

**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/88342020481>*

**NOTICE OF A REGULAR MEETING
BONDURANT BOARD OF ADJUSTMENT
NOVEMBER 9, 2021**

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 5:00 PM on November 9, 2021, in the Bondurant City Center, 200 Second Street, Northeast, Bondurant, Polk County, Iowa. Said meeting is open and the public is encouraged to attend.

AGENDA

1. Call to Order
2. Roll Call
3. Perfecting and Approval of the Agenda
4. Approval of Minutes
 - a. July 13, 2021
 - b. September 14, 2021
5. **Public Hearing**
 - a. PUBLIC HEARING - For consideration of a variance request to allow for increased building signage square footage at 501 Hawthorne Crossing Drive SE (Section 181.08.1)
 - b. RESOLUTION NO. BA-211109-07: A motion granting/denying a variance request as described in Item 5.a.
6. Adjournment

Bondurant Board of Adjustment
Minutes
July 13, 2021

1. Call to Order
Board Chair Jurik called the meeting to order at 5:06 p.m. and declared a quorum.
2. Roll Call

Present:	Board of Adjustment Member Kelsi Jurik, Board of Adjustment Member Greg Hanson, Board of Adjustment Member Chad Driscoll
Absent:	Board of Adjustment Member Dave McGrath
City Officials Present:	City Administrator Marketa Oliver, Planning & Community Development Director Maggie Murray
3. Perfecting and Approval of the Agenda
Motion by Board of Adjustment Member Driscoll, seconded by Board of Adjustment Member Hanson, to approve the agenda. Vote on Motion 3-0. Motion carried.
4. Approval of Minutes
Motion by Board of Adjustment Member Hanson, seconded by Board of Adjustment Member Jurik, to approve the June 1, 2021 Board of Adjustment meeting minutes. Vote on Motion 3-0. Motion carried.
 - a. June 1, 2021
5. **Public Hearing - For consideration of a conditional use permit to allow for an outdoor storage yard at 701 23rd Street Southwest (Section 178.13.4.A).**
Murray presented the staff report. The City is in receipt of a conditional use permit request to allow for an outdoor storage yard area at 701 23rd Street SW. This is part of a new industrial subdivision area south of the new Amazon area. This property is zoned Limited Industrial. The use proposed is JAS Concrete. JAS Concrete is proposing an outdoor storage yard area. Per our Zoning Code, this outdoor storage yard area is only allowed if granted a conditional use permit request through the City's Board of Adjustment. This is a conditional use permit and not a variance. Since it's not a variance, the Board does not need to go through the 5 required Finding of Fact questions. The review for a conditional use permit is to review the required conditions as noted in the code. Murray reviewed the submitted preliminary site plan. Staff has reviewed and is

recommending approval of the conditional use permit; as part of the agenda packet's draft BOA resolution, staff has included six items that can be considered by the Board for conditional approval of the permit.

1. That the outdoor storage yard areas shall be used for outdoor storage space only and shall not be used for employee/customer parking as the Zoning Code requires pavement for such parking areas (Section 177.10.2).
2. That the outdoor storage yard areas shall be used for outdoor storage space only and shall not be used for outdoor manufacturing, assembling, compounding, processing, packaging, or other comparable treatment, as such outdoor uses must be conducted within an enclosed building (Section 178.13.1)
3. That the proposed fencing shall be opaque.
4. That the landscaping plan as required as part of the detailed site plan review process shall show the landscaping requirements of SEction 179.02.4.B are met; intermittent trees between the outdoor storage yard area use at 701 23rd Street SW and the properties to the south and also intermittent trees between the outdoor storage yard area use at 701 23rd Street SW and the public right-of-way of 23rd Street SW.
5. That the proposed outdoor storage yard area shown in orange on the site layout shall not be situated further north than the south wall of the building.
6. That the area labeled as being Future Lot shall not be used as an outdoor storage yard area.

John Gade with Fox Engineering noted that Joe owns JAS Concrete currently located in Altoona. They have outgrown their Altoona location. They do concrete work, foundations, and some excavating work. Gade is requesting the following from the Board of Adjustment:

1. Want approval for outside storage.
2. Would like to discuss type of fencing.
3. Would like to discuss landscaping requirements.

Gade noted that looking at surrounding properties, most have some type of outdoor storage. Gade mentioned that the JAS Concrete site in Altoona is very clean. Gade explained that the outdoor storage yard area is behind the building. The intention is that the front of the building will be paved and have landscaping and will be for the employees and everything in the rear of the building will be for storage of materials.

Gade submitted a quick sketch drawing showing the fencing location proposed. Gade noted that JAS Concrete is proposing an 8' chain link fence for security purposes. Gade noted concerns if slats were to be required since this is about a 1/2 mile of fencing. This could add

approximately \$40,000 to the fencing budget. Gade noted that JAS Concrete is proposing to screen everything from the right-of-way with the building, fencing, trees, and no outdoor storage. The screening from the right-of-way will be screened with landscaping. On the west side, fencing is proposed and they would like ability to do some berming and landscaping and/or the option to add slats on the side that faces the right-of-way. This area will sit about 250' back off of the public right-of-way. Gade is requesting just the chain link fencing without the slats on both the east and west sides of the property. Along the south side of the property, there is already an existing 8'-tall chain link fencing, so they would request to tie onto the existing fence for security.

Gade noted that one issue they would like clarification on for landscaping is buffering between the two zones. JAS Concrete is less intense than the property to the south which is zoned M-2. Gade is assuming the intent of the Code is that the M-2 District screens from the M-1. J Petticord at 1200 Prairie Drive SW is located immediately south. As part of the Board of Adjustment agenda packet, Petticord submitted a letter of support of the JAS Concrete request.

Murray confirmed that yes, Petticord did submit a comment that they are in full support of the JAS Concrete conditional use permit request.

Board of Adjustment Member Kelsi Jurik asked if staff is aware of any other properties in town like this where this is back-to-back industrial development with differing zoning districts of M-1 and M-2? Oliver noted that all of these properties eventually will be. Oliver explained the Commerce Crossings development area. The north side of Commerce Crossings development area is bordered by residential, but this is a situation where there is more intense going in next to a less intense use. Murray noted she is surprised the Zoning Code calls for screening by the less intense use, but this JAS Concrete request is justified in that the property owner to the south is in full support of the request.

The Board discussed the following updates to staff's draft recommendations:

3. Replace "that the fencing shall be opaque" with "that the fencing as proposed as part of the Board of Adjustment meeting is required and is considered acceptable (8'-tall chain link)".
4. To remove landscaping screening requirements from the east, west, and south but to keep from the north.

Motion by Board of Adjustment Member Jurik, seconded by Board of Adjustment Member Driscoll, to approve RESOLUTION NO. BOA-210713-03 subject to the following conditions:

1. That the outdoor storage yard areas shall be used for outdoor storage space only and shall not be used for employee/customer parking as the Zoning Code requires pavement for such parking areas (Section 177.10.2).
2. That the outdoor storage yard areas shall be used for outdoor storage space only and shall not be used for outdoor manufacturing, assembling, compounding, processing, packaging, or other comparable treatment, as such outdoor uses must be conducted within an enclosed building (Section 178.13.1)
3. That the fencing as proposed during the Board of Adjustment meeting is considered acceptable and required (8'-tall chain link).
4. That the outdoor storage yard area be screened from the 23rd Street SW right-of-way but that such screening is not required from the east, west, and south.
5. That the proposed outdoor storage yard area shown in orange on the site layout shall not be situated further north than the south wall of the building.
6. That the area labeled as being Future Lot shall not be used as an outdoor storage yard area.

Roll Call: Ayes: Board of Adjustment Member Jurik, Board of Adjustment Member Driscoll, Board of Adjustment Member Hanson. Nays: None, Absent: Board of Adjustment Member McGrath. Motion carried 3-0.

- a. RESOLUTION NO BOA-210713-03 - a motion granting / denying a conditional use permit for the request as described in Agenda Item #5.
-
6. Public Hearing - For consideration of a conditional use permit to allow for reconstruction of a gas station in the General Commercial (C-2) District at 1455 Grant Street South/113-117 Brick Street Southeast (Section 178.08.3.C).

Murray presented the staff report. The Board is reviewing a conditional use permit request for the Casey's site at 1455 Grant Street South. Eventually this site will be reconstructed entirely so that it faces south out toward Highway 65. The City's C-2 District allows for gas stations but only through a conditional use permit. The original site was constructed in 1999 prior to the conditional use permit requirement that was established in 2002; because of this, it's recognized as being pre-existing, non-conforming. Pre-existing, non-conforming structures are allowed to remain and be maintained, however cannot be reconstructed (unless granted a conditional use permit in this case). The Zoning Code includes the following items to be reviewed for such gas station conditional use permit requests:

 1. Market data showing gas stations with 1 mile of the requested gas

station.

2. The purpose of such market data is to protect from oversaturation of the market place and proactively plan for vacancies, underground tank removal, and site cleanup of future store closings.

Murray noted that staff recommends approval. It is not introducing a new gas station into the market. The project is proposing improving the site.

Board of Adjustment Member Jurik asked if they will change the site's driveway entrances? Murray explained this is just a preliminary site plan at this point. The draft site plan currently shows one off of Grant Street South and three off of Brick Street SE. Oliver added that the proposed driveways appear to be in similar locations as what currently exists.

Motion by Board of Adjustment Member Driscoll, seconded by Board of Adjustment Member Jurik, to approval RESOLUTION NO BOA-210713-04, to allow for approval of the conditional use permit request at the Casey's site at 1455 Grant Street South. Roll Call: Ayes: Board of Adjustment Member Driscoll, Board of Adjustment Member Jurik, Board of Adjustment Member Hanson. Nays:None. Absent: McGrath. Motion carried 3-0.

- a. RESOLUTION NO. BA-210713-04 - a motion granting / denying a conditional use for the request as described in Agenda Item #6.

7. Public Hearing - For consideration of a variance to allow for a reduction in the minimum primary structure setback requirements of the General Commercial (C-2) District at 1455 Grant Street South/113-117 Brick Street Southeast (Section 178.08.4).

Murray presented the staff report. The Board of Adjustment will be reviewing a variance request for this same Casey's property at 1455 Grant Street South. Casey's is in need of a variance to reconstruct within the required front yard setbacks. The gas station and car wash are proposed within the required 30' front yard setback area of Brick Street SE. The gas station building will be located 10' off of the front property line (or 20' into the required setback) and the car wash will be located 21' off of the front property line (or 9' into the required setback). The justification here in that this site is unique in that it has three minimum front yard setback areas and also the City is in the process of designing out the Highway 65 trail underpass project.

Oliver explained the underpass project, where the City will need some easements for the continuation of the trail on the Casey's property. The underpass will come under Highway 65 near Oleson Drive SE and will

then daylight over onto the other side of Highway 65. For Casey's to say if we give you this easement, this will push Casey's up further north to stay further off of the trail easement area. Staff feels this is a valid concern.

Murray noted that as part of the trail project, a retaining wall will be constructed by the City on the Casey's property within the easement area. The City Engineer has looked at the Casey's site layout and agrees that the car wash building likely cannot be constructed any further away from the Brick Street SE property line than what is currently shown.

Murray noted that staff is recommending approval, as staff feels the required Findings of Fact questions can be answered favorably for this request.

Board of Adjustment Member Driscoll noted that this site seems to have a similar layout as the new Kum & Go gas station along Highway 65.

The Board had a discussion on area trail projects. Oliver noted that eventually that trail will connect with the planned realignment of Grant Street South.

Board of Adjustment Member Driscoll asked if any public comment was received? Murray confirmed that no public comment was received.

Board of Adjustment Member Jurik asked if the "back" side of their building will face Brick Street SE, and if so, what will this look like? Murray noted that this elevation information has not yet been submitted but will be reviewed for in detail as part of the actual site plan review process. Murray added that City Engineering confirmed that there are no planned street widening projects along Brick Street SE.

Board of Adjustment Member asked if there is a sidewalk along this side of Brick Street SE? Board of Adjustment Member Driscoll noted that no, there is not. Murray explained this can be required as part of the site plan review and approval process.

Motion by Board of Adjustment Jurik, seconded by Board of Adjustment Member Hanson, to approval RESOLUTION BOA-210713-05 to approve the variance to allow for a reduction in the minimum primary structure setback requirements of the General Commercial (C-2) District as the Casey's property. Roll Call: Ayes: Board of Adjustment Member Jurik, Board of Adjustment Member Driscoll, Board of Adjustment Member Hanson. Nays: None. Absent: McGrath. Motion carried 3-0.

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

- a. RESOLUTION NO. BA-210713-05 - a motion granting/denying a variance for the request as described in Agenda Item #7

8. Adjournment

Motion by Board of Adjustment Member Jurik, seconded by Board of Adjustment Member Hanson, to adjourn at 5:41 p.m. Vote on Motion 3-0. Motion carried.

Bondurant Board of Adjustment
Minutes
September 14, 2021

1. Call to Order
Acting Board Chair Hanson called the meeting to order at 5:05 p.m. and declared a quorum.
2. Roll Call

Present:	Board of Adjustment Member Greg Hanson, Board of Adjustment Member Kelsi Jurik, Board of Adjustment Member Diane VanWyk
Absent:	Board of Adjustment Member Chad Driscoll, Board of Adjustment Member Dave McGrath
City Officials Present:	City Administrator Marketa Oliver, Planning & Community Development Director Maggie Murray
3. Perfecting and Approval of the Agenda
Motion by Board Member Van Wyk, seconded by Board Member Jurik, to approve the agenda as is. Vote on Motion 3-0. Motion carried.
4. Approval of Minutes
Will be reviewed at the Board's next meeting due to lack of voting quorum (since Board Member VanWyk is newly appointed and was not on the Board during the July 13, 2021 meeting).
 - a. July 13th Minutes
5. **Public Hearing - For consideration of a conditional use permit to allow for a daycare facility operating as a home business in the City's Planned Unit Development (R-5) District at 611 Spruce Drive NW (Section 177.15.2.D)**
Murray summarized the staff report.

Murray noted that no public comment has been received.
 - a. RESOLUTION NO. BA-210914-06: A motion granting / denying a conditional use permit for the request as described in Item 5.
Murray noted that staff is recommending approval of the conditional use permit at 611 Spruce Drive NW to allow for a daycare facility operating as a home business in the City's Planned Unit Development (R-5) District, subject to the following conditions:

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

1. That the home occupation shall not occupy more than 25% of the dwelling's living area (370 SF for this location) as required by Section 177.15.3.B of the Zoning Code.
2. That the applicant shall leave at least one parking space area free of obstruction in their driveway during drop-off and pick-up times for use by their customers.
3. That this conditional use permit approval is for operating a family daycare home only, as defined in the Zoning Code. If in the future the applicant would like to change daycare classification, this will require re-review by the Board of Adjustment.
4. That the applicant is responsible for following all Iowa Department of Human Services requirements.

Motion by Board Member Jurik, seconded by Board Member Van Wyk, to approve the conditional use permit request as recommended by staff. Roll Call: Ayes: Board Member Jurik, Board Member Hanson, Board Member Van Wyk. Nays: None. Absent: Board of Adjustment Member Driscoll, Board Member McGrath. Motion carried 3-0.

6. Adjournment

Motion by Board Chair Jurik, seconded by Board Member Van Wyk, to adjourn the meeting at 5:16 p.m. Vote on Motion 3-0. Motion carried.



**BUSINESS OF THE BOARD OF ADJUSTMENT
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 5.a.
For Meeting of 11/9/2021
Motion

TITLE: PUBLIC HEARING - For consideration of a variance request to allow for increased building signage square footage at 501 Hawthorne Crossing Drive SE (Section 181.08.1)

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: Brief History

The City of Bondurant is in receipt of a sign variance request for property at 501 Hawthorne Crossing Drive SE. This property is zoned as being within the City's General Commercial (C-2) District. This property is highlighted in yellow below. A Dollar General store is currently being constructed at this location.

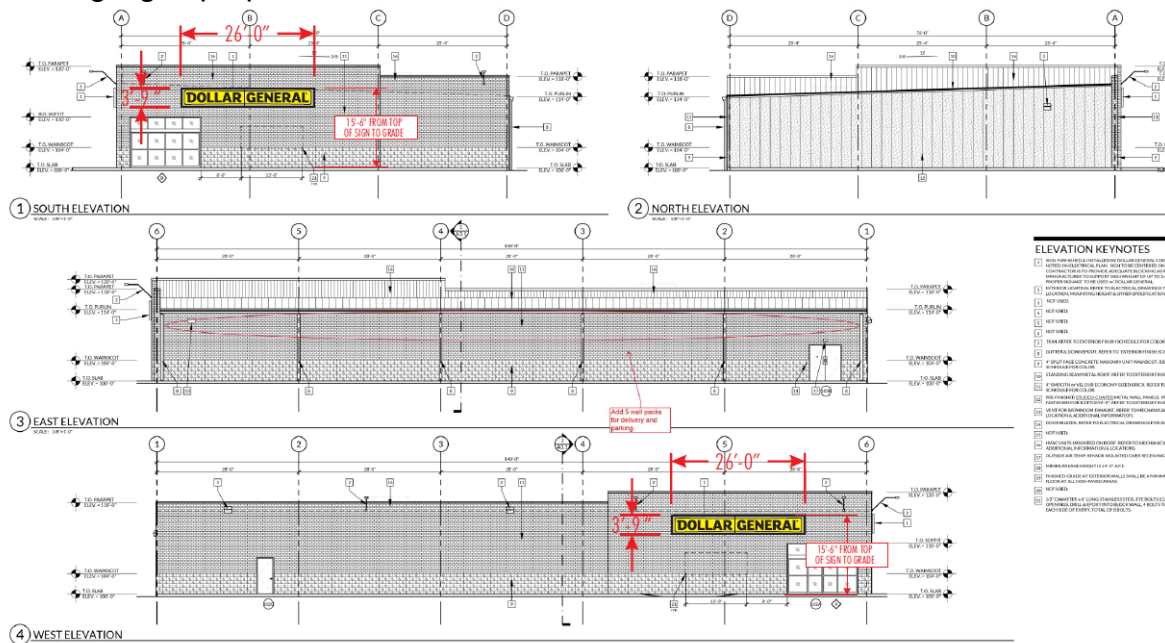


The variance application was submitted by Nagle Signs on behalf of Dollar General.

Two building signs are proposed at this Dollar General location. One is proposed on the elevation facing Highway 65 and the other building sign is proposed on the elevation

facing Hawthorne Crossing Drive SE.

Building signs proposed:



Together the two building signs proposed total 195 SF, which is 95 SF more than what is allowable per Section 181.08.01 of the Sign Code. This section states that up to one square foot of building sign area may be erected for every lineal foot of building frontage up to a maximum of 100 SF. The Sign Code does allow for up to 200 SF of building signage for some sites where a building sits back away from street areas at a distance of at least 250'. Since the Dollar General building sits closer than 250' to the street areas, up to 100 SF of building signage square footage is allowed by the Sign Code.

Analysis

Chapter 27.02.2 of the City Code provides the required review criteria by the Board of Adjustment when considering variance requests. The City Code notes that a variance cannot be granted unless the Board is satisfied that all of the five questions can be answered favorably for the request. These review criteria are referred to as Findings of Fact in this staff report. If a Board member cannot answer all of the below Findings favorably for the request, then the Board member must vote for denial of the variance. Below is a summary of staff's opinion on the required Findings relative to this request. The applicant's opinion of the Findings of Fact is uploaded as a separate attachment.

1. Can the land in question still yield a reasonable return if all building sign code requirements are met?

Staff feels this question can be answered favorably for the request. Denial of this signage variance could impact this development site's functionality. The current provisions of the Sign Code which limits the total building signage square footage to no more than 100 SF could be considered restrictive for this retail store use that will be

situated along three street frontages, one of which is a highway with a speed limit of 55 miles per hour.

2. Do special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the General Commercial (C-2) District?

Staff feels this question can be answered favorably for the request. This structure is situated along three street frontages. The applicant is requesting that building signage be visible from the two main roads of Highway 65 and Hawthorne Crossing Drive SE.

3. Do the special conditions and circumstances of Question 2 result from the actions of the applicant, or are these special conditions and circumstances beyond the applicant's control?

Staff feels this question can be answered favorably for the request. The diagonal highway, three street frontages, and prevailing speeds along the highway are beyond the applicant's control.

4. Will granting the variance confer on the applicant any special privilege that is denied by other lands, structures, or buildings within the General Commercial (C-2) District?

Staff feels this question can be answered favorably for the request due to this site's multiple street frontages, one of which is a highway.

5. Will granting the variance alter the essential character of the land in questions?

Staff feels this question can be answered favorably for the request. This site is situated along a busy Highway 65 corridor that has existing and proposed development sites along it. The signage requested is intended to be visible from Highway 65 and Hawthorne Crossing Drive SE.

Public Comment

As required by Chapter 27.02 of the City Code, property owners within 200' of the property requesting the variance were notified by mail. 2 property owners were notified. At the time of writing this report, no public comment has been received.

Alternatives

The following options exist for the Board of Adjustment:

1. Approve the sign variance at the Dollar General site at 501 Hawthorne Crossing Drive SE to allow for installation of two building signs totaling 195 SF.
2. Approve the sign variance at the Dollar General site at 501 Hawthorne Crossing Drive SE to allow for installation of two building signs totaling 195 SF, subject to conditions as determined by the Board.
3. Deny the sign variance request and thus require that the signage proposed at the Dollar General site at 501 Hawthorne Crossing Drive SE meet all Sign Code

requirements relative to building signage square footage.
4. Table pending additional input.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Staff recommends approval of the variance request to allow for installation of up to 195 SF of building signage at 501 Hawthorne Crossing Drive SE. If the variance request is approved by the Board, staff will prepare the Variance Permit for recording.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Applicant's Findings of Fact
2. Dollar General Building Signs Proposed
3. Site Layout



Sign Resource Identity Group
608 Mabry Hood, Suite 100
Knoxville, TN 37932

RE: Sign Variance

Dollar General # 23568 501 Hawthorne Crossing Drive SE, Bondurant, IA 50035

Can the land in question still yield a reasonable return if all wall sign code requirements are met?

Yield of reasonable return is unknown currently. With this site being remote and having two elevations facing main roads (Hwy 65 & Hawthorne Crossing) it is ideal for each elevation to be branded for visibility to patrons and to optimize yield.

Do special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the General Commercial (C-2) District?

Variance requested is not intended to compromise the purpose of sign sizes and styles adopted by Bondurant. This request is an effort to take advantage of two elevations facing main roads while maintaining the integrity of the established sign ordinance.

Do the special conditions and circumstances of Question B result from the actions of the applicant, or are these special conditions and circumstances beyond the applicant's control?

The special condition (request for variance) is based on the orientation of the building on the property and the opportunity to brand two elevations facing main roads to increase visibility.

Will granting the variance confer on the applicant any special privilege that is denied by other lands, structures, or buildings in the General Commercial (C-2) District?

Client (Dollar General) is aware of current sign restrictions of a wall sign nte 100 SF. There is no assumption that a variance will grant us the opportunity to install two signs. We respectfully ask on behalf of our client that requested signs as rendered be reviewed and approved for installation to enhance the property via aesthetics and client visibility.

Will granting of the variance alter the essential character of the land in question?

Signs requested for install will be contained on the property of Dollar General and are not intended to encroach or compromise property improvements of others. Signs to be installed per engineered drawings to avoid threat to public safety or property damages.

Barbara Ramsey

Project Manager

SIGNRESOURCE, A Royston Group Company

Office: 323-771-2098

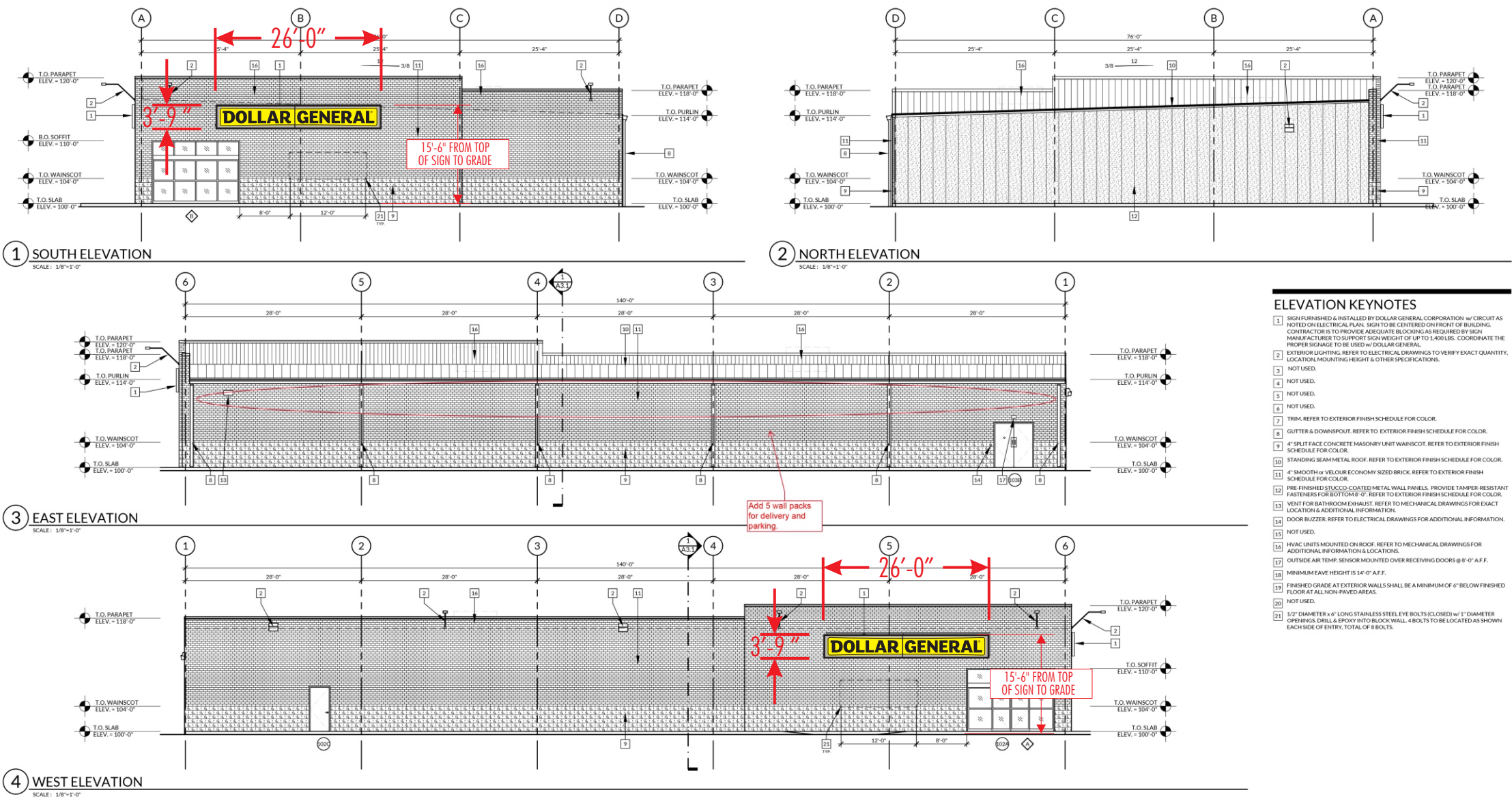
Cell: 865-604-0770

6135 District Boulevard
Maywood, California 90270

Toll-Free: 800.423.4283
Phone: 323.771.2098
Fax: 323.560.7143

www.signresource.com

BUILDING ELEVATIONS WILL BE TWO (2) 3'-9" X 26'-0" WALL SIGNS



- ELEVATION KEYNOTES**
- 1 SIGN FURNISHED & INSTALLED BY DOLLAR GENERAL CORPORATION w/ CIRCUIT AS NOTED ON ELECTRICAL PLAN. SIGN TO BE CENTERED ON FRONT OF BUILDING. CONTRACTOR IS TO PROVIDE ADEQUATE BLOCKING AS REQUIRED BY SIGN MANUFACTURER TO SUPPORT SIGN WEIGHT OF UP TO 1,400 LBS. COORDINATE THE PROPER SHADING TO BE USED w/ DOLLAR GENERAL.
 - 2 EXTERIOR LIGHTING. REFER TO ELECTRICAL DRAWINGS TO VERIFY EXACT QUANTITY, LOCATION, MOUNTING HEIGHT & OTHER SPECIFICATIONS.
 - 3 NOT USED.
 - 4 NOT USED.
 - 5 NOT USED.
 - 6 NOT USED.
 - 7 TRIM. REFER TO EXTERIOR FINISH SCHEDULE FOR COLOR.
 - 8 GUTTER & DOWNSPOUT. REFER TO EXTERIOR FINISH SCHEDULE FOR COLOR.
 - 9 4" SPLIT FACE CONCRETE MASONRY UNIT WAINSCOT. REFER TO EXTERIOR FINISH SCHEDULE FOR COLOR.
 - 10 STANDING SEAM METAL ROOF. REFER TO EXTERIOR FINISH SCHEDULE FOR COLOR.
 - 11 4" SMOOTH or VELOUR ECONOMY SIZED BRICK. REFER TO EXTERIOR FINISH SCHEDULE FOR COLOR.
 - 12 PRE-FINISHED STUCCO-COATED METAL WALL PANELS. PROVIDE TAMPER-RESISTANT FASTENERS FOR BOTTOM 8" 0". REFER TO EXTERIOR FINISH SCHEDULE FOR COLOR.
 - 13 VENT FOR BATHROOM EXHAUST. REFER TO MECHANICAL DRAWINGS FOR EXACT LOCATION & ADDITIONAL INFORMATION.
 - 14 DOOR BUZZER. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - 15 NOT USED.
 - 16 HVAC UNITS MOUNTED ON ROOF. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION & LOCATIONS.
 - 17 OUTSIDE AIR TEMP. SENSOR MOUNTED OVER RECEIVING DOORS @ 8'-0" A.F.F.
 - 18 MINIMUM EAVE HEIGHT IS 14'-0" A.F.F.
 - 19 FINISHED GRADE AT EXTERIOR WALLS SHALL BE A MINIMUM OF 6" BELOW FINISHED FLOOR AT ALL NON PAVED AREAS.
 - 20 NOT USED.
 - 21 1/2" DIAMETER x 6" LONG STAINLESS STEEL EYE BOLTS (CLOSED) w/ 1" DIAMETER OPENINGS. DRILL & EPOXY INTO BLOCK WALL. 4 BOLTS TO BE LOCATED AS SHOWN EACH SIDE OF ENTRY. TOTAL OF 8 BOLTS.

EXTERIOR FINISH SCHEDULE																															
PRE-ENGINEERED METAL BUILDING VENDOR:		VF BUILDINGS ATTN:DAVID ENGLISH (901) 568-4537					STAR BUILDING SYSTEMS ATTN:RODNEY BURT (800) 679-7827					DUXOR BUILDING SYSTEMS ATTN:BOB BARRY (315) 622-4440 / (260) 837-7891					BIGGEE STEEL BUILDINGS, INC. ATTN:KEVIN SULLIVAN (800) 633-3378					CHIEF BUILDINGS ATTN:ERIN SULLIVAN (800) 845-3378					PREFERRED COLORS IF ALTERNATE EXTERIOR MATERIALS ARE USED INSTEAD OF METAL PANELS:				
EXTERIOR FINISHES ARE TO MATCH OR BE EQUAL TO VP METAL BUILDING SYSTEM'S FINISH SELECTION.		COOL COTTON WHITE	COOL DARK BRONZE	BRONZE	COOL COTTON WHITE	CAVALIERE	LIGHTSTONE	MEDIUM BRONZE, KYNAR 500	BRONZE	POLAR WHITE	CAVALIERE	LIGHTSTONE	MEDIUM BRONZE, KYNAR 500	BRONZE	POLAR WHITE	CAVALIERE	SANDSTONE	BURNISHED SLATE	BRONZE	POLAR WHITE	CAVALIERE	PARCHMENT	ANTIQUE BRONZE	BRONZE	POLAR WHITE	CAVALIERE	SHERWIN WILLIAMS SW7041 "AFFINIS BEIGE"	SHERWIN WILLIAMS SW7041 "VAN DYKE BROWN"	WHITE BY PERMANENT USER	CAVALIERE	
GUTTERS:		●					●					●					●					●					●				
DOWNSPOUTS:		●					●					●					●					●					●				
SIDE & REAR STUCCO-COATED METAL WALL PANELS & TRIM, RECEIVING & EMERGENCY EXIT DOORS. EXTERIOR OF DOORS TO BE PAINTED. REFER TO DOOR SCHEDULE.		●					●					●					●					●					●				
4" GROUND or SPLIT-FACE CONCRETE MASONRY UNIT.		MIDWEST BLOCK or EQUAL, COLOR: LIMESTONE.					MIDWEST BLOCK or EQUAL, COLOR: LIMESTONE.					MIDWEST BLOCK or EQUAL, COLOR: LIMESTONE.					MIDWEST BLOCK or EQUAL, COLOR: LIMESTONE.					MIDWEST BLOCK or EQUAL, COLOR: LIMESTONE.					MIDWEST BLOCK or EQUAL, COLOR: LIMESTONE.				
4" SMOOTH or VELOUR ECONOMY SIZE BRICK.		ACME BRICK or EQUAL, COLOR: CRIMSON RED.					ACME BRICK or EQUAL, COLOR: CRIMSON RED.					ACME BRICK or EQUAL, COLOR: CRIMSON RED.					ACME BRICK or EQUAL, COLOR: CRIMSON RED.					ACME BRICK or EQUAL, COLOR: CRIMSON RED.					ACME BRICK or EQUAL, COLOR: CRIMSON RED.				
FLAT METAL SOFFIT AT STOREFRONT VESTIBULE AREA.					●						●					●					●					●				●	
STUCCO-COATED BUILDING FASCIA WALL, PARAPET or ENTRANCE.			●					●					●					●					●					●			
STOREFRONT SYSTEM.				●					●					●						●					●				●		
STANDING SEAM METAL ROOF PANELS.						●					●					●					●					●				●	
LINER PANELS (INTERIOR SALES & RECEIVING FLOOR)					●					●					●					●					●				●		

TORGERSON
DESIGN PARTNERS
ARCHITECTURE / REAL ESTATE / DEVELOPMENT

DOLLAR GENERAL

STORE #23568 - PROTOTYPE "EPLUS"
BONDURANT, IOWA
EAST CORNER OF U.S. HIGHWAY 64/HUBBELL AVE. & HAWTHORNE CROSSING DR. SE
BONDURANT, POLK COUNTY, IOWA 50003

116 NORTH 2ND AVENUE • OZARK, MO 65721 • P (417) 581-8889 • F (417) 581-9002

06/30/2021

SignResource
IDENTITY GROUP

6135 District Blvd • Maywood, CA 90270
800.423.4283 • Fax 323.560.7143
Website: www.signresource.com

REVISION HISTORY:			
REV	DATE	REQUESTED BY	UPDATED BY
A	08/31/21	JP	BS
REVISION DESCRIPTION			
INITIAL DRAWING			

UL

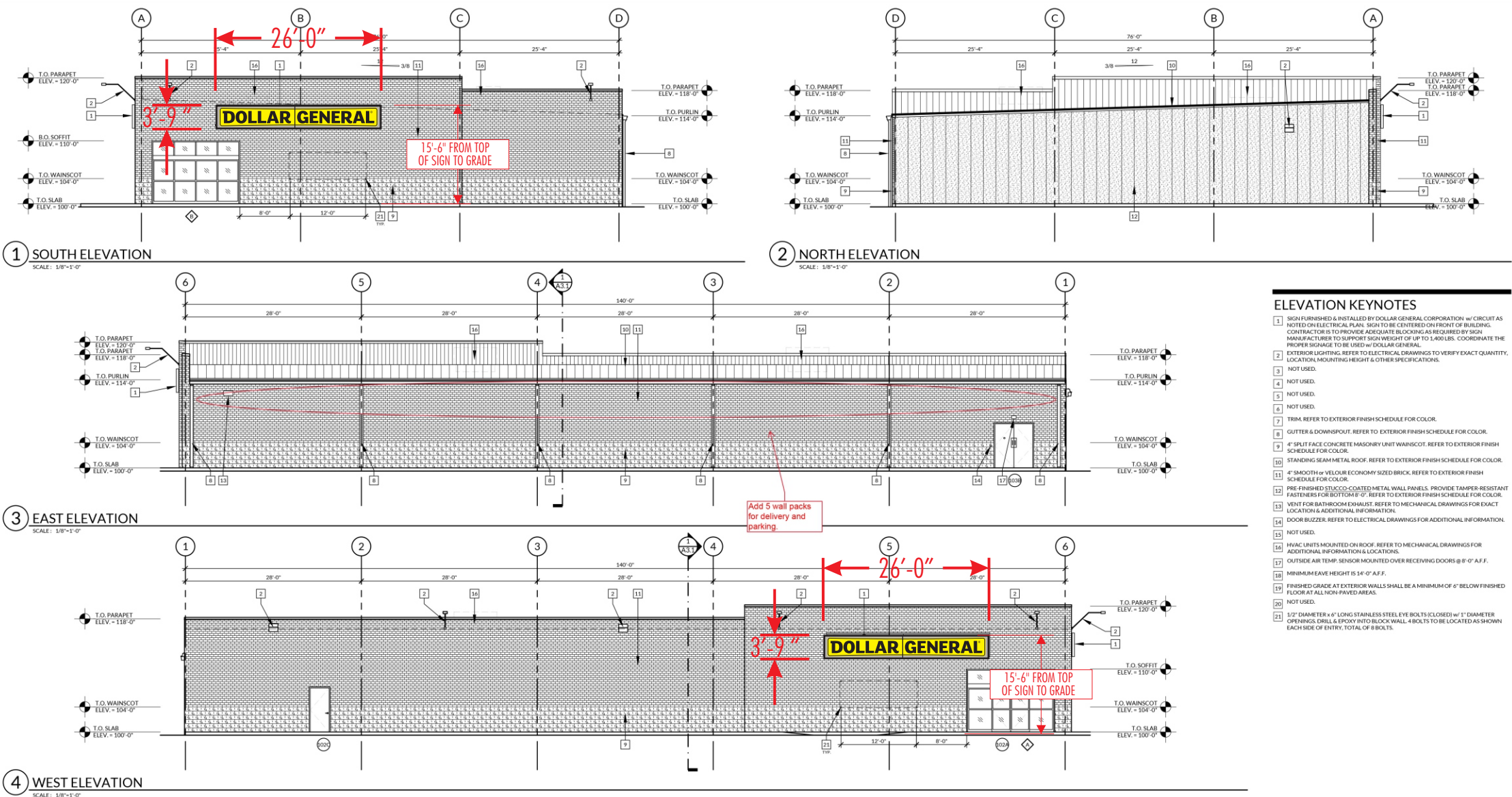
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

GENERAL NOTES

1. TOLERANCE (UNLESS NOTED)
 - GRAPHICS +/- 1/8" • FACE SIZE + 1/16" - 1/4"
 - CABINET +/- 1/8" • VINYL OVERLAP + 1/8" +/- 1/16"
 - ALL COPY LEVEL UNLESS NOTED OTHERWISE
2. VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE
3. PMS COLOR CALLOUT INDICATES USE OF SPRAYLAT MIX SYSTEM
4. NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN.
5. ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

DESCRIPTION		
DOLLAR GENERAL OVERLAY		
DRAWN BY:		CHECKED BY:
BRIAN S.		
CLIENT:		DOLLAR GENERAL
LOCATION:		BONDURANT, IA
QUOTE:	DATE:	
SO# 299973	08/31/21	
DRAWING/PART #	REV.	SHEET #
OVERLAY 2	A	1 OF 1
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BUILDING ELEVATIONS WILL BE TWO (2) 3'-9" X 26'-0" WALL SIGNS



- ELEVATION KEYNOTES**
- 1 SIGN FURNISHED & INSTALLED BY DOLLAR GENERAL CORPORATION w/ CIRCUIT AS NOTED ON ELECTRICAL PLAN. SIGN TO BE CENTERED ON FRONT OF BUILDING. CONTRACTOR IS TO PROVIDE ADEQUATE BLOCKING AS REQUIRED BY SIGN MANUFACTURER TO SUPPORT SIGN WEIGHT OF UP TO 1,400 LBS. COORDINATE THE PROPER SHADING TO BE USED w/ DOLLAR GENERAL.
 - 2 EXTERIOR LIGHTING. REFER TO ELECTRICAL DRAWINGS TO VERIFY EXACT QUANTITY, LOCATION, MOUNTING HEIGHT & OTHER SPECIFICATIONS.
 - 3 NOT USED.
 - 4 NOT USED.
 - 5 NOT USED.
 - 6 NOT USED.
 - 7 TRIM. REFER TO EXTERIOR FINISH SCHEDULE FOR COLOR.
 - 8 GUTTER & DOWNSPOUT. REFER TO EXTERIOR FINISH SCHEDULE FOR COLOR.
 - 9 4" SPLIT FACE CONCRETE MASONRY UNIT WAINSCOT. REFER TO EXTERIOR FINISH SCHEDULE FOR COLOR.
 - 10 STANDING SEAM METAL ROOF. REFER TO EXTERIOR FINISH SCHEDULE FOR COLOR.
 - 11 4" SMOOTH or VELOUR ECONOMY SIZE BRICK. REFER TO EXTERIOR FINISH SCHEDULE FOR COLOR.
 - 12 PRE-FINISHED STUCCO-COATED METAL WALL PANELS. PROVIDE TAMPER-RESISTANT FASTENERS FOR BOTTOM 8" 0". REFER TO EXTERIOR FINISH SCHEDULE FOR COLOR.
 - 13 VENT FOR BATHROOM EXHAUST. REFER TO MECHANICAL DRAWINGS FOR EXACT LOCATION & ADDITIONAL INFORMATION.
 - 14 DOOR BUZZER. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - 15 NOT USED.
 - 16 HVAC UNITS MOUNTED ON ROOF. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION & LOCATIONS.
 - 17 OUTSIDE AIR TEMP. SENSOR MOUNTED OVER RECEIVING DOORS @ 8'-0" A.F.F.
 - 18 MINIMUM EAVE HEIGHT IS 14'-0" A.F.F.
 - 19 FINISHED GRADE AT EXTERIOR WALLS SHALL BE A MINIMUM OF 6" BELOW FINISHED FLOOR AT ALL NON PAVED AREAS.
 - 20 NOT USED.
 - 21 1/2" DIAMETER x 6" LONG STAINLESS STEEL EYE BOLTS (CLOSED) w/ 1" DIAMETER OPENINGS. DRILL & EPOXY INTO BLOCK WALL. 4 BOLTS TO BE LOCATED AS SHOWN EACH SIDE OF ENTRY. TOTAL OF 8 BOLTS.

EXTERIOR FINISH SCHEDULE																															
PRE-ENGINEERED METAL BUILDING VENDOR:		VF BUILDINGS ATTN:DAVID ENGLISH (901) 568-4537					STAR BUILDING SYSTEMS ATTN:RODNEY BURT (800) 679-7827					DUXOR BUILDING SYSTEMS ATTN:BOB BARRY (315) 622-4440 / (260) 837-7891					BIGGEE STEEL BUILDINGS, INC. ATTN:KEVIN SULLIVAN (800) 633-3378					CHIEF BUILDINGS ATTN:ERIN SULLIVAN (800) 845-3378					PREFERRED COLORS IF ALTERNATE EXTERIOR MATERIALS ARE USED INSTEAD OF METAL PANELS:				
EXTERIOR FINISHES ARE TO MATCH or BE EQUAL TO VP METAL BUILDING SYSTEM'S FINISH SELECTION.		COOL COTTON WHITE	COOL DARK BRONZE	BRONZE	COOL COTTON WHITE	CAVALIER	LIGHTSTONE	MEDIUM BRONZE, KYNAR 500	BRONZE	POLAR WHITE	CAVALIER	LIGHTSTONE	MEDIUM BRONZE, KYNAR 500	BRONZE	POLAR WHITE	CAVALIER	SANDSTONE	BURNISHED SLATE	BRONZE	POLAR WHITE	CAVALIER	PARCHMENT	ANTIQUE BRONZE	BRONZE	POLAR WHITE	CAVALIER	SHERWIN WILLIAMS SW7041 "AFFINITY BEIGE"	SHERWIN WILLIAMS SW7041 "VAN DYKE BROWN"	WHITE BY PERMA-PARTS USER	CAVALIER	
GUTTERS:		●					●					●					●					●					●				
DOWNSPOUTS:		●					●					●					●					●					●				
SIDE & REAR STUCCO-COATED METAL WALL PANELS & TRIM, RECEIVING & EMERGENCY EXIT DOORS. EXTERIOR OF DOORS TO BE PAINTED. REFER TO DOOR SCHEDULE.		●					●					●					●					●					●				
4" GROUND or SPLIT-FACE CONCRETE MASONRY UNIT.		MIDWEST BLOCK or EQUAL, COLOR: LIMESTONE.					MIDWEST BLOCK or EQUAL, COLOR: LIMESTONE.					MIDWEST BLOCK or EQUAL, COLOR: LIMESTONE.					MIDWEST BLOCK or EQUAL, COLOR: LIMESTONE.					MIDWEST BLOCK or EQUAL, COLOR: LIMESTONE.					MIDWEST BLOCK or EQUAL, COLOR: LIMESTONE.				
4" SMOOTH or VELOUR ECONOMY SIZE BRICK.		ACME BRICK or EQUAL, COLOR: CRIMSON RED.					ACME BRICK or EQUAL, COLOR: CRIMSON RED.					ACME BRICK or EQUAL, COLOR: CRIMSON RED.					ACME BRICK or EQUAL, COLOR: CRIMSON RED.					ACME BRICK or EQUAL, COLOR: CRIMSON RED.					ACME BRICK or EQUAL, COLOR: CRIMSON RED.				
FLAT METAL SOFFIT AT STOREFRONT VESTIBULE AREA.					●						●					●					●					●				●	
STUCCO-COATED BUILDING FASCIA WALL, PARAPET or ENTRANCE.			●					●					●					●					●				●				●
STOREFRONT SYSTEM.				●					●					●					●					●				●			●
STANDING SEAM METAL ROOF PANELS.						●					●					●					●					●				●	
LINER PANELS (INTERIOR SALES & RECEIVING FLOOR)					●					●					●					●					●				●		●

TORGERSON
DESIGN PARTNERS
ARCHITECTURE / REAL ESTATE / DEVELOPMENT

DOLLAR GENERAL

STORE #23568 - PROTOTYPE "EPLUS"

BONDURANT, IOWA

EAST CORNER OF U.S. HIGHWAY 64/HUBBELL AVE. & HAWTHORNE CROSSING DR. SE
BONDURANT, POLK COUNTY, IOWA 50003

116 NORTH 2ND AVENUE • OZARK, MO 65721 • P (417) 581-8889 • F (417) 581-9002

ARCHITECT OF RECORD:
KYLE W. RADER
ARCHITECTURAL LICENSE #:
06982

PROJECT NUMBER:
21158 - DGBI

REVISION:

A2.1
EXTERIOR
ELEVATIONS

DATE: JUNE 30, 2021

6135 District Blvd • Maywood, CA 90270
800.423.4283 • Fax 323.560.7143
Website: www.signresource.com

REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY
A	08/31/21	JP	BS

REVISION DESCRIPTION

INITIAL DRAWING

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DESCRIPTION

DOLLAR GENERAL
OVERLAY

DRAWN BY: BRIAN S.

CHECKED BY:

CLIENT: DOLLAR GENERAL

LOCATION: BONDURANT, IA

QUOTE: SO# 299973

DATE: 08/31/21

DRAWING/PART # OVERLAY 2

REV. A

SHEET # 1 OF 1

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**BUSINESS OF THE BOARD OF ADJUSTMENT
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 5.b.
For Meeting of 11/9/2021
Resolution

TITLE: RESOLUTION NO. BA-211109-07: A motion granting/denying a variance request as described in Item 5.a.

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS:

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None