

**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/82965038057>*

**NOTICE OF A REGULAR MEETING
BONDURANT PLANNING AND ZONING COMMISSION
APRIL 28, 2022**

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on April 28, 2022, 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. April 14, 2022
5. Guests requesting to address the Planning and Zoning Commission
6. Action Items
 - a. -RESOLUTION NO. PZ-220414-12: Regarding recommended approval of the A-3 Auto site plan for an addition at 108 NE Hubbell Avenue
 - b. PUBLIC HEARING - Request for rezoning from Agricultural (A-1) to Medium Industrial (M-2) on land owned by the City of Bondurant at Parcels 230/00455-008-000, 230/00455-000-000, and 230/00455-009-000
 - c. RESOLUTION NO. PZ-220428-13: Considering recommended approval of the request for rezoning from Agricultural (A-1) to Medium Industrial (M-2) on land owned by the City of Bondurant at Parcels 230/00455-008-000, 230/00455-000-000, and 230/00455-009-000.
7. Discussion Items -
8. Reports / Comments and appropriate action thereon:
 - a. Commission Members
 - b. Commission Chair
 - c. Planning & Community Development Director
 - d. City Administrator
 - e. 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: April 14, 2022
Torey Cuellar, Chair
Karen Keeran, Co-Chair

1. Call to Order 6:02pm

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

Special Note: Due to concerns of the COVID-19 virus and social distancing recommendations, access to the meeting was also provided through a virtual meeting

2. Roll Call

Members Present: Brian Clayton, Torey Cuellar, Karen Keeran, Andy Mains, Wes Hoyer, Kristin Brostrom, Lisa Cameron

Members Absent:

City Official Present: Planning and Community Development Director, Maggie Murray
Associate Planner, Emily Rizvić
City Administrator, Marketa Oliver
City Council Liaison, Matt Sillanpaa

3. Perfecting and Approval of the Agenda

Motion by Commission Member Mains, seconded by Commission Member Keeran to approve of the April 14, 2022, meeting agenda. Vote on Motion 7-0-0. Motion carried.

4. Approval of Minutes

Motion by Commission Member Mains, seconded by Commission Member Keeran to approve of the March 24, 2022 meeting minutes. Vote on Motion 7-0-0. Motion carried.

5. Guests requesting to address the Planning and Zoning Commission

A resident of Bondurant, Daniel Clark, inquired about some changes regarding some properties on the East of the City. City Administrator Oliver noted that some areas have been annexed into the city on the east side of the town. She noted that there will be a city campus on these parcels and have recently received a master plan to build the facilities. There would be a public works facility for maintenance of the city and a potential law enforcement building. The resident asked about the zoning. City Administrator noted that it is currently zoned as A-1 but will be rezoned as Industrial for primarily civic uses. The adjacent property to this location is a certified site which is a tool for development for industrial properties. It would be a heavy industrial property. The applicant asked what could be placed there. City Administrator stated that the city could provide information regarding what would be permitted there by reaching out.

Clark asked if the city would be moving more east. City Administrator Oliver noted that there are more annexations to the South. Member Clayton noted that the annexations have been initiated by property owners and not the city. The resident asked if the City plans to annex in this general area. City Administrator noted that as part of the future land use plan for annexations, that the city does consider what areas would be in the future as part of land use. She noted that staff would be happy to share resources and information regarding comprehensive planning meetings so that they may attend and provide public input.

Clark also inquired about roads in this area. The City Administrator noted that there will be a master streets plan. Director Murray showed an aerial imagery of the area. The City Administrator stated that there will be a street east of Pleasant Street to prevent heavy traffic off of Pleasant and route it elsewhere.

Sheena asked if the road will still come down east. City Administrator stated that it will be a safer intersection to allow for car stacking and will also include a stop light. The City Administrator said that if there are any questions about the project or future land uses in this area to reach out to staff and she would be happy to address.

6. Action Items

- a. RESOLUTION NO. PZ-220414-12: Regarding recommended approval of the A-3 Auto site plan for an addition at 108 NE Hubbell Avenue

Sheena and Nathan Kannegieter. explained the nature of the request. They would like to add an addition to the shop side of A-3 Auto at 108 NE Hubbell Avenue. They would like to provide a detail bay to the shop and also utilize it as an area to take pictures of their vehicles.

Director Murray noted that there are still some items that need to be addressed as part of the application process. She noted that this site was approved a Conditional Use Permit in 2019. One item that is included in the agenda statement refers to pavement. There is currently an existing gravel area. As part of the conditional use permit, no gravel areas can be utilized as parking. She explained that if the gravel was permitted by right, that it would be allowed but because it is part of a conditional use permit, it is not permitted. Additionally, the site plan doesn't show any parking spots or ADA parking areas. There are minimum parking spaces that are required and landscaping requirements. Director Murray also noted that architectural elevations were not submitted as part of the application, as is required. There is also a on-site dumpster that is on the site that did not exist previously and would need to be shown on the site plan and be adequately screened.

Member Brostrom asked if the certificate of occupancy is reviewed as part of issuance for the outstanding items required for the site. Director Murray stated that yes, for site plans, certificates of occupancy review these items to ensure they are addressed prior to a final certificate being issued.

Sheena Kannegieter stated that the gravel area was pre-existing. She stated that they utilize this area when cars are leaking oil. She said that she wasn't sure if they needed to remove the gravel. She stated that she drove through town and noted other locations that have gravel or dirt that property owners were parking on. Director Murray indicated that there may be preexisting gravel sites that are non-conforming but that those would be permitted by right. This application and property differs because it is part of a conditional use permit.

Sheena Kannegieter noted that when they went to Planning and Zoning in 2019 for the conditional use permit, that parking lot lines were not required. Member Brostrom noted that the conditional use permit states that there will be designated areas for customers and employees

that are differentiated from the display vehicle areas. Director Murray indicated that stripes would only be required for customer and employee parking areas and would not be required for designated display areas.

Member Keeran stated that the dirt/gravel area cannot be parked. Member Mains asked if the recommendation installing curbing or other permanent barriers was attempting to address the parking on the grassed areas. Director Murray indicated that the Conditional Use Permit approval process requires it, but that it would address the encroachment of parking in the grassed areas.

Member Mains asked where new garage doors will be faced for the detail bays. Director Murray noted that the paving will be required to the doors and the site plan will need to be updated to show that. Member Cuellar instructed the applicants to meet with city staff to update the site plan so that it meets all code requirements. She also expressed that the commission seems to not be opposed to the proposal but rather that it just needs to meet the requirements in the code. The next Planning and Zoning meeting will be on the 28th of April. Director Murray indicated that the Engineer would need to be looped into the conversation for stormwater management of impervious surfaces since there are additional areas that will be paved that are not shown on the current site plan. She stated that she will reach out to the applicants to set up the meeting.

The applicant Sheena stated that there was a variance for the landscaping requirements along the area fronting Hubbell Avenue (Highway 65). Member Cuellar and City Administrator Oliver indicated that she remembered that variance. The applicant stated that she will send that information to staff. Director Murray indicated that during initial review, that this variance wasn't found so that is why it was not incorporated into the review process for the site plan.

Motion by Commission Member Mains, seconded by Commission Member Keeran to table Resolution No. PZ-220414-12 *"Regarding recommended approval of the A-3 Auto site plan for an addition at 108 NE Hubbell Avenue"*

Roll Call – Ayes: Commission Member Cuellar, Commission Member Keeran, Commission Member Mains, Commission Member Hoyer, Commission Member Brostrom. Commission Member Clayton. Member Cameron. Vote on Motion 7-0-0. Motion carried.

7. Discussion Items

8. Reports / Comments and appropriate action thereon

a. Commission Members

Wes Hoyer – None

Kristin Brostrom – She thanked staff for reviewing the City's zoning code and applying them.

Lisa Cameron – She asked about the trees that are failing near the Amazon and who oversees that. City Administrator noted that the city has been working with Amazon to meet code requirements for the site.

Andy Mains – None

Brian Clayton – He noted that the town has been struggling with providing affordable housing options. On the news, there was an Iowan Company building homes for under \$200,000. He noted that the city should be able to provide flexibility to allow for

affordable housing options and seek ought opportunities for bringing in affordable housing in Bondurant.

Karen Keeran – Wisteria Heights noted that there are no signs in the neighborhood regarding construction sites early in the morning. She noted that there is a lot of traffic and debris in the area. Construction is not allowed to start before 7:00am in the morning. The area is in Wisteria Heights and Prairie Point. City Administrator noted that there have been complaints regarding debris throughout the city.

She also asked if there is any plan for a sidewalk off of Grant St S as there has been recent developments in the general area. The City Administrator indicated that the city will be meeting with the City of Altoona to meet regarding the connection of the two areas. She also indicated that the Public Works Director, John Horton, noted that the area was graded so that it would allow for a public trail connection. Director Murray stated that the City of Altoona was waiting for the City of Bondurant to develop close by so that the trail connection can be made.

- b. Commission Chair – None
- c. Planning & Community Development Director – Director Murray noted that Edgeland Bondurant was tabled at the last City Council meeting on April 4th, 2022.
- d. City Administrator – City Administrator Oliver noted that the city is currently working on some plans.
- e. City Council Liaison – City Council Liaison Sillanpaa congratulated the city for the tree award that was granted to Bondurant. City Administrator Oliver stated that the city is in the Tree USA program again.

Sillanpaa also noted that the Edgeland Bondurant resolution that was tabled was due to some outstanding items that are needing to be addressed by the Engineer.

7. Adjournment

Motion by Commission Member Mains, seconded by Commission Member Keeran to adjourn the April 14, 2022, meeting. Vote on Motion.

Roll Call – Ayes: Commission Member Cuellar, Commission Member Keeran, Commission Member Mains, Commission Member Hoyer, Commission Member Brostrom, Commission Member Clayton. Commission Member Cameron. Vote on Motion 7-0-0. Motion carried.

