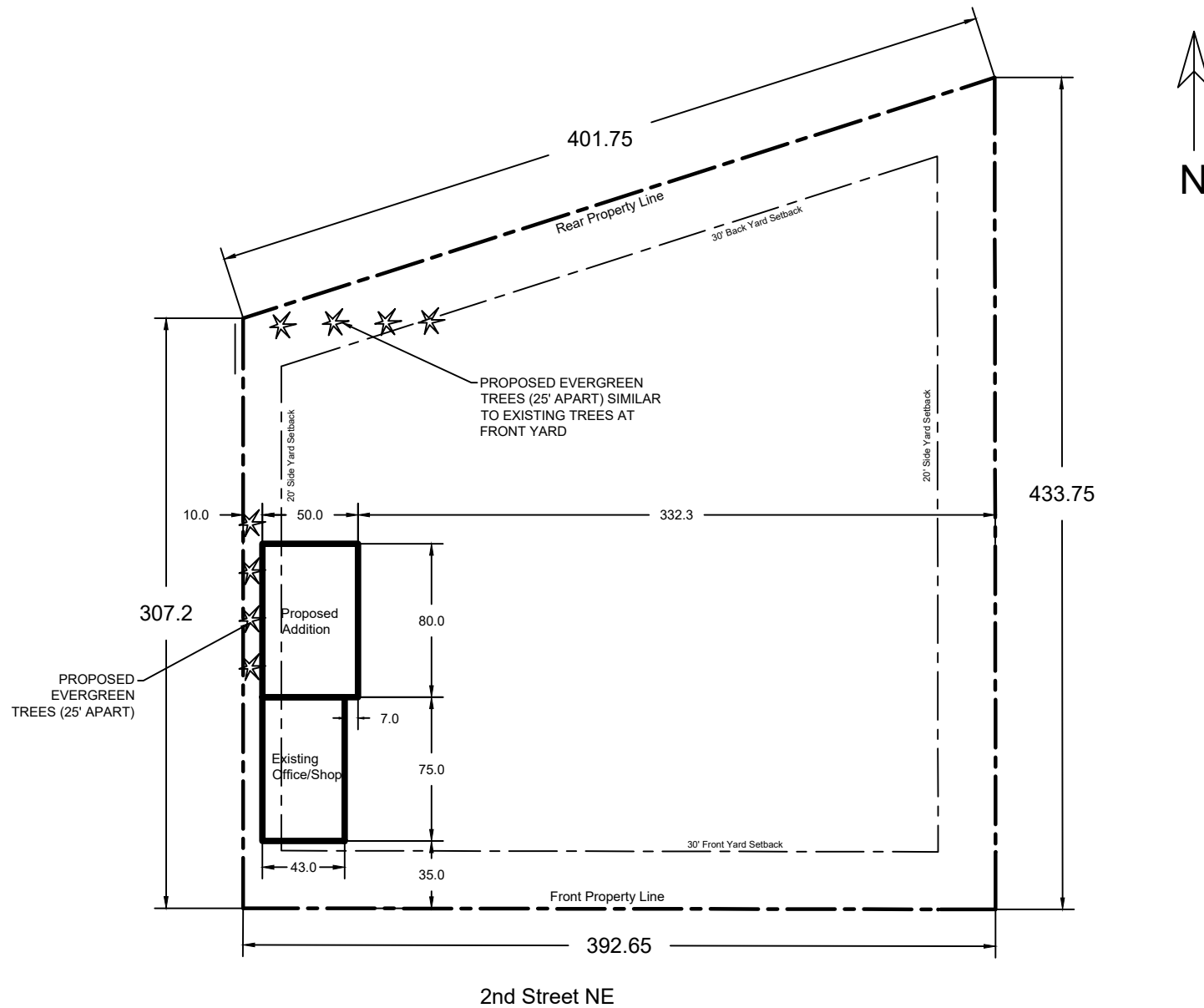
Staff recommends approval of the RAMMS Construction addition site plan at 1120 2nd Street NE, subject to the following Zoning Code clarification item:

1. That should any City Code comments/concerns be relayed by City Engineering, Public Works, or the Fire Department, the site plan shall be updated to accommodate such feedback.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RAMMS Construction Addition Site Plan
2. Building Rendering



Date: 7/1/2021

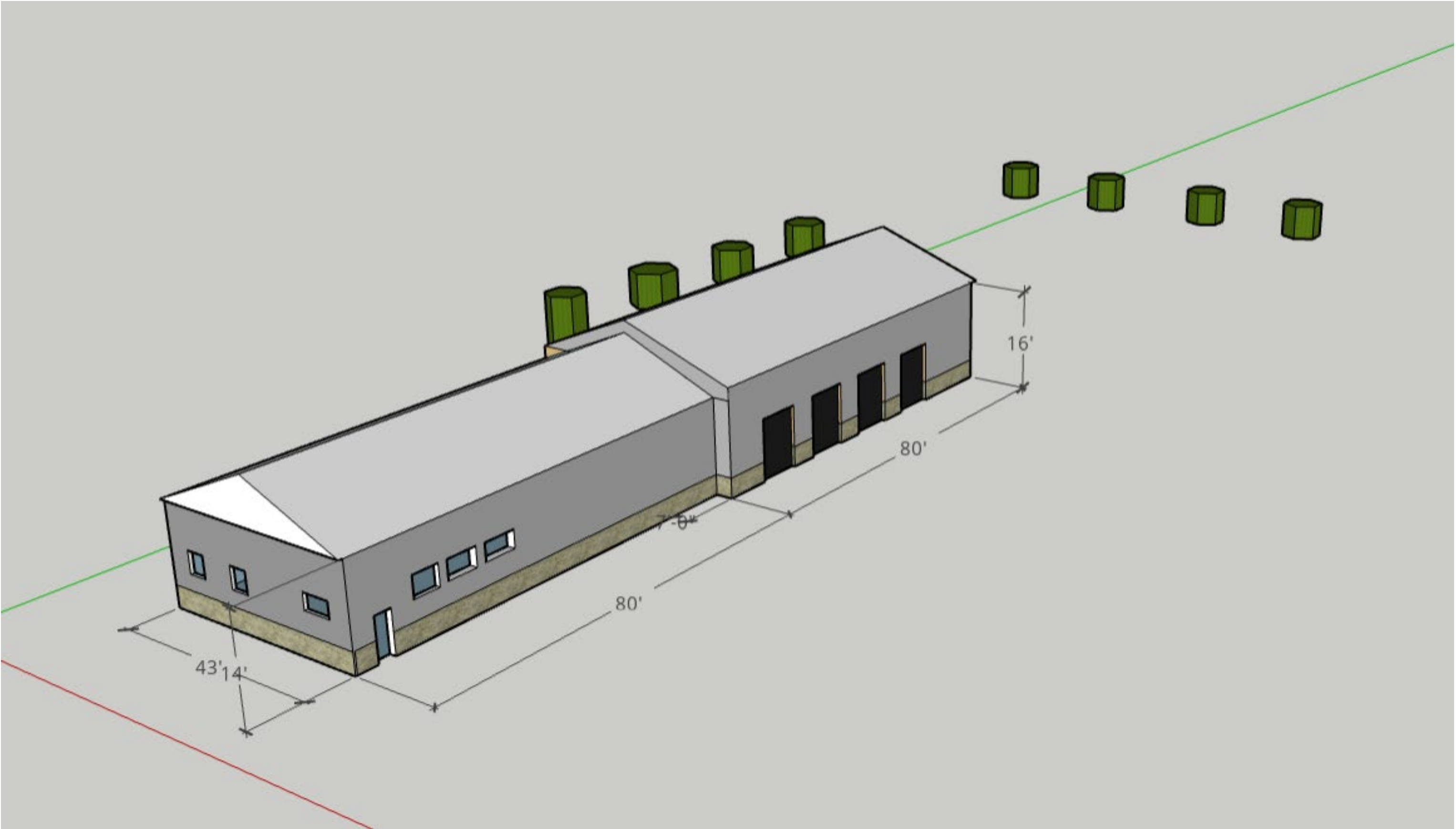
RAMMS Construction Shop Addition
1120 2nd St. NE, Bondurant, IA 50035

Site Plan

Sheet

1

Drawn By: Joel Ibarra - joel@rammsconstruction.com





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

Item No. 7.e.
For Meeting of 7/22/2021
Reports and Comments

TITLE: City Council Liaison

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS:

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None