

**Due to the COVID-19 concerns and social distancing recommendations, a virtual meeting is being offered. Participants wishing to speak on a topic should message the meeting moderator. All participants are asked to mute their individual computers at times when they are not speaking to minimize background noise. Join: <https://us02web.zoom.us/j/82517371494>*

**NOTICE OF A REGULAR MEETING
BONDURANT PLANNING AND ZONING COMMISSION
OCTOBER 28, 2021**

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on October 28, 2021, in the Bondurant City Center, 200 Second Street, Northeast, Bondurant, Polk County, Iowa. Said meeting is open and the public is encouraged to attend.

AGENDA

1. Call to Order
2. Roll Call
3. Perfecting and Approval of the Agenda
4. Approval of Minutes
 - a. September 23, 2021
5. Guests requesting to address the Planning and Zoning Commission
6. Action Items
 - a. RESOLUTION NO. PZ-211028-23: Considering recommended approval of the Myers Site Certification Annexation Area
 - b. PUBLIC HEARING - Request for rezoning from Agricultural (A-1) to Medium Industrial, on property currently being considered for annexation on land known as the Myers Site Certification Area, pending annexation; and request for Future Land Use Map amendment from Reserve Ag/Residential and Reserve Industrial to Industrial.
 - c. RESOLUTION NO. PZ-211028-24: Considering recommended approval of the Myers Certified Site rezoning request from Agricultural (A-1) to Medium Industrial (M-2) on property currently being considered for annexation; and recommended approval of the Future Land Use Map amendment from Reserve Ag/Residential and Reserve Industrial to Industrial.
7. Discussion Items -
 - a. Discuss potential amendment to the Highpoint Estates development area
8. Reports / Comments and appropriate action thereon:
 - a. Commission Members
 - b. Commission Chair
 - c. City Administrator
 - d. Planning & Community Development Director
 - e. City Council Liaison
9. Adjournment

Bondurant Planning and Zoning Commission
Minutes
September 23, 2021

1. Call to Order
Commission Chair Cuellar called the meeting to order at 6:00 p.m. and declared a quorum.
2. Roll Call

Present:	Commission Member Brian Clayton, Commission Member Andy Mains, Commission Member Torey Cuellar, Commission Member Karen Keeran, Commission Member Kristin Brostrom, Commission Member Lisa Cameron
Absent:	Commission Member Wes Hoyer
City Officials Present:	City Administrator Marketa Oliver, Planning & Community Development Director Maggie Murray, City Council Liaison Bob Pepper
3. Perfecting and Approval of the Agenda
Motion by Commission Member Brostrom, seconded by Commission
Member Clayton, to approve the agenda as is. Vote on Motion 6-0.
Motion carried.
4. Approval of Minutes
Motion by Commission Member Mains, seconded by Commission
Member Keeran, to approve the August 26, 2021 meeting minutes. Vote
on Motion 6-0. Motion carried.
 - a. September 9, 2021
5. Guests requesting to address the Planning and Zoning Commission
City Council Member Doug Elrod provided an update on the status of
review of the Top Farms rezoning request.
6. Action Items
 - a. PZ-210923-22: Considering recommended approval of the JAS
Concrete site plan at 701 23rd Street SW
John Gade, Fox Engineering, presented the JAS Concrete site plan.

The Commission had a discussion on area sidewalks and the easement
along the north property line.

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

Motion by Commission Member Mains, seconded by Commission Member Brostrom, for recommended approval of the JAS Concrete site plan, as noted in staff's prepared resolution, PZ-210923-22. Roll Call: Ayes: Commission Member Clayton, Commission Member Cuellar, Commission Member Keeran, Commission Member Mains, Commission Member Cameron, Commission Member Brostrom. Nays: None. Absent: Hoyer. Motion carried 6-0.

- 7. Discussion Items -
None

- 8. Reports / Comments and appropriate action thereon:

- a. Commission Members
Commission Member Brostrom - none
Commission Member Clayton - none
Commission Member Mains - none
Commission Member Cameron - none
Commission Member Keeran - none
- b. Commission Chair
Commission Member Cuellar - none
- c. Planning & Community Development Director
none
- d. City Administrator
Oliver - noted that the BDI conference will take place on September 29th at the Clover Barn.
- e. City Council Liaison
None

- 9. Adjournment

Motion by Commission Member Keeran, seconded by Commission Member Mains, to adjourn the meeting of the Planning & Zoning Commission at 6:38 p.m. Vote on Motion 6-0. Motion carried.



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

Item No. 6.a.
For Meeting of 10/28/2021
Resolution

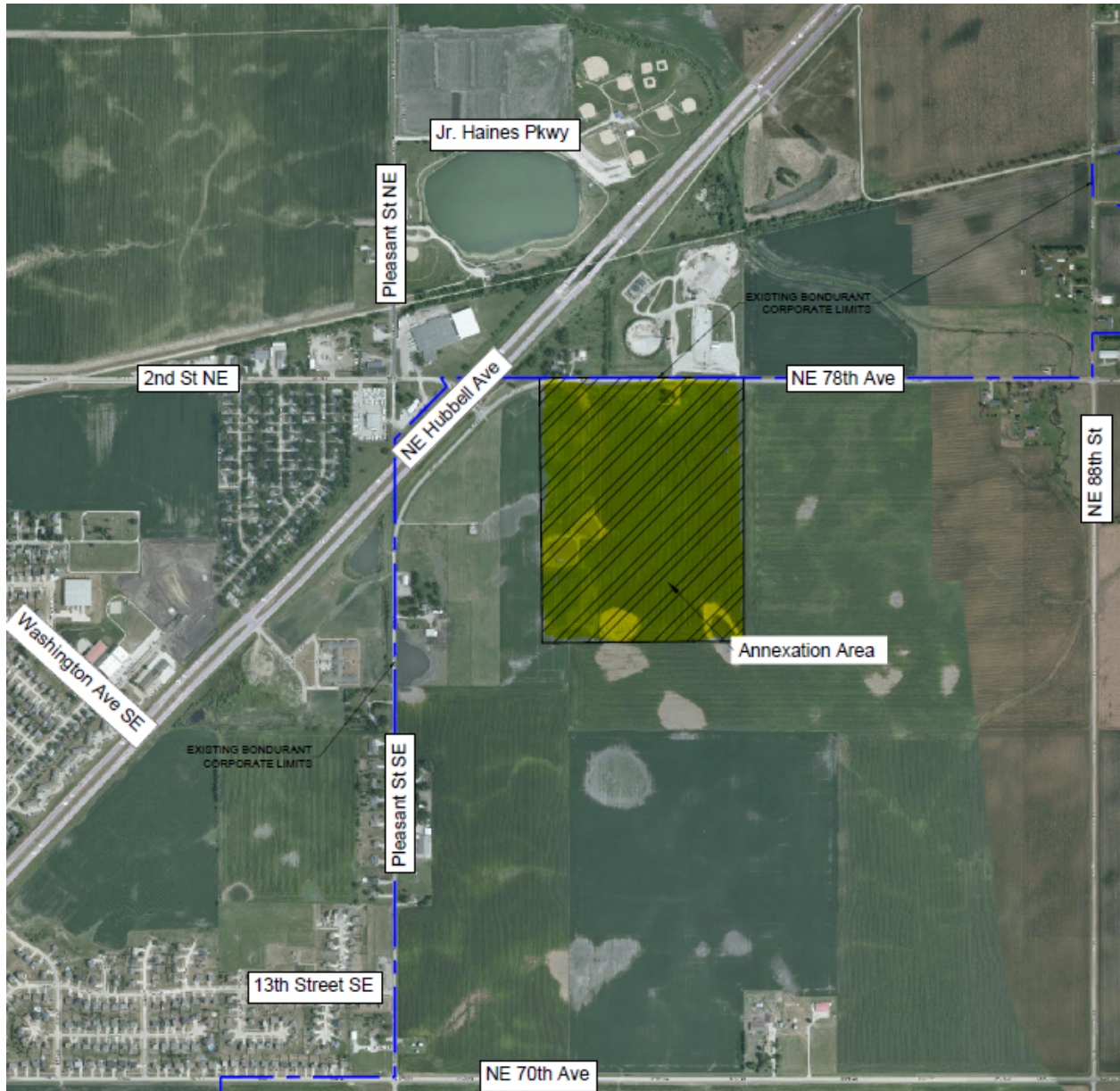
TITLE: RESOLUTION NO. PZ-211028-23: Considering recommended approval of the Myers Site Certification Annexation Area

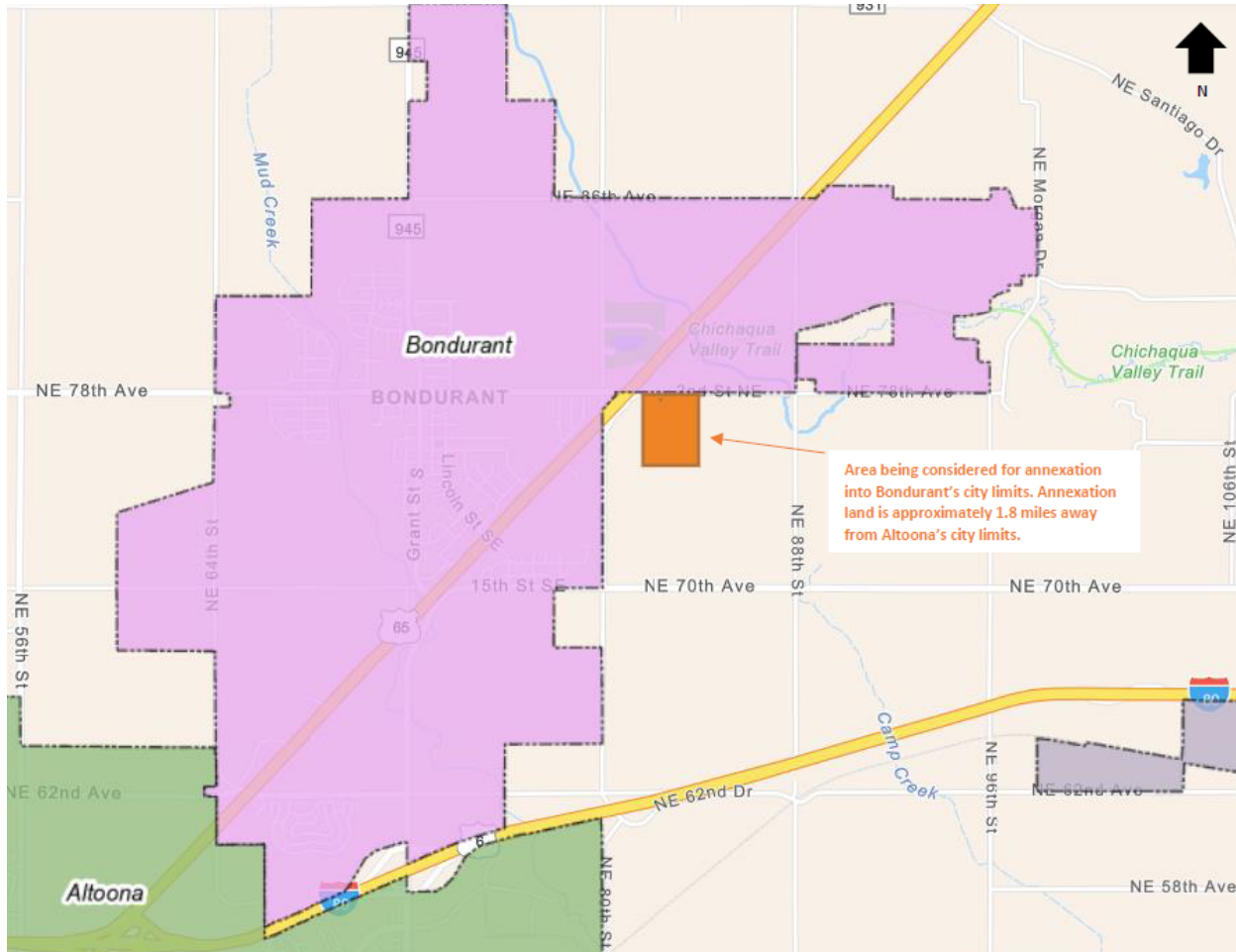
CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The City of Bondurant has received the attached requests for annexation of land into Bondurant's city limits. These two requests will be processed as part of one annexation review process. Two parcels comprise this annexation area; one is owned by James & Judy Nelson and the other is owned by Kathryn Zimmer and Robert Johnson. Jamie Myers of Premier Companies is currently in the process of purchasing the parcels proposed for annexation. The annexation area is comprised of 70.00 acres - this includes the south 1/2 of 2nd Street NE/NE 78th Avenue adjacent to the annexation area. The north 1/2 of this street portion is already situated within Bondurant's city limits.

The following maps identify the annexation area.





This annexation request is located within 2 miles of Altoona's city limits. Because of this, in addition to Planning & Zoning Commission and City Council review, the request must also be reviewed by the State's City Development Board.

The City of Bondurant is currently pursuing that this site be designated as a certified site through the Iowa Economic Development Authority's Certified Site Program. In order to be designated as a certified site, this property must be located within Bondurant's city limits and be zoned for industrial use. For zoning/land use questions, please see the staff report for PZ-211028-24.

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

Consistency with the Comprehensive Plan

Approval of this annexation request is consistent with Objective 4.23 of the Comprehensive Plan, which encourages new development to occur adjacent to other existing development rather than in a "leapfrog" pattern. Industrial land

exists to the north - the Landus site at 2020 2nd Street NE.

Annexation of this area is also supported by a key aspect of the Comprehensive Plan's Highway 65 Corridor Growth Area, which notes that annexation should be explored within this general area along 2nd Street NE east of Highway 65.

Street & Utility Connectivity

This annexation area fronts the existing 2nd Street NE/NE 78th Avenue. Street and utility connectivity will be evaluated in further detail through an eventual preliminary platting process. Development must follow the City's Streets Master Plan, which guides for a new north/south road connecting to a realigned intersection of 2nd Street NE/NE 78th Avenue out to Highway 65 within this general area.

Outreach

As required by Chapter 368 of the Iowa Code, in October 2021, the City mailed annexation notices to the following entities: City of Altoona, Polk County Board of Supervisors, Polk County Attorney, public utilities, and the Des Moines Area Metropolitan Planning Organization. No public comments have been received to date.

Bondurant City Council will hold a public hearing during their meeting on November 15th, 2021. After this public hearing, the City will send the annexation application to the State's City Development Board so they can begin their review process.

FUNDING SOURCE: N/A

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

1. Recommended approval of the Myers Site Certification Annexation Area.
2. Recommended denial of the Myers Site Certification Annexation Area.
4. Table pending additional information.

Staff recommends approval of the attached P&Z resolution regarding recommended approval of the Myers Site Certification Annexation Area.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RES. PZ-211028-23 - Myers 100 within Urbanized Area (Altoona)
2. Signed Annexation Petition - Nelson
3. Signed Annexation Petition - Zimmer, Johnson

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-211028-23

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE MYERS SITE
CERTIFICATION ANNEXATION AREA, A 100% VOLUNTARY ANNEXATION
REQUEST FOR ANNEXATION OF 70.00 ACRES INTO BONDURANT'S CITY LIMITS
WITHIN TWO MILES OF THE CITY OF ALTOONA'S CITY LIMITS

WHEREAS, the City of Bondurant has received annexation petitions from James L & Judy L Nelson and Kathryn M Zimmer, Robert M Johnson (Trustee), and Robert M Johnson (Trust), owners, for voluntary annexation on property as described as follows:

THE EAST $\frac{1}{6}$ OF THE NORTH 60 ACRES OF THE WEST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ SECTION 32, TOWNSHIP 80 NORTH, RANGE 22, POLK COUNTY, IOWA SUBJECT TO EXISTING ROAD RIGHT-OF-WAY AND ALSO THE WEST $\frac{1}{3}$ OF THE WEST $\frac{1}{2}$ OF THE NORTH 60 ACRES OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ SECTION 32, TOWNSHIP 80 NORTH, RANGE 22, POLK COUNTY, IOWA AND INCLUDING THE ADJACENT COUNTY ROAD RIGHT-OF-WAY TO THE CENTERLINE OF THE ADJACENT ROAD; AND

THE EAST $\frac{1}{2}$ OF THE NORTH 60 ACRES OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ SECTION 32, TOWNSHIP 80 NORTH, RANGE 22, POLK COUNTY, IOWA; AND THE EAST $\frac{2}{3}$ OF THE WEST $\frac{1}{2}$ OF THE NORTH 60 ACRES OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ SECTION 32, TOWNSHIP 80 NORTH, RANGE 22, POLK COUNTY, IOWA AND INCLUDING THE ADJACENT COUNTY ROAD RIGHT-OF-WAY TO THE CENTERLINE OF THE ADJACENT ROAD.

WHEREAS, this annexation application is considered a 100% voluntary annexation and is located within two miles of the City of Altoona's urbanized area;

WHEREAS, there is no current address assigned to this undeveloped land requested for annexation;

WHEREAS, the annexation area is comprised of 70.00 acres and includes annexation of the south $\frac{1}{2}$ of 2nd Street NE/NE 78th Avenue adjacent to the annexation area;

WHEREAS, the zoning designation of such property will be considered as part of PZ-211028-24;

WHEREAS, the Planning and Zoning Commission has reviewed this annexation request and has made the following finding:

1. That the annexation is consistent with the City's Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Planning and Zoning Commission of the City of Bondurant, Iowa, recommends approval of the Myers Site Certification Annexation Area

Moved by _____, Seconded by _____ to adopt.

ATTEST: I, Maggie Murray, Planning & Community Development Director, City of Bondurant, hereby certify that at a meeting of the Planning and Zoning Commission held on October 28, 2021; among other proceedings the above was recommended.

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

Maggie Murray, Planning & Community Development Director

Action	Yay	Nay	Abstain	Absent
Cameron				
Clayton				
Mains				
Keeran				
Cuellar				
Hoyer				
Brostrom				

Torey Cuellar, Commission Chair

**VOLUNTARY ANNEXATION PETITION FOR INCORPORATION INTO THE CITY
LIMITS OF THE CITY OF BONDURANT, IOWA**

MAYOR AND COUNCIL MEMBERS:

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

SEE EXHIBIT A

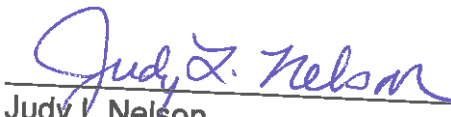
We hereby respectfully request and solicit the Council of the City of Bondurant, Iowa to adopt a resolution assenting to the annexation of the above-described real estate to the City of Bondurant, Iowa, subject to the following conditions:

1. If the property owners determine they wish to target economic development, the City will take the lead on working towards site certification.

Respectfully submitted,


James L Nelson

Date: 10-4-21


Judy L Nelson

Date: 10-4-21

EXHIBIT A

THE EAST 1/6 OF THE NORTH 60 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 SECTION 32, TOWNSHIP 80 NORTH, RANGE 22, POLK COUNTY, IOWA, SUBJECT TO EXISTING ROAD RIGHT-OF-WAY AND ALSO THE WEST 1/3 OF THE WEST 1/2 OF THE NORTH 60 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 SECTION 32, TOWNSHIP 80 NORTH, RANGE 22, POLK COUNTY, IOWA AND INCLUDING THE ADJACENT COUNTY ROAD RIGHT-OF-WAY TO THE CENTERLINE OF THE ADJACENT ROAD.

VOLUNTARY ANNEXATION PETITION FOR INCORPORATION INTO THE CITY
LIMITS OF THE CITY OF BONDURANT, IOWA

MAYOR AND COUNCIL MEMBERS:

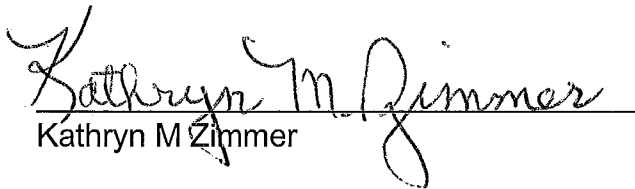
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We hereby respectfully request and solicit the Council of the City of Bondurant, Iowa to adopt a resolution assenting to the annexation of the above-described real estate to the City of Bondurant, Iowa, subject to the following conditions:

1. If the property owners determine they wish to target economic development, the City will take the lead on working towards site certification.

Respectfully submitted,


Kathryn M Zimmer

Date: 9-27-21


Robert M Johnson (Trustee)

Date: SEP 25 2021


Robert M Johnson (Trust)

Date: SEP 25 2021

EXHIBIT A

THE EAST $\frac{1}{2}$ OF THE NORTH 60 ACRES OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ SECTION 32, TOWNSHIP 80 NORTH, RANGE 22, POLK COUNTY, IOWA; AND THE EAST $\frac{2}{3}$ OF THE WEST $\frac{1}{2}$ OF THE NORTH 60 ACRES OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ SECTION 32, TOWNSHIP 80 NORTH, RANGE 22, POLK COUNTY, IOWA AND INCLUDING THE ADJACENT COUNTY ROAD RIGHT-OF-WAY TO THE CENTERLINE OF THE ADJACENT ROAD.



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

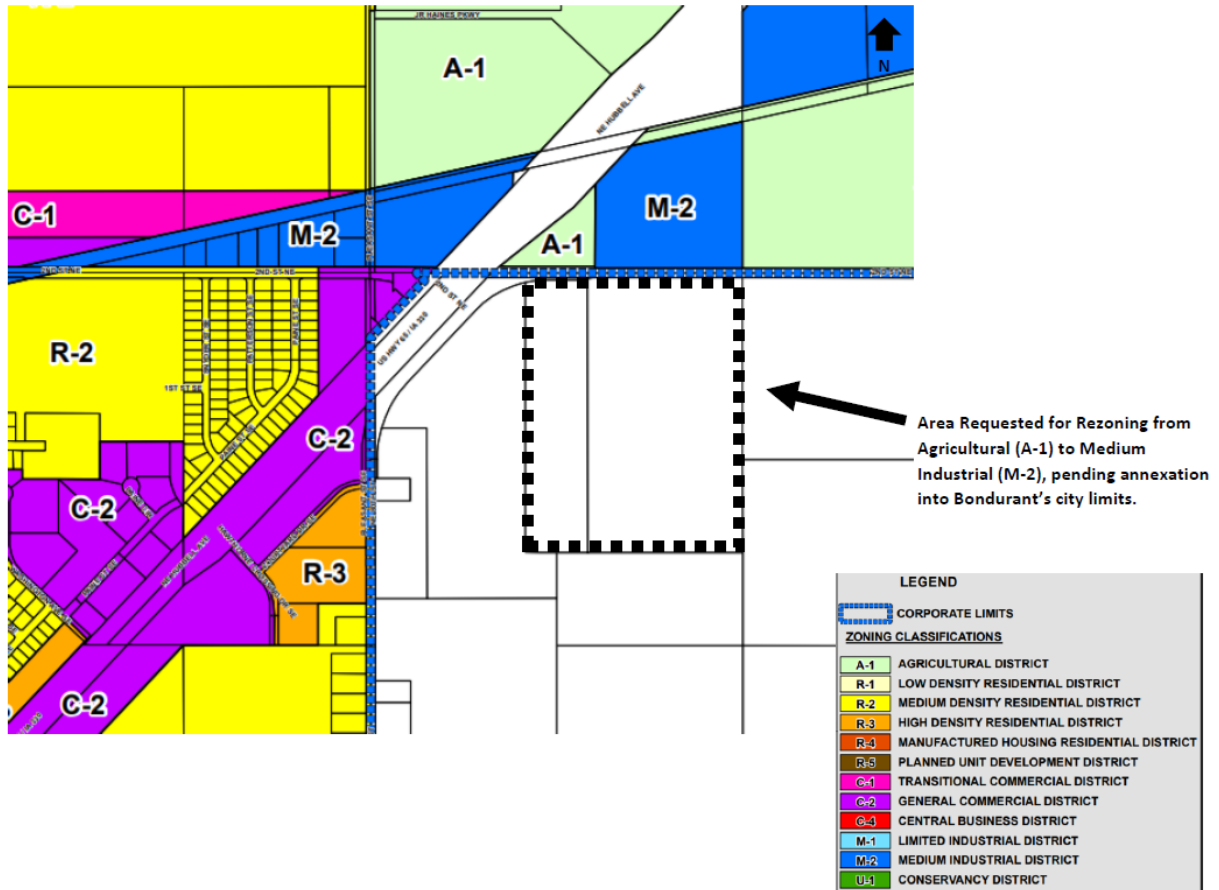
Item No. 6.b.
For Meeting of 10/28/2021
Public Hearing

TITLE: PUBLIC HEARING - Request for rezoning from Agricultural (A-1) to Medium Industrial, on property currently being considered for annexation on land known as the Myers Site Certification Area, pending annexation; and request for Future Land Use Map amendment from Reserve Ag/Residential and Reserve Industrial to Industrial.

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The City has received a rezoning application for the land currently being considered as part of the Myers Certified Site Annexation area. The rezoning request is that the Official Zoning Map be changed from the Agricultural (A-1) District to the Medium Industrial (M-2) District, pending annexation approval. This rezoning process is consistent with Section 177.07.7 of the City's Zoning Code, which notes that when land is annexed into the City, this annexed land is automatically zoned as Agricultural (A-1) unless a rezoning application is also submitted for consideration. The map below shows the area being considered for rezoning:



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

Comprehensive Plan

When a city considers a rezoning ordinance, it must find the rezoning is consistent with its Future Land Use Map. Below is a clip from the City's current Future Land Use Map, which shows industrial for a portion of this rezoning property and Reserve Ag/Residential for the remaining portions. The Future Land Use Map amendment request is that the map be updated to show industrial use for the entire Myers Certified Site area. The Future Land Use Map already recognizes that industrial development can occur along the 2nd Street NE corridor east of Highway 65 in this general area - the amendment being considered takes into account the development land needed to construct out an industrial site, as the current area identified along 2nd Street NE does not have much depth.

Future Land Use Map



Consistency with the Zoning Code

This will be reviewed in further detail when an eventual site plan is submitted for this rezoning area.

Spot Zoning

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

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

It does not appear that spot zoning will exist if the rezoning from A-1 to M-2 is approved in this area as long as the Future Land Use Map amendment is also considered for approval at this same time. M-2 zoning exists in this area immediately north of this area currently being considered for rezoning. The City's Future Land Use Map, even without the amendment, recognizes the need for industrial

use within this general area of Bondurant.

Public Input

As required by the Zoning Ordinance, letters were sent to property owners within 200' of the proposed rezoning area notifying them of the requested rezoning. At the time of writing this report, staff has not received any public comment.

FUNDING SOURCE: N/A

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

1. Recommended approval of the request for rezoning from the Agricultural (A-1) District to the Medium Industrial (M-2) District for the Myers Certified Site Area, pending annexation approval; and recommended approval of the Future Land Use Map amendment from Reserve Ag/Residential and Reserve Industrial to Industrial.
2. Recommended approval of the request for rezoning from the Agricultural (A-1) District to the Medium Industrial (M-2) District for the Myers Certified Site Area, pending annexation approval; and recommended approval of the Future Land Use Map amendment from Reserve Ag/Residential and Reserve Industrial to Industrial, subject to Zoning Code clarification items being met.
3. Recommended denial of the request for rezoning from Agricultural (A-1) District to Medium Industrial (M-2) for the Myers Certified Site Area and recommended denial of the Future Land Use Map amendment from Reserve Ag/Residential and Reserve Industrial to Industrial.
4. Table pending additional information.

Staff recommends approval of the attached P&Z recommendation resolution.

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-211028-24

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE REQUEST FOR REZONING FROM THE AGRICULTURAL (A-1) DISTRICT TO THE MEDIUM INDUSTRIAL (M-2) DISTRICT, PENDING ANNEXATION, ON PROPERTY KNOWN AS THE MYERS CERTIFIED SITE AREA; AND RECOMMENDED APPROVAL OF THE FUTURE LAND USE MAP AMENDMENT FROM RESERVE AG/RESIDENTIAL AND RESERVE INDUSTRIAL TO INDUSTRIAL

WHEREAS, on October 28, 2021 the Planning and Zoning Commission held a Public Hearing to consider a request to update the City's Future Land Use Map from Reserve Ag/Residential and Reserve Industrial to Industrial on property described as follows;

THE EAST $\frac{1}{6}$ OF THE NORTH 60 ACRES OF THE WEST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ SECTION 32 TOWNSHIP 80 NORTH, RANGE 22, POLK COUNTY, IOWA, SUBJECT TO EXISTING ROAD RIGHT-OF-WAY AND ALSO THE WEST $\frac{1}{3}$ OF THE WEST $\frac{1}{2}$ OF THE NORTH 60 ACRES OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ SECTION 32, TOWNSHIP 80 NORTH, RANGE 22, POLK COUNTY, IOWA; AND

THE EAST $\frac{1}{2}$ OF THE NORTH 60 ACRES OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ SECTION 32, TOWNSHIP 80 NORTH, RANGE 22, POLK COUNTY, IOWA; AND THE EAST $\frac{2}{3}$ OF THE WEST $\frac{1}{2}$ OF THE NORTH 60 ACRES OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ SECTION 32, TOWNSHIP 80 NORTH, RANGE 22, POLK COUNTY, IOWA.

WHEREAS, this Public Hearing also included the topic of the request to rezone this same property, pending annexation approval, from the City's Agricultural (A-1) District to the Medium Industrial (M-2) District;

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

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning and Zoning Commission of the City of Bondurant, Iowa, recommends City Council approval of the Future Land Use Map amendment request from Reserve Ag/Residential and Reserve Industrial to Industrial.

NOW, THEREFORE, BE IT FURTHER BE RESOLVED, that the Planning and Zoning Commission of the City of Bondurant, Iowa, recommends City Council approval of the rezoning request from Agricultural (A-1) to Medium Industrial (M-2), pending annexation approval.

Moved by _____, Seconded by _____ to adopt.

ATTEST: I, Maggie Murray, Planning & Community Development Director, hereby certify that at a meeting of the Planning and Zoning Commission held on October 28, 2021, among other proceedings the above was adopted.

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

Maggie Murray, Planning & Community Development Director

Action	Yay	Nay	Abstain	Absent
Hoyer				
Clayton				
Mains				
Keeran				
Cuellar				
Cameron				
Bostrom				

Torey Cuellar, Commission Chair



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

Item No. 7.a.
For Meeting of 10/28/2021
Discussion Item

TITLE: Discuss potential amendment to the Highpoint Estates development area

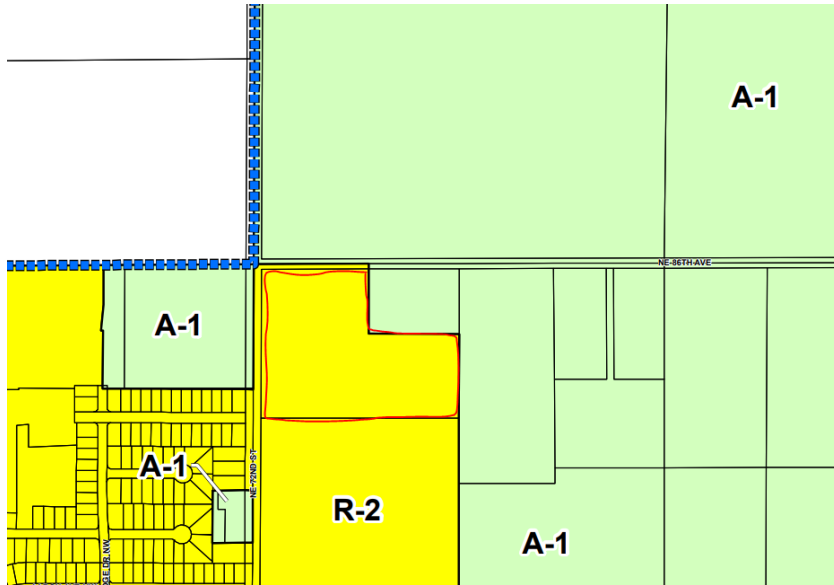
CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

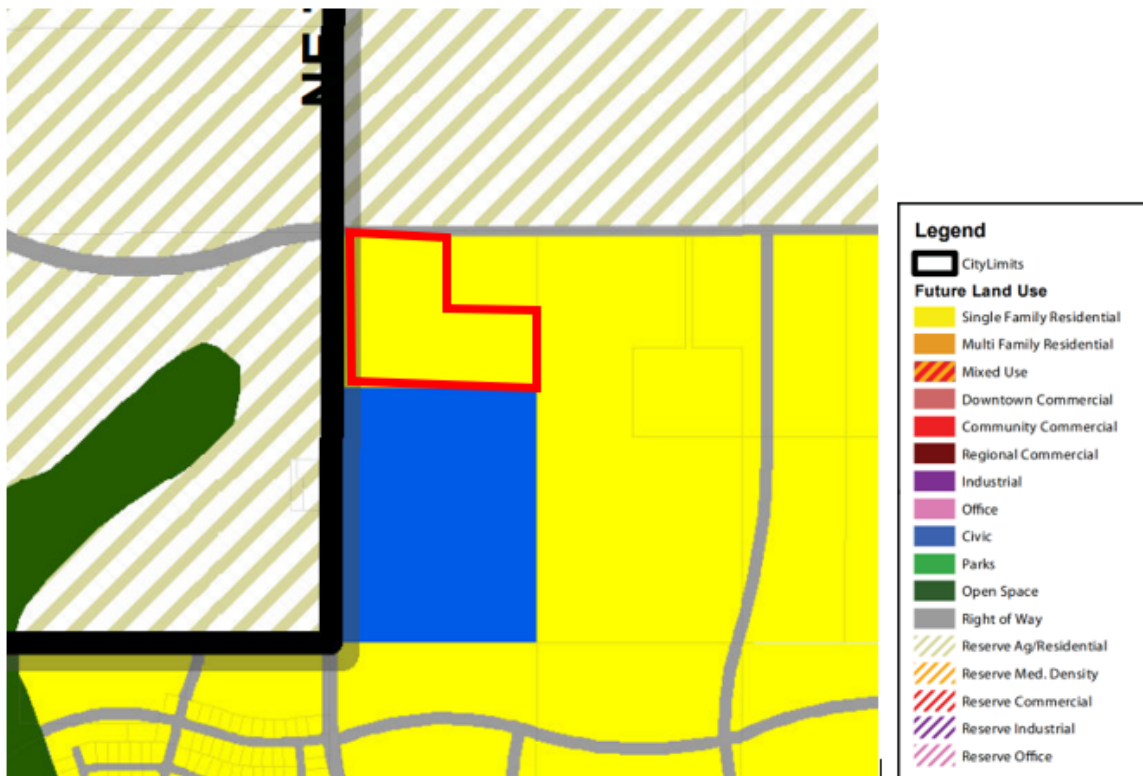
BRIEF HISTORY & ANALYSIS: The property owner of the Highpoint Estates area is seeking preliminary feedback from the Planning & Zoning Commission on the attached concept, which shows a potential updated layout for the Highpoint Estates area north of the Junior High/High School area. This concept proposes 29 single-family detached homes and 75 townhome units. The existing Highpoint Estates Preliminary Plat, also attached to this agenda statement, shows 67 lots for single-family detached development and no lots for townhome development.

The attached concept will require a rezoning and Future Land Use Map amendment, as the current zoning classification of Medium Density Residential (R-2) does not allow for townhome units. If a rezoning is pursued, the requested District will need to be Planned Unit Development (R-5) - reasoning, the City's High Density Residential (R-3) District, which is the only other District where such density would be allowed, states that multi-family dwellings are only permitted on existing lots of record within the R-3 District (and these are not since they would be new lots). The R-3 District also requires a minimum lot size of 9,000 SF and a minimum lot width of 85' for multi-family dwelling units. The Future Land Use Map would need to be amended from Single-Family Residential to Multi-Family Residential in the areas proposed for townhome development. The Comprehensive Plan notes the following relative to potential locations for the Multi-Family Future Land Use Map designation: this increased density is best suited near transportation corridors, park and open spaces, and commercial service centers.

Existing Zoning Map (Highpoint Estates area circled in red):



Existing Future Land Use Map(Highpoint Estates area circled in red):



Attached is an example of what the townhome units could look like.

FUNDING SOURCE: N/A

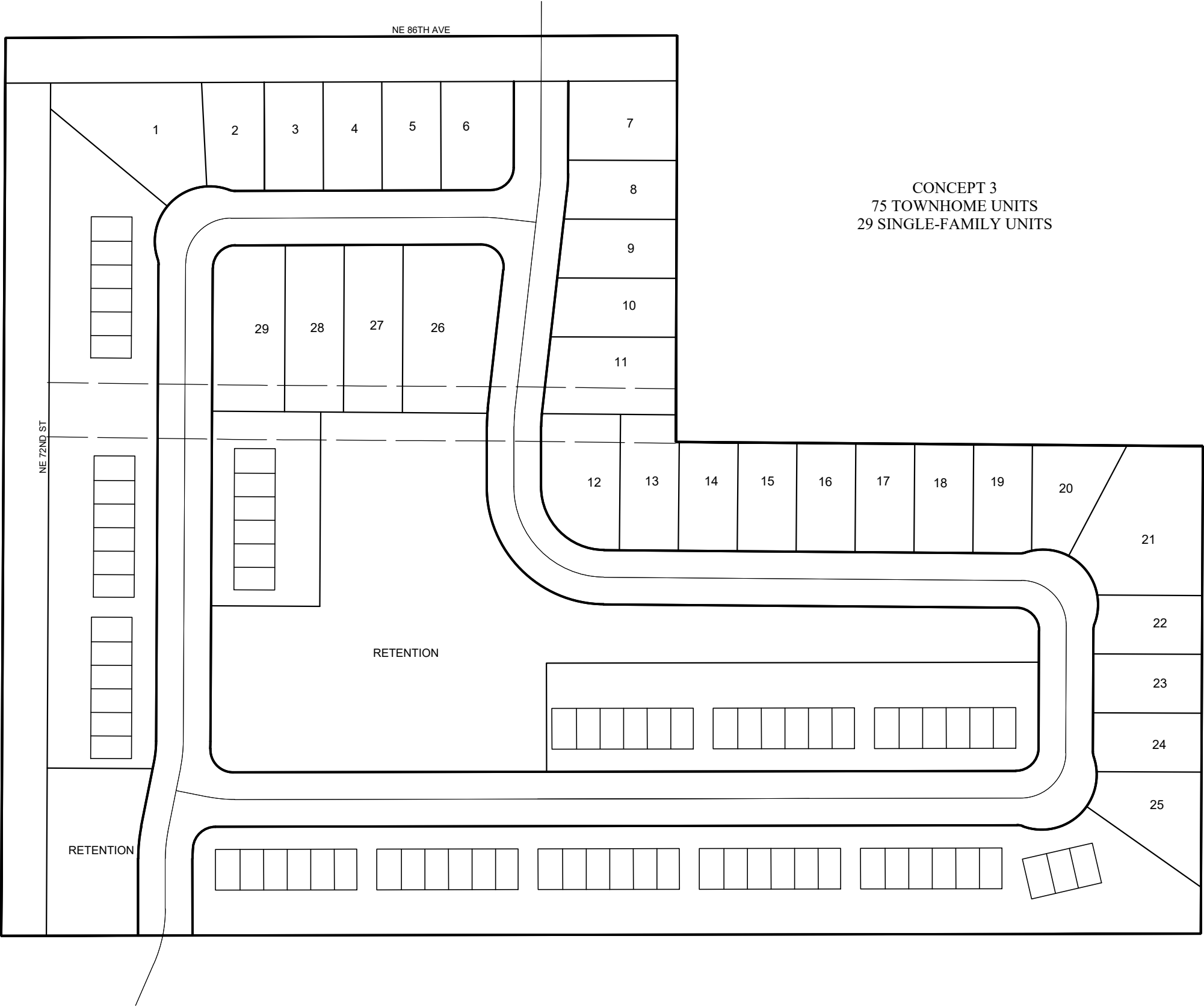
STAFF RECOMMENDATION: Staff recommends P&Z have a discussion on this topic.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Highpoint Estates Townhome Concept - 10252021
2. Highpoint Estates Preliminary Plat
3. Example Townhomes

CONCEPT PLAN
FOR
HIGHPOINT ESTATES



UTILITY NOTE:

UTILITIES LOCATIONS ARE TAKEN FROM PUBLIC RECORDS AND FIELD SURVEYS. THE SURVEYOR AND ENGINEER MAKE NO GUARANTEE THAT ALL UTILITIES IN THE AREA ARE SHOWN. THE EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH IF ANY ADDITIONAL UTILITIES OTHER THAN THE ONES SHOWN ON THE PLANS ARE PRESENT IN THE FIELD.

LEGAL DESCRIPTIONS:

PARCEL "O" OF PLAT OF SURVEY RECORDED IN BOOK 15115 PAGE 666 BEING A PART OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 30, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., BONDURANT, POLK COUNTY, IOWA.

ZONING:
R-2 MEDIUM DENSITY RESIDENTIAL

SITE AREA:

22.2 ACRES (966,879.6 SQ FT)

BULK REGULATIONS:

R-2
MINIMUM LOT AREA: 7,500 SQ. FT.
10,000 SQ. FT. FOR TWO FAMILY DWELLINGS
ADD 2,000 SQ. FT. FOR EACH ADDITIONAL UNIT
MINIMUM LOT WIDTH: 65 FT. SINGLE FAMILY
85 FT. TWO FAMILY
ADD 20 FT. FOR EVERY ADDITIONAL UNIT
75 FT. FOR CORNER LOTS

SETBACKS:
FRONT YARD: 30 FT.
SIDE YARD: 15 FT. TOTAL SIDE YARD, 5 FT. MIN ON EACH SIDE, 1 & 1 ½ STORIES
15 FT. TOTAL SIDE YARD, 7 FT. MIN ON EACH SIDE, 2 & 3 STORIES
REAR YARD: 35 FT.

HEIGHT:
MAXIMUM HEIGHT: 35 FT.
MAXIMUM NUMBER OF STORIES: 3 STORIES

PRELIMINARY PLAT
FOR
HIGHPOINT ESTATES
BONDURANT, IA

PREPARED BY
STUBBS ENGINEERING

VICINITY MAP



SHEET INDEX:

- 1 - COVER SHEET
- 2 - LOT LAYOUT
- 3 - HYDRANT COVERAGE
- 4 - GRADING & UTILITIES

OWNER:

CLASSIC HOLDING LLC
1910 SW PLAZA SHOPS LN
ANKENY, IA 50023

DEVELOPER:

DR HORTON
1910 SW PLAZA SHOPS LN
ANKENY, IA 50023
CONTACT: JOSH MOULTON
PHONE: (515) 620-4240

ENGINEER:

STUBBS ENGINEERING
431 NE 72ND ST
PLEASANT HILL, IA 50327
CONTACT: BRANDEN STUBBS
PHONE: (515) 979-8499

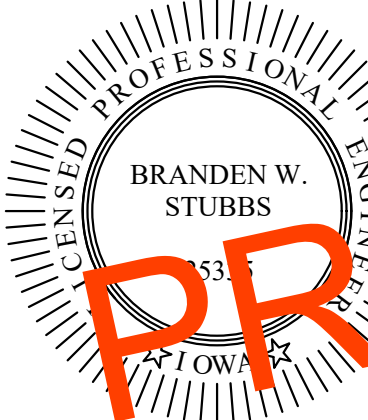
HIGHPOINT ESTATES
BONDURANT, IA

STUBBS ENGINEERING
431 NE 72ND ST, PLEASANT HILL, IA 50327
(515) 979 - 8499



COVER SHEET

- LEGEND:
- E W- EXISTING WATER
 - E ST- EXISTING STORM
 - E SS- EXISTING SANITARY
 - P W- PROPOSED WATER
 - P ST- PROPOSED STORM
 - P SS- PROPOSED SANITARY
 - ⦿ FIRE HYDRANT
 - ⦿ WATER MAIN VALVE
 - ⦿ STORM INTAKE
 - ⦿ STORM FLARED END
 - ⦿ STORM MANHOLE
 - ⦿ SANITARY MANHOLE
 - ⦿ STREET LIGHT



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.

BRANDEN W. STUBBS, P.E. DATE

LICENSE NUMBER 5335

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022

PAGES OR SHEETS COVERED BY THIS SEAL:

DATE: 04/16/21

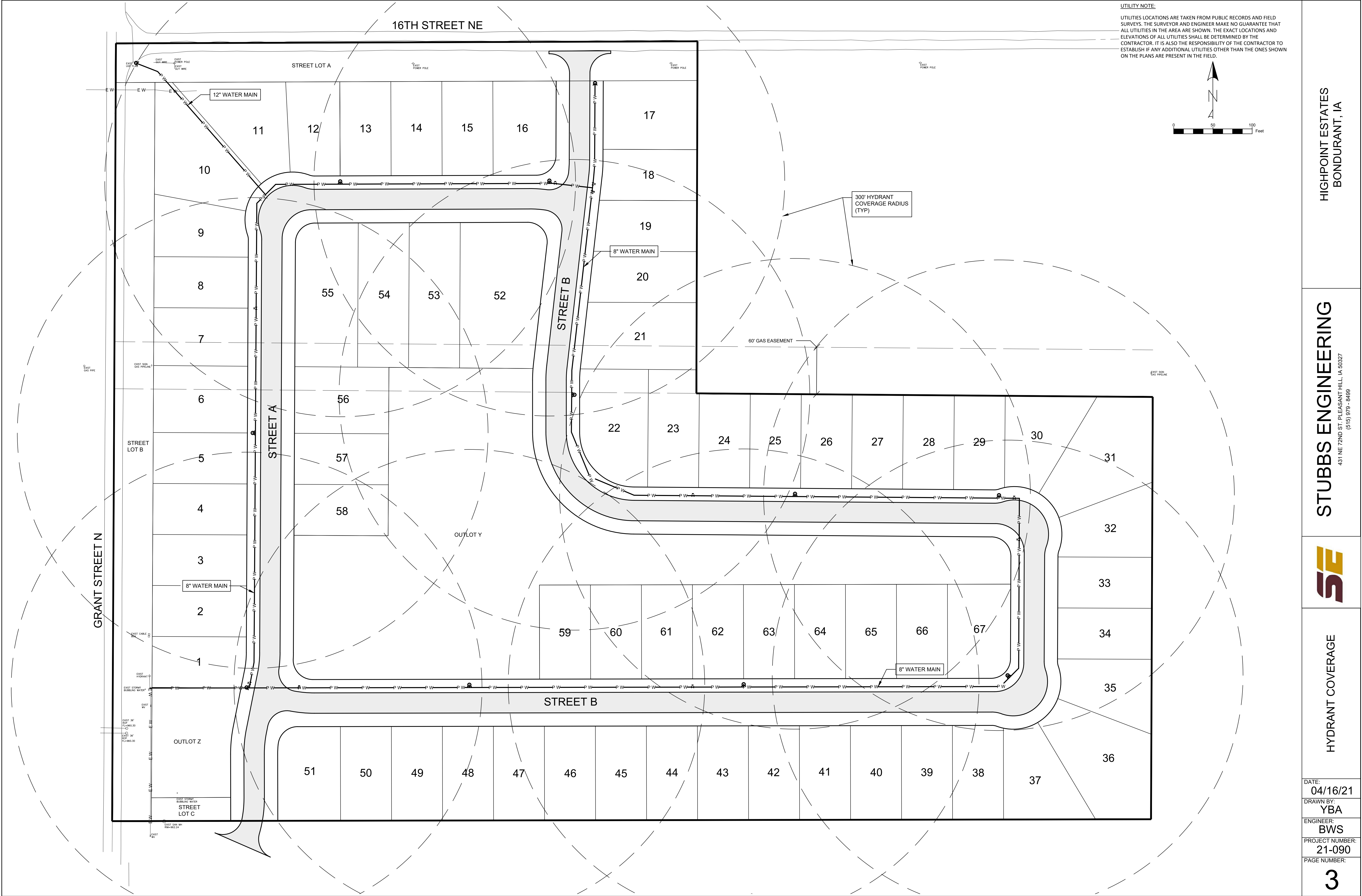
DRAWN BY: YBA

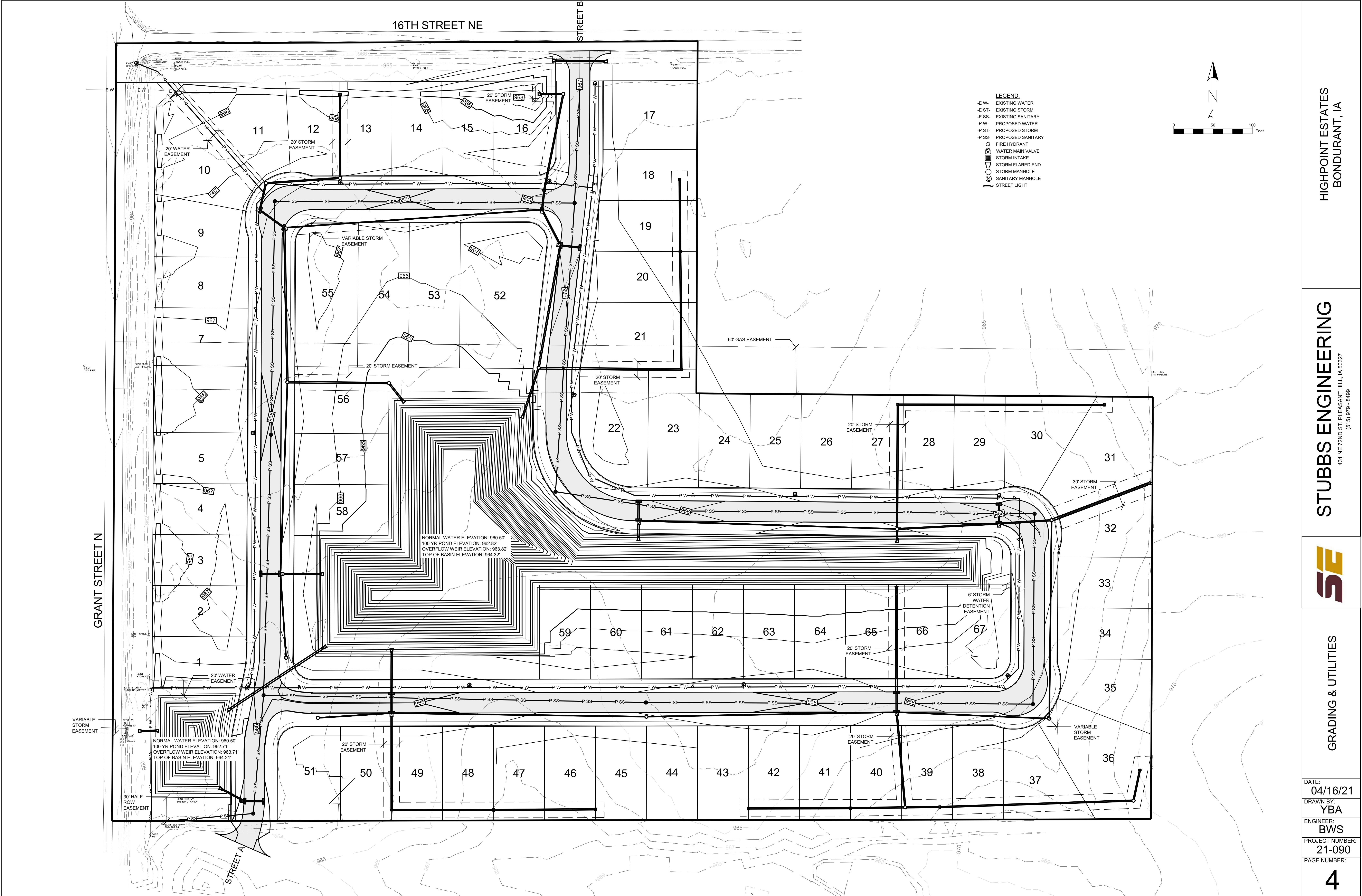
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PROJECT NUMBER: 21-090

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HIGHPOINT ESTATES
BONDURANT, IA

STUBBS ENGINEERING
431 NE 72ND ST, PLEASANT HILL, IA 50327
(515) 979-8499



GRADING & UTILITIES

DATE: 04/16/21
DRAWN BY: YBA
ENGINEER: BWS
PROJECT NUMBER: 21-090
PAGE NUMBER:





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

Item No. 8.e.
For Meeting of 10/28/2021
Reports and Comments

TITLE: City Council Liaison

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS:

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None