Meeting adjourned at 6:39 PM



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

Item No. 6.a.
For Meeting of 4/28/2022
Resolution

TITLE: -RESOLUTION NO. PZ-220414-12: Regarding recommended approval of the A-3 Auto site plan for an addition at 108 NE Hubbell Avenue

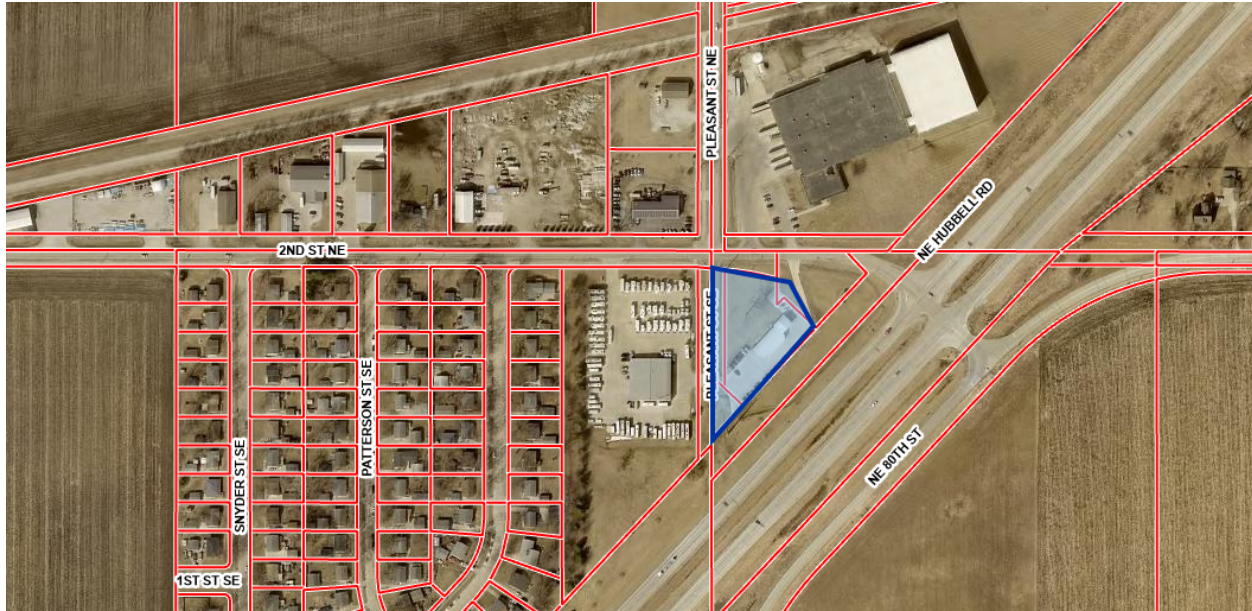
CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The Planning & Zoning Commission voted to table the A-3 Auto site plan during their meeting on April 14, 2022 to allow time for the owner to address several outstanding site plan related items.

The City is in receipt of an updated site plan and elevations for review by the Planning & Zoning Commission and City Council for an addition proposed at the existing A-3 Auto structure at 108 NE Hubbell Avenue. The site plan request was submitted by K-5 Properties LLC and the site plan was submitted by Cooper Crawford & Associates LLC. The site plan proposes a 36' x36' building addition (1,296 square feet). The existing structure + the addition will result in a building that is 5,216 SF. The proposed addition will be utilized for detail bays. The site plan has been updated to show a paved concrete drive area leading back to the addition area.

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



Comprehensive Plan

The City's Future Land Use Map included as part of the 2012 Comprehensive Plan guides for Community Commercial use in this area. The subject property is zoned C-2 '*General Commercial*' district. No rezoning is proposed as part of this development request.

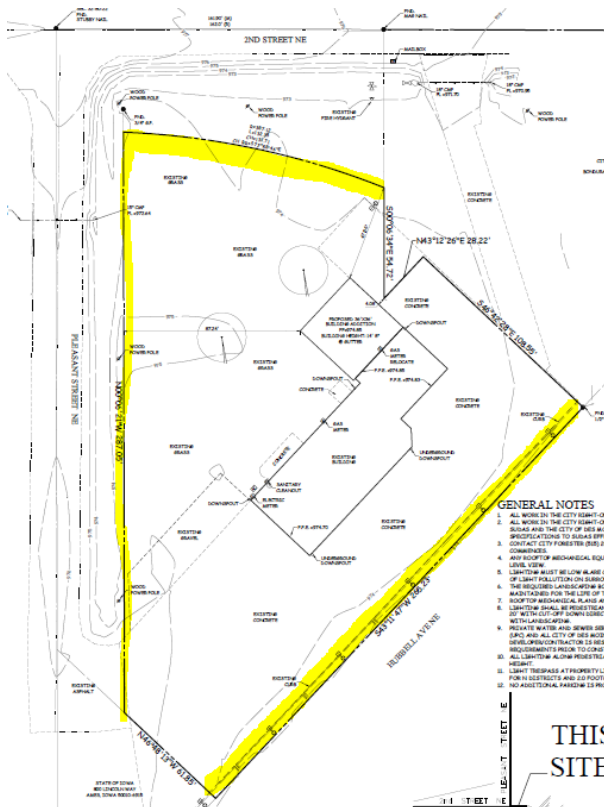
Zoning Code

Use/Bulk

The property is currently being utilized as an automotive display, sales service and repair business, which is a permitted use with an approved Conditional Use Permit (CUP). The site received a Conditional Use Permit to allow its use in 2019 (Resolution No. BOA190611-02). Uses permitted by a CUP for autosales are required to meet and maintain minimum design standards. The owner has reviewed these requirements and will submit a signed letter prior to the P&Z's consideration acknowledging that these conditions will be met as a result of this project; a few notes on this topic: in the future the owner intends to pave an additional parking/drive area adjacent to the currently-proposed new pavement area and because of this future paving project, the owner is requesting a temporary waiver of Section B.9 of the C-2 CUP requirements relative to curbing or other substantial permanent barriers being required with the understanding that this item will be addressed at a later date when the additional paving is proposed; the owner also understands that the existing gravel circled in blue below cannot remain on site as a result of Section B.8 of the C-2 CUP requirements.



The following minimum setbacks apply: 30' front, 0' side since not adjacent to residential districts, and 25' rear. These minimum setbacks will be met as a result of this project. The following property lines were considered frontage when considering areas subject to the minimum front yard setback.



Parking/Drive Areas - the property is accessed via 2nd St NE and Pleasant St SE. Additionally, the property abuts Hubbell Avenue/Highway 65. As part of the City's 2019 site plan review and approval process, A-3 Auto was allowed to pave a portion of their driveway and parking lot on the City-owned land at Parcel 231/00072-002-005; this will remain unchanged as a result of this current project. Separate from this current site plan review process, staff will begin the research process to

potentially vacate a portion of Parcel 231/00072-002-005 so that A-3 Auto's parking lot is entirely on private property and not on City of Bondurant land.

The site plan has been updated to show a paved drive area leading back to the proposed addition area.

Since this building will stay under 10,000 SF, no off-street loading space areas are required.

The site plan has been updated to show employee parking areas and also the ADA parking stalls.

Landscaping Plan - minimum landscaping count requirements were waived as part of the 2019 Board of Adjustment review and approval process.

Utilities & Easements - no new utility connections from the main into the building are proposed. The submitted site plan does not show any easements on site.

Architectural Elevations - Chapter 179 of the Zoning Code requires that architectural elevations must be submitted as part of the site plan review and approval process. The property is required to meet the architectural standards of the Arterial Corridor Overlay District as it fronts both the Highway 65 and 2nd Street NE corridors. Below is a summary of the architectural requirements for the addition proposed:

- If an existing exterior building wall is altered as a result of this project, the entire wall plane must be brought into compliance. *N/A*
- The negative aspects of a building, such as loading docks, loading areas, outside storage areas, HVAC units, etc. shall be screened or adequately treated from view along the public streets and residential areas. *While the attached elevations are not in color, the owner has acknowledged the overhead doors will match the color as the addition area; this has been factored in as part of the attached P&Z recommendation resolution.*
- Overhead doors shall not face the Highway 65 corridor if other positioning is available. *This item is met, as the doors face southwest toward the dead-end Pleasant Street SE.*
- Roof mounted mechanical units shall be screened from view of the public right-of-way. *The site plan acknowledges this requirement as being met.*
- All buildings shall be designed to minimize single plane walls and boxy appearance through the use of pitched roofs, dormers, cupolas, multiple rooflines, and relief in long wall expanses (179.01.2.1.6.a). *This item is met with the pitched rooflines proposed.*
- Commercial buildings shall incorporate facade modulation into all building elevations visible from the public right-of-way or adjacent less-intense uses in order to preserve building scale and reduce the effect of long, large, or expansive wall surfaces. This can be accomplished by physical offsets or the use of color, pattern, and texture (179.01.2.1.6.e). *This item is met through varying use of materials.*

- Building material requirements must be met. Primary: brick veneer, fired clay; stone including stone veneer; clear glass; burnished/ground-faced block; architectural quality precast panels; architectural quality, metal wall panel systems; materials of similar quality/appearance. Secondary: wood or cement fiber siding; split-faced block; stucco; architectural quality metal wall panel systems; EIFS; materials of similar quality/appearance. Limited Trim: smooth concrete block; site cast and precast concrete panels; metal siding, panels, trim; mirrored/tinted glass; vinyl and PVC panels, siding, trim; composite wood panels, siding, trim; materials of similar quality/appearance.
 - All public street-facing facades shall incorporate no less than 2 primary building materials together comprising no less than 50% of the total facade area of each street-facing facade. Limited building materials shall not be used on street-facing facades except as minor trim elements no to exceed 10% of each street-facing facade. *This item is met. All elevations include two primary/secondary materials for the entire facade areas (exluding the overhead door areas) - these primary/secondary materials are EIFS and windows.*
 - All facades other than street facing shall incorporate at least 1 primary or secondary building material comprising no less than 80% of the total facade surface area. Limited materials shall not be used except for trim not to exceed 20% of the total surface area of each non street-facing facade. *N/A*

Other Site Plan Features

No public sidewalks currently exist at this A-3 Auto site, and no public sidewalks are proposed as a result of this project.

Since this business opened in 2019, a new exterior dumpster is located on site. If an exterior dumpster will remain on site as a result of this project, the location shall be shown on the site plan. The site plan must also note screening proposed. Per Section 178.08.6.B.5 of the Zoning Code, an exterior dumpster must be fully enclosed in an enclosure similar in appearance to the principal structure. This has been factored in as part of the attached resolution.

If applicable, all signage is reviewed and approved separately from site plan approval.

This site is not located within FEMA's 100-year floodplain.

This site is not located within the City's Stream Buffer Ordinance area.

Staff Comments

The following departments were notified of the submitted site plan:

1. Public Works - reviewed and noted no concerns, but provided a general comment that the structure's water service is within this general area of the addition proposed.

2. Engineering - reviewed when the site plan was originally just the 1,296 SF addition and noted that no formal engineer's stormwater management report is required due to the limited scope of work proposed. The attached resolution factors in the potential stormwater management report requirement if requested by the City Engineer.

3. Fire Department - reviewed and noted no concerns.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Alternatives

The following options exist for the Planning & Zoning Commission:

1. Recommended approval of RESOLUTION NO. PZ-220414-12
2. Recommended approval of RESOLUTION NO. PZ-220414-12, subject to certain Zoning Code clarification items being addressed.
3. Recommended denial of RESOLUTION NO. PZ-220414-12
4. Table RESOLUTION NO. PZ-220414-12, pending additional information.

