

**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/89172481007>*

**NOTICE OF A REGULAR MEETING
BONDURANT PLANNING AND ZONING COMMISSION
AUGUST 14, 2025**

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on August 14, 2025, 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 10, 2025 Minutes
5. Guests requesting to address the Planning and Zoning Commission
6. Action Items
 - a. Resolution PZ-250814-26 - Considering Plat of Survey for 10638 NE 80th Street.
 - b. Public Hearing - Considering request to amend the City's Future Land Use Map for Parcel 8022-30-200-021 from Low- and Medium-Density Residential to High-Density Residential.
 - c. Resolution PZ-250814-27 - Considering request to amend the City's Future Land Use Map for Parcel 8022-30-200-021 from Low- and Medium-Density Residential to High-Density Residential.
 - d. Public Hearing - Considering request to rezone Parcel 8022-30-200-021 from the Agricultural (A-1) District to the High-Density Residential (R-3) District.
 - e. Resolution PZ-250814-28 - Considering request to rezone Parcel 8022-30-200-021 from the Agricultural (A-1) District to the High-Density Residential (R-3) District.
 - f. Resolution PZ-250814-29 - Site Plan for 1920 2nd Street NE.
7. Discussion Items -
 - a. Follow Up Discussion on Commission Request
8. Reports / Comments and appropriate action thereon:
 - a. Mayor
 - b. Council Members
 - c. Administrator
 - d. Directors
9. Adjournment

City of Bondurant

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



Meeting Minutes

DATE: July 10, 2025

Karen Keeran, Chair

1. Call to Order 6:00 pm

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

2. Roll Call

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

Members Absent:

City Official & Staff Present: Isaac Pezley,

3. Perfecting and Approval of the Agenda

Motion by Commission Member Mains, seconded by Commission Member Vore to approve of the July 10, 2025, meeting agenda. Vote on Motion 7-0-0. Motion carried.

4. Approval of Minutes

Motion by Commission Member Mains, seconded by Commission Member Clayton to approve of the June 12, 2025, meeting minutes. Vote on Motion 7-0-0. Motion carried.

5. Guests requesting to address the Planning and Zoning Commission

6. Action Items

- a. Resolution PZ-250612-20 – Considering Site Plan for The Station at 101 Grant Street North.

Nate Wietl, with Bolten & Menk, provided the Commission and overview of the submitted site plan. The site plan shows the proposed plans to repurpose the current emergency services building as a parks and recreation building and community event space.

Commission asked about bike racks. Wietl stated there is currently a bike rack on the north side of the Depot that will be moved. New bike racks will be placed north of the depot.

Mains asked about why there are not sidewalks being proposed along Grant Street or Main Street. Wietl stated there is a crosswalk across Grant Street to provide for pedestrian access coming from the west. Sidewalks along Main Street will be addressed in a future Main Street upgrade project. Commission had additional conversation about providing sidewalks along Grant Street. Commission agreed taking out the proposed crossing and funneling pedestrian traffic to the existing trail would be safer. Clayton stated he thinks the City needs to provide better signage in this area to make it safer for pedestrian traffic.

Motion by Commission Member Mains, seconded by Commission Member Torres to approve Resolution PZ - 250612-20.

Roll Call – Ayes: Commission Member Clayton, Commission Member Mains, Commission Member Keeran, Commission Member Brostrom, Commission Member Pitt, Commission Member Torres, Commission Member Vore Nays: none Abstentions: none. Absent: Vote on Motion 7-0-0. Motion carried.

- b. Resolution PZ-250710-23 – Considering vacation of a portion of the Lincoln Street NE right-of-way located within the Grain District.

Pezley stated as part of the Grain District Redevelopment, Lincoln Street NE is being redesigned to line up with the existing Lincoln Street right-of-way north of 2nd Street NE. For this reason, the City is proposing to vacate the existing portion of Lincoln Street NE located within the Grain District PUD area. Keeran asked if anything needed to be rezoned, Pezley stated no, the entire area is already zoned as PUD.

Motion by Commission Member Mains, seconded by Commission Member Pitt to approve Resolution PZ - 250710-23.

Roll Call – Ayes: Commission Member Clayton, Commission Member Mains, Commission Member Keeran, Commission Member Brostrom, Commission Member Pitt, Commission Member Torres, Commission Member Vore Nays: none Abstentions: none. Absent: Vote on Motion 7-0-0. Motion carried.

- c. Resolution PZ-250710-24 – Considering Plat of Survey to create Parcel '2025-90' located in the McCleary Meadows Industrial Park.

Pezley stated the Plat of Survey is adding additional land to 906 Prairie Drive SW. The new parcel will be lot-tied to 906 Prairie Drive SW as it will not meet frontage requirements.

Motion by Commission Member Mains, seconded by Commission Member Vore to approve Resolution PZ - 250710-24.

Roll Call – Ayes: Commission Member Clayton, Commission Member Mains, Commission Member Keeran, Commission Member Brostrom, Commission Member Pitt, Commission Member Torres, Commission Member Vore Nays: none Abstentions: none. Absent: Vote on Motion 7-0-0. Motion carried.

- d. Resolution PZ-250710-25 – Considering Site Plan for Bondurant Storage Phase II Site Plan.

Bart Turk, with CEC, provide the Commission with an overview of the submitted site plan. Clayton asked why some of the units were angled, Turk stated it allows for an additional man-door to access the units and it assists with the backing up of trucks.

Pezley stated staff does not have very many comments. Architectural design will be very similar to the current buildings being built. Pezley stated staff is waiting for Engineering to give their blessing on the stormwater, but the stormwater plan was approved for Phase I which was suppose to factor in all phases for this site.

Motion by Commission Member Mains, seconded by Commission Member Torres to approve Resolution PZ - 250710-25.

Roll Call – Ayes: Commission Member Clayton, Commission Member Mains, Commission Member Keeran, Commission Member Brostrom, Commission Member Pitt, Commission Member Torres, Commission Member Vore Nays: none Abstentions: none. Absent: Vote on Motion 7-0-0. Motion carried.

7. Discussion Items –

8. Reports / Comments and appropriate action thereon

- a. Commission Members

Brostrom – none.

Clayton – Had conversation with Mayor Elrod about density requirements and lot width requirements for subdivisions and providing for some flexibility built into the new zoning code. Clayton wanted the Commission to have a conversation about this, and if flexibility were allowed, what percentage of lots would be allowed to be under a set lot width requirement. Staff and Commission had a brief conversation and decided to bring this back for discussion at their August meeting.

Mains – Asked about sidewalk along 2nd Street NW at either Shiloh Rose or Landon Drive. Pezley said he would look into it.

Pitt – none.

Torres – none.

Vore – none.

Commission Chair – none.

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

7. Adjournment

Motion by Commissioner Mains, seconded by Commissioner Vore to adjourn the meeting. Vote on Motion 7-0-0. Motion carried. Meeting adjourned.



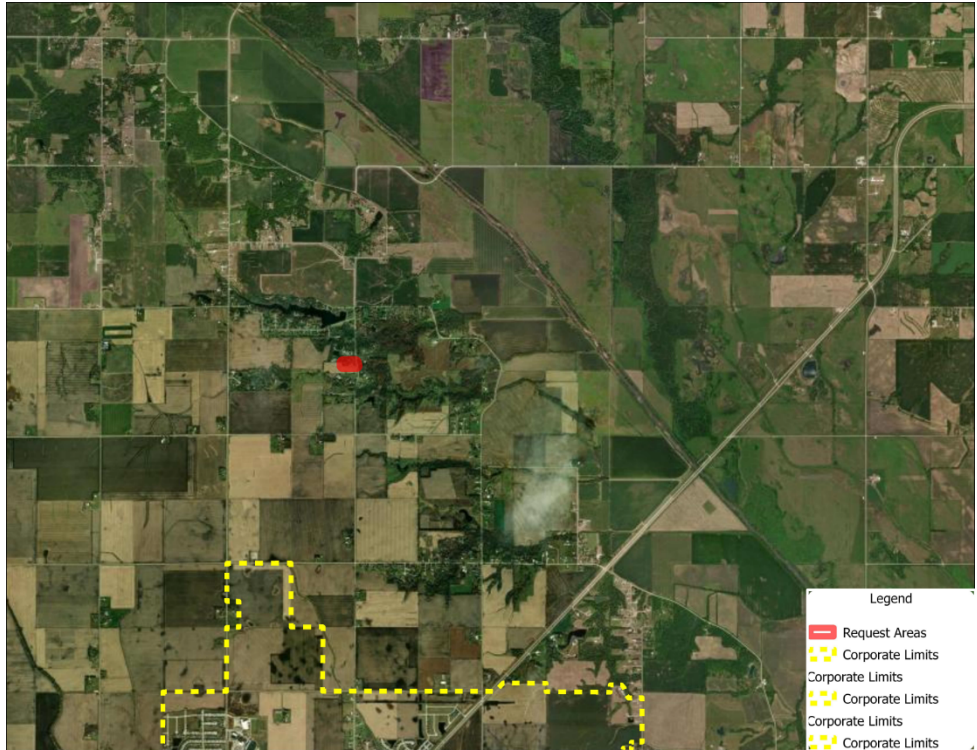
**BUSINESS OF THE PLANNING AND ZONING COMMISSION
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 6.a.
For Meeting of 8/14/2025
Resolution

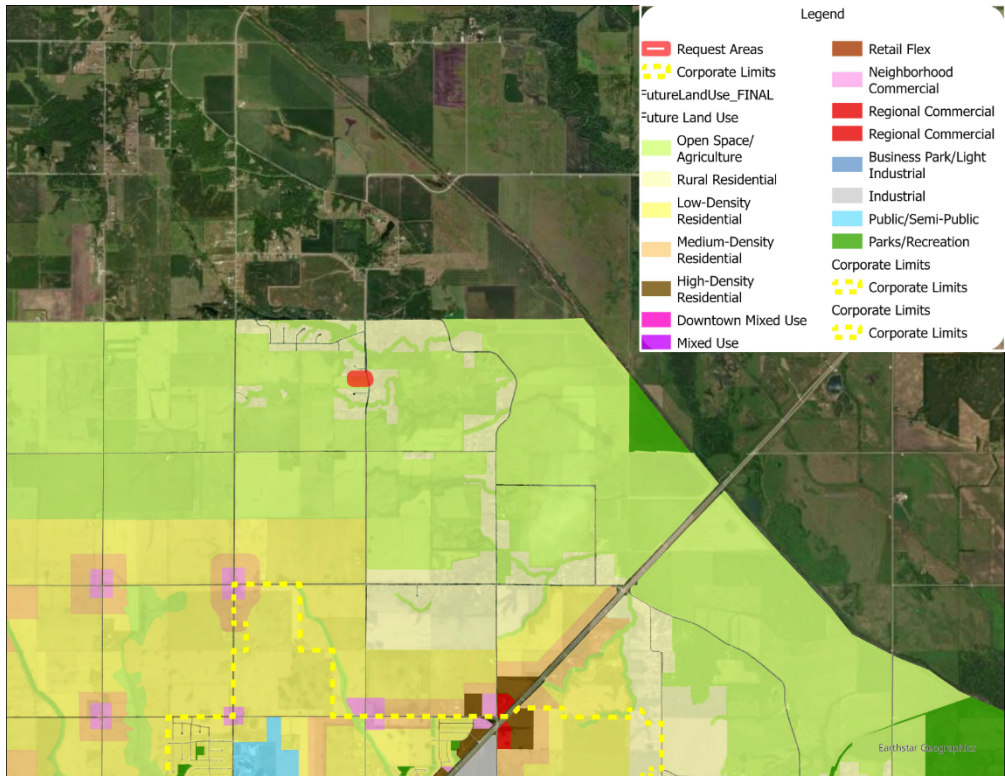
TITLE: Resolution PZ-250814-26 - Considering Plat of Survey for 10638 NE 80th Street.

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS: The City is in receipt of a plat of survey request located in unincorporated Polk County within 2 miles of Bondurant's city limits. Polk County has zoning jurisdiction on this land - meaning that a permitted use review is conducted by Polk County and not the City of Bondurant. The subject property is located north of the Bondurant's corporate limit at 10638 NE 80th Street. The subject property is currently used for residential and agricultural uses. The property is currently owned by the Miriam Carlson. Terry Coady, with Snyder and Associates, Inc., has submitted the Plat of Survey on their behalf. The newly created parcel takes a portion of ground from the agricultural property and adds it to the homestead parcel. The area in blue shows the location of the proposed Plat of Survey.



The City's Future Land Use Map as part of the 2022 Comprehensive Plan shows this area as Rural Residential. The map below shows the property outlined in red on the Future Land Use Map.



Comments from City Officials:

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

1. City Engineering – no additional review comments.
2. Public Works – no additional review comments.
3. Emergency Services – no review comments.

FUNDING SOURCE:

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

Recommended approval of RESOLUTION NO. PZ-250814-26.

2. Recommended approval of RESOLUTION NO. PZ-250814-26, subject to certain Subdivision Code clarification items being addressed.
3. Recommended denial of RESOLUTION NO. PZ-250814-26.
4. Table pending additional information.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RES. PZ-250814-26
2. Plat of Survey Cover Letter
3. Plat of Survey
4. Lot Tie Agreement

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-250814-26

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE PLAT OF
SURVEY CREATING PARCEL '2025-97' IN UNINCORPORATED POLK COUNTY
WITHIN TWO MILES OF BONDURANT'S CITY LIMITS.

