

**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/88550567413>*

**NOTICE OF A REGULAR MEETING
BONDURANT PLANNING AND ZONING COMMISSION
SEPTEMBER 10, 2026**

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on September 10, 2026, in The Station, 100 Main Street, Northeast, Bondurant, Polk County, Iowa. Said meeting is open, and the public is encouraged to attend.

AGENDA

1. Call to Order
2. Roll Call
3. Perfecting and Approval of the Agenda
4. Approval of Minutes
 - a. August 13, 2026 Minutes
5. Guests requesting to address the Planning and Zoning Commission
6. Action Items
 - a. Public Hearing — Consideration of vacation of portions of Eisenhower Drive SE.
 - b. Resolution PZ-260910-29 — Recommended approval of proposed vacation of portions of the Eisenhower Drive SE right-of-way.
 - c. Resolution PZ-290910-31 — Consideration of submitted Bondurant Partners LLC Lot 1 Site Plan.
 - d. Public Hearing — Consideration of request to amend the Future Land Use Map for 800 and 801 Alexander Parkway NE from Neighborhood Commercial to High Density Residential.
 - e. Resolution PZ-260910-32 — Consideration of request to amend the Future Land Use Map for 800 and 801 Alexander Parkway NE from Neighborhood Commercial to High Density Residential.
 - f. Public Hearing — Consideration of amendment to the Parkside Planned Unit Development.
 - g. Resolution PZ-260910-33 — Consideration of amendment to the Parkside Planned Unit Development.
 - h. Resolution PZ - 260910-37 - Consideration of a Site Plan for 801 Alexander Parkway NE.
 - i. Resolution PZ-260910-34 — Consideration of the Project Porch Preliminary Plat.
 - j. Resolution PZ-260910-35 - Consideration of the Project Porch Site Plan.
 - k. Public Hearing — Consideration of a Text Amendment to Chapter 185 - Commercial Towers, Antennas, and Satellite Dishes and Wireless Communications Facilities.
 - l. Resolution PZ-260910-36 — Consideration of a Text Amendment to

Chapter 185 - Commercial Towers, Antennas, and Satellite Dishes and
Wireless Communications Facilities.

7. Discussion Items -
8. Reports / Comments and appropriate action thereon:
 - a. Commission Members
 - b. City Administrator
 - c. City Staff
 - 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: August 13, 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: Karen Keeran (Chairperson), Jason Vore (Vice-Chairperson), Brian Clayton, Louise Jennings, Chris Johnsen, Ethan Pitt, Jesse Torres

Members Absent:

City Official & Staff Present: Isaac Pezley

3. Perfecting and Approval of the Agenda

Motion by Commission Member Vore, seconded by Commission Member Johnsen to approve of the August 13, 2026, meeting agenda. Vote on Motion 7-0-0. Motion carried.

4. Approval of Minutes

Motion by Commission Member Torres, seconded by Commission Member Jennings to approve the July 9, 2026 meeting minutes. Vote on Motion 7-0-0. Motion carried.

5. Guests requesting to address the Planning and Zoning Commission

6. Action Items

- a. Public Hearing – Considering request to rezone Parcel 7923.01.100.001 from the Agricultural (A-1) District to the Limited Industrial (M-1) District.

Public Hearing opened at 6:02 p.m.

Pezley provided the Commission with an overview of the rezoning request and stated no correspondence has been received by neighbors. Torres asked if there

is a house on this property. Pezley confirmed there is a house, and the residential use would only cease the house were torn down or remained vacant for a period of six months or longer. The land's agricultural use would also be allowable unless the use is abandoned for six months or longer.

Public Hearing closed at 6:04 p.m.

- b. Resolution PZ-260813-26 — Considering request to rezone Parcel 7923.01.100.001 from the Agricultural (A-1) District to the Limited Industrial (M-1) District.

Motion by Commission Member Clayton, seconded by Commission Member Vore to approve Resolution PZ - 260813-26.

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

- c. Public Hearing – Considering request to rezone Parcel 7923.02.200.002 from the Agricultural (A-1) District to the Medium Industrial (M-2) District.

Public Hearing opened at 6:05 p.m.

Pezley provided the Commission with an overview of the Future Land Use map amendment request. Pezley stated there is a residential property in the northeast corner of the land area, this property is not being rezoned.

Public Hearing closed at 6:08 p.m.

- d. Resolution PZ-260813-27 — Considering request to rezone Parcel 7923.02.200.002 from the Agricultural (A-1) District to the Medium Industrial (M-2) District.

Motion by Commission Member Torres, seconded by Commission Member Jennings to approve Resolution PZ - 260813-27.

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

- e. Resolution PZ-260813-28 — Consideration recommended approval of the site plan for 2340 Hubbell Avenue SW.

Pezley provided the Commission a review of the site plan. Pezley stated this was included in a site plan approved in 2022. No building permit was pulled for this project, and the site plan has since expired. No change is

being proposed from the original site plan. Keeran asked about their landscaping plan, Pezley stated he has viewed MidStates installing new trees to try and stay in compliance with their existing landscaping plan. No new trees are being proposed. Pezley stated a variance was granted to allow for all future buildings to be exempt from architectural design elevation requirements, and future buildings must match the existing elevations of the current structure.

Motion by Commission Member Torres, seconded by Commission Member Vore to approve Resolution PZ - 260813-28.

Roll Call – Ayes: Commission Member Clayton, Commission Member Jennings, Commission Member Johnsen, Commission Member Keeran Commission Member Pitt, Commission Member Torres, Commission Member Vore Nays: none Abstentions: none. Absent: none. Vote on Motion 7-0-0. 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 – none.
- b. Community Development Director – absent
- c. City Planner – none.
- d. City Administrator – none.
- e. City County Liaison – none.

7. Adjournment

Motion by Commissioner Vore, seconded by Commissioner Johnsen to adjourn the meeting. Vote on Motion 7-0-0. Motion carried. Meeting adjourned at 6:17.



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

Item No. 6.a.
For Meeting of 9/10/2026
Public Hearing

TITLE: Public Hearing — Consideration of vacation of portions of Eisenhower Drive SE.

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS: The City of Bondurant is proposing to vacate the portion of Eisenhower Drive SE generally south of the water tower to its southern limits. As part of the vacation, the City will establish a Public Road Easement over the existing roadway and separate perpetual easements as necessary for the City's existing water main and other public utilities in the area. The Public Road Easement will allow the roadway to remain open for use by the general public, including continued access to the two residential properties along Eisenhower Drive SE. As a result, the street vacation will not impact the existing roadway access currently available to these residential properties. The City will continue to maintain the roadway and preserve public roadway access while either adjacent property remains in residential use. The Public Road Easement can only be released at a later date if there is no longer a need for public access along this street corridor. For transparency, the City's Development Agreement associated with the nearby private development project provides that the vacated roadway property will be conveyed to the property owner associated with that development, subject to the Public Road Easement described above.

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

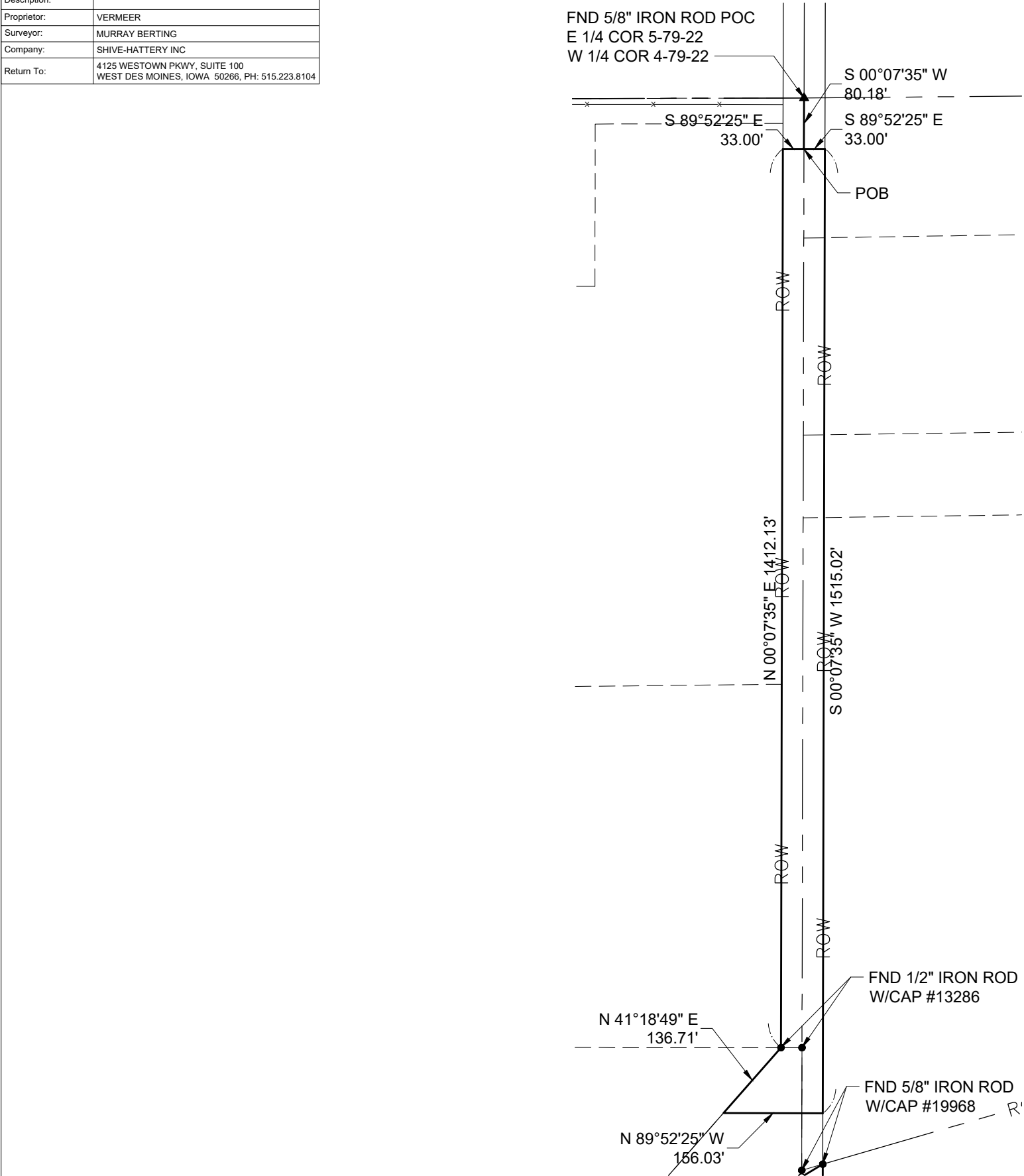
ATTACHMENTS:

1. Vacation Plat

8/27/2026 3:44:51 PM

P:\Projects\2025\2250019060\Deliverables\Drawings\1a_Survey\XR-225001906-0-BND-EISENHOWER.dwg

Index Legend	
City:	BONUFRANT
County:	POLK
Geoparcels ID:	7922.05.640.008/7922.05.640.006/7922.04.630.001/7922.05.640.003
Description:	
Proprietor:	VERMEER
Surveyor:	MURRAY BERTING
Company:	SHIVE-HATTERY INC
Return To:	4125 WESTOWN PKWY, SUITE 100 WEST DES MOINES, IOWA 50266, PH: 515.223.8104



PLAT OF SURVEY FOR RIGHT OF WAY

RIGHT OF WAY DESCRIPTION:

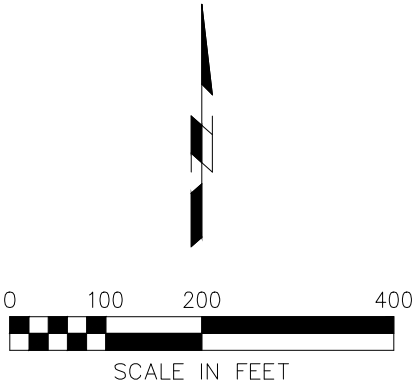
AN IRREGULAR SHAPED RIGHT OF WAY OF EISENHOWER DRIVE SE IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 79 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, AND IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 79 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, SAID RIGHT OF WAY BEING MORE ACCURATLEY DESCRIBED AS FOLLOWS;

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 5; THENCE S.00°07'35"W. ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 80.18 FEET TO THE POINT OF BEGINNING; THENCE S.89°52'25"E. TO THE EAST RIGHT OF WAY AS PRESENTLY ESTABLISHED, A DISTANCE OF 33.00 FEET; THENCE S.00°07'35"W. ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1515.02 FEET; THENCE N.89°52'25"W. TO A POINT ALONG THE WEST RIGHT OF WAY AS PRESENTLY ESTABLISHED, A DISTANCE OF 156.03 FEET; THENCE N.41°18'49"E. ALONG SAID RIGHT OF WAY, A DISTANCE OF 136.71 FEET; THENCE N.00°07'13"E. ALONG SAID RIGHT OF WAY, A DISTANCE OF 1412.13 FEET; THENCE S.89°52'25"E., A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING.

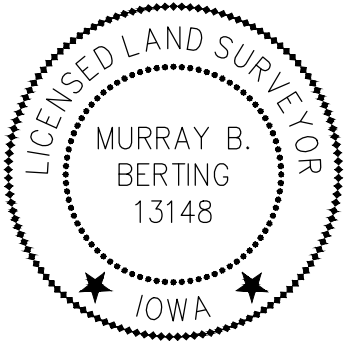
CONSISTING OF 2.40 ACRES (104,634 SQUARE FEET)

LEGEND:

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- FOUND AS NOTED
- SET 5/8" IRON ROD W/YELLOW
- CAP#13148 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- POB POINT-OF-BEGINNING
- POC POINT-OF-COMMENCEMENT
- SECTION LINE
- RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PROPERTY LINE



LAND SURVEYOR



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PREFORMED 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.

SIGNATURE _____ DATE **08/26/2026**

PRINTED OR TYPED NAME **MURRAY B BERTING**

LICENSE NUMBER **13148**

MY LICENSE RENEWAL DATE IS DECEMBER 31, **2026**

PAGES OR SHEETS COVERED BY THIS SEAL

1 OF 1

SHIVE-HATTERY
ARCHITECTURE+ENGINEERING

800.798.0313 | SHIVE-HATTERY.COM

EISENHOWER DRIVE SE ROW

CITY OF BONUDRANT
POLK COUNTY, IOWA

DATE	SCALE	FIELD BOOK	REVISION
2026-08-26	1:200	MCW	1
DRAWN BY	MBB	REVISION	
APPROVED BY			

225001906-0

ROW

1 OF 1

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-260910-29

RESOLUTION REGARDING RECOMMENDED APPROVAL OF PROPOSED
VACATION OF PORTION OF THE EISENHOWER DRIVE SE RIGHT-OF-WAY.

WHEREAS, the City of Bondurant is proposing to vacate a portion of the Eisenhower Drive SE described as follows:

AN IRREGULAR SHAPED RIGHT OF WAY OF EISENHOWER DRIVE SE IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 79 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, AND IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 79 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, SAID RIGHT OF WAY BEING MORE ACCURATELY DESCRIBED AS FOLLOWS;

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 5; THENCE S. 00°07'35"W. ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 80.18 FEET TO THE POINT OF BEGINNING; THENCE S.89°52'25"E. TO THE EAST RIGHT OF WAY AS PRESENTLY ESTABLISHED, A DISTANCE OF 33.00 FEET; THENCE S.00°07'35"W. ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1515.02 FEET; THENCE N.89°52'25". TO A POINT ALONG THE WEST RIGHT OF WAY AS PRESENTLY ESTABLISHED, A DISTANCE OF 156.03 FEET; THENCE N.41°18'49"E. ALONG SAID RIGHT OF WAY, A DISTANCE OF 136.71 FEET; THENCE N.00°07'13"E. ALONG SAID RIGHT OF WAY, A DISTANCE OF 1412.13 FEET; THENCE S.89°52.25"E., A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING.

CONSISTING OF 2.40 ACRES (104,634 SQUARE FEET)

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 vacate a portion of the Eisenhower Drive SE right-of-way area.

Moved by _____ Seconded by _____ to adopt.

ATTEST: I, Isaac J. Pezley, Community Development Director, hereby certify that at a meeting of the Planning and Zoning Commission held on September 10, 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.c.
For Meeting of 9/10/2026
Resolution

TITLE: Resolution PZ-290910-31 — Consideration of submitted Bondurant Partners LLC Lot 1 Site Plan.

CONTACT PERSON:

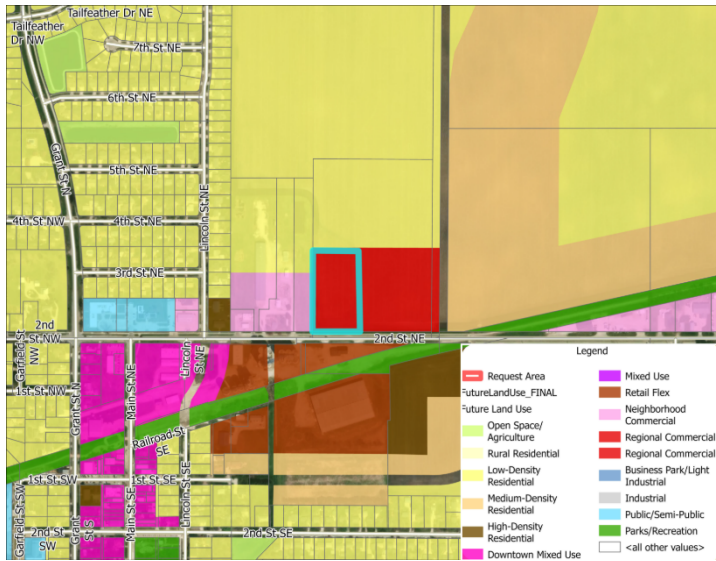
BRIEF HISTORY & ANALYSIS: The City is in receipt of a site plan for review by the Planning & Zoning Commission and City Council for the proposed Bondurant Partners LLC Lot 1 Development Site Plan. The property in question is Lot 1 of the Bondurant Mixed Use Preliminary Plat area. The site plan applicant is Bondurant Partners LLC. The site plan was prepared by Snyder & Associates Inc. The applicant is proposing three commercial buildings. Two of the commercial buildings will be 6,097 square feet and the commercial building fronting 2nd Street NE is shown as 7,611 square feet. This property is zoned as being within the City's General Commercial (C-2) District. The property in question is outlined below in blue.



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

Consistency with the City's Comprehensive Plan:

The 2022 Comprehensive Plan guides for Regional Commercial in this area. The use of the property is consistent with the Future Land Use designation. The property in question is outlined in blue below.



Consistency with the City's Zoning Code:

The property in questions is currently zoned as C-2 General Commercial. Properties to the east and west, located along 2nd Street NE, are currently zoned as C-2 General Commercial. The property to the north is zoned as R-3 High Density Residential. The property is currently undeveloped and being graded for future development. The subject property is outlined in red below.



General Use & Bulk Standards

- The site plan states setback requirements on page 3.
- There is no proposed outdoor storage shown on the site plan.
- The site plan shows two access points from an internal street. This internal street will provide access to Truman Drive NE and 2nd Street NE.

Parking/Drive Areas

- Access to the site is available from an internal street.
- The site plan shows a parking area with 128 parking spaces, including 6 accessible spaces. The site requires 93 total parking spaces for the uses provided.
- The site plan shows no truck loading spaces.
- A drive-thru is shown circling the larger commercial building that fronts 2nd Street NE. Page 6 shows how this site will be accessed.

Stormwater, Utilities & Natural Features

- A stormwater management report was submitted for the site and is being reviewed by our engineering department.
- The site is not located within FEMA's 100-year floodplain.
- This site is not located within the City's Stream Buffer Ordinance area.
- Utilities are being extended north from 2nd Street NE through the internal drive right-of-way area and then onto the site as needed.

ARCHITECTURAL STANDARDS

- Architectural elevations have been submitted to staff.
- The submitted elevations show the buildings will have a combination of red brick, light brick and fiber cement panel siding, the inclusion of glass has not been included. Chapter 182 requires commercial retail buildings must have at least 3 category 1 or 2 materials comprising at least ½ of the façade area. The applicant needs to update the elevations to

include the glass areas. The submitted elevation appear to meet the requirements of Chapter 182.

Other Site Plan Features

- A landscaping plan has been submitted and meets the requirements of Chapter 181.

Comments from City Officials:

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

- Public Works - reviewed and no comments have been received at this time.
- Engineering – still being reviewed by engineering staff.
- 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-260910-31.
2. Recommended approval of RESOLUTION NO. PZ-260910-31, subject to certain Zoning Code clarification items being addressed.
3. Recommended denial of RESOLUTION NO. PZ-260910-31.
4. Table pending additional information.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. PZ-260910-31
2. Site Plan
3. Architectural Design Elevations

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-260910-31

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE SITE PLAN FOR
BONDURANT PARTNERS LLC LOT 1.

WHEREAS, Snyder & Associates Inc., on behalf of the applicant, Bondurant Partners LLC, has submitted the site plan for Project Porch located on Lot 1 of the 2nd Street NE Mixed Use Development subdivision and further described as follows;

LOT 1, MIXED USE DEVELOPMENT.

WHEREAS, the zoning for the property is General Commercial (C-2) and Office/Retail is a permitted use of the Zoning Code;

NOW, THEREFORE, BE IT RESOLVED, that the Planning & Zoning Commission recommends approval of the submitted site plan for Lot 1 of the Bondurant Mixed Use Subdivision subject to the following City Code/Policy clarification recommendation items;

1. Site Plan shall be updated to reflect any comments received from staff.
2. Bondurant Mixed Use Development Final Plat is approved by City Council and recorded.

Moved by _____, Seconded by _____ to adopt.

ATTEST: I, Isaac Pezley, City Planner, City of Bondurant, hereby certify that at a meeting of the Planning and Zoning Commission held on September 10, 2026; among other proceedings the above was recommended.

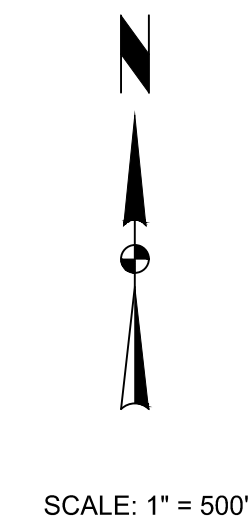
IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Isaac J. Pezley, City Planner

Action	Yay	Nay	Abstain	Absent
Keeran				

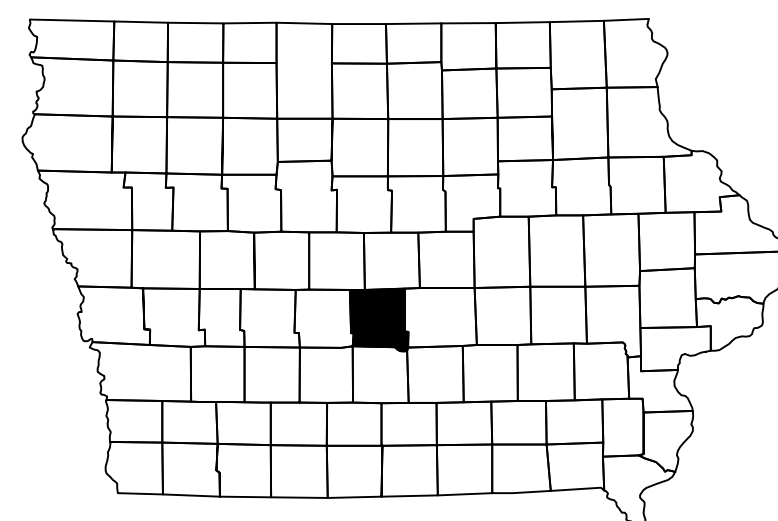
Vore				
Clayton				
Jennings				
Johnsen				
Pitt				
Torres				

Karen Keeran, Commission Chair

[illegible]

ENGINEER / SURVEYOR
SNYDER @ ASSOCIATES, INC.
 2727 SW SNYDER BLVD
 ANKENY, IA 50023
 JUSTIN F. STROM, P.E.
 515-964-2020
 ERIN GRIFFIN, P.L.S.
 515-964-2020

C100	TITLE SHEET
C101	PROJECT INFORMATION
C200	EXISTING SITE CONDITIONS
C300	DIMENSION PLAN
C400	GRADING AND EROSION CONTROL PLAN
C401	DETAILED GRADING
C402	DETAILED GRADING
C403	DETAILED GRADING
C500	UTILITY PLAN
C600	PLANTING PLAN



VICINITY MAP

BONDURANT PARTNERS LLC - LOT 1 DEVELOPMENT

BONDURANT, IA

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

TITLE SHEET

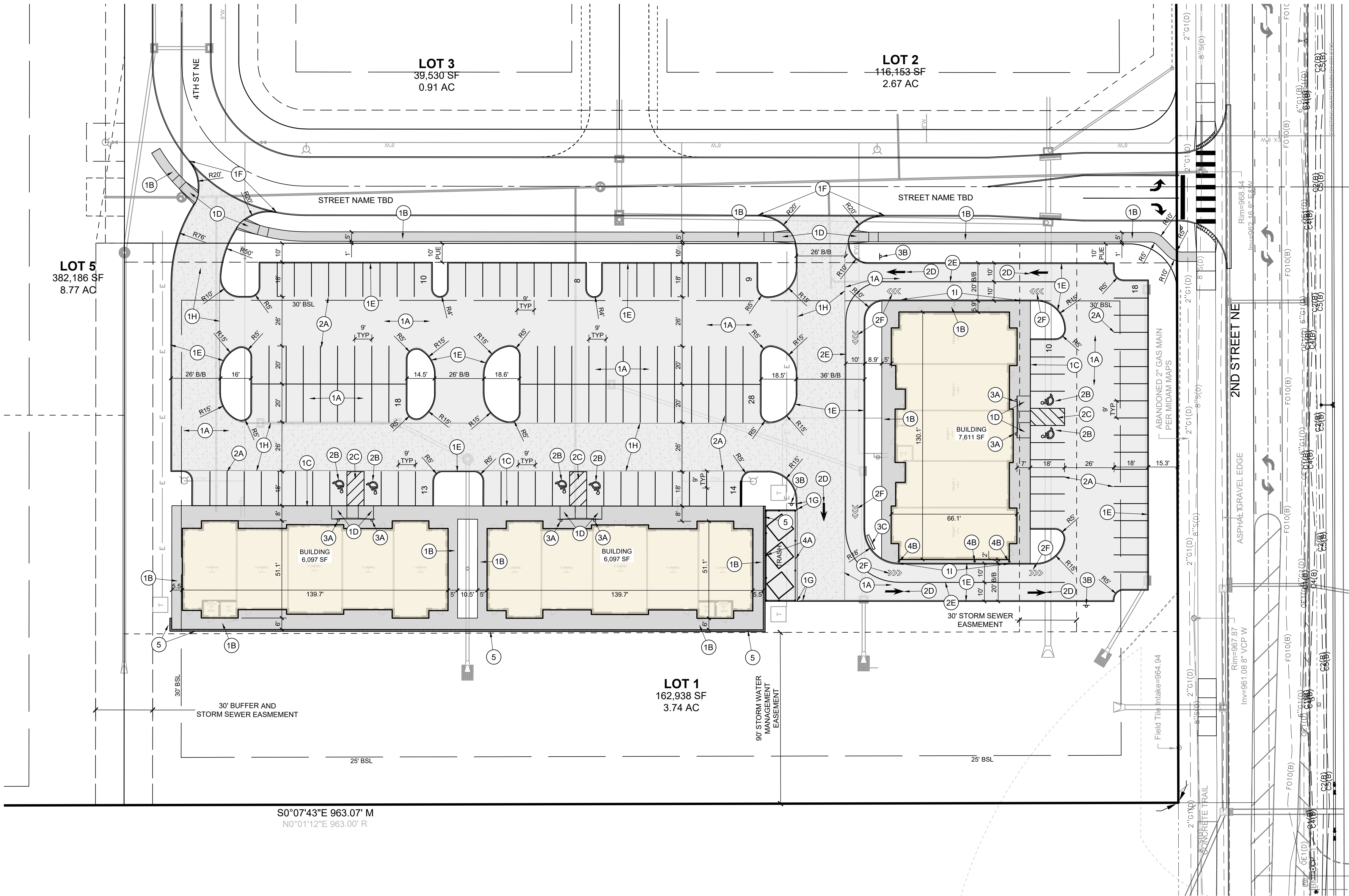
SNYDER & ASSOCIATES, INC.



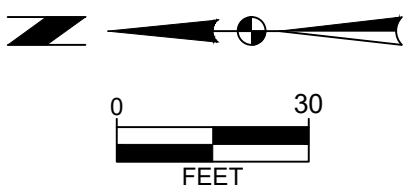
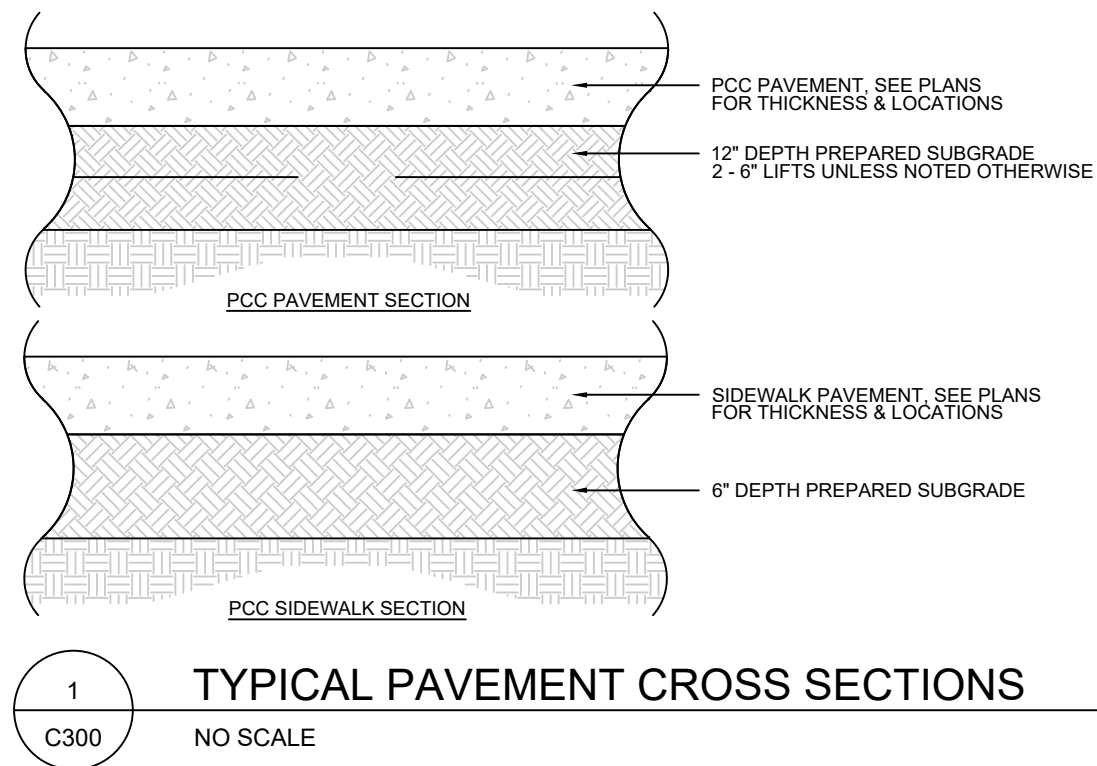
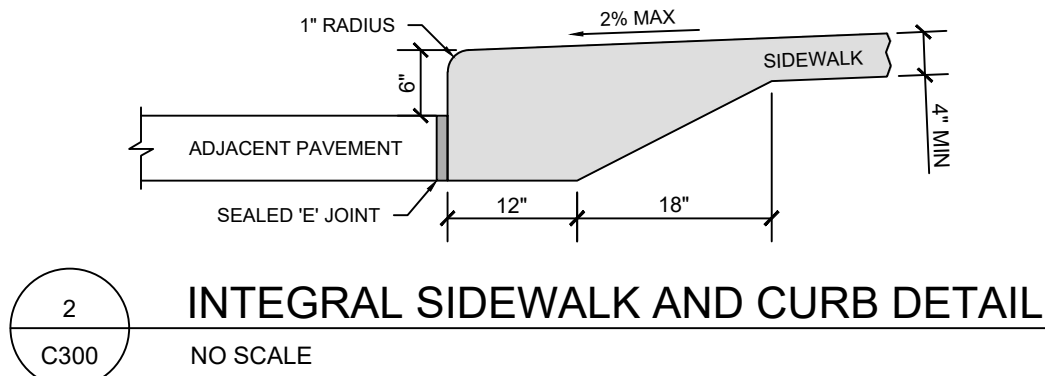
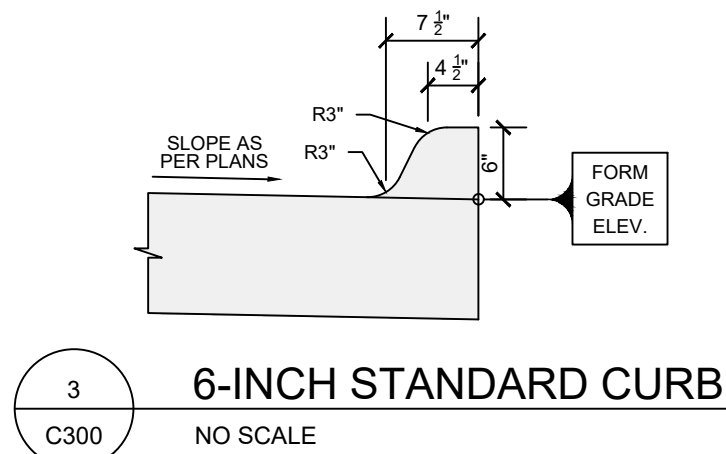
Project No: 126.0117.01

Sheet C100

V:\proj\44\2026\126.0117\100\CAD\SSP3_1260117.dwg JMM/CORNBICK DIMENSION PLAN 20260921 9:39 AM ANS FULL BLEED C (34.00 X 22.00 INCHES)



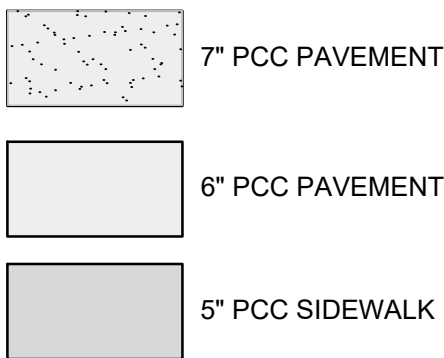
S0°07'43"E 963.07' M
N0°01'12"E 963.00' R



DIMENSION PLAN CONSTRUCTION NOTES

- PAVEMENTS, PROVIDE THE FOLLOWING WHERE INDICATED ON PLAN:
 - 6" DEPTH PCC PAVEMENT ON 12" PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 - 5" DEPTH PCC SIDEWALKS ON 6" PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 - INTEGRAL SIDEWALK AND CURB. SEE DETAIL ON THIS SHEET.
 - PEDESTRIAN RAMP WITH A MAXIMUM SLOPE OF 8.33%.
 - 6" STANDARD CURB. SEE DETAIL ON THIS SHEET.
 - CONNECT TO EXISTING PAVEMENT WITH SUDAS TYPE "B" DRIVEWAY CONNECTION. MATCH EXISTING ELEVATIONS.
 - TAPER TO NO CURB.
 - 7" DEPTH PCC PAVEMENT ON 12" PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 - VARIABLE CURB HEIGHT FROM 4" TO 6". SEE GRADING PLAN.
- PAVEMENT MARKINGS, PROVIDE THE FOLLOWING:
 - 4" WIDE PAINTED PARKING STALL LINES.
 - PAINTED STATE OF IOWA APPROVED ACCESSIBLE PARKING SYMBOL.
 - 45" STRIPING AT 3' ON CENTER SPACING WHERE SHOWN.
 - ONE WAY ARROW PAINTED.
 - 4" WIDE PAINTED DRIVE THROUGH LINE.
 - DRIVE THROUGH LANE.
- SIGNS, PROVIDE THE FOLLOWING:
 - PROVIDE VAN ACCESSIBLE PARKING SIGNAGE AS PER ADAAG REQUIREMENTS.
 - ONE WAY DO NOT ENTER SIGNAGE.
 - POTENTIAL ORDERING BOARD, TO BE DETERMINED BY USER.
- PROVIDE THE FOLLOWING SITE IMPROVEMENTS WHERE SHOWN ON PLAN.
 - 6' HEIGHT WOOD FENCE AND SOLIDY SCREENED GATE DUMPSTER ENCLOSURE PLACED ON 6" DEPTH PCC PAD.
 - BOLLARD. PAINTED AND FILLED WITH CONCRETE. PAINT COLOR TO BE DETERMINED BY OWNER.
- GRAVITY BLOCK RETAINING WALL WITH HANDRAIL. COORDINATE WITH OWNER PRIOR TO CONSTRUCTION.

PAVEMENT LEGEND



BONDURANT PARTNERS LLC - LOT 1 DEVELOPMENT

DIMENSION PLAN

BONDURANT, IA

SNYDER & ASSOCIATES, INC. I



Project No: 126.0117.01

Sheet C300

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

Sheet C300

Project No: 126.0117.01

MARK

REVISION

BY

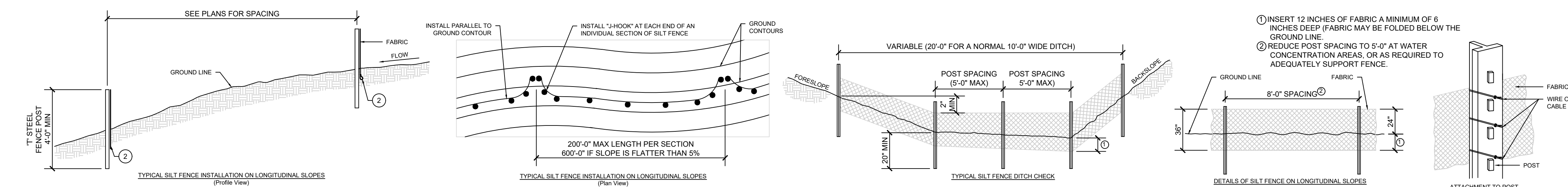
DATE

Scale: 1" = 30'

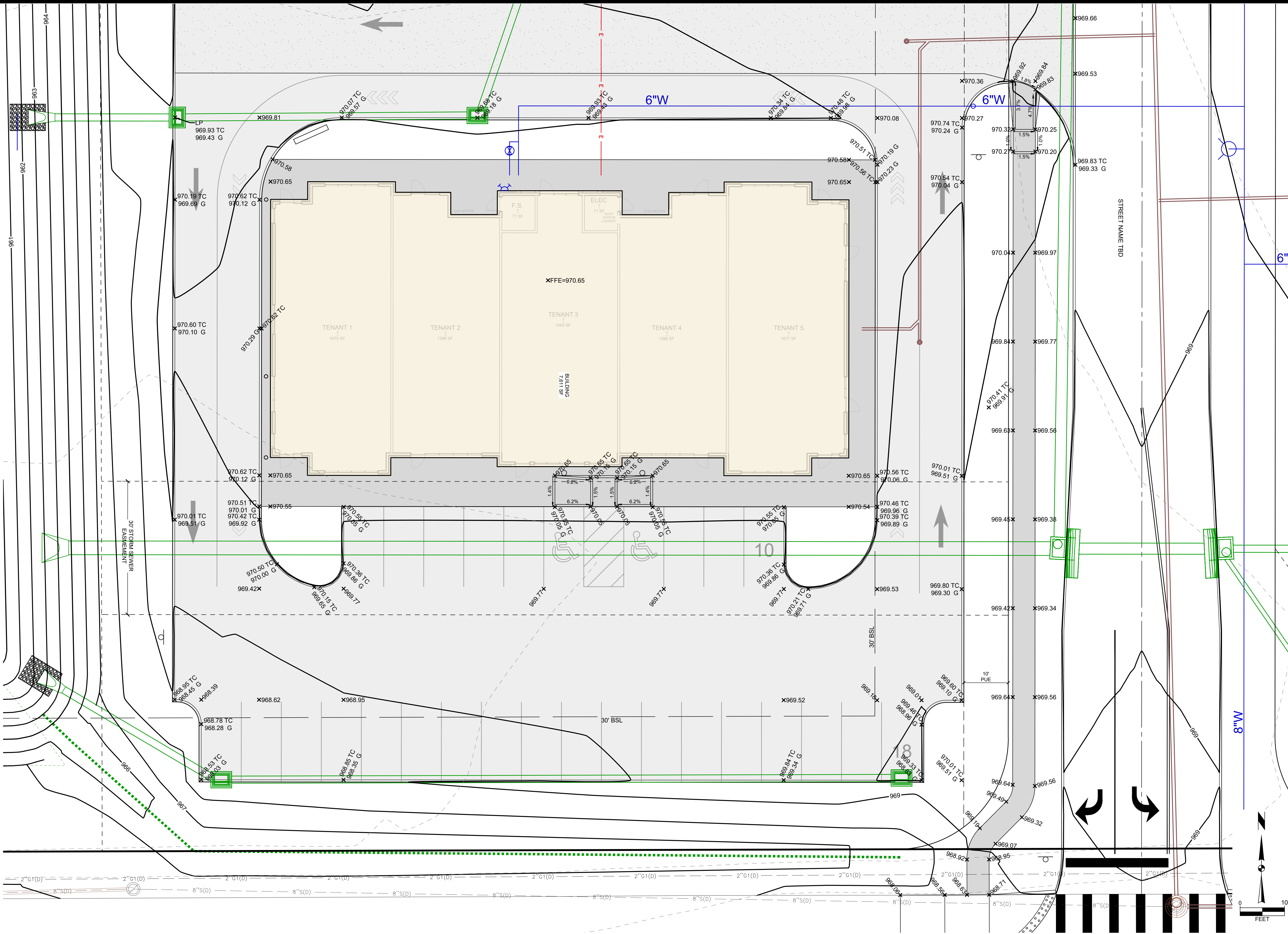
Checked By: JFS

Date: 8-21-26

T-R-S: TTN-RRW-SS



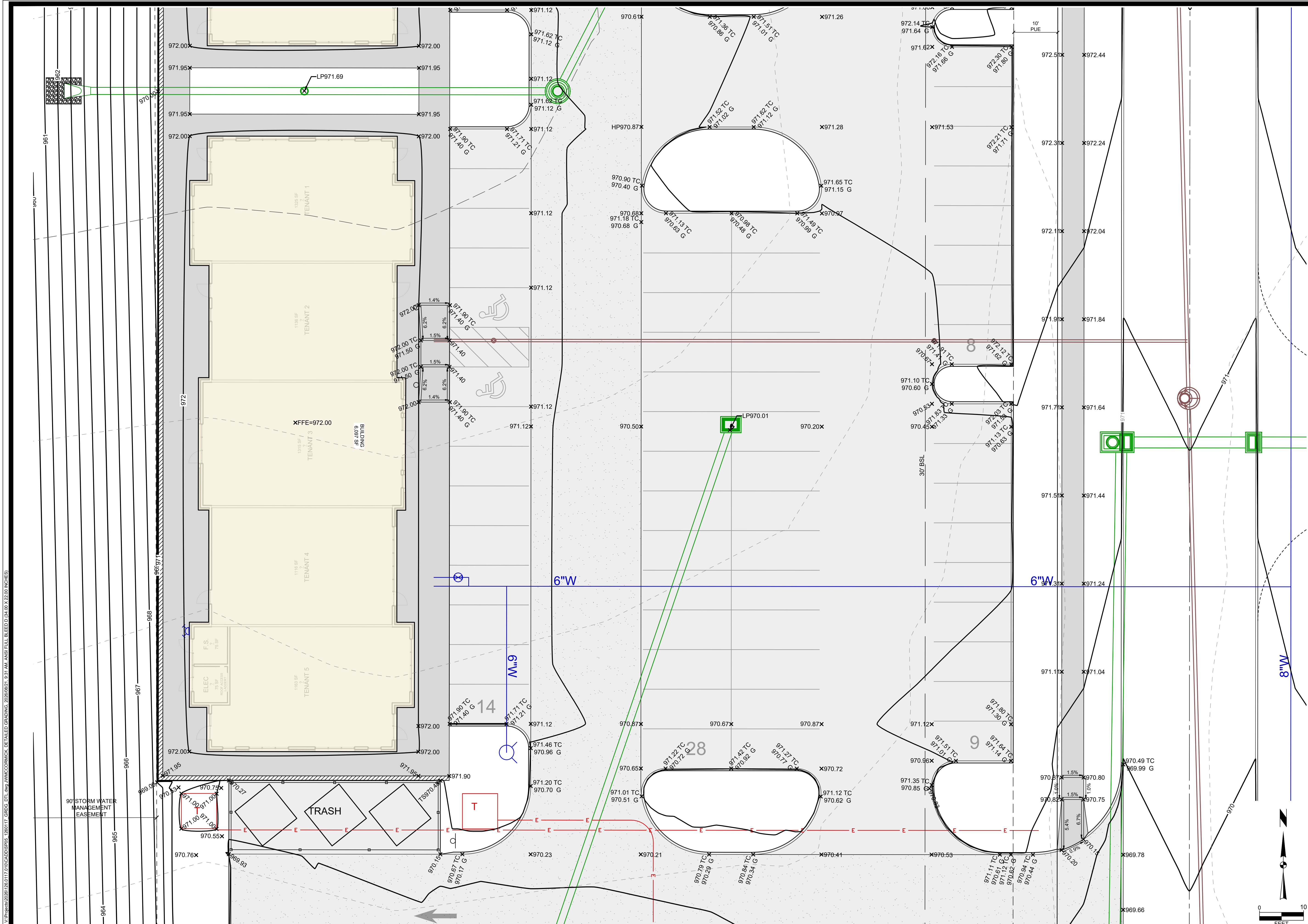
V:\Projects\2020\126.017.17\00-CADD\SP05 - 126017.CRD.G DTI.dwg J:\INC\CORNICK, DETAILED GRADING, 2020\0824, 9:31 AM, ANS FULL BLEED D(14.00 X 22.00 INCHES)



BONDURANT PARTNERS LLC - LOT 1 DEVELOPMENT		BONDURANT, IA		Project No: 126.0117.01	
DETAILED GRADING		SNYDER & ASSOCIATES, INC. I		Sheet C401	
		2727 S.W. SNYDER BLVD ANKENY, IOWA 50023 515-964-2020 www.snyder-associates.com		Project No: 126.0117.01	
Project No: 126.0117.01		Sheet C401		Sheet C401	

MARK	REVISION	DATE	BY
Engineer: JFS	Checked By: JFS	Scale: 1" = 10'	
Technician: JMM	Date: 8-21-26	T-R-S: TTN-RRW-SS	

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BONDURANT PARTNERS LLC - LOT 1 DEVELOPMENT

DETAILED GRADING

BONDURANT, IA

SNYDER & ASSOCIATES, INC. I



Project No: 126.0117.01

Sheet C402

MARK
Engineer: JFS
Technician: JMM

REVISION
Checked By: JFS
Date: 8-21-26

DATE
Scale: 1" = 10'

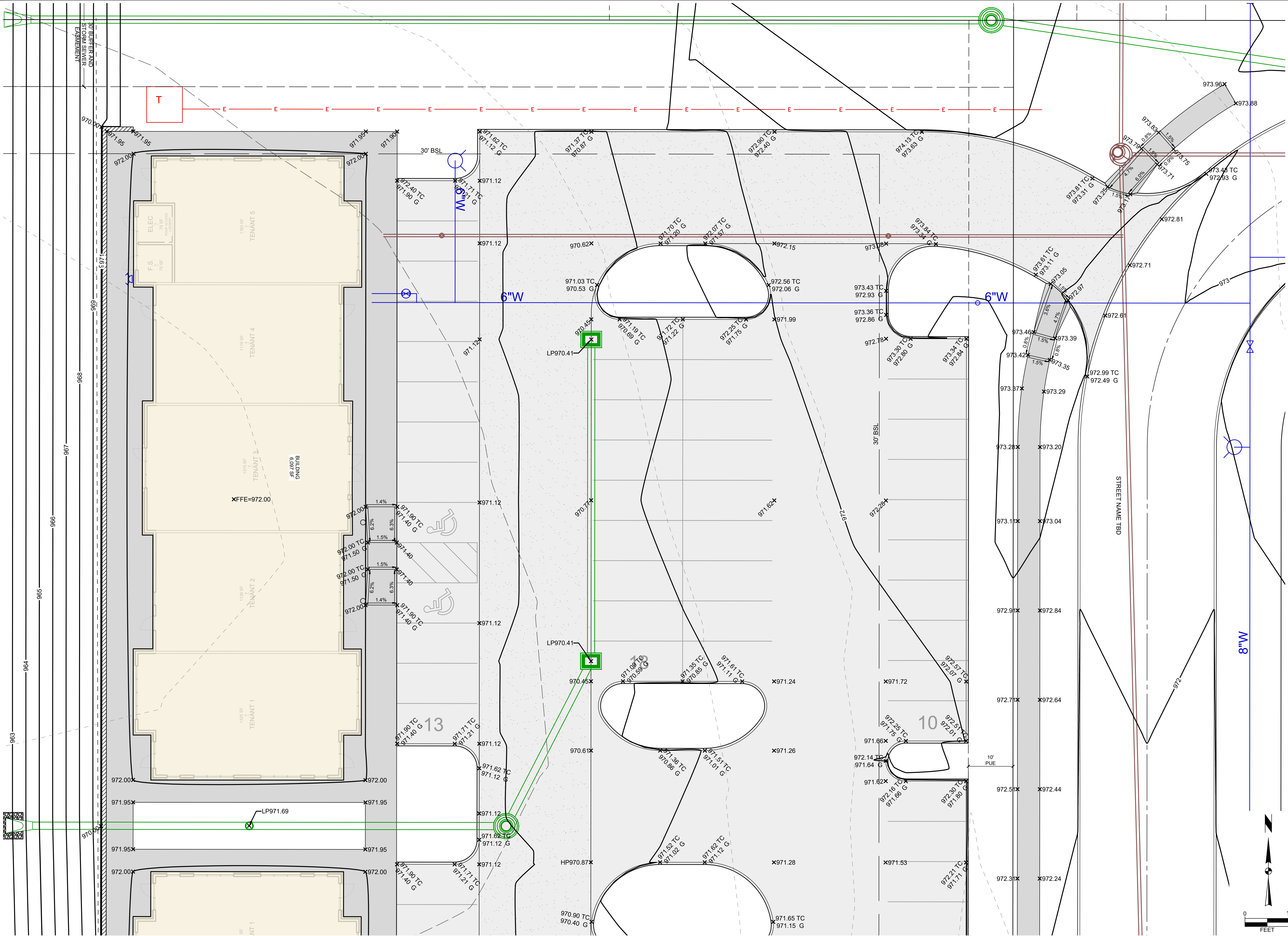
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T-TN-RRW-SS

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

Project No: 126.0117.01

Sheet C402

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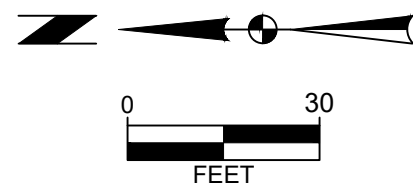
BONDURANT PARTNERS LLC - LOT 1 DEVELOPMENT		BONDURANT, IA		REVISION		DATE		BY	
DETAILED GRADING		DETAILED GRADING		Engineer: JFS		Checked By: JFS		Scale: 1" = 10'	
SNYDER & ASSOCIATES, INC. I		SNYDER & ASSOCIATES, INC. I		Technician: JMM		Date: 8-21-26		T-R-S: TTN-RRW-SS	
Project No: 126.0117.01		Project No: 126.0117.01		Sheet C403		Sheet C403		Sheet C403	



SNYDER & ASSOCIATES

Project No: 126.0117.01

Sheet C403



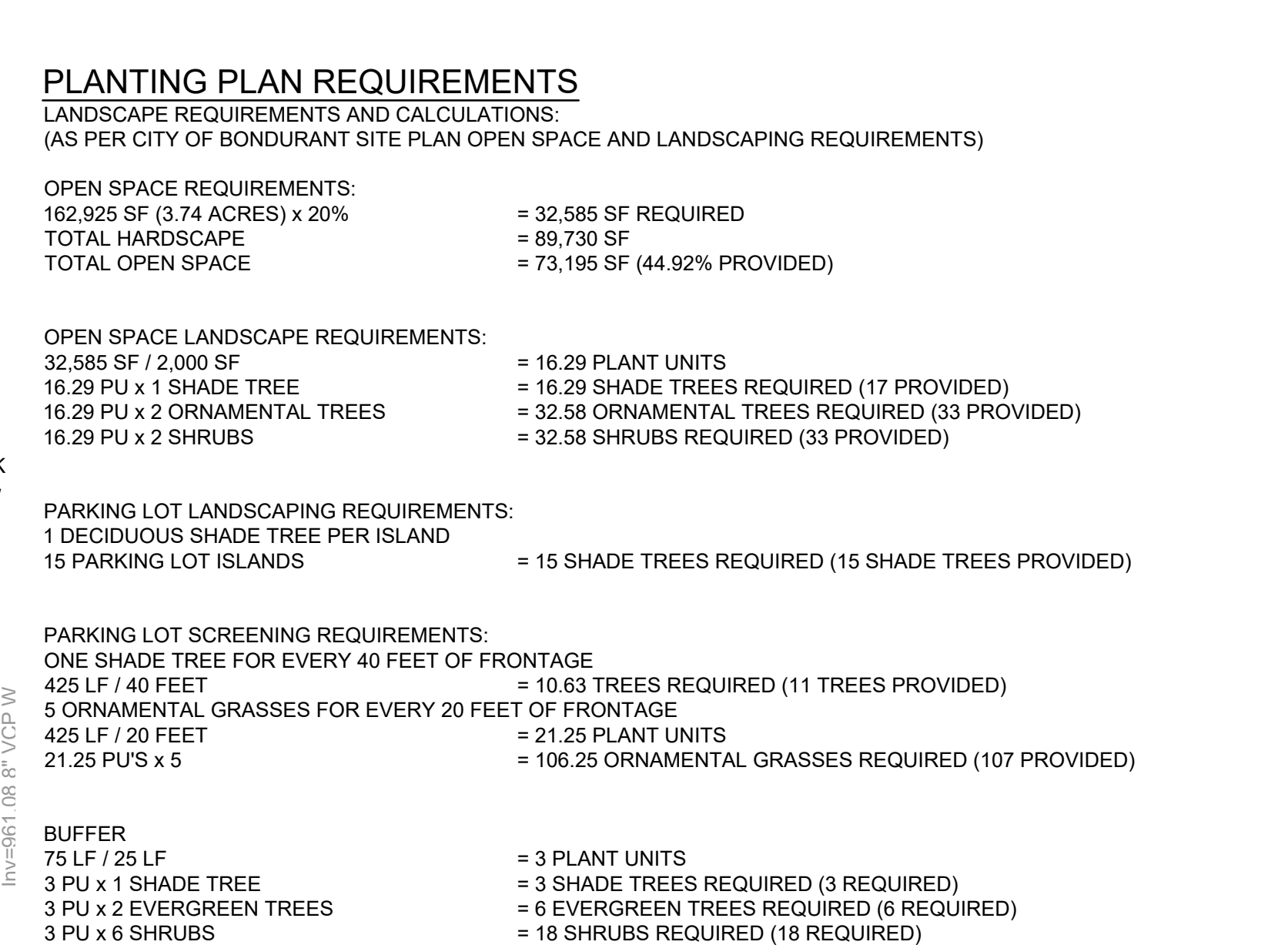
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& ASSOCIATES

Sheet C500

SNYDER & ASSOCIATES, INC.

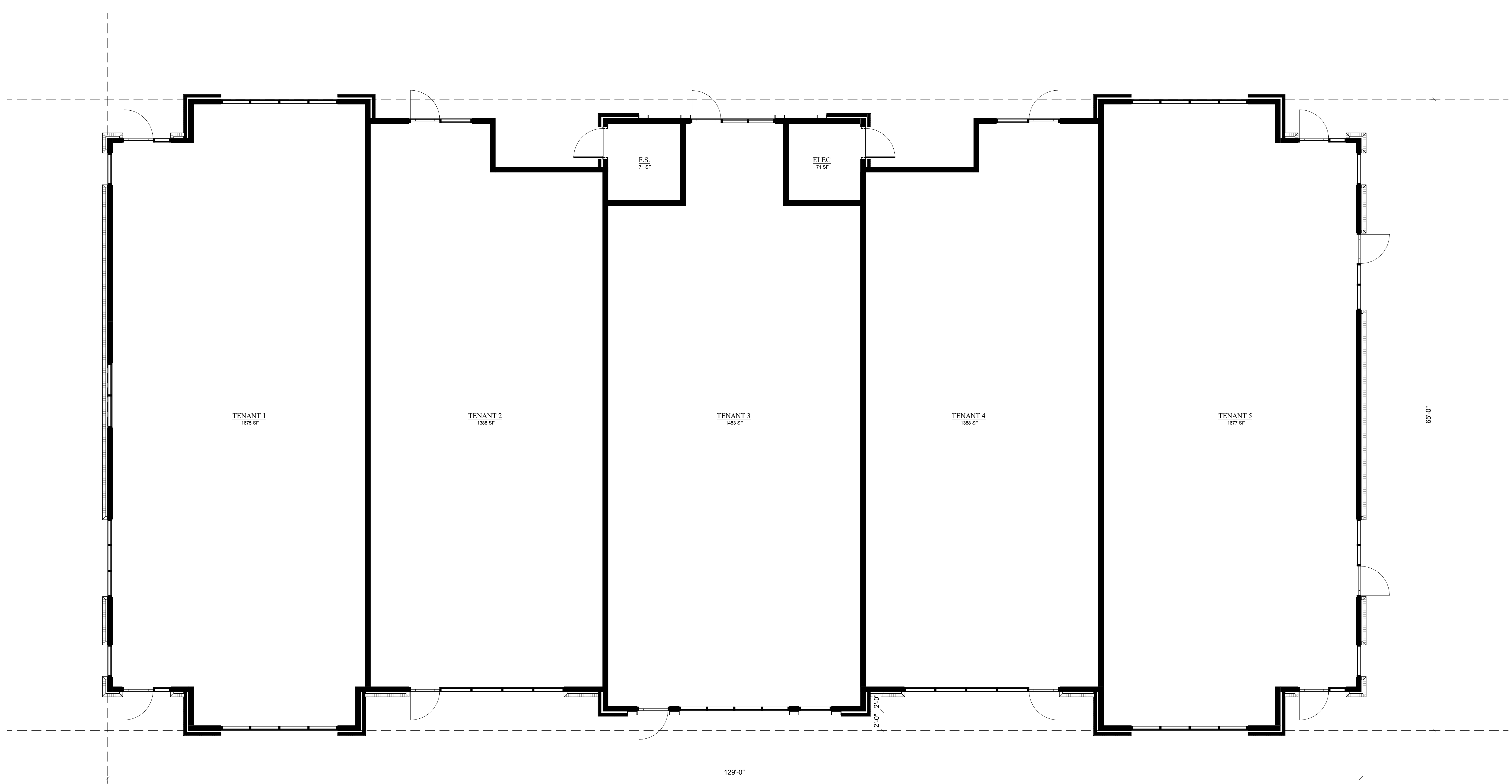
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

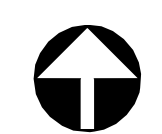
Project No: 126.0117.01



1 DECIDUOUS TREES STAKING DETAIL
C600 NO SCALE

2 PLANTING PIT DETAIL
C600 NO SCALE



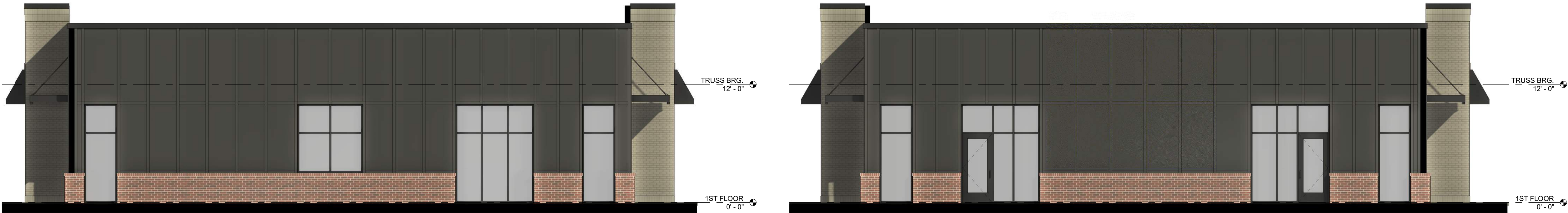
 NORTH **1** **1ST FLOOR MARKETING**
SCALE: 3/16" = 1'-0"

Area Schedule	
Name	Area
ELEC	71 SF
F.S.	71 SF
TENANT 1	1675 SF
TENANT 2	1388 SF
TENANT 3	1483 SF
TENANT 4	1388 SF
TENANT 5	1677 SF
	7754 SF

MATERIAL SCHEDULE	
Type Mark	Description
B1	Light Brick
B2	Red Brick
S1	Fiber Cement Panel Siding



4 SOUTH ELEVATION MARKETING
SCALE: 3/16" = 1'-0"



3 WEST ELEVATION (DRIVE THRU) MARKETING
SCALE: 3/16" = 1'-0"

2 EAST ELEVATION MARKETING
SCALE: 3/16" = 1'-0"



1 NORTH ELEVATION MARKETING
SCALE: 3/16" = 1'-0"





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

Item No. 6.d.
For Meeting of 9/10/2026
Public Hearing

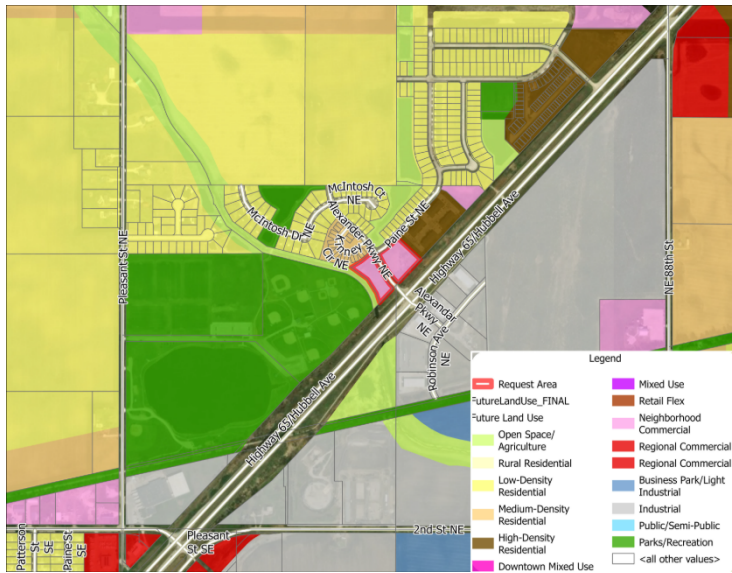
TITLE: Public Hearing — Consideration of request to amend the Future Land Use Map for 800 and 801 Alexander Parkway NE from Neighborhood Commercial to High Density Residential.

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS: Parkside Land Company LLC has submitted a request to amend the Future Land Use Map for 800 and 801 Alexander Parkway NE. The Future Land Use Map amendment request proposes to change the Future Land Use designation from Neighborhood Commercial to High Density Residential. The request area is shown in blue 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 Neighborhood Commercial. The properties to the northeast are currently designated as High Density Residential. Directly north of the subject properties are designated as Medium-Density Residential and Low-Density Residential. The current Future Land Use Map with the proposed amendment area outlined can be seen below.



800 and 801 Alexander Parkway NE are currently zoned as Planned Unit Development. The Parkside PUD designates both 800 and 801 Alexnader Parkway NE as commercial lots. A PUD amendment has also been requested by the applicant. The subject property is shown below in red.



Analysis:

800 and 801 Alexander Parkway NE were designated as commercial lots on the Park Side PUD approved in 2018. 800 and 801 Alexander Parkway NE are included in the Park Side Plat 2 area. Currently there are five undeveloped lots in the Park Side Plat 2 area, two single-family residential lots and the three lots designated as “Area A Commercial Lots”. The applicant has indicated there has been little traction in selling 800 or 801 Alexander Parkway NE for commercial development. The applicant has also

indicated there is a need for multi-family residential in the market. There is existing multi-family residential buildings directly to the northeast of the subject properties. Amending the Future Land Use Map to allow for multi-family residential would support Goal 7, create thoughtful multi-family areas throughout the community, of the Housing & Neighborhoods portion of the 2022 Comprehensive Plan.

The High-Density Residential Future Land Use designation translates to the City's R-3 High-Density Residential District. This property is currently zoned as Planned Unit Development and an amendment to the Park Side PUD has been requested by the applicant.

FUNDING SOURCE:

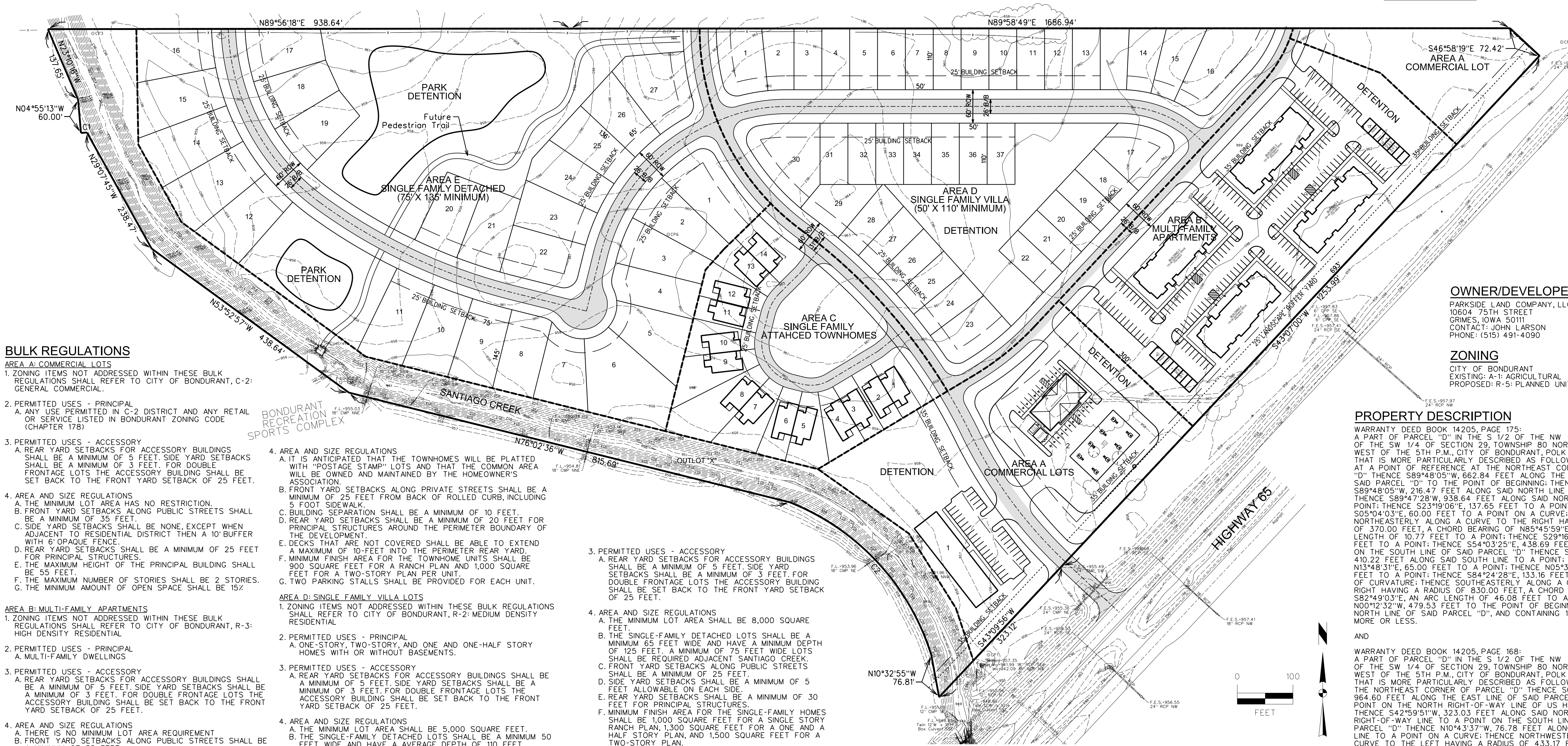
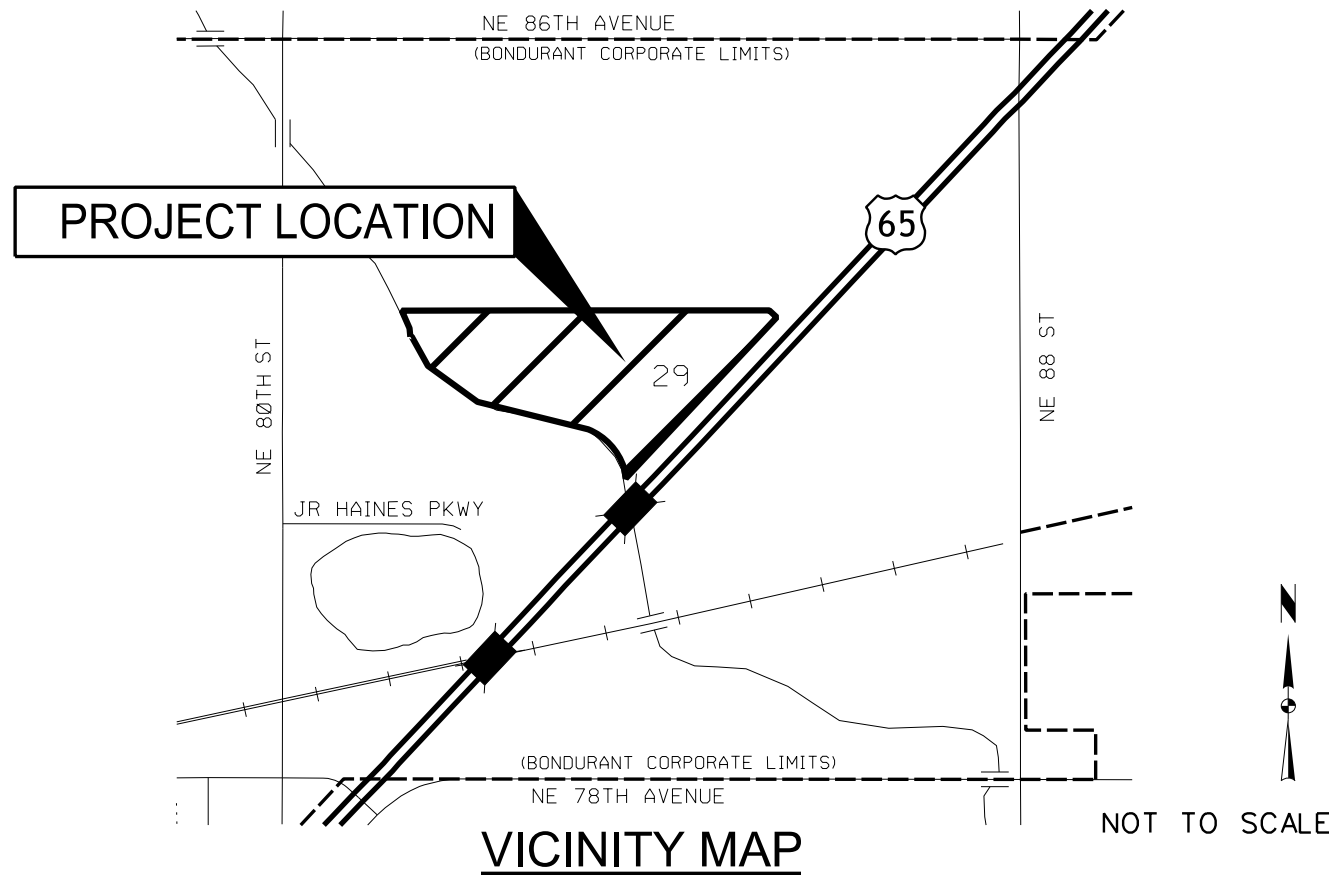
STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Park Side PUD Development Plan_2018-04-24

PUD DEVELOPMENT PLAN FOR PARK SIDE DEVELOPMENT CITY OF BONDURANT, POLK COUNTY, IOWA



BULK REGULATIONS

AREA A: COMMERCIAL LOTS

1. ZONING ITEMS NOT ADDRESSED WITHIN THESE BULK REGULATIONS SHALL REFER TO CITY OF BONDURANT, C-2: GENERAL COMMERCIAL.

2. PERMITTED USES - PRINCIPAL

A. ANY USE PERMITTED IN C-2 DISTRICT AND ANY RETAIL OR SERVICE LISTED IN BONDURANT ZONING CODE (CHAPTER 178).

3. PERMITTED USES - ACCESSORY

A. REAR YARD SETBACKS FOR ACCESSORY BUILDINGS SHALL BE A MINIMUM OF 5 FEET. SIDE YARD SETBACKS SHALL BE A MINIMUM OF 3 FEET. FOR DOUBLE FRONTAGE LOTS THE ACCESSORY BUILDING SHALL BE SET BACK TO THE FRONT YARD SETBACK OF 25 FEET.

4. AREA AND SIZE REGULATIONS

A. THE MINIMUM LOT AREA HAS NO RESTRICTION.
B. FRONT YARD SETBACKS ALONG PUBLIC STREETS SHALL BE A MINIMUM OF 35 FEET.
C. SIDE YARD SETBACKS SHALL BE NONE, EXCEPT WHEN ADJACENT TO RESIDENTIAL DISTRICT THEN A 10' BUFFER WITH 6' OPAQUE FENCE.
D. REAR YARD SETBACKS SHALL BE A MINIMUM OF 25 FEET FOR PRINCIPAL STRUCTURES.
E. THE MAXIMUM HEIGHT OF THE PRINCIPAL BUILDING SHALL BE 55 FEET.
F. THE MAXIMUM NUMBER OF STORIES SHALL BE 2 STORIES.
G. THE MINIMUM AMOUNT OF OPEN SPACE SHALL BE 15%.

AREA B: MULTI-FAMILY APARTMENTS

1. ZONING ITEMS NOT ADDRESSED WITHIN THESE BULK REGULATIONS SHALL REFER TO CITY OF BONDURANT, R-3: HIGH DENSITY RESIDENTIAL.

2. PERMITTED USES - PRINCIPAL

A. MULTI-FAMILY DWELLINGS

3. PERMITTED USES - ACCESSORY

A. REAR YARD SETBACKS FOR ACCESSORY BUILDINGS SHALL BE A MINIMUM OF 5 FEET. SIDE YARD SETBACKS SHALL BE A MINIMUM OF 3 FEET. FOR DOUBLE FRONTAGE LOTS THE ACCESSORY BUILDING SHALL BE SET BACK TO THE FRONT YARD SETBACK OF 25 FEET.

4. AREA AND SIZE REGULATIONS

A. THERE IS NO MINIMUM LOT AREA REQUIREMENT.
B. FRONT YARD SETBACKS ALONG PUBLIC STREETS SHALL BE A MINIMUM OF 35 FEET.
C. SIDE YARD SETBACKS SHALL BE A MINIMUM OF 10 FEET ALLOWABLE ON EACH SIDE.
D. REAR YARD SETBACKS SHALL BE A MINIMUM OF 35 FEET FOR PRINCIPAL STRUCTURES.
E. THERE IS NO MINIMUM FINISHED AREA.
F. ONE PARKING STALL SHALL BE PROVIDED FOR EACH BEDROOM.

AREA C: SINGLE FAMILY ATTACHED TOWNHOMES

1. ZONING ITEMS NOT ADDRESSED WITHIN THESE BULK REGULATIONS SHALL REFER TO CITY OF BONDURANT, R-2: MEDIUM DENSITY RESIDENTIAL.

2. PERMITTED USES - PRINCIPAL

A. ONE STORY, TWO STORY, AND ONE AND ONE-HALF STORY ATTACHED OR DETACHED TOWNHOMES WITH OR WITHOUT BASEMENTS.

3. PERMITTED USES - ACCESSORY

A. CLUBHOUSE STRUCTURE AND ACCOMPANYING AMENITIES.

BONDURANT
RECREATION
SPORTS COMPLEX

4. AREA AND SIZE REGULATIONS

A. IT IS ANTICIPATED THAT THE TOWNHOMES WILL BE PLATTED WITH "POSTAGE STAMP" LOTS AND THAT THE COMMON AREA WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
B. FRONT YARD SETBACKS ALONG PRIVATE STREETS SHALL BE A MINIMUM OF 25 FEET FROM BACK OF ROLLED CURB, INCLUDING 5 FOOT SIDEWALK.
C. BUILDING SEPARATION SHALL BE A MINIMUM OF 10 FEET.
D. REAR YARD SETBACKS SHALL BE A MINIMUM OF 20 FEET FOR PRINCIPAL STRUCTURES AROUND THE PERIMETER BOUNDARY OF THE DEVELOPMENT.
E. DECKS THAT ARE NOT COVERED SHALL BE ABLE TO EXTEND A MAXIMUM OF 10 FEET INTO THE PERIMETER REAR YARD.
F. MINIMUM FINISH AREA FOR THE TOWNHOME UNITS SHALL BE 900 SQUARE FEET FOR A RANCH PLAN AND 1,000 SQUARE FEET FOR A TWO-STORY PLAN PER UNIT.
G. TWO PARKING STALLS SHALL BE PROVIDED FOR EACH UNIT.

AREA D: SINGLE FAMILY VILLA LOTS

1. ZONING ITEMS NOT ADDRESSED WITHIN THESE BULK REGULATIONS SHALL REFER TO CITY OF BONDURANT, R-2: MEDIUM DENSITY RESIDENTIAL.

2. PERMITTED USES - PRINCIPAL

A. ONE-STORY, TWO-STORY, AND ONE AND ONE-HALF STORY HOMES WITH OR WITHOUT BASEMENTS.

3. PERMITTED USES - ACCESSORY

A. REAR YARD SETBACKS FOR ACCESSORY BUILDINGS SHALL BE A MINIMUM OF 5 FEET. SIDE YARD SETBACKS SHALL BE A MINIMUM OF 3 FEET. FOR DOUBLE FRONTAGE LOTS THE ACCESSORY BUILDING SHALL BE SET BACK TO THE FRONT YARD SETBACK OF 25 FEET.

4. AREA AND SIZE REGULATIONS

A. THE MINIMUM LOT AREA SHALL BE 5,000 SQUARE FEET.
B. THE SINGLE-FAMILY DETACHED LOTS SHALL BE A MINIMUM 50 FEET WIDE AND HAVE A AVERAGE DEPTH OF 110 FEET, MINIMUM OF 100 FEET.
C. FRONT YARD SETBACKS ALONG PUBLIC STREETS SHALL BE A MINIMUM OF 25 FEET.
D. SIDE YARD SETBACKS SHALL BE A MINIMUM OF 5 FEET ALLOWABLE ON EACH SIDE.
E. REAR YARD SETBACKS SHALL BE A MINIMUM OF 20 FEET FOR PRINCIPAL STRUCTURES.
F. MINIMUM FINISH AREA FOR THE SINGLE-FAMILY HOMES SHALL BE 900 SQUARE FEET FOR A RANCH PLAN AND 1,250 SQUARE FEET FOR A ONE AND ONE-HALF AND TWO-STORY PLAN.
G. TWO PARKING STALLS SHALL BE PROVIDED FOR EACH RESIDENCE.

AREA E: SINGLE FAMILY DETACHED LOTS

1. ZONING ITEMS NOT ADDRESSED WITHIN THESE BULK REGULATIONS SHALL REFER TO CITY OF BONDURANT, R-1: LOW DENSITY RESIDENTIAL.

2. PERMITTED USES - PRINCIPAL

A. ONE-STORY, TWO-STORY, AND ONE AND ONE-HALF STORY HOMES WITH BASEMENTS.

3. PERMITTED USES - ACCESSORY

A. REAR YARD SETBACKS FOR ACCESSORY BUILDINGS SHALL BE A MINIMUM OF 5 FEET. SIDE YARD SETBACKS SHALL BE A MINIMUM OF 3 FEET. FOR DOUBLE FRONTAGE LOTS THE ACCESSORY BUILDING SHALL BE SET BACK TO THE FRONT YARD SETBACK OF 25 FEET.

4. AREA AND SIZE REGULATIONS

A. THE MINIMUM LOT AREA SHALL BE 8,000 SQUARE FEET.
B. THE SINGLE-FAMILY DETACHED LOTS SHALL BE A MINIMUM 65 FEET WIDE AND HAVE A MINIMUM DEPTH OF 125 FEET. A MINIMUM OF 75 FEET WIDE LOTS SHALL BE REQUIRED ADJACENT SANTIAGO CREEK.
C. FRONT YARD SETBACKS ALONG PUBLIC STREETS SHALL BE A MINIMUM OF 25 FEET.
D. SIDE YARD SETBACKS SHALL BE A MINIMUM OF 5 FEET ALLOWABLE ON EACH SIDE.
E. REAR YARD SETBACKS SHALL BE A MINIMUM OF 30 FEET FOR PRINCIPAL STRUCTURES.
F. MINIMUM FINISH AREA FOR THE SINGLE-FAMILY HOMES SHALL BE 1,000 SQUARE FEET FOR A SINGLE STORY RANCH PLAN, 1,300 SQUARE FEET FOR A ONE AND A HALF STORY PLAN, AND 1,500 SQUARE FEET FOR A TWO-STORY PLAN.
G. TWO PARKING STALLS SHALL BE PROVIDED FOR EACH RESIDENCE.

BUFFER YARD

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

PARKLAND

AREA DESIGNATED AS PARKLAND WILL BE DEDICATED TO THE CITY OF BONDURANT TO MEET THE REQUIRED PARKLAND REQUIREMENT. THIS AREA WILL BE ALLOWED TO MEET THE PARKLAND REQUIREMENT ONLY FOR LAND LOCATED OUTSIDE THE NORMAL POOL OF THE WET BOTTOM DETENTION BASIN. STORM WATER DETENTION FOR THE DEVELOPMENT WILL ALLOW WITHIN THE PARKLAND. INSTALLATION OF IMPROVEMENTS WITHIN THE PARKLAND IS ALLOWED TO MEET PAYMENT IN LIEU OF PARKLAND FEES.

DEVELOPMENT SUMMARY

AREA A: COMMERCIAL LOTS

AREA = 5.42 ACRES
FLOOR AREA = UP TO 40% OF LOT LOTS FOR SALE OR LEASE
TIME TABLE = 2018 - 2024

AREA B: MULTI-FAMILY APARTMENTS

AREA = 5.17 ACRES
DENSITY = UP TO 24.0 DU/AC
APARTMENT UNITS FOR LEASE
TIME TABLE = 2018 - 2022

AREA C: SINGLE FAMILY ATTACHED

AREA = 3.29 ACRES
DENSITY = UP TO 12.0 DU/AC
FOR SALE OR RENT
TIME TABLE = 2019 - 2022

AREA D: SINGLE FAMILY VILLA

AREA = 9.19 ACRES
DENSITY = UP TO 12.0 DU/AC
FOR SALE OR RENT
TIME TABLE = 2019 - 2021

AREA E: SINGLE FAMILY DETACHED

AREA = 13.47 ACRES
DENSITY = UP TO 8.0 DU/AC
FOR SALE LOTS
TIME TABLE = 2020 - 2022

OWNER/DEVELOPER

PARKSIDE LAND COMPANY, LLC
10604 75TH STREET
CRIMES, IOWA 50111
CONTACT: JOHN LARSON
PHONE: (515) 491-4090

ZONING

CITY OF BONDURANT
EXISTING: A-1 AGRICULTURAL
PROPOSED: R-5: PLANNED UNIT DEVELOPMENT

PROPERTY DESCRIPTION

WARRANTY DEED BOOK 14205, PAGE 175:
A PART OF PARCEL "D" IN THE S 1/2 OF THE NW 1/4 AND N 1/2 OF THE SW 1/4 OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., CITY OF BONDURANT, POLK COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF REFERENCE AT THE NORTHEAST CORNER OF PARCEL "D" THENCE S89°48'05"W, 662.84 FEET ALONG THE NORTH LINE OF SAID PARCEL "D" TO THE POINT OF BEGINNING; THENCE S89°48'05"W, 216.47 FEET ALONG SAID NORTH LINE TO A POINT; THENCE S89°47'28"W, 938.64 FEET ALONG SAID NORTH LINE TO A POINT; THENCE S23°19'06"E, 137.65 FEET TO A POINT; THENCE S05°04'03"E, 60.00 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 370.00 FEET, A CHORD BEARING OF N85°45'59"E, AN ARC LENGTH OF 10.77 FEET TO A POINT; THENCE S29°16'35"E, 238.47 FEET TO A POINT; THENCE S54°32'25"E, 438.69 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL "D" THENCE S76°11'29"E, 410.22 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE N13°48'31"E, 65.00 FEET TO A POINT; THENCE N05°35'32"E, 230.15 FEET TO A POINT; THENCE S84°24'28"E, 133.16 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 830.00 FEET, A CHORD BEARING OF S82°49'03"E, AN ARC LENGTH OF 46.08 FEET TO A POINT; THENCE N00°12'32"W, 479.53 FEET TO THE POINT OF BEGINNING ON THE NORTH LINE OF SAID PARCEL "D", AND CONTAINING 14.076 ACRES, MORE OR LESS.

AND

WARRANTY DEED BOOK 14205, PAGE 168:
A PART OF PARCEL "D" IN THE S 1/2 OF THE NW 1/4 AND N 1/2 OF THE SW 1/4 OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., CITY OF BONDURANT, POLK COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF PARCEL "D" THENCE S00°21'44"E, 964.60 FEET ALONG THE EAST LINE OF SAID PARCEL "D" TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF US HIGHWAY 65; THENCE S42°59'51"W, 323.03 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH LINE OF SAID PARCEL "D" THENCE N10°43'37"W, 76.78 FEET ALONG SAID SOUTH LINE TO A POINT ON A CURVE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 433.17 FEET, A CHORD BEARING OF N43°01'31"W, AN ARC LENGTH OF 386.69 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE N76°11'29"W, 405.33 FEET TO A POINT; THENCE N13°48'31"E, 65.00 FEET TO A POINT; THENCE N05°35'32"E, 230.15 FEET TO A POINT; THENCE S84°24'28"E, 133.16 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 830.00 FEET, A CHORD BEARING OF S82°49'03"E, AN ARC LENGTH OF 46.08 FEET TO A POINT; THENCE N00°12'32"W, 479.53 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "D" THENCE N89°48'05"E, 662.84 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, AND CONTAINING 16.104 ACRES, MORE OR LESS.

AND

PARCEL "G" AS FILED IN BOOK 12783, PAGE 295 OF THE POLK COUNTY RECORDER'S OFFICE, AND BEING A PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA.

SAID PARCEL CONTAINS 40.17 ACRES (1,749,619 S.F.)

MARK	REVISION	DATE	BY
Engineer:	CDD	4/24/18	BKC
Checked By:	AWS		
Techinician:			
Project No:	1160550		
Sheet	1 of 1		

PARK SIDE DEVELOPMENT

REZONING MAP

SNYDER & ASSOCIATES, INC.

BONDURANT, IA

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



Project No: 1160550

Sheet 1 of 1

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-260910-32

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE REQUEST TO
AMEND THE FUTURE LAND USE MAP FOR 800 AND 801 ALEXANDER PARKWAY
NE FROM NEIGHBORHOOD COMMERCIAL TO HIGH-DENSITY RESIDENTIAL.

WHEREAS, on September 10, 2026, the Planning and Zoning Commission held a Public Hearing to consider a request to modify the Future Land Use Map for 800 and 801 Alexander Parkway NE from Neighborhood Commercial to High-Density Residential, on property described as follows:

800 Alexander Parkway NE
Lot 1 Park Side Plat 2

801 Alexander Parkway NE
Lot 2 Park Side Plat 2

AND;

NOW, THEREFORE, BE IT RESOLVED, that the Planning and Zoning Commission of the City of Bondurant, Iowa, recommends City Council approval of the request to modify the Future Land Use Map for 800 and 801 Alexander Parkway NE from Neighborhood Commercial 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 September 10, 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.f.
For Meeting of 9/10/2026
Public Hearing

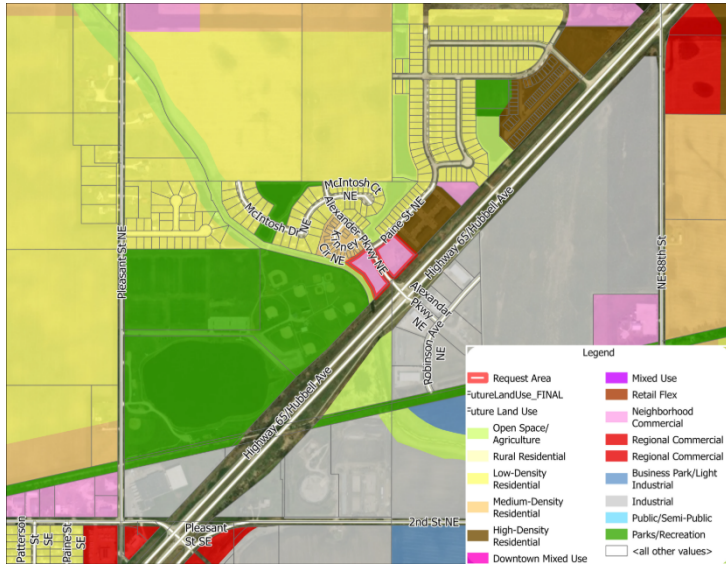
TITLE: Public Hearing — Consideration of amendment to the Parkside Planned Unit Development.

CONTACT PERSON:

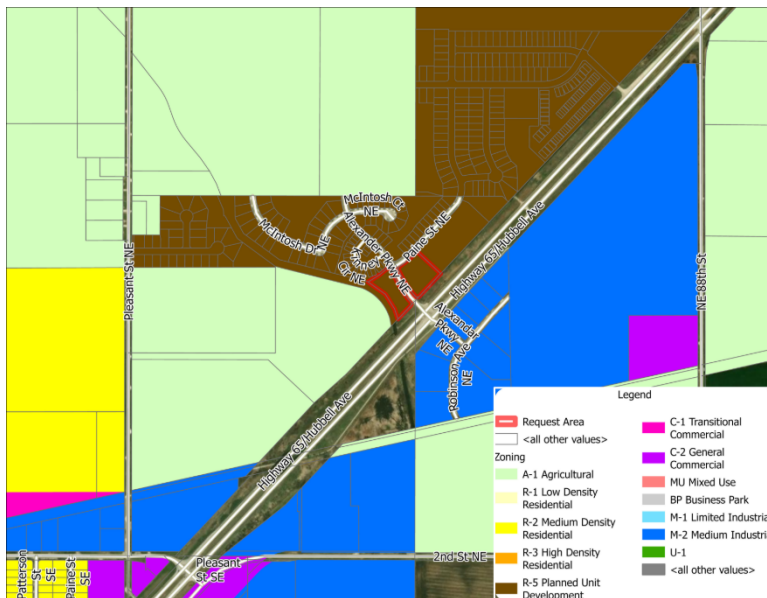
BRIEF HISTORY & ANALYSIS: Parkside Land Company LLC has submitted a request to amend the Park Side Plan Unit Development for 800 and 801 Alexander Parkway NE. The Parkside PUD lists 800 and 801 Alexander Parkway NE in “Area A – Commercial Lots”. The request area is shown in blue below.



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 Neighborhood Commercial. The properties to the northeast are currently designated as High Density Residential. Directly north of the subject properties are designated as Medium-Density Residential and Low-Density Residential. The applicant has request to amend the Future Land Use Map from Neighborhood Commercial to High-Density Residential. The current Future Land Use Map with the proposed amendment area outlined can be seen below.



800 and 801 Alexander Parkway NE are currently zoned as Planned Unit Development. The Parkside PUD designates both 800 and 801 Alexander Parkway NE as commercial lots. The subject property is shown below in red.



Analysis:

800 and 801 Alexander Parkway NE were designated as commercial lots on the Park Side PUD approved in 2018. 800 and 801 Alexander Parkway NE are included in the Park Side Plat 2 area. Currently there are five undeveloped lots in the Park Side Plat 2 area, two single-family residential lots and the three lots designated as “Area A Commercial Lots”. The applicant has indicated there has been little traction in selling 800 or 801 Alexander Parkway NE for commercial development. The applicant has also indicated there is a need for multi-family residential in the market. There is existing multi-family residential buildings directly to the northeast of the subject properties. The

applicant has request to amend the Future Land Use Map to allow for High-Density Residential on these lots. Amending the Future Land Use Map to allow for multi-family residential would support Goal 7, create thoughtful multi-family areas throughout the community, of the Housing & Neighborhoods portion of the 2022 Comprehensive Plan.

The High-Density Residential Future Land Use designation translates to the City's R-3 High-Density Residential District. The Park Side PUD amendment would place the subject properties in the "Area B – Multi-Family Apartments". Area B, as listed on the Park Side PUD, allows for the following bulk regulations:

AREA B: MULTI-FAMILY APARTMENTS

1. ZONING ITEMS NOT ADDRESSED WITHIN THESE BULK REGULATIONS SHALL REFER TO CITY OF BONDURANT, R-3: HIGH DENSITY RESIDENTIAL
2. PERMITTED USES - PRINCIPAL
 - A. MULTI-FAMILY DWELLINGS
3. PERMITTED USES - ACCESSORY
 - A. REAR YARD SETBACKS FOR ACCESSORY BUILDINGS SHALL BE A MINIMUM OF 5 FEET. SIDE YARD SETBACKS SHALL BE A MINIMUM OF 3 FEET. FOR DOUBLE FRONTAGE LOTS THE ACCESSORY BUILDING SHALL BE SET BACK TO THE FRONT YARD SETBACK OF 25 FEET.
4. AREA AND SIZE REGULATIONS
 - A. THERE IS NO MINIMUM LOT AREA REQUIREMENT
 - B. FRONT YARD SETBACKS ALONG PUBLIC STREETS SHALL BE A MINIMUM OF 35 FEET.
 - C. SIDE YARD SETBACKS SHALL BE A MINIMUM OF 10 FEET ALLOWABLE ON EACH SIDE.
 - D. REAR YARD SETBACKS SHALL BE A MINIMUM OF 35 FEET FOR PRINCIPAL STRUCTURES.
 - E. THERE IS NO MINIMUM FINISHED AREA
 - F. ONE PARKING STALL SHALL BE PROVIDED FOR EACH BEDROOM.

FUNDING SOURCE:

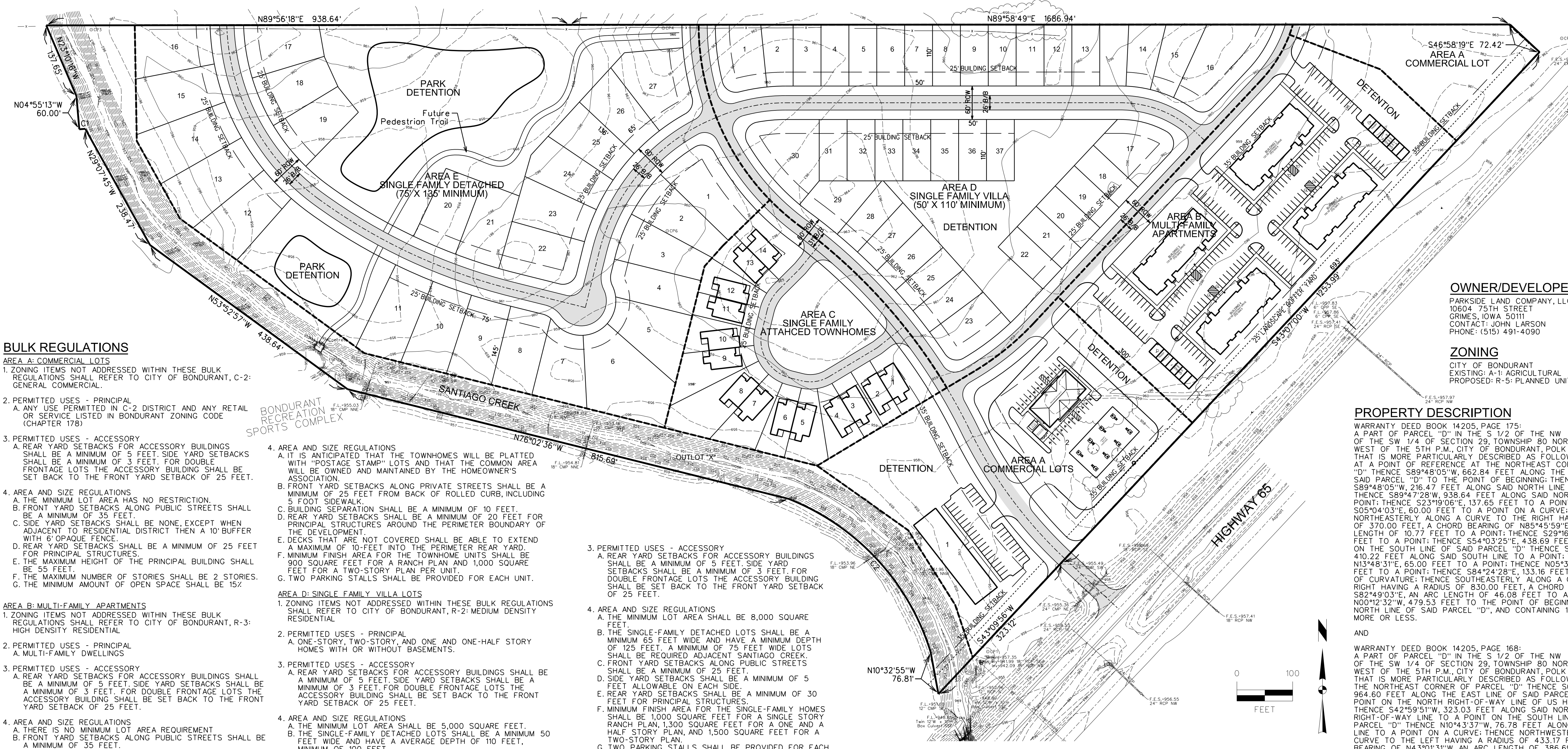
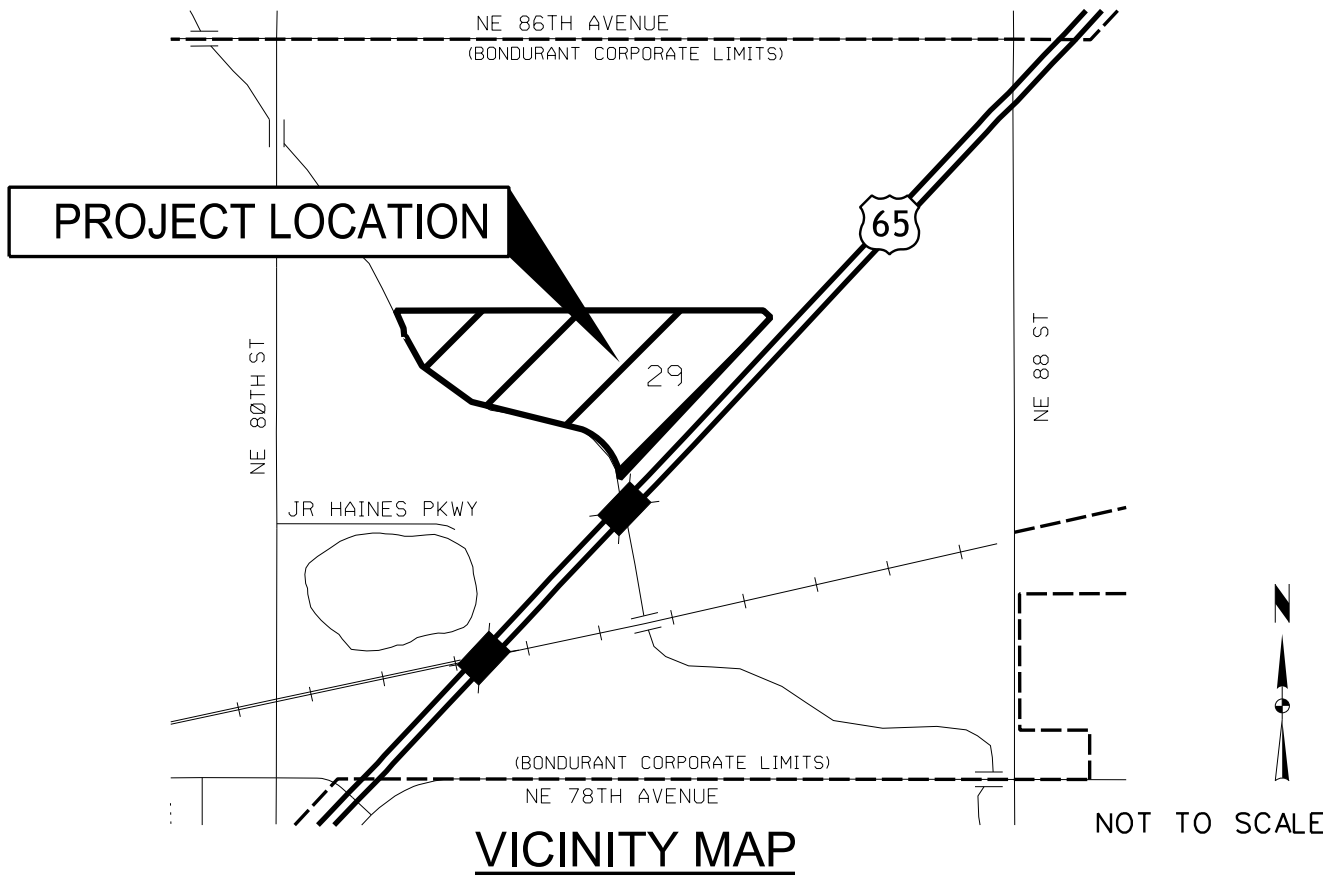
STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Park Side PUD Development Plan_2018-04-24

PUD DEVELOPMENT PLAN
FOR
PARK SIDE DEVELOPMENT
CITY OF BONDURANT, POLK COUNTY, IOWA



BULK REGULATIONS

- AREA A: COMMERCIAL LOTS
1. ZONING ITEMS NOT ADDRESSED WITHIN THESE BULK REGULATIONS SHALL REFER TO CITY OF BONDURANT, C-2: GENERAL COMMERCIAL.
2. PERMITTED USES - PRINCIPAL
- A. ANY USE PERMITTED IN C-2 DISTRICT AND ANY RETAIL OR SERVICE LISTED IN BONDURANT ZONING CODE (CHAPTER 178).
3. PERMITTED USES - ACCESSORY
- A. REAR YARD SETBACKS FOR ACCESSORY BUILDINGS SHALL BE A MINIMUM OF 5 FEET. SIDE YARD SETBACKS SHALL BE A MINIMUM OF 3 FEET. FOR DOUBLE FRONTAGE LOTS THE ACCESSORY BUILDING SHALL BE SET BACK TO THE FRONT YARD SETBACK OF 25 FEET.
4. AREA AND SIZE REGULATIONS
- A. THE MINIMUM LOT AREA HAS NO RESTRICTION.
- B. FRONT YARD SETBACKS ALONG PUBLIC STREETS SHALL BE A MINIMUM OF 35 FEET.
- C. SIDE YARD SETBACKS SHALL BE NONE, EXCEPT WHEN ADJACENT TO RESIDENTIAL DISTRICT THEN A 10' BUFFER WITH 6' OPAQUE FENCE.
- D. REAR YARD SETBACKS SHALL BE A MINIMUM OF 25 FEET FOR PRINCIPAL STRUCTURES.
- E. THE MAXIMUM HEIGHT OF THE PRINCIPAL BUILDING SHALL BE 55 FEET.
- F. THE MAXIMUM NUMBER OF STORIES SHALL BE 2 STORIES.
- G. THE MINIMUM AMOUNT OF OPEN SPACE SHALL BE 15%.

- AREA B: MULTI-FAMILY APARTMENTS
1. ZONING ITEMS NOT ADDRESSED WITHIN THESE BULK REGULATIONS SHALL REFER TO CITY OF BONDURANT, R-3: HIGH DENSITY RESIDENTIAL.
2. PERMITTED USES - PRINCIPAL
- A. MULTI-FAMILY DWELLINGS
3. PERMITTED USES - ACCESSORY
- A. REAR YARD SETBACKS FOR ACCESSORY BUILDINGS SHALL BE A MINIMUM OF 5 FEET. SIDE YARD SETBACKS SHALL BE A MINIMUM OF 3 FEET. FOR DOUBLE FRONTAGE LOTS THE ACCESSORY BUILDING SHALL BE SET BACK TO THE FRONT YARD SETBACK OF 25 FEET.
4. AREA AND SIZE REGULATIONS
- A. THERE IS NO MINIMUM LOT AREA REQUIREMENT.
- B. FRONT YARD SETBACKS ALONG PUBLIC STREETS SHALL BE A MINIMUM OF 35 FEET.
- C. SIDE YARD SETBACKS SHALL BE A MINIMUM OF 10 FEET ALLOWABLE ON EACH SIDE.
- D. REAR YARD SETBACKS SHALL BE A MINIMUM OF 35 FEET FOR PRINCIPAL STRUCTURES.
- E. THERE IS NO MINIMUM FINISHED AREA.
- F. ONE PARKING STALL SHALL BE PROVIDED FOR EACH BEDROOM.

- AREA C: SINGLE FAMILY ATTACHED TOWNHOMES
1. ZONING ITEMS NOT ADDRESSED WITHIN THESE BULK REGULATIONS SHALL REFER TO CITY OF BONDURANT, R-2: MEDIUM DENSITY RESIDENTIAL.
2. PERMITTED USES - PRINCIPAL
- A. ONE STORY, TWO STORY, AND ONE AND ONE-HALF STORY ATTACHED OR DETACHED TOWNHOMES WITH OR WITHOUT BASEMENTS.
3. PERMITTED USES - ACCESSORY
- A. CLUBHOUSE STRUCTURE AND ACCOMPANYING AMENITIES.

4. AREA AND SIZE REGULATIONS
- A. IT IS ANTICIPATED THAT THE TOWNHOMES WILL BE PLATTED WITH "POSTAGE STAMP" LOTS AND THAT THE COMMON AREA WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- B. FRONT YARD SETBACKS ALONG PRIVATE STREETS SHALL BE A MINIMUM OF 25 FEET FROM BACK OF ROLLED CURB, INCLUDING 5 FOOT SIDEWALK.
- C. BUILDING SEPARATION SHALL BE A MINIMUM OF 10 FEET.
- D. REAR YARD SETBACKS SHALL BE A MINIMUM OF 20 FEET FOR PRINCIPAL STRUCTURES AROUND THE PERIMETER BOUNDARY OF THE DEVELOPMENT.
- E. DECKS THAT ARE NOT COVERED SHALL BE ABLE TO EXTEND A MAXIMUM OF 10 FEET INTO THE PERIMETER REAR YARD.
- F. MINIMUM FINISH AREA FOR THE TOWNHOME UNITS SHALL BE 900 SQUARE FEET FOR A RANCH PLAN AND 1,000 SQUARE FEET FOR A TWO-STORY PLAN PER UNIT.
- G. TWO PARKING STALLS SHALL BE PROVIDED FOR EACH UNIT.

- AREA D: SINGLE FAMILY VILLA LOTS
1. ZONING ITEMS NOT ADDRESSED WITHIN THESE BULK REGULATIONS SHALL REFER TO CITY OF BONDURANT, R-2: MEDIUM DENSITY RESIDENTIAL.
2. PERMITTED USES - PRINCIPAL
- A. ONE-STORY, TWO-STORY, AND ONE AND ONE-HALF STORY HOMES WITH OR WITHOUT BASEMENTS.
3. PERMITTED USES - ACCESSORY
- A. REAR YARD SETBACKS FOR ACCESSORY BUILDINGS SHALL BE A MINIMUM OF 5 FEET. SIDE YARD SETBACKS SHALL BE A MINIMUM OF 3 FEET. FOR DOUBLE FRONTAGE LOTS THE ACCESSORY BUILDING SHALL BE SET BACK TO THE FRONT YARD SETBACK OF 25 FEET.
4. AREA AND SIZE REGULATIONS
- A. THE MINIMUM LOT AREA SHALL BE 5,000 SQUARE FEET.
- B. THE SINGLE-FAMILY DETACHED LOTS SHALL BE A MINIMUM 50 FEET WIDE AND HAVE A AVERAGE DEPTH OF 110 FEET, MINIMUM OF 100 FEET.
- C. FRONT YARD SETBACKS ALONG PUBLIC STREETS SHALL BE A MINIMUM OF 25 FEET.
- D. SIDE YARD SETBACKS SHALL BE A MINIMUM OF 5 FEET ALLOWABLE ON EACH SIDE.
- E. REAR YARD SETBACKS SHALL BE A MINIMUM OF 20 FEET FOR PRINCIPAL STRUCTURES.
- F. MINIMUM FINISH AREA FOR THE SINGLE-FAMILY HOMES SHALL BE 900 SQUARE FEET FOR A RANCH PLAN AND 1,250 SQUARE FEET FOR A ONE AND ONE-HALF AND TWO-STORY PLAN.
- G. TWO PARKING STALLS SHALL BE PROVIDED FOR EACH RESIDENCE.

3. PERMITTED USES - ACCESSORY
- A. REAR YARD SETBACKS FOR ACCESSORY BUILDINGS SHALL BE A MINIMUM OF 5 FEET. SIDE YARD SETBACKS SHALL BE A MINIMUM OF 3 FEET. FOR DOUBLE FRONTAGE LOTS THE ACCESSORY BUILDING SHALL BE SET BACK TO THE FRONT YARD SETBACK OF 25 FEET.

4. AREA AND SIZE REGULATIONS
- A. THE MINIMUM LOT AREA SHALL BE 8,000 SQUARE FEET.
- B. THE SINGLE-FAMILY DETACHED LOTS SHALL BE A MINIMUM 65 FEET WIDE AND HAVE A MINIMUM DEPTH OF 125 FEET. A MINIMUM OF 75 FEET WIDE LOTS SHALL BE REQUIRED ADJACENT SANTIAGO CREEK.
- C. FRONT YARD SETBACKS ALONG PUBLIC STREETS SHALL BE A MINIMUM OF 25 FEET.
- D. SIDE YARD SETBACKS SHALL BE A MINIMUM OF 5 FEET ALLOWABLE ON EACH SIDE.
- E. REAR YARD SETBACKS SHALL BE A MINIMUM OF 30 FEET FOR PRINCIPAL STRUCTURES.
- F. MINIMUM FINISH AREA FOR THE SINGLE-FAMILY HOMES SHALL BE 1,000 SQUARE FEET FOR A SINGLE STORY RANCH PLAN, 1,300 SQUARE FEET FOR A ONE AND A HALF STORY PLAN, AND 1,500 SQUARE FEET FOR A TWO-STORY PLAN.
- G. TWO PARKING STALLS SHALL BE PROVIDED FOR EACH RESIDENCE.

BUFFER YARD

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

PARKLAND

AREA DESIGNATED AS PARKLAND WILL BE DEDICATED TO THE CITY OF BONDURANT TO MEET THE REQUIRED PARKLAND REQUIREMENT. THIS AREA WILL BE ALLOWED TO MEET THE PARKLAND REQUIREMENT ONLY FOR LAND LOCATED OUTSIDE THE NORMAL POOL OF THE WET BOTTOM DETENTION BASIN. STORM WATER DETENTION FOR THE DEVELOPMENT WILL BE ALLOWED WITHIN THE PARKLAND. INSTALLATION OF IMPROVEMENTS WITHIN THE PARKLAND IS ALLOWED TO MEET PAYMENT IN LIEU OF PARKLAND FEES.

DEVELOPMENT SUMMARY

- AREA A: COMMERCIAL LOTS
- AREA = 5.42 ACRES
- FLOOR AREA = UP TO 40% OF LOT
- LOTS FOR SALE OR LEASE
- TIME TABLE = 2018 - 2024
- AREA B: MULTI-FAMILY APARTMENTS
- AREA = 5.17 ACRES
- DENSITY = UP TO 24.0 DU/AC
- APARTMENT UNITS FOR LEASE
- TIME TABLE = 2018 - 2022
- AREA C: SINGLE FAMILY ATTACHED
- AREA = 3.29 ACRES
- DENSITY = UP TO 12.0 DU/AC
- FOR SALE OR RENT
- TIME TABLE = 2019 - 2022
- AREA D: SINGLE FAMILY VILLA
- AREA = 9.19 ACRES
- DENSITY = UP TO 12.0 DU/AC
- FOR SALE OR RENT
- TIME TABLE = 2019 - 2021
- AREA E: SINGLE FAMILY DETACHED
- AREA = 13.47 ACRES
- DENSITY = UP TO 8.0 DU/AC
- FOR SALE LOTS
- TIME TABLE = 2020 - 2022

OWNER/DEVELOPER

PARKSIDE LAND COMPANY, LLC
10604 75TH STREET
GRIMES, IOWA 50111
CONTACT: JOHN LARSON
PHONE: (515) 491-4090

ZONING

CITY OF BONDURANT
EXISTING: A-1 AGRICULTURAL
PROPOSED: R-5: PLANNED UNIT DEVELOPMENT

PROPERTY DESCRIPTION

WARRANTY DEED BOOK 14205, PAGE 175:
A PART OF PARCEL "D" IN THE S 1/2 OF THE NW 1/4 AND N 1/2 OF THE SW 1/4 OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., CITY OF BONDURANT, POLK COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT OF REFERENCE AT THE NORTHEAST CORNER OF PARCEL "D" THENCE S89°48'05"W, 662.84 FEET ALONG THE NORTH LINE OF SAID PARCEL "D" TO THE POINT OF BEGINNING; THENCE S89°48'05"W, 216.47 FEET ALONG SAID NORTH LINE TO A POINT; THENCE S89°47'28"W, 938.64 FEET ALONG SAID NORTH LINE TO A POINT; THENCE S23°19'06"E, 137.65 FEET TO A POINT; THENCE S05°04'03"E, 60.00 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 370.00 FEET, A CHORD BEARING OF N85°45'59"E, AN ARC LENGTH OF 10.77 FEET TO A POINT; THENCE S29°16'35"E, 238.47 FEET TO A POINT; THENCE S54°32'25"E, 438.69 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL "D" THENCE S76°11'29"E, 410.22 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE N13°48'31"E, 65.00 FEET TO A POINT; THENCE N05°35'32"E, 230.15 FEET TO A POINT; THENCE S84°24'28"E, 133.16 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 830.00 FEET, A CHORD BEARING OF S82°49'03"E, AN ARC LENGTH OF 46.08 FEET TO A POINT; THENCE N00°12'32"W, 479.53 FEET TO THE POINT OF BEGINNING ON THE NORTH LINE OF SAID PARCEL "D", AND CONTAINING 14.076 ACRES, MORE OR LESS.

AND

WARRANTY DEED BOOK 14205, PAGE 168:
A PART OF PARCEL "D" IN THE S 1/2 OF THE NW 1/4 AND N 1/2 OF THE SW 1/4 OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., CITY OF BONDURANT, POLK COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF PARCEL "D" THENCE S00°21'44"E, 964.60 FEET ALONG THE EAST LINE OF SAID PARCEL "D" TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF US HIGHWAY 65; THENCE S42°59'51"W, 323.03 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH LINE OF SAID PARCEL "D" THENCE N10°43'37"W, 76.78 FEET ALONG SAID SOUTH LINE TO A POINT ON A CURVE; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 433.17 FEET, A CHORD BEARING OF N43°01'31"W, AN ARC LENGTH OF 386.69 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE N76°11'29"W, 405.33 FEET TO A POINT; THENCE N13°48'31"E, 65.00 FEET TO A POINT; THENCE N05°35'32"E, 230.15 FEET TO A POINT; THENCE S84°24'28"E, 133.16 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 830.00 FEET, A CHORD BEARING OF S82°49'03"E, AN ARC LENGTH OF 46.08 FEET TO A POINT; THENCE N00°12'32"W, 479.53 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "D" THENCE N89°48'05"E, 662.84 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, AND CONTAINING 16.104 ACRES, MORE OR LESS.

AND

PARCEL "G" AS FILED IN BOOK 12783, PAGE 295 OF THE POLK COUNTY RECORDER'S OFFICE, AND BEING A PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA.

SAID PARCEL CONTAINS 40.17 ACRES (1,749,619 S.F.)

MARK	REVISION	DATE	BY
Engineer:	CDD	4/24/18	1160550
Checked By:	BKC	1160550	
Scale:	1"= 100'		
Field Bk:			
Project No:	1160550		
Sheet	1 of 1		

PARK SIDE DEVELOPMENT

REZONING MAP

BONDURANT, IA

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

SNYDER & ASSOCIATES, INC.

SNYDER & ASSOCIATES

Project No: 1160550

Sheet 1 of 1

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-260910-33

RESOLUTION CONSIDERING REQUEST TO AMEND THE PARK SIDE PLANNED
UNIT DEVELOPMENT.

WHEREAS, on September 10, 2026, the Planning and Zoning Commission held a Public Hearing to consider a request to modify the Park Side Planned Unit Development area, on property described as follows:

800 Alexander Parkway NE
Lot 1 Park Side Plat 2

801 Alexander Parkway NE
Lot 2 Park Side Plat 2

AND;

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

1. The applicant has made a request to amend the Future Land Use Map from Neighborhood Commercial to High-Density Residential.
2. That the rezoning request will create consistency between the City's Future Land Use Map and Official Zoning Map.
3. That the change in zoning will maintain a consistency with adjacent land uses and provide a transition for adjacent zoning.
4. 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 request to modify the Park Side Planned Unit Development subject to the following zoning requirements:

1. Future Land Use Map amendment is approved by City Council.

Moved by _____ Seconded by _____ to adopt.

ATTEST: I, Isaac Pezley, City Planner, hereby certify that at a meeting of the Planning and Zoning Commission held on September 10, 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.h.
For Meeting of 9/10/2026
Resolution

TITLE: Resolution PZ - 260910-37 - Consideration of a Site Plan for 801 Alexander Parkway 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 the proposed Site Plan for 801 Alexander Parkway NE. The site plan applicant is Parkside Land Company, LLC. The site plan was prepared by Nilles Associates. The applicant is proposing two multi-family apartment buildings with one residential garage structure. The multi-family apartment buildings are proposed to be 2-story 20-plex units that are 8,800 square feet. The garage structure will be 2,800 square feet and have 10 stalls. This property is zoned as R-5 Planned Unit Development. 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: The 2022 Comprehensive Plan guides for Neighborhood Commercial in this area. The applicant has submitted a request to amend the Future Land Use map to designate this property as High-Density Residential. The property in question is outlined in blue below.



Consistency with the City's Zoning Code:

The property in questions is currently zoned as Planned Unit Development. The Park Side PUD designates the property as “Area A – Commercial Lots”. The applicant has submitted a request to amend the Park Side PUD to designate the subject property as part of “Area B – Multi Family Apartments”. The property directly northeast is multi-family apartment building use. The property to the northwest is single-family attached units. The remainder of the developed Park Side PUD is single-family residential. The subject property is outlined in red below.



General Use & Bulk Standards

- The site plan states setback requirements on page 3.
- There is no proposed outdoor storage shown on the site plan.
- The site plan shows two multi-family apartment buildings with 20-units on a 2.03 acre lot. R-3 Multi-Family allows for 20 units per acre.

Parking/Drive Areas

- Access to the site is available from Paine Street NE.
- The site plan shows a parking area with 63 parking spaces including 3 accessible spaces. The site plan also shows a 10-stall garage structure.
- Multiple Family Dwelling requires 1 parking space per dwelling unit. This site requires 40 parking spaces.
- The site plan shows no truck loading spaces.
- A drive-thru is shown circling the larger commercial building that fronts 2nd Street NE. Page 6 shows how this site will be accessed.

Stormwater, Utilities & Natural Features

- A stormwater management report was submitted for the site and is being reviewed by our engineering department.
- The site is not located within FEMA's 100-year floodplain.
- This site is not located within the City's Stream Buffer Ordinance area.
- Utilities are being extended from Paine Street NE.

ARCHITECTURAL STANDARDS

- Architectural elevations have not been submitted to staff at this time. Approval of the site plan is subject to architectural elevations being submitted and approved.

Other Site Plan Features

- A landscaping plan has been submitted and meets the requirements of Chapter 181.

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 – still being reviewed by engineering staff.
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-260910-37.
2. Recommended approval of RESOLUTION NO. PZ-260910-37, subject to certain Zoning Code clarification items being addressed.
3. Recommended denial of RESOLUTION NO. PZ-260910-37.
4. Table pending additional information.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Site Plan
2. RESOLUTION NO. PZ-260813-28

PARK SIDE APARTMENTS - PHASE 2

801 ALEXANDER PARKWAY

BONDURANT, IOWA

SITE PLAN

NAI #26090

EXISTING UTILITY NOTE

THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.

WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

SPECIFICATION REFERENCE

THE 2026 IOWA SUDAS STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND CITY OF BONDURANT SPECIFICATIONS SHALL APPLY TO ALL ASPECTS OF CONSTRUCTION.

LEGEND

Existing / Proposed	Existing / Proposed	Address
IR	Round iron rebar	1234
IP	Round iron pipe	1235
PCC	Portland cement concrete	Spot elevation
ACC	Asphaltic cement concrete	Sanitary sewer manhole
FL	Pipe flowline elevation	Cleanout
RCP	Reinforced concrete pipe	Storm sewer manhole
CMP	Corrugated metal pipe	Storm sewer intake
CPP	Corrugated plastic pipe	Storm sewer beehive
PVC	Polyvinyl chloride pipe	Flared end section
CIP	Cast iron pipe	Water hydrant
B/B	Back of curb to back of curb	Water valve
D.E.	Public drainage easement	Water service shut-off
G.E.	Public gas easement	Water main manhole
I.E.E.	Public ingress / egress easement	Monitoring well
M.E.C.	MidAmerican Energy Co underground electric line easement	Yard hydrant
P.U.E.	Public utility easement	Well
S.S.E.	Public sanitary sewer easement	Gas meter
S.T.S.E.	Public storm sewer easement	Gas valve
S.W.F.E.	Surface water flowage easement	Air conditioning unit
	Subject boundary line	Electric manhole
	Section line	Electric meter
	Proposed boundary line	Electric pedestal
	Existing boundary line	Electric transformer
	Future boundary line	Electric hand hole
	Proposed easement line	Utility pole
	Existing easement line	Utility pole with light
	Setback line	Light pole
	Barbed wire fence line	Ground up light
	Chain-link fence line	Guy wire
WT	Straw Wattle	Traffic signal
SF	Silt fence	Traffic signal with light
SS	Sanitary sewer & size	Traffic manhole
ST	Storm sewer and size	Communication pedestal
W	Water main and size	Telephone booth
G	Gas main & size	TV pedestal
OHE	Overhead electric & wires	Billboard sign
OHC	Overhead communication	Down spout
UGE	Underground electric	Tree shrub
UGC	Underground television	Deciduous tree
UFC	Underground fiber	and trunk diameter
900'	Contour elevation	Coniferous tree
	Swale flowline	and trunk diameter
	Edge of water	
	Edge of tree dripline	
	Construction limits	
	Construction fence	

GENERAL NOTES

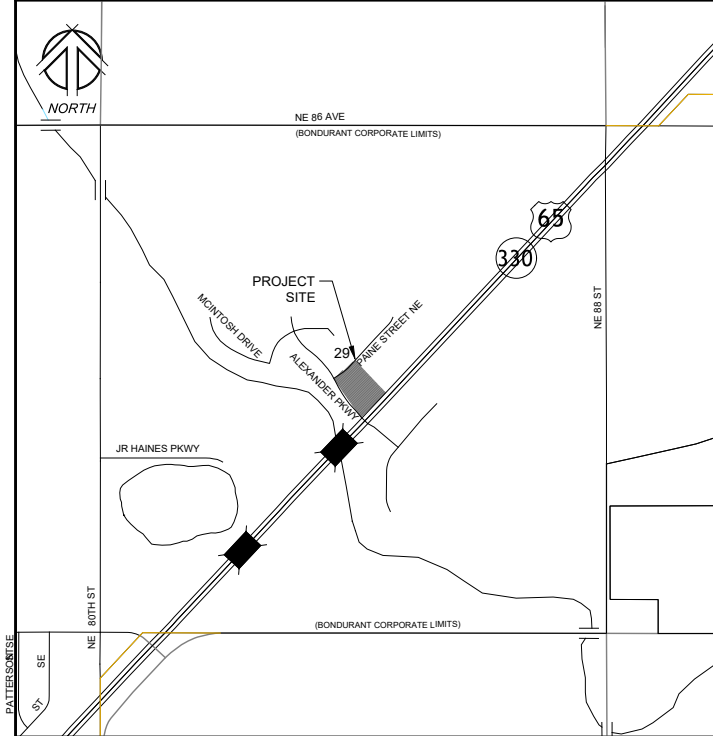
- ONE WEEK PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY PROJECT ENGINEER AND:
 - CITY OF BONDURANT
 - PARKSIDE LAND COMPANY, LLC.
- ALL MATERIALS AND CONSTRUCTION RELATED TO WORK CONDUCTED AS PART OF THESE PLANS SHALL BE IN ACCORDANCE WITH THE 2026 STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS), AND DETAILS SHOWN ON THIS PLAN UNLESS SPECIFICALLY NOTED OTHERWISE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR, REMOVAL, REPLACEMENT, OR REINSTALLATION OF ANY ITEM, BOTH ON- AND OFF-SITE, ADVERSELY AFFECTED BY FAILURE TO FOLLOW SAID SPECIFICATIONS, REPORTS, AND PLANS.
- CONTRACTOR IS RESPONSIBLE TO UNDERSTAND THE INTENT OF THE WORK TO BE COMPLETED AND TO ADDRESS ANY QUESTIONS, CONCERNS, CONFLICTS, DISCREPANCY OR OTHER ISSUES THAT MAY AFFECT CONSTRUCTION WITH OWNER AND ENGINEER AT LEAST ONE WEEK PRIOR TO COMMENCING CONSTRUCTION. OWNER AND ENGINEER SHALL RESPOND IN A TIMELY MANNER TO ALLOW CONSTRUCTION TO PROCEED.
- CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER IMMEDIATELY OF ANY ISSUE ENCOUNTERED DURING CONSTRUCTION THAT MAY AFFECT PROPOSED DESIGN. OWNER AND ENGINEER SHALL RESPOND IN A TIMELY MANNER TO ALLOW CONSTRUCTION TO PROCEED.
- ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
- THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION AND ELEVATION OF, AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
- THE CONTRACTOR SHALL RECONNECT ALL FIELD TILE OR CONNECT TO STORM SEWER WHERE AVAILABLE DURING CONSTRUCTION. RECONNECTIONS OR CONNECTIONS TO STORM SEWER SHALL BE CONSIDERED INCIDENTAL TO PROJECT COST. NOTIFY CITY OF BONDURANT AND NILLES ASSOCIATES PRIOR TO RECONNECTION SO THAT LOCATION OF RECONNECTION CAN BE DOCUMENTED AND INCLUDED ON RECORD DRAWINGS.
- DETAILS AND NOTES INCLUDED WITHIN THESE PLANS SHALL BE USED FOR CONSTRUCTION. FOR ITEMS WITH NO DETAILS OR NOTES INCLUDED WITHIN THIS PLAN SET, FOLLOW SUDAS DETAILS AND SPECIFICATIONS FOR MATERIALS AND CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL MEASUREMENTS SHOWN ON THE PLANS PRIOR TO CONSTRUCTION. IF ANY DISCREPANCY IS FOUND, NOTIFY ENGINEER IMMEDIATELY BEFORE PROCEEDING.
- ANY DAMAGE TO PROPERTY THAT OCCURS AS A RESULT OF THE CONTRACTOR'S ACTIVITIES OR ACTIONS SHALL BE REPAIRED AND RESTORED IN KIND.
- THE CONTRACTOR SHALL PROTECT UTILITY POLES NEAR CONSTRUCTION AS REQUIRED.
- FOR ALL WORK, THE CONTRACTOR SHALL PROVIDE ALL FIELD QUALITY CONTROL AND TESTING AS PER SUDAS. PROVIDE ENGINEER TESTING RESULTS.
- PROVIDE TO THE OWNER, ALL SHOP DRAWINGS FOR MATERIALS INCORPORATED IN THE WORK SUPPLIED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL FOLLOW THE STORM WATER POLLUTION PREVENTION PLAN PREPARED FOR THIS SITE.
- CONTRACTORS ON-SITE SHALL BE RESPONSIBLE FOR DAILY CLEAN-UP OF SEDIMENT AND DEBRIS TRACKED OR WASHED ONTO PUBLIC RIGHTS-OF-WAY AND AREAS OUTSIDE PROJECT LIMITS.
- THE SITE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL CITY CODE APPLICABLE ON THE DATE OF THIS SITE PLAN APPROVAL.

UTILITY CONTACTS

(M52G) MIDAMER-GAS Design contact: KYLEE FERRISS Phone: 5152526723 Email: MECDMSDesignLocates@midamerican.com	(M52E) MIDAMER-ELEC Design contact: KYLEE FERRISS Phone: 5152526723 Email: MECDMSDesignLocates@midamerican.com
(BON) BONDURANT, CITY OF Design contact: Patrick Collison Phone: 5159716856 Email: pcollison@cityofbondurant.com	(MIFI) MI-FIBER Design contact: JUSTIN MILLER Phone: 5158978802 Email: jmiller@corp.mi-fiber.net
(CTUA01) CENTURYLINK Design contact: SADIE HULL Phone: 9185470147 Email: sadie.hull@lumen.com	(POLKIA1) MEDIACOM Design contact: DAVE MEYERS Phone: 5159917388 Email: DMEYERS2@MEDIACOMCC.COM
(FFB) FORGED FIBER 37 LLC Design contact: ZACHARY RAYNER Phone: 9723310734 Email: zachary.rayner@forgedfiber37.com	(PUU1) PRECISION UNDERGROUND UTILITY UTILITY Design contact: Doug Rose Phone: 5157826733 Email: doug.r@precisionundergroundia.com

VICINITY MAP

SCALE: 1" = 1000'



PROJECT SUMMARY

TOTAL SITE AREA:	87,920 SF, 2.02 Acres
USE / DISTRICT:	PUD
BUILDING INFORMATION:	2 - 8,800 SF 2-STORY 20 PLEX APARTMENT BUILDINGS 1 - 2,800 SF - 10-STALL GARAGE
PARKING REQUIREMENTS:	MULTIPLE FAMILY DWELLING - 1 PER BEDROOM 40 BEDROOMS = 40 PARKING STALLS
PARKING PROVIDED:	63 PARKING SPACES INCLUDING 3 ACCESSIBLE SPACES
PRIVATE DRIVES & PARKING:	20,905 SF 6" REINFORCED PCC (ON-SITE) 776 SF 6" NON-REINFORCED PCC (OFF-SITE WITHIN R.O.W.)
SIDEWALKS:	2,470 SF 5" PCC (ON-SITE)
COMBINED HARD SURFACE:	43,775 SF, 49.8%
GREEN SPACE:	44,145 SF, 50.2%

ZONING

ZONING: PUD
BULK REGULATIONS:
FRONT SETBACK - 35 FEET
SIDE SETBACK - 10 FEET
REAR SETBACK - 25 FEET

OWNER

PARKSIDE LAND COMPANY, LLC
5721 MERLE HAY ROAD, SUITE A
JOHNSTON, IOWA 50131
515-491-4090

DEVELOPER

PARKSIDE LAND COMPANY, LLC
5721 MERLE HAY ROAD, SUITE A
JOHNSTON, IOWA 50131
515-491-4090

SHEET LIST TABLE

SHEET NO.	SHEET TITLE	DESCRIPTION
1	C100	COVER SHEET
2	C200	REMOVALS PLAN
3	C201	DIMENSION PLAN
4	C300	GRADING AND EROSION CONTROL PLAN
5	C301	GRADING AND EROSION CONTROL PLAN
6	C400	UTILITY PLAN
7	C500	LANDSCAPE PLAN
8	C600	DETAILS

LEGAL DESCRIPTION

LOT 2, PARK SIDE PLAT 2, AN OFFICIAL PLAT, LOCATED IN THE CITY OF BONDURANT, POLK COUNTY, IOWA.

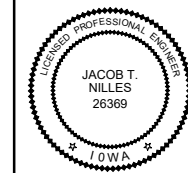
CONTAINING 2.02 ACRES (87,920 SQUARE FEET) MORE OR LESS.

SAID PARCEL IS SUBJECT TO ANY AND ALL RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.

CONSTRUCTION SCHEDULE

SITE GRADING & UTILITIES	SUMMER / FALL 2026
PAVING	FALL 2026 / SPRING 2027
LANDSCAPING	SPRING 2027

CERTIFICATIONS



I hereby certify that this engineering document was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Iowa.

Signature: _____
Name: Jacob T. Nilles, P.E. No. 26369 Date: _____
My license renewal date is December 31, 2027
Pages or sheets covered by this seal: C100, C200, C201, C300, C301, C400, C600



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.

JORDAN M. LOCKMAN
SIGNATURE: _____ DATE: _____
PAGES OR SHEETS COVERED BY THIS SEAL: C500

PRELIMINARY - SUBMITTAL #1

1933 SW MAGAZINE ROAD
ANKENY, IOWA 50023-2555
(515) 965-0123 phone - (515) 965-3322 fax
Civil Engineering - Land Surveying
Landscape Architecture
NILLES ASSOCIATES

REVISIONS:

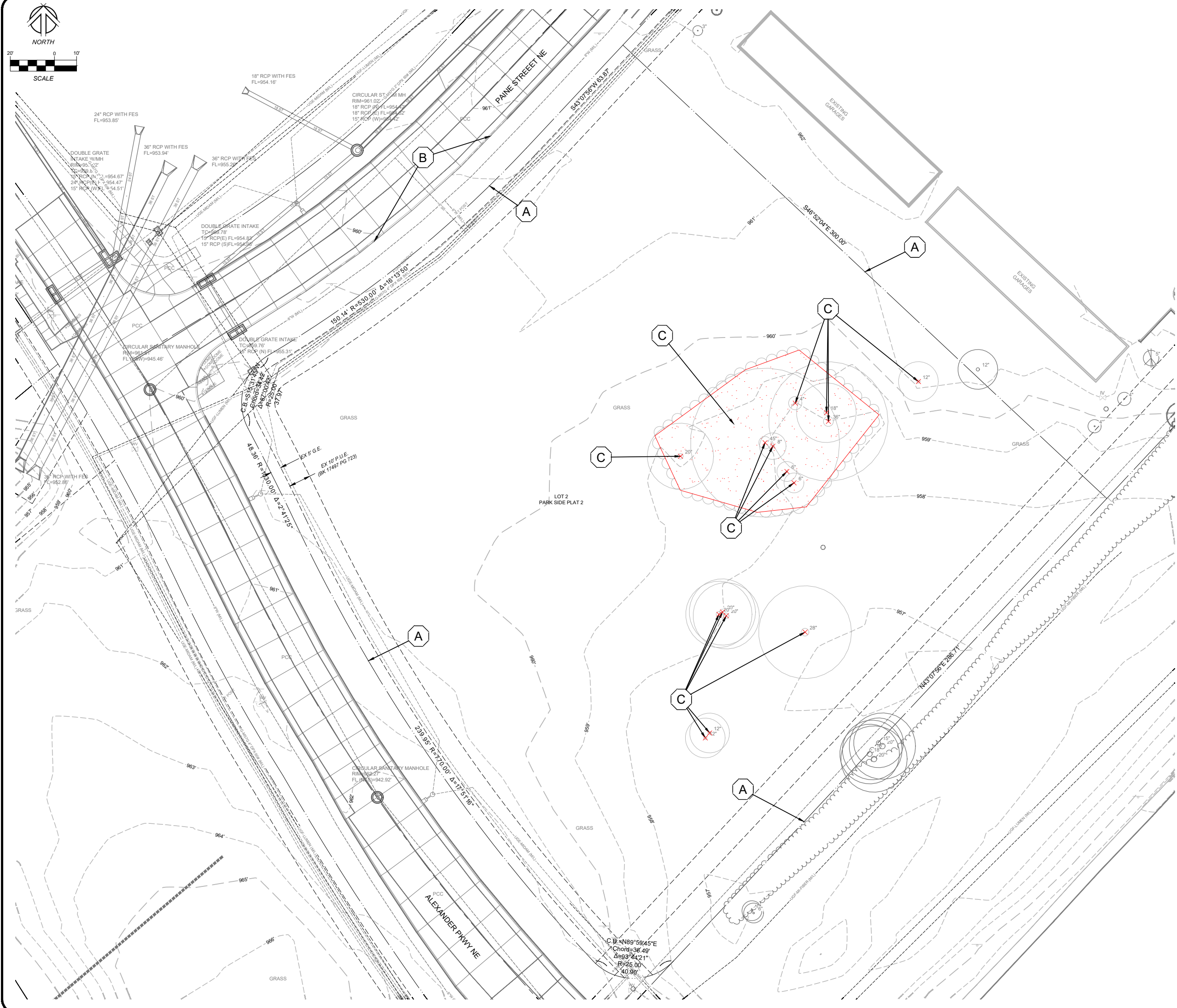
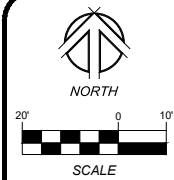
NOTICE: NILLES ASSOCIATES, INC. WARRANTS ANY PHOTOS WHICH APPEAR FROM FAILURE TO THE ENGINEERING INTENT OF THE PROJECT, OR TO OBTAIN AND/OR FOLLOW THE ENGINEER'S OMISSIONS, INCONSISTENCIES AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

PARK SIDE APARTMENTS - PHASE 2
801 ALEXANDER PARKWAY, BONDURANT, IOWA

COVER SHEET

PROJECT NAME

NAI NO.: 26090
DATE: 07/31/26
DRAWN BY: WJW
CHECKED BY: JTN
SHEET SIZE: 24" X 36"
SHEET TITLE: C100
SHEET NO.: 1/8



REMOVALS PLAN NOTES

- A. LOT 2, PARK SIDE PLAT 2 PROPERTY BOUNDARY.
- B. GRIND CURB AND INSTALL TYPE A DRIVEWAY CONNECTION TO EXISTING STREET PER SUDAS 7030.101. (71 LF TOTAL).
- C. CLEAR, GRUB AND DISPOSE OF EXISTING TREES AND SHRUBS. IF TREES NOT MARKED FOR REMOVAL ARE REMOVED OR DAMAGED DURING CONSTRUCTION, AN EQUAL REPLACEMENT SHALL BE PLANTED.

REMOVALS LEGEND

CLEAR AND GRUB TREES AND SHRUBS

PRELIMINARY - SUBMITTAL #1

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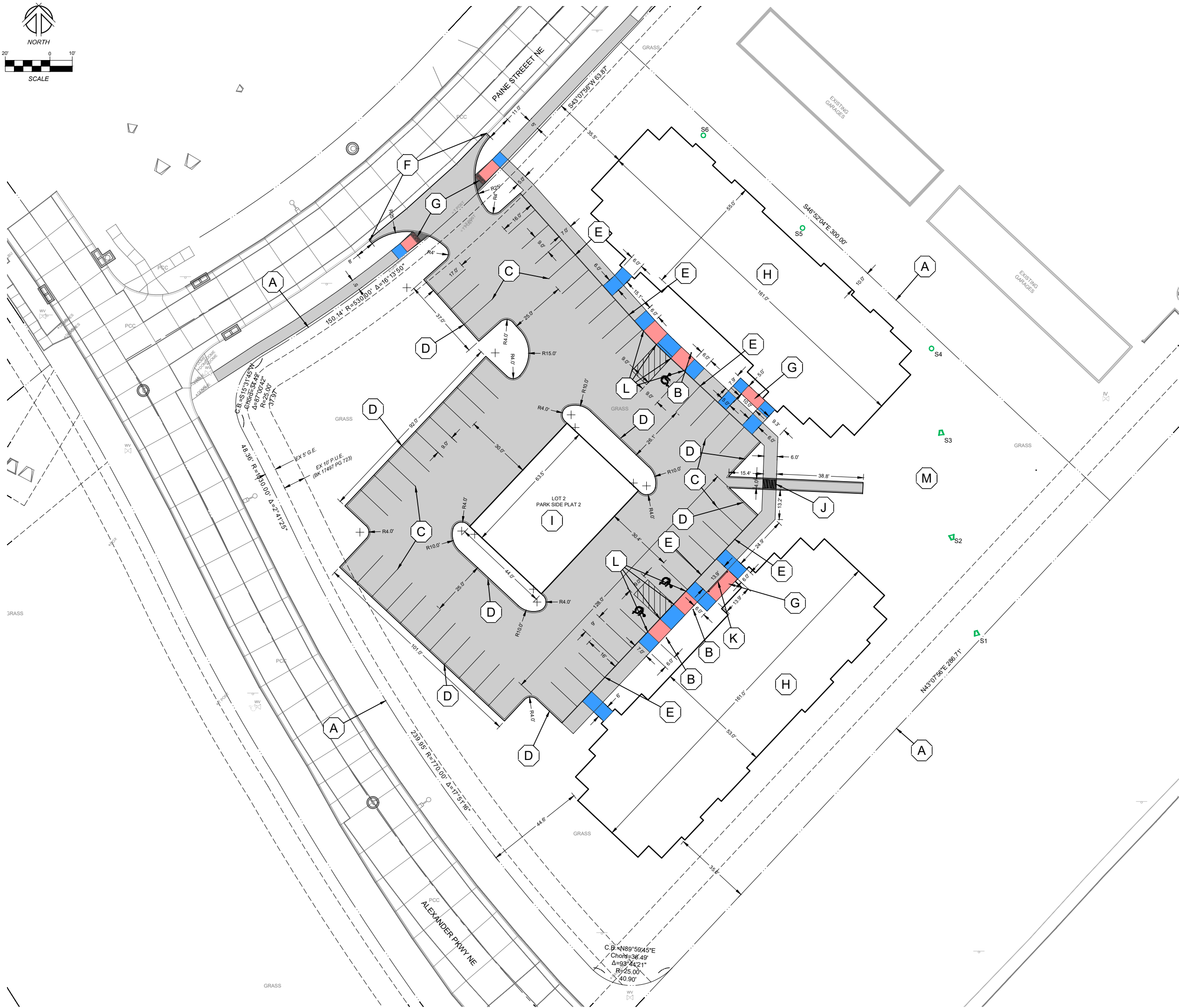
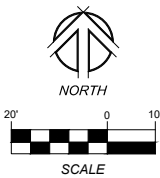
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PARK SIDE APARTMENTS - PHASE 2
801 ALEXANDER PARKWAY, BONDUPART, IOWA

REMOVALS PLAN

PROJECT NAME	
PARK SIDE APARTMENTS - PHASE 2	
801 ALEXANDER PARKWAY, BONDUPART, IOWA	
REMOVALS PLAN	
PROJECT NO.	
DATE	
DRAWN BY	
CHECKED BY	
SHEET NO.	
SHEET TITLE	
SHEET NO.	



GENERAL DIMENSION PLAN NOTES

1. BUILDING DIMENSIONS ARE SHOWN FOR CONTRACTOR CONVENIENCE ONLY. REFER TO ARCHITECTURAL PLAN FOR BUILDING DIMENSIONS.

DIMENSION PLAN NOTES

- A. LOT 2, PARK SIDE PLAT 2 PROPERTY BOUNDARY.
B. ACCESSIBLE STALL SIGNS IN ACCORDANCE WITH ANSI A117.1-09 SECTION 502.7, 12" BEHIND SIDEWALK. SEE DETAIL Z-1 ON SHEET DT-1.
C. PROVIDE PARKING STALL AND LANE STRIPING AS SHOWN PER SUDAS 8020.
D. 6" STANDARD CURB PER SUDAS FIGURE 7010.102.
E. CLASS A SIDEWALK CURB. SEE DETAIL 3 ON SUDAS 7030.202.
F. GRIND CURB AND INSTALL TYPE A DRIVEWAY CONNECTION TO EXISTING STREET PER SUDAS 7030.101.
G. SIDEWALK RAMP - DROP CURB AS NECESSARY.
H. 20 PLEX APARTMENT BUILDING
I. 10-STALL GARAGE. ONE OF THE STALLS WILL BE USED FOR TRASH ENCLOSURE.
J. RAISED SIDEWALK CROSSING. MATERIAL SHALL BE "IRON AGE DESIGN" LARGE GRATE ARRAY PANEL IN "RAIN" OR OTHER APPROVED ALTERNATIVE. SEE DETAIL 3 ON SHEET C600.
K. RAMP WITH HANDRAILS ON SIDEWALK (NORTH) SIDE.
L. SIDEWALK RAMP. TRANSITION FROM 6" CLASS A SIDEWALK TO 0".
M. DETENTION BASIN.

PAVING NOTES

1. PARKING LOT AND DRIVE AISLE PAVING SHALL BE NON-REINFORCED 6" P.C.C. ALL CONCRETE CURBS SHALL BE INTEGRAL TO PAVING SLAB.
2. SIDEWALKS SHALL BE NON REINFORCED P.C.C. WITH A MINIMUM THICKNESS OF 5 INCHES. PUBLIC SIDEWALK RAMPS SHALL BE NON-REINFORCED P.C.C. WITH A MINIMUM THICKNESS OF 6 INCHES.
3. REFER TO ARCHITECTURAL PLAN FOR ADDITIONAL INFORMATION ON STOOPS AND SIDEWALKS ADJACENT TO BUILDING.
4. ALL TRUNCATED DOME INSERTS FOR SIDEWALK SHALL BE CAST IN PLACE REPLACEABLE IN BLACK (FEDERAL COLOR NO. 37038) MANUFACTURED BY ADA SOLUTIONS, OR APPROVED EQUAL.

PAVEMENT LEGEND

- RAMP
SPECIAL SHAPING
TURNING SPACE MAX 1.5% IN ALL DIRECTIONS
5" PCC NON-REINFORCED SIDEWALK
6" PCC NON-REINFORCED PAVEMENT

PRELIMINARY - SUBMITTAL #1

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PROJECT NAME

PARK SIDE APARTMENTS - PHASE 2

801 ALEXANDER PARKWAY, BONDURANT, IOWA

DIMENSION PLAN

NAI NO.: 26090

DATE: 07/31/26

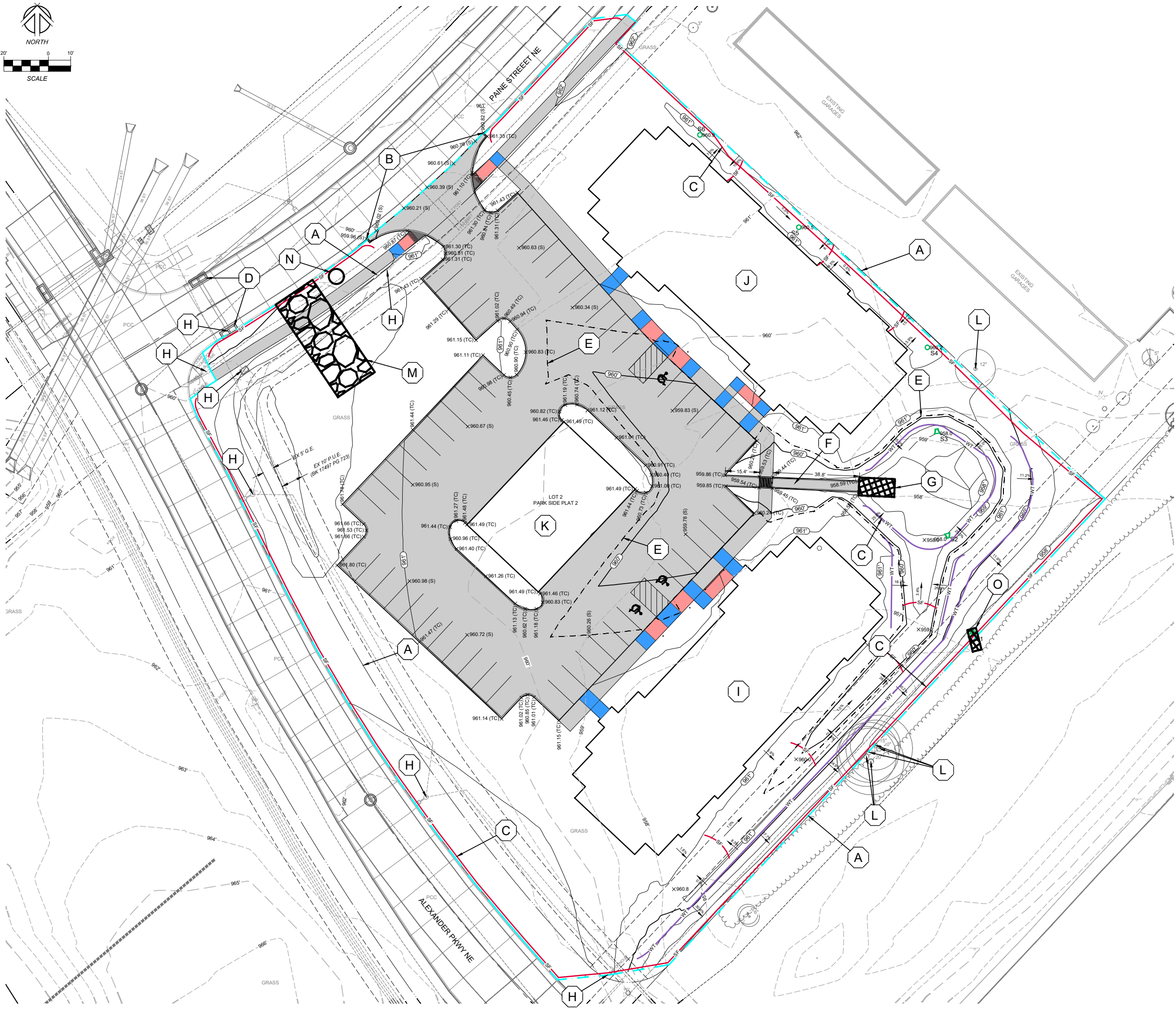
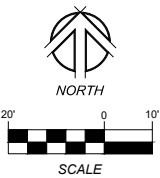
DRAWN BY: WJW

CHECKED BY: JTN

SHEET SIZE: 24" X 36"

SHEET TITLE: C201

SHEET NO.: 3/8



GENERAL GRADING PLAN NOTES

1. FINISHED GRADE ADJACENT TO BUILDINGS SHALL MATCH FIRST FLOOR FINISHED FLOOR ELEVATION UNLESS OTHERWISE STATED ON THIS SHEET.
2. M.P.E. FOR LOT 2, PARK SIDE PLAT 2 = 961.10'

GRADING PLAN NOTES

- A. LOT 2, PARK SIDE PLAT 2 PROPERTY BOUNDARY.
- B. MATCH GRADE AT CONNECTION T EXISTING PAVEMENT.
- C. SILT FENCE OR 9" DIA. STRAW WATTLES PER SUDAS SECTION 9040. SILT FENCE AND WATTLES SHALL BE REPLACED IF IT BECOMES DAMAGED OR OVERRUN WITH SEDIMENT AT ANY TIME DURING CONSTRUCTION.
- D. DROP-IN INLET PROTECTION DEVICE.
- E. 100-YR STORM HIGH WATER SURFACE ELEVATION = 960.25'.
- F. 4' WIDE 6" REINFORCED PCC FLUME TOWARDS DETENTION BASIN. REFER TO DETAIL 3 ON SHEET C600 FOR DETAILS.
- G. 8' X 16" FLEXAMAT PLUS OR APPROVED EQUAL SHALL BE INSTALLED AT PCC FLUME OUTLET. INSTALL PER MANUFACTURERS INSTRUCTIONS AND DETAILS.
- H. PROTECT EXISTING UTILITIES AND UTILITY STRUCTURES. IF DAMAGED DURING CONSTRUCTION, CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL/REPAIR.
- I. PROPOSED SOUTHEAST BUILDING FINISHED FIRST FLOOR ELEVATION = 961.20'.
- J. PROPOSED NORTHEAST BUILDING FINISHED FIRST FLOOR ELEVATION = 961.15'.
- K. PROPOSED CENTRAL PARKING GARAGE BUILDING FINISHED FLOOR ELEVATION = 961.00'.
- L. PROTECT EXISTING TREES. IF DAMAGED DURING CONSTRUCTION, REPLACEMENT SHALL BE AT THE CONTRACTOR'S EXPENSE.
- M. ROCK CONSTRUCTION ENTRANCE. 20' X 50' MINIMUM AS PER SUDAS SECTION 9040.
- N. CONCRETE WASHOUT.
- O. 4' X 10' FLEXAMAT PLUS OR APPROVED EQUAL SHALL BE INSTALLED AT BASIN OUTLET PIPE. INSTALL PER MANUFACTURERS INSTRUCTIONS AND DETAILS.

PAVEMENT LEGEND

- RAMP
- SPECIAL SHAPING
- TURNING SPACE MAX 1.5% IN ALL DIRECTIONS
- 5" PCC NON-REINFORCED SIDEWALK
- 6" PCC NON-REINFORCED PAVEMENT

GRADING LEGEND

- TC - TOP OF CURB ELEVATION
- S - TOP OF SLAB ELEVATION
- SF - SILT FENCE
- WT - 9" DIA. WATTLE
- GRADING LIMITS
- 100-YR STORM HIGH WATER ELEVATION

PRELIMINARY - SUBMITTAL #1

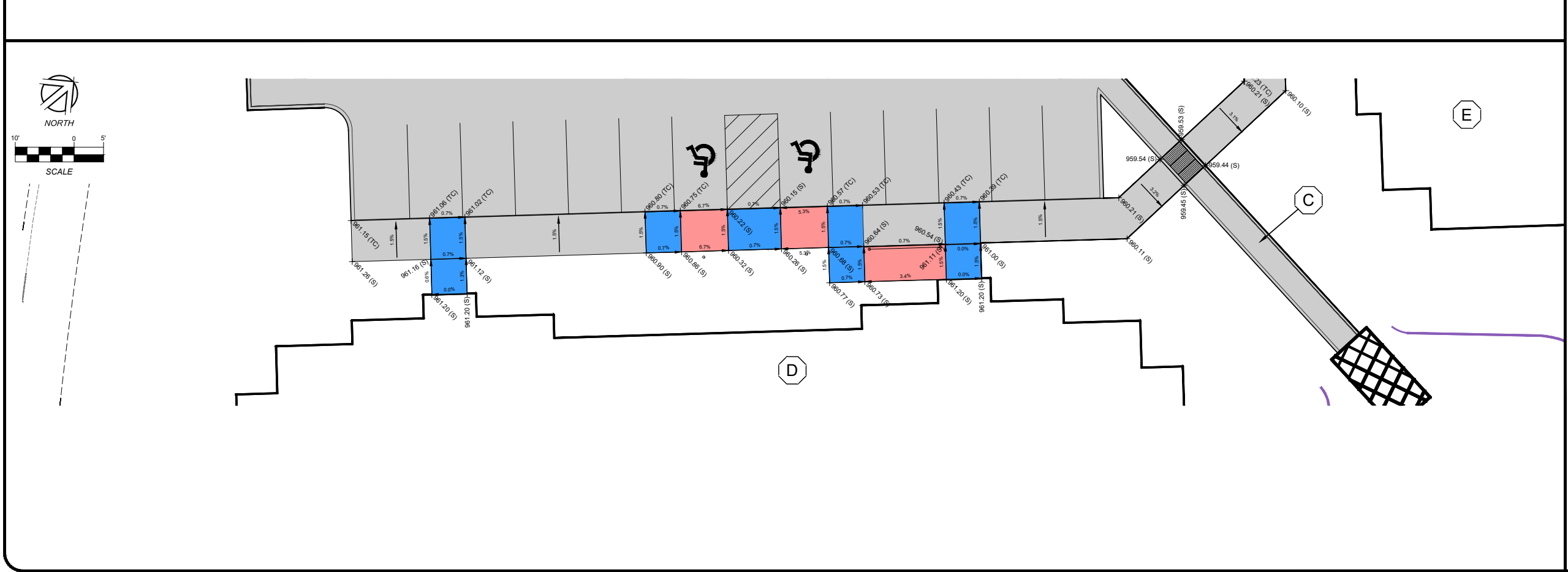
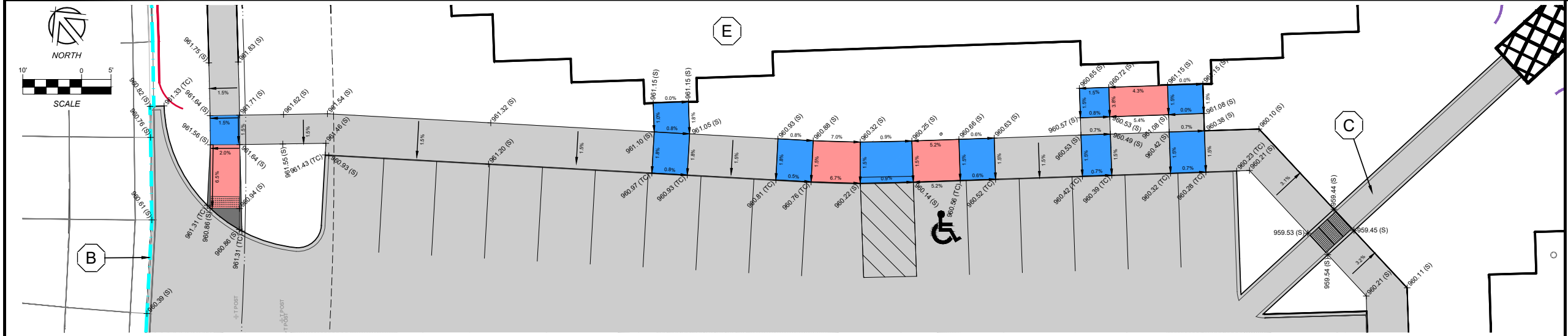
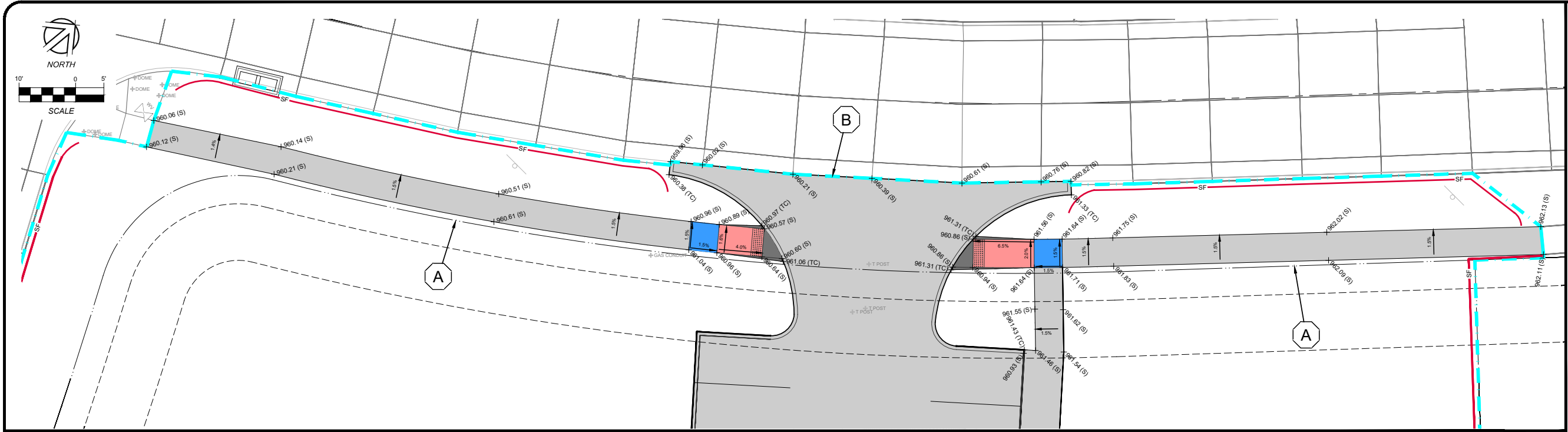
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PARK SIDE APARTMENTS - PHASE 2
801 ALEXANDER PARKWAY, BORDO, IOWA
GRADING AND EROSION CONTROL PLAN

PROJECT NAME
DESCRIPTION
N/AI NO.: 26090
DATE: 07/31/26
DRAWN BY: WJW
CHECKED BY: JTN
SHEET SIZE: 24" X 36"
SHEET TITLE: C300
SHEET NO.: 4/8



- GRADING PLAN NOTES**
- A. LOT 2, PARK SIDE PLAT 2 PROPERTY BOUNDARY.
 - B. MATCH GRADE AT CONNECTION T EXISTING PAVEMENT.
 - C. 4' WIDE 6" REINFORCED PCC DRAINAGE PATH TOWARDS DETENTION BASIN. REFER TO DETAIL 3 ON SHEET C600 FOR DETAILS.
 - D. PROPOSED SOUTHEAST BUILDING FINISHED FIRST FLOOR ELEVATION = 961.20'.
 - E. PROPOSED NORTHEAST BUILDING FINISHED FIRST FLOOR ELEVATION = 961.15'.
- GENERAL GRADING PLAN NOTES**
- 1. FINISHED GRADE ADJACENT TO BUILDINGS SHALL MATCH FIRST FLOOR FINISHED FLOOR ELEVATION UNLESS OTHERWISE STATED ON THIS SHEET.

- PAVEMENT LEGEND**
- RAMP
 - SPECIAL SHAPING
 - TURNING SPACE MAX 1.5% IN ALL DIRECTIONS
 - 5" PCC NON-REINFORCED SIDEWALK
 - 6" PCC NON-REINFORCED PAVEMENT
- GRADING LEGEND**
- TC - TOP OF CURB ELEVATION
 - S - TOP OF SLAB ELEVATION
 - SF - SILT FENCE
 - WT - 9" DIA. WATTLE
 - GRADING LIMITS
 - 100-YR STORM HIGH WATER ELEVATION

PRELIMINARY - SUBMITTAL #1

NILLES ASSOCIATES

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ANKENY, IOWA 50023-2555
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PROJECT NAME

PARK SIDE APARTMENTS - PHASE 2

801 ALEXANDER PARKWAY, BONDURANT, IOWA

DESCRIPTION

GRADING AND EROSION CONTROL PLAN

NAI NO.: 26090

DATE: 07/31/26

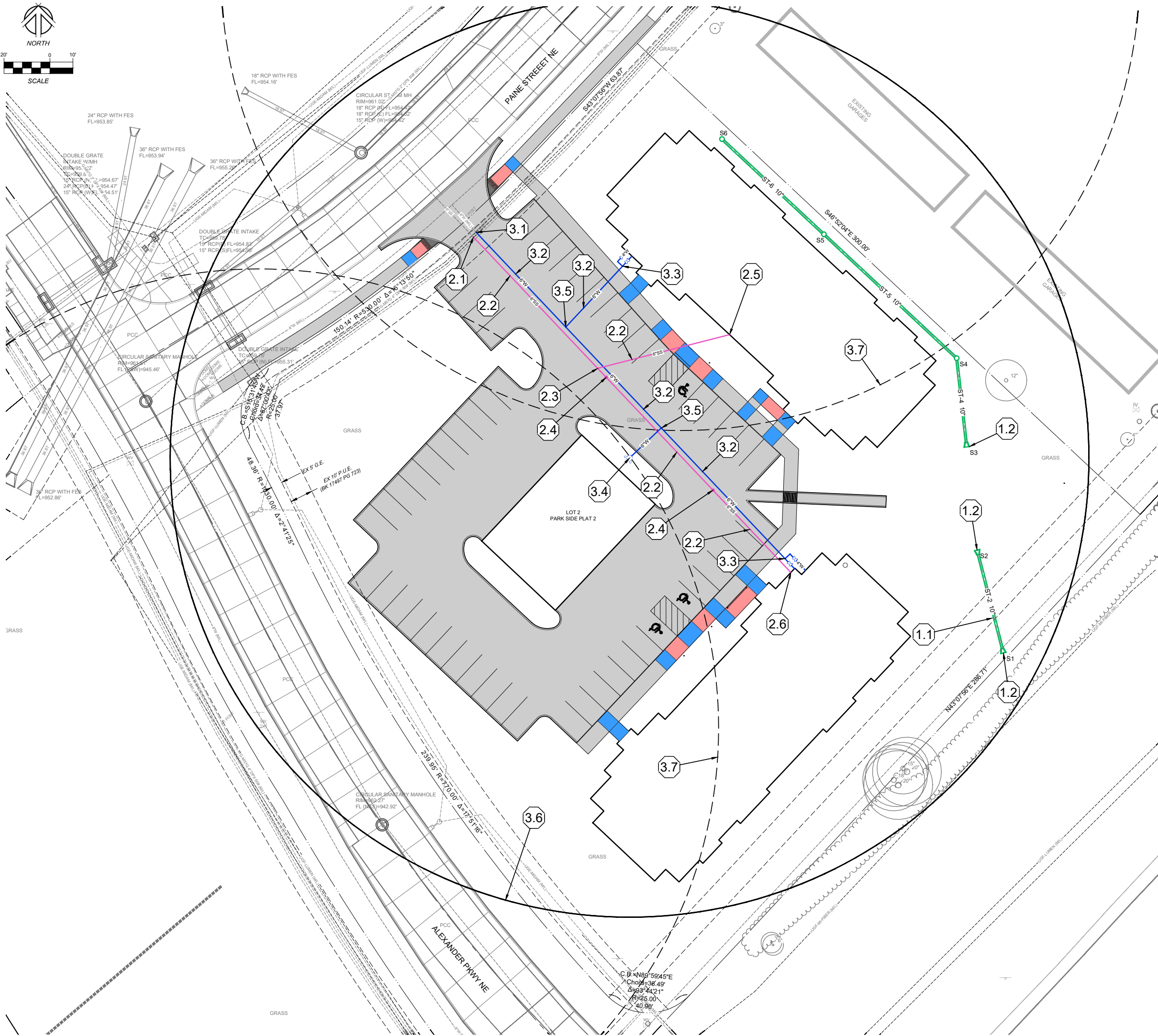
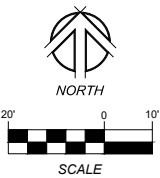
DRAWN BY: WJW

CHECKED BY: JTN

SHEET SIZE: 24" X 36"

SHEET TITLE: C301

SHEET NO.: 5/8



UTILITY PLAN NOTES

1. STORM SEWER. WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 4020 AND 4030.
 - 1.1. INSTALL 10" PVC STORM SEWER FOR DRY BASIN OUTLET PIPE.
 - 1.2. INSTALL 10" CMP FLARED END SECTION WITH TRASH GUARD AS PER SUDAS FIGURE 4030.225.
2. SANITARY SERVICE. WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 4010.
 - 2.1. CONNECT TO EXISTING 6" SANITARY SERVICE LINE AND EXTEND SERVICE LINE AT A MINIMUM SLOPE OF 1.0%. EXISTING SERVICE INVERT ELEVATION - 945.39' (APPROX.). VERIFY BEFORE BEGINNING CONSTRUCTION.
 - 2.2. PROPOSED 6" SANITARY SEWER SERVICE LINES (261 LF TOTAL).
 - 2.3. INSTALL SANITARY SEWER SERVICE WYE AS PER SUDAS SECTION 4010.
 - 2.4. SANITARY SEWER CLEANOUT AS PER SUDAS FIGURE 4010.203.
 - 2.5. NORTHEAST SANITARY SEWER SERVICE INV - 955.00 AT BUILDING (APPROX.).
 - 2.6. SOUTHEAST SANITARY SEWER SERVICE INV - 955.00 AT BUILDING (APPROX.).
3. WATER SERVICE. WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 5010 AND 5020.
 - 3.1. CONNECT TO EXISTING 6" WATER SERVICE.
 - 3.2. 6" WATER MAINS SERVICE AS PER SUDAS SECTION 5010. (244 LF TOTAL).
 - 3.3. WATER SERVICE CONNECTION AT BUILDING. REFER TO DETAIL 2 ON SHEET C600.
 - 3.4. PROPOSED HYDRANT ASSEMBLY W/ GATE VALVE AND 6" DIA. EXTENSION (19 LF) AS PART OF ASSEMBLY.
 - 3.5. 6" X 6" TEE.
 - 3.6. PROPOSED 200' FIRE HYDRANT COVERAGE RADIUS.
 - 3.7. EXISTING 200' FIRE HYDRANT COVERAGE RADIUS.

PAVEMENT LEGEND

- RAMP
- SPECIAL SHAPING
- TURNING SPACE MAX 1.5% IN ALL DIRECTIONS
- 5" PCC NON-REINFORCED SIDEWALK
- 6" PCC NON-REINFORCED PAVEMENT

STORM STRUCTURE TABLE

NAME	DESCRIPTION	RIM/TC	INVERT
S1	FLARED END SECTIONS		INV 957.32 (ST-2)
S2	FLARED END SECTIONS		INV 958.00 (ST-2)
S3	FLARED END SECTIONS		INV 958.00 (ST-4)
S4	24" NYLOPLAST DRAIN BASIN	960.15	INV 958.12 (ST-4) INV 958.22 (ST-5)
S5	24" NYLOPLAST DRAIN BASIN	960.55	INV 958.46 (ST-5) INV 958.56 (ST-6)
S6	24" NYLOPLAST DRAIN BASIN	960.85	INV 958.74 (ST-6)

STORM PIPE TABLE

NAME	SIZE	LENGTH	SLOPE	INLET INVERT	OUTLET INVERT
ST-2	10" PVC Pipe	46 LF	1.47%	958.00	957.32
ST-4	10" PVC Pipe	39 LF	0.31%	958.12	958.00
ST-5	10" PVC Pipe	79 LF	0.30%	958.46	958.22
ST-6	10" PVC Pipe	61 LF	0.30%	958.74	958.56

PRELIMINARY - SUBMITTAL #1

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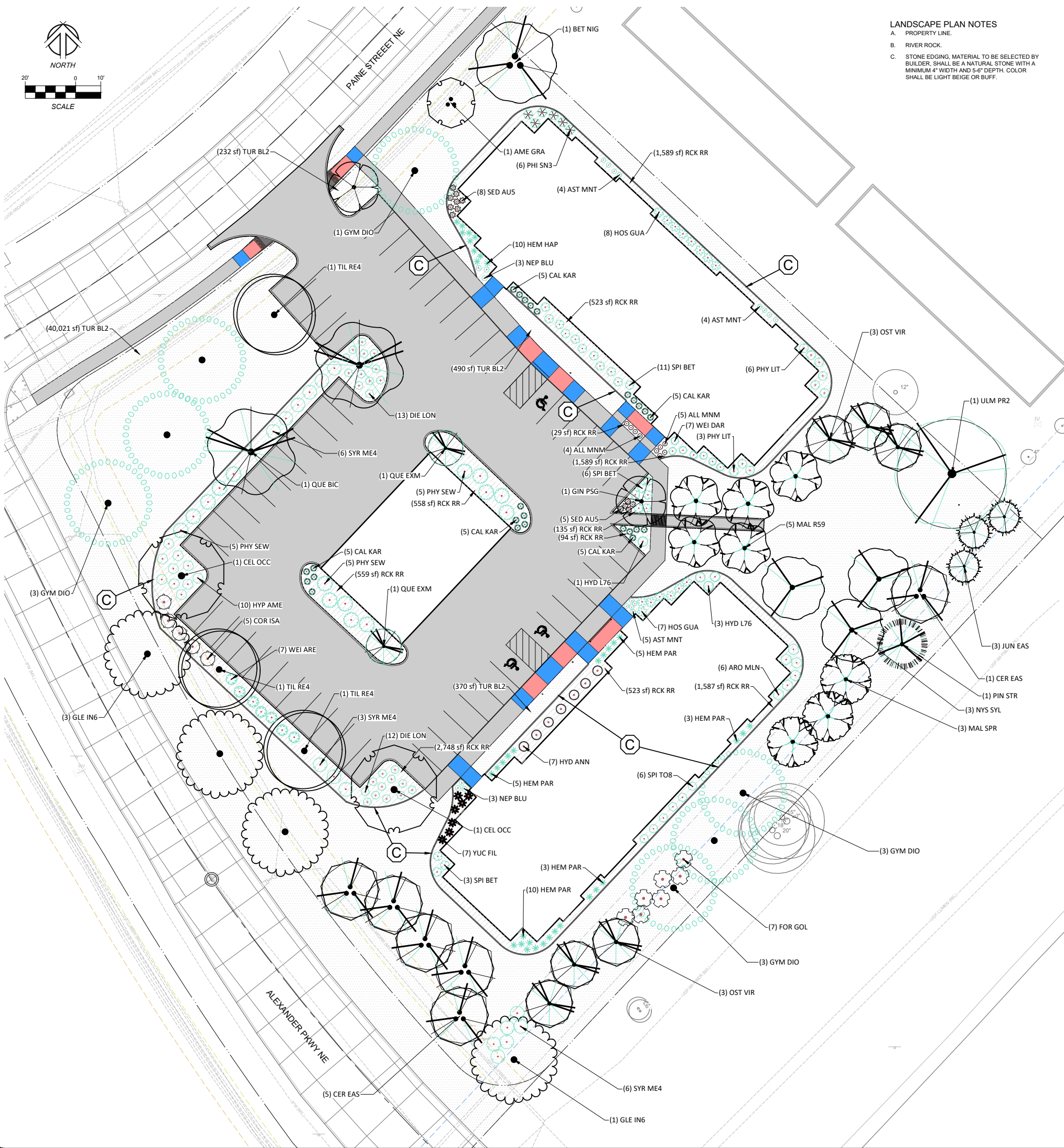
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PARK SIDE APARTMENTS - PHASE 2
801 ALEXANDER PARKWAY, BONDURANT, IOWA
UTILITY PLAN

PROJECT NAME
DESCRIPTION

NAI NO.: 26090
DATE: 07/31/26
DRAWN BY: WJW
CHECKED BY: JTN
SHEET SIZE: 24" X 36"
SHEET TITLE: C400
SHEET NO.: 6/8



- A. PROPERTY LINE.
- B. RIVER ROCK.
- C. STONE EDGING, MATERIAL TO BE SELECTED BY BUILDER, SHALL BE A NATURAL STONE WITH A MINIMUM 4" WIDTH AND 5-6" DEPTH. COLOR SHALL BE LIGHT BEIGE OR BUFF.

PLANT MATERIAL

1. ALL PLANT MATERIAL AND PLANTING SHALL BE IN ACCORDANCE WITH DIVISION 9- SECTION 9030 OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS MANUAL (SDUS) OMITTING PARTS 2.06 AND 3.06 (TREE WRAPPING) AND SUBJECT TO THE FOLLOWING NOTES.
2. NO SUBSTITUTIONS IN SPECIES LISTED WILL BE ACCEPTED WITHOUT APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT. IF ANY UNAUTHORIZED SUBSTITUTIONS ARE MADE BY THE OWNER OR CONTRACTOR THE PROJECT LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE GROWTH OR PERFORMANCE OF THE PLANT MATERIAL.
3. PLANTINGS SHALL MEET THE MINIMUM SIZES LISTED UNLESS LARGER CALIPER OR HEIGHTS ARE APPROVED BY THE OWNER AND PROJECT LANDSCAPE ARCHITECT.
4. ALL NURSERY STOCK MUST MEET THE MINIMUM STANDARDS ESTABLISHED IN THE MOST RECENT EDITION OF THE 'AMERICAN STANDARDS FOR NURSERY STOCK' PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
5. LANDSCAPE CONTRACTOR SHALL ENSURE PLANT MATERIAL RECEIVES ADEQUATE WATERING FOR A MINIMUM OF 30 DAYS AFTER PLANTING AND CONTINUING UNTIL SELF-SUFFICIENT.
6. PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE TIME OF INSTALLATION. SEE PLANTING DETAILS FOR ADDITIONAL PLANTING INSTRUCTION.
7. DECIDUOUS TREES IN EXCESS OF 2" CALIPER AND CONIFEROUS TREES IN EXCESS OF 6 FEET IN HEIGHT SHALL BE STAKED OR GUYED. STAKING PROCEDURE SHALL ENSURE TRUNKS ARE PROTECTED FROM DAMAGE. STRAPS OR WIRES SHALL NOT BE OVERLY TIGHTENED TO ALLOW FOR SOME LATERAL TRUNK MOVEMENT.
8. SEE PLANT SCHEDULE FOR SPECIES AND SIZES.
9. LANDSCAPE DETAILS ON SHEET C600.

SEEDING AND SODDING

10. ALL DISTURBED AREAS NOT DESIGNATED FOR PLANTING BEDS OR SPECIALTY PLANTING AREAS SHALL BE SEEDDED OR SODDED AS DIRECTED BY THE PLAN.
11. SODDING SHALL BE IN ACCORDANCE WITH DIVISION 9- SECTION 9020 OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS MANUAL (SDUS).
12. LAWN SEEDING SHALL BE IN ACCORDANCE WITH DIVISION 9- SECTION 9010 OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS MANUAL (SDUS). SEED SHALL BE TYPE 1 PERMANENT LAWN SEED MIX (SDUS SECTION 2.02 A) AND MULCH SHALL BE BONDED FIBER MATRIX (BFM) (SDUS SECTION 2.07 B 2) APPLIED AT THE SPECIFIED RATES. TYPE 1 PERMANENT LAWN MIXTURE (SDUS SECTION 2.02 A) SHALL BE APPLIED PRIOR TO HYDRAULICALLY APPLIED BFM MULCH.

MULCH

13. PLANTING BEDS DESIGNATED FOR MULCH INCLUDING AREAS AROUND TREES & SHRUBS) SHALL BE 3" DEPTH SHREDED HARDWOOD - 4" DIAMETER (TREES) AND 2" DIAMETER (SHRUBS). A PRE-EMERGENT SUCH AS PRENOL OR APPROVED EQUAL HERBICIDE SHALL BE APPLIED TO THE MANUFACTURERS RECOMMENDED RATE IMMEDIATELY AFTER MULCHING.
14. RIVER ROCK IN PLANTING BEDS AS DESIGNATED ON PLANS SHALL BE 1/2" DIAMETER SODDED RIVER ROCK AT 3" DEPTH PLACED OVER A WATER PERMEABLE WEED BARRIER. OVERLAP WEED BARRIER A MINIMUM OF 12" AT SEAMS AND STAPLE PER MANUFACTURERS RECOMMENDATIONS.
15. LANDSCAPE MULCH IN ENHANCED RAIN GARDENS AS SHOWN ON PLANS SHALL BE 2" DEPTH SHREDED CYPRESS OR CEDAR MULCH. DO NOT APPLY A PRE-EMERGENT HERBICIDE TO MULCH IN ENHANCED RAIN GARDENS. A BIODEGRADABLE ROLLED EROSION CONTROL PRODUCT (RECP) SHALL BE INSTALLED OVER LANDSCAPE MULCH IN ENHANCED RAIN GARDENS. RECP MATERIAL SHALL BE NORTH AMERICAN GREEN BIONET 575BN OR APPROVED EQUAL WITH SEAMS AND STAPLES PER MANUFACTURERS RECOMMENDATIONS.

OPEN SPACE REQUIREMENT
REQUIRED OPEN SPACE IS 20% OF LOT AREA
1 SHADE TREE, 2 ORNAMENTAL TREES, AND 2 SHRUBS / 2000 SF OF REQ. OPEN SPACE
87,920 SF SITE AREA * 20% = 17,584 SF (44,145 PROVIDED)
17,584 / 2000 SF = 8.8 **(9 SHADE TREES, 18 ORNAMENTAL TREES, AND 18 SHRUBS REQUIRED)**

1 SHADE TREE REQUIRED PER LANDSCAPE ISLAND

1 DECIDUOUS SHADE TREE OR 2 ORNAMENTAL TREES/40 OF PARKING LOT ON STREET FRONTAGE.
340 PARKING LOT FRONTAGE / 40 = 8.5 **(9 SHADE TREES OR 18 ORNAMENTAL TREES)**
1 SHRUB OR 5 ORNAMENTAL GRASSES FOR EVERY 20 OF PARKING LOT ON STREET FRONTAGE.
340 PARKING LOT FRONTAGE / 20 = 17 **(17 SHRUBS OR 85 GRASSES)**

1 DECIDUOUS SHADE TREE, 1 EVERGREEN TREE, 2 ORNAMENTAL TREES, AND 4 SHRUBS PER 100 LF.
4 DECIDUOUS SHADE TREE, 4 EVERGREENS, 7 ORNAMENTAL, 13 SHRUBS REQUIRED.

CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
CONIFEROUS TREES				
JUN EAS	3	Juniperus virginiana / Eastern Redcedar	5' Ht.	B&B
PIN STR	1	Pinus strobus / White Pine	6' Ht.	B&B
	4	SUBTOTAL:		
DECIDUOUS TREES				
BET NIG	1	Betula nigra / River Birch Multi-Trunk	8' Ht.	B&B
GLE IN6	4	Gleditsia triacanthos inermis 'Harve' / Northern Acclaim® Honey Locust	2' Cal.	B&B
GYM DIO	7	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	2' Cal.	B&B
ULM PR2	1	Ulmus americana 'Princeton' / Princeton American Elm	2.5' Cal.	B&B
	13	SUBTOTAL:		
PARKING LOT - TREES				
CEL OCC	12	Celtis occidentalis / Common Hackberry	2' Cal.	B&B
GIN PSG	2	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Maidenhair Tree	2' Cal.	B&B
QUE BIC	2	Quercus bicolor / Swamp White Oak	2.5' Cal.	B&B
QUE EXM	2	Quercus x Crimschmidt / Crimson Spire™ Oak	2' Cal.	B&B
TIL RE4	3	Tilia americana 'Redmond' / Redmond American Linden	2.5' Cal.	B&B
	11	SUBTOTAL:		
UNDERSTORY TREES				
AME GRA	1	Ameiherchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry	6' Ht. Clump	B&B
CER EAS	5	Cercis canadensis / Eastern Redbud Multi-Trunk	6' Ht. Clump	B&B
MAL RS9	5	Malus x Royal Raindrops / Royal Raindrops Crabapple	2' Cal.	B&B
MAL SPR	3	Malus x Spring Snow / Spring Snow Crabapple	2' Cal.	B&B
NYS SYL	3	Nyssa sylvatica / Tupelo	2' CAL. B&B	B&B
OST VIR	6	Ostrya virginiana / American Hophornbeam	2' Cal.	B&B
	24	SUBTOTAL:		
DECIDUOUS SHRUB				
ARO MLN	18	Aronia melanocarpa / Black Chokeberry	#3	Container
COR ISA	5	Cornus species 'Isanti' / Isanti Red Twig Dogwood	#5	Container
DIE LON	25	Diervilla lonicera / Dwarf Bush Honeysuckle	#5	Container
FOR GOL	7	Forsythia x Northern Gold / Northern Gold Forsythia	#5	Container
HYD ANN	7	Hydrangea arborescens 'Annabelle' / Annabelle Hydrangea	#5	Container
HYD L76	4	Hydrangea paniculata 'SMHPLQF' / Little Quick Fire® Panicle Hydrangea	#3	Container
HYP AME	12	Hypericum kalmianum 'Ames' / Ames St. Johnswort	#3	Container
PHY SN3	6	Philadelphus x 'Snowbelle' / Snowbelle Mock Orange	#2	Container
PHY LT	9	Physocarpus opulifolius 'Little Devil' / Little Devil™ Dwarf Ninebark	#3	Container
PHY SEW	15	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark	#3	Container
SPI BET	20	Spiraea betulifolia / Birchleaf Spirea	#3	Container
SPI TO8	6	Spiraea betulifolia 'for Gold' / Glow Girl® Birchleaf Spirea	#2	Container
SYR ME4	15	Syringa meyeri / Korean Lilac	#5	Container
WEI ARE	7	Weigela florida 'Alexandra' / Wine & Roses® Weigela	#3	Container
WEI DAR	7	Weigela florida 'Dark Horse' / Dark Horse Weigela	#3	Container
YUC FIL	7	Yucca filamentosa / Adam's Needle	#3	Container
	160	SUBTOTAL:		
GRASSES				
CAL KAR	25	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	#1	Container
	25	SUBTOTAL:		
PERENNIALS				
ALL MM9	9	Allium x Millenium / Millenium Ornamental Onion	#1	Container
AST MNT	13	Astilbe japonica 'Montgomery' / Montgomery Japanese Astilbe	#1	Container
HEM HAP	10	Hemerocallis x 'Happy Returns' / Happy Returns Daylily	#1	Container
HEM PAR	26	Hemerocallis x 'Pardon Me' / Pardon Me Daylily	#1	Container
HOST GA1	1	Hosta x 'Guacamole' / Guacamole Hosta	#1	Container
NEP BLU	6	Nepeta x 'Isaacsii Blue Wonder' / Blue Wonder Catmint	#1	Container
SED AU5	13	Sedum x 'Autumn Fire' / Autumn Fire Sedum	#1	Container
	92	SUBTOTAL:		

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SPACING
GROUND COVERS				
	RCK RR	8,345 sf	River Rock 1.5" on Geotextile Fabric / River Rock Mulch 1.5"	
	TUR BL2	42,802 sf	Type 1, Turf Permanent Lawn Mix, SUDAS / SUDAS Permanent Lawn Mix 300#/Acre	
		51,147 sf	SUBTOTAL:	

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-260813-28

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE SITE PLAN FOR
2340 HUBBELL AVENUE SW.

WHEREAS, Midstates Precast Productions Inc has submitted the site plan for 2340 Hubbell Avenue SW described as follows;

THAT PART OF THE SOUTH 81.50 ACRES OF THE NE FRACTIONAL $\frac{1}{4}$ OF SECTION 1, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS PARCEL "A" ON THE PLAT OF SURVEY FILED JULY 30, 1979 IN BOOK 4937 AT PAGE 244 IN THE OFFICE OF THE POLK COUNTY RECORDER, POLK COUNTY, IOWA.

WHEREAS, the zoning for the property is Limited Industrial (M-1) and General Manufacturing use is a conditional use of the Zoning Code;

NOW, THEREFORE, BE IT RESOLVED, that the Planning & Zoning Commission recommends approval of the submitted site plan for 2340 Hubbell Avenue SW subject to the following City Code/Policy clarification recommendation items;

1. Site Plan shall be updated to reflect any comments received from Engineering.

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 13, 2026; 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				
Vore				
Clayton				
Jennings				
Johnsen				
Pitt				
Torres				

Karen Keeran, Commission Chair



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

Item No. 6.i.
For Meeting of 9/10/2026
Resolution

TITLE: Resolution PZ-260910-34 — Consideration of the Project Porch Preliminary Plat.

CONTACT PERSON:

Isaac Pezley, City Planner

BRIEF HISTORY & ANALYSIS: For review by the Planning & Zoning Commission is the Project Porch Preliminary Plat. The preliminary plat owner is Ted Bishop and the applicant is Opus Development Company LLC. The plat was submitted by Snyder & Associates Inc. The Project Porch Preliminary Plat development proposes four developable lots and three street lots. All developable lots are shown as industrial. The plat shows the extension of Shiloh Rose Parkway SW north to 15th Street SW. The Project Porch Preliminary Plat development area is highlighted below.

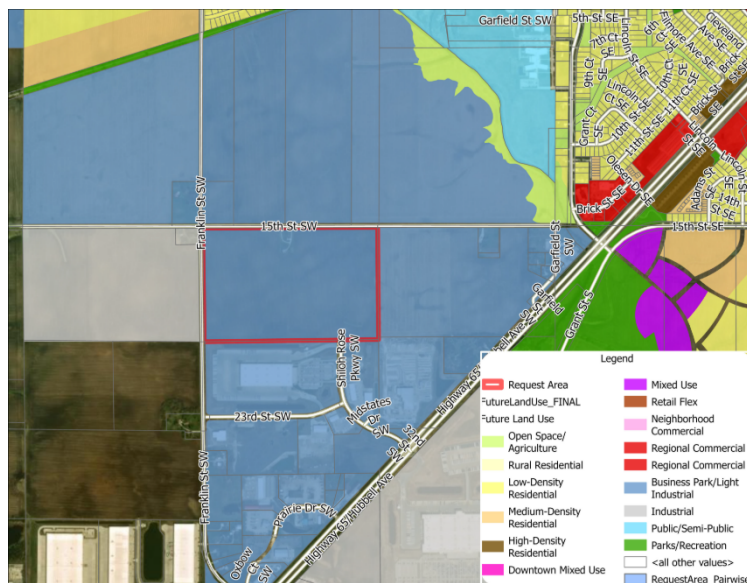


When considering preliminary plat requests, the Planning & Zoning Commission and City Council should take into account the following: the Comprehensive Plan/Future Land use Map, Zoning, Parkland Dedication, Streets, Pedestrian Connections, Utilities, the FEMA Floodplain, the City's Stream Buffer Ordinance,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

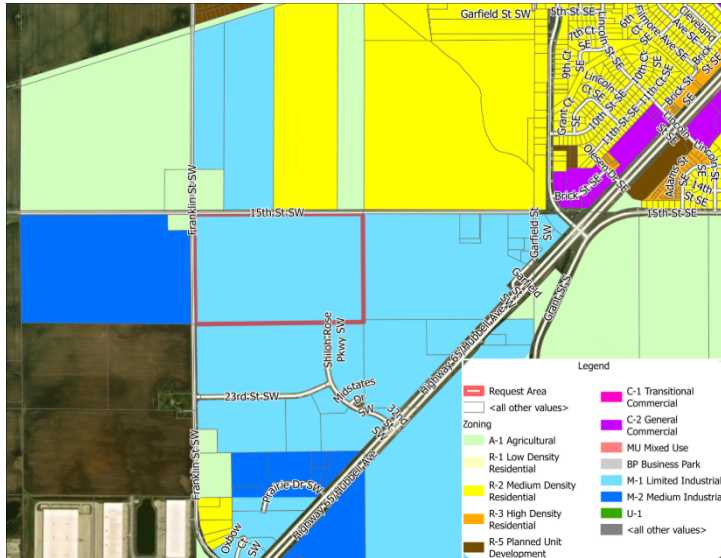
Officials and Private Utilities.

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

Comprehensive Plan/Future Land Use Map - the proposed industrial development is consistent with the 2022 Future Land Use Map. Lots 1-4 are designated for Business Park/Light Industrial. The Project Porch Preliminary Plat is outlined below on the 2022 Future Land Use Map.



Zoning – The Project Porch Development area is currently zoned M-1 Limited Industrial. The existing land to the north, east and west are currently used for row crop agricultural. The land to the south and east are zoned M-1 Limited Industrial. The property to the west is currently zoned as M-2 Medium Industrial. The property to the north is zoned a mixture of A-1 Agricultural, M-1 Limited Industrial and R-2 Medium-Density Residential. The Project Porch Preliminary Plat is highlighted below on the City's Zoning Map.



Parkland Dedication – Parkland dedication is not required for industrial developments. All landscaping requirements will be reviewed when site plans are submitted for the development of individual lots.

Streets – the preliminary plat proposed one internal street currently designated as Street Lot A. This street will be the continuation of Shiloh Rose Parkway SW north to intersect with 15th Street SW. The preliminary plat shows street lots on the northern and western property lines. These streets will be 15th Street SW (north) and Franklin Street SW (west).

Pedestrian Connections – The preliminary plat shows a pedestrian sidewalk on the west side of Shiloh Rose Parkway SW. Pedestrian connections from individual lots will be reviewed at the Site Plan level.

Utilities – The preliminary plat shows proposed water and sanitary sewer extended from the south through the Shiloh Rose Parkway SW right-of-way. The preliminary plat shows a 10' Mid American Easement and a 10' PUE Easement on the west side of the Shiloh Rose Parkway SW road extension. A 20' public sanitary sewer easement is also shown on the east side of Shiloh Rose Parkway SW, this easement does not extend north to 15th Street SW.

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

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

Comments from City Officials and Utilities -

Below is a summary of comments received:

- City Engineering – Comments have been submitted to the developer.
- Public Works – no comments have been received at this time.
- Emergency Services – No comments have been received at this time.

FUNDING SOURCE:

STAFF RECOMMENDATION: Staff's recommendation is to approve the Preliminary Plat.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RES. NO. PZ-260910-34
2. Preliminary Plat

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-260910-34

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE PROJECT
PORCH PRELIMINARY PLAT.

WHEREAS, Snyder & Associates Inc., on behalf of the applicant, Opus Development Company, LLC, has submitted the Project Porch Preliminary Plat which is described as follows:

THE NORTH ½ OF THE NORTHWEST FRACTIONAL ¼ OF SECTION 1, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF BONDURANT, POLK COUNTY, IOWA AND CONTAINING 102.64 ACRES (4,470,970 S.F.) BEING SUBJECT TO 3.27 ACRES (142,298 S.F.) OF ROADWAY EASEMENT.

AND;

WHEREAS, the preliminary plat area is zoned M-1 Limited Industrial; AND

NOW, THEREFORE, BE IT RESOLVED, that the Planning and Zoning Commission of the City of Bondurant, Iowa, recommends City Council approval of the Project Porch Preliminary Plat subject to the following City Code/Policy clarification recommendation items:

1. Preliminary plat is updated to reflect any comments submitted by City Staff.
2. Approval is subject to the City Council's subsequent approval of a Development Agreement defining the Developer's responsibilities associated with the development, including, but not limited to, public improvements and infrastructure obligations, timing and phasing of improvements, timing of Final Plat approval, connection fees, cost-sharing responsibilities, and other applicable development requirements.

Moved by _____ Seconded by _____ to adopt.

ATTEST: I, Isaac J. Pezley, City Planner, hereby certify that at a meeting of the Planning and Zoning Commission held on September 10, 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				
Clayton				
Jennings				
Johnsen				
Pitt				
Torres				
Vore				

Karen Keeran, Commission Chair

V:\Projects\2025\1025.01A\CD\PP - TITLE SHEET - 20250927_1:47 PM, ANSI FULL BLEED (0.400 X 22.00 INCHES)

LEGEND

FEATURES EXISTING

Spot Elevation
Contour Elevation
Fence (Barbed, Field, Hog)
Fence (Chain Link)
Fence (Wood)
Fence (Silt)
Tree Line
Tree Stump

Deciduous Tree \\ Shrub

Coniferous Tree \\ Shrub

Communication
Overhead Communication
Fiber Optic
Underground Electric
Overhead Electric
Gas Main with Size
High Pressure Gas Main with Size
Water Main with Size
Sanitary Sewer with Size
Duct Bank
Sanitary Sewer with Size
Sanitary Manhole
Storm Sewer with Size
Storm Manhole
Single Storm Sewer Intake
Double Storm Sewer Intake

(*) Denotes the survey quality service level for utilities

Fire Hydrant
Fire Hydrant on Building
Water Main Valve
Water Service Valve
Well
Utility Pole
Guy Anchor
Utility Pole with Light
Utility Pole with Transformer
Street Light
Yard Light
Electric Box
Electric Transformer
Traffic Sign
Communication Pedestal
Communication Manhole
Communication Handhole
Fiber Optic Manhole
Fiber Optic Handhole
Gas Valve
Gas Manhole
Gas Apparatus
Fence Post or Guard Post
Underground Storage Tank
Above Ground Storage Tank
Sign
Satellite Dish
Mailbox
Sprinkler Head
Irrigation Control Valve
Test Hole Location for SUE w/ID

CONTROL POINTS

IOWA SOUTH STATE PLANE COORDINATE SYSTEM
NAD83(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET

CP300 N=615198.54 E=1644867.88 Z=972.42
SET 1/2" REBAR PLASTIC CAP, +/-25' NORTH OF 1ST ST, +/-50'
EAST OF FRANKLIN ST, +/-15' EAST OF POWER POLE

CP301 N=613465.27 E=1644851.62 Z=968.30
FOUND MAG NAIL IN EAST FOG LINE FRANKLIN ST, CENTER OF
FIELD DRIVE, SW CORNER OF SITE

CP302 N=613454.36 E=1646923.77 Z=964.64
FOUND CUT 'X' DOUBLE BACK OF CURB INTAKE EAST SIDE
SHILOH ROSE PKWY, +/-25' SOUTH OF END PAVE, +/-20' NORTH
OF NORTH AMAZON ENTRANCE

CP303 N=615190.29 E=1647426.59 Z=959.73
SET 1/2" REBAR WITH RED PLASTIC CAP, +/-25' NORTH OF 15TH
ST, CENTER OF FIELD DRIVE, NE CORNER OF SITE

CP304 N=615191.70 E=1646099.05 Z=975.85
SET 1/2" REBAR WITH RED PLASTIC CAP, +/-25' NORTH OF 15TH
ST, CENTER OF FIELD DRIVE IN BETWEEN GRAVEL DRIVEWAYS TO
HOUSE

CP305 N=613486.47 E=1647455.70 Z=957.95
FOUND 1/2" REBAR WITH RED PLASTIC CAP, +/-10' WEST OF SE
FENCE CORNER, +/- EAST OF SHILOH ROSE PKWY, SE CORNER OF
SITE

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID18)
IARTN DERIVED - US SURVEY FEET

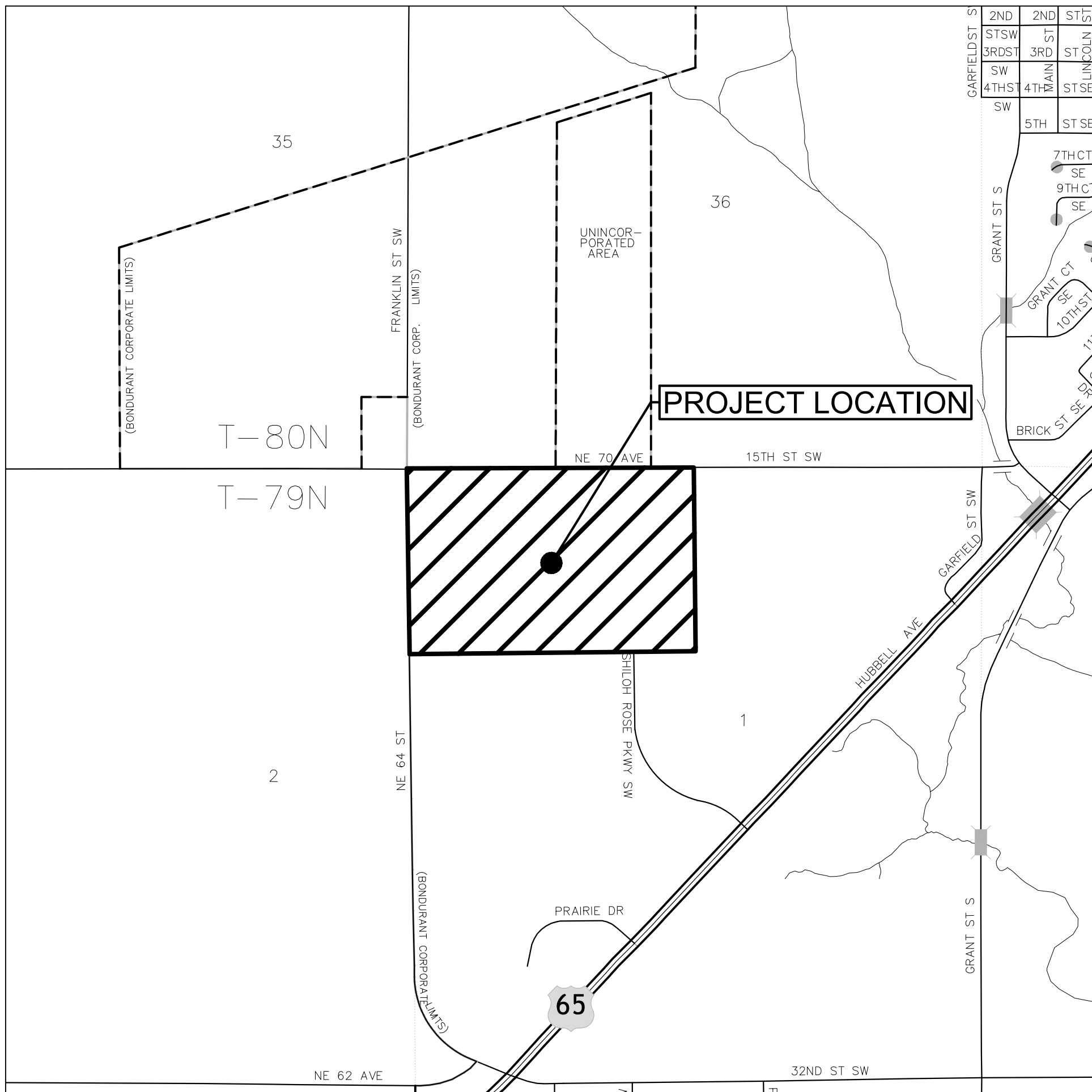
BM500 N=615132 -- E=1646876 -- ELEV=971.09
BURY BOLT ON HYDRANT, +/-10' WEST OF SHILOH ROSE PKWY,
+/-25' SOUTH OF MIDDLE AMAZON ENTRANCE

BM501 N=615140 -- E=1644853 -- ELEV=974.74
FOUND USGS 1031 MONUMENT, SE QUADRANT OF FRANKLIN ST
AND 15TH ST, +/-1' FROM ORANGE/WHITE POST

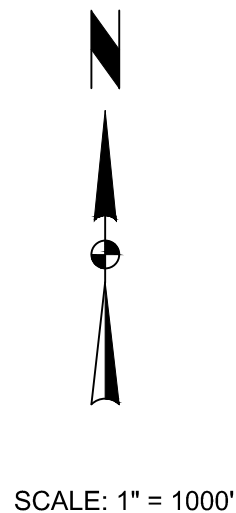
DATE OF SURVEY

JULY 30, 2026

PRELIMINARY PLAT FOR PROJECT PORCH CITY OF BONDURANT, POLK COUNTY, IOWA



VICINITY MAP



SCALE: 1" = 1000'

PLAT DESCRIPTION

THE NORTH 1/2 OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 1, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF BONDURANT, POLK COUNTY, IOWA AND CONTAINING 102.64 ACRES (4,470,970 S.F.) BEING SUBJECT TO 3.27 ACRES (142,298 S.F.) OF ROADWAY EASEMENT.

PRELIMINARY PLAT AREA

102.64 ACRES

PROPERTY OWNERS

TED M. BISHOP
3788 NE 78TH AVENUE
ANKENY, IA 50021-9380

APPLICANT

OPUS DEVELOPMENT COMPANY, LLC
6701 WESTOWN PARKWAY
SUITE 140
WEST DES MOINES, IA 50266
CHRIS TROSPER
(515) 446-4943

ENGINEER/SURVEYOR

SNYDER AND ASSOCIATES, INC.
2727 SW SNYDER BLVD.
ANKENY, IA 50023
JON L. HANSON, P.E.
ERIN GRIFFIN, P.L.S.

ZONING

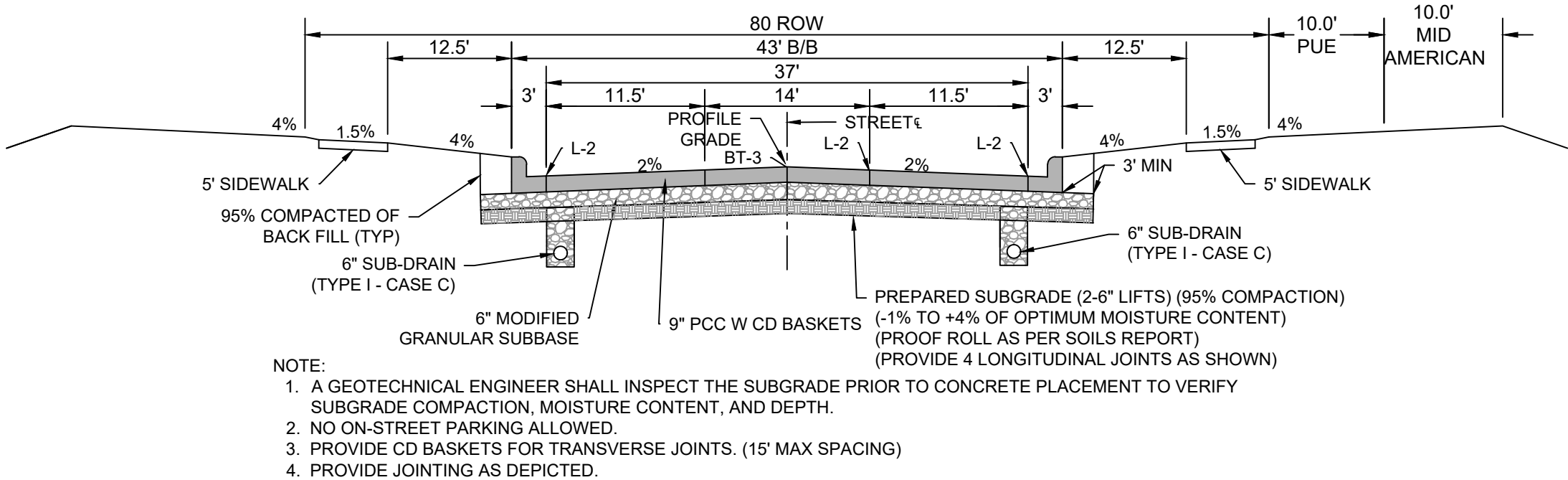
M-1: LIMITED INDUSTRIAL DISTRICT

BULK REGULATIONS

FRONT YARD SETBACK = 50'
SIDE YARD SETBACK = 20' (UNLESS ADJACENT TO RESIDENTIAL ZONING DISTRICT
OR EXISTING RESIDENTIAL PROPERTY THEN 30')
REAR YARD SETBACK = 50'
MAX BUILDING HEIGHT = 80' (AN ADDITIONAL 10' OF HEIGHT IS PERMITTED FOR EVERY 10'
OF ADDITIONAL BUILDING SET PROVIDED TO A MAXIMUM HEIGHT OF 120')
OPEN SPACE = 15%

FLOODPLAIN

THE FLOOD ZONE DESIGNATION FOR THE SUBJECT PROPERTY IS ZONE X, BEING AREA OF
MINIMAL FLOOD HAZARD, AS PER THE FLOOD INSURANCE RATE MAP FOR THE CITY OF
BONDURANT, IOWA, PANEL NUMBER 19153C0230F & 19153C0240F, EFFECTIVE DATE FEBRUARY 01,
2019.



NOTE:
1. A GEOTECHNICAL ENGINEER SHALL INSPECT THE SUBGRADE PRIOR TO CONCRETE PLACEMENT TO VERIFY
SUBGRADE COMPACTION, MOISTURE CONTENT, AND DEPTH.
2. NO ON-STREET PARKING ALLOWED.
3. PROVIDE CD BASKETS FOR TRANSVERSE JOINTS. (15' MAX SPACING)
4. PROVIDE JOINTING AS DEPICTED.

43' B/B WIDENED STREET CROSS SECTION

SHILOH ROSE PARKWAY

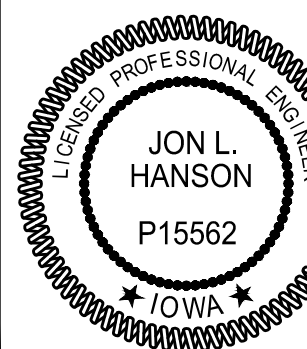
SHEET INDEX

C100 PRELIMINARY PLAT - TITLE SHEET
C200 PRELIMINARY PLAT - LOT AND PUBLIC IMPROVEMENTS
C300 PRELIMINARY PLAT - DIMENSION PLAN
C400 PRELIMINARY PLAT - GRADING PLAN
C500 PRELIMINARY PLAT - UTILITY PLAN



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.

Erin D. Griffin, PLS
License Number 19710
My License Renewal Date is December 31, 2027
Pages or sheets covered by this 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.

Jon L. Hanson, P.E.
License Number P15562
My License Renewal Date is December 31, 2026
Pages or sheets covered by this seal:

PROJECT PORCH

PRELIMINARY PLAT - TITLE SHEET

BONDURANT, IOWA

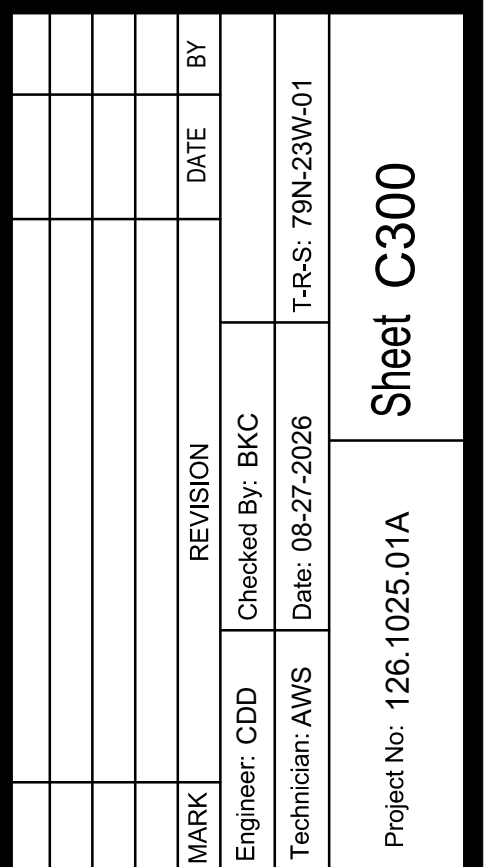
2727 SW SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES, INC. I

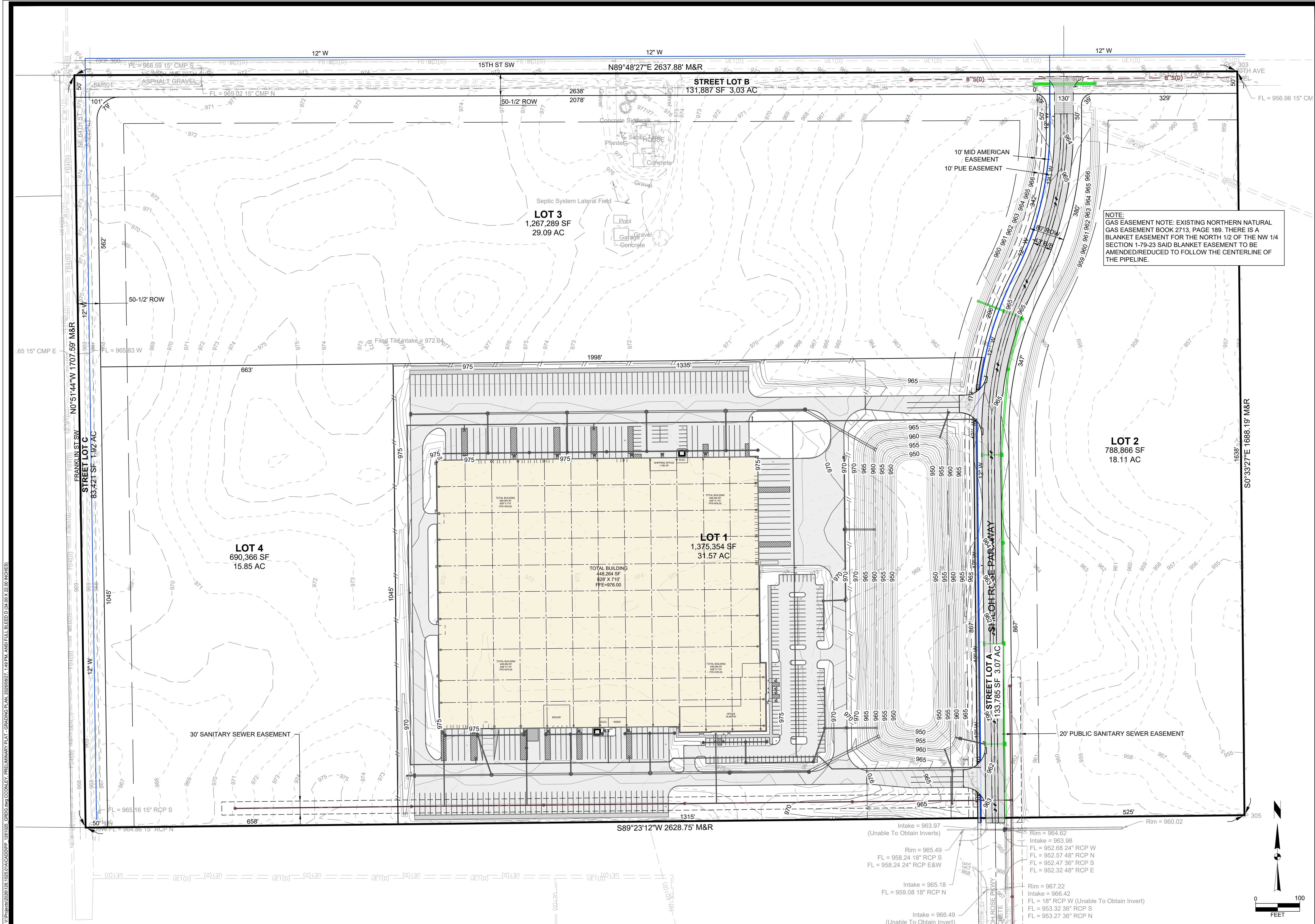


Project No: 126.1025.01A

Sheet C100



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PROJECT PORCH

PRELIMINARY PLAT - GRADING PLAN

**SNYDER & ASSOCIATES**

Project No: 126.1025.01A

Sheet C400

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

BONDURANT, IOWA

SNYDER & ASSOCIATES, INC. I

Project No: 126.1025.01A

Sheet C400

MARK	REVISION	DATE	BY
Engineer: CDD	Checked By: BKC		
Technician: AWS	Date: 08-27-2026		

T-R-S: 79N-23W-01

Sheet C400

Page 64 of 126



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

Item No. 6.j.
For Meeting of 9/10/2026
Resolution

TITLE: Resolution PZ-260910-35 - Consideration of the Project Porch Site Plan.

CONTACT PERSON:

Isaac Pezley, City Planner

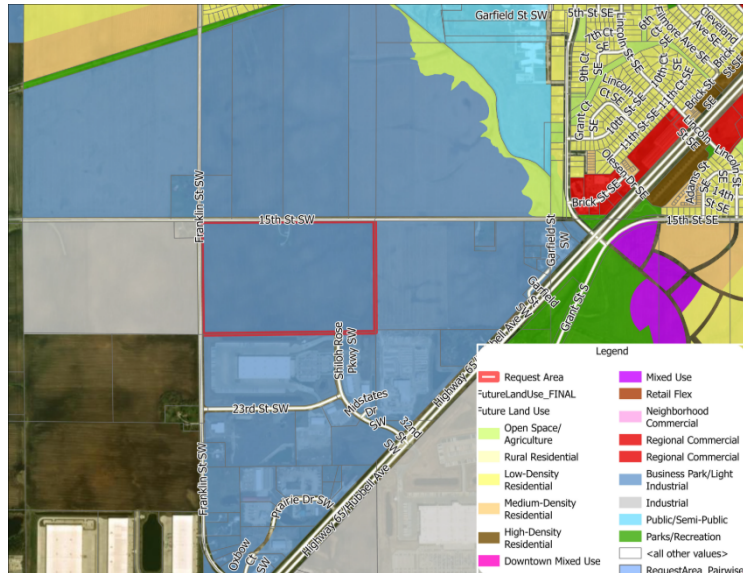
BRIEF HISTORY & ANALYSIS: The City is in receipt of a site plan for review by the Planning & Zoning Commission and City Council for the proposed Project Porch Site Plan. The property in question is Lot 1 of the Project Porch Preliminary Plat area. The site plan applicant is Opus Development Company LLC. The site plan was prepared by Snyder & Associates Inc. The applicant is proposing a 628'x710' (448,264 S.F.) industrial building. This property is zoned as being within the City's Limited Industrial (M-1) District. The proposed use is considered a permitted use within the M-1 District under the Chapter 178 Table of Permitted Uses as "Manufacturing – Limited (no food related processing and manufacturing, all activities wholly contained within a building)." The property in question is outlined below in blue.



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

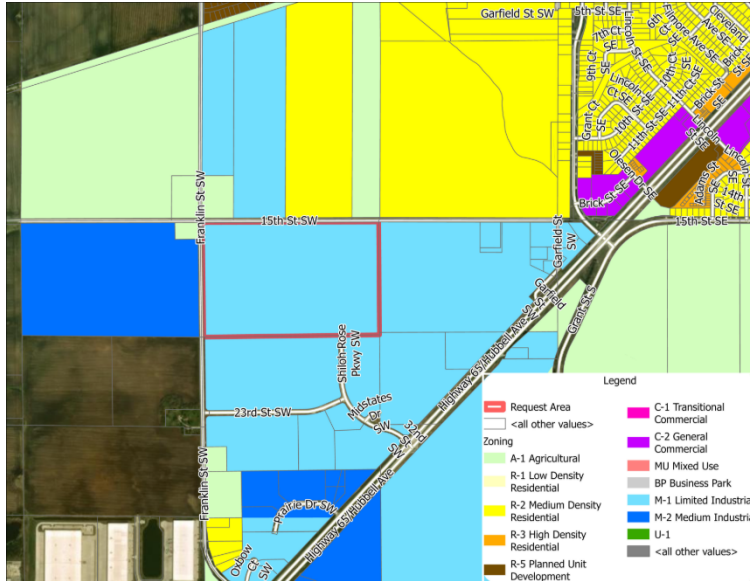
Code; and Comments from City Officials.

Consistency with the City's Comprehensive Plan: The 2022 Comprehensive Plan guides for Business Park/Industrial development in this area. The use of the property is consistent with the Future Land Use designation. The property in question is outlined in red below.



Consistency with the City's Zoning Code:

The property in questions is currently zoned as M-1 Limited Industrial. Properties to the east and south are currently zoned as M-1 and one property to the west is currently zoned as M-2 Medium Industrial. The current use of the property is row crop agricultural. The subject property is outlined in red below.



General Use & Bulk Standards

- The site plan states setback requirements on page 4.
- There is no proposed outdoor storage shown on the site plan.
- The site plan shows two access points from Shiloh Rose Parkway SW.

Parking/Drive Areas

- Access to the site is available from Shiloh Rose Parkway SW.
- The site plan shows a parking area with 199 parking spaces, including 6 accessible spaces.
- The site plan shows truck loading spaces on the northern, eastern and southern sides of the proposed building.

Stormwater, Utilities & Natural Features

- A stormwater management report was submitted for the site and is being reviewed by our engineering department.
- The site is not located within FEMA's 100-year floodplain.
- This site is not located within the City's Stream Buffer Ordinance area.
- Water and sanitary sewer lines are being extended to the site from Shiloh Rose Parkway SW. A 30-foot public sanitary sewer easement is located adjacent to the southern property line.

ARCHITECTURAL STANDARDS

- Architectural elevations have been submitted to staff.
- The submitted elevations show the building will be primarily pre-cast concrete that is painted one of three different colors. Additional elevations include insulated vision glass, and pre-finished metal coping.

Other Site Plan Features

- A landscaping plan has been submitted and meets the requirements of Chapter 181.

Comments from City Officials:

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

- Public Works - reviewed and no comments have been received at this time.
- Engineering – still being reviewed by engineering staff.
- Fire Department - reviewed and no comments have been received at this time.

FUNDING SOURCE:

STAFF RECOMMENDATION: Staff's recommendation is to approve the Site Plan.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. PZ-260910-35
2. Site Plan
3. Architectural Design Elevations
4. Renderings

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-260910-35

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE SITE PLAN FOR
PROJECT PORCH.

WHEREAS, Snyder & Associates Inc., on behalf of the applicant, Opus Development Company, LLC has submitted the site plan for Project Porch located on Lot 1 of the Project Porch Preliminary Plat described as follows;

LOT 1, PROJECT PORCH PLAT 1, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF BONDURANT, POLK COUNTY, IOWA.

WHEREAS, the zoning for the property is Limited Industrial (M-1) and the following use is a permitted use of the M-1 District: "Manufacturing – Limited (no food related processing and manufacturing, all activities wholly contained within a building);

NOW, THEREFORE, BE IT RESOLVED, that the Planning & Zoning Commission recommends approval of the submitted site plan for Project Porch Lot 1 subject to the following City Code/Policy clarification recommendation items;

1. Site Plan shall be updated to reflect any comments received from staff.
2. Approval is subject to the City Council's subsequent approval of a Development Agreement defining the Developer's responsibilities associated with the development, including, but not limited to, public improvements and infrastructure obligations, timing and phasing of improvements, timing of Final Plat approval, connection fees, cost-sharing responsibilities, and other applicable development requirements.

Moved by _____, Seconded by _____ to adopt.

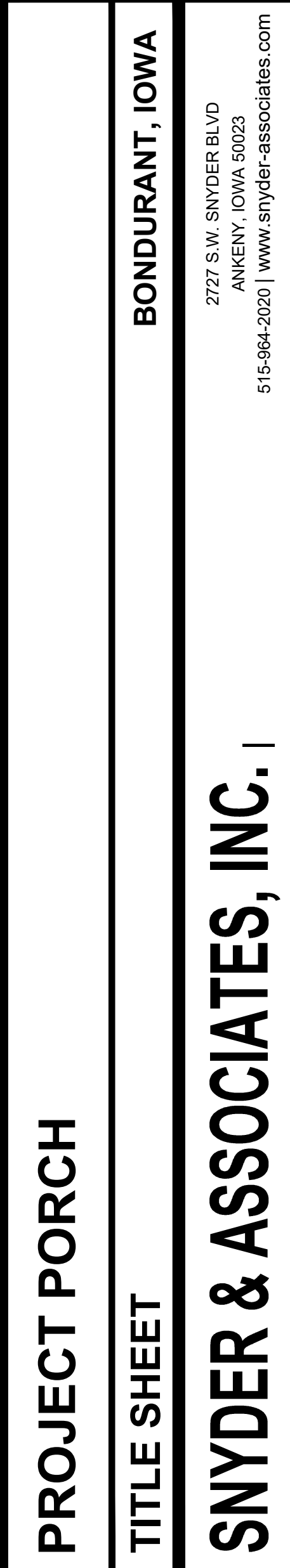
ATTEST: I, Isaac Pezley, City Planner, City of Bondurant, hereby certify that at a meeting of the Planning and Zoning Commission held on September 10, 2026; among other proceedings the above was recommended.

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				
Vore				
Clayton				
Jennings				
Johnsen				
Pitt				
Torres				

Karen Keeran, Commission Chair

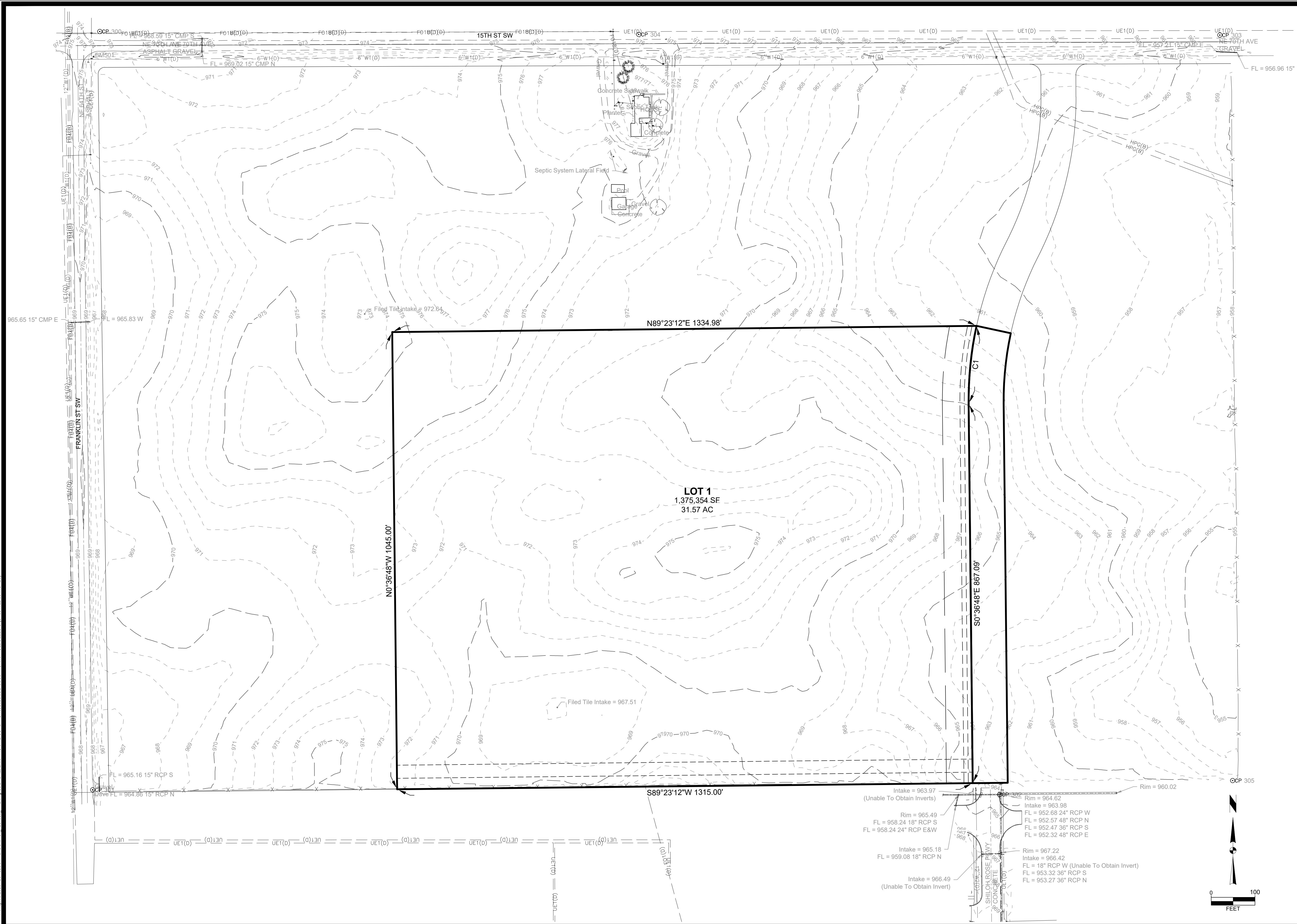
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APPLICANT
OPUS DESIGN-BUILD, LLC
6701 WESTOWN PARKWAY
SUITE 140
WEST DES MOINES, IA 50266
MICHAEL ANTHONY
(515) 446-4935

C100	TITLE SHEET
C101	PROJECT INFORMATION
C102	EXISTING SITE CONDITIONS
C200	OVERALL DIMENSION PLAN
C201	DIMENSION PLAN NW
C202	DIMENSION PLAN NE
C203	DIMENSION PLAN SW
C204	DIMENSION PLAN SE
C300	OVERALL GRADING AND EROSION CONTROL PLAN
C301	GRADING PLAN NW
C302	GRADING PLAN NE
C303	GRADING PLAN SW
C304	GRADING PLAN SE
C400	OVERALL UTILITY PLAN
C401	UTILITY PLAN NW
C402	UTILITY PLAN NE
C403	UTILITY PLAN SW
C404	UTILITY PLAN SE
C500	OVERALL PLANTING PLAN
C501	PLANTING PLAN NW
C502	PLANTING PLAN NE
C503	PLANTING PLAN SW
C504	PLANTING PLAN SE

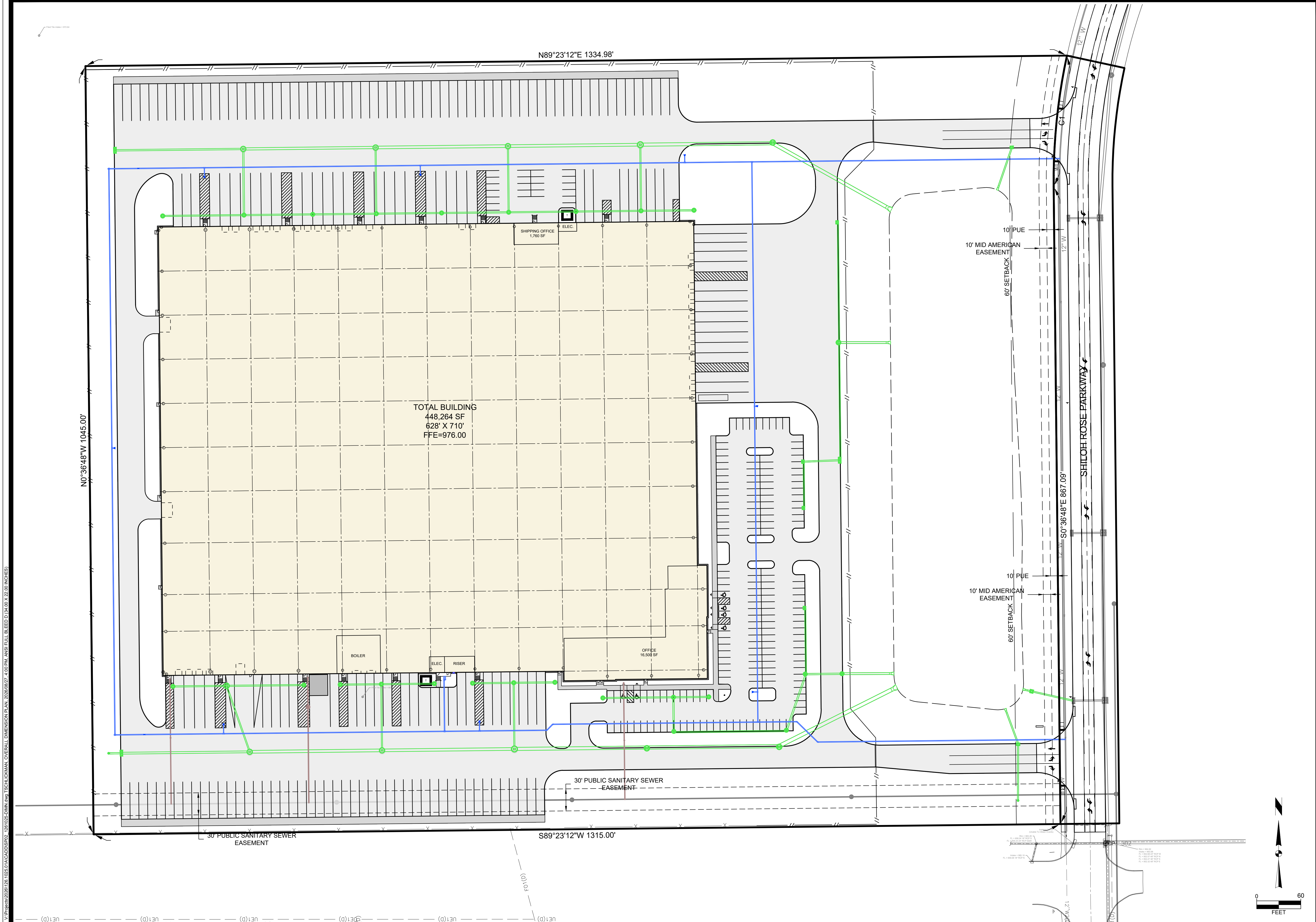
	I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.
	Jon L. Hanson, P.E. Date
	License Number P15562
	My License Renewal Date is December 31, 2026
	Pages or sheets covered by this seal: _____ _____ _____ _____

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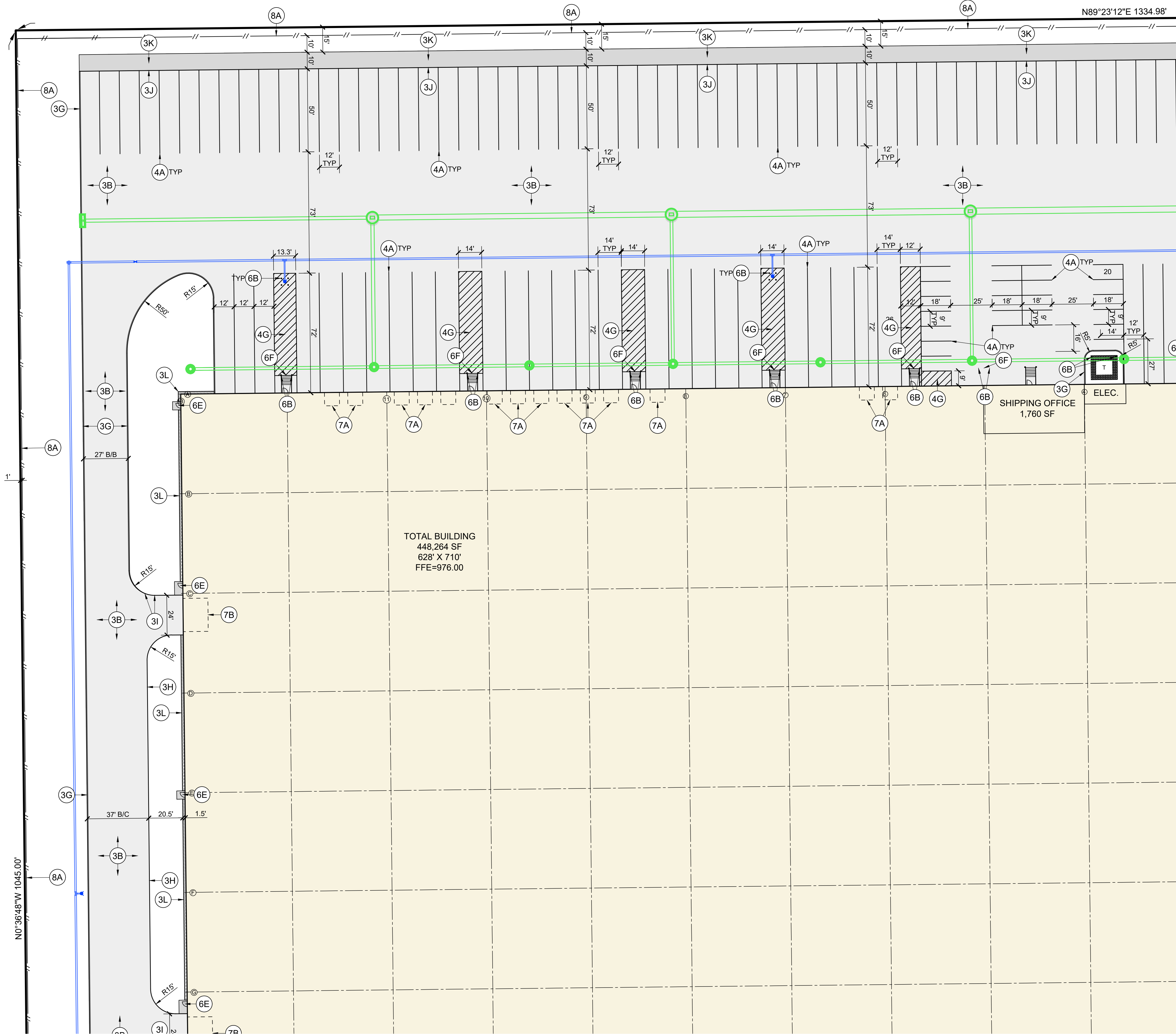
PROJECT PORCH		BONDURANT, IOWA		Sheet C102	
EXISTING SITE CONDITIONS		BONDURANT, IOWA		Sheet C102	
SNYDER & ASSOCIATES, INC. I		SNYDER & ASSOCIATES		Sheet C102	
Project No: 126.1025.01A		Project No: 126.1025.01A		Project No: 126.1025.01A	
Sheet C102		Sheet C102		Sheet C102	
2727 S.W. SNYDER BLVD ANKENY, IOWA 50023 515-964-2020 www.snyder-associates.com		2727 S.W. SNYDER BLVD ANKENY, IOWA 50023 515-964-2020 www.snyder-associates.com		2727 S.W. SNYDER BLVD ANKENY, IOWA 50023 515-964-2020 www.snyder-associates.com	

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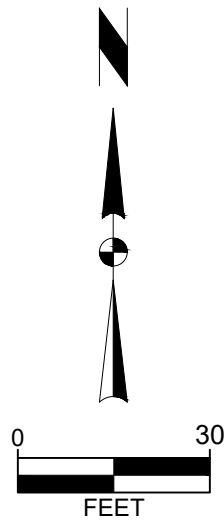
PROJECT PORCH	OVERALL DIMENSION PLAN	BONDURANT, IOWA	MARK	REVISION	DATE	BY
			Engineer: JLH	Checked By: BKC		
			Technician: AWS	Date: 08-27-2026	T-R-S: 79N-23W-01	
SNYDER & ASSOCIATES, INC. I			Project No: 126.1025.01A		Sheet C200	
			2727 S.W. SNYDER BLVD ANKENY, IOWA 50023 515-964-2020 www.snyder-associates.com			
Project No: 126.1025.01A			Sheet C200			

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DIMENSION PLAN CONSTRUCTION NOTES

- EXISTING FEATURES, PROTECT THE FOLLOWING:
 - PAVEMENT TO REMAIN.
 - EXISTING UTILITIES, COORDINATE ANY RELOCATIONS OR ADJUSTMENTS WITH UTILITY SERVICE PROVIDER AS NECESSARY.
 - PROTECT EXISTING FENCE.
- DEMOLITION, REMOVE THE FOLLOWING:
 - REMOVE EXISTING FIELD TILE.
- PAVEMENTS, PROVIDE THE FOLLOWING:
 - PCC DRIVES AND PARKING, 6" DEPTH PAVEMENT ON 12" PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 - PCC DRIVES, DOCKS AND TRAILER PARKING, 8" DEPTH PAVEMENT ON 12" PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 - PCC SIDEWALKS, 4" DEPTH PAVEMENT.
 - CONNECT TO EXISTING PAVEMENT, MATCH EXISTING ELEVATIONS. SEE SHILOH ROSE PUBLIC IMPROVEMENT PLANS.
 - INTEGRAL SIDEWALK AND CURB. SEE DETAIL.
 - PEDESTRIAN RAMP WITH A MAXIMUM SLOPE OF 8.33%. PROVIDE DETECTABLE WARNINGS WHERE SHOWN.
 - 6" STANDARD CURB. SEE DETAIL.
 - NO CURB.
 - TRANSITION TO FULL CURB IN 5 FEET.
 - 8" HEIGHT CURB ALONG REAR OR TRAILER PARKING STALLS. SEE DETAIL.
 - PCC SERVICE WALK, 5" DEPTH PAVEMENT.
 - 18" WIDE, 4" PCC MAINTENANCE STRIP AROUND BUILDING PERIMETER AT ALL TURF AREAS.
 - PAVEMENT WEDGE TO TRANSITION FROM OVERHEAD DOOR TO DOCK DOOR.
 - PRE-CAST PCC PARKING BARRIER.
- 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.
 - 4" WIDE PAINTED LANE LINE (YELLOW).
 - 4" WIDE PAINTED LANE LINE (WHITE).
 - DIRECTIONAL ARROW.
 - 45° STRIPING AT 3' ON CENTER SPACING WHERE SHOWN.
- SIGNS, PROVIDE THE FOLLOWING:
 - PROVIDE VAN ACCESSIBLE PARKING SIGNAGE AS PER ADAAG REQUIREMENTS.
 - MONUMENT SIGN. SEE ARCHITECTURAL PLANS FOR DETAIL. A SIGN PERMIT IS REQUIRED FOR CONSTRUCTION OF THE SIGN.
 - PROVIDE R1-1 STOP SIGN (30"X30") ON 4"X4" PRESSURE TREATED WOOD POST.
- SITE AMENITIES, PROVIDE THE FOLLOWING:
 - COMPACTOR.
 - BOLLARD. PAINTED AND FILLED WITH CONCRETE. PAINT COLOR TO BE DETERMINED BY OWNER.
 - FLAG POLE.
 - STARCH SILO WITH PCC PAD. SEE STRUCTURAL PLANS.
 - BUILDING STOOP. SEE ARCHITECTURAL PLANS FOR DETAILS.
 - EXTERIOR STAIRS.
- DOORS:
 - STANDARD DOCK DOOR.
 - OVERHEAD DOOR.
 - BOILER ROOM OVERHEAD DOORS FOR AIR FLOW.
- FENCING, PROVIDE THE FOLLOWING:
 - 8' TALL BLACK VINYL CHAIN LINK FENCE.
 - SINGLE LOCKABLE 30' WIDE SLIDE GATE.



PROJECT PORCH

DIMENSION PLAN NW



Project No: 126.1025.01A

Sheet C201

BONDURANT, IOWA

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SNYDER & ASSOCIATES, INC. I

Sheet C201

Project No: 126.1025.01A

MARK

Engineer: JH

Checked By: BKC

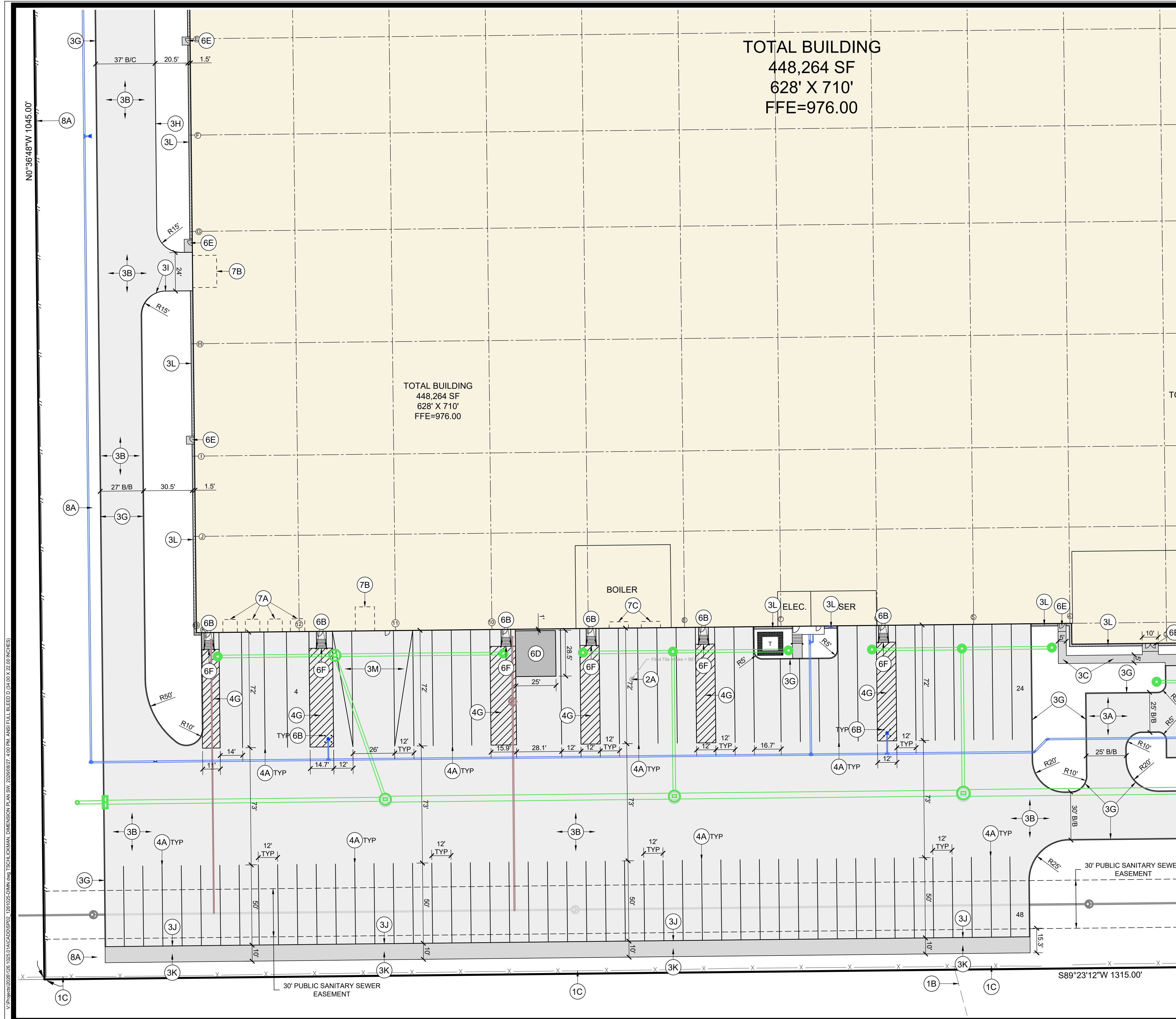
REVISION

Date: 08-27-2026

Technician: AWS

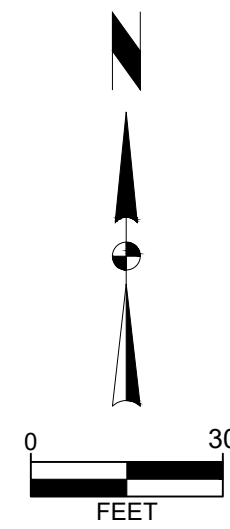
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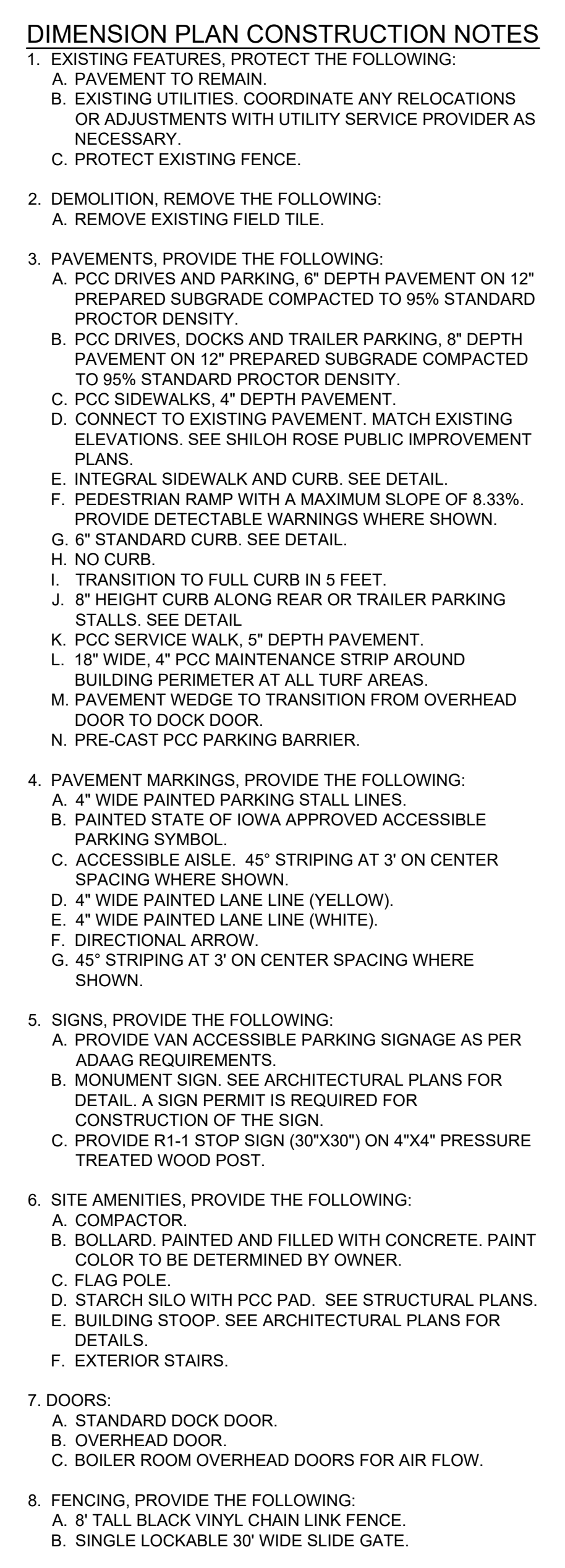
BY



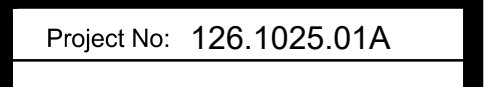
TOTAL BUILDING
448,264 SF
628' X 710'
FFE=976.00

DIMENSION PLAN CONSTRUCTION NOTES



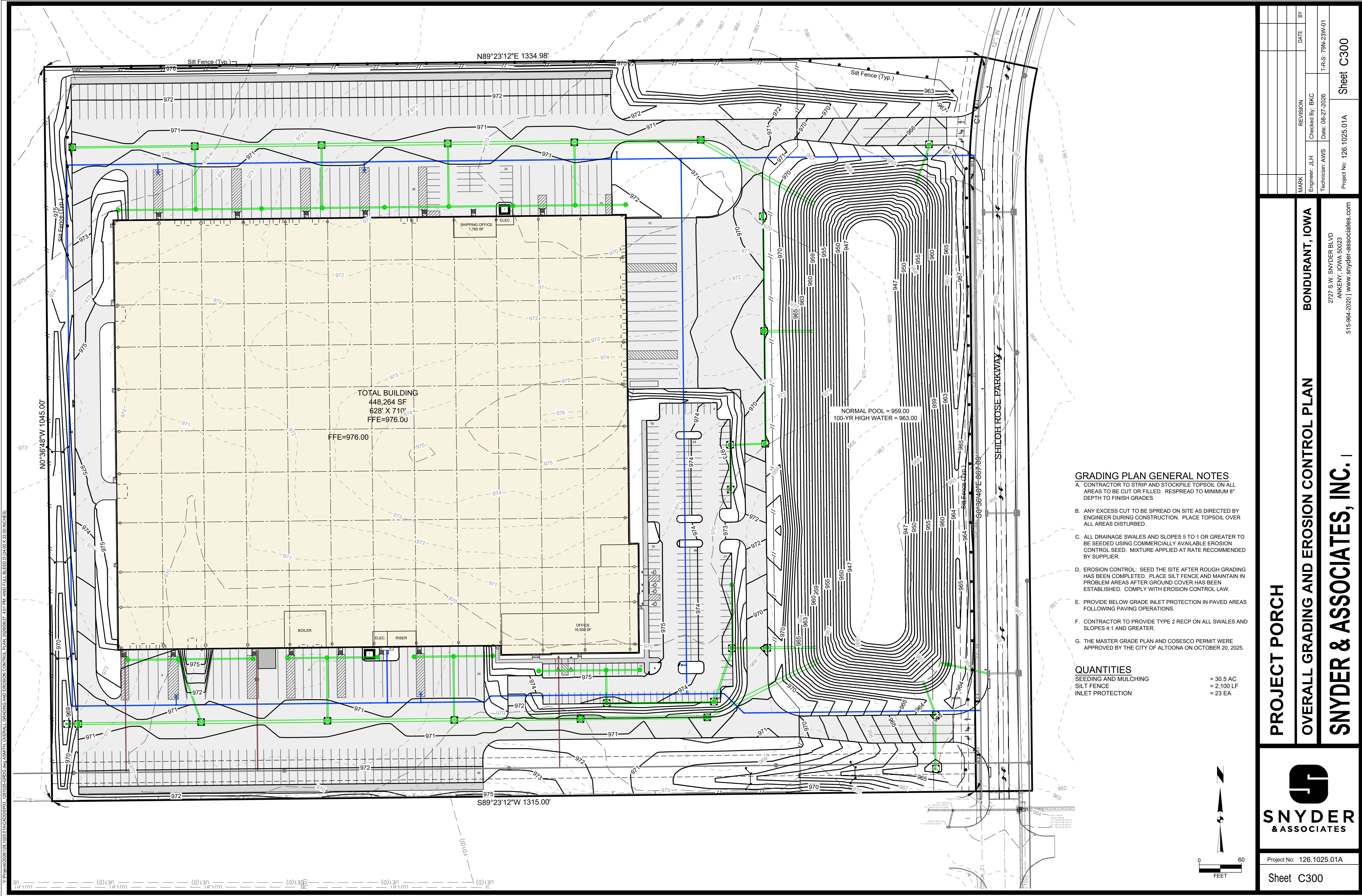


DIMENSION PLAN SE



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MARK	REVISION	DATE	BY
Engineer: JLH	Checked By: BKC		
Technician: AWS	Date: 08-27-2026		
Project No: 126.1025.01A			Sheet C300

PROJECT PORCH

OVERALL GRADING AND EROSION CONTROL PLAN

SNYDER & ASSOCIATES, INC. I

BONDURANT, IOWA

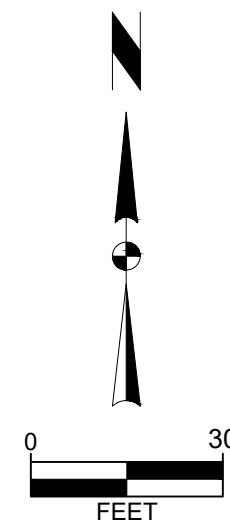
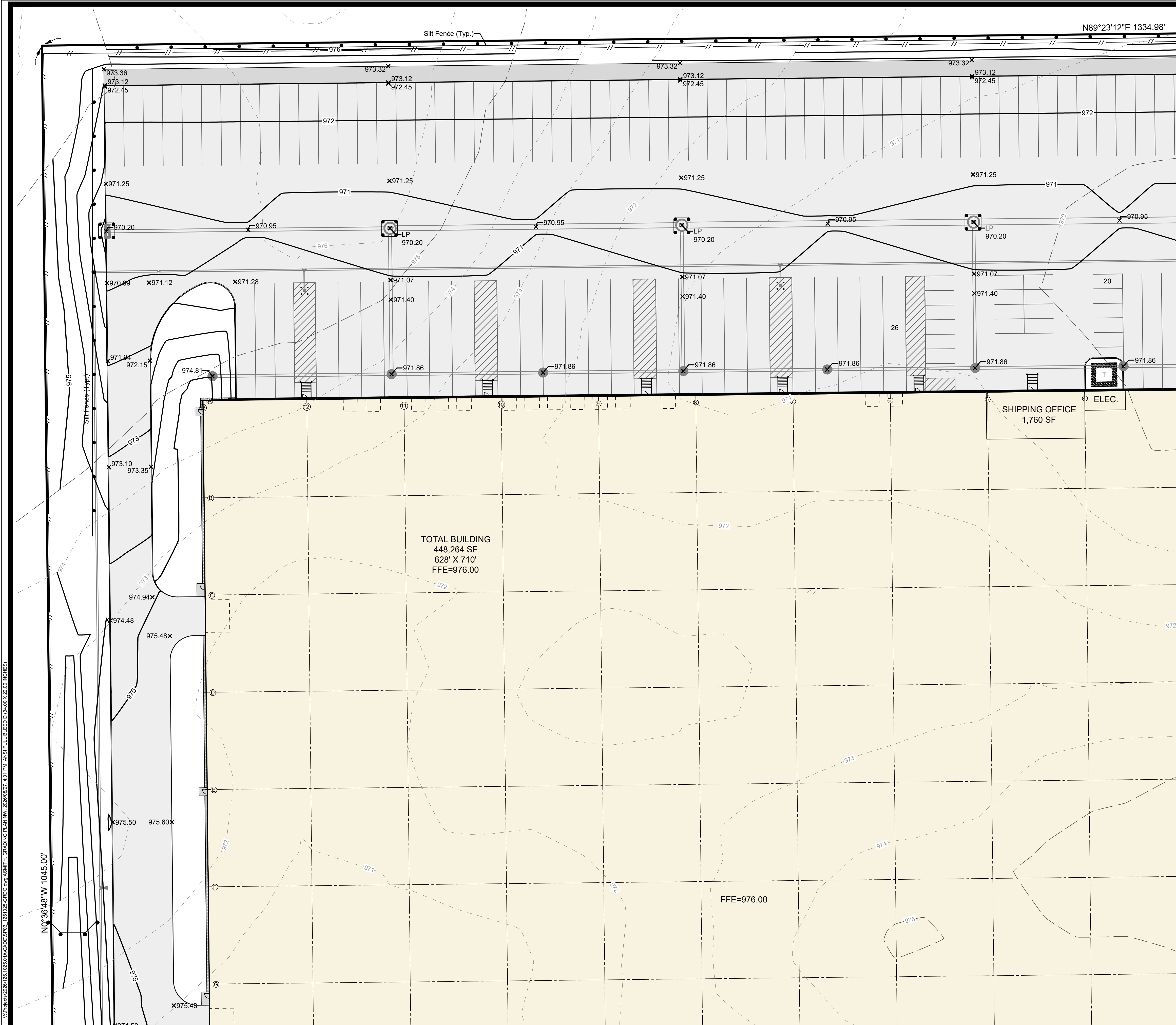
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

**SNYDER & ASSOCIATES**

Project No: 126.1025.01A

Sheet C300

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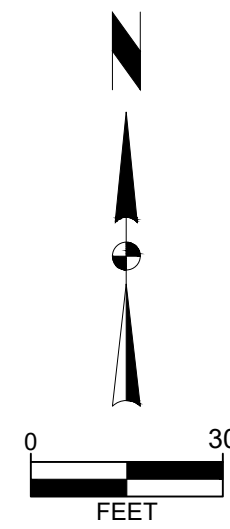


PROJECT PORCH		BONDURANT, IOWA		BY	
		GRADING PLAN NW		DATE	
 SNYDER & ASSOCIATES		Project No: 126.1025.01A		Sheet C301	
		Sheet C301		Sheet C301	

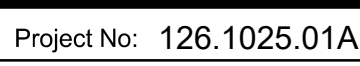
SNYDER & ASSOCIATES, INC. I

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ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

REVISION		MARK	BY
Engineer: JLH	Checked By: BKC	Engineer: JLH	DATE
Technician: AWS	Date: 08-27-2026	Technician: AWS	T-R-S: 79N-23W-01

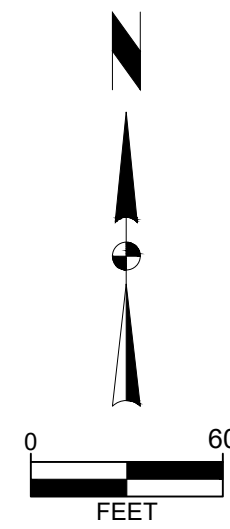


GRADING PLAN NE

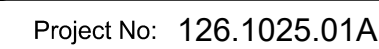


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ANKENY, IOWA 50023
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Sheet C302

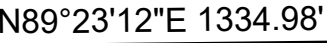


OVERALL UTILITY PLAN



SNYDER & ASSOCIATES, INC.

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ANKENY, IOWA 50023
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1. EXISTING FEATURES, PROTECT THE FOLLOWING:
A. PROTECT EXISTING UTILITIES.
2. WATER SERVICES, PROVIDE THE FOLLOWING:
A. 8" C900, PVC PRIVATE WATER SERVICE LINE W/ TRACER WIRE.
B. 10" C900, PVC PRIVATE WATER SERVICE LINE W/ TRACER WIRE.
C. HYDRANT ASSEMBLY.
D. FIRE DEPARTMENT CONNECTION.
E. 4" DOMESTIC SERVICE. CONFIRM FINAL DOMESTIC SERVICE SIZE AND LOCATION WITH MECHANICAL ENGINEER.
F. 4" VALVE ENCASED IN 2' X 2' CONCRETE PAD.
G. 8" VALVE.
H. 10" VALVE.
I. CONNECT TO EXISTING STUB FROM PUBLIC 12" WATER MAIN.
J. 45° BEND. MATCH SIZE OF WATER SERVICE LINE.
K. 10" X 8" TEE.
L. 10" X 10" TEE.
M. 10" X 10" TEE, PLUG WEST.

-

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SNYDER & ASSOCIATES, INC.

PROJECT PORCH

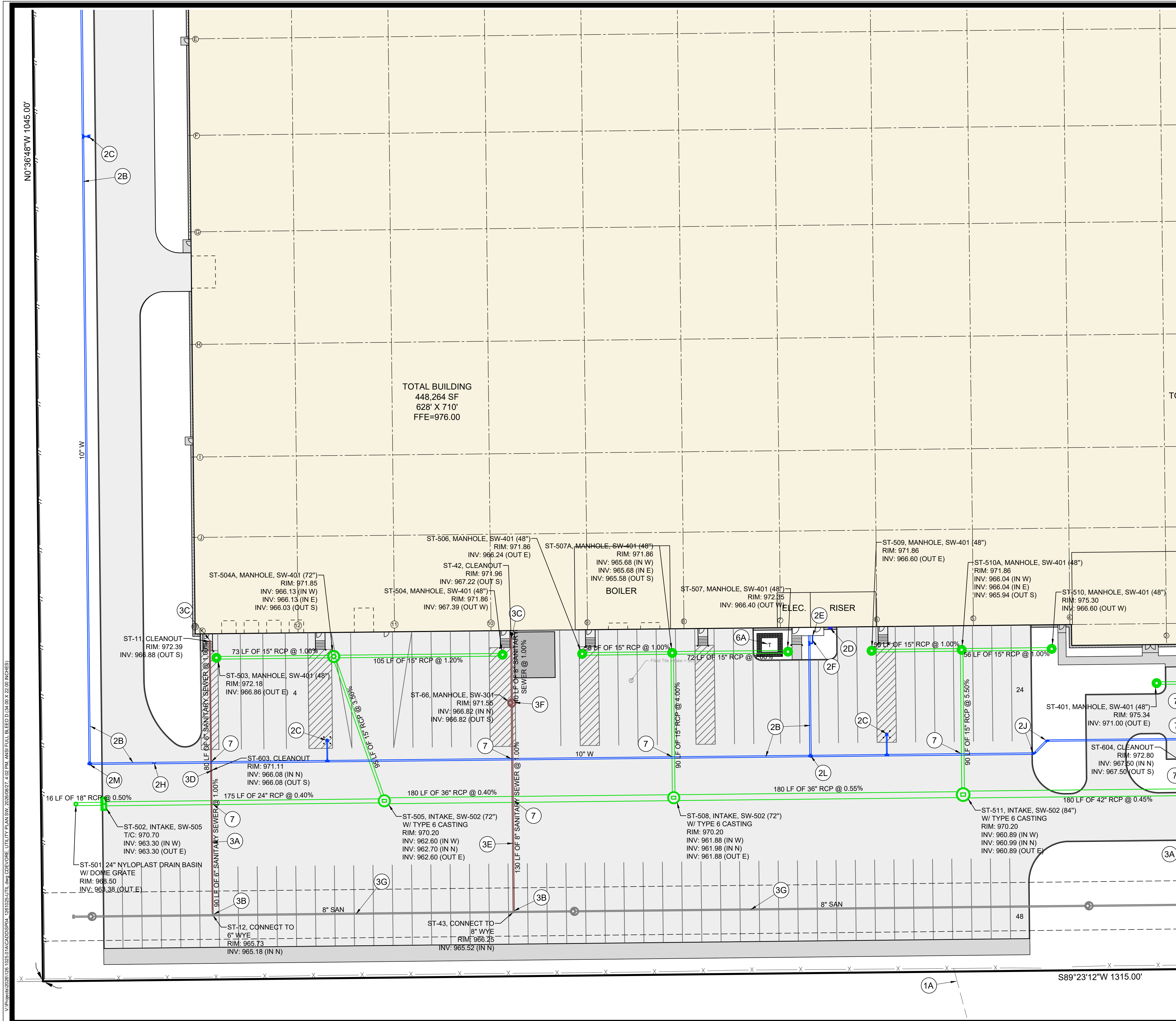
UTILITY PLAN NW



Project No: 126.1025.01A

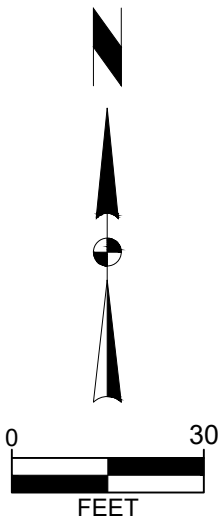
Sheet C401

Sheet C402



UTILITY PLAN CONSTRUCTION NOTES

- A. PROTECT EXISTING UTILITIES.
2. WATER SERVICES, PROVIDE THE FOLLOWING:
 - A. 8" C900, PVC PRIVATE WATER SERVICE LINE W/ TRACER WIRE.
 - B. 10" C900, PVC PRIVATE WATER SERVICE LINE W/ TRACER WIRE.
 - C. HYDRANT ASSEMBLY.
 - D. FIRE DEPARTMENT CONNECTION.
 - E. 4" DOMESTIC SERVICE. CONFIRM FINAL DOMESTIC SERVICE SIZE AND LOCATION WITH MECHANICAL ENGINEER.
 - F. 4" VALVE ENCASED IN 2' X 2' CONCRETE PAD.
 - G. 8" VALVE.
 - H. 10" VALVE.
 - I. CONNECT TO EXISTING STUB FROM PUBLIC 12" WATER MAIN.
 - J. 45° BEND, MATCH SIZE OF WATER SERVICE LINE.
 - K. 10" X 8" TEE.
 - L. 10" X 10" TEE.
 - M. 10" X 10" TEE, PLUG WEST.
3. SANITARY SEWER SERVICES; PROVIDE THE FOLLOWING:
 - A. 6" SANITARY SEWER SERVICE LINE AT 1% MINIMUM. VERIFY LOCATION AND ELEVATION WITH ARCHITECTURAL/MECHANICAL PLANS.
 - B. CONNECT TO EXISTING SANITARY SEWER SERVICE STUB. VERIFY LOCATION AND ELEVATION.
 - C. CONNECT TO BUILDING. VERIFY EXACT LOCATION AND ELEVATION WITH ARCHITECTURAL/MECHANICAL PLANS.
 - D. SANITARY CLEANOUT (SUDAS SW-203).
 - E. 8" SANITARY SEWER PRIVATE MAIN.
 - F. SANITARY SEWER TEST MANHOLE.
 - G. SEE PUBLIC CONSTRUCTION DOCUMENTS FOR DESIGN INFORMATION.
4. SITE LIGHTING, PROVIDE THE FOLLOWING:
 - A. CONTRACTOR TO COORDINATE WITH THE UTILITY OWNER AND PROPERTY OWNER ALL ASPECTS OF ELECTRICAL SERVICE.
 - B. SITE LIGHTING SHOWN IS FOR ILLUSTRATION PURPOSES ONLY. CONTRACTOR TO COORDINATE WITH THE OWNER ALL ASPECTS SITE LIGHTING PRIOR TO CONSTRUCTION.
 - C. ALL SITE LIGHTING SHALL USE CUT-OFF FIXTURES AS NECESSARY TO DIRECT LIGHT DOWNWARD AND AWAY FROM ADJOINING PROPERTIES.
 - D. LIGHT POLE BASE. SEE ELECTRICAL / STRUCTURAL PLANS FOR DETAIL INFORMATION. CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL CONDUIT FOR LIGHT POLES PRIOR TO INSTALLATION OF PAVEMENTS.
 - E. EXTERIOR WALL FIXTURE. SEE ELECTRICAL / MECHANICAL PLANS FOR DETAIL INFORMATION.
 - F. TOTAL HEIGHT OF LIGHT POLE AND BASE IS 30 FEET.
5. DOWNSPOUT COLLECTION LINES:
 - A. COORDINATE LOCATION, SIZE, AND NUMBER OF INTERNAL DOWNSPOUT COLLECTION LINES WITH ARCHITECTURAL PLANS. CONNECT COLLECTION LINES TO STORM SEWER AT 1.0% MINIMUM.
6. SITE AMENITIES, PROVIDE THE FOLLOWING:
 - A. TRANSFORMER PAD. COORDINATE WITH MID AMERICAN ENERGY.
 - B. GAS METER. SEE ARCHITECTURAL PLANS.
 - C. ELECTRIC METER. SEE ARCHITECTURAL PLANS.
7. CRITICAL CROSSING: CONTRACTOR TO MAINTAIN 18" MINIMUM SEPARATION BETWEEN UTILITIES. VERIFY SEPARATION PRIOR TO CONSTRUCTION.
8. AT CRITICAL CROSSINGS, WHERE THE WATER MAIN IS LOCATED BELOW THE STORM, PROVIDE GASKETED STORM SEWER JOINTS FOR RCP LOCATED WITHIN 10 FEET OF THE CROSSING.
9. PROVIDE PIPE SUPPORT AT UTILITY CROSSING PER SUDAS FIGURE 3010.901.



MARK	REVISION	DATE	BY
Engineer: J LH	Checked By: BKC		
Technician: AWS		Date: 08-27-2026	T-R-S: 79N-23W-01
Project No: 126, 1025, 01A			Sheet C403

BONDURANT, IOWA

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PROJECT PORCH

UTILITY PLAN SW

SNYDER & ASSOCIATES, INC.



SNYDER
& ASSOCIATES

Project No: 126.1025.01A

Sheet C403

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NOTE: OPEN SPACE
AREA WEST OF
BUILDING LEFT FREE OF
PLANTINGS TO
ACCOMMODATE
FUTURE EXPANSIONS.

N0°36'48"W 1045.00'

N89°23'12"E 1334.98'

TOTAL BUILDING
448,264 SF
628' X 710'
FFE=976.00

TOTAL BUILDING
448,264 SF
628' X 710'
FFE=976.00

TOTAL BUILDING
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628' X 710'
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TOTAL BUILDING
448,264 SF
628' X 710'
FFE=976.00

TOTAL BUILDING
448,264 SF
628' X 710'
FFE=976.00

S89°23'12"W 1315.00'

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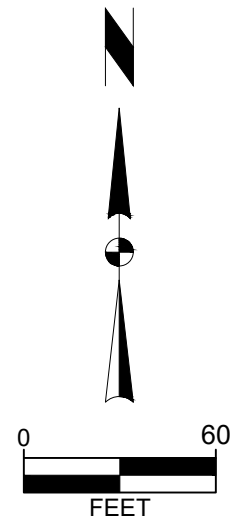
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Project No: 126.1025.01A

Sheet C500

PROJECT PORCH

OVERALL PLANTING PLAN

BONDURANT, IOWA

SNYDER & ASSOCIATES, INC. I

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

Project No: 126.1025.01A

Sheet C500

MARK	REVISION	DATE	BY
Engineer: JLH	Checked By: BKC		
Technician: AWS	Date: 08-27-2026		
T-R-S: 79N-23W-01			



NOTE: QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR TO VERIFY PLANT MATERIAL PRIOR TO BIDDING. IN THE CASE OF A DISCREPANCY, THE PLAN QUANTITY SHALL GOVERN.

SEE SHEET C202 FOR PLANTING PLAN CONSTRUCTION NOTES AND REQUIREMENTS.



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

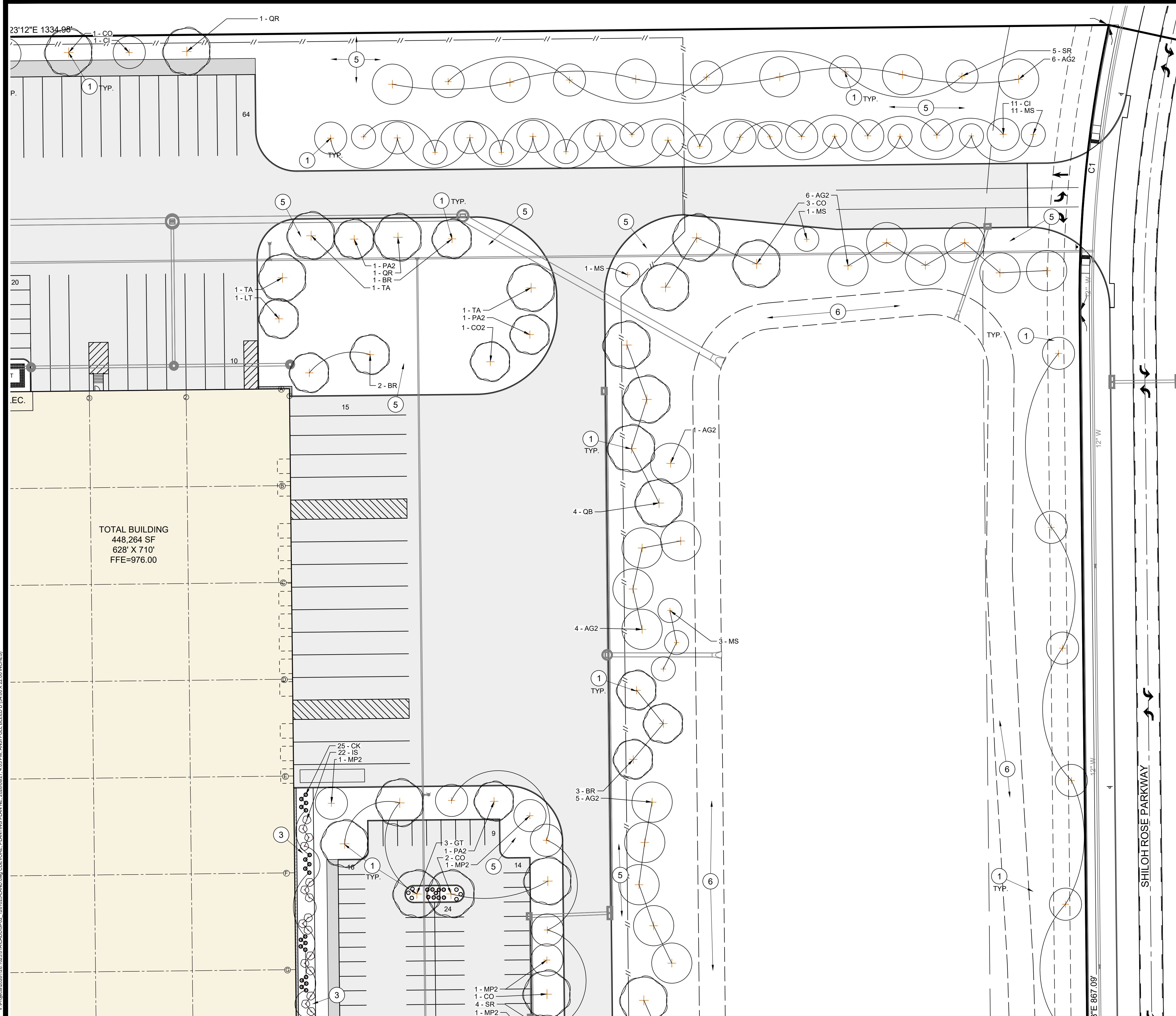
PROJECT PORCH
PLANTING PLAN NW

SNYDER & ASSOCIATES, INC.

BONDURANT, IOWA

Sheet C501

Project No: 126.1025.01A



PLANTING PLAN GENERAL NOTES

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

PLANTING PLAN REQUIREMENTS

EXISTING SITE: 1,375,354 SF (31.57 ACRES)
PHASING FOR DEVELOPMENTS OVER 20 ACRES - LANDSCAPE
CALCULATIONS ARE BASED ON THE OVERALL DEVELOPMENT
SITE INCLUDING THE 20-ACRE CAP.
OPEN SPACE REQUIREMENTS CALCULATED ON THE 20 ACRES.

OPEN SPACE REQUIREMENTS:
 871,200 (20 ACRES) x 15% = 130,680 SF REQUIRED
 TOTAL HARDSCAPE = 893,000 SF
 TOTAL OPEN SPACE = 481,160 SF (35%
 PROVIDED)

OPEN SPACE LANDSCAPE REQUIREMENTS:

130,680 SF / 2,000 SF	= 65 PLANT UNITS
65 PU x 1 SHADE TREE (65 PROVIDED)	= 65 SHADE TREES REQUIRED
65 PU x 2 ORNAMENTAL TREES TREES REQUIRED (131 PROVIDED)	= 130.68 ORNAMENTAL
103 PU x 2 SHRUBS REQUIRED (130 PROVIDED)	= 130.68 SHRUBS

PARKING LOT LANDSCAPING REQUIREMENTS:
1 DECIDUOUS SHADE TREE PER ISLAND
17 PARKING LOT ISLANDS = 17 SHADE TREES
REQUIRED (17 PROVIDED)

PARKING LOT SCREENING REQUIREMENTS:
ONE SHADE TREE FOR EVERY 40 FEET OF FRONTAGE
 1,046 LF / 40 FEET = 26 TREES REQUIRED
 (26 PROVIDED)
5 ORNAMENTAL GRASSES/ SHRUBS FOR EVERY 20 FEET OF FRONTAGE
 1,046 LF / 20 FEET = 52 PLANT UNITS
 52 PU's x 5 = 261 ORNAMENTAL
GRASSES/SHRUBS REQUIRED (270 PROVIDED)

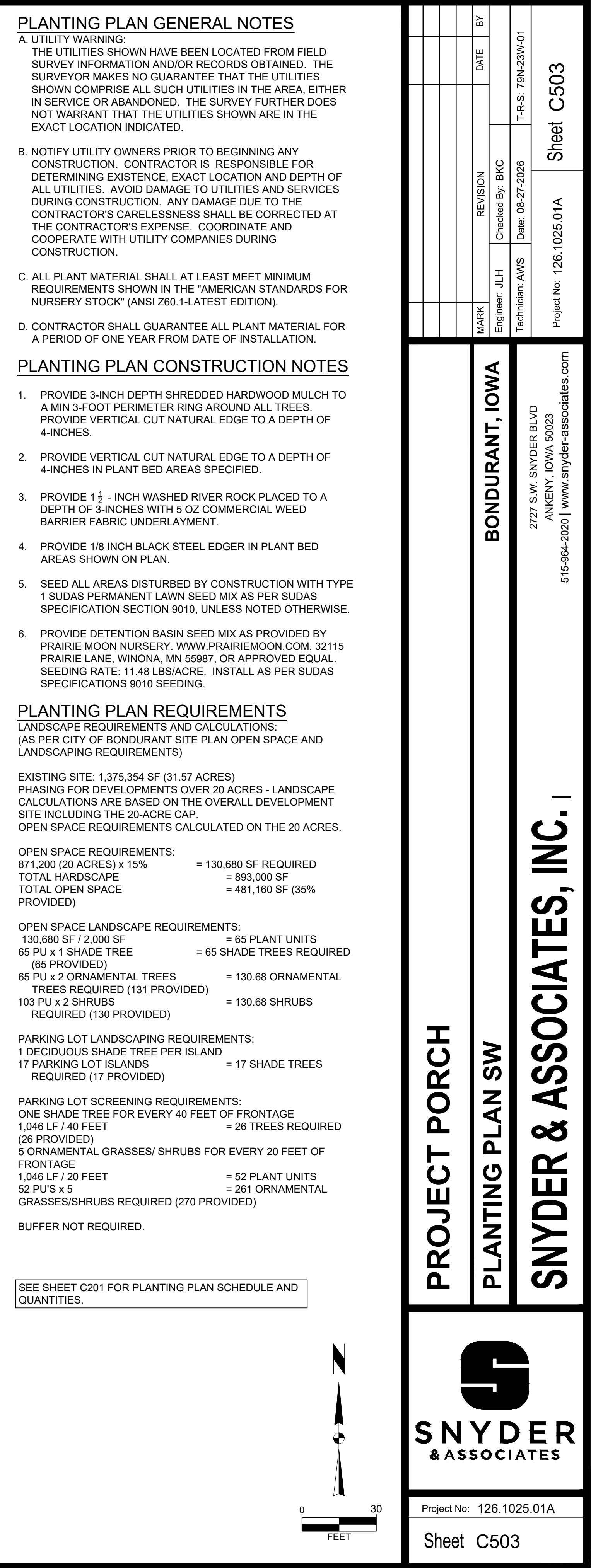
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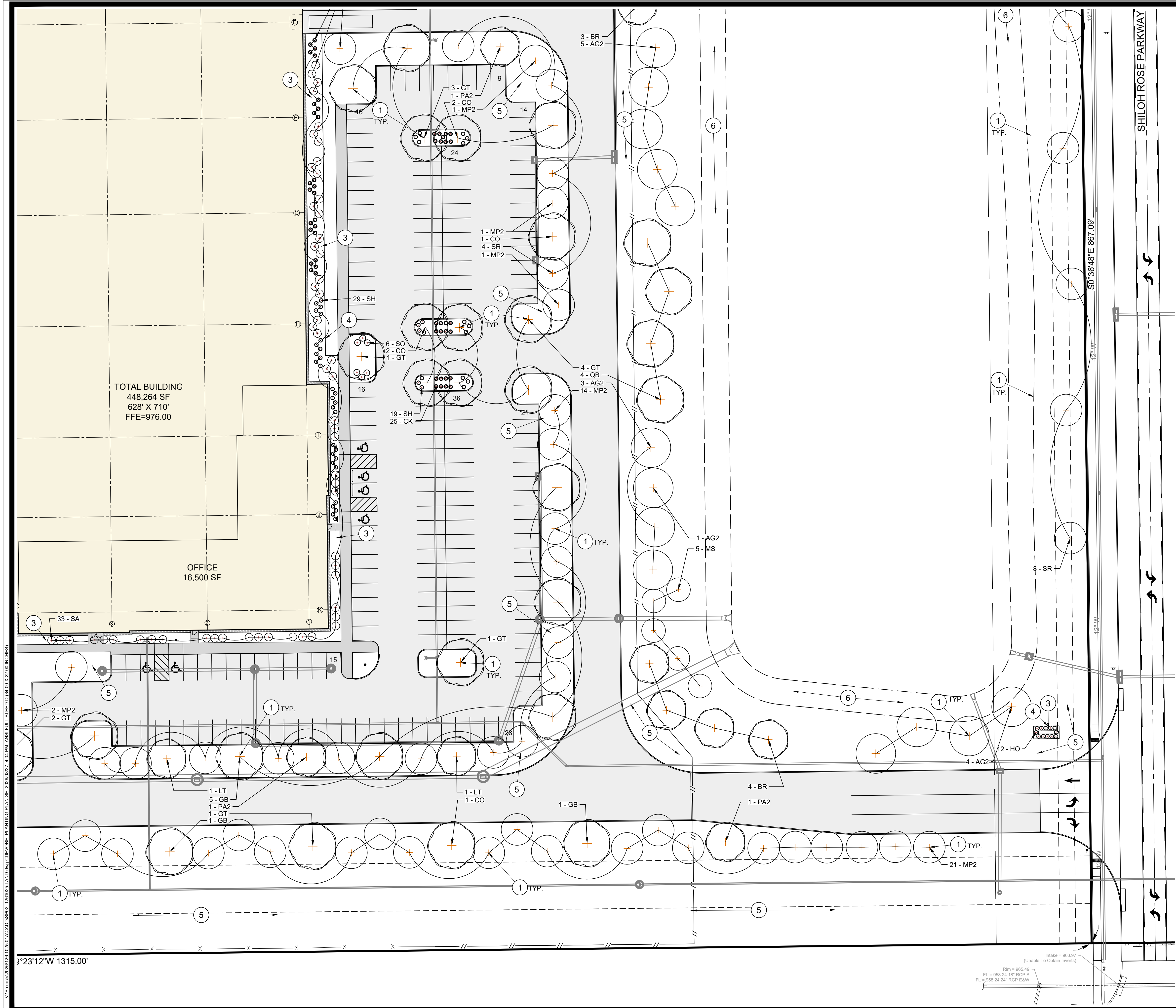
SEE SHEET C201 FOR PLANTING PLAN
SCHEDULE AND QUANTITIES.

[illegible]

PROJECT PORCH







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

1. PROVIDE 3-INCH DEPTH SHREDDED HARDWOOD MULCH TO A MIN 3-FOOT PERIMETER RING AROUND ALL TREES. PROVIDE VERTICAL CUT NATURAL EDGE TO A DEPTH OF 4-INCHES.
2. PROVIDE VERTICAL CUT NATURAL EDGE TO A DEPTH OF 4-INCHES IN PLANT BED AREAS SPECIFIED.
3. PROVIDE 1½ - INCH WASHED RIVER ROCK PLACED TO A DEPTH OF 3-INCHES WITH 5 OZ COMMERCIAL WEED BARRIER FABRIC UNDERLAYMENT.
4. PROVIDE 1/8 INCH BLACK STEEL EDGER IN PLANT BED AREAS SHOWN ON PLAN.
5. SEED ALL AREAS DISTURBED BY CONSTRUCTION WITH TYPE 1 SUDAS PERMANENT LAWN SEED MIX AS PER SUDAS SPECIFICATION SECTION 9010, UNLESS NOTED OTHERWISE.
6. 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)

EXISTING SITE: 1,375,354 SF (31.57 ACRES)
PHASING FOR DEVELOPMENTS OVER 20 ACRES - LANDSCAPE CALCULATIONS ARE BASED ON THE OVERALL DEVELOPMENT SITE INCLUDING THE 20-ACRE CAP.
OPEN SPACE REQUIREMENTS CALCULATED ON THE 20 ACRES.

OPEN SPACE REQUIREMENTS:
871,200 (20 ACRES) x 15% = 130,680 SF REQUIRED
TOTAL HARDSCAPE = 893,000 SF
TOTAL OPEN SPACE = 481,160 SF (35% PROVIDED)

OPEN SPACE LANDSCAPE REQUIREMENTS:
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103 PU x 2 SHRUBS = 130.68 SHRUBS REQUIRED (130 PROVIDED)

PARKING LOT LANDSCAPING REQUIREMENTS:
1 DECIDUOUS SHADE TREE PER ISLAND = 17 SHADE TREES REQUIRED (17 PROVIDED)
17 PARKING LOT ISLANDS

PARKING LOT SCREENING REQUIREMENTS:
ONE SHADE TREE FOR EVERY 40 FEET OF FRONTAGE
1,046 LF / 40 FEET = 26 TREES REQUIRED (26 PROVIDED)
5 ORNAMENTAL GRASSES/ SHRUBS FOR EVERY 20 FEET OF FRONTAGE
1,046 LF / 20 FEET = 52 PLANT UNITS
52 PU'S x 5 = 261 ORNAMENTAL GRASSES/SHRUBS REQUIRED (270 PROVIDED)

BUFFER NOT REQUIRED.

SEE SHEET C201 FOR PLANTING PLAN SCHEDULE AND QUANTITIES.

MARK	REVISION	DATE	BY
Engineer: JLH	Checked By: BKC	Date: 08-27-2026	T-R-S: 79N-23W-01
Technician: AWS			

Sheet C504

Project No: 126.1025.01A

PROJECT PORCH
PLANTING PLAN SE
BONDURANT, IOWA
SNYDER & ASSOCIATES, INC. I



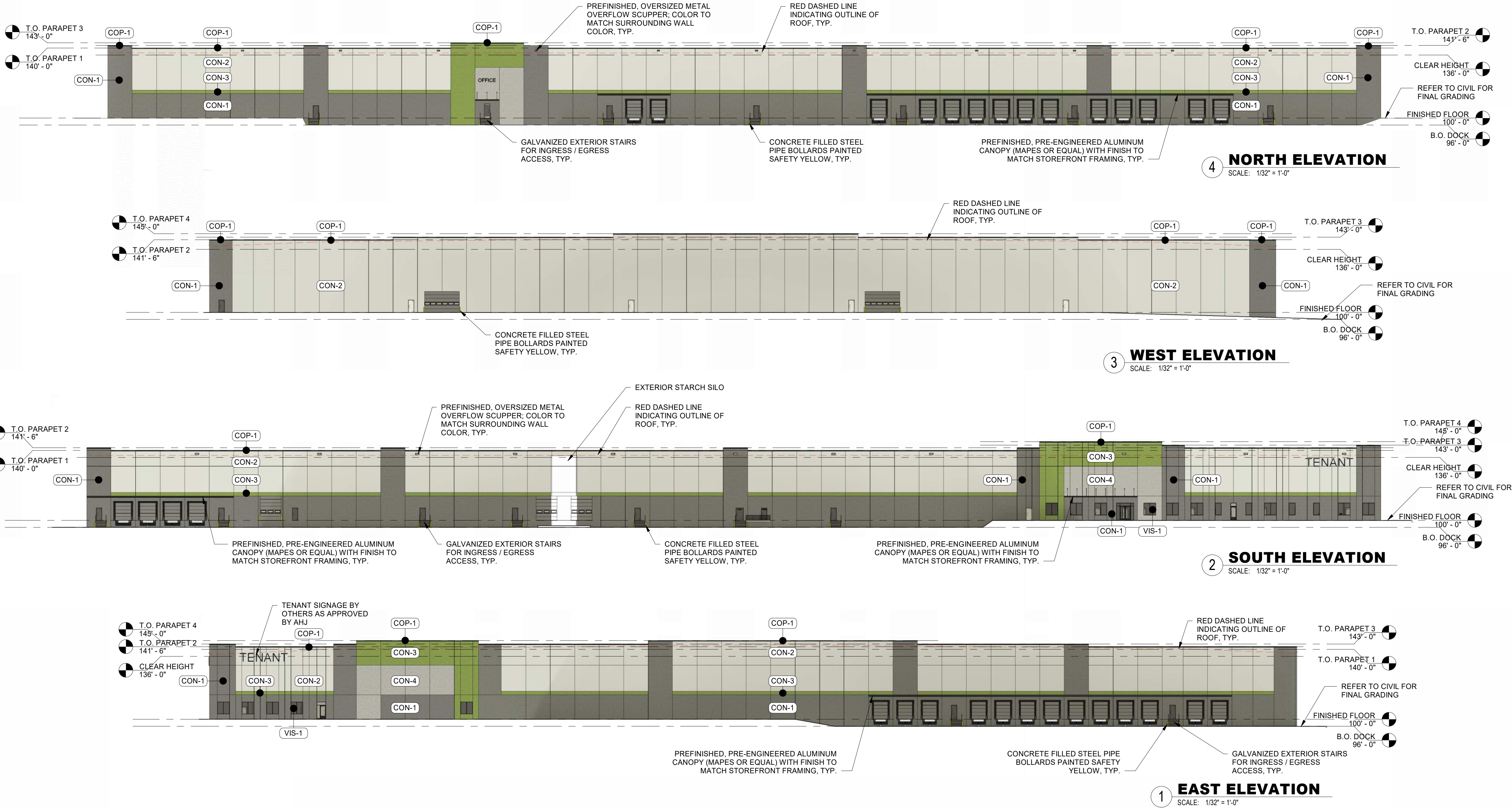
Project No: 126.1025.01A

Sheet C504

EXTERIOR MATERIAL LEGEND	
MAT. LABEL	MATERIAL DESCRIPTION
CON-1	PRECAST CONCRETE PAINTED DARK GRAY (SW 7067 CITYSCAPE OR APPROVED EQUAL); PROVIDE SMOOTH AS-CAST FINISH.
CON-2	PRECAST CONCRETE PAINTED DARK GRAY (SW 7006 EXTRA WHITE OR APPROVED EQUAL); PROVIDE SMOOTH AS-CAST FINISH.
CON-3	PRECAST CONCRETE PAINTED GREEN (CUSTOM SW COLOR: PRATT GREEN); PROVIDE SMOOTH AS-CAST FINISH.
CON-4	PRECAST CONCRETE PAINTED LIGHT GRAY (SW 7065 ARGOS OR APPROVED EQUAL); PROVIDE SMOOTH AS-CAST FINISH.
COP-1	PREFINISHED METAL COPING CAP; COLOR: BLACK
VIS-1	1" INSULATED VISION GLASS; CLEAR W/ LOW E COATING SET IN PREFINISHED, THERMALLY BROKEN ALUMINUM STOREFRONT FRAMING; COLOR: BLACK.

MISC EXTERIOR MATERIAL FINISHES

- TYPICAL U.O.N.
- EXPOSED CONCRETE: GRIND SMOOTH & RUB/COAT WITH CEMENT SLURRY.
 - BOLLARDS: CONCRETE FILLED STEEL BOLLARDS PAINTED SAFETY YELLOW.
 - EXPOSED LINTELS: GALVANIZED & PAINTED TO MATCH ADJACENT MATERIAL ABOVE.
 - METAL STAIRS & RAILINGS: GALVANIZED & PAINTED TO MATCH ADJACENT MATERIAL.
 - METAL BALCONIES & RAILINGS: GALVANIZED & PAINTED TO MATCH ADJACENT MATERIAL.
 - SCUPPERS, GUTTERS & DOWNSPOUTS: METAL PREFINISHED TO MATCH ADJ. MATERIAL.
 - CAULKS & SEALANTS: COLOR MATCHED TO ADJACENT MATERIAL.
 - HOLLOW METAL MAN DOORS & FRAMES: PAINTED TO MATCH ADJACENT MATERIAL.
 - OVERHEAD PANEL DOORS: METAL PRE-FINISHED TO MATCH ADJACENT MATERIAL.
 - LOUVERS: METAL PRE-FINISHED TO MATCH ADJACENT MATERIAL COLOR.
-
- LIGHT FIXTURES: METAL PRE-FINISHED HOUSINGS TO MATCH ADJ. OPENING FRAMING.
 - MECHANICAL EQUIPMENT: IF NOT SCREENED, COLOR TO MATCH ADJACENT MATERIAL.
 - EXTERIOR UTILITY EQUIPMENT: IF ALLOWED, PAINTED TO MATCH ADJACENT MATERIAL.



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PROJECT PORCH
1205 15TH ST SW
BONDURANT, IA
08/27/26

24"x36" SHEET (FULL SIZE)
- SCALE IS AS NOTED
12"x18" SHEET (HALF SIZE)
- SCALE IS ONE-HALF OF WHAT IS NOTED
OTHER SHEET SIZES NOT TO SCALE
SAA JOB #: 26092







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

Item No. 6.k.
For Meeting of 9/10/2026
Public Hearing

TITLE: Public Hearing — Consideration of a Text Amendment to Chapter 185 - Commercial Towers, Antennas, and Satellite Dishes and Wireless Communications Facilities.

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS: On March 2, 2026 the City Council adopted the updated Zoning Code, which affected Chapters 175-185. City staff was made aware in July that a portion of Chapter 185, Commercial Towers, Antennas, and Satellite Dishes and Wireless Communications Facilities, may not be in compliance with Iowa State Code. Staff reviewed the Chapter sections and met with Confluence, the contractor who rewrote the Zoning Code. After that meeting, it was determined that portions of Chapter 185 was not in compliance with State Code and needed to be amended. The proposed changes centered around the City's ability to review placement of new Wireless Telecommunications Facilities. The following changes are being proposed:

- Deletion of Section 185.5.6.
- Deletion of Section 185.6.9(B)
- Deletion of Section 185.6.11(A)
- Amendment to Section 185.6.11 and 185.6.11(B)
- Deletion of Section 185.7
- Deletion and amendment of a portion of Section 185.8.1
- Deletion of a portion of Section 185.9.1

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Bondurant Zoning Code Update - Chapter 185 - Wireless Telecom Facilities - EDITS 2026-08-04

CHAPTER 185 - COMMERCIAL TOWERS, ANTENNAS, AND SATELLITE DISHES AND WIRELESS COMMUNICATIONS FACILITIES

185.1	PURPOSE AND INTENT
185.2	DEFINITIONS
185.3	POLICY AND DESIRED GOALS FOR CONDITIONAL USE PERMITS FOR WIRELESS TELECOMMUNICATIONS FACILITIES.
185.4	EXCEPTIONS FROM A CONDITIONAL USE PERMIT FOR WIRELESS TELECOMMUNICATIONS FACILITIES.
185.5	EXCLUSIONS.
185.6	CONDITIONAL USE PERMIT APPLICATION AND OTHER REQUIREMENTS.
185.7	LOCATION OF WIRELESS TELECOMMUNICATIONS FACILITIES.
185.8	SHARED USE OF WIRELESS TELECOMMUNICATIONS FACILITIES AND OTHER STRUCTURES.
185.9	HEIGHT OF TELECOMMUNICATIONS TOWER(S).
185.10	VISIBILITY OF WIRELESS TELECOMMUNICATIONS FACILITIES.
185.11	SECURITY OF WIRELESS TELECOMMUNICATIONS FACILITIES.
185.12	SIGNAGE
185.13	SETBACKS.
185.14	PROCEDURES.
185.15	RESERVATION OF AUTHORITY TO INSPECT WIRELESS TELECOMMUNICATIONS FACILITIES.
185.16	LIABILITY INSURANCE REQUIRED.
185.17	INDEMNIFICATION.
185.18	REMOVAL OF WIRELESS TELECOMMUNICATIONS FACILITIES.
185.19	ADHERENCE TO STATE AND/OR FEDERAL RULES AND REGULATIONS.

185.1 Purpose and Intent. The City of Bondurant finds that Wireless Telecommunications Facilities may pose concerns to the health, safety, public welfare, character and environment of the City and its citizens. The City also recognizes that facilitating the development of wireless service technology can be an economic development asset to the City and of significant benefit to the City and its residents. In order to insure that the placement, construction or modification of Wireless Telecommunications Facilities is consistent with the City's land use policies, the City is adopting a single, comprehensive, Wireless Telecommunications Facilities application and permit process. The intent of this Ordinance is to minimize impact of Wireless Telecommunications Facilities, establish a fair and efficient process for review and approval of applications, assure an integrated, comprehensive review of environmental impacts of such facilities, and protect the health, safety and welfare of the City.

185.2 Definitions. For purposes of this chapter, and where not inconsistent with the context of a particular section, the defined terms, phrases, words, abbreviations, and their derivations shall have the meaning given in this section. When not inconsistent with the context, words in the present tense include the future tense, words used in the plural number include words in the singular number and words in the singular number include the plural number. The word "shall" is always mandatory, and not merely directory.

1. **"Accessory Facility or Structure"** means an accessory facility or structure serving or being used in conjunction with Wireless Telecommunications Facilities and located on the same property or lot as the Wireless Telecommunications Facilities, including but not limited to, utility or transmission equipment storage sheds or cabinets.
2. **"Applicant"** means any wireless service provider submitting an Application for a Conditional Use Permit for Wireless Telecommunications Facilities.
3. **"Application"** means all necessary and appropriate documentation that an Applicant submits in order to receive a Conditional Use Permit for Wireless Telecommunications Facilities.
4. **"Antenna"** means a system of electrical conductors that transmit or receive electromagnetic waves or radio frequency or other wireless signals.
5. **"Co-location"** means the use of an existing Tower or structure to support Antennae for the provision of wireless services. A replacement tower that is constructed on the same site as an

existing tower will be considered a co-location as long as the new tower is no more than twenty feet taller than the old tower and that the old tower is removed in a reasonably short time frame after the new tower is constructed.

6. **“Commercial Impracticability”** or **“Commercially Impracticable”** means the inability to perform an act on terms that are reasonable in commerce; the cause or occurrence of which could not have been reasonably anticipated or foreseen and that jeopardizes the financial efficacy of the project. The inability to achieve a satisfactory financial return on investment or profit, standing alone, shall not deem a situation to be “commercially impracticable” and shall not render an act or the terms of an agreement “commercially impracticable”.
7. **“FAA”** means the Federal Aviation Administration, or its duly designated and authorized successor agency.
8. **“FCC”** means the Federal Communications Commission, or its duly designated and authorized successor agency.
9. **“Height”** means, when referring to a Tower or structure, the distance measured from the pre-existing grade level to the highest point on the Tower or structure, even if said highest point is an Antenna or lightening protection device.
10. **“Modification”** or **“Modify”** means, the addition, removal or change of any of the physical and visually discernable components or aspects of a wireless facility, such as antennas, cabling, equipment shelters, landscaping, fencing, utility feeds, changing the color or materials of any visually discernable components, vehicular access, parking and/or an upgrade or change out of equipment for better or more modern equipment. Adding a new wireless carrier or service provider to a Telecommunications Tower or Telecommunications Site as a co-location is a modification. A Modification shall not include the replacement of any components of a wireless facility where the replacement does not materially increase the structural loading on the Telecommunication Structure and/or is identical to the component being replaced or for any matters that involve the normal repair and maintenance of a wireless facility without adding, removing or changing anything.
11. **“NIER”** means Non-Ionizing Electromagnetic Radiation
12. **“Person”** means any individual, corporation, estate, trust, partnership, joint stock company, association of two (2) or more persons having a joint common interest, or any other entity.
13. **“Personal Wireless Facility”** See definition for ‘Wireless Telecommunications Facilities’
14. **“Personal Wireless Services”** or **“PWS”** or **“Personal Telecommunications Service”** or **“PCS”** shall have the same meaning as defined and used in the 1996 Telecommunications Act.
15. **“Repairs and Maintenance”** means the replacement of any components of a wireless facility where the replacement is identical in all material respects to the component being replaced or for any matters that involve the normal repair and maintenance of a wireless facility without the addition, removal or change of any of the physical or visually discernable components or aspects of a wireless facility that will materially add to the visible appearance of the facility as originally permitted.
16. **“Conditional Use Permit”** means the official document or permit by which an Applicant is allowed to file for a building permit to construct and use Wireless Telecommunications Facilities as granted or issued by the City.
17. **“Stealth”** or **“Stealth Technology”** means to minimize adverse aesthetic and visual impacts on the land, property, buildings, and other facilities adjacent to, surrounding, and in generally

the same area as the requested location of such Wireless Telecommunications Facilities, which shall mean using the least visually and physically intrusive facility that is not technologically or commercially impracticable under the facts and circumstances.

18. **“State”** means the State of Iowa.
19. **“Telecommunications”** means the transmission and/or reception of audio, video, data, and other information by wire, radio frequency, light, and other electronic or electromagnetic systems.
20. **“Telecommunication Site”** See definition for “Wireless Telecommunications Facilities.”
21. **“Telecommunications Structure”** means a structure used in the provision of services described in the definition of “Wireless Telecommunications Facilities.”
22. **“Temporary”** means, temporary in relation to all aspects and components of this Ordinance, something intended to, or that does not exist for more than ninety (90) days.
23. **“Tower”** means any structure designed primarily to support an antenna for receiving and/or transmitting a wireless signal, and includes:
 - A. **“Guyed tower”** means a communication tower that is supported, in whole or in part, by guy wires and ground anchors.
 - B. **“Lattice tower”** means a guyed or self-supporting three or four sided, open, steel frame communication tower.
 - C. **“Monopole tower”** means a communication tower consisting of a single pole, constructed without guy wires and ground anchors.
24. **“Wireless Telecommunications Facilities”** means and includes a **“Telecommunications Site”** and **“Personal Wireless Facility.”** It means a structure, facility or location designed, or intended to be used as, or used to support Antennas or other transmitting or receiving devices. This includes without limit, Towers of all types and kinds and structures, including, but not limited to buildings, church steeples, silos, water towers, signs or other structures that can be used as a support structure for Antennas or the functional equivalent of such. It further includes all related facilities and equipment such as cabling, equipment shelters and other structures associated with the site. It is a structure and facility intended for transmitting and/or receiving radio, television, cellular, SMR, paging, 911, Personal Communications Services (PCS), commercial satellite services, microwave services and any commercial wireless telecommunication service not licensed by the FCC.

185.3 Policy and Desired Goals for Conditional Use Permits for Wireless Telecommunications Facilities. In order to ensure that the placement, construction, and modification of Wireless Telecommunications Facilities protects the City’s health, safety, public welfare, environmental features, the nature and character of the community and neighborhood and other aspects of the quality of life specifically listed elsewhere in this Ordinance, the City hereby adopts an overall policy with respect to a Conditional Use Permit for Wireless Telecommunications Facilities for the express purpose of achieving the following goals:

1. Requiring a Conditional Use Permit for any new, co-location or modification of a Wireless Telecommunications Facility.
2. Implementing an Application process for person(s) seeking a Conditional Use Permit for Wireless Telecommunications Facilities;

3. Establishing a policy for examining an application for and issuing a Conditional Use Permit for Wireless Telecommunications Facilities that is both fair and consistent.
4. Promoting and encouraging, wherever possible, the sharing and/or co-location of Wireless Telecommunications Facilities among service providers.
5. Promoting and encouraging, wherever possible, the placement, height and quantity of Wireless Telecommunications Facilities in such a manner, including but not limited to the use of stealth technology, to minimize adverse aesthetic and visual impacts on the land, property, buildings, and other facilities adjacent to, surrounding, and in generally the same area as the requested location of such Wireless Telecommunications Facilities, which shall mean using the least visually and physically intrusive facility that is not technologically or commercially impracticable under the facts and circumstances.
6. ~~That in granting a Conditional Use Permit, the City has found that the facility shall be the most appropriate site as regards being the least visually intrusive among those available in the City.~~

185.4 Exceptions from a Conditional Use Permit for Wireless Telecommunications Facilities.

1. Except as otherwise provided by this Chapter no Person shall be permitted to site, place, build, construct, modify or prepare any site for the placement or use of, Wireless Telecommunications Facilities as of the effective date of this Chapter without having first obtained a Conditional Use Permit for Wireless Telecommunications Facilities. Notwithstanding anything to the contrary in this section, no Conditional Use Permit shall be required for those non-commercial exceptions as noted herein this chapter.
2. All legally permitted Wireless Telecommunications Facilities, constructed as permitted, existing on or before the effective date of this Chapter shall be allowed to continue as they presently exist.
3. Any Repair and Maintenance of a Wireless Facility does not require an Application for a Conditional Use Permit.

185.5 Exclusions. The following shall be exempt from this Chapter:

1. The City's fire, police, department of transportation or other public service facilities owned and operated by the local government.
2. Any facilities expressly exempt from the City's siting, building and permitting authority.
3. Over-the-Air reception Devices including the reception antennas for direct broadcast satellites (DBS), multichannel multipoint distribution (wireless cable) providers (MMDS), television broadcast stations (TVBS) and other customer-end antennas that receive and transmit fixed wireless signals that are primarily used for reception.
4. Facilities exclusively for private, non-commercial radio and television reception and private citizen's bands, licensed amateur radio and other similar non-commercial Telecommunications, subject to the provisions as provided elsewhere within City Code and Chapter 179 of the City's Zoning Code regulations.
5. Facilities exclusively for providing unlicensed spread spectrum technologies (such as IEEE 802.11a, b, g (Wi-Fi) and Bluetooth) where the facility does not require a new tower.

6. Co-locations and repairs and maintenance shall comply with the standards and requirements of this chapter but shall not require approval of a Conditional Use Permit. Co-locations shall require review and approval of a building permit application prior to installation.

185.6 Conditional Use Permit Application and Other Requirements.

1. All Applicants for a Conditional Use Permit for Wireless Telecommunications Facilities or any modification of such facility shall comply with the requirements set forth in this Chapter. The Board of Adjustment is the officially designated agency or body of the City to whom applications for a Conditional Use Permit for Wireless Telecommunications Facilities must be made, and that is authorized to review, analyze, evaluate and make decisions with respect to granting or not granting or revoking Conditional Use Permits for Wireless Telecommunications Facilities. The City has delegated the Board of Adjustment to accept, review, analyze, evaluate and make decisions with respect to the granting or not granting or revoking Conditional Use Permits for Wireless Telecommunications Facilities.
2. The City may reject applications not meeting the requirements stated herein or which are otherwise incomplete
3. No Wireless Telecommunications Facilities shall be installed, constructed or modified until the Application is reviewed and approved by the City, and the Conditional Use Permit has been issued.
4. Any and all representations made by the Applicant to the City on the record during the Application process, whether written or verbal, shall be deemed a part of the Application and may be relied upon in good faith by the City
5. An Application for a Conditional Use Permit for Wireless Telecommunications Facilities shall be signed on behalf of the Applicant by the person preparing the same and with knowledge of the contents and representations made therein and attesting to the truth and completeness of the information.
6. The Applicant must provide documentation to verify it has the right to proceed as proposed on the Site. This would require an executed copy of the lease with the landowner or landlord or a signed letter acknowledging authorization. If the applicant owns the site, a copy of the ownership record is required.
7. The Applicant shall include a statement in writing:
 - A. That the applicant's proposed Wireless Telecommunications Facilities shall be maintained in a safe manner, and in compliance with all conditions of the Conditional Use Permit, without exception, unless specifically granted relief by the City in writing, as well as all applicable and permissible local codes, ordinances, and regulations, including any and all applicable City, State and Federal Laws, rules, and regulations;
 - B. That the construction of the Wireless Telecommunications Facilities is legally permissible, including, but not limited to the fact that the Applicant is authorized to do business in the State.
8. Where a certification is called for in this Chapter, such certification shall bear the signature and seal of a Registered Professional licensed in the State.
9. In addition to all other required information as stated in this chapter, all applications for the construction or installation of new Wireless Telecommunications Facilities or modification of an existing facility shall contain the information hereinafter set forth.

- A. A descriptive statement of the objective(s) for the new facility or modification including and expanding on a need such as coverage and/or capacity requirements;
- ~~B. Documentation that demonstrates and proves the need for the Wireless Telecommunications Facility to provide service primarily and essentially within the City. Such documentation shall include propagation studies of the proposed site and all adjoining planned, proposed, in-service or existing sites that demonstrate a significant gap in coverage and/or if a capacity need, including an analysis of current and projected usage;~~
- C. The name, address and phone number of the person preparing the report;
- D. The name, address, and phone number of the property owner and Applicant, and to include the legal name of the Applicant. If the site is a tower and the owner is different than the applicant, provide name and address of the tower owner;
- E. The postal address and tax map parcel number of the property;
- F. The Zoning District or designation in which the property is situated;
- G. Size of the property stated both in square feet and lot line dimensions, and a survey showing the location of all lot lines;
- H. The location of nearest residential structure;
- I. The location, size and height of all existing and proposed structures on the property which is the subject of the Application;
- J. The type, locations and dimensions of all proposed and existing landscaping, and fencing;
- K. The azimuth, size and center-line height location of all proposed and existing antennae on the supporting structure;
- L. The number, type and model of the Antenna(s) proposed with a copy of the specification sheet;
- M. The make, model, type and manufacturer of the Tower and design plan stating the Tower's capacity to accommodate multiple users
- N. A site plan describing the proposed Tower and Antenna(s) and all related fixtures, structures, appurtenances and apparatus, including height above pre-existing grade, materials, color and lighting;
- O. The frequency, modulation and class of service of radio or other transmitting equipment;
- P. The actual intended transmission power stated as the maximum effective radiated power (ERP) in watts;
- Q. Signed documentation such as the "Checklist to Determine Whether a Facility is Categorically Excluded" to verify that the Wireless Telecommunication Facility with the proposed installation will be in full compliance with the current FCC RF Emissions guidelines (NIER). If not categorically excluded, a complete RF Emissions study is required to provide verification;

- R. A signed statement that the proposed installation will not cause physical or RF interference with other telecommunications devices;
 - S. A copy of the FCC license applicable for the intended use of the Wireless Telecommunications Facilities;
 - T. A copy of the geotechnical sub-surface soils investigation, evaluation report and foundation recommendation for a proposed or existing Tower site and if existing Tower or water tank site, a copy of the installed foundation design.
10. The applicant will provide a written copy of the determination as to whether the proposed new Tower or existing structure intended to support wireless facilities is in compliance with Federal Aviation Administration Regulation Part 77 and if it requires lighting. This requirement shall also be for any existing structure or building where the application increases the height of the structure or building. If this analysis determines that an FAA determination is required, then all filings with the FAA, all responses from the FAA and any related correspondence shall be provided with the application.
11. ~~Co-Location Accommodation. Application for New Tower.~~
- ~~A. In the case of a new Tower, the Applicant shall be required to submit a written report demonstrating its meaningful efforts to secure shared use of existing Tower(s) or the use of alternative buildings or other structures within the City. Copies of written requests and responses for shared use shall be provided to the City in the Application, along with any letters of rejection stating the reason for rejection.~~
 - B. Any new Tower shall be structurally designed to accommodate at least three (3) additional Antenna Arrays equal to those of the Applicant and located as close to the Applicant's Antenna as possible without causing interference. This requirement may be waived, provided that the Applicant, in writing, demonstrates that the provisions of future shared usage of the Tower is not technologically feasible, is Commercially Impracticable or creates an unnecessary and unreasonable burden, based upon:
 - (1) The foreseeable number of FCC licenses available for the area;
 - (2) The kind of Wireless Telecommunications Facilities site and structure proposed;
 - (3) The number of existing and potential licenses without Wireless Telecommunications Facilities spaces/sites;
 - (4) Available space on existing and approved Towers.
 - C. The owner of a proposed new Tower, and his/her successors in interest, shall negotiate in good faith for the shared use of the proposed Tower by other Wireless service providers in the future, and shall:
 - (1) Respond within 60 days to a request for information from a potential shared-use Applicant;
 - (2) Negotiate in good faith concerning future requests for shared use of the new Tower by other Telecommunications providers;
 - (3) Allow shared use of the new Tower if another Telecommunications provider agrees in writing to pay reasonable charges and adhere to business, legal, engineering, and other terms as set by the owner. The charges may include, but are not limited to, a pro rata

share of the cost of site selection, planning, project administration, land costs, site design, construction and maintenance financing, return on equity, less depreciation, and all of the costs of adapting the Tower or equipment to accommodate a shared user without causing electromagnetic interference.

- (4) Failure to abide by the conditions outlined above may be grounds for revocation of the Conditional Use Permit.
12. The Applicant shall provide certification with documentation (structural analysis) including calculations that the Telecommunication Facility Tower and foundation and attachments, rooftop support structure, water tank structure, and any other supporting structure as proposed to be utilized are designed and will be constructed to meet all local, City, State and Federal structural requirements for loads, including wind and ice loads.
13. If proposal is for a co-location or modification on an existing Tower, the applicant is to provide signed documentation of the Tower condition such as an ANSI report as per Annex E, Tower Maintenance and Inspection Procedures, ANSI/TIA/EIA-222F or most recent version. The inspection report must be performed every three (3) years for a guyed tower and five (5) years for monopoles and self-supporting towers.
14. All Applications for a proposed Wireless Telecommunications Facilities shall contain a demonstration that the Facility will be sited so as to minimize visual intrusion as much as possible, and balance the potential benefits of the facility with the potential adverse visual effect considering the factors delineated in Section 5, and will thereby have the least adverse visual effect on the environment and its character and on the residences in the area of the Wireless Telecommunications Facility.
15. For a new Tower, a new Antenna attachment to an existing structure, or modification adding to the visual impact, the Applicant shall furnish a Visual Impact Assessment, which shall include:
 - A. Pictorial representations of “before and after” (photo simulations) views from key viewpoints both inside and outside of the City as may be appropriate, including but not limited to State highways and other major roads; State and local parks; other public lands; historic districts; preserves and historic sites normally open to the public; and from any other location where the site is visible to a large number of visitors, travelers or residents. Guidance will be provided, concerning the appropriate key sites at the pre-application meeting. Provide a map showing the locations of where the pictures were taken and distance from the proposed structure.
 - B. A written description of the visual impact of the proposed facility including; and as applicable the Tower base, guy wires, fencing and accessory buildings from abutting and adjacent properties and streets as relates to the need or appropriateness of screening.
16. The Applicant shall demonstrate and provide in writing and/or by drawing how it shall effectively screen from view the base and all related equipment and structures of the proposed Wireless Telecommunications Facility.
17. The Wireless Telecommunications Facility and any and all accessory or associated facilities shall maximize the use of building materials, colors and textures designed to blend with the structure to which it may be affixed and/or to harmonize with the natural surroundings. This shall include the utilization of stealth or concealment technology as may be required by the City.
18. All utilities at a Wireless Telecommunications Facilities site shall be installed underground whenever possible and in compliance with all Laws, Ordinances, rules and regulations of the

City, including specifically, but not limited to, the National Electrical Safety Code and the National Electrical Code where appropriate

19. At a Telecommunications Site, an access road, turn-around space and parking shall be provided to assure adequate emergency and service access. Maximum use of existing roads, whether public or private, shall be made to the extent that it is practicable. Road construction shall at all times minimize ground disturbance and the cutting of vegetation. Road grades shall closely follow natural contours to assure minimal visual disturbance and reduce soil erosion.
20. All Wireless Telecommunications Facilities shall be constructed, operated, maintained, repaired, provided for removal of, modified or restored in strict compliance with all current applicable technical, safety and safety-related codes adopted by the City, State, or United States, including but not limited to the most recent editions of the ANSI Code, National Electrical Safety Code and the National Electrical Code, as well as accepted and responsible workmanlike industry practices and recommended practices of the National Association of Tower Erectors. The codes referred to are codes that include, but are not limited to, construction, building, electrical, fire, safety, health, and land use codes. In the event of a conflict between or among any of the preceding the more stringent shall apply.
21. A holder of a Conditional Use Permit granted under this Chapter shall obtain, at its own expense, all permits and licenses required by applicable Law, rule, regulation or code, and must maintain the same, in full force and effect, for as long as required by the City or other governmental entity or agency having jurisdiction over the applicant.
22. There shall be a pre-application meeting. The purpose of the pre-application meeting will be to address issues that will help to expedite the review and permitting process. A pre-application meeting shall also include a site visit if there has not been a prior site visit for the requested site.
23. An Applicant shall submit to the City the number of completed Applications determined to be needed at the pre-application meeting.
24. The holder of a Conditional Use Permit shall notify the City of any intended Modification of a Wireless Telecommunication Facility and shall apply to the City to modify, relocate or rebuild a Wireless Telecommunications Facility.

~~185.7 Location of Wireless Telecommunications Facilities.~~

1. ~~Applicants for Wireless Telecommunications Facilities shall locate, site and erect said Wireless Telecommunications Facilities in accordance with the following priorities, (A) being the highest priority and (G) being the lowest priority.~~
 - ~~A.—On existing Towers or other structures on city-owned properties.~~
 - ~~B.—On existing Towers or other structures on other property in the City.~~
 - ~~C.—A new Tower on City-owned properties.~~
 - ~~D.—A new Tower on properties in areas zoned for industrial use (M-1 or M-2 districts).~~
 - ~~E.—A new Tower on properties in areas zoned for commercial or business use (C-1, C-2, MU, or BP districts).~~
 - ~~F.—A new Tower on properties in areas zoned for agricultural use (A-1 district).~~

~~G. A new Tower on properties in areas zoned for residential use (R-1, R-2, R-3, or R-4 districts).~~

2. ~~If the proposed site is not proposed for the highest priority listed above, then a detailed explanation must be provided as to why a site of a higher priority was not selected. The person seeking such an exception must satisfactorily demonstrate the reason or reasons why such a permit should be granted for the proposed site, and the hardship that would be incurred by the Applicant if the permit were not granted for the proposed site.~~

~~A. An Applicant may not bypass sites of higher priority by stating the site proposed is the only site leased or selected. An Application shall address co-location as an option. If such option is not proposed, the Applicant must explain to the reasonable satisfaction of the City why co-location is Commercially or otherwise Impracticable. Agreements between providers limiting or prohibiting co-location shall not be a valid basis for any claim of Commercial Impracticability or hardship.~~

~~B. Notwithstanding the above, the City may approve any site located within an area in the above list of priorities, provided that the City finds that the proposed site is in the best interest of the health, safety and welfare of the City and its inhabitants and will not have a deleterious effect on the nature and character of the community and neighborhood.~~

~~C. Notwithstanding that a potential site may be situated in an area of highest priority or highest available priority, the City may disapprove an Application for any of the following reasons:~~

~~(1) Conflict with safety and safety-related codes and requirements;~~

~~(2) Conflict with the historic nature or character of a neighborhood or historical district;~~

~~(3) The use or construction of Wireless Telecommunications Facilities which is contrary to an already stated purpose of a specific zoning or land use designation;~~

~~(4) The placement and location of Wireless Telecommunications Facilities which would create an unacceptable risk, or the reasonable probability of such, to residents, the public, employees and agents of the City, or employees of the service provider or other service providers;~~

~~(5) Conflicts with the provisions of this Chapter.~~

185.8 Shared Use of Wireless Telecommunications Facilities and Other Structures.

1. The City, as opposed to the construction of a new Tower, shall prefer locating Wireless Telecommunications Facilities on existing Towers or other structures without increasing the height. ~~The Applicant shall submit a comprehensive report inventorying existing Towers and other suitable structures within one (1) mile of the location of any proposed new Tower, unless the Applicant can show that some other distance is more reasonable and demonstrate conclusively why an existing Tower or other suitable structure cannot be used, or additional height is necessary.~~ If proposing construction of a new tower, the application shall provide an explanation regarding the reason for choosing the proposed location and the reason the applicant did not choose collocation. The explanation shall include a sworn statement from an individual who has responsibility over placement of the tower attesting that collocation within the area determined by the applicant to meet the applicant's radio frequency engineering requirements for the placement of a site would not result in the same mobile service functionality, coverage, and capacity, is technically infeasible, or is economically burdensome to the applicant. If a new tower is proposed within a residentially zoned area, the applicant shall further provide propagation maps identifying the location of the coverage or capacity gap or need for a new tower.

2. An Applicant intending to locate on an existing Tower or other suitable structure shall be required to document the intent of the existing owner to permit its use by the Applicant.
3. Such shared use shall consist only of the minimum Antenna Array technologically required to provide service primarily and essentially within the City, to the extent practicable, unless good cause is shown.

185.9 Height of Telecommunications Tower(s).

1. The Applicant shall submit documentation justifying the total height of any Tower, Facility and/or Antenna requested and the basis therefore. ~~Documentation in the form of propagation studies must include all backup data used to perform at requested height and a minimum of ten (10') feet lower height to allow verification of this height need.~~ Such documentation will be analyzed in the context of the justification of the height needed to provide service primarily and essentially within the City, to the extent practicable, unless good cause is shown.
2. No Tower constructed after the effective date of this Chapter, including allowing for all attachments, shall exceed that height which shall permit operation without required artificial lighting of any kind in accordance with City, State, and/or any Federal statute, law, local law, City Ordinance, code, rule or regulation.

185.10 Visibility of Wireless Telecommunications Facilities.

1. Wireless Telecommunications Facilities shall not be artificially lighted or marked, except as required by Law.
2. All towers, excluding rooftop sites, shall be monopole style and designed without guy wires and anchors. Lattice type and guyed-wire type towers shall be prohibited. All tower antennas, cables, and other equipment shall be contained and concealed within the monopole and shall not project from the exterior surface of the pole.
3. For rooftop sites and building mounted equipment, all antennas shall be mounted behind a screen wall that matches the building design and colors or otherwise designed and mounted to blend into the building design and colors. All wiring and conduits connecting to the antenna from the rooftop shall be contained and concealed with the wall cavity. No exposed wire or conduits are permitted, other than the antenna wall brackets.
4. Towers shall be galvanized and/or painted with rust-preventive paint of an appropriate neutral color to harmonize with the surroundings and shall be maintained in accordance with the requirements of this Chapter.
5. If lighting is required, Applicant shall provide a plan for sufficient lighting of as unobtrusive and inoffensive an effect as is permissible under State and Federal regulations.

185.11 Security of Wireless Telecommunications Facilities. All Wireless Telecommunications Facilities and Antennas shall be located, fenced or otherwise secured in a manner that prevents unauthorized access. Specifically:

1. All Antennas, Towers and other supporting structures, including guy anchor points and wires, shall be made inaccessible to individuals and constructed or shielded in such a manner that they cannot be climbed or collided with; and
2. Transmitters and Telecommunications control points shall be installed in such a manner that they are readily accessible only to persons authorized to operate or service them.

185.12 Signage. Wireless Telecommunications Facilities shall contain a sign no larger than four (4) square feet in order to provide adequate notification to persons in the immediate area of the presence of RF radiation or to control exposure to RF radiation within a given area. A sign of the same size is also to be installed to contain the name(s) of the owner(s) and operator(s) of the Antenna(s) as well as emergency phone number(s). The sign shall be on the equipment shelter or cabinet of the Applicant and be visible from the access point of the site and must identify the equipment owner of the shelter or cabinet. On tower sites, an FCC registration site as applicable is also to be present. The signs shall not be lighted, unless applicable law, rule or regulation requires lighting. No other signage, including advertising, shall be permitted.

185.13 Setbacks. All proposed Towers and any other proposed Wireless Telecommunications Facility structures shall be set back from abutting parcels, recorded rights-of-way and road and street lines by the greater of the following distances: A distance equal to the 1.5 times the height of the proposed Tower or Wireless Telecommunications Facility structure, or the existing setback requirement of the underlying Zoning District, whichever is greater. The Board may consider an alternative set back distance if engineering studies support a reduction in the requirement. Any Accessory structure shall be located so as to comply with the applicable minimum setback requirements for the property on which it is situated.

185.14 Procedures. Subject to the provisions contained herein this Chapter, the application requirements, fees, review process, and public hearing process, and noticing shall be as established in Chapter 176 of the Zoning Code for a Conditional Use Permit.

1. There shall be no Public Hearing required for an Application to co-locate on an existing Tower or other structure or a modification at an existing site, as long as there is no proposed increase in the height of the Tower or structure, including attachments thereto.
2. After the Public Hearing and after formally considering the Application, the Board of Adjustment may approve, approve with conditions, or deny a Conditional Use Permit. Its decision shall be in writing and shall be supported by substantial evidence contained in a written record. The burden of proof for the granting of the Permit shall always be upon the Applicant.
3. If the Board approves the Conditional Use Permit for Wireless Telecommunications Facilities, then the Applicant shall be notified of such approval in writing within ten (10) calendar days of the City's action, and the Conditional Use Permit shall be issued within thirty (30) days after such approval. Except for necessary building permits, and subsequent Certificates of Compliance, once a Conditional Use Permit has been granted hereunder, no additional permits or approvals from the City, such as site plan or zoning approvals, shall be required by the City for the Wireless Telecommunications Facilities covered by the Conditional Use Permit.
4. If the Board denies the Conditional Use Permit for Wireless Telecommunications Facilities, then the Applicant shall be notified of such denial in writing within ten (10) calendar days of the City's action.

185.15 Reservation of Authority to Inspect Wireless Telecommunications Facilities. In order to verify that the holder of a Conditional Use Permit for Wireless Telecommunications Facilities and any and all lessees, renters, and/or licensees of Wireless Telecommunications Facilities, place and construct such facilities, including Towers and Antennas, in accordance with all applicable technical, safety, fire, building, and zoning codes, Laws, Ordinances and regulations and other applicable requirements, the City may inspect all facets of said permit holder's, renter's, lessee's or licensee's placement, construction, modification and maintenance of such facilities, including, but not limited to, Towers, Antennas and buildings or other structures constructed or located on the permitted site.

185.16 Liability Insurance Required. A holder of a Conditional Use Permit for Wireless Telecommunications Facilities shall secure and at all times maintain liability insurance for personal injuries, death and property damage, and umbrella insurance coverage, for the duration of the Conditional Use Permit in amounts appropriate based upon the facility size and location. Before construction of a permitted Wireless Telecommunications Facilities is initiated, but in no case later than fifteen (15) days after the granting of the Conditional Use Permit, the holder of the Conditional Use Permit shall deliver to the City a copy of each of the policies or certificates representing the insurance in the required amounts.

185.17 Indemnification. Any application for Wireless Telecommunication Facilities that is proposed for City property, pursuant to this Chapter, shall contain a provision with respect to indemnification. Such provision shall require the applicant, to the extent permitted by the Law, to at all times defend, indemnify, protect, save, hold harmless, and exempt the City, and its officers, Councils, Boards and Commissions, employees, committee members, attorneys, agents, and consultants from any and all penalties, damages, costs, or charges arising out of any and all claims, suits, demands, causes of action, or award of damages, whether compensatory or punitive, or expenses arising therefrom, either at law or in equity, which might arise out of, or are caused by, the placement, construction, erection, modification, location, products performance, use, operation, maintenance, repair, installation, replacement, removal, or restoration of said Facility, excepting, however, any portion of such claims, suits, demands, causes of action or award of damages as may be attributable to the negligent or intentional acts or omissions of the City, or its servants or agents. With respect to the penalties, damages or charges referenced herein, reasonable attorneys' fees, consultants' fees, and expert witness fees are included in those costs that are recoverable by the City.

185.18 Removal of Wireless Telecommunications Facilities. Under the following circumstances, the City may determine that the health, safety, and welfare interests of the City warrant and require the removal of Wireless Telecommunications Facilities.

1. Wireless Telecommunications Facilities with a permit have been abandoned (i.e. not used as Wireless Telecommunications Facilities) for a period exceeding ninety consecutive (90) days or a total of one hundred-eighty (180) days in any three hundred-sixty five (365) day period, except for periods caused by force majeure or Acts of God, in which case, repair or removal shall commence within 90 days;
2. Permitted Wireless Telecommunications Facilities fall into such a state of disrepair that it creates a health or safety hazard;
3. Wireless Telecommunications Facilities have been located, constructed, or modified without first obtaining, or in a manner not authorized by, the required Conditional Use Permit, or any other necessary authorization and the Special Permit may be revoked.
4. If the City makes such a determination as noted in subsection (A) of this section, then the City shall notify the holder of the Conditional Use Permit for the Wireless Telecommunications Facilities within forty-eight (48) hours that said Wireless Telecommunications Facilities are to be removed, the City may approve an interim temporary use agreement/permit, such as to enable the sale of the Wireless Telecommunications Facilities.
5. The holder of the Conditional Use Permit, or its successors or assigns, shall dismantle and remove such Wireless Telecommunications Facilities, and all associated structures and facilities, from the site and restore the site to as close to its original condition as is possible, such restoration being limited only by physical or Commercial Impracticability, within ninety (90) days of receipt of written notice from the City. However, if the owner of the property upon which the Wireless Telecommunications Facilities are located wishes to retain any access roadway to the Wireless Telecommunications Facilities, the owner may do so with the approval of the City.

6. If Wireless Telecommunications Facilities are not removed or substantial progress has not been made to remove the Wireless Telecommunications Facilities within ninety (90) days after the Permit holder has received notice, then the City may order officials or representatives of the City to remove the Wireless Telecommunications Facilities at the sole expense of the owner or Conditional Use Permit holder.
7. If, the City removes, or causes to be removed, Wireless Telecommunications Facilities, and the owner of the Wireless Telecommunications Facilities does not claim and remove it from the site to a lawful location within ten (10) days, then the City may take steps to declare the Wireless Telecommunications Facilities abandoned, and sell them and their components.
8. Notwithstanding anything in this Section to the contrary, the City may approve a temporary use permit/agreement for the Wireless Telecommunications Facilities, for no more ninety (90) days, during which time a suitable plan for removal, conversion, or re-location of the affected Wireless Telecommunications Facilities shall be developed by the holder of the Conditional Use Permit, subject to the approval of the City, and an agreement to such plan shall be executed by the holder of the Conditional Use Permit and the City. If such a plan is not developed, approved and executed within the ninety (90) daytime period, then the City may take possession of and dispose of the affected Wireless Telecommunications Facilities in the manner provided in this Section.

185.19 Adherence to State and/or Federal Rules and Regulations.

1. To the extent that the holder of a Conditional Use Permit for Wireless Telecommunications Facilities has not received relief, or is otherwise exempt, from appropriate State and/or Federal agency rules or regulations, then the holder of such a Conditional Use Permit shall adhere to, and comply with, all applicable rules, regulations, standards, and provisions of any State or Federal agency, including, but not limited to, the FAA and the FCC. Specifically included in this requirement are any rules and regulations regarding height, lighting, security, electrical and RF emission standards.
2. To the extent that applicable rules, regulations, standards, and provisions of any State or Federal agency, including but not limited to, the FAA and the FCC, and specifically including any rules and regulations regarding height, lighting, and security are changed and/or are modified during the duration of a Conditional Use Permit for Wireless Telecommunications Facilities, then the holder of such a Conditional Use Permit shall conform the permitted Wireless Telecommunications Facilities to the applicable changed and/or modified rule, regulation, standard, or provision within a maximum of twenty-four (24) months of the effective date of the applicable changed and/or modified rule, regulation, standard, or provision, or sooner as may be required by the issuing entity.

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-260910-36

RESOLUTION REGARDING RECOMMENDED APPROVAL OF ZONING CODE TEXT
AMENDMENTS TO SECTION 185 OF THE ZONING CODE.

WHEREAS, The City of Bondurant was made aware that Section 185 of the Zoning Code was out of compliance with Iowa State Code; AND

WHEREAS, the following Zoning Code text amendments will bring the City's Zoning Code into compliance with State Code;

**CHAPTER 185 – COMMERCIAL TOWERS, ANTENNAS, AND SATELLITE DISHES
AND WIRELESS COMMUNICATIONS FACILITIES**

- 185.1 PURPOSE AND INTENT
- 185.2 DEFINITIONS
- 185.3 POLICY AND DESIRED GOALS FOR CONDITIONAL USE PERMITS FOR WIRELESS TELECOMMUNICATIONS FACILITIES.
- 185.4 EXCEPTIONS FROM A CONDITIONAL USE PERMIT FOR WIRELESS TELECOMMUNICATIONS FACILITIES.
- 185.5 EXCLUSIONS.
- 185.6 CONDITIONAL USE PERMIT APPLICATION AND OTHER REQUIREMENTS.
- ~~185.7 LOCATION OF WIRELESS TELECOMMUNICATIONS FACILITIES.~~
- 185.8 SHARED USE OF WIRELESS TELECOMMUNICATIONS FACILITIES AND OTHER STRUCTURES.
- 185.9 HEIGHT OF TELECOMMUNICATIONS TOWER(S).
- 185.10 VISIBILITY OF WIRELESS TELECOMMUNICATIONS FACILITIES.
- 185.11 SECURITY OF WIRELESS TELECOMMUNICATIONS FACILITIES.
- 185.12 SIGNAGE
- 185.13 SETBACKS.
- 185.14 PROCEDURES.
- 185.15 RESERVATION OF AUTHORITY TO INSPECT WIRELESS TELECOMMUNICATIONS FACILITIES.
- 185.16 LIABILITY INSURANCE REQUIRED.
- 185.17 INDEMNIFICATION.
- 185.18 REMOVAL OF WIRELESS TELECOMMUNICATIONS FACILITIES.
- 185.19 ADHERENCE TO STATE AND/OR FEDERAL RULES AND REGULATIONS.

185.1 Purpose and Intent. The City of Bondurant finds that Wireless Telecommunications Facilities may pose concerns to the health, safety, public welfare, character and environment of the City and its citizens. The City also recognizes that facilitating the development of wireless service technology can be an economic development asset to the City and of significant benefit to the City and its residents. In order to insure that the placement, construction or modification of Wireless Telecommunications Facilities is consistent with the City's land use policies, the City is adopting a single, comprehensive, Wireless Telecommunications Facilities application and permit process. The intent of this Ordinance is to minimize impact of Wireless Telecommunications Facilities, establish a fair and efficient process for review and approval of applications, assure an integrated, comprehensive review of environmental impacts of such facilities, and protect the health, safety and welfare of the City.

185.2 Definitions. For purposes of this chapter, and where not inconsistent with the context of a particular section, the defined terms, phrases, words, abbreviations, and their derivations shall have the meaning given in this section. When not inconsistent with the context, words in the present tense include the future tense, words used in the plural number include words in the singular number and words in the singular number include the plural number. The word "shall" is always mandatory, and not merely directory.

1. **"Accessory Facility or Structure"** means an accessory facility or structure serving or being used in conjunction with Wireless Telecommunications Facilities and located on the same property or lot

as the Wireless Telecommunications Facilities, including but not limited to, utility or transmission equipment storage sheds or cabinets.

2. **“Applicant”** means any wireless service provider submitting an Application for a Conditional Use Permit for Wireless Telecommunications Facilities.
3. **“Application”** means all necessary and appropriate documentation that an Applicant submits in order to receive a Conditional Use Permit for Wireless Telecommunications Facilities.
4. **“Antenna”** means a system of electrical conductors that transmit or receive electromagnetic waves or radio frequency or other wireless signals.
5. **“Co-location”** means the use of an existing Tower or structure to support Antennae for the provision of wireless services. A replacement tower that is constructed on the same site as an existing tower will be considered a co-location as long as the new tower is no more than twenty feet taller than the old tower and that the old tower is removed in a reasonably short time frame after the new tower is constructed.
6. **“Commercial Impracticability”** or **“Commercially Impracticable”** means the inability to perform an act on terms that are reasonable in commerce; the cause or occurrence of which could not have been reasonably anticipated or foreseen and that jeopardizes the financial efficacy of the project. The inability to achieve a satisfactory financial return on investment or profit, standing alone, shall not deem a situation to be “commercially impracticable” and shall not render an act or the terms of an agreement “commercially impracticable”.
7. **“FAA”** means the Federal Aviation Administration, or its duly designated and authorized successor agency.
8. **“FCC”** means the Federal Communications Commission, or its duly designated and authorized successor agency.
9. **“Height”** means, when referring to a Tower or structure, the distance measured from the pre-existing grade level to the highest point on the Tower or structure, even if said highest point is an Antenna or lightening protection device.
10. **“Modification”** or **“Modify”** means, the addition, removal or change of any of the physical and visually discernable components or aspects of a wireless facility, such as antennas, cabling, equipment shelters, landscaping, fencing, utility feeds, changing the color or materials of any visually discernable components, vehicular access, parking and/or an upgrade or change out of equipment for better or more modern equipment. Adding a new wireless carrier or service provider to a Telecommunications Tower or Telecommunications Site as a co-location is a modification. A Modification shall not include the replacement of any components of a wireless facility where the replacement does not materially increase the structural loading on the Telecommunication Structure and/or is identical to the component being replaced or for any matters that involve the normal repair and maintenance of a wireless facility without adding, removing or changing anything.
11. **“NIER”** means Non-Ionizing Electromagnetic Radiation
12. **“Person”** means any individual, corporation, estate, trust, partnership, joint stock company, association of two (2) or more persons having a joint common interest, or any other entity.
13. **“Personal Wireless Facility”** See definition for ‘Wireless Telecommunications Facilities’
14. **“Personal Wireless Services”** or **“PWS”** or **“Personal Telecommunications Service”** or **“PCS”** shall have the same meaning as defined and used in the 1996 Telecommunications Act.

15. **"Repairs and Maintenance"** means the replacement of any components of a wireless facility where the replacement is identical in all material respects to the component being replaced or for any matters that involve the normal repair and maintenance of a wireless facility without the addition, removal or change of any of the physical or visually discernable components or aspects of a wireless facility that will materially add to the visible appearance of the facility as originally permitted.
16. **"Conditional Use Permit"** means the official document or permit by which an Applicant is allowed to file for a building permit to construct and use Wireless Telecommunications Facilities as granted or issued by the City.
17. **"Stealth"** or **"Stealth Technology"** means to minimize adverse aesthetic and visual impacts on the land, property, buildings, and other facilities adjacent to, surrounding, and in generally the same area as the requested location of such Wireless Telecommunications Facilities, which shall mean using the least visually and physically intrusive facility that is not technologically or commercially impracticable under the facts and circumstances.
18. **"State"** means the State of Iowa.
19. **"Telecommunications"** means the transmission and/or reception of audio, video, data, and other information by wire, radio frequency, light, and other electronic or electromagnetic systems.
20. **"Telecommunication Site"** See definition for "Wireless Telecommunications Facilities."
21. **"Telecommunications Structure"** means a structure used in the provision of services described in the definition of "Wireless Telecommunications Facilities."
22. **"Temporary"** means, temporary in relation to all aspects and components of this Ordinance, something intended to, or that does not exist for more than ninety (90) days.
23. **"Tower"** means any structure designed primarily to support an antenna for receiving and/or transmitting a wireless signal, and includes:
 - A. **"Guyed tower"** means a communication tower that is supported, in whole or in part, by guy wires and ground anchors.
 - B. **"Lattice tower"** means a guyed or self-supporting three or four sided, open, steel frame communication tower.
 - C. **"Monopole tower"** means a communication tower consisting of a single pole, constructed without guy wires and ground anchors.
24. **"Wireless Telecommunications Facilities"** means and includes a **"Telecommunications Site"** and **"Personal Wireless Facility."** It means a structure, facility or location designed, or intended to be used as, or used to support Antennas or other transmitting or receiving devices. This includes without limit, Towers of all types and kinds and structures, including, but not limited to buildings, church steeples, silos, water towers, signs or other structures that can be used as a support structure for Antennas or the functional equivalent of such. It further includes all related facilities and equipment such as cabling, equipment shelters and other structures associated with the site. It is a structure and facility intended for transmitting and/or receiving radio, television, cellular, SMR, paging, 911, Personal Communications Services (PCS), commercial satellite services, microwave services and any commercial wireless telecommunication service not licensed by the FCC.

185.3 Policy and Desired Goals for Conditional Use Permits for Wireless Telecommunications Facilities. In order to ensure that the placement, construction, and modification of Wireless Telecommunications Facilities protects the City's health, safety, public welfare, environmental

features, the nature and character of the community and neighborhood and other aspects of the quality of life specifically listed elsewhere in this Ordinance, the City hereby adopts an overall policy with respect to a Conditional Use Permit for Wireless Telecommunications Facilities for the express purpose of achieving the following goals:

1. Requiring a Conditional Use Permit for any new, co-location or modification of a Wireless Telecommunications Facility.
2. Implementing an Application process for person(s) seeking a Conditional Use Permit for Wireless Telecommunications Facilities;
3. Establishing a policy for examining an application for and issuing a Conditional Use Permit for Wireless Telecommunications Facilities that is both fair and consistent.
4. Promoting and encouraging, wherever possible, the sharing and/or co-location of Wireless Telecommunications Facilities among service providers.
5. Promoting and encouraging, wherever possible, the placement, height and quantity of Wireless Telecommunications Facilities in such a manner, including but not limited to the use of stealth technology, to minimize adverse aesthetic and visual impacts on the land, property, buildings, and other facilities adjacent to, surrounding, and in generally the same area as the requested location of such Wireless Telecommunications Facilities, which shall mean using the least visually and physically intrusive facility that is not technologically or commercially impracticable under the facts and circumstances.
6. ~~That in granting a Conditional Use Permit, the City has found that the facility shall be the most appropriate site as regards being the least visually intrusive among those available in the City.~~

185.4 Exceptions from a Conditional Use Permit for Wireless Telecommunications Facilities.

1. Except as otherwise provided by this Chapter no Person shall be permitted to site, place, build, construct, modify or prepare any site for the placement or use of, Wireless Telecommunications Facilities as of the effective date of this Chapter without having first obtained a Conditional Use Permit for Wireless Telecommunications Facilities. Notwithstanding anything to the contrary in this section, no Conditional Use Permit shall be required for those non-commercial exceptions as noted herein this chapter.
2. All legally permitted Wireless Telecommunications Facilities, constructed as permitted, existing on or before the effective date of this Chapter shall be allowed to continue as they presently exist.
3. Any Repair and Maintenance of a Wireless Facility does not require an Application for a Conditional Use Permit.

185.5 Exclusions. The following shall be exempt from this Chapter:

1. The City's fire, police, department of transportation or other public service facilities owned and operated by the local government.
2. Any facilities expressly exempt from the City's siting, building and permitting authority.
3. Over-the-Air reception Devices including the reception antennas for direct broadcast satellites (DBS), multichannel multipoint distribution (wireless cable) providers (MMDS), television broadcast stations (TVBS) and other customer-end antennas that receive and transmit fixed wireless signals that are primarily used for reception.

4. Facilities exclusively for private, non-commercial radio and television reception and private citizen's bands, licensed amateur radio and other similar non-commercial Telecommunications, subject to the provisions as provided elsewhere within City Code and Chapter 179 of the City's Zoning Code regulations.
5. Facilities exclusively for providing unlicensed spread spectrum technologies (such as IEEE 802.11a, b, g (Wi-Fi) and Bluetooth) where the facility does not require a new tower.
6. Co-locations and repairs and maintenance shall comply with the standards and requirements of this chapter but shall not require approval of a Conditional Use Permit. Co-locations shall require review and approval of a building permit application prior to installation.

185.6 Conditional Use Permit Application and Other Requirements.

1. All Applicants for a Conditional Use Permit for Wireless Telecommunications Facilities or any modification of such facility shall comply with the requirements set forth in this Chapter. The Board of Adjustment is the officially designated agency or body of the City to whom applications for a Conditional Use Permit for Wireless Telecommunications Facilities must be made, and that is authorized to review, analyze, evaluate and make decisions with respect to granting or not granting or revoking Conditional Use Permits for Wireless Telecommunications Facilities. The City has delegated the Board of Adjustment to accept, review, analyze, evaluate and make decisions with respect to the granting or not granting or revoking Conditional Use Permits for Wireless Telecommunications Facilities.
2. The City may reject applications not meeting the requirements stated herein or which are otherwise incomplete
3. No Wireless Telecommunications Facilities shall be installed, constructed or modified until the Application is reviewed and approved by the City, and the Conditional Use Permit has been issued.
4. Any and all representations made by the Applicant to the City on the record during the Application process, whether written or verbal, shall be deemed a part of the Application and may be relied upon in good faith by the City
5. An Application for a Conditional Use Permit for Wireless Telecommunications Facilities shall be signed on behalf of the Applicant by the person preparing the same and with knowledge of the contents and representations made therein and attesting to the truth and completeness of the information.
6. The Applicant must provide documentation to verify it has the right to proceed as proposed on the Site. This would require an executed copy of the lease with the landowner or landlord or a signed letter acknowledging authorization. If the applicant owns the site, a copy of the ownership record is required.
7. The Applicant shall include a statement in writing:
 - A. That the applicant's proposed Wireless Telecommunications Facilities shall be maintained in a safe manner, and in compliance with all conditions of the Conditional Use Permit, without exception, unless specifically granted relief by the City in writing, as well as all applicable and permissible local codes, ordinances, and regulations, including any and all applicable City, State and Federal Laws, rules, and regulations;
 - B. That the construction of the Wireless Telecommunications Facilities is legally permissible, including, but not limited to the fact that the Applicant is authorized to do business in the State.

8. Where a certification is called for in this Chapter, such certification shall bear the signature and seal of a Registered Professional licensed in the State.
9. In addition to all other required information as stated in this chapter, all applications for the construction or installation of new Wireless Telecommunications Facilities or modification of an existing facility shall contain the information hereinafter set forth.
 - A. A descriptive statement of the objective(s) for the new facility or modification including and expanding on a need such as coverage and/or capacity requirements;
 - ~~B. Documentation that demonstrates and proves the need for the Wireless Telecommunications Facility to provide service primarily and essentially within the City. Such documentation shall include propagation studies of the proposed site and all adjoining planned, proposed, in-service or existing sites that demonstrate a significant gap in coverage and/or if a capacity need, including an analysis of current and projected usage;~~
 - C. The name, address and phone number of the person preparing the report;
 - D. The name, address, and phone number of the property owner and Applicant, and to include the legal name of the Applicant. If the site is a tower and the owner is different than the applicant, provide name and address of the tower owner;
 - E. The postal address and tax map parcel number of the property;
 - F. The Zoning District or designation in which the property is situated;
 - G. Size of the property stated both in square feet and lot line dimensions, and a survey showing the location of all lot lines;
 - H. The location of nearest residential structure;
 - I. The location, size and height of all existing and proposed structures on the property which is the subject of the Application;
 - J. The type, locations and dimensions of all proposed and existing landscaping, and fencing;
 - K. The azimuth, size and center-line height location of all proposed and existing antennae on the supporting structure;
 - L. The number, type and model of the Antenna(s) proposed with a copy of the specification sheet;
 - M. The make, model, type and manufacturer of the Tower and design plan stating the Tower's capacity to accommodate multiple users
 - N. A site plan describing the proposed Tower and Antenna(s) and all related fixtures, structures, appurtenances and apparatus, including height above pre-existing grade, materials, color and lighting;
 - O. The frequency, modulation and class of service of radio or other transmitting equipment;
 - P. The actual intended transmission power stated as the maximum effective radiated power (ERP) in watts;
 - Q. Signed documentation such as the "Checklist to Determine Whether a Facility is Categorically Excluded" to verify that the Wireless Telecommunication Facility with the proposed installation

will be in full compliance with the current FCC RF Emissions guidelines (NIER). If not categorically excluded, a complete RF Emissions study is required to provide verification;

- R. A signed statement that the proposed installation will not cause physical or RF interference with other telecommunications devices;
 - S. A copy of the FCC license applicable for the intended use of the Wireless Telecommunications Facilities;
 - T. A copy of the geotechnical sub-surface soils investigation, evaluation report and foundation recommendation for a proposed or existing Tower site and if existing Tower or water tank site, a copy of the installed foundation design.
10. The applicant will provide a written copy of the determination as to whether the proposed new Tower or existing structure intended to support wireless facilities is in compliance with Federal Aviation Administration Regulation Part 77 and if it requires lighting. This requirement shall also be for any existing structure or building where the application increases the height of the structure or building. If this analysis determines that an FAA determination is required, then all filings with the FAA, all responses from the FAA and any related correspondence shall be provided with the application.
11. ~~Co-Location Accommodation. Application for New Tower.~~
- ~~A. In the case of a new Tower, the Applicant shall be required to submit a written report demonstrating its meaningful efforts to secure shared use of existing Tower(s) or the use of alternative buildings or other structures within the City. Copies of written requests and responses for shared use shall be provided to the City in the Application, along with any letters of rejection stating the reason for rejection.~~
 - B. **Any new** Tower shall be structurally designed to accommodate at least three (3) additional Antenna Arrays equal to those of the Applicant and located as close to the Applicant's Antenna as possible without causing interference. This requirement may be waived, provided that the Applicant, in writing, demonstrates that the provisions of future shared usage of the Tower is not technologically feasible, is Commercially Impracticable or creates an unnecessary and unreasonable burden, based upon:
 - (1) The foreseeable number of FCC licenses available for the area;
 - (2) The kind of Wireless Telecommunications Facilities site and structure proposed;
 - (3) The number of existing and potential licenses without Wireless Telecommunications Facilities spaces/sites;
 - (4) Available space on existing and approved Towers.
 - C. The owner of a proposed new Tower, and his/her successors in interest, shall negotiate in good faith for the shared use of the proposed Tower by other Wireless service providers in the future, and shall:
 - (1) Respond within 60 days to a request for information from a potential shared-use Applicant;
 - (2) Negotiate in good faith concerning future requests for shared use of the new Tower by other Telecommunications providers;
 - (3) Allow shared use of the new Tower if another Telecommunications provider agrees in writing to pay reasonable charges and adhere to business, legal, engineering, and other

terms as set by the owner. The charges may include, but are not limited to, a pro rata share of the cost of site selection, planning, project administration, land costs, site design, construction and maintenance financing, return on equity, less depreciation, and all of the costs of adapting the Tower or equipment to accommodate a shared user without causing electromagnetic interference.

- (4) Failure to abide by the conditions outlined above may be grounds for revocation of the Conditional Use Permit.
12. The Applicant shall provide certification with documentation (structural analysis) including calculations that the Telecommunication Facility Tower and foundation and attachments, rooftop support structure, water tank structure, and any other supporting structure as proposed to be utilized are designed and will be constructed to meet all local, City, State and Federal structural requirements for loads, including wind and ice loads.
13. If proposal is for a co-location or modification on an existing Tower, the applicant is to provide signed documentation of the Tower condition such as an ANSI report as per Annex E, Tower Maintenance and Inspection Procedures, ANSI/TIA/EIA-222F or most recent version. The inspection report must be performed every three (3) years for a guyed tower and five (5) years for monopoles and self-supporting towers.
14. All Applications for a proposed Wireless Telecommunications Facilities shall contain a demonstration that the Facility will be sited so as to minimize visual intrusion as much as possible, and balance the potential benefits of the facility with the potential adverse visual effect considering the factors delineated in Section 5, and will thereby have the least adverse visual effect on the environment and its character and on the residences in the area of the Wireless Telecommunications Facility.
15. For a new Tower, a new Antenna attachment to an existing structure, or modification adding to the visual impact, the Applicant shall furnish a Visual Impact Assessment, which shall include:
 - A. Pictorial representations of "before and after" (photo simulations) views from key viewpoints both inside and outside of the City as may be appropriate, including but not limited to State highways and other major roads; State and local parks; other public lands; historic districts; preserves and historic sites normally open to the public; and from any other location where the site is visible to a large number of visitors, travelers or residents. Guidance will be provided, concerning the appropriate key sites at the pre-application meeting. Provide a map showing the locations of where the pictures were taken and distance from the proposed structure.
 - B. A written description of the visual impact of the proposed facility including; and as applicable the Tower base, guy wires, fencing and accessory buildings from abutting and adjacent properties and streets as relates to the need or appropriateness of screening.
16. The Applicant shall demonstrate and provide in writing and/or by drawing how it shall effectively screen from view the base and all related equipment and structures of the proposed Wireless Telecommunications Facility.
17. The Wireless Telecommunications Facility and any and all accessory or associated facilities shall maximize the use of building materials, colors and textures designed to blend with the structure to which it may be affixed and/or to harmonize with the natural surroundings. This shall include the utilization of stealth or concealment technology as may be required by the City.
18. All utilities at a Wireless Telecommunications Facilities site shall be installed underground whenever possible and in compliance with all Laws, Ordinances, rules and regulations of the City, including specifically, but not limited to, the National Electrical Safety Code and the National Electrical Code where appropriate

19. At a Telecommunications Site, an access road, turn-around space and parking shall be provided to assure adequate emergency and service access. Maximum use of existing roads, whether public or private, shall be made to the extent that it is practicable. Road construction shall at all times minimize ground disturbance and the cutting of vegetation. Road grades shall closely follow natural contours to assure minimal visual disturbance and reduce soil erosion.
20. All Wireless Telecommunications Facilities shall be constructed, operated, maintained, repaired, provided for removal of, modified or restored in strict compliance with all current applicable technical, safety and safety-related codes adopted by the City, State, or United States, including but not limited to the most recent editions of the ANSI Code, National Electrical Safety Code and the National Electrical Code, as well as accepted and responsible workmanlike industry practices and recommended practices of the National Association of Tower Erectors. The codes referred to are codes that include, but are not limited to, construction, building, electrical, fire, safety, health, and land use codes. In the event of a conflict between or among any of the preceding the more stringent shall apply.
21. A holder of a Conditional Use Permit granted under this Chapter shall obtain, at its own expense, all permits and licenses required by applicable Law, rule, regulation or code, and must maintain the same, in full force and effect, for as long as required by the City or other governmental entity or agency having jurisdiction over the applicant.
22. There shall be a pre-application meeting. The purpose of the pre-application meeting will be to address issues that will help to expedite the review and permitting process. A pre-application meeting shall also include a site visit if there has not been a prior site visit for the requested site.
23. An Applicant shall submit to the City the number of completed Applications determined to be needed at the pre-application meeting.
24. The holder of a Conditional Use Permit shall notify the City of any intended Modification of a Wireless Telecommunication Facility and shall apply to the City to modify, relocate or rebuild a Wireless Telecommunications Facility.

~~185.7 Location of Wireless Telecommunications Facilities.~~

1. ~~Applicants for Wireless Telecommunications Facilities shall locate, site and erect said Wireless Telecommunications Facilities in accordance with the following priorities, (A) being the highest priority and (G) being the lowest priority.~~
 - ~~A. On existing Towers or other structures on city owned properties.~~
 - ~~B. On existing Towers or other structures on other property in the City.~~
 - ~~C. A new Tower on City-owned properties.~~
 - ~~D. A new Tower on properties in areas zoned for industrial use (M-1 or M-2 districts).~~
 - ~~E. A new Tower on properties in areas zoned for commercial or business use (C-1, C-2, MU, or BP districts).~~
 - ~~F. A new Tower on properties in areas zoned for agricultural use (A-1 district).~~
 - ~~G. A new Tower on properties in areas zoned for residential use (R-1, R-2, R-3, or R-4 districts).~~
2. ~~If the proposed site is not proposed for the highest priority listed above, then a detailed explanation must be provided as to why a site of a higher priority was not selected. The person seeking such~~

~~an exception must satisfactorily demonstrate the reason or reasons why such a permit should be granted for the proposed site, and the hardship that would be incurred by the Applicant if the permit were not granted for the proposed site.~~

~~A. An Applicant may not bypass sites of higher priority by stating the site proposed is the only site leased or selected. An Application shall address co-location as an option. If such option is not proposed, the Applicant must explain to the reasonable satisfaction of the City why co-location is Commercially or otherwise Impracticable. Agreements between providers limiting or prohibiting co-location shall not be a valid basis for any claim of Commercial Impracticability or hardship.~~

~~B. Notwithstanding the above, the City may approve any site located within an area in the above list of priorities, provided that the City finds that the proposed site is in the best interest of the health, safety and welfare of the City and its inhabitants and will not have a deleterious effect on the nature and character of the community and neighborhood.~~

~~C. Notwithstanding that a potential site may be situated in an area of highest priority or highest available priority, the City may disapprove an Application for any of the following reasons:~~

~~(1) Conflict with safety and safety-related codes and requirements;~~

~~(2) Conflict with the historic nature or character of a neighborhood or historical district;~~

~~(3) The use or construction of Wireless Telecommunications Facilities which is contrary to an already stated purpose of a specific zoning or land use designation;~~

~~(4) The placement and location of Wireless Telecommunications Facilities which would create an unacceptable risk, or the reasonable probability of such, to residents, the public, employees and agents of the City, or employees of the service provider or other service providers;~~

~~(5) Conflicts with the provisions of this Chapter.~~

185.8 Shared Use of Wireless Telecommunications Facilities and Other Structures.

1. The City, as opposed to the construction of a new Tower, shall prefer locating Wireless Telecommunications Facilities on existing Towers or other structures without increasing the height. ~~The Applicant shall submit a comprehensive report inventorying existing Towers and other suitable structures within one (1) mile of the location of any proposed new Tower, unless the Applicant can show that some other distance is more reasonable and demonstrate conclusively why an existing Tower or other suitable structure cannot be used, or additional height is necessary. If proposing construction of a new tower, the application shall provide an explanation regarding the reason for choosing the proposed location and the reason the applicant did not choose collocation. The explanation shall include a sworn statement from an individual who has responsibility over placement of the tower attesting that collocation within the area determined by the applicant to meet the applicant's radio frequency engineering requirements for the placement of a site would not result in the same mobile service functionality, coverage, and capacity, is technically infeasible, or is economically burdensome to the applicant. If a new tower is proposed within a residentially zoned area, the applicant shall further provide propagation maps identifying the location of the coverage or capacity gap or need for a new tower.~~
2. An Applicant intending to locate on an existing Tower or other suitable structure shall be required to document the intent of the existing owner to permit its use by the Applicant.

3. Such shared use shall consist only of the minimum Antenna Array technologically required to provide service primarily and essentially within the City, to the extent practicable, unless good cause is shown.

185.9 Height of Telecommunications Tower(s).

1. The Applicant shall submit documentation justifying the total height of any Tower, Facility and/or Antenna requested and the basis therefore. ~~Documentation in the form of propagation studies must include all backup data used to perform at requested height and a minimum of ten (10') feet lower height to allow verification of this height need.~~ Such documentation will be analyzed in the context of the justification of the height needed to provide service primarily and essentially within the City, to the extent practicable, unless good cause is shown.
2. No Tower constructed after the effective date of this Chapter, including allowing for all attachments, shall exceed that height which shall permit operation without required artificial lighting of any kind in accordance with City, State, and/or any Federal statute, law, local law, City Ordinance, code, rule or regulation.

185.10 Visibility of Wireless Telecommunications Facilities.

1. Wireless Telecommunications Facilities shall not be artificially lighted or marked, except as required by Law.
2. All towers, excluding rooftop sites, shall be monopole style and designed without guy wires and anchors. Lattice type and guyed-wire type towers shall be prohibited. All tower antennas, cables, and other equipment shall be contained and concealed within the monopole and shall not project from the exterior surface of the pole.
3. For rooftop sites and building mounted equipment, all antennas shall be mounted behind a screen wall that matches the building design and colors or otherwise designed and mounted to blend into the building design and colors. All wiring and conduits connecting to the antenna from the rooftop shall be contained and concealed with the wall cavity. No exposed wire or conduits are permitted, other than the antenna wall brackets.
4. Towers shall be galvanized and/or painted with rust-preventive paint of an appropriate neutral color to harmonize with the surroundings and shall be maintained in accordance with the requirements of this Chapter.
5. If lighting is required, Applicant shall provide a plan for sufficient lighting of as unobtrusive and inoffensive an effect as is permissible under State and Federal regulations.

185.11 Security of Wireless Telecommunications Facilities. All Wireless Telecommunications Facilities and Antennas shall be located, fenced or otherwise secured in a manner that prevents unauthorized access. Specifically:

1. All Antennas, Towers and other supporting structures, including guy anchor points and wires, shall be made inaccessible to individuals and constructed or shielded in such a manner that they cannot be climbed or collided with; and
2. Transmitters and Telecommunications control points shall be installed in such a manner that they are readily accessible only to persons authorized to operate or service them.

185.12 Signage. Wireless Telecommunications Facilities shall contain a sign no larger than four (4) square feet in order to provide adequate notification to persons in the immediate area of the presence of RF radiation or to control exposure to RF radiation within a given area. A sign of the same size is also to be installed to contain the name(s) of the owner(s) and operator(s) of the Antenna(s) as well

as emergency phone number(s). The sign shall be on the equipment shelter or cabinet of the Applicant and be visible from the access point of the site and must identify the equipment owner of the shelter or cabinet. On tower sites, an FCC registration site as applicable is also to be present. The signs shall not be lighted, unless applicable law, rule or regulation requires lighting. No other signage, including advertising, shall be permitted.

185.13 Setbacks. All proposed Towers and any other proposed Wireless Telecommunications Facility structures shall be set back from abutting parcels, recorded rights-of-way and road and street lines by the greater of the following distances: A distance equal to the 1.5 times the height of the proposed Tower or Wireless Telecommunications Facility structure, or the existing setback requirement of the underlying Zoning District, whichever is greater. The Board may consider an alternative set back distance if engineering studies support a reduction in the requirement. Any Accessory structure shall be located so as to comply with the applicable minimum setback requirements for the property on which it is situated.

185.14 Procedures. Subject to the provisions contained herein this Chapter, the application requirements, fees, review process, and public hearing process, and noticing shall be as established in Chapter 176 of the Zoning Code for a Conditional Use Permit.

1. There shall be no Public Hearing required for an Application to co-locate on an existing Tower or other structure or a modification at an existing site, as long as there is no proposed increase in the height of the Tower or structure, including attachments thereto.
2. After the Public Hearing and after formally considering the Application, the Board of Adjustment may approve, approve with conditions, or deny a Conditional Use Permit. Its decision shall be in writing and shall be supported by substantial evidence contained in a written record. The burden of proof for the granting of the Permit shall always be upon the Applicant.
3. If the Board approves the Conditional Use Permit for Wireless Telecommunications Facilities, then the Applicant shall be notified of such approval in writing within ten (10) calendar days of the City's action, and the Conditional Use Permit shall be issued within thirty (30) days after such approval. Except for necessary building permits, and subsequent Certificates of Compliance, once a Conditional Use Permit has been granted hereunder, no additional permits or approvals from the City, such as site plan or zoning approvals, shall be required by the City for the Wireless Telecommunications Facilities covered by the Conditional Use Permit.
4. If the Board denies the Conditional Use Permit for Wireless Telecommunications Facilities, then the Applicant shall be notified of such denial in writing within ten (10) calendar days of the City's action.

185.15 Reservation of Authority to Inspect Wireless Telecommunications Facilities. In order to verify that the holder of a Conditional Use Permit for Wireless Telecommunications Facilities and any and all lessees, renters, and/or licensees of Wireless Telecommunications Facilities, place and construct such facilities, including Towers and Antennas, in accordance with all applicable technical, safety, fire, building, and zoning codes, Laws, Ordinances and regulations and other applicable requirements, the City may inspect all facets of said permit holder's, renter's, lessee's or licensee's placement, construction, modification and maintenance of such facilities, including, but not limited to, Towers, Antennas and buildings or other structures constructed or located on the permitted site.

185.16 Liability Insurance Required. A holder of a Conditional Use Permit for Wireless Telecommunications Facilities shall secure and at all times maintain liability insurance for personal injuries, death and property damage, and umbrella insurance coverage, for the duration of the Conditional Use Permit in amounts appropriate based upon the facility size and location. Before construction of a permitted Wireless Telecommunications Facilities is initiated, but in no case later than fifteen (15) days after the granting of the Conditional Use Permit, the holder of the Conditional

Use Permit shall deliver to the City a copy of each of the policies or certificates representing the insurance in the required amounts.

185.17 Indemnification. Any application for Wireless Telecommunication Facilities that is proposed for City property, pursuant to this Chapter, shall contain a provision with respect to indemnification. Such provision shall require the applicant, to the extent permitted by the Law, to at all times defend, indemnify, protect, save, hold harmless, and exempt the City, and its officers, Councils, Boards and Commissions, employees, committee members, attorneys, agents, and consultants from any and all penalties, damages, costs, or charges arising out of any and all claims, suits, demands, causes of action, or award of damages, whether compensatory or punitive, or expenses arising therefrom, either at law or in equity, which might arise out of, or are caused by, the placement, construction, erection, modification, location, products performance, use, operation, maintenance, repair, installation, replacement, removal, or restoration of said Facility, excepting, however, any portion of such claims, suits, demands, causes of action or award of damages as may be attributable to the negligent or intentional acts or omissions of the City, or its servants or agents. With respect to the penalties, damages or charges referenced herein, reasonable attorneys' fees, consultants' fees, and expert witness fees are included in those costs that are recoverable by the City.

185.18 Removal of Wireless Telecommunications Facilities. Under the following circumstances, the City may determine that the health, safety, and welfare interests of the City warrant and require the removal of Wireless Telecommunications Facilities.

1. Wireless Telecommunications Facilities with a permit have been abandoned (i.e. not used as Wireless Telecommunications Facilities) for a period exceeding ninety consecutive (90) days or a total of one hundred-eighty (180) days in any three hundred-sixty five (365) day period, except for periods caused by force majeure or Acts of God, in which case, repair or removal shall commence within 90 days;
2. Permitted Wireless Telecommunications Facilities fall into such a state of disrepair that it creates a health or safety hazard;
3. Wireless Telecommunications Facilities have been located, constructed, or modified without first obtaining, or in a manner not authorized by, the required Conditional Use Permit, or any other necessary authorization and the Special Permit may be revoked.
4. If the City makes such a determination as noted in subsection (A) of this section, then the City shall notify the holder of the Conditional Use Permit for the Wireless Telecommunications Facilities within forty-eight (48) hours that said Wireless Telecommunications Facilities are to be removed, the City may approve an interim temporary use agreement/permit, such as to enable the sale of the Wireless Telecommunications Facilities.
5. The holder of the Conditional Use Permit, or its successors or assigns, shall dismantle and remove such Wireless Telecommunications Facilities, and all associated structures and facilities, from the site and restore the site to as close to its original condition as is possible, such restoration being limited only by physical or Commercial Impracticability, within ninety (90) days of receipt of written notice from the City. However, if the owner of the property upon which the Wireless Telecommunications Facilities are located wishes to retain any access roadway to the Wireless Telecommunications Facilities, the owner may do so with the approval of the City.
6. If Wireless Telecommunications Facilities are not removed or substantial progress has not been made to remove the Wireless Telecommunications Facilities within ninety (90) days after the Permit holder has received notice, then the City may order officials or representatives of the City to remove the Wireless Telecommunications Facilities at the sole expense of the owner or Conditional Use Permit holder.

7. If, the City removes, or causes to be removed, Wireless Telecommunications Facilities, and the owner of the Wireless Telecommunications Facilities does not claim and remove it from the site to a lawful location within ten (10) days, then the City may take steps to declare the Wireless Telecommunications Facilities abandoned, and sell them and their components.
8. Notwithstanding anything in this Section to the contrary, the City may approve a temporary use permit/agreement for the Wireless Telecommunications Facilities, for no more ninety (90) days, during which time a suitable plan for removal, conversion, or re-location of the affected Wireless Telecommunications Facilities shall be developed by the holder of the Conditional Use Permit, subject to the approval of the City, and an agreement to such plan shall be executed by the holder of the Conditional Use Permit and the City. If such a plan is not developed, approved and executed within the ninety (90) daytime period, then the City may take possession of and dispose of the affected Wireless Telecommunications Facilities in the manner provided in this Section.

185.19 Adherence to State and/or Federal Rules and Regulations.

1. To the extent that the holder of a Conditional Use Permit for Wireless Telecommunications Facilities has not received relief, or is otherwise exempt, from appropriate State and/or Federal agency rules or regulations, then the holder of such a Conditional Use Permit shall adhere to, and comply with, all applicable rules, regulations, standards, and provisions of any State or Federal agency, including, but not limited to, the FAA and the FCC. Specifically included in this requirement are any rules and regulations regarding height, lighting, security, electrical and RF emission standards.
2. To the extent that applicable rules, regulations, standards, and provisions of any State or Federal agency, including but not limited to, the FAA and the FCC, and specifically including any rules and regulations regarding height, lighting, and security are changed and/or are modified during the duration of a Conditional Use Permit for Wireless Telecommunications Facilities, then the holder of such a Conditional Use Permit shall conform the permitted Wireless Telecommunications Facilities to the applicable changed and/or modified rule, regulation, standard, or provision within a maximum of twenty-four (24) months of the effective date of the applicable changed and/or modified rule, regulation, standard, or provision, or sooner as may be required by the issuing entity.

WHEREAS, the Planning and Zoning Commission held a public hearing on September 10, 2026 to hear public comments on the proposed text amendments to Sections 185

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

Moved by _____, Seconded by _____ to adopt.

ATTEST: I, Isaac Pezley, City Planner, hereby certify that at a meeting of the Planning and Zoning Commission held on September 10, 2026; among other proceedings the above was recommended for approval.

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

Isaac J. Pezley, City Planner

Action	Yay	Nay	Abstain	Absent
Keeran				
Vore				
Clayton				
Jennings				
Johnsen				
Pitt				
Torres				

Karen Keeran, Commission Chair