Staff recommends approval of RESOLUTION NO. PZ-220414-12, regarding recommended approval of the A-3 site plan at 108 NE Hubbell Avenue, subject to the following Zoning Code clarification items as listed in the attached recommendation resolution:

- 1.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RES. No. PZ-220414-12
2. Site Plan - Received 04272022
3. Elevations

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-220414-12

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE SITE PLAN FOR
THE ADDITION AT A-3 AUTO AT 108 NE HUBBELL AVENUE

WHEREAS, Cooper Crawford & Associates, LLC submitted the site plan for the addition at A-3 Auto at 108 NE Hubbell Avenue; AND

WHEREAS, the zoning for the property is General Commercial (C-2), and a vehicles sales lot use is permitted as a conditional use permit in the C-2 District; AND

WHEREAS, A-3 Auto received a conditional use permit from the Board of Adjustment in 2019 and must maintain the conditions noted in the Zoning Code as a result of this current project proposed; AND

NOW, THEREFORE, BE IT RESOLVED, that the Planning & Zoning Commission recommends approval of the submitted site plan for the A-3 Auto building addition at 108 NE Hubbell Avenue, subject to the following Zoning Code/Policy clarification items:

1. That the applicant must submit a signed letter acknowledging that all Conditional Use Permit requirements of Section 178.08.6 of the Zoning Code, titled Design Standards for Auto Sales or Recreational Sales, will be met as a result of this request, with the exception of a 3-year temporary waiver of Section 178.08.6.B.9 relative to the curbing requirement of the current pavement area proposed due to the owner's plans for future paving adjacent to this current paving area.
2. That if an exterior dumpster will remain as a result of this project, that it be fully enclosed in a structure of similar appearance to the principal structure on the lot as is required by Section 178.08.6.B.5.
3. That the non-residential overhead doors shall be installed in a similar color as the addition area proposed so that adequate treatment requirement of Section 179.01.2.1.1.a of the Zoning Code is met.
4. That should the City Engineer request any additional stormwater management as a result of the updated site plan submittal, that this information be submitted for review/approval prior to beginning any pavement work.
5. That sidewalks may be required if/when the City determines a logical connection exists, as is allowed per Chapter 136 of the City Code.

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 April 28, 2022; 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

A3 AUTO SITE PLAN Bondurant, Iowa

108 NE HUBBELL

OWNER/DEVELOPER

K5 PROPERTIES, LLC
1201 PLEASANT STREET NE
BONDURANT, IOWA 50035-5514

ZONING

C-2 GENERAL COMMERCIAL

SETBACKS

FRONT - 30'
REAR - 25'
SIDE - NONE EXCEPT ADJACENT TO AN "R" DISTRICT

SITE AREAS

EXISTING BUILDINGS	3,920 S.F.	8.6%
PROPOSED BUILDING	1,296 S.F.	2.8%
PAVING	22,647 S.F.	49.5%
OPEN SPACE	17,899 S.F.	39.1%
TOTAL	45,762 S.F.	100%

TOTAL IMPERVIOUS AREA (BUILDINGS, PAVING, & WALKS) 27,863 S.F. 60.9%
REQ'D OPEN SPACE - 6,864 S.F. 15%

PARKING REQUIREMENTS

1 SPACE/200 SF GROS FLOOR AREA
5,216 SF/200 = 27 SPACES REQUIRED

SANITARY SEWER - CITY OF BONDURANT SEWER SYSTEM
WATER - CITY OF BONDURANT WATER SYSTEM
STORM - CITY STORM SEWER SYSTEM

LEGEND

EXISTING-/PROPOSED	
	PLAT BOUNDARY
	8" WATER MAIN & SIZE
	8" SANITARY SEWER & SIZE
	8" STORM SEWER & SIZE
	UNDERGROUND ELECTRIC CABLE
	UNDERGROUND TELEPHONE CABLE
	UNDERGROUND CABLE TV
	4" GAS MAIN & SIZE
	MANHOLE
	INTAKE
	HYDRANT
	POWER POLE/LIGHT POLE
	UTILITY BOX/TELEPHONE RISER
	EXISTING CONTOURS
	PROPOSED CONTOURS
	SILT FENCE OR APPROVED FILTRATION SOCK
	TREES

LEGAL DESCRIPTION

THAT PART OF THE NORTH 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., LYING NORTH AND WEST OF THE LEGALLY ESTABLISHED HIGHWAY, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, IOWA, EXCEPT A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M. DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH SECTION LINE 162.0 FEET EAST OF THE NORTHWEST CORNER OF SECTION 32; THENCE NORTH 90°00' EAST 170.17 FEET ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 32; THENCE SOUTH 46°57' EAST 75.2 FEET; THENCE SOUTH 43°03' WEST 184.0 FEET; THENCE NORTH 46°57' WEST 108.4 FEET; THENCE SOUTH 43°00' WEST 28.35 FEET; THENCE NORTH 00°19' WEST 132.9 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART TAKEN BY CONDEMNATION RECORDED IN BOOK 4752 PAGE 365

SAID TRACT OF LAND SUBJECT TO ALL EASEMENTS OF RECORD

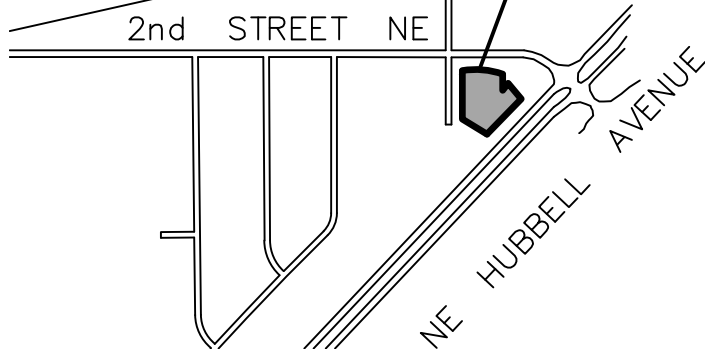
NOTES

- ONE WEEK PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY:
 - CITY OF BONDURANT
 - K5 PROPERTIES, LL
 - COOPER CRAWFORD & ASSOCIATES, L.L.C.
- ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
- THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- ALL DEBRIS SPILLED ON CITY R.O.W. AND ADJOINING PROPERTY SHALL BE REMOVED BY CONTRACTOR WITHIN 24 HOURS.
- VERIFY COORDINATES AND BUILDING CORNERS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.
- ALL SITE WORK SHALL BE IN ACCORDANCE WITH CITY OF BONDURANT STANDARDS.
- PAVING SHALL BE A MINIMUM OF 6-INCH P.C.C. IN PUBLIC RIGHT-OF-WAY AND PRIVATE DRIVE PAVING. SIDEWALKS SHALL BE 4-INCH P.C.C.
- CURBS SHALL BE 6-INCH CURB.
- ALL LIGHTING MUST BE DOWNCAST IN NATURE.
- ANY TRANSFORMERS, JUNCTION BOXES, OR OTHER SUCH UTILITY USES OVER 3 FEET IN HEIGHT CANNOT BE LOCATED WITHIN THE REQUIRED SETBACK. OTHER SUCH USES NOT ABOVE 3 FEET IN HEIGHT MUST BE SCREENED BY LANDSCAPING MATERIALS. ALL MECHANICAL EQUIPMENT, GAS, WATER, AND UTILITY METERS SHALL BE APPROPRIATELY SCREENED.
- ALL WORK WITHIN PUBLIC R.O.W., EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY SUDAS.
- ALL CONSTRUCTION WITHIN PUBLIC R.O.W. / EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY SUDAS.
- AN EROSION CONTROL CONTRACTOR SHALL BE HIRED PRIOR TO CONSTRUCTION BEGINNING. THE NAME OF WHICH SHALL BE FURNISHED TO THE CITY BEFORE GRADING STARTS.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE DETENTION POND AND UNDERGROUND UTILITIES ON THE SITE.
- ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
- USE OF BUILDING ADDITION: DETAIL BAYS.

GENERAL NOTES

- ALL WORK IN THE CITY RIGHT-OF-WAY REQUIRES A RIGHT-OF-WAY PERMIT
- ALL WORK IN THE CITY RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH SUDAS AND THE CITY OF DES MOINES GENERAL SUPPLEMENTAL SPECIFICATIONS TO SUDAS EFFECTIVE AT THE TIME OF PLAN APPROVAL.
- CONTACT CITY FORESTER (515) 283-4105 BEFORE ANY TREE INSTALLATION COMMENCES.
- ANY ROOFTOP MECHANICAL EQUIPMENT MUST BE SCREENED FROM STREET LEVEL VIEW.
- LIGHTING MUST BE LOW GLARE CUT OFF TYPE FIXTURES TO REDUCE THE GLARE OF LIGHT POLLUTION ON SURROUNDING PROPERTIES.
- THE REQUIRED LANDSCAPING BOTH EXISTING AND PROPOSED, SHALL BE MAINTAINED FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY.
- ROOFTOP MECHANICAL PLANS AND SCREENING.
- LIGHTING SHALL BE PEDESTRIAN IN SCALE HAVING POLES NO TALLER THAN 20' WITH CUT-OFF DOWN DIRECTIONAL FIXTURES, AND SHALL NOT INTERFERE WITH LANDSCAPING.
- PRIVATE WATER AND SEWER SERVICES MUST MEET UNIFORM PLUMBING CODE (UPC) AND ALL CITY OF DES MOINES AMENDMENTS TO UPC. DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR VERIFYING PIPE MATERIAL REQUIREMENTS PRIOR TO CONSTRUCTION.
- ALL LIGHTING ALONG PEDESTRIAN WALKS SHALL BE A MAXIMUM OF 15' IN HEIGHT.
- LIGHT TRESPASS AT PROPERTY LINES SHALL NOT EXCEED 0.5 FOOTCANDLES FOR N DISTRICTS AND 2.0 FOOTCANDLES FOR ALL OTHER DISTRICTS.
- NO ADDITIONAL PARKING IS PROPOSED.

THIS
SITE



COOPER CRAWFORD & ASSOCIATES, L.L.C. CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345



0 10 20
SCALE: 1"=20'

APPROVED: (X-X-2003) INITIALLED: XXX AS-BUILT: (X-X-2003)

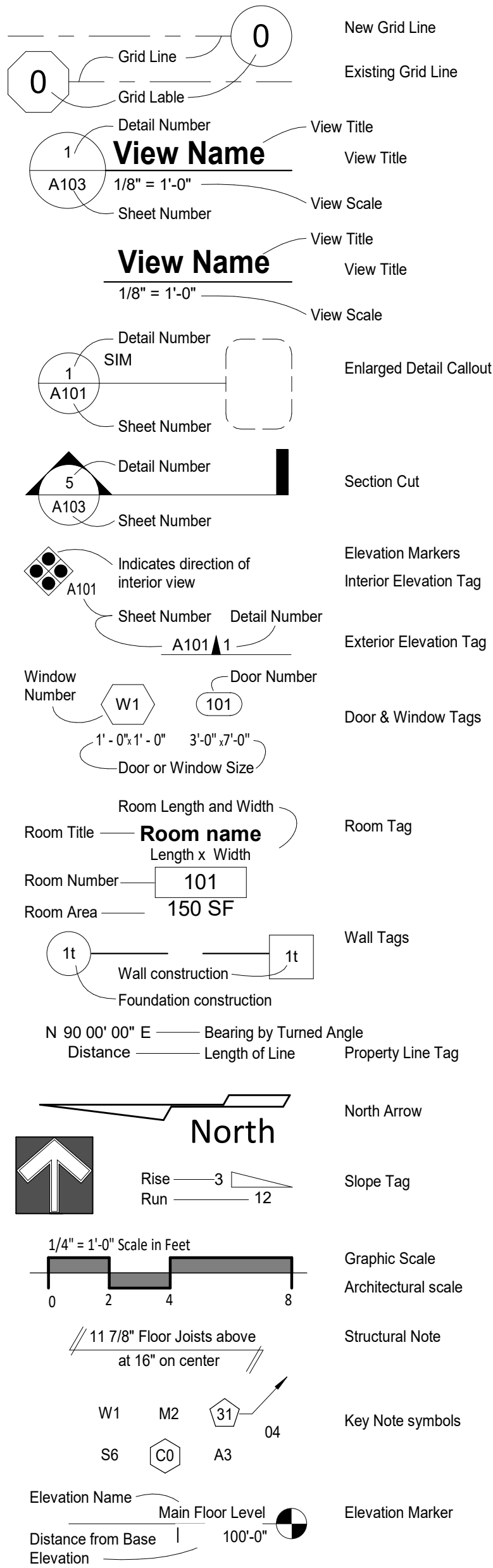
SITE PLAN
A3 AUTO

DATE: 11-17-2021
REVISIONS:
JOB NUMBER
**CC
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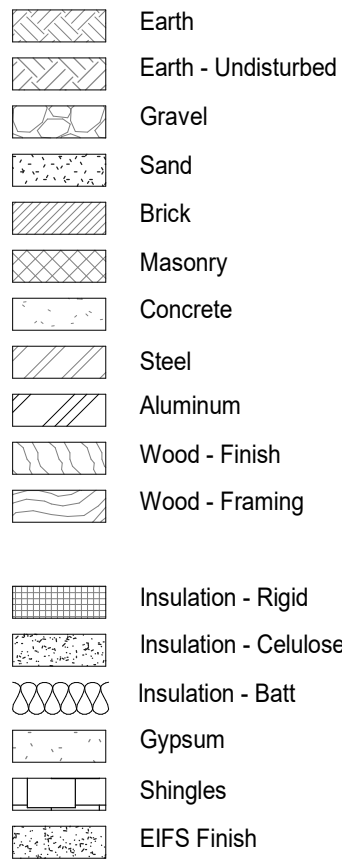
SHEET
1 OF 1