WHEREAS, Snyder and Associates, Inc. has submitted a plat of survey on the behalf of Miriam Carlson to create a new parcel at 10638 NE 80th Street located in rural Polk County and further described as follows:

A PART OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 7 AND A PART OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 8 ALL IN TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., NOW INCLUDE IN AND FORMING A PART OF POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ¼ CORNER OF SAID SECTION 7; THENCE NORTH 0°29'36" WEST ALONG THE EAST LINE OF SAID SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 7, A DISTANCE OF 145.22 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°37'06" WEST, 495.25 FEET; THENCE NORTH 0°22'54" WEST, 35.00 FEET TO THE SOUTHWEST CORNER OF AN UNRECORDED SURVEY BY PLS #5228, D.M. PIAGENTINI SIGNED ON 6-22-1972; THENCE NORTH 89°37'06" EAST ALONG THE SOUTH LINE OF SAID UNRECORDED PLAT OF SURVEY, 599.65 FEET TO THE CENTERLINE OF NE 80TH STREET AND BEING ON THE WEST LINE OF LOT 1 OF BRIGGS ESTATES PLAT 1, AN OFFICIAL PLAT; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE AND ALONG SAID WEST LINE AND ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1,432.39 FEET, THOSE ARC LENGTH IS 36.03 FEET AND WHOSE CHORD BEARS SOUTH 148'10" EAST, 36.03 FEET; THENCE SOUTH 89°37'06" WEST, 112.96 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.49 ACRES (21,140 S.F.) AND SUBJECT TO ROADWAY EASEMENT, SAID EASEMENT CONTAINS 0.03 ACRES (1,443 S.F.) OF ROADWAY EASEMENT.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

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

Moved by _____, Seconded by _____ to adopt.

ATTEST: I, Isaac Pezley, City Planner, City of Bondurant, hereby certify that at a meeting of the Planning and Zoning Commission held on August 14, 2025; among other proceedings the above was recommended.

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

Isaac J. Pezley, City Planner

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

Karen Keeran, Commission Chair

July 15, 2025

Alexa Hunt
Polk County Planning Division
5895 NE 14th Street
Des Moines, Iowa 50313

RE: CARLSON PROPERTY PLAT OF SURVEY
POLK COUNTY, IOWA
S&A PROJECT NO. 125.0811

Dear Ms. Hunt:

On behalf of Miriam Carlson (Owners), please find attached the Plat of Survey for the above-referenced project. This survey has been prepared in accordance with Polk County subdivision standards. The intent of this survey is to add property from an existing parcel, also owned by Miriam, to her adjoining homestead property located at 10638 NE 80th Street. This survey lies within two miles of the City of Bondurant and has been submitted for their review.

Submittal materials are as follows:

1. Preliminary Plat Application
2. 3 copies of the Plat of Survey
3. Please provide a submittal invoice, and payment will be completed online.

We respectfully request the County's review. Should you have any questions on this matter or require additional information, please contact me at 964-2020.

Sincerely,
SNYDER & ASSOCIATES, INC.



Terry Coady, PLS

Enclosure

cc: Miriam Carlson, Owner Representative
File

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
 TERRY COADY
 SNYDER AND ASSOCIATES, INC.
 2727 SW SNYDER BOULEVARD
 ANKENY, IOWA 50023
 (515) 964-2020
 TLCOADY@SNYDER-ASSOCIATES.COM

SERVICE PROVIDED BY:
 SNYDER AND ASSOCIATES, INC.

SURVEY LOCATED:
 PART SE 1/4, NE 1/4
 SECTION 7, TOWNSHIP 80N, RANGE 22W

REQUESTED BY:
 MIRIAM J. CARLSON

PLAT OF SURVEY

PARCEL 2025-97 DESCRIPTION

A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7 AND A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8 ALL IN TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 7; THENCE NORTH 0°29'36" WEST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, A DISTANCE OF 145.22 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°37'06" WEST, 495.25 FEET; THENCE NORTH 0°22'54" WEST, 35.00 FEET TO THE SOUTHWEST CORNER OF AN UNRECORDED SURVEY BY PLS #5228, D.M. PIAGENTINI SIGNED ON 6-22-1972; THENCE NORTH 89°37'06" EAST ALONG THE SOUTH LINE OF SAID UNRECORDED SURVEY, 599.65 FEET TO THE CENTERLINE OF NE 80TH STREET AND BEING ON THE WEST LINE OF LOT A OF BRIGGS ESTATES PLAT 1, AN OFFICIAL PLAT; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE AND ALONG SAID WEST LINE AND ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1,432.39 FEET, WHOSE ARC LENGTH IS 36.03 FEET AND WHOSE CHORD BEARS SOUTH 14°08'10" EAST, 36.03 FEET; THENCE SOUTH 89°37'06" WEST, 112.96 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.49 ACRES (21,140 S.F.) AND SUBJECT TO ROADWAY EASEMENT, SAID EASEMENT CONTAINS 0.03 ACRES (1,443 S.F.) OF ROADWAY EASEMENT.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

OWNER

MIRIAM J. CARLSON
 10638 NE 80TH STREET
 BONDURANT, IA 50035

DATE OF SURVEY

7-7-2025

ZONING

ESTATE RESIDENTIAL DISTRICT

AREA

NET 0.45 AC (19,697 S.F.)
 R.O.W. 0.03 AC (1,443 S.F.)
 TOTAL 0.49 AC (21,140 S.F.)

AREA


SE 1/4 NE 1/4 SECTION 7 0.40 AC (17,332 S.F.)
 SW 1/4 NW 1/4 SECTION 8 0.09 AC (3,808 S.F.)
 TOTAL 0.49 AC (21,140 S.F.)

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 7-80-22 WAS ASSUMED TO BEAR SOUTH 0°29'36" EAST.

LEGEND

SURVEY	FOUND	SET
SECTION CORNER	▲	△
1/2" REBAR, YELLOW PLASTIC CAP #18643 (UNLESS OTHERWISE NOTED)	●	◊
CALCULATED POINT	+	
PLATTED DISTANCE	P	
MEASURED BEARING AND DISTANCE	M	
UNRECORDED SURVEY DISTANCE	UR	
CALCULATED DISTANCE	C	
CENTERLINE	-----	
SECTION LINE	-----	
EASEMENT LINE	-----	



I hereby certify that this land surveying document was prepared and the related work was performed by me or under my direct personal supervision and I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Terry Coady, PLS _____ Date _____
 License Number 18643
 My License Renewal Date is December 31, 2025

Pages or sheets covered by this seal:
 Sheets 1 and 2 of 2

PT SOUTHEAST 1/4, NORTHEAST 1/4 SECTION 7-80-22

SHEET 1 OF 2

PLAT OF SURVEY

REVISED 8/14/2025

PN: 125.0811.01

FLD BK: 1400 PG: 24



2727 SW SNYDER BLVD
 ANKENY, IOWA 50023
 515-964-2020

DATE: 7/15/2025

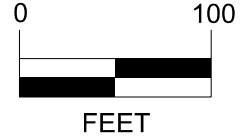
PM/TECH: TLC / JDP

PLAT OF SURVEY

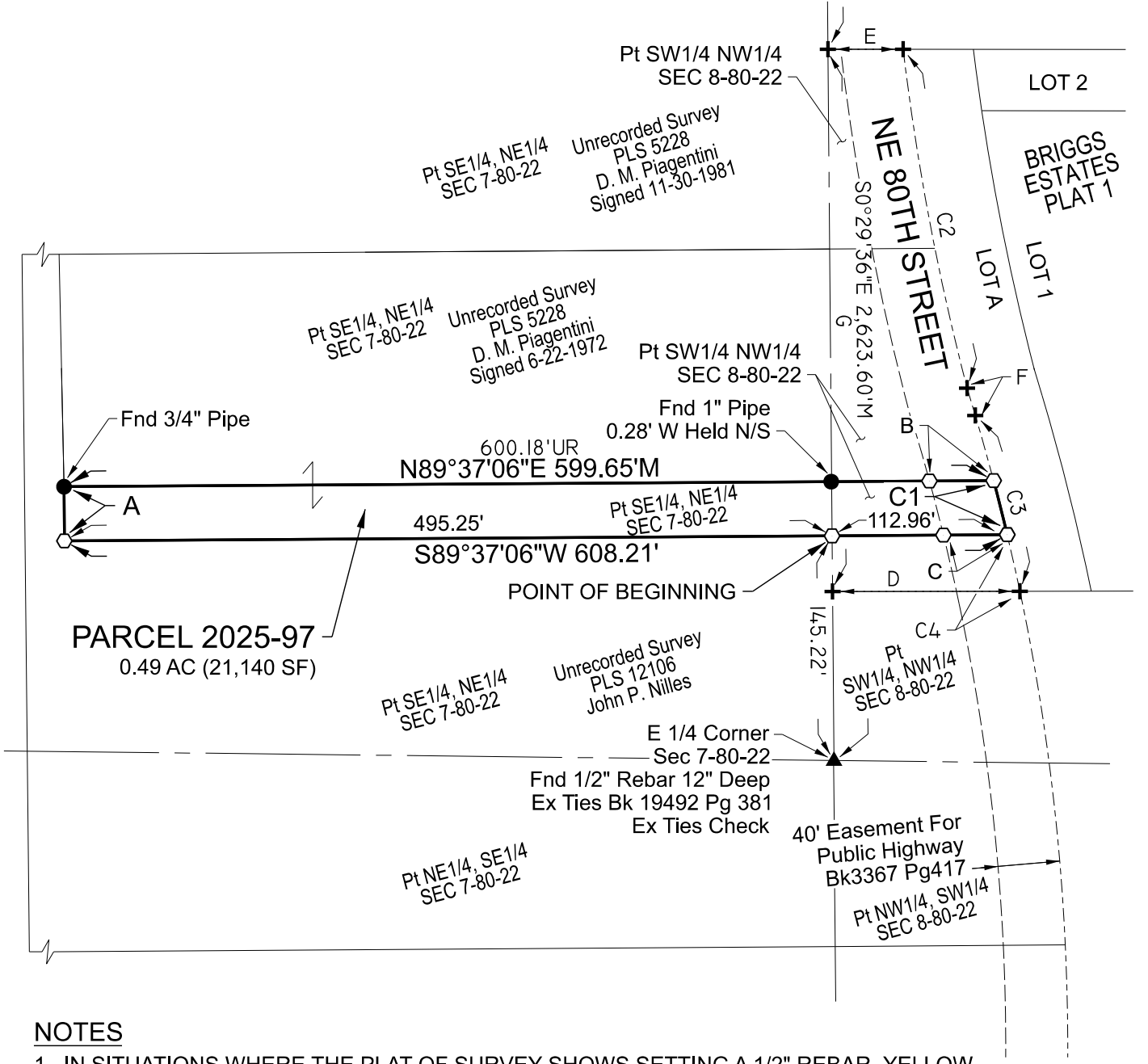
LINE DIMENSIONS

- A N0°22'54"W 35.00'
- B N89°37'06"E 41.35'
- C S89°37'06"W 41.09'
- D N89°56'34"E 120.86'C 120.86'P
- E S89°57'26"E 48.50'C S89°27'50"E 48.50'P
- F S16°36'02"E 18.40'C N16°06'26"W 18.40'P
- G S0°29'36"E 349.78'C S0°00'00"W 349.78'P
- H S0°29'36"E 2,164.45'C S0°00'00"W 2,164.45'P

NE Corner
 Sec 7-80-22
 Fnd Stubby Nail
 Ex Ties Bk 13963 Pg 92
 Retied Corner



DRAFT



NOTES

1. IN SITUATIONS WHERE THE PLAT OF SURVEY SHOWS SETTING A 1/2" REBAR, YELLOW PLASTIC CAP #18643 AND THE EXISTING CONDITIONS WILL NOT ALLOW THIS TYPE OF MONUMENT TO BE SET, A CUT "X" WILL BE SET IN CONCRETE OR A "MAG" NAIL WILL BE SET IN ASPHALT.
2. THE INTENT OF THIS SURVEY IS TO ADD ADDITIONAL BUILDABLE AREA TO THE EXISTING HOMESTEAD.

CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C1	1°26'29"	1,432.39'	36.03'	18.02'	S14°08'10"E 36.03'
C2 C	7°47'30"	1,637.02'	222.62'	111.48'	S10°41'50"E 222.45'
C2 P	7°47'30"	1,637.02'	222.62'	111.48'	N10°12'14"W 222.45'
C3 C	4°40'53"	1,432.39'	117.03'	58.55'	S14°15'36"E 117.00'
C3 P	4°40'53"	1,432.39'	117.03'	58.55'	N13°46'00"W 117.00'
C4	1°29'46"	1,432.39'	37.40'	18.70'	S12°40'02"E 37.40'

PT SOUTHEAST 1/4, NORTHEAST 1/4 SECTION 7-80-22

PLAT OF SURVEY

REVISED 8/14/2025



2727 SW SNYDER BLVD
 ANKENY, IOWA 50023
 515-964-2020

SHEET 2 OF 2

PN: 125.0811.01

FLD BK: 1400 PG: 24

DATE: 7/15/2025

PM/TECH: TLC / JDP

LOT TIE AGREEMENT

For

Land in Unincorporated Polk County

On this _____ day of _____, 2025, the undersigned state that they are the present titleholder(s) of Parcel 1 and Parcel 2 as surveyed and described below, all being land located within unincorporated Polk County, Iowa;

Parcel 1:

THE NORTH 150 FEET, SOUTH 330 FEET, EAST 495 FEET, SOUTH EAST QUARTER (SE 1/4) OF THE NORTH EAST QUARTER (NE1/4), LESS .14A ROAD, SECTION 7-80-22 AND THE NORTH 150 FEET, SOUTH 330 FEET, NORTH WEST QUARTER (NW1/4), LINE WEST OF ROAD, SECTION 8-80-22.

Parcel 2025-97:

A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7 AND A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8 ALL IN TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 7; THENCE NORTH 0°29'36" WEST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, A DISTANCE OF 145.22 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°37'06" WEST, 495.25 FEET; THENCE NORTH 0°22'54" WEST, 35.00 FEET TO THE SOUTHWEST CORNER OF AN UNRECORDED SURVEY BY PLS #5228, D.M. PIAGENTINI SIGNED ON 6-22-1972; THENCE NORTH 89°37'06" EAST ALONG THE SOUTH LINE OF SAID UNRECORDED SURVEY, 599.65 FEET TO THE CENTERLINE OF NE 80TH STREET AND BEING ON THE WEST LINE OF LOT A OF BRIGGS ESTATES PLAT 1, AN OFFICIAL PLAT; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE AND ALONG SAID WEST LINE AND ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1,432.39 FEET, WHOSE ARC LENGTH IS 36.03 FEET AND WHOSE CHORD BEARS SOUTH 14°08'10" EAST, 36.03 FEET; THENCE SOUTH 89°37'06" WEST, 112.96 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.49 ACRES (21,140 S.F.) AND SUBJECT TO ROADWAY EASEMENT, SAID EASEMENT CONTAINS 0.03 ACRES (1,443 S.F.) OF ROADWAY EASEMENT.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

The undersigned do hereby agree and covenant with Polk County, Iowa to hold title to Parcel 1 and Parcel 2025-97, described above, under common ownership and to legally combine/join said parcels into one single tax parcel with no portion being sold separately. We hereby request that the Polk County Auditor's Office combine the identified parcels as shown, into one tax parcel.

Said undersigned owners do agree and state that said combined parcels will be held as one tax parcel and do further covenant with Polk County that no alteration of the boundaries of said combined tax parcels will be undertaken without the express approval of Polk County, Iowa or other appropriate governing jurisdiction, if annexed.

This "Lot Tie Agreement" shall be made a part of and shall run with the above-described land and be binding on all owners and their successors, heirs and assigns.

Titleholder's Name (please print)

Additional Titleholder's Name (please print)

Titleholder's Signature

Additional Titleholder's Signature

STATE OF IOWA)
) SS
COUNTY OF POLK)

Notary Public

Subscribed in my presence and sworn to before me by the said _____; this instrument was acknowledged before me, this ____ day of _____ 2019.

ACCEPTANCE BY THE COUNTY

I, Alexa K. Hunt, Planner for the Polk County Public Works Department do hereby certify that the above and foregoing Lot Tie Agreement was duly approved and accepted by the Public Works Department of Polk County, Iowa on the _____ day of _____, 2025.

Alexa K. Hunt,
Planner



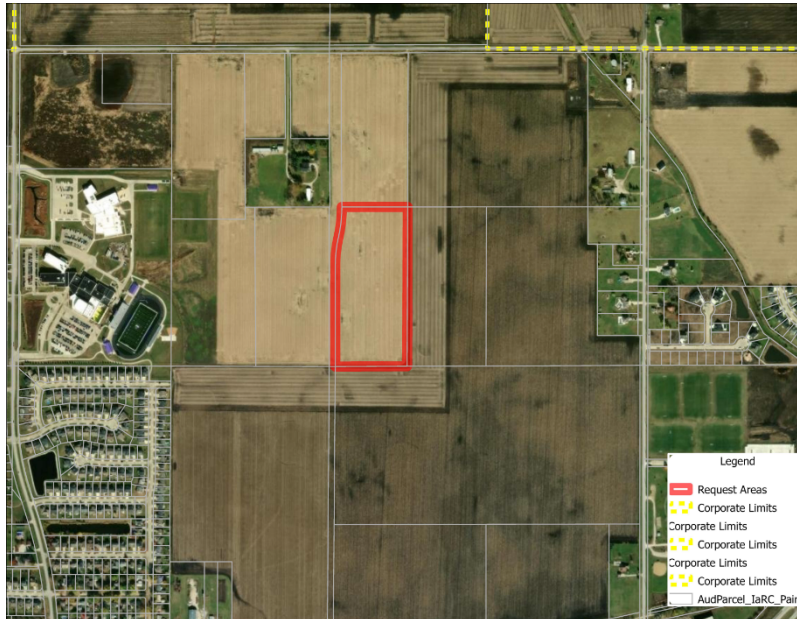
**BUSINESS OF THE PLANNING AND ZONING COMMISSION
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 6.b.
For Meeting of 8/14/2025
Public Hearing

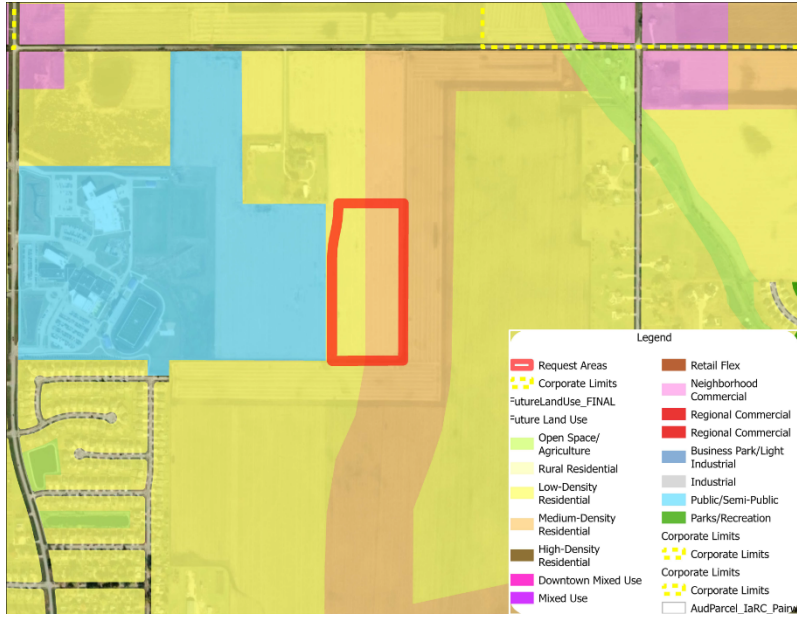
TITLE: Public Hearing - Considering request to amend the City's Future Land Use Map for Parcel 8022-30-200-021 from Low- and Medium-Density Residential to High-Density Residential.

CONTACT PERSON:

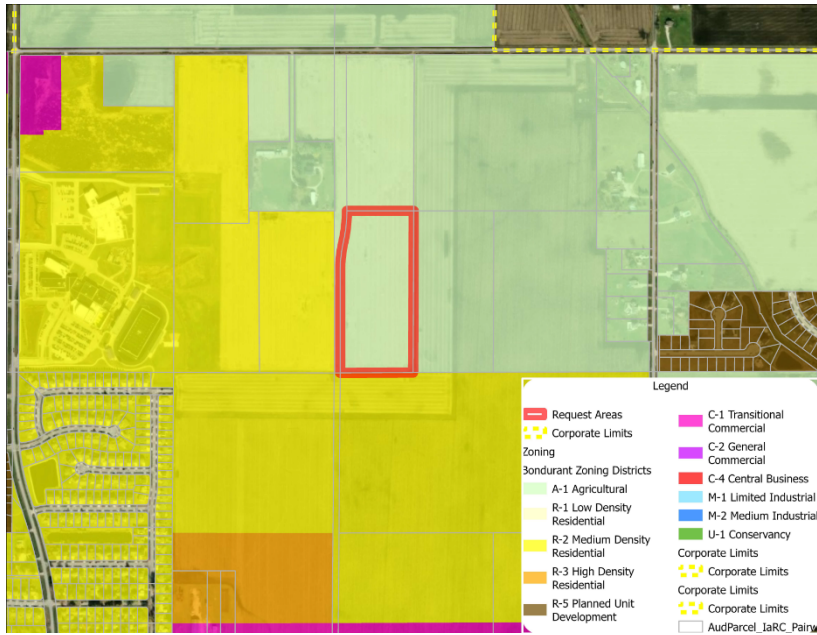
BRIEF HISTORY & ANALYSIS: Paramount Land Company is submitting a request to amend the Future Land Use Map. The request would amend Parcel 8022.30.200.021 from Low- and Medium-Density Residential to High-Density Residential. The request would allow for single-family residential development to take place on the property. An aerial of proposed amendment area can be found below:



The City's Future Land Use Map, which guides potential rezoning requests but is not the regulatory tool like the Zoning Ordinance/Map, currently guides this area as Low- and Medium-Density Residential. The current Future Land Use Map with the proposed amendment area outlined can be seen below.



The property in question is currently zoned A-1 Agricultural. The requested amendment would not change the zoning of the property, a rezoning request for this property has been submitted and will be considered by the Planning and Zoning Commission. The property is outlined in red on the City Zoning Map below:



Analysis:

The Future Land Use Map shows medium-density residential proposed along the eastern and western sides of a north/south street corridor. This street corridor (Truman Street NE) has been shifted to the west from what was originally shown in the approved Future Land Use Map. The Building Bondurant Comprehensive Plan states that

Medium-Density Residential land use category includes townhomes, rowhouse, cottage home developments and single-family where necessary. The residential density for Medium-Density Residential is listed as 7-12 dwellings per acre. The residential density for High-Density Residential is 12 or more dwellings per acre, and ideal for apartment and condominium development with townhomes or rowhouses where appropriate.

The High Density Residential Future Land Use designation translates most closely to the City's High Density Residential (R-3) District. This zoning district allows for single-family residential development with 65-foot minimum width requirements.

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None



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

Item No. 6.c.
For Meeting of 8/14/2025
Resolution

TITLE: Resolution PZ-250814-27 - Considering request to amend the City's Future Land Use Map for Parcel 8022-30-200-021 from Low- and Medium-Density Residential to High-Density Residential.

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS: See Item 6.b.

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RES. NO. PZ-250814-27

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-250814-27

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE REQUEST TO MODIFY FUTURE LAND USE MAP FOR GEOPARCEL 8022.30.200.021 FROM LOW- AND MEDIUM-DENSITY RESIDENTIAL TO HIGH-DENSITY RESIDENTIAL.

WHEREAS, on August 14, 2025, the Planning and Zoning Commission held a Public Hearing to consider a request to modify the Future Land Use Map for GeoParcel 8022.30.200.021 from Low- and Medium-Density Residential to High-Density Residential, on property described as follows:

THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 80 NORTH, RANGE 22 WEST, OF THE 5TH P.M., CITY OF BONDURANT, POLK COUNTY, IOWA, EXCEPT THAT PART DEEDED TO THE CITY OF BONDURANT AS SHOWN IN THE WARRANTY DEED RECORDED IN BOOK 20013 ON PAGE 877 IN THE POLK COUNTY RECORDER'S OFFICE, SUBJECT TO ANY EASEMENTS OF RECORD.

AND;

NOW, THEREFORE, BE IT RESOLVED, that the Planning and Zoning Commission of the City of Bondurant, Iowa, recommends City Council approval of the request to modify the Future Land Use Map for GeoParcel 8022.30.200.021 from Low- and Medium-Density Residential to High-Density Residential.

Moved by _____ Seconded by _____ to adopt.

ATTEST: I, Isaac Pezley, City Planner, hereby certify that at a meeting of the Planning and Zoning Commission held on August 14, 2025, among other proceedings the above was adopted.

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

Isaac J. Pezley, City Planner

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

Karen Keeran, Commission Chair



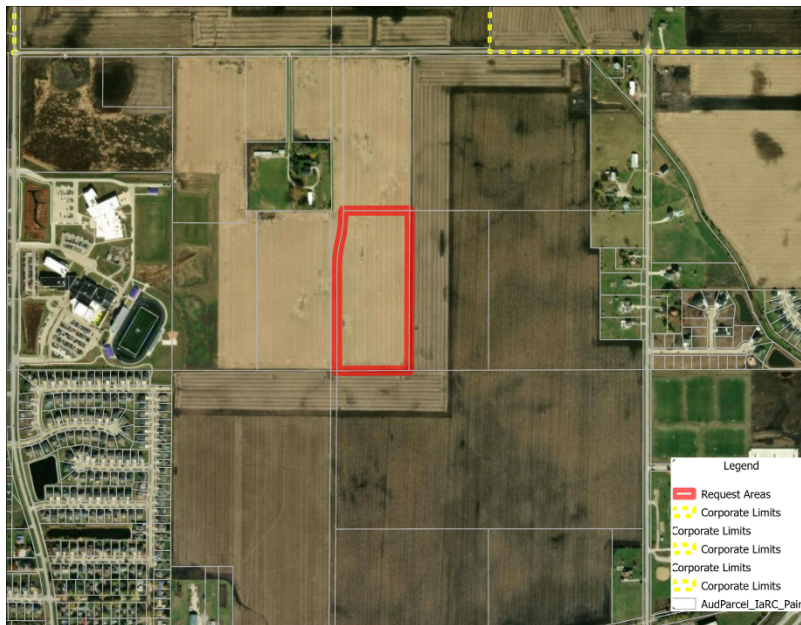
**BUSINESS OF THE PLANNING AND ZONING COMMISSION
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 6.d.
For Meeting of 8/14/2025
Public Hearing

TITLE: Public Hearing - Considering request to rezone Parcel 8022-30-200-021 from the Agricultural (A-1) District to the High-Density Residential (R-3) District.

CONTACT PERSON:

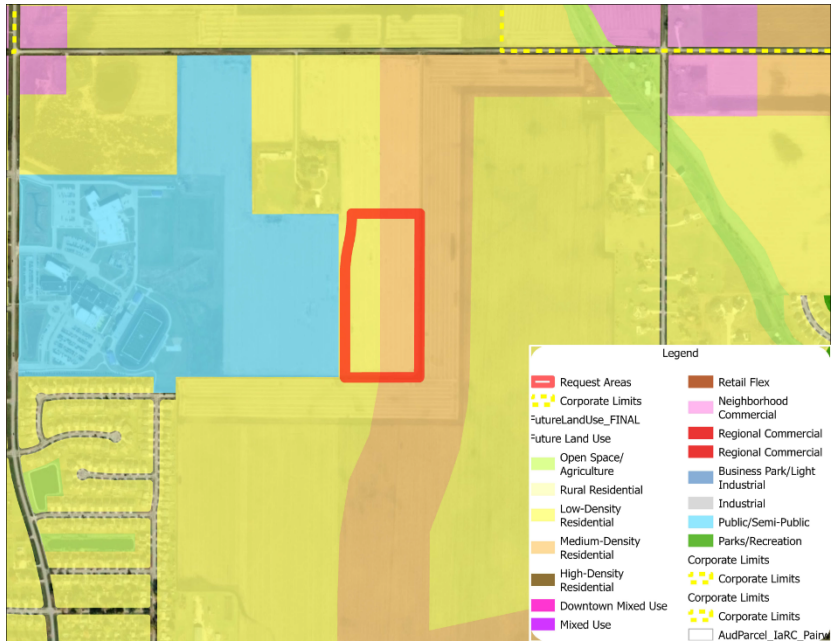
BRIEF HISTORY & ANALYSIS: Paramount Land Company has submitted a rezoning request for Parcel 8022.30.200.021, located east of the future Truman Drive NE and south of 16th Street NE. The rezoning request proposes to change the zoning from A-1 Agricultural to R-3 High Density Residential. The request area is highlighted below.



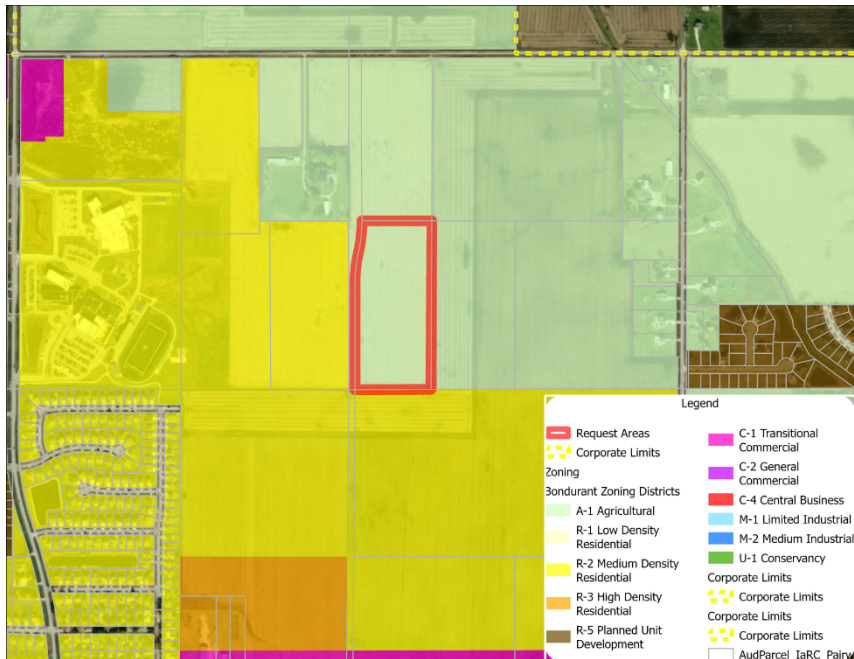
When considering rezoning requests, the Planning & Zoning Commission and City Council should take into account the following: the Comprehensive Plan/Future Land use Map, Zoning, Parkland Dedication, Streets, Pedestrian Connections, Utilities, the FEMA Floodplain, the City's Stream Buffer Ordinance, and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

Comprehensive Plan/Future Land Use Map – Paramount Land Company has

requested an amendment to the 2022 Future Land Use Map. The amendment would change the request area from Low- and Medium-Density Residential to High-Density Residential. The request area is outlined below on the 2022 Future Land Use Map.



Zoning – Parcel 8022.30.200.021 is currently zoned as A-1 Agricultural. Paramount Land Company is requesting to rezone the property to R-3 High Density Residential. There is R-2 Medium Density Residential Districts located to the south and west of the subject property. A-1 Agricultural Districts are located to the north and east of the subject property.



Parkland Dedication – Parkland dedication is required for residential developments and will be addressed when a preliminary plat is submitted for review.

Streets – The property will be accessible from Truman Drive NE. All internal streets will be reviewed when a preliminary plat is submitted for review.

Pedestrian Connections – Will be addressed during the platting process.

Utilities – All utilities will be addressed during the platting process.

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

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

Comments from City Officials and Utilities -

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

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-250814-28

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE REQUEST FOR
REZONING FROM THE AGRICULTURAL (A-1) DISTRICT TO THE HIGH DENSITY
RESIDENTIAL (R-3) DISTRICT ON PROPERTY LOCATED AT GEOPARCEL
8022.30.200.021.

WHEREAS, on August 14, 2025, the Planning and Zoning Commission held a Public Hearing to consider a request to rezone GeoParcel 8022.30.200.021 from the Agricultural (A-1) District to the High Density Residential (R-3) District, on property further described as follows:

THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 80 NORTH, RANGE 22 WEST, OF THE 5TH P.M., CITY OF BONDURANT, POLK COUNTY, IOWA, EXCEPT THAT PART DEEDED TO THE CITY OF BONDURANT AS SHOWN IN THE WARRANTY DEED RECORDED IN BOOK 20013 ON PAGE 877 IN THE POLK COUNTY RECORDER'S OFFICE, SUBJECT TO ANY EASEMENTS OF RECORD.

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

1. The applicant has requested an amendment to the City's Future Land Use Map to ensure consistency between the City's Future Land Use Map and Official Zoning Map.
2. That the change in zoning will maintain a consistency with adjacent land uses and provide a transition for adjacent zoning.
3. That the zoning change will not negatively impact the character of the neighborhood.

NOW, THEREFORE, BE IT RESOLVED, that the Planning and Zoning Commission of the City of Bondurant, Iowa, recommends City Council approval of the rezoning request from Agricultural (A-1) District to High Density Residential (R-3) District for GeoParcel 8022.30.200.021 subject to the following City Code/Policy clarification recommendation items:

1. The Future Land Use Map is amended to show High Density Residential in this area.

Moved by _____ Seconded by _____ to adopt.

ATTEST: I, Isaac J. Pezley, City Planner, hereby certify that at a meeting of the Planning and Zoning Commission held on August 14, 2025, among other proceedings the above was adopted.

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

Isaac J. Pezley, City Planner

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

Karen Keeran, Commission Chair



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

Item No. 6.f.
For Meeting of 8/14/2025
Resolution

TITLE: Resolution PZ-250814-29 - Site Plan for 1920 2nd Street NE.

CONTACT PERSON:

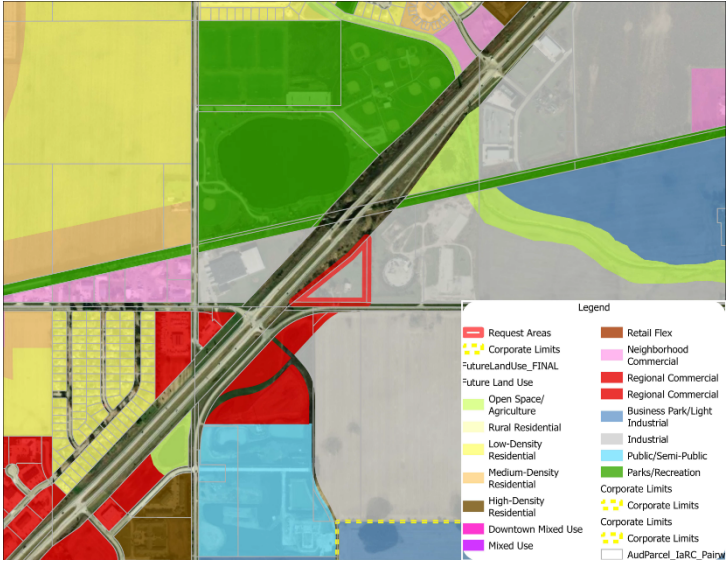
BRIEF HISTORY & ANALYSIS: The City is in receipt of a site plan for review by the Planning & Zoning Commission and City Council for 1920 2nd Street NE. The site plan applicant is SM Hentges. The owner of the property is Sheryl J Weston Revocable Trust. The site plan was prepared by Snyder & Associates, Inc. The applicant is proposing screened outdoor storage and reutilizing some of the existing structures for equipment storage. This property is zoned as being within the City's Medium Industrial (M-2) District. The property in question is outlined below in red.



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

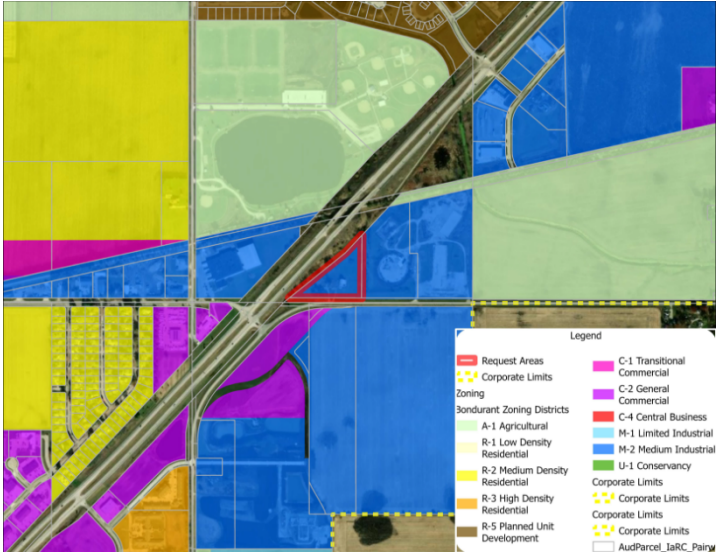
Consistency with the City's Comprehensive Plan:

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



Consistency with the City's Zoning Code:

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



General Use & Bulk Standards

- The site plan labels the required setbacks at this location - a 50' front yard setback, a 50' rear yard setback along the rear property line and 20' side yard setbacks.

- These setbacks are labeled for Light Industrial (M-1) Districts. This property was recently rezoned to Medium Industrial (M-2) District which has the following setback requirements: 30' front yard setback, 40' rear yard setback, 20' side yard setback unless adjacent to R or C District then 25' side yard setback.
- The Site Plan should be updated to reflect the correct Zoning District setback requirements.
- The site plan currently shows outdoor storage areas located behind the existing structures. These outdoor storage areas are labeled at least 35' from all property lines.

Parking/Drive Areas

- Access to the site is proposed from 2nd Street NE.
- The site plan shows no new buildings. The only proposed development for this property is the proposed outdoor storage area.
- The site plan shows existing parking/drive/loading areas.
- The site plan shows does not note if the parking/drive/loading areas are 6" P.C.C..
- Staff has sent feedback to the applicant that all drive areas to the proposed outdoor storage area will need to be upgraded to meet the 6" P.C.C code requirement.

Stormwater, Utilities & Natural Features

- A stormwater management report has been submitted for review by the City Engineer. The City Engineer is currently reviewing the report and any comments submitted will need to be addressed.
- This property is located within the Urban Service Sanitary Sewer Connection Fee District Zone A. An invoice will be sent to the applicant
- This property is located within the 2nd Street NE, Highway 65 to Eisenhower Drive NE/NE 88th Street Water Connection Fee District. An invoice will be sent to the applicant.
- The site is not situated within FEMA's 100-year floodplain.
- This site is not situated within the City's Stream Buffer Ordinance area.

ARCHITECTURAL STANDARDS

- Architectural elevations have not been submitted to staff as no vertical structures are being proposed with this site plan submittal.

Other Site Plan Features

- A landscaping plan has been submitted to staff. The landscaping plan focuses on primarily on landscaping requirements along the Hubbell Avenue NE/Highway 65 right-of-way. Additional landscaping may also be required along 2nd Street NE. Staff has requested the site plan be reflected to show this area of the property in the landscaping plan.
- Provided landscaping plan along Hubbell Avenue NE/Highway 65 provides sufficient tree requirements.
- A Plat of Survey was recently completed and recorded splitting property along the eastern property line for a future north/south pedestrian trail. The site plan does not show this Plat of Survey area and needs to be updated.

Comments from City Officials:

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

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

FUNDING SOURCE:

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

1. Recommended approval of RESOLUTION NO. PZ-250814-29.
2. Recommended approval of RESOLUTION NO. PZ-250814-29, subject to certain Zoning Code clarification items being addressed.
3. Recommended denial of RESOLUTION NO. PZ-250814-29.
4. Table pending additional information.

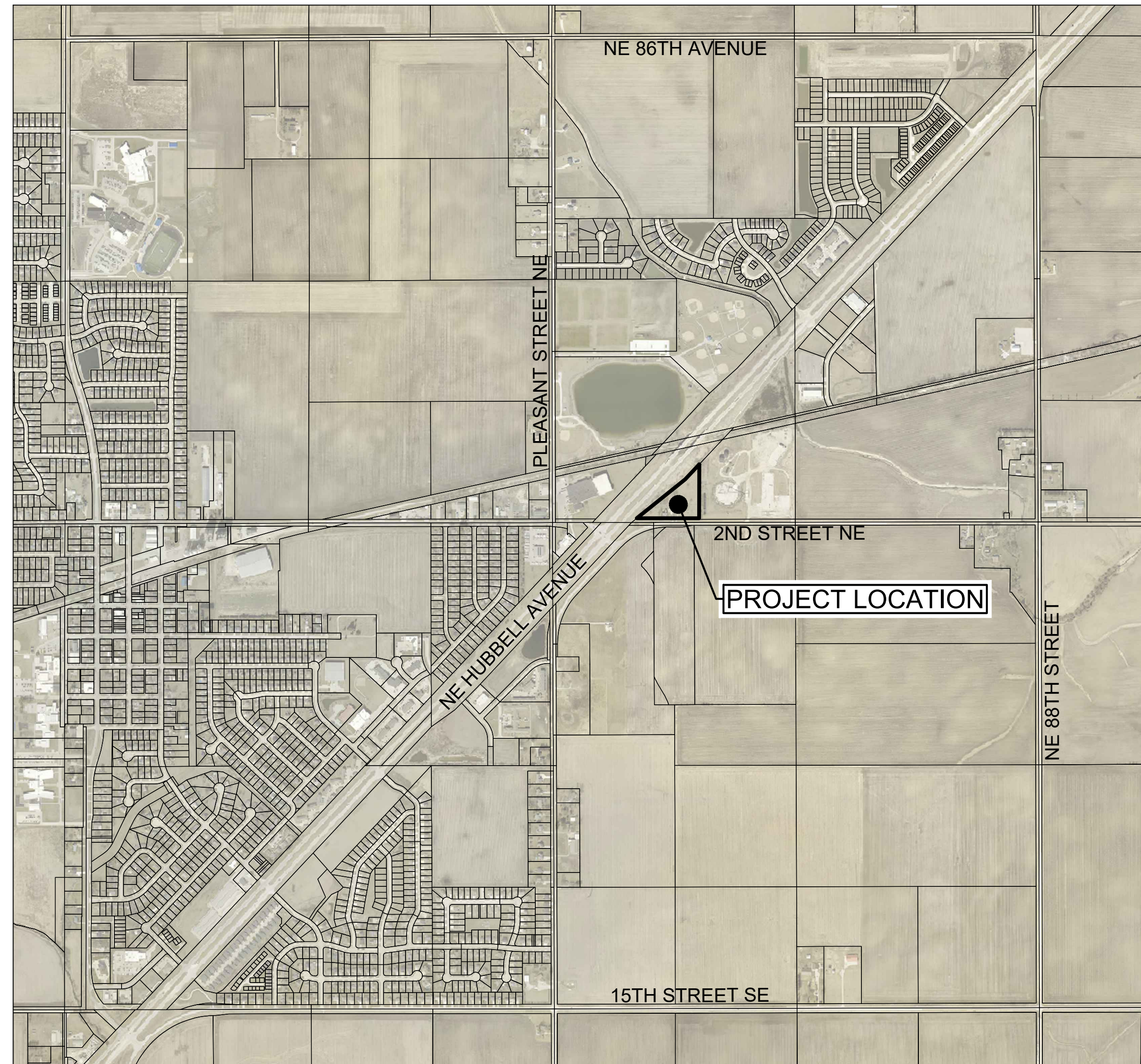
APPROVED FOR SUBMITTAL:

ATTACHMENTS:

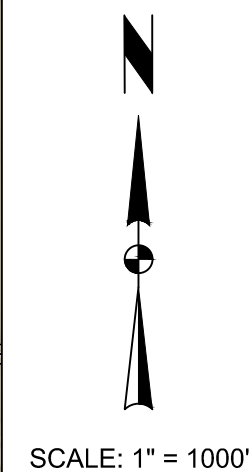
1. Site Plan
2. RESOLUTION NO. PZ-250814-29

SITE PLAN FOR SM HENTGES

1920 2ND STREET NE CITY OF BONDURANT, POLK COUNTY, IOWA



VICINITY MAP



DEVELOPER
S.M. HENTGES & SONS, INC.
650 QUAKER AVENUE
JORDAN, MN 55352
CONTACT: JERRY HENTGES
PHONE: (952) 492-5700

ENGINEER
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BLVD
ANKENY, IA 50023
CONTACT: KOREY MARSH
PHONE: (515) 964-2020

INDEX OF SHEETS

- C100 TITLE SHEET
- C101 PROJECT INFORMATION
- C102 EXISTING CONDITIONS
- C200 DIMENSION PLAN
- C300 GRADE & UTILITY PLAN
- C400 PLANTING PLAN
- C500 FUTURE IMPROVEMENTS PLAN

I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed Professional Landscape Architect under the laws of the State of Iowa.

Clay R. Schneckloth, PLA _____ Date _____
License Number 512

Pages or sheets covered by this seal:
C400

License Expires:
June 30, 2027

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.

Corey M. Marsh, P.E. _____ Date _____
License Number P25347
My License Renewal Date is December 31, 2026

Pages or sheets covered by this seal:
C100 - C300

MARK	REVISED PER CITY COMMENTS	8-13-25	AWS	DATE	BY
1					
Engineer: CDR	Checked By: KMM	Scale: 1" = 1000'			
Technician: AWS	Date: 8-04-2025	T-R-S: 80N-22W-29			
Project No: 125.0909.01					Sheet C100

SM HENTGES
TITLE SHEET
BONDURANT, IOWA

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

SNYDER & ASSOCIATES, INC. I

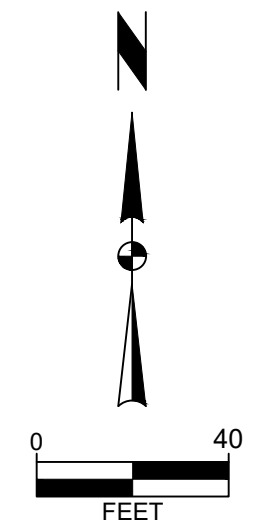
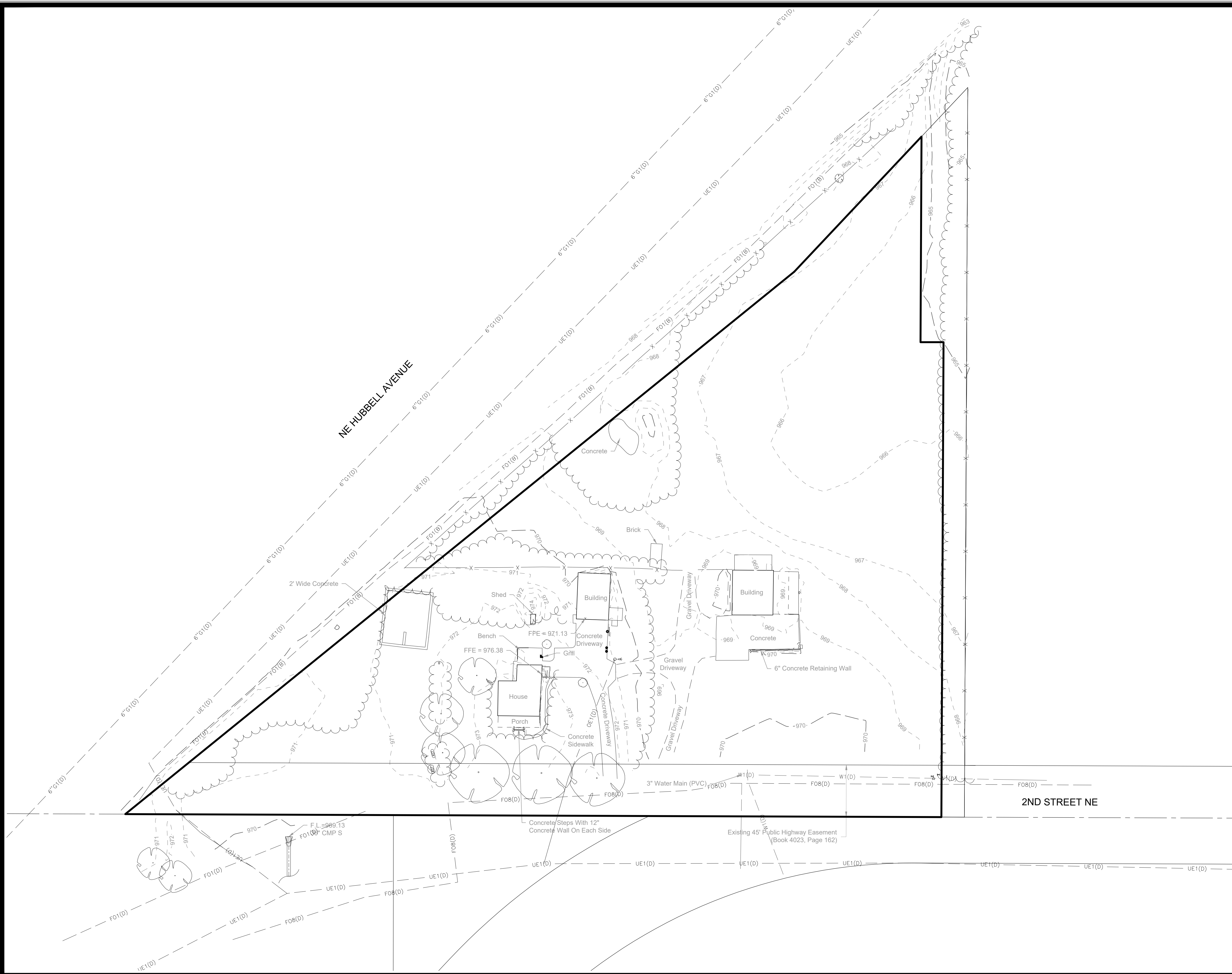
SNYDER & ASSOCIATES

Project No: 125.0909.01

Sheet C100

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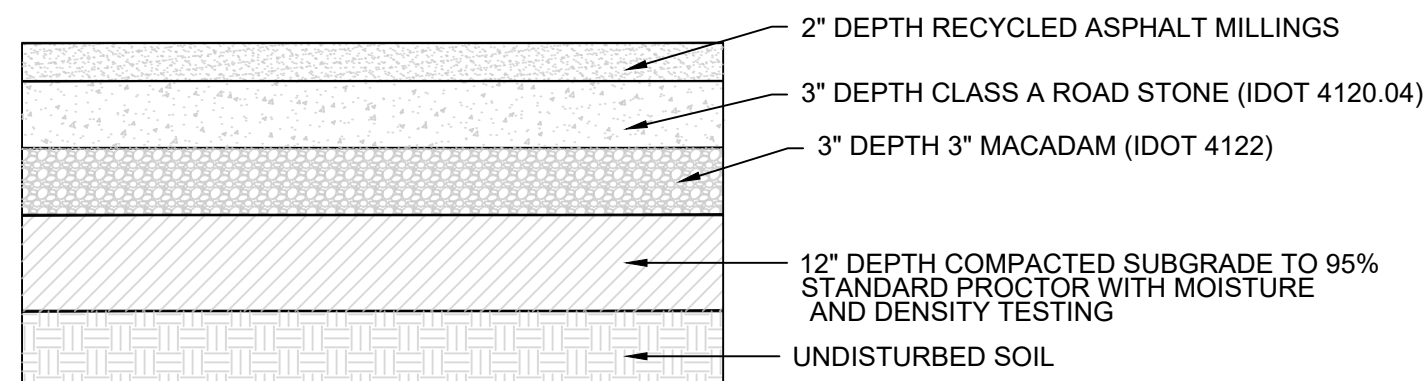


MARK	REVISION	DATE	BY
1	REVISED PER CITY COMMENTS	8-13-25	AMS
Engineer: CDR	Checked By: KMM	Date: 8-04-2025	Scale: 1" = 40'
Technician: AMS	Date: 8-04-2025	T-R-S: 80N-22W-29	Project No: 125.0909.01
			Sheet C102

SM HENTGES
EXISTING CONDITIONS
BONDURANT, IOWA
SNYDER & ASSOCIATES, INC. I

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

Project No: 125.0909.01
 Sheet C102

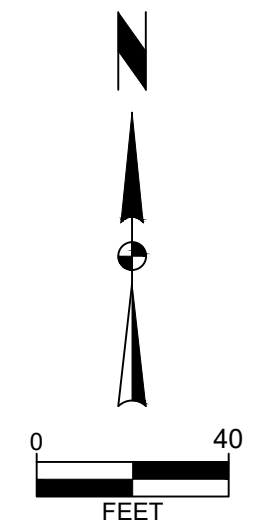
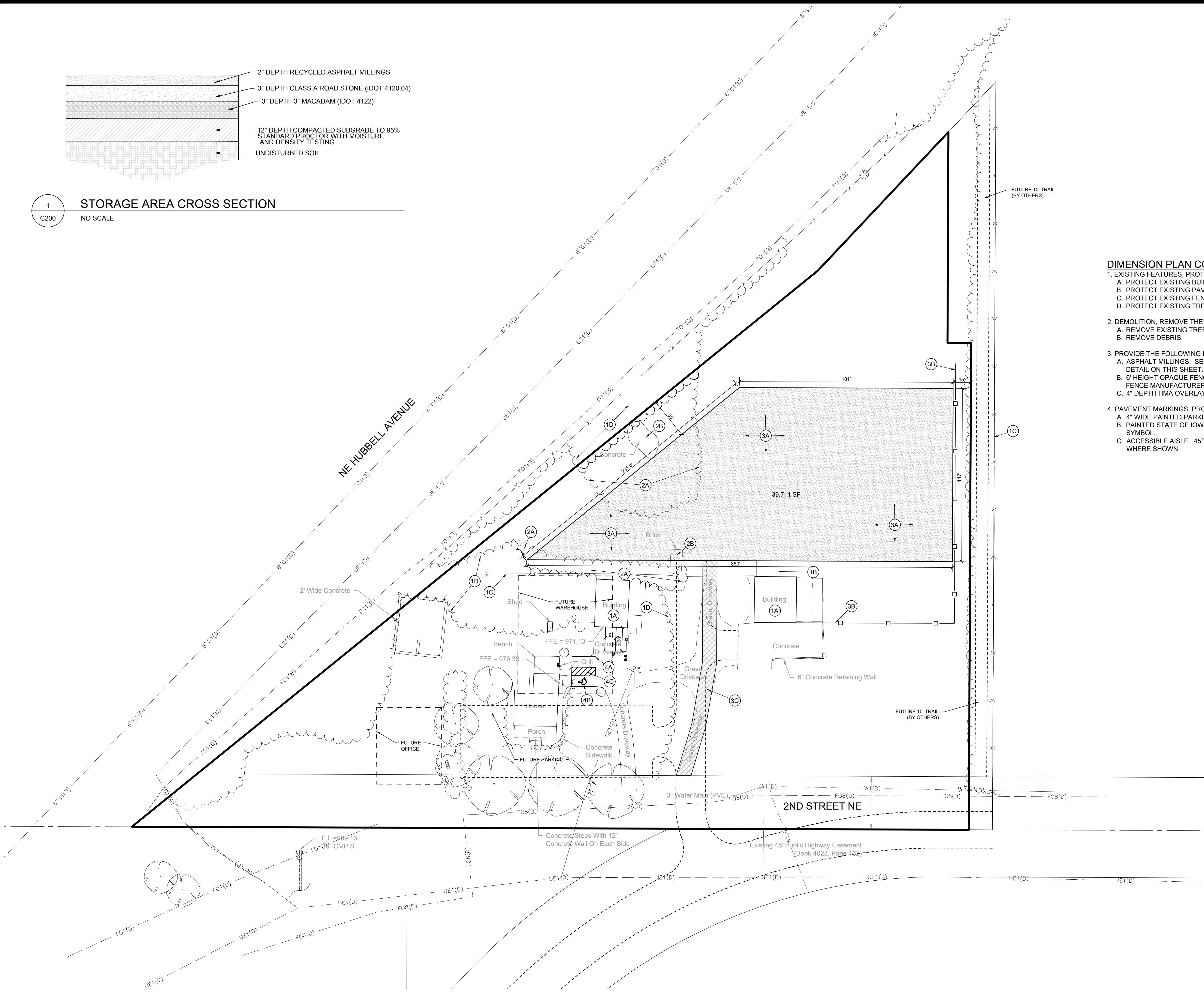


1 STORAGE AREA CROSS SECTION
C200 NO SCALE

DIMENSION PLAN CONSTRUCTION NOTES

- EXISTING FEATURES, PROTECT THE FOLLOWING:
 - PROTECT EXISTING BUILDING.
 - PROTECT EXISTING PAVEMENT.
 - PROTECT EXISTING FENCE.
 - PROTECT EXISTING TREES.
- DEMOLITION, REMOVE THE FOLLOWING:
 - REMOVE EXISTING TREES AS NECESSARY FOR CONSTRUCTION.
 - REMOVE DEBRIS.
- PROVIDE THE FOLLOWING IMPROVEMENTS WHERE SHOWN ON PLAN:
 - ASPHALT MILLINGS. SEE STORAGE AREA CROSS SECTION DETAIL ON THIS SHEET.
 - 6' HEIGHT OPAQUE FENCE. COORDINATE WITH OWNER AND FENCE MANUFACTURER SPECIFICATIONS.
 - 4" DEPTH HMA OVERLAY ON EXISTING GRANULAR SURFACE.
- PAVEMENT MARKINGS, PROVIDE THE FOLLOWING:
 - 4" WIDE PAINTED PARKING STALL LINES.
 - PAINTED STATE OF IOWA APPROVED ACCESSIBLE PARKING SYMBOL.
 - ACCESSIBLE AISLE. 45° STRIPING AT 3' ON CENTER SPACING WHERE SHOWN.

I:\Projects\2025\125.0909.01\CADD\SP02_1250909.DWG Alan Smith, DIMENSION PLAN, 2025.08.13, 4:24 PM, ANS FULL BLEED (0.24, 0.0, 0.22, 0.0) INCHES



MARK	REVISION	DATE	BY
1	REVISED PER CITY COMMENTS	8-13-25	AMS
Engineer: CDR	Checked By: KMM	Date: 8-04-2025	Scale: 1" = 40'
Technician: AMS	T-R-S: 80N-22W-29		

SM HENTGES
DIMENSION PLAN
BONDURANT, IOWA

SNYDER & ASSOCIATES, INC. I

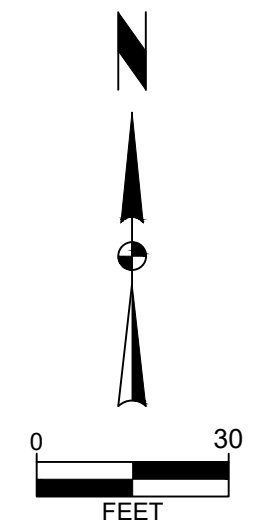
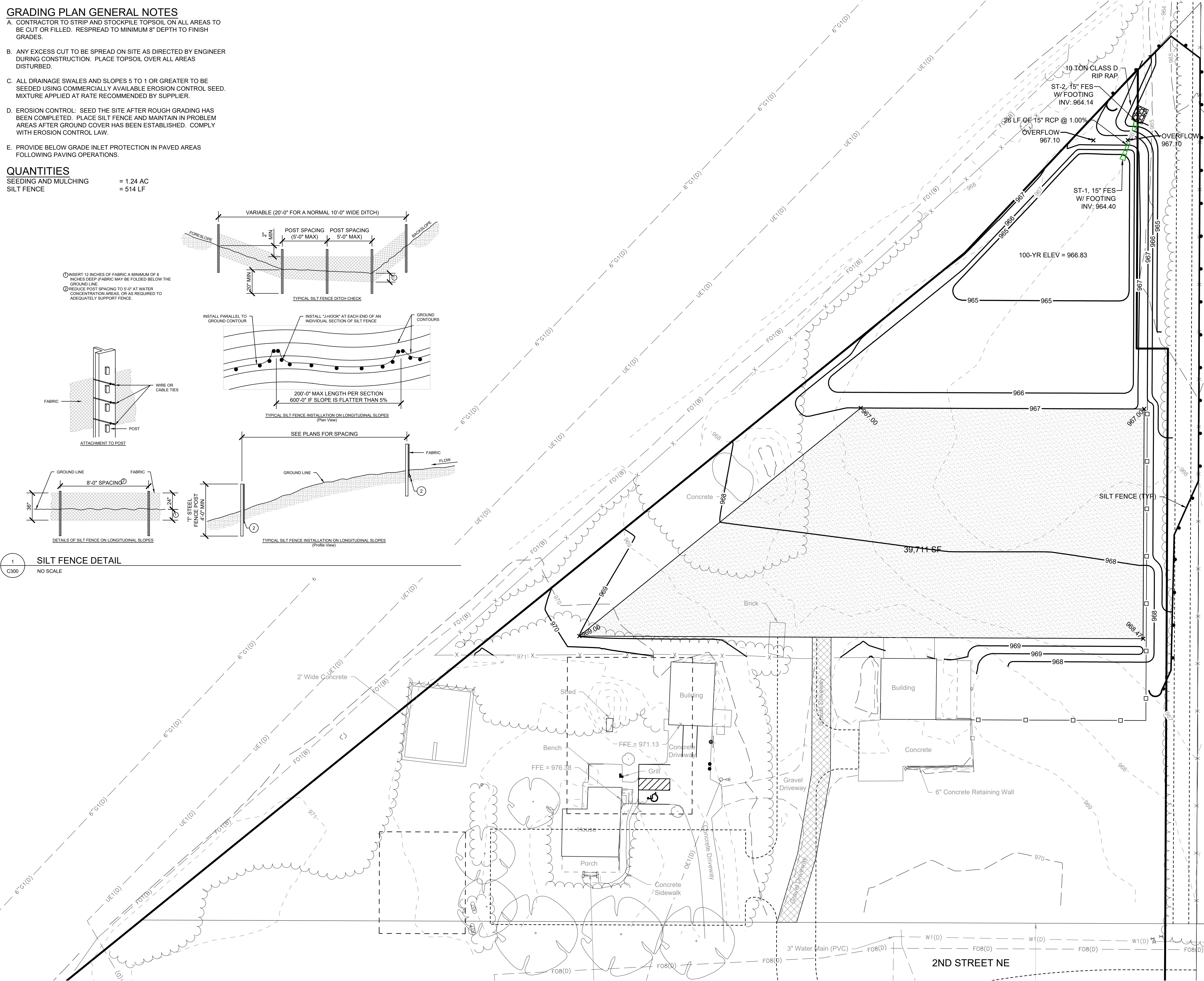
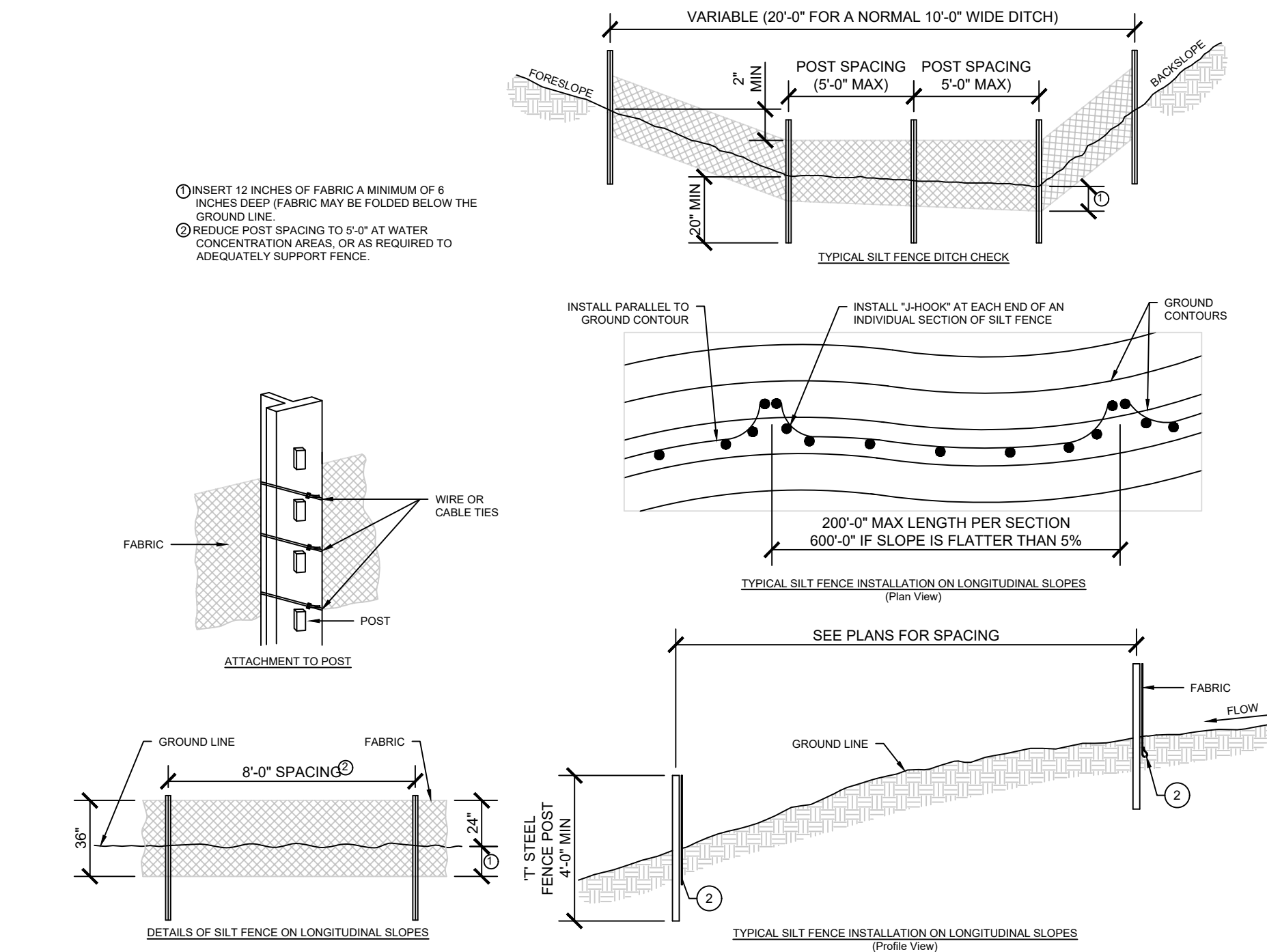
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

Project No: 125.0909.01
Sheet C200

GRADING PLAN GENERAL NOTES

- A. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL ON ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.
- B. ANY EXCESS CUT TO BE SPREAD ON SITE AS DIRECTED BY ENGINEER DURING CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.
- C. ALL DRAINAGE SWALES AND SLOPES 5 TO 1 OR GREATER TO BE SEEDED USING COMMERCIALY AVAILABLE EROSION CONTROL SEED MIXTURE APPLIED AT RATE RECOMMENDED BY SUPPLIER.
- D. EROSION CONTROL: SEED THE SITE AFTER ROUGH GRADING HAS BEEN COMPLETED. PLACE SILT FENCE AND MAINTAIN IN PROBLEM AREAS AFTER GROUND COVER HAS BEEN ESTABLISHED. COMPLY WITH EROSION CONTROL LAW.
- E. PROVIDE BELOW GRADE INLET PROTECTION IN PAVED AREAS FOLLOWING PAVING OPERATIONS.

QUANTITIES
 SEEDING AND MULCHING = 1.24 AC
 SILT FENCE = 514 LF



MARK	REVISION	DATE	BY
1	REVISED PER CITY COMMENTS	8-13-25	AMS

Engineer: CDR
 Checked By: KMM
 Date: 8-04-2025
 Technician: AMS
 T-R-S: 80N-22W-29
 Project No: 125 0909.01
 Sheet C300

SM HENTGES
GRADE & UTILITY PLAN
BONDURANT, IOWA

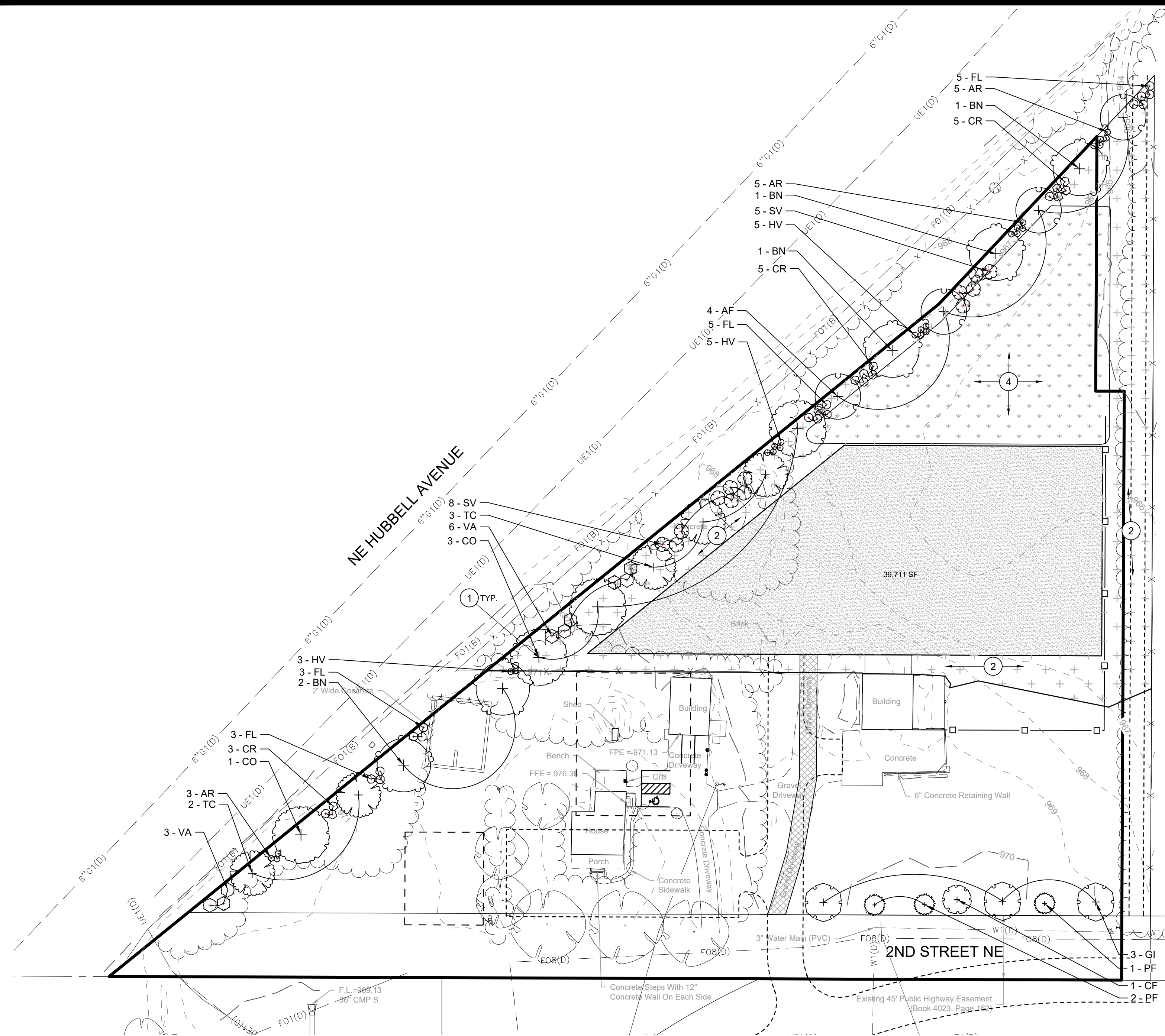
SNYDER & ASSOCIATES, INC. I
 2727 S.W. SNYDER BLVD
 ANKENY, IOWA 50023
 515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 125.0909.01
 Sheet C300

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PLANTING PLAN GENERAL NOTES

- A. UTILITY WARNING:**
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- B. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION.** CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
- C. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).**
- D. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.**

PLANTING PLAN CONSTRUCTION NOTES

- PROVIDE 3-INCH DEPTH SHREDED HARDWOOD MULCH IN PLANT BED AREAS AS INDICATED ON PLAN AND PROVIDE A MIN 3-FOOT PERIMETER RING AROUND ALL TREES. PROVIDE VERTICAL CUT NATURAL EDGE TO A DEPTH OF 4-INCHES.
- SEED ALL AREAS DISTURBED BY CONSTRUCTION WITH TYPE 1 SUDAS PERMANENT LAWN SEED MIX, UNLESS NOTED OTHERWISE.
- PROVIDE REGREEN, *Trisetum aestivum*, SHORT-LIVED STERILE PERENNIAL WHEAT/WHEAT GRASS HYBRID OR APPROVED EQUAL. APPLY AT 30 LBS/ACRE
- PROVIDE DETENTION BASIN SEED MIX AS PROVIDED BY PRAIRIE MOON NURSERY. WWW.PRAIRIEMOON.COM, 32115 PRAIRIE LANE, WINONA, MN 55987, OR APPROVED EQUAL. SEEDING RATE: 11.48 LBS/ACRE. INSTALL AS PER SUDAS SPECIFICATIONS 9010 SEEDING.

PLANTING PLAN REQUIREMENTS

LANDSCAPE REQUIREMENTS AND CALCULATIONS:
(AS PER CITY OF BONDURANT SITE PLAN OPEN SPACE AND LANDSCAPING REQUIREMENTS)

MINIMUM OPEN SPACE REQUIREMENTS:
FOR M-2 DISTRICTS, A MINIMUM PERCENTAGE OF 10% OPEN SPACE IS REQUIRED.
TOTAL LOT SQUARE FOOTAGE = 203,858 SF
203,858 x 10% = 20,386 SF REQUIRED
IMPERVIOUS SQUARE FOOTAGE = 60,545 SF
OPEN SPACE SQUARE FOOTAGE = 143,313 SF (70.3% OPEN SPACE PROVIDED)

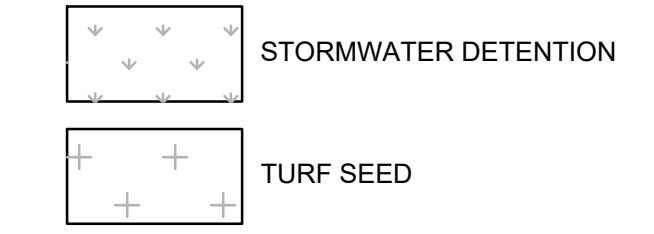
GROUND COVER REQUIREMENTS
AT LEAST 90% OF THE REQUIRED OPEN SPACE AREA SHALL BE LANDSCAPED AND MAINTAINED WITH LIVING GROUND COVER.
20,386 SF MINIMUM x 90% = 18,347 SF REQUIRED (53,430.32 SF PROVIDED)

RIGHT-OF-WAY REQUIREMENT
THE UNPAVED PORTION OF A DEDICATED PUBLIC RIGHT OF-WAY ABUTTING ANY DEVELOPMENT SHALL BE LANDSCAPED WITH SOD OR GRASS SEED.

GENERAL TREE REQUIREMENTS
ONE TREE PER 50 FEET OF NE HUBBELL AVENUE STREET FRONTAGE.
897.68 LF/50 LF = 17.95 PLANT UNITS REQUIRED
17.95 PU x 1 TREE = 17.95 TREES REQUIRED (18 PROVIDED)
ONE TREE PER 50 FEET OF 2ND STREET NE FRONTAGE.
359.79 LF/50 LF = 7.2 PLANT UNITS REQUIRED
7.2 PU x 1 TREE = 7.2 TREES REQUIRED (8 PROVIDED)

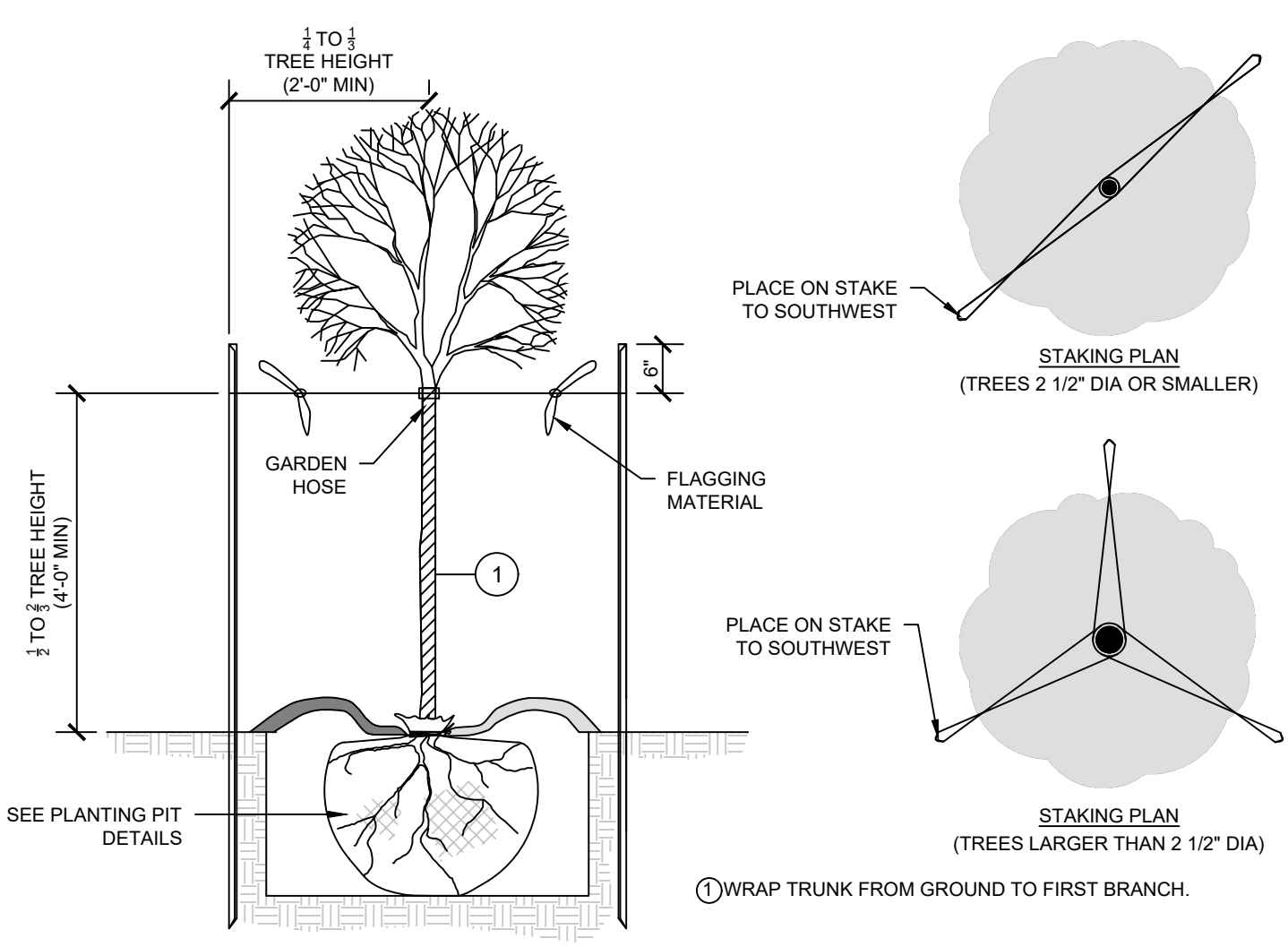
REQUIRED SCREENING
OPAQUE SCREEN, TYPE C.
SCREEN IS REQUIRED TO BE AT LEAST SIX FEET TALL.

PLANTING LEGEND

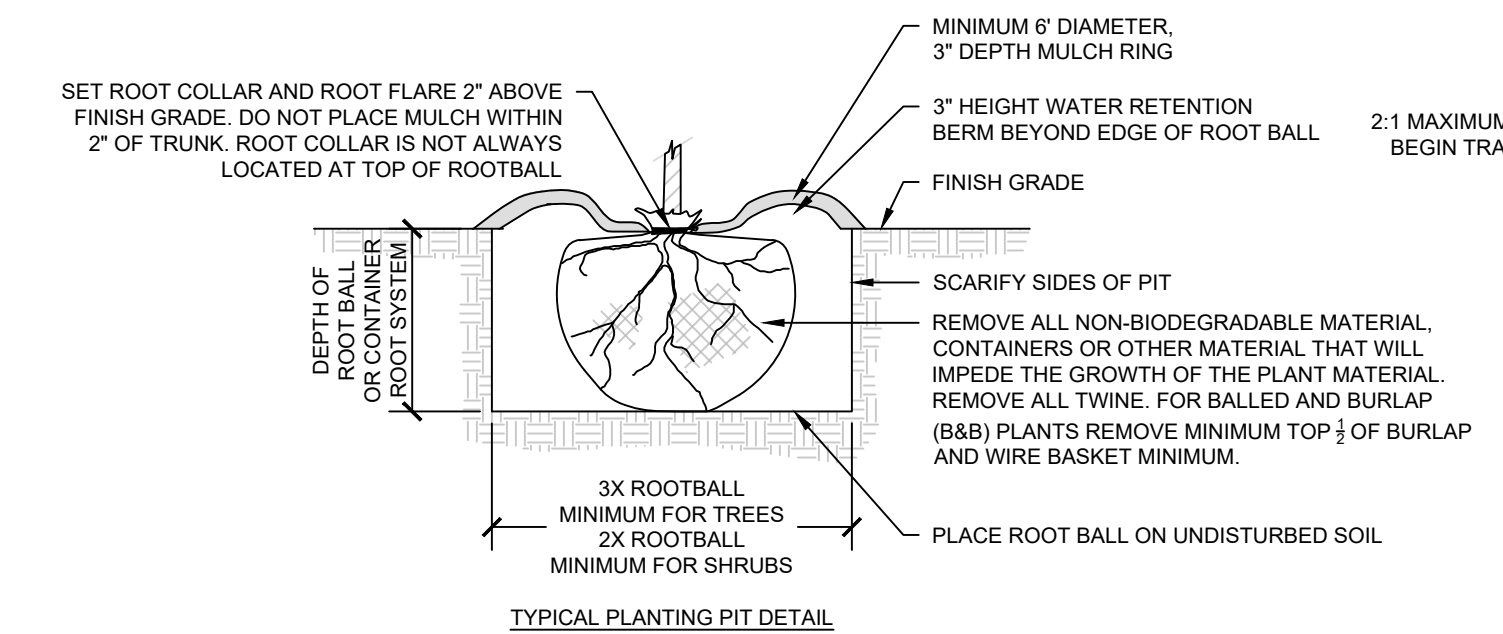


PLANT SCHEDULE

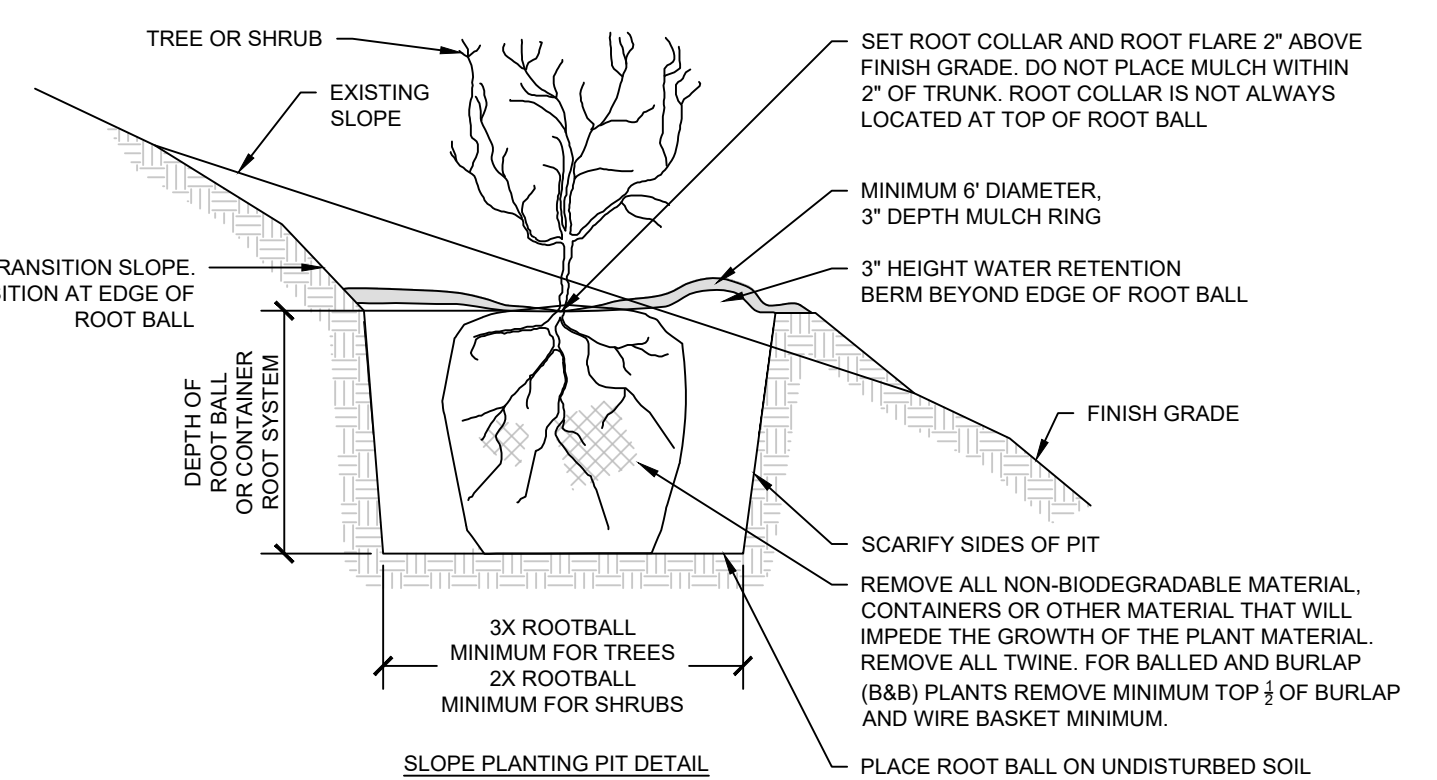
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
TREES					
AF	4	<i>Acer x freemanii</i>	Freeman Maple	1.5" Cal.	B&B
BN	5	<i>Betula nigra</i>	River Birch Multi-Trunk	1.5" Cal.	B&B
CF	1	<i>Carpinus betulus 'Fastigiata'</i>	Upright European Hornbeam	1.5" Cal.	B&B
CO	4	<i>Celtis occidentalis</i>	Common Hackberry	1.5" Cal.	B&B
GI	3	<i>Gleditsia triacanthos inermis 'Impcole'</i>	Imperial® Honey Locust	1.5" Cal.	B&B
PF	3	<i>Pinus strobus 'Fastigiata'</i>	Pyramidal White Pine	1.5" Cal.	B&B
TC	5	<i>Tilia cordata</i>	Littleleaf Linden	1.5" Cal.	B&B
SHRUBS					
AR	13	<i>Amelanchier alnifolia 'Regent'</i>	Regent Serviceberry	3 GAL	
CR	13	<i>Cornus sericea</i>	Red Twig Dogwood	3 GAL	
FL	16	<i>Forsythia x intermedia 'Lynwood Gold'</i>	Lynwood Gold Forsythia	3 GAL	
HV	13	<i>Hydrangea paniculata 'Renhya'</i>	Vanilla Strawberry™ Panicle Hydrangea	3 GAL	
SV	13	<i>Syringa vulgaris</i>	Common Lilac	3 GAL	
VA	9	<i>Viburnum trilobum 'Alfredo'</i>	Alfredo American Cranberrybush	3 GAL	



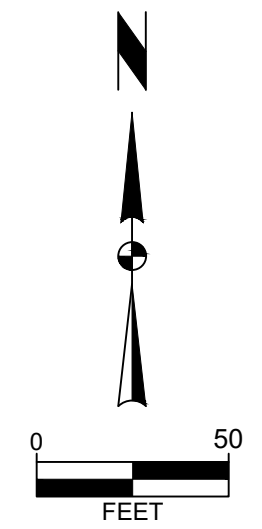
1 DECIDUOUS TREES STAKING DETAIL
NO SCALE



2 PLANTING PIT DETAILS
NO SCALE



SLOPE PLANTING PIT DETAIL



MARK	REVISED PER CITY COMMENTS	DATE	BY
1		8-13-25	AMS

REVISION	CHECKED BY	DATE
1	KMM	8-04-2025

BONDURANT, IOWA

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

SM HENTGES

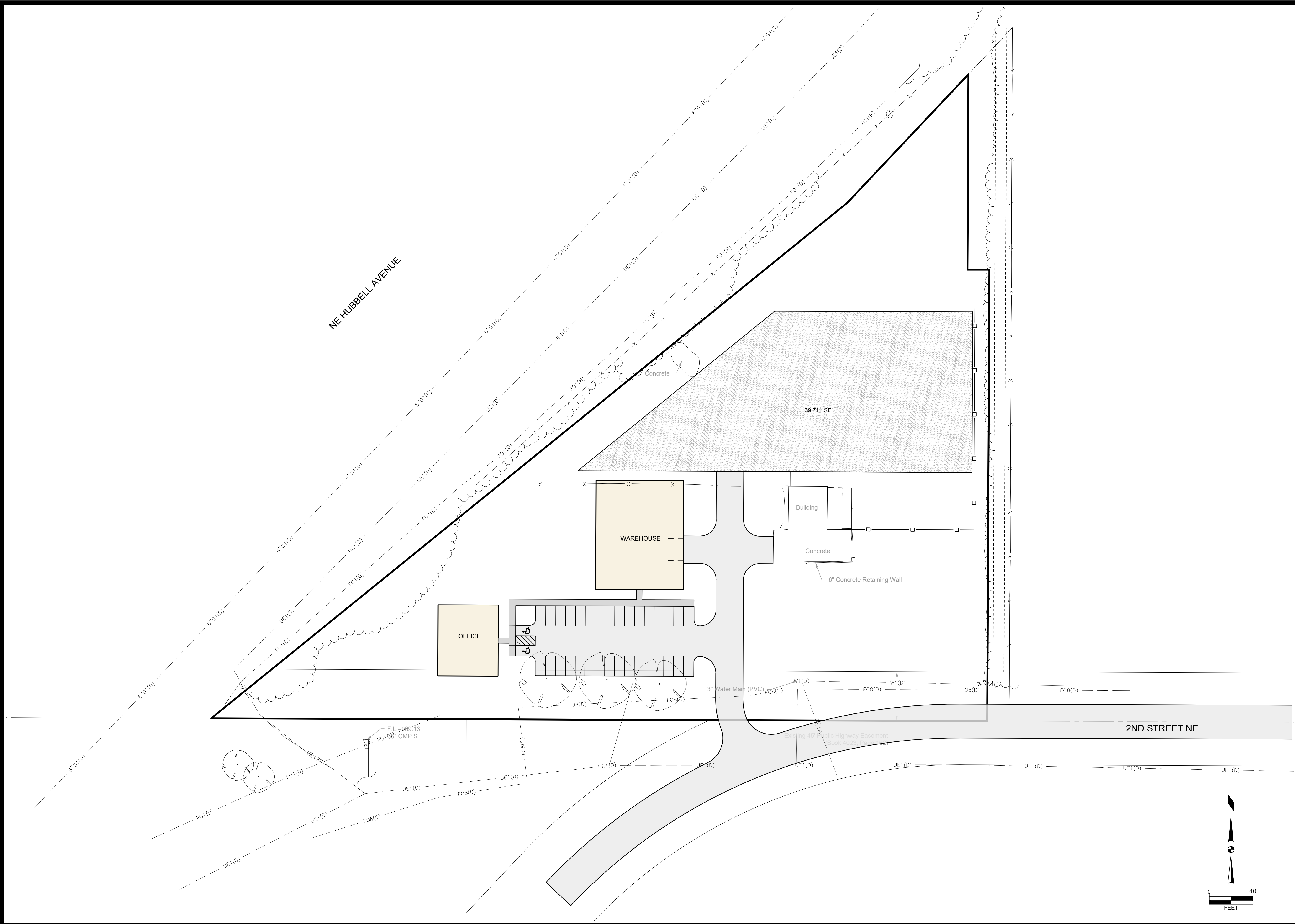
PLANTING PLAN

SNYDER & ASSOCIATES, INC. I



Project No: 125.0909.01
Sheet C400

I:\Projects\2025\125.0909.01\CADD\SP05_1250909_01\FUTURE IMPROVEMENTS PLAN_20250913_4-28 PM_ANSI FULL BLEED.DWG (34.00 X 22.00 INCHES)



MARK	REVISION	DATE	BY
1	REVISED PER CITY COMMENTS	8-13-25	AWS
Engineer: CDR	Checked By: KMM	Date: 8-04-2025	Scale: 1" = 40'
Technician: AWS		T-R-S: 80N-22W-29	
Project No: 125.0909.01			Sheet C500

SM HENTGES
FUTURE IMPROVEMENTS PLAN
BONDURANT, IOWA
SNYDER & ASSOCIATES, INC. I

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SNYDER & ASSOCIATES

Project No: 125.0909.01
 Sheet C500

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-250814-29

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE SITE PLAN FOR
1920 2ND STREET NE.

WHEREAS, Snyder & Associates, Inc., on behalf of the applicant S.M. Henteges & Sons, Inc., has submitted the site plan for 1920 2nd Street NE described as follows;

THAT PART OF THE SOUTHWEST ¼ OF SECTION 29, TOWNSHIP 80 NORT, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SW ¼ THAT IS 866.3 FEET EAST OF THE SOUTHWEST CORNER OF SAID SW ¼; THENCE EAST, ALONG THE SOUTH LINE OF SAID SW ¼, 729.55 FEET; THENCE NORTH, NORMAL TO THE SOUTH LINE OF SAID SW ¼, 633.95 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 65, SAID RIGHT-OF-WAY LINE BEING 345 FEET DISTANT FROM AND PARALLEL TO THE CENTERLINE OF SAID U.S. HIGHWAY NO. 65; THENCE SOUTHWESTERLY, ALONG SAID RIGHT-OF-WAY LINE, 219.63 FEET TO AN ANGLE IN SAID RIGHT-OF-WAY LINE; THENCE TURNING ANGLE TO THE RIGHT OF 7°40'30" AND CONTINUING ALONG SAID RIGHT-OF-WAY, 748.4 FEET TO THE POINT OF BEGINNING, SUBJECT TO A ROAD ALONG THE SOUTH SIDE OF THE TRACT HEREIN DESCRIBED.

WHEREAS, the zoning for the property is Medium Industrial (M-2) and contractor's storage yard use is a permitted use per Sections 178.14.1. of the Zoning Code;

NOW, THEREFORE, BE IT RESOLVED, that the Planning & Zoning Commission recommends approval of the submitted site plan for 1920 2nd Street NE subject to the following City Code/Policy clarification recommendation items;

1. Site Plan shall be updated to reflect any comments submitted from the Community Development Department.
2. Site Plan shall be updated to reflect any comments received from Engineering, Public Works or Emergency Services.

Moved by _____, Seconded by _____ to adopt.

ATTEST: I, Isaac Pezley, City Planner, City of Bondurant, hereby certify that at a meeting of the Planning and Zoning Commission held on August 14, 2025; among other proceedings the above was recommended.

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

Isaac J. Pezley, City Planner

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

Karen Keeran, Commission Chair



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

Item No. 7.a.
For Meeting of 8/14/2025
Discussion Item

TITLE: Follow Up Discussion on Commission Request

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS:

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None