

**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/86368411451>*

**NOTICE OF A REGULAR MEETING
BONDURANT PLANNING AND ZONING COMMISSION
JULY 9, 2026**

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on July 9, 2026, 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. June 11, 2026 Minutes
5. Guests requesting to address the Planning and Zoning Commission
6. Action Items
 - a. Public Hearing - Considering recommended approval of the McCleary Annexation, a 100% voluntary annexation request located within two miles of the city limits of both the City of Mitchellville and the City of Altoona
 - b. RESOLUTION PZ-260709-23 - Considering recommended approval of the McCleary Annexation, a 100% voluntary annexation request located within two miles of the city limits of both the City of Mitchellville and the City of Altoona
 - c. Public Hearing - Considering request to amend the Future Land Use Map from Medium-Density and High-Density Residential to Business Park/Limited Industrial on Parce 7922.05.100.003.
 - d. Resolution PZ-260709-24 - Considering request to amend the Future Land Use Map from Medium-Density and High-Density Residential to Business Park/Limited Industrial on Parce 7922.05.100.003.
 - e. Public Hearing — Consideration of request to rezone Parcel 7922.05.100.003 from the Agricultural (A-1) District to the Limited Industrial (M-1) District.
 - f. Resolution PZ-260709-25 — Consideration of request to rezone Parcel 7922.05.100.003 from the Agricultural (A-1) District to the Limited Industrial (M-1) District.
7. Discussion Items -
8. Reports / Comments and appropriate action thereon:
 - a. Commission Members
 - b. City Staff
 - c. City Administrator

- d. City Council Liaison
9. Adjournment

City of Bondurant

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



Meeting Minutes

DATE: June 11, 2026

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: Jason Vore (Vice-Chairperson), Brian Clayton, Louise Jennings, Chris Johnsen, Ethan Pitt, Jesse Torres

Members Absent: Karen Keeran (Chairperson)

City Official & Staff Present: Isaac Pezley

3. Perfecting and Approval of the Agenda

Motion by Commission Member Clayton, seconded by Commission Member Torres to approve of the June 11, 2026, meeting agenda. Vote on Motion 6-0-0. Motion carried.

4. Approval of Minutes

Motion by Commission Member Clayton, seconded by Commission Member Torres to approve the May 14, 2026 meeting minutes. Vote on Motion 6-0-0. Motion carried.

5. Guests requesting to address the Planning and Zoning Commission

6. Action Items

- a. Resolution PZ-260611-20 - Consideration of the Plat of Survey for 1400 Courtyard Drive SE.

Pezley stated the applicant is splitting off a portion of land to develop the outlot. Because the property would not be adding any additional public improvements a subdivision process would not be required. Pezley added the next agenda item is for the proposed development of this site. The Commission asked if an additional split of the property would require a subdivision process, Pezley stated yes.

Motion by Commission Member Torres, seconded by Commission Member Jennings to approve Resolution PZ - 260611-20.

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

- b. Resolution PZ-260611-21 — Consideration of Site Plan for 1400 Courtyard Drive SE.

Monte Appelgate, with Snyder and Associates, presented the Site Plan to the Commission. Pezley stated there are outstanding engineering related comments that need to be addressed, otherwise the Plat of Survey needs to be approved prior to site plan approval. Pezley added there are bike racks located near the main entrance.

Clayton asked if there were stone requirements, Pezley stated no, the previous Zoning Code had specific architectural design requirements for this property. The current architectural design elevations submitted meet the new Zoning Code's requirements.

The Commission asked if there was screening for garbage. Appelgate stated the dentist office does not create a lot of waste, so they are planning on using two garbage totes instead of a commercial garage container.

Motion by Commission Member Torres, seconded by Commission Member Johnsen to approve Resolution PZ - 260611-21.

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

- c. Resolution PZ-260611-22 - Consideration of fireworks permit for Iowa Fireworks.

Jeremiah Terhark addressed the Commission. Terhark stated the setup is the same as in previous years. Pezley stated staff has no concerns, the site plan must be reviewed and approved by the Commission and Council and the Fire Chief will then preform a final inspection of the site.

Motion by Commission Member Johnsen, seconded by Commission Member Pitt to approve Resolution PZ - 260611-22.

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

7. Discussion Items –

8. Reports / Comments and appropriate action thereon

- a. Commission Members
 - Clayton – none.
 - Jennings –none.
 - Johnsen –none.
 - Pitt – none.
 - Torres –none.
 - Vore – none.
 - Commission Chair – Absent.
- b. Community Development Director – absent.
- c. City Planner – none.
- d. City Administrator – Oliver provided the Commission with an update on Silo Commons.
- e. City County Liaison – Lyman provided the Commission with an update from the MPO’s Washington DC trip. Lyman stated they met with many local legislators and Bondurant was mentioned several times for projects going on in the community.

7. Adjournment

Motion by Commissioner Clayton, seconded by Commissioner Torres to adjourn the meeting. Vote on Motion 6-0-0. Motion carried. Meeting adjourned at 6:22.



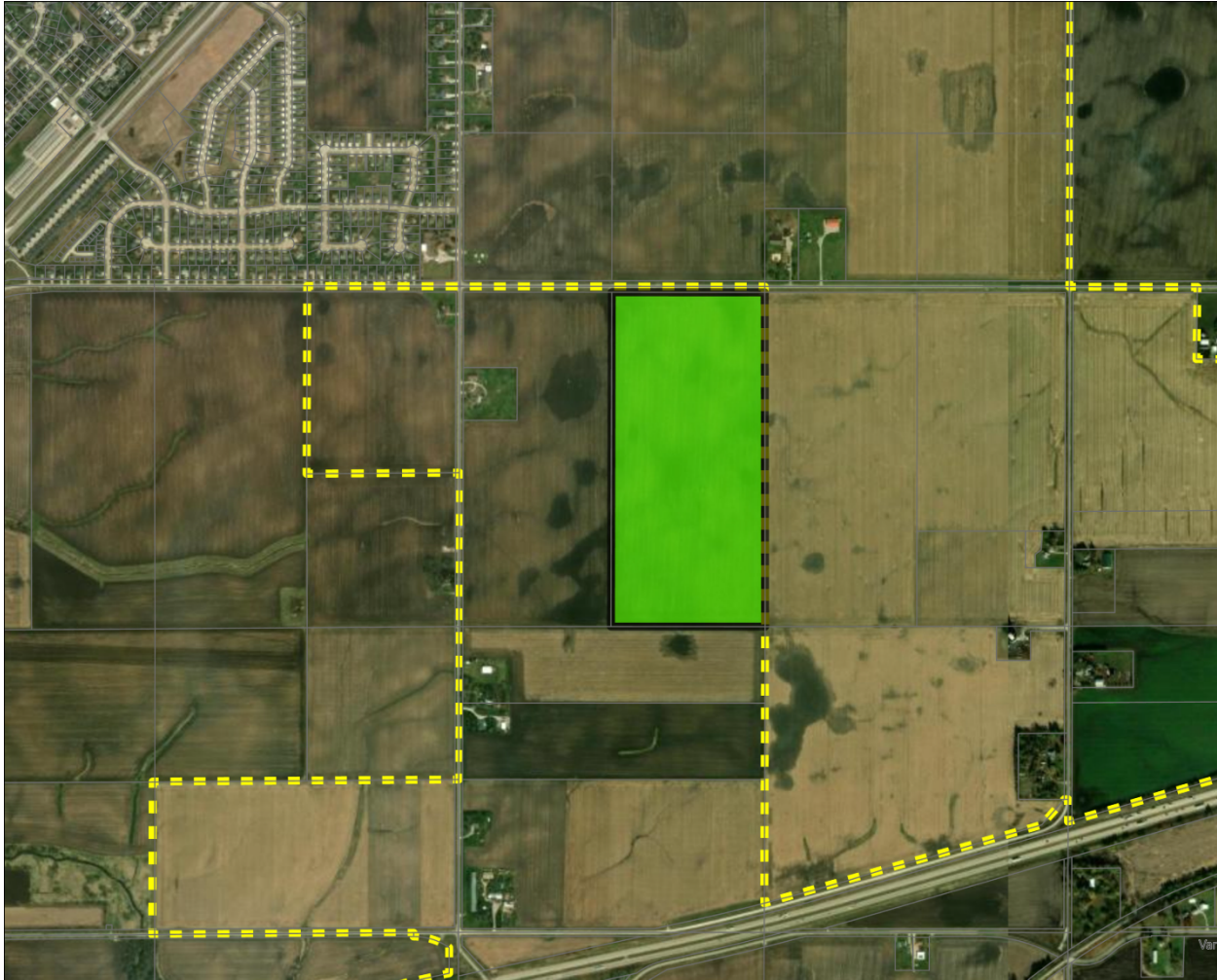
**BUSINESS OF THE PLANNING AND ZONING COMMISSION
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 6.a.
For Meeting of 7/9/2026
Public Hearing

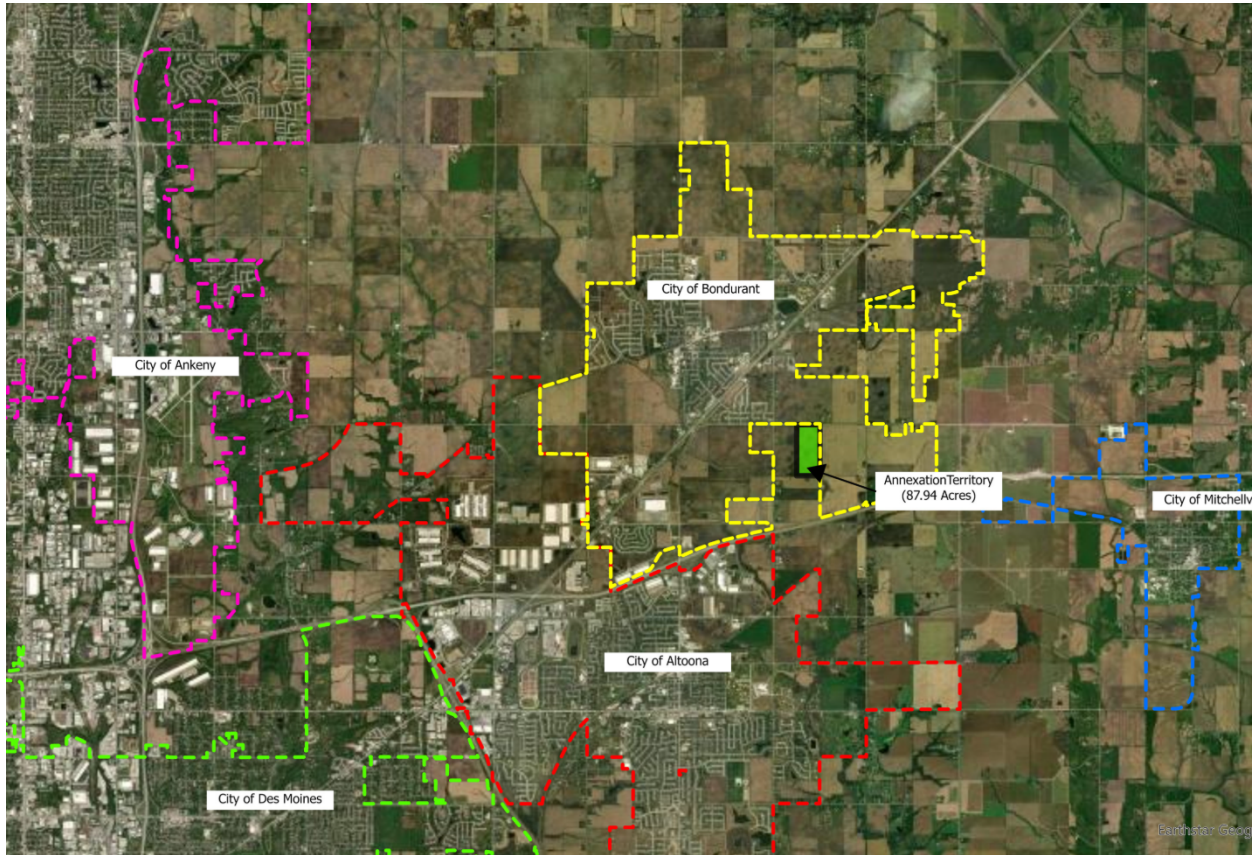
TITLE: Public Hearing - Considering recommended approval of the McCleary Annexation, a 100% voluntary annexation request located within two miles of the city limits of both the City of Mitchellville and the City of Altoona

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS: The City of Bondurant is in receipt of the attached 100% voluntary annexation requests for one parcel of land located at Parcel 7922.05.100.003 owned by the Abel Thomas & Lucille Irene McCleary Revocable Trust. This annexation land is comprised of 87.94 acres land is located along 15th Street SE east of the 15th Street SE and Pleasant Street SE intersection, in the area shown in green below. The annexation area includes the south 1/2 of the 15th Street SE right-of-way adjacent to Parcel 7922.05.100.003. Bondurant's existing city limits are located north and east of this current annexation area.



Since this annexation area is located within two miles of the City of Mitchellville and the City of Altoona's city limits, after the request has been reviewed by Bondurant's Planning & Zoning Commission and City Council, it must also be considered for approval by the State's City Development Board before it becomes official.



The attached annexation petitions included the following language relative to zoning district classifications.

- The City agrees to initiate a rezoning of Parcel 7922.05.100.003 from the Agricultural (A-1) District to the Limited Industrial (M-1) District.
- The City agrees to initiate a Future Land Use Map amendment of Parcel 7922.05.100.003 from Medium-Density and High-Density Residential to Business Park/Light Industrial.

The above rezoning topics will be considered as part of the Commission's rezoning public hearing also included as part of the July 9, 2026 agenda.

When the Planning & Zoning Commission and City Council review annexation requests, they review the following topics: Consistency with the Comprehensive Plan, Street & Utility Connectivity, and Outreach.

Consistency with the Annexation Policy






The 2023-adopted Annexation Policy notes that the City should first strive that each annexation considered by reviewed under the 100% voluntary category. This current annexation is a 100% voluntary annexation.

This current annexation area is located in Area C of the Annexation Priority Map

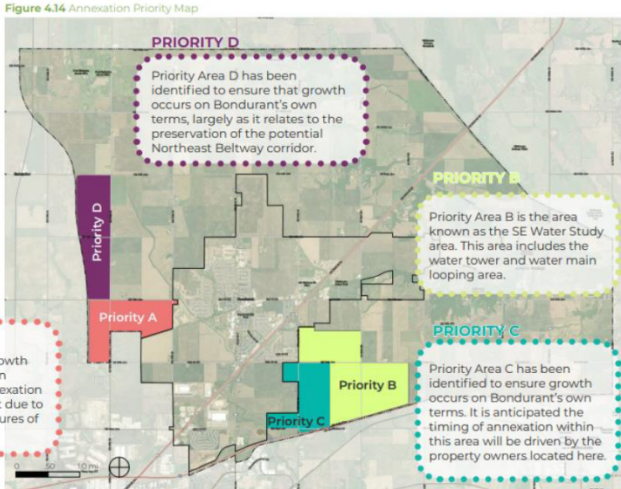
included in the Annexation Policy. Area C is described as being identified to ensure growth occurs on Bondurant's terms, and that it is anticipated the timing of annexation within this area will be driven by the property owners within Area C.

Annexation Policy

Annexation Priority Map

-  Planning Boundary
-  Priority Area A
-  Priority Area B
-  Priority Area C
-  Priority Area D

Annexation Priorities
 In coordination with the City, an annexation priority map has been prepared to identify short- and long-term plans for annexation into Bondurant city limits. Figure 4.14 highlights the priority areas and why they were identified as annexation sites. The following page describes annexation policy practices the City of Bondurant should adhere to as annexations come about.



128 building [bondurant]

Consistency with the Comprehensive Plan

This annexation area falls within the City's planning boundary established as part of the 2022-adopted Building Bondurant Comprehensive Plan. Similar to the City's Annexation Policy, this current annexation is also identified as a priority annexation area in the comprehensive plan.

The Building Bondurant Comprehensive Plan currently designates this property as High Density Residential and Medium Density Residential. As part of the voluntary annexation petition, the property owner has requested a Future Land Use Map amendment to Business Park/Light Industrial and a rezoning to the Limited Industrial (M-1) District. These amendments have been initiated by the City and are being reviewed concurrently with the annexation. If approved, the annexation would be consistent with the Comprehensive Plan as amended.

Streets & Utility Connectivity

No development is currently proposed on this annexation ground. Street and utility connectivity will be reviewed in further detail if a preliminary plat and/or site plan is received in the future for this annexation area. The annexation area has existing street frontage along 15th Street SE/NE 70th Avenue, where a new water main has also been installed. Design is underway for a new north/south street corridor to be called Vermeer Drive SE at the western portion of this annexation area to provide new connectivity in this area consistent with the Major Streets Master Plan.

Outreach

The City notified the Polk County Auditor's Office for a review of the ownership and

legal descriptions noted in the annexation petitions. The Polk County Auditor's Office noted that the ownership and legal descriptions are accurate.

On July 8, 2026, the City mailed certified annexation public hearing notices to the following entities: Mitchellville City Council, Polk County Board of Supervisors, each affected public utility, and the Des Moines area MPO.

On July 8, 2026, the City mailed notice to the Polk County Attorney's Office notifying them of the County roadway included as part of the annexation area.

On July 15, 2026, the City Council annexation public hearing noticed will be printed in the Altoona Herald.

On August 3, 2026, the Bondurant City Council will hold an annexation public hearing and will consider approval of the annexation.

If approved by the Bondurant City Council, the annexation request will be sent to the City Development Board for their review in September 2026.

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

- 1. Annexation Petition
- 2. Annexation Timeline

ANNEXATION PETITION
TO THE CITY COUNCIL
BONDURANT, IOWA

MAYOR AND COUNCIL MEMBERS:

I, the undersigned, hereby make application to the City of Bondurant, Iowa, pursuant to Iowa Code Section 368.7 for annexation by voluntary petition the following described real estate to-wit:

SEE EXHIBIT A

I hereby respectfully request and solicit the Council of the City of Bondurant, Iowa to adopt a resolution assenting to the annexation of the above-described real estate to the City of Bondurant, Iowa, subject to the following conditions:

1. The City agrees to rebate any water, sewer, connection fees (both individual and connection fee district fees) so long as the property maintains its current use and ownership; and
2. The City agrees to waive any street assessments so long as the property maintains its current ownership; and
3. The property owner may continue to open burn in accordance with Iowa Administrative Code Section 567-23.2 (455B) so long as the property maintains its current use and ownership and until the point at which any non-ag related certificate of occupancy is issued on an adjacent parcel; and
4. The City agrees to initiate a Future Land Use Map amendment from the High-Density Residential and Medium-Density Residential use designations to a Business Park/Light Industrial designation; and
5. The City agrees to initiate a rezoning of this property from the Agricultural (A-1) District to the Limited Industrial (M-1) District; and
6. If the property owner determines to target economic development, the City agrees to take such measures as necessary to facilitate site development readiness, such as criteria established through the State of Iowa Economic Development Authority Program or the Greater Des Moines Partnership DSM RFI Ready Program or equivalent, including conducting and funding all planning work and studies associated with the site certification process, so long as the property is annexed into the City and the property agrees to agree to abide by the criteria for site readiness.

The undersigned further acknowledges that the right exists to withdraw this voluntary annexation application at any time within three (3) days after the Bondurant City Council holds a public hearing on said annexation application and chooses to waive said rights. Further, the undersigned voluntarily and of his own free will, and on behalf of his/her/its heirs, devisees, successors in interest and assigns, and for other good and valuable consideration, the receipt of which is hereby acknowledged, waives the right to withdraw

said voluntary annexation application thus rendering this voluntary annexation application irrevocable and binding upon this applicant and his/her/its heirs, devisees, successors in interest and assigns.

Respectfully submitted,

Melvin McCleary

Melvin McCleary

Abel Thomas & Lucille Irene McCleary Revocable Trust

6-17-2026

Date Signed

Norman I McCleary

6-17-2026

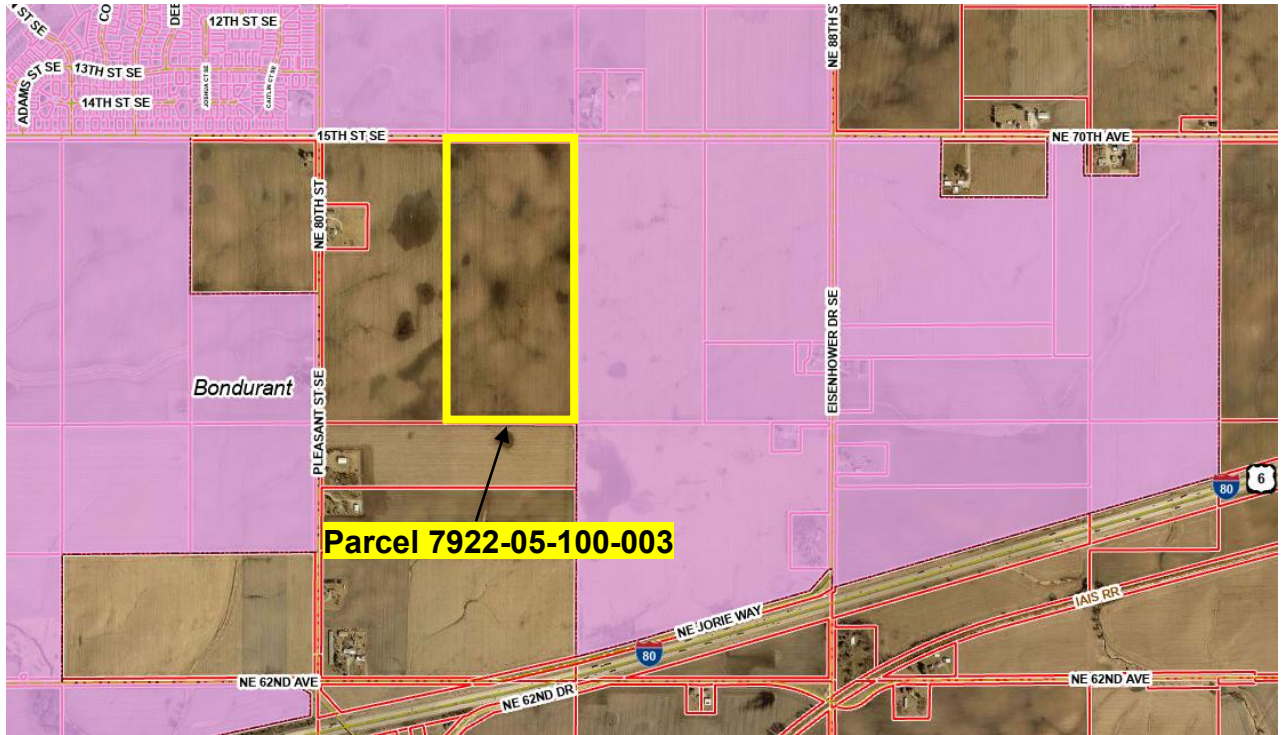
Doreen F. Gillespie

6/17/2026

Exhibit A – Legal Description

THE NORTHWEST QUARTER (NW ¼), EXCEPT THE WEST 1,315.75 FEET THEREOF, OF SECTION 5, TOWNSHIP 79 NORTH, RANGE 22, WEST OF THE 5TH P.M., POLK COUNTY, IOWA, SUBJECT TO EXISTING ROAD RIGHT-OF-WAY AND EASEMENTS OF RECORD. SAID RIGHT-OF-WAY CONSISTING OF APPROXIMATELY 1.25 ACES AND THE OVERALL TRACT CONTAINING APPROXIMATELY 87.94 ACRES, MORE OR LESS, SUBJECT TO AN EXISTING TILE AND DRAINAGE EASEMENT AND OTHER RESERVATIONS, AND RESTRICTIONS OF RECORD, IF ANY.

Exhibit B – Map





Annexation Review Timeline - McCleary Parcel 7922-05-100-003 , 100% Consenting within 2 Miles of Another Community

Date	Task
June 22, 2026	Property owner submits a signed voluntary annexation request.
June 26, 2026	City notifies County Auditor of the annexation request, including the application and the legal description, to confirm parcel ownership and accuracy/completeness of the legal description.
July 6, 2026	City Council sets annexation public hearing for August 3, 2026.
July 7, 2026	August 3, 2026 Council annexation public hearing notice provided to Altoona Herald for July 15, 2026 publishing.
July 8, 2026	City mails a copy of the annexation application via CERTIFIED MAIL at least 14 BUSINESS days prior to Council action to the following entities: Altoona City Council, Board of Supervisors, each affected public utility, and to the regional planning authority. This schedule allows for 18 business days prior to the August 3, 2026 public hearing and resolution approving the annexation.
July 8, 2026	City serves notice to Polk County Attorney notifying them of road right-of-way to be annexed. Section 368.5.2 of Iowa Code does not specify # of days required for such notice.
July 9, 2026	Planning & Zoning Commission considers annexation request.
July 15, 2026	August 3, 2026 Council annexation public hearing notice printed in Altoona Herald at least 10 BUSINESS DAYS prior to Council action (but no more than 20 days per Section 362.3 of Iowa Code). This schedule allows for 13 business days and 19 regular days.
August 3, 2026	City Council holds annexation public hearing and considers resolution approving the annexation.
August 5, 2026	City drops off one original and eight copies of the following information to the City Development Board: annexation application; complete legal description with total acres (including ROW area); map - Board prefers color aerial map; City resolution; statement indicating whether or not the annexation territory is subject to an existing moratorium agreement and, if so, whether the proposed annexation is consistent with the terms of the agreement; County Auditor's statement; statement indicating whether or not State or County-owned roads will be included as part of the annexation and proof of notification; certification of compliance with Iowa Code 368.7 relative to proof of mailing and affidavit of publication; terms of transition of taxes (if City is allowing this).
September 9, 2026	City Development Board votes on City's voluntary annexation request.
October 10, 2026	31-day City Development Board public comment period ends. Once approved, the City Development Board will issue a written decision with the City of Bondurant and the City of Altoona, the Board of Supervisors, the regional planning authority, each affected public utility, and the Iowa DOT. The City Development Board will file with the Secretary of State and record the annexation documents.



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

Item No. 6.b.
For Meeting of 7/9/2026
Resolution

TITLE: RESOLUTION PZ-260709-23 - Considering recommended approval of the McCleary Annexation, a 100% voluntary annexation request located within two miles of the city limits of both the City of Mitchellville and the City of Altoona

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: See Item 6.a.

FUNDING SOURCE: N/A

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

1. Recommended approval of RESOLUTION NO. PZ-260709-23 regarding recommended approval of the McCleary annexation, a 100% voluntary annexation located within two miles of the city limits of both Mitchellville and Altoona.
2. Recommended denial of RESOLUTION NO. PZ-260709-23, regarding recommended approval of the McCleary annexation, a 100% voluntary annexation located within two miles of the city limits of both Mitchellville and Altoona.
3. Table pending additional input/feedback.

Staff recommends approval of RESOLUTION NO. PZ-260709-23, regarding recommended approval of the McCleary annexation, a 100% voluntary annexation located within two miles of both the city limits of Mitchellville and Altoona.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RES. PZ-260709-23

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-260709-23

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE MCCLEARY
ANNEXATION AREA, A 100% VOLUNTARY ANNEXATION REQUEST FOR
ANNEXATION INTO BONDURANT'S CITY LIMITS LOCATED WITHIN TWO MILES
OF BOTH THE CITY LIMITS OF MITCHELLVILLE AND ALTOONA

WHEREAS the City of Bondurant has received annexation petitions from the property owners of Parcel 7922-05-100-003 for voluntary annexation of property described as follows:

THE NORTHWEST QUARTER (NW ¼), EXCEPT THE WEST 1,315.75 FEET THEREOF, OF SECTION 5, TOWNSHIP 79 NORTH, RANGE 22, WEST OF THE 5TH P.M., POLK COUNTY, IOWA, SUBJECT TO EXISTING ROAD RIGHT-OF-WAY AND EASEMENTS OF RECORD. SAID RIGHT-OF-WAY CONSISTING OF APPROXIMATELY 1.25 ACES AND THE OVERALL TRACT CONTAINING APPROXIMATELY 87.94 ACRES, MORE OR LESS, SUBJECT TO AN EXISTING TILE AND DRAINAGE EASEMENT AND OTHER RESERVATIONS, AND RESTRICTIONS OF RECORD, IF ANY; AND

WHEREAS this annexation application is considered a 100% voluntary annexation and is located within two miles of both the cities of Mitchellville's and Altoona's city limits; AND

WHEREAS this annexation area will include annexation of the south ½ of 15th Street SE/NE 70th Avenue adjacent to the annexation area; AND

WHEREAS the annexation area is comprised of 87.94 acres; AND

WHEREAS this annexation area is located in Priority Area C of the City of Bondurant's Annexation Policy, adopted pursuant to a recommendation of the Building Bondurant Comprehensive Plan, where Area C is described as: *Priority Area C has been identified to ensure growth occurs on Bondurant's own terms. It is anticipated the timing of annexation within this area will be driven by the property owners located here;* AND

WHEREAS the Planning and Zoning Commission has reviewed this annexation request and has made the following finding: that the annexation is consistent with the City's Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Planning and Zoning Commission of the City of Bondurant, Iowa, recommends approval of the McCleary Annexation, a 100% voluntary annexation within two miles of both the city limits of Mitchellville and Altoona.

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 9, 2026; 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
Keeran				
Vore				
Clayton				
Jennings				
Johnsen				
Pitt				
Torres				

Karen Keeran, Commission Chair



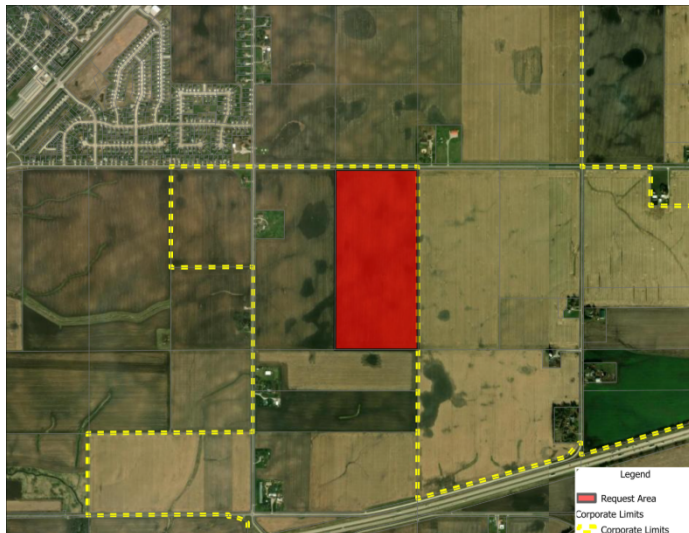
**BUSINESS OF THE PLANNING AND ZONING COMMISSION
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 6.c.
For Meeting of 7/9/2026
Public Hearing

TITLE: Public Hearing - Considering request to amend the Future Land Use Map from Medium-Density and High-Density Residential to Business Park/Limited Industrial on Parce 7922.05.100.003.

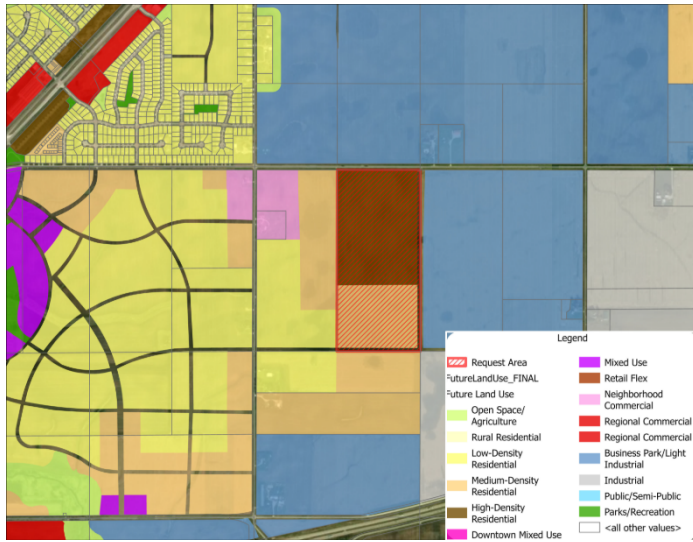
CONTACT PERSON:

BRIEF HISTORY & ANALYSIS: The Abel Thomas & Lucille Irene McCleary Revocable Trust has submitted a request to amend the Future Land Use Map for Parcel 7922.05.100.003, located on the south side of 15th Street SE east of the intersection of 15th Street SE and Pleasant Street SE. The Future Land Use Map amendment request proposes to change the Future Land Use designation from Medium-Density and High Density-Residential to Business Park/Light Industrial. This property is currently located within rural Polk County and has requested to be annexed into the City of Bondurant. The request area is shown in red below.

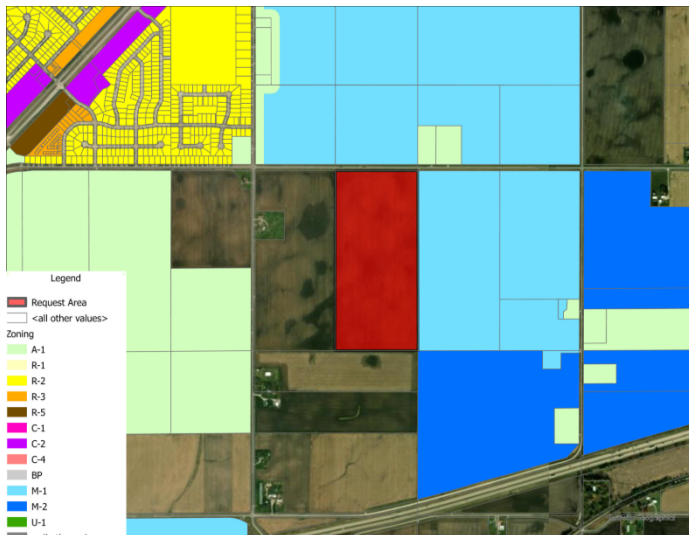


The City's Future Land Use Map, which guides potential rezoning requests but is not the regulatory tool like the Zoning Ordinance/Map, currently guides this area as Medium-Density and High-Density Residential. The properties to the north and east are currently designated as Business Park/Light Industrial. The current Future Land Use

Map with the proposed amendment area outlined can be seen below.



Parcel 7922.05.100.003 currently has no City zoning as it is located within rural Polk County. The McCleary Trust has submitted an annexation petition that is also being considered by the Planning and Zoning Commission. Properties that are annexed into the City are automatically designated as A-1 Agricultural. The McCleary Trust is requesting to rezone the property to the Limited Industrial (M-1) District upon annexation completion. The properties north and east of the subject property are currently zoned as M-1. Properties to the southeast and further east are zoned as M-2 Medium Industrial. The subject property is shown below in red.



Analysis:

The Future Land Use Map shows properties on the north side of 15th Street as Business Park/Light Industrial. The properties directly east of the subject property are also shown as Business Park/Light Industrial. The City’s Zoning Map reflects these

Future Land Use designations, as these properties are currently zoned as either M-1 Limited Industrial or M-2 Medium Industrial. The properties to the east are currently designated as Medium-Density or Low-Density Residential. Neighborhood Commercial is shown on the southeast and southwest corners of the 15th Street SE/Pleasant Street SE intersection. These properties are currently located within rural Polk County.

The Business Park/Light Industrial Future Land Use designation translates most closely to the City’s Business Park (BP) or Limited Industrial (M-1) Districts. This zoning district allows for a multitude of commercial and industrial uses.

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None



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

Item No. 6.d.
For Meeting of 7/9/2026
Resolution

TITLE: Resolution PZ-260709-24 - Considering request to amend the Future Land Use Map from Medium-Density and High-Density Residential to Business Park/Limited Industrial on Parce 7922.05.100.003.

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS: See Item 6.c.

FUNDING SOURCE:

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

1. Recommended approval of RESOLUTION NO. PZ-260709-24.
2. Recommended approval of RESOLUTION NO. PZ-260709-24., subject to certain Zoning Code clarification items being included in the rezoning ordinance.
3. Recommended denial of RESOLUTION NO. PZ-260709-24.
4. Table pending additional information.

City staff recommends approval of Resolution PZ-260709-24 contingent upon the policy issues outlined in the attached resolution.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RES. NO. PZ-260709-24

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-260709-24

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE REQUEST TO
MODIFY FUTURE LAND USE MAP FOR GEOPARCEL 7922.05.100.003 FROM HIGH
DENSITY AND MEDIUM-DENSITY RESIDENTIAL TO BUSINESS PARK/LIGHT
INDUSTRIAL.

WHEREAS, on July 9, 2026, the Planning and Zoning Commission held a Public Hearing to consider a request to modify the Future Land Use Map for GeoParcel 7922.05.100.003 from High-Density and Medium-Density Residential to Business Park/Light Industrial, on property described as follows:

THE NORTHWEST QUARTER (NW ¼), EXCEPT THE WEST 1,315.75 FEET THEREOF, OF SECTION 5, TOWNSHIP 79 NORTH, RANGE 22, WEST OF THE 5TH P.M., POLK COUNTY, IOWA, SUBJECT TO EXISTING ROAD RIGHT-OF-WAY AND EASEMENTS OF RECORD. SAID RIGHT-OF-WAY CONSISTING OF APPROXIMATELY 1.25 ACRES AND THE OVERALL TRACT CONTAINING APPROXIMATELY 87.94 ACRES, MORE OR LESS, SUBJECT TO AN EXISTING TILE AND DRAINAGE EASEMENT AND OTHER RESERVATIONS, AND RESTRICTIONS OF RECORD, IF ANY.

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 7922.05.100.003 from High-Density and Medium-Density Residential to Business Park/Light Industrial subject to the following City Code/Policy clarification recommendation items:

1. Approval of the annexation request for the subject property.

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 July 9, 2026, 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				
Vore				
Clayton				

Jennings				
Johnsen				
Pitt				
Torres				

Karen Keeran, Commission Chair



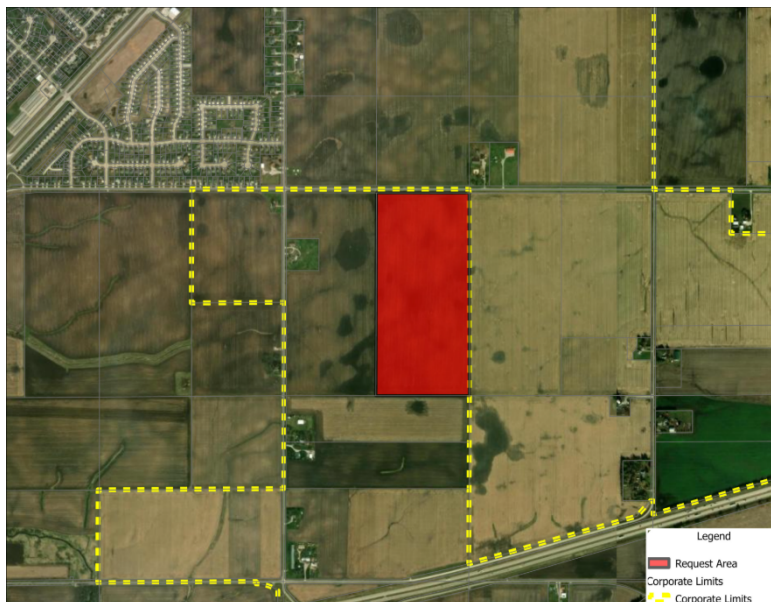
**BUSINESS OF THE PLANNING AND ZONING COMMISSION
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 6.e.
For Meeting of 7/9/2026
Public Hearing

TITLE: Public Hearing — Consideration of request to rezone Parcel 7922.05.100.003 from the Agricultural (A-1) District to the Limited Industrial (M-1) District.

CONTACT PERSON:

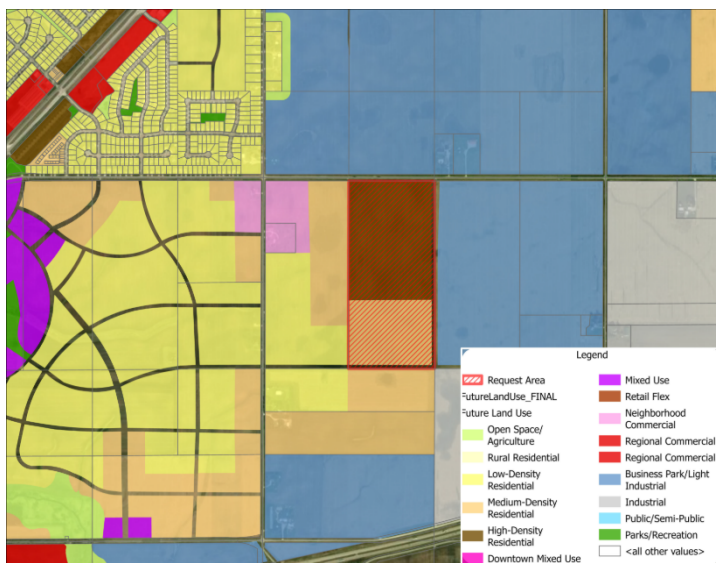
BRIEF HISTORY & ANALYSIS: The Abel Thomas & Lucille Irene McCleary Revocable Trust has submitted a rezoning request for Parcel 7922.05.100.003, located on the south side of 15th Street SE east of the intersection of 15th Street SE and Pleasant Street SE. The rezoning request proposes to change the zoning from Agricultural (A-1) District to the Limited Industrial (M-1) District. This property is currently located within rural Polk County and has requested to be annexed into the City of Bondurant. The request area is shown in red below.



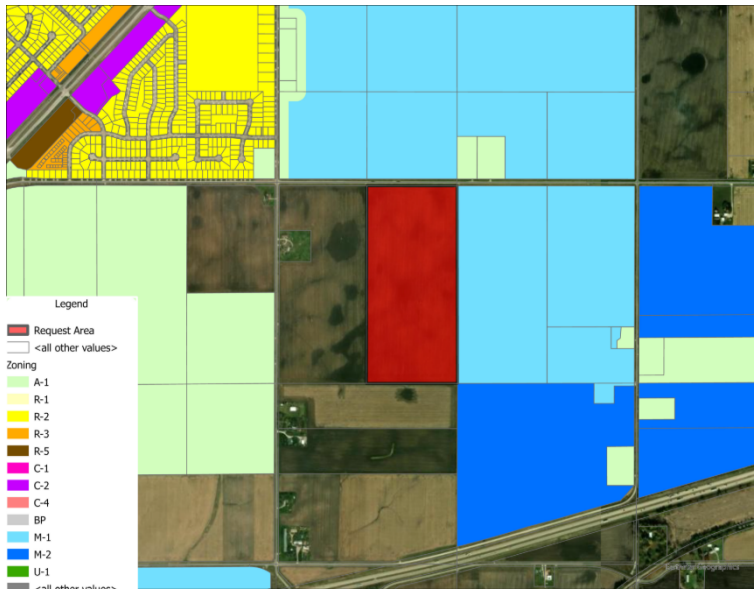
When considering rezoning requests, the Planning & Zoning Commission and City Council should take into account the following: the Comprehensive Plan/Future Land use Map, Zoning, Parkland Dedication, Streets, Pedestrian Connections, Utilities, the

FEMA Floodplain, the City's Stream Buffer Ordinance, and Comments from City Officials and Private Utilities.

Comprehensive Plan/Future Land Use Map – The McCleary Trust has requested an amendment to the Future Land Use Map. The amendment would change the request area from Medium-Density and High-Density Residential to Business Park/Light Industrial. The properties to the north and east of the subject property are currently shown as Business Park/Light Industrial. Low-Density and Medium-Density Residential is located to the south and west. Neighborhood Commercial is shown on the southeast and southwest corners of the 15th Street SE/Pleasant Street SE intersection. The request area is outlined in red below on the Future Land Use Map.



Zoning – Parcel 7922.05.100.003 currently has no City zoning as it is located within rural Polk County. The McCleary Trust has submitted an annexation petition that is also being considered by the Planning and Zoning Commission. Properties that are annexed into the City are automatically designated as A-1 Agricultural. The McCleary Trust is requesting to rezone the property to the Limited Industrial (M-1) District upon annexation completion. The properties north and east of the subject property are currently zoned as M-1. Properties to the southeast and further east are zoned as M-2 Medium Industrial. The subject property is shown below in red.



Parkland Dedication – Parkland dedication is not required for industrial developments.

Streets – The property will be accessible from 15th Street SE. All internal streets will be reviewed when a preliminary plat is submitted for review.

Pedestrian Connections –Pedestrian connections throughout this parcel 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



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

Item No. 6.f.
For Meeting of 7/9/2026
Resolution

TITLE: Resolution PZ-260709-25 — Consideration of request to rezone Parcel 7922.05.100.003 from the Agricultural (A-1) District to the Limited Industrial (M-1) District.

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS: See Item 6.e.

FUNDING SOURCE:

STAFF RECOMMENDATION:

The following options exist for the Planning & Zoning Commission:

1. Recommended approval of Resolution No. PZ-260709-25, regarding recommended approval of the rezoning request.
2. Recommended approval of Resolution No. PZ-260709-25, regarding recommended approval of the rezoning request, subject to Code clarification items being addressed.
3. Recommended denial of Resolution No. PZ- PZ-260709-25, regarding recommended approval of the rezoning request
4. Table pending additional information.

Staff recommends approval of Resolution No. PZ- PZ-260709-25 contingent upon the policy items detailed in the attached resolution.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RES. NO. PZ-260709-25

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-260709-25

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE REQUEST FOR
REZONING FROM THE AGRICULTURAL (A-1) DISTRICT TO THE LIMITED
INDUSTRIAL (M-1) DISTRICT ON PROPERTY LOCATED AT GEOPARCEL
7922.05.100.003.

WHEREAS, on July 9, 2026, the Planning and Zoning Commission held a Public Hearing to consider a request to rezone GeoParcel 7922.05.100.003 from the Agricultural (A-1) District to the Limited Industrial (M-1) District, the property is further described as follows:

THE NORTHWEST QUARTER (NW ¼), EXCEPT THE WEST 1,315.75 FEET THEREOF, OF SECTION 5, TOWNSHIP 79 NORTH, RANGE 22, WEST OF THE 5TH P.M., POLK COUNTY, IOWA, SUBJECT TO EXISTING ROAD RIGHT-OF-WAY AND EASEMENTS OF RECORD. SAID RIGHT-OF-WAY CONSISTING OF APPROXIMATELY 1.25 ACRES AND THE OVERALL TRACT CONTAINING APPROXIMATELY 87.94 ACRES, MORE OR LESS, SUBJECT TO AN EXISTING TILE AND DRAINAGE EASEMENT AND OTHER RESERVATIONS, AND RESTRICTIONS OF RECORD, IF ANY.

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 the Agricultural (A-1) District to the Limited Industrial (M-1) District for GeoParcel 7922.05.100.003 subject to the following City Code/Policy clarification recommendation items:

1. Approval of the annexation request for the subject property.
2. The Future Land Use Map is amended to show Business Park/Industrial 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 July 9, 2026, 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				
Vore				
Clayton				
Jennings				
Johnsen				
Pitt				
Torres				

Karen Keeran, Commission Chair