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Annotation Legend



Material Legend



Project Notes

- These documents and the design they represent are the property of the Architect No changes to these documents either in whole or in part may be made in any way without their prior knowledge and written consent.
- Refer to additional notes and legends on all other documents.
- Refer to civil, geotechnical, environmental, structural, mechanical, electrical, plumbing, fire and life-safety documents for additional information or requirements. Reference to other disciplines is conceptual for purposes of coordination with architectural design only.
- Before commencement of any work, the contractor shall give all notices and obtain all permits. Contractor shall comply with all applicable codes, laws, ordinances, rules, regulations, requirements of governing agencies and authorities, hazardous material application, and disposal requirements, etc.
- These drawings represent the completed project, at a time of substantial completion. The intent of the drawings is to include all items necessary for the proper execution and completion of the work. Unless otherwise noted, they do not represent the means and methods of construction. Sequencing and means and methods of construction shall be the sole responsibility of the general contractor.
- These drawings do not contain information with regard to construction safety procedures. The contractor is solely responsible for all construction safety and shall perform all work in accordance with governing authorities construction safety guidelines.
- Provide complete in place all labor, transportation, material, taxes, fees, permits, licenses, insurance, utilities, inspections, equipment, machinery, supervision, and other items necessary to complete the work in strict compliance with the plans, documents, and specifications prepared by the architect and approved by the owner.
- Verify existing conditions before fabrication and before proceeding with the work, and notify the architect immediately of significant discrepancies which may impact aesthetics, durability, cost, and schedules.
- Do not scale drawings to determine the intended layout or dimensions. If dimensions are in question, the contractor shall be responsible for obtaining clarification before continuing with work. Drawings are intended only as a graphically correct representation of work to be accomplished.
- Remove and replace materials damaged during construction to the satisfaction of the owner. Repair existing public facilities damaged during construction to the satisfaction of the governing authority.
- All work shall be of good quality, and all materials and equipment shall be new and free from defects for one year from the date of substantial completion of work. Any extended warranties obtained from suppliers or subcontractors shall be forwarded to the owner.
- All requirements not followed, including substitutions not properly approved and authorized, in writing, may be considered defective.
- Comply with all weather-related construction requirements. Do not build with or on frozen, saturated, contaminated, or inappropriate substrates or conditions.
- Provide positive drainage of surface water away from and off of all buildings without ponding or water adjacent to or on buildings or pavements.
- By submitting shop drawings, product data and samples, the general contractor and sub-contractor has verified and approved the information contained within. The general contractor's review and approval shall be shown on each submittal prior to the submission to the architect.
- Sprinkler system design and layout drawings, main lines and branches will be provided and installed by the building owner. Drops to ceiling penetration, heads and accessories provided by contractor.

108 NE Hubbel Road | Bondurant, Iowa 50035

Drawing Index

General Information Drawings	
100	Cover Sheet
101	Specifications
Architecture	
A101	Foundation Plan
A102	Floor Plan
A104	Exterior Elevations
A401	Schedules & Details

A3 Auto Addition

108 NE Hubbel Road | Bondurant, Iowa 50035

	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 architect under the laws of the State of Iowa. Matthew J. Palan October 12, 2019
	Signature Sheets covered by this seal:
	Date Issued: Registration Expires: June 30, 2021

Creative Concepts and their consultants have completed these design documents to the level of detail requested by our client. The level of detail may range from schematic design document(s) mainly conveying programming information to fully detailed engineered documents and specifications. However, the clients intent and expectations are that these documents be used as the basis for design for an all-inclusive completed project based upon industry standards for all disciplines and governing authorities requirements.

The Contractor acknowledges by submission of their bid that they have a thorough understanding of the project and of the Owner/Landlord's & Tenant's expectations for a completed project. The Contractor also acknowledges that the Contractor has thoroughly reviewed these documents and has requested of the Owner, Tenant, Architect, Engineers or others any and all clarifications, and has received clear answers to said clarifications, required to resolve outstanding issues related to the completeness and accuracy of the design documents for estimating and construction purposes. The Contractor further acknowledges that the Contractor's bid includes all components of construction, including but not limited to: General Requirements, Concrete, Masonry, Metals, Wood, Plastics, Thermal, Moisture, Openings, Finishes, Fire Suppression, Plumbing, HVAC, Electrical, Communications, Safety, Security, Earthwork, Site, Utilities; for a completed project based upon industry standards for all disciplines and governing authorities requirements. Any and all components not included in this bid are identified on the bid submission as "not included in this contract." The design documents do not represent the means and methods of construction. The Contractor also acknowledges sequencing and means and methods of construction shall be the sole responsibility of the Contractor, and any and all costs associated with the means and methods of construction are included in the base bid.

#	Date	Description
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PROJECT NUMBER: 2105E		
TITLE: Cover Sheet		
SHEET: 100		

GENERAL REQUIREMENTS

1. Before final Drawings and Specifications are issued for construction, and they shall be submitted to all governing building agencies to ensure compliance with all applicable local and national codes. In the event, that code discrepancies in Drawings and/or Specifications appear. The Architect shall be notified of such discrepancies in writing by the Contractor or building official and allowed to alter the drawings and specifications to comply with governing codes before construction begins.

2. Upon written receipt of approval from the governing official approved final Drawings and Specifications shall be submitted to the Contractor by the Architect.

3. If code discrepancies are discovered during the construction process, the Architect shall be notified and allowed ample time to remedy said discrepancies.

4. All work performed shall comply with all applicable local, state, and national building codes, ordinances and regulations, and all other authorities having jurisdiction.

5. All contractors, suppliers, and fabricators shall be responsible for the Drawings' content and the supply and design of appropriate materials and work performance.

6. All manufactured articles, materials, and equipment shall be handled, applied, installed, erected, used, cleaned, and conditioned in strict accordance with the manufacturers' requirements.

7. All alternates are at the Owner's option and shall be at the Owner's request, constructed in addition to or in place of the typical construction, as indicated on the Drawings.

Design Loads:

1. Roof: live load 30psf (maximum) dead load 15psf (10 psf top, 5psf bottom)

2. Floor: live load 40psf (maximum) dead load 10psf

3. Balconies and Decks: live load 60psf (maximum) dead load 15psf (10 psf top, 5psf bottom)

4. Soil Pressure: 2000 psf (minimum)

5. Before the start of construction, verify design loads with governing codes and site conditions. Check with local building agencies for wind, seismic, snow, and other special loading conditions. If discrepancies are discovered, the Architect shall be notified according to Section 1A above.

SITE WORK

1. Perform excavation, according to good standard construction practices, to the lines, grades, and elevations indicated on the Drawings.

2. Provide consistent compaction of the top 8" of sub-grade, fill, and backfill material beneath structures, walks, and pavements to meet the stated soil pressure.

3. Provide soil posioning to control termites as required by governing codes.

4. Provide and install ventilation for Radon Gas as required by local building agencies and governing codes.

5. Top of foundation elevation is assumed to be 6" above the final grade at the overhead garage door opening. Changes in the foundation wall elevation relative to the final grade will change the foundation drawings and modifications to the garage/house entry stair.

CONCRETE

A. Provide concrete complying with ASTM C94, submit design mix and documentation for approval per ACI 318. Unless otherwise noted, concrete shall have the following 28-day compressive strengths as minimums:

1. Concrete footings and foundations: 3,000psi

2. Concrete floor slabs, walks, drives, and patios: 3,500psi

B. Provide construction joints so panel size does not exceed 200sf.

C. Provide reinforcement of the size and spacing indicated on Drawings. Reinforcing shall comply with the following minimums:

a. Bars: ASTM A615, grade 40, deformed bars. Welded Wire Fabric: ASTM A185.

D. Portland cement - ASTM C150 TYPE I. Aggregates - fine and coarse per ASTM C33.

E. Admixtures - only per approved design mix. Slump - per approved design mix.

F. Saw-cut joints as soon as the surface will allow without edges raveling but before the next day after the pour.

G. Steel trowel all interior floor surfaces.

H. Detail reinforcing by ACI - manual of standard practice for detailing reinforced concrete structures.

I. Submit concrete reinforcement shop drawings in accordance with ACI 315 for approval.

J. Unless noted otherwise, all slabs on grade shall be 4" thick, reinforced with 6x6 W14xW14 Welded Wire Mesh, and placed over 4" minimum compacted sand or gravel fill. Interior slabs shall be placed over 6 mil stabilized polyethylene vapor barrier. Coordinate with radon removal procedures.

K. Footing sizes shown are typical only for stated soil pressure and consistent compaction. The Contractor shall be responsible for footings complying with the design requirements of specific soil conditions.

L. Precast concrete lintels shall be installed and reinforced as per manufacturers' specifications. The Architect shall not be responsible for the design of precast concrete lintels.

MASONRY

1. Provide standard weight hollow load-bearing Concrete Masonry Units (CMU) complying with ASTM C90, grade N, type I.

2. Reinforcement shall comply with the following as minimums:

3. Bars: ASTM A615, grade 40, formed bars.

4. Wire Joint Reinforcement ASTM A62, galvanized.

a. Provide mortar type "S" following ASTM C270.

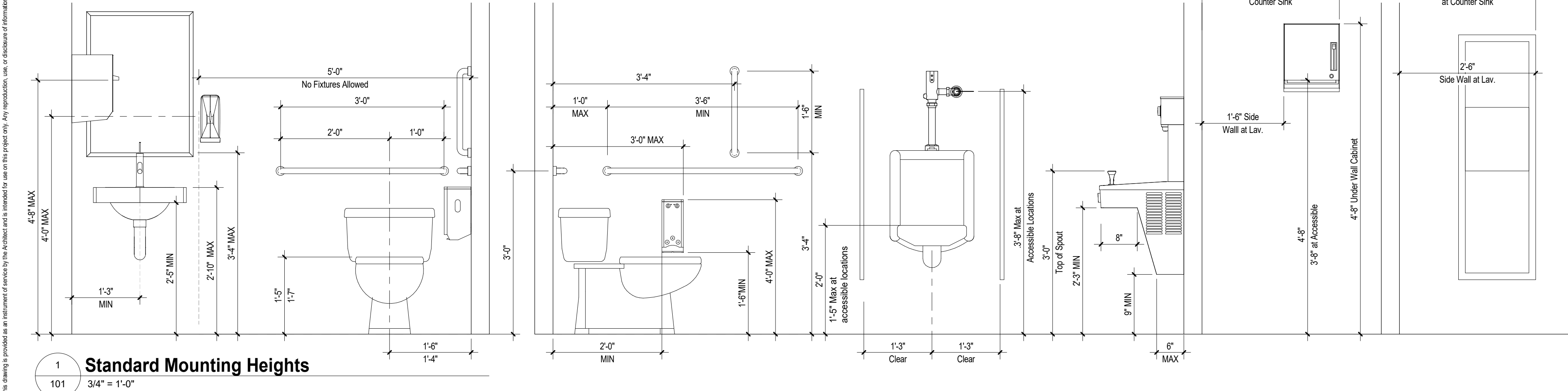
b. Provide grout following ASTM C476. Minimum compressive strength shall be 3000 psi unless noted otherwise.

c. Provide reinforcement in vertical cells or concrete masonry units (fully embedded in grout) as follows:

5. Typical reinforcement shall be one #5 at each corner, at both sides of openings, and a maximum spacing of 48" o.c.

6. Reinforce all vertical cells of concrete masonry units supporting the concentrated load (beams, structural columns, etc.): At 8" CMU, reinforce each vertical cell with one #5 and solidly fill with grout.

a. Beam pockets shall be provided for all beams supported by concrete and/or masonry, unless noted otherwise, and shall comply with the following:



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2. Minimum of 4" bearing. Height and width as required by the beam. Treated lumber beneath all wood beams. Provide vertical reinforcing.

METALS

1. All structural steel shall comply with appropriate ASTM Specifications as follows: ASTM A36, ASTM A53, ASTM A501, ASTM A307, and ASTM A325.

2. All steel connections shall be designed according to the AISC Manual of Steel Construction and shall be detailed by a qualified structural steel detailer. Contractor to submit steel shop drawings to the designer or a licensed structural engineer before steel erection.

WOOD AND PLASTICS

1. Lumber shall, in addition to complying with governing codes, comply with:

2. "Product Use Manual" of the Western Wood Products Association to select and use products included in that manual.

3. "Plywood Specification and Grade Guide" of the American Plywood Association.

4. "Standard Specifications for Grades of California Redwood Lumber" of the Redwood Inspection Bureau for Redwood.

5. American Wood Preservers Association standards and recommendations for fire-retardate and preservative pressure treated lumber and plywood.

6. Western Red Cedar Lumber Association standards and recommendations for cedar.

7. Provide lumber and materials meeting or exceeding the following standards of quality:

a. Framing Members:

1. Studs: Douglas Fir - Larch, Stud Grade. Headers and Beams: Douglas Fir - Larch, No. 2 and better.

8. All headers and beams shall be free from splits, checks, and shakes.

9. Sheathing:

a. Roof: 5/8" plywood APA RATED SHEATHING, EXP 1. (with clips)

b. Walls: 5/8" plywood APA RATED SHEATHING, EXP 1.

c. Floor: 23/32" plywood APA RATED SHEATHING, EXP 1. (glue and nail)

d. Underlayment: 1/8" Luan-underlayment grade. (at vinyl only)

e. Proper oriented strand board may be substituted for plywood.

10. Rough Hardware:

a. Steel items: Comply with ASTM A36; use galvanized steel at exterior locations.

b. Install joist and beam hangers to support the maximum allowable load of joist or beam being supported.

c. Provide "Micro-Lam" glue-laminated veneer lumber beams (manufactured by Truss Joist Corporation) or equal of the dimensions and number indicated on the drawings. Provide exterior grade Micro Lams for deck framing and other exterior applications. Unless noted otherwise, fasten multiple beams together in strict accordance with manufacturers' recommendations.

11. Allowable stresses:

a. Modulus of elasticity: 2,000,000 psi Flexural (I2" depth): 2,900 psi

b. Horizontal shear: 285 psi Bearing: 550 psi

12. Use exterior grade Micro-Lam in all areas subject to moisture.

13. Provide wood trusses to sustain the stated loads for the spans, profiles, and arrangements shown on the Drawings. The truss layout is schematic only. Truss manufacturer and/or engineer shall be responsible for the design and spacing of all trusses. Contractor to submit truss drawings and/or roof framing drawings to designer for review before construction.

14. All roof trusses shall be installed with metal truss seats as specified by the truss manufacturer. Unless noted otherwise, provide:

a. Doubleheader joists and trimmers at all floor openings.

b. Double joists under all partitions parallel to joists.

c. Double 2x12 headers with 1/2 plywood between all door and window openings in 2x4 walls. Triple 2x10 headers with 1/2" plywood between all door and window openings at 2x6 walls.

1. One row of 1x3 cross-bridging or metal bridging for each 8'-0" of joist span.

a. Stud spacing at all exterior and bearing walls shall be 16" on center minimum.

b. Stud walls shall not exceed the following heights without continuous lateral support perpendicular to the plane of the wall at the stated height or less. Studs shall be continuous between points of lateral support.

2. Bearing walls: 2. Non-bearing walls:

a. 2x4: 10'-0" a. 2x4: 14'-0" 2x6: 12'-0" b. 2x6: 20'-0"

3. Unless noted otherwise, rafters, ceiling joists, collar ties, and purlins shall be sized and spaced following FHA requirements or governing codes, whichever is more restrictive.

4. Stair construction shall consist of (3/2x12 stringers, 5/4" or 2x thick tread, and 3/4" thick risers or shall be fabricated by the component manufacturer.

5. All wood plates bearing on concrete or masonry shall be pressure treated. At exterior walls, install plates over foam sill sealer.

6. Provide 2" nominal pressure-treated lumber over 6 mil stabilized polyethylene beneath full bearing of wood beams bearing on concrete or masonry.

7. Provide Simpson Strong Wall Garage Portal System around all overhead doors with a width greater than 8'. Install Garage Portal System per manufacturers recommended guidelines.

THERMAL AND MOISTURE PROTECTION

1. Provide thermal building insulation at assemblies adjacent to the exterior or unheated spaces meeting the requirements of governing codes meeting the following minimum requirements, unless noted otherwise:

a. Foundations: 2"extruded polystyrene (R-10.0) Walls: glass fiber batt (R-19)

b. Floors: glass fiber batt (R-30) Ceilings: glass fiber batt (R-49)

2. Install continuous blankets without holes for electrical boxes, lighting fixtures, or heating ductwork.

3. Install 6 mil Polyethylene vapor barrier against the interior face of all thermal insulation.

4. Waterproof foundation walls at excavated areas from footing to finished grade with two coats of asphalt-based waterproofing compound.

5. Roofing shall be 240 lb. (minimum) composition shingles installed over 30 lb. roof felt on roof sheathing. Minimum slope, fasteners, underlayment, and exposure according to manufacturers' recommendations.

2. Provide flashing and sheet metal required to prevent penetration of water through the building's exterior shell. In addition to complying with governing codes, comply with pertinent recommendations in the current edition of "Architectural Sheet Metal Manual" published by SMCNA. All iron sheet metal flashing shall be hot-dipped galvanized, complying with ASTM A93.

3. Provide gutters and downspouts to provide positive roof and site drainage.

4. Provide attic and roof ventilation as required by governing codes and as shown on the Drawings. Provide proper soffit and roof vents.

5. Skylights shall be selected by the Contractor and approved by the Owner. Install skylights according to the manufacturers' recommendations.

6. Install water and ice barrier (Butylene or equal) over roof sheathing at all eaves and valleys. Water & ice barrier to extend 36" past outside face of the exterior wall below and as shown on the roof plan.

DOORS AND WINDOWS

1. Exterior doors shall be selected by the Owner.

2. House-to-garage doors shall be fire-rated doors approved by governing codes. Face design to be selected by the Owner.

3. The Owner shall select Interior doors.

4. Exterior windows shall be aluminum or vinyl-clad wood windows manufactured by Pella Corp.

5. Glazing in all doors and windows shall comply with governing codes.

6. Install egress window units following governing codes.

7. Door and window sizes indicated, or drawings are as follows: "3/0x6/8" represents a door or window 3'-0" wide x 6'-8" high. Jambs depth to be coordinated by the Contractor.

8. The Owner shall select Finish hardware. Install hardware following governing codes.

FINISHES

1. Gypsum wallboard, unless noted otherwise, shall be provided as follows:

2. Exterior walls: One layer 5/8" regular wallboard to interior face.

3. Interior walls: One layer 1/2" regular wallboard each face.

4. Ceiling: One layer 5/8" regular wallboard.

5. Garage/House common wall: One layer 5/8" type "X" wallboard on each face.

6. Baths: Water-resistant wallboard at all walls and ceilings surrounding tubs and showers and as required by governing codes. Provide cement board as the substrate for ceramic tile.

7. Provide metal corner bead and trim at all locations recommended by the gypsum wallboard manufacturer.

8. Tape, float, and sand joints and fasteners of gypsum wallboard with three coats of joint compound as required to obtain a uniformly smooth surface.

9. The Owner shall select Finishes.

PLUMBING, MECHANICAL, AND ELECTRICAL

1. Plumbing, mechanical, and electrical information and layouts shown on the Drawings are schematic and shall be reviewed by sub-contractors, suppliers, and building officials for compliance with governing codes and good standard construction practices. The Contractor shall notify the Architect of any discrepancies before construction.

2. The Owner shall select plumbing, mechanical, and electrical equipment.

3. Design and installation of plumbing, mechanical, and electrical equipment shall be the responsibility of the appropriate licensed contractors and sub-contractors. The design shall be submitted for the Owner's review before ordering and installation of equipment.

4. The electrical sub-contractor shall select service panels.

5. All HVAC equipment shall be individually switched.

6. All outdoor, bath, garage, and spa wall receptacles shall be provided with ground fault circuit protection following governing codes.

7. Dryer and range hood vents shall be extended to the exterior.

8. Provide plumbing vents following governing codes. Minimize the number and location for minimal visual impact.

9. Install type and the number of smoke detectors following governing codes & UL217. Connect water, gas, and electric services following governing codes

MISCELLANEOUS

1. This set of construction drawings is intended for design intent only. Although many jurisdictions will accept these drawings as sufficient for a construction permit, these drawings are not intended and should not be construed as a complete set of construction drawings. These drawings will have to be adapted to meet local zoning and/or site conditions, and additional detailing will need to be completed on-site by the builder.

2. Install prefabricated fireplace units as shown on Drawings.

3. Fireplace units shall be "Heat-N-Glo" or as approved by the Owner.

4. Contractor shall be responsible for proper installation as recommended by the manufacturer and as required by governing codes, including mantel and hearth design and location.

5. Hearth shall be of non-combustible material.

6. Room sizes shown on the plans indicate room dimensions before installation of gypsum wallboard. Gypsum wall board thickness must be subtracted from room sizes indicated for actual room dimensions and are subject to change.

SUBMITTALS

1. Submit roof truss and/or rafter layout plan completed by the manufacturer for review before ordering roof trusses and/or roof lumber package. Allow designer five days for complete review.

2. Submit floor truss layouts showing beam locations, joist layout, locations of continuous duct chases, and maximum duct size in each chase. Allow designer five days for complete review.

3. Architect will not be responsible for any errors in the roof and/or floor framing without the opportunity to review the roof and/or floor framing layouts. Framing layouts, member sizes, and floor/roof penetrations indicated on the drawings are for design intent only. Final layouts shall be the responsibility of the builder.

A3 Auto Addition

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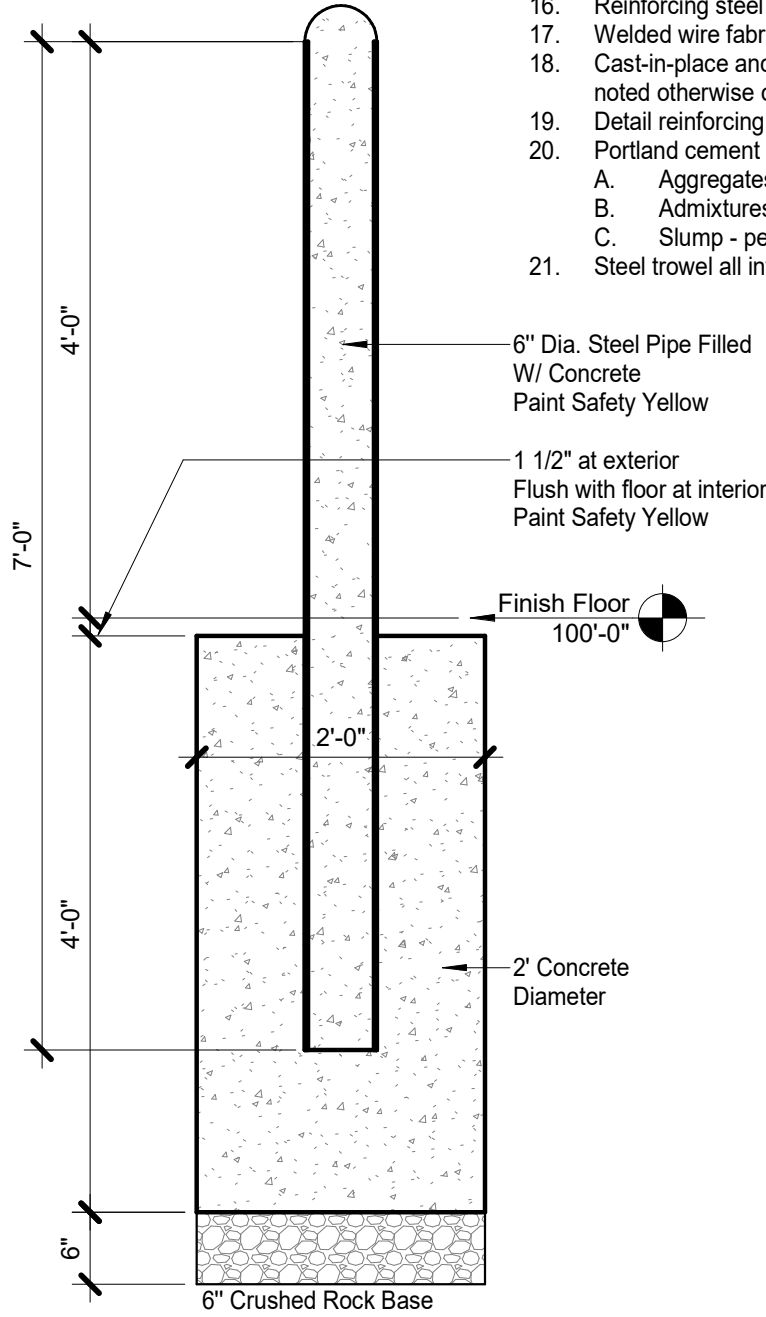
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#	Date	Description
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TITLE: Specifications		
SHEET:		
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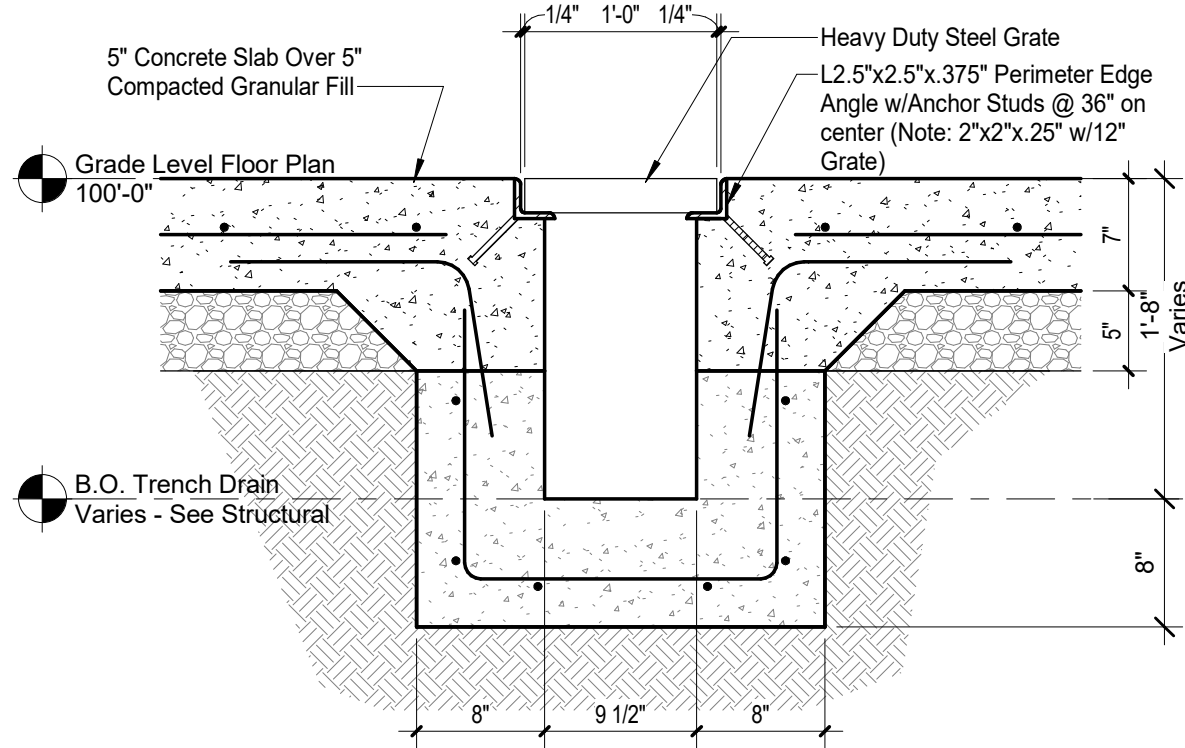
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Foundation Notes

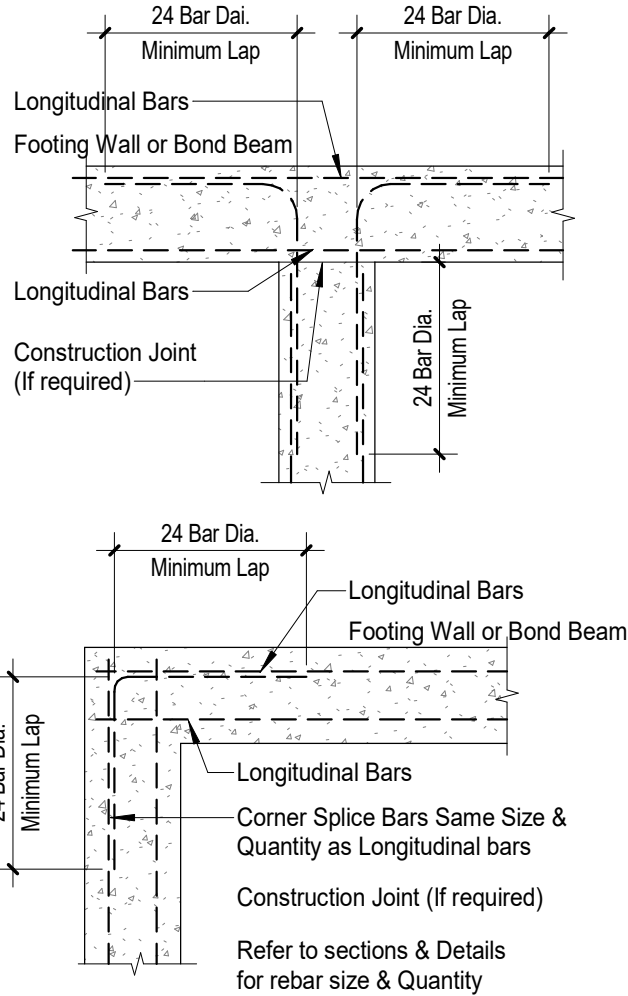
- All anchor bolts shall conform to ASTM F1554 - 36ksi
- Base of all column elevations = 100'-0" unless noted otherwise
- #4 bar lap = 2'-0" - #5 bar lap = 3'-4" - #6 bar lap = 4'-0"
- Foundation design base on 2,000psf soil bearing capacity
- Foundation wall reinforcing shall continue through column footings
- Provide concrete complying with ASTM C94. submit design mix and documentation per ACI 318. Unless otherwise noted, concrete shall have the following 28-day compressive strengths as minimums: Concrete foundations to be 3,000psi - Concrete slabs to be 4,000psi
- Changes in elevation for footings and foundation walls are for design intent only. Actual elevations shall be verified with final grade during construction. Maintain 42" minimum frost protection on all footings
- All concrete shall be saw cut. If saw cuts are not specified contact Architect or Engineer. If possible saw cut under demising walls. Saw-cut joints as soon as the surface will allow without edges raveling but before the next day after the pour.
- Concrete to be placed over dry sub-grade to prevent heaving in winter
- Forms where concrete is to be exposed shall be smooth and free from defects
- Exterior paving to be 1 1/2" lower than interior finish floor sloping away from building. Where no paving, top of grade to be a minimum of 6" below finish floor. Stoops and routs to accessible parking shall be ADAAG compliant.
- Concrete slab shall be installed true to a plane with no deviations greater than 1/4" in 10'-0" in any direction and free from blemishes and trowel marks
- Apply trowel finish to monolithic slab surface exposed to view and slab surface to be covered with resilient flooring, carpet, ceramic or quarry tile, pain, or another thin film-finish coating system. grind smooth any surface defects that would telegraph through applied floor coverings system
- Apply a non-slip finish perpendicular to main traffic route to all exterior concrete platforms, steps, and ramps
- All concrete shall be reinforced unless otherwise noted
- Reinforcing steel - ASTM A615 - grade 60.
- Welded wire fabric - ASTM A185 in sheet stock, not rolls.
- Cast-in-place anchor rods shall be ASTM F1554 grade 55 anchor rods. Embed anchor rods 11" minimum unless noted otherwise on drawings.
- Detail reinforcing by ACI - manual of standard practice for detailing reinforced concrete structures.
- Portland cement - ASTM C150 type 1.
 - Aggregates - fine and coarse per ASTM C33.
 - Admixtures - only per approved design mix.
 - Slump - per approved design mix.
- Steel trowel all interior floor surfaces.



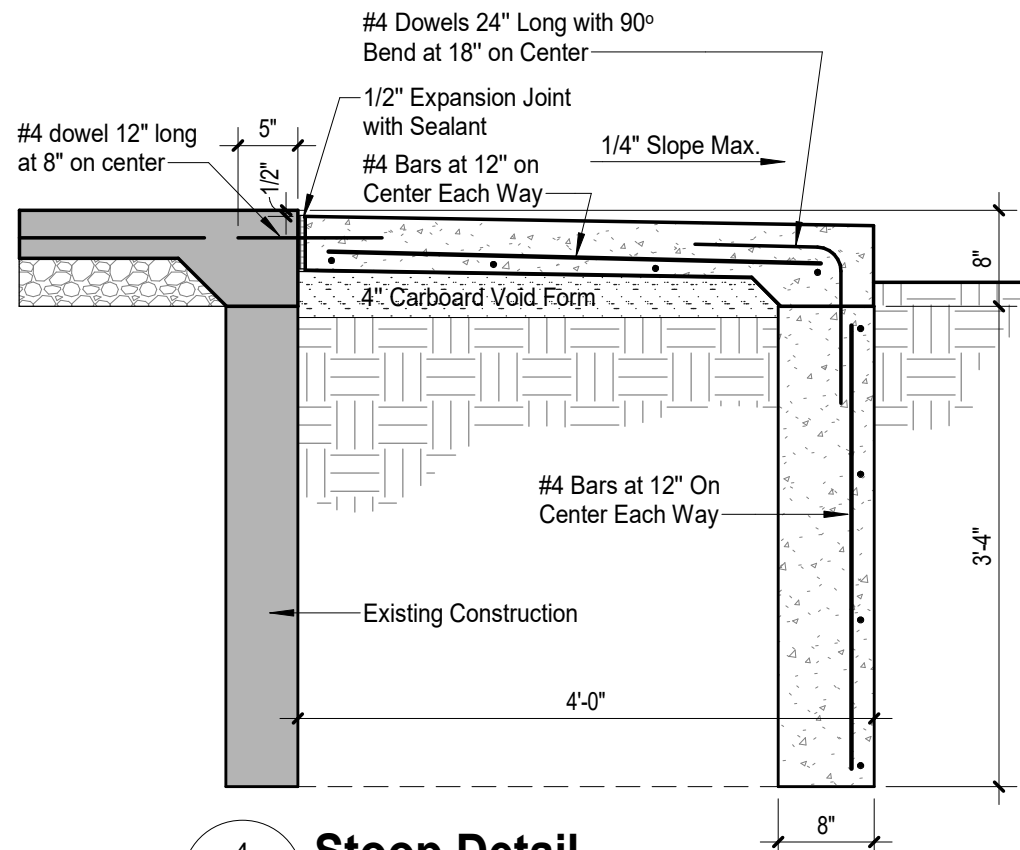
6 Pipe Bollard
A101 3/4" = 1'-0"



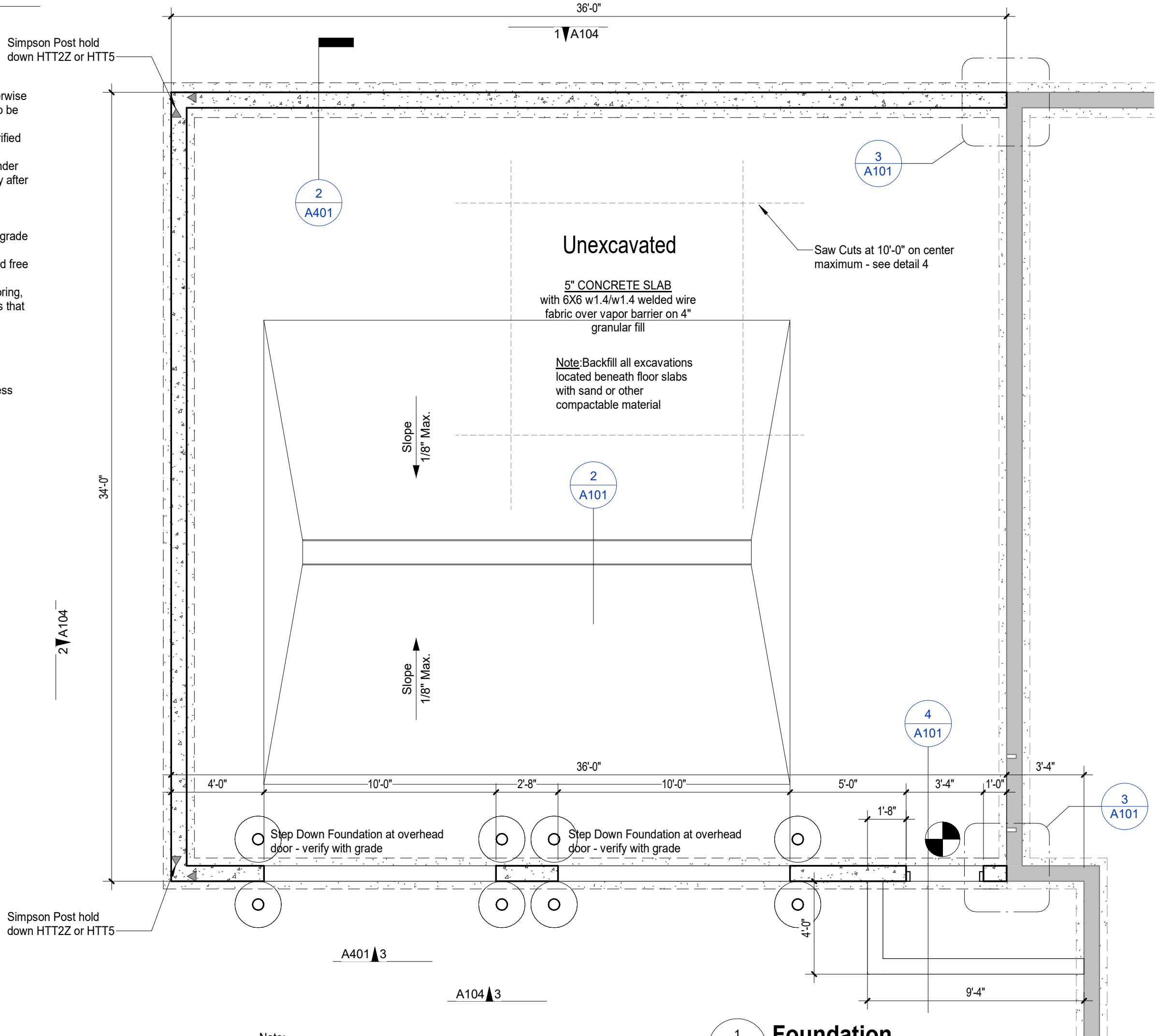
2 Trench Drain
A101 1" = 1'-0"



7 Rebar Continuity
A101 1/2" = 1'-0"

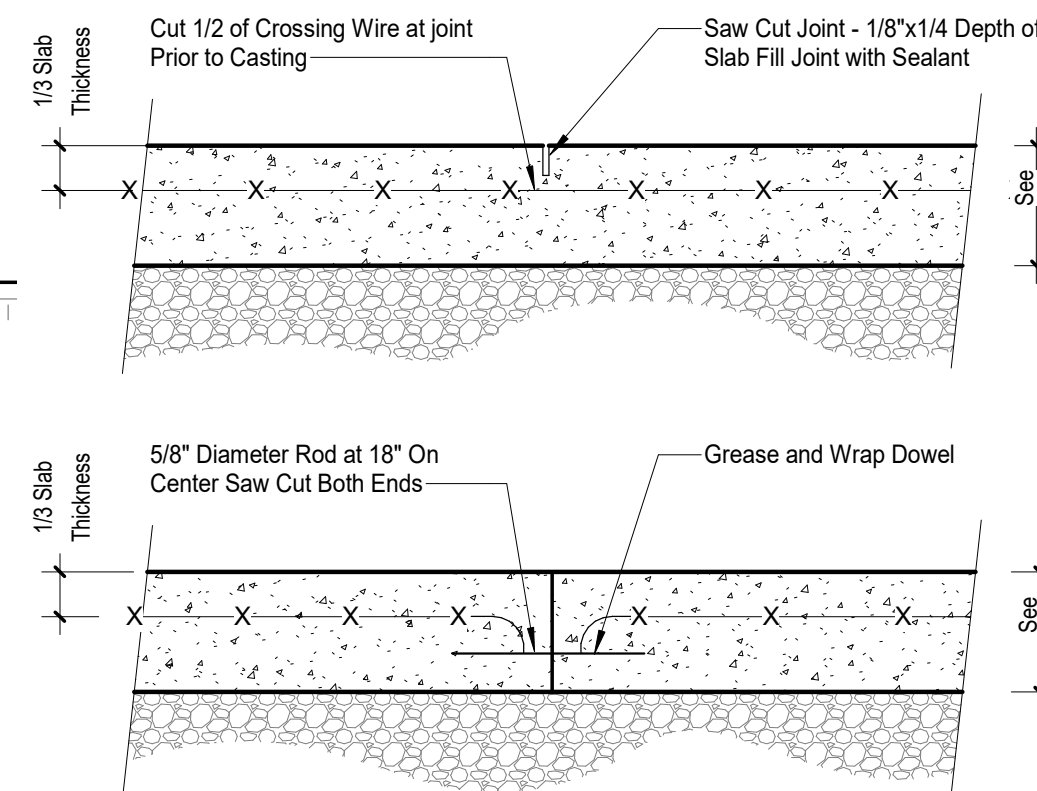


4 Stoop Detail
A101 3/4" = 1'-0"

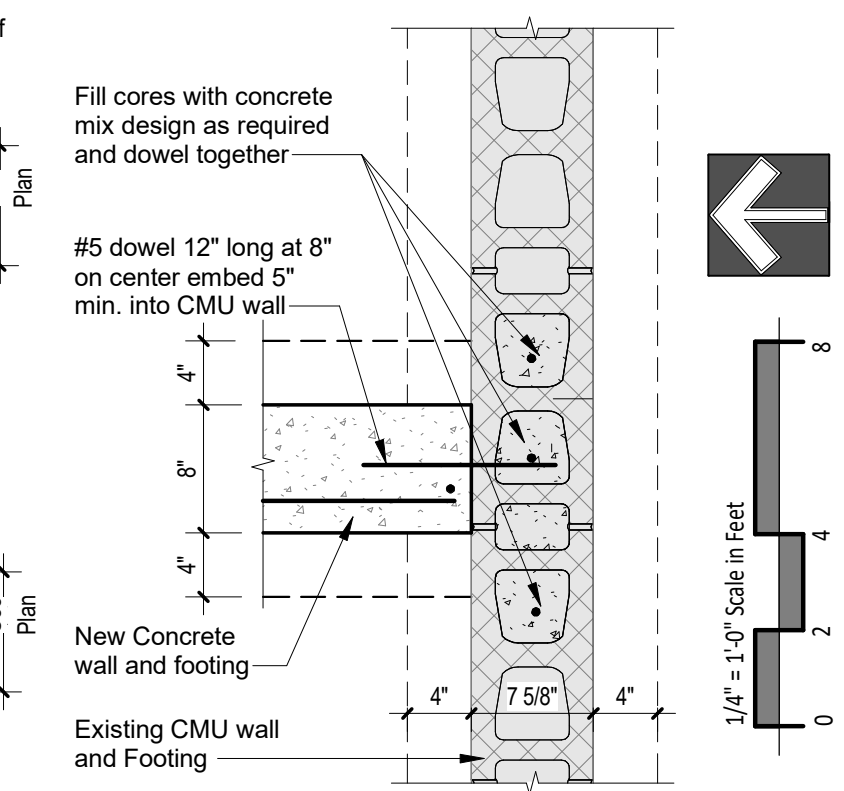


1 Foundation
A101 1/4" = 1'-0"

Note:
Maximum Joint Spacing Shall be 30 Times the slab thickness in each direction unless shown otherwise on plan



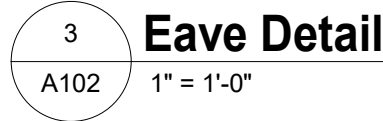
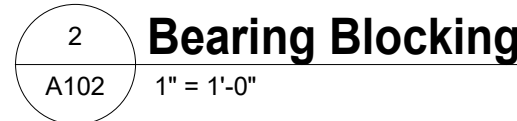
5 Control Joints
A101 1 1/2" = 1'-0"



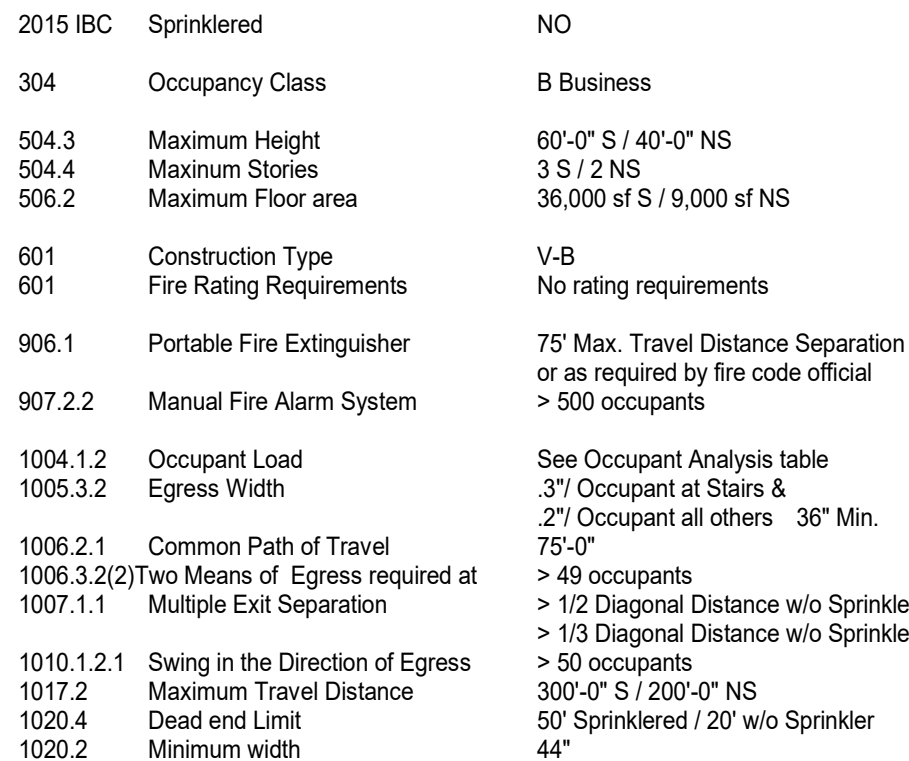
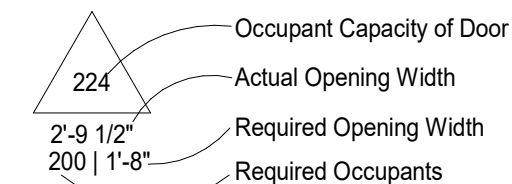
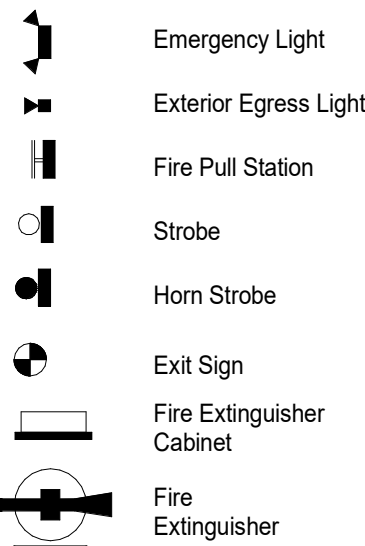
3 Foundation Connection
A101 1" = 1'-0"

#	Date	Description
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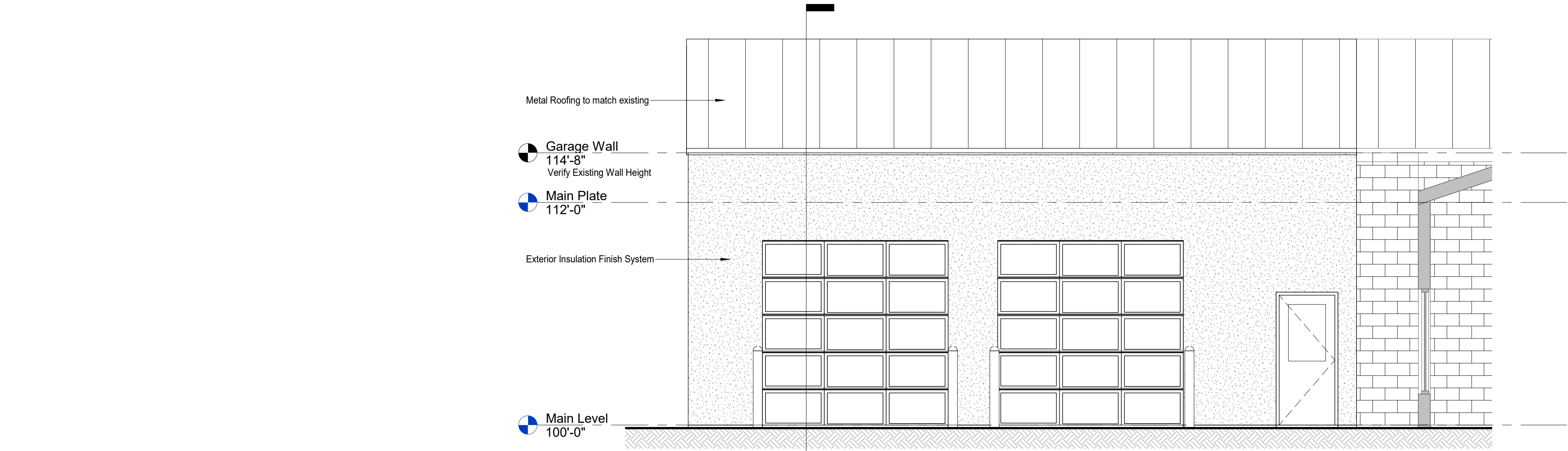
IPC 424.2 Urinal substitution shall not be for more than 67 of required toilets



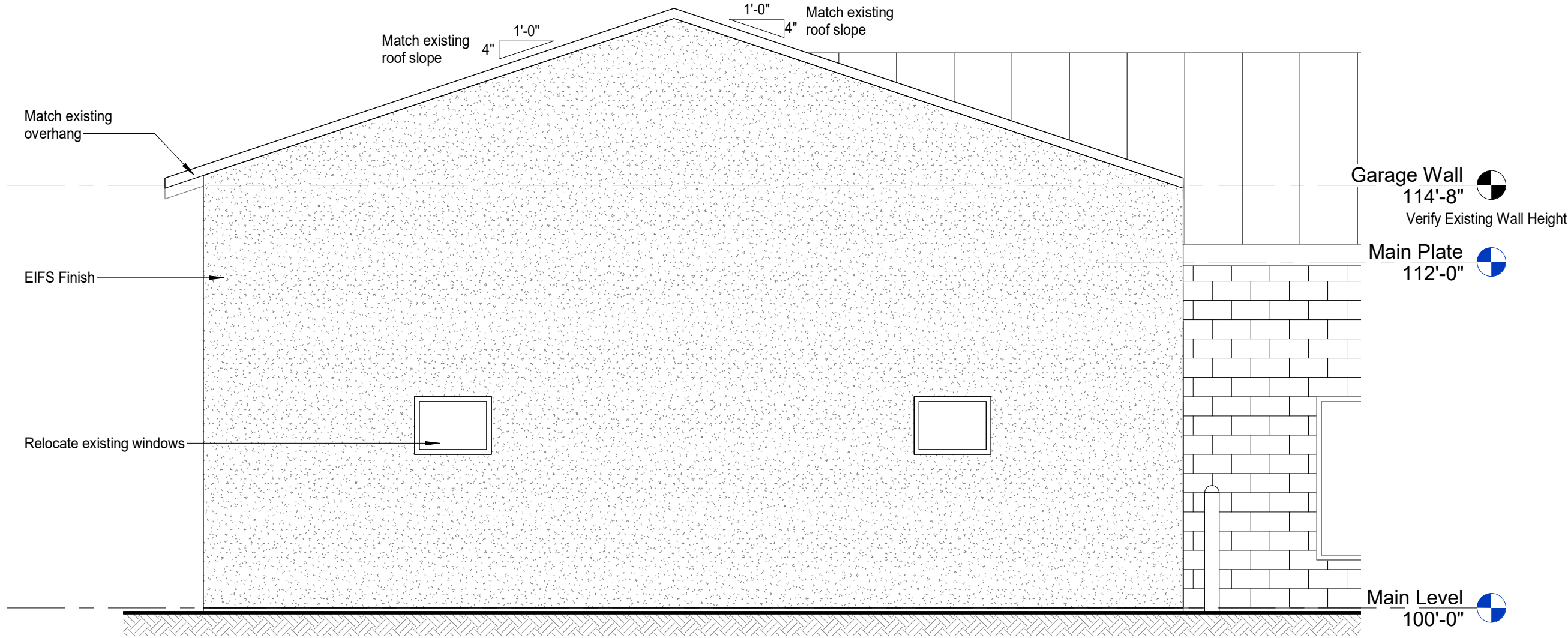
1. Prior to installing any new work clean and prep existing surfaces to receive new materials as recommended by manufacturer or supplier. Inspect and remove any deteriorated material or sub standard work.
2. Dimensions are to face of existing finish material, the face of new studs or centerline of the structure unless otherwise specified
3. All site info, fixtures, and equipment shown are provided for coordination purposes only. The layout is considered conceptual. Refer to civil, mechanical, electrical, plumbing, fire, and life safety, etc. for specific design information.
4. Provide adequate wood blocking for millwork, fixtures, equipment, plumbing fixtures and accessories, electric panels, roof access ladder, future or by owner items, etc.
5. Provide positive drainage of surface water away from building without ponding of water adjacent to the building or on pavements.
6. Contractor to coordinate all above ceiling attic work lighting, ductwork, or other systems to ensure interference conditions are avoided.
7. Contractor to verify actual dimensions and existing conditions concerning the extent of interior demolition provided by the building owner prior commencement of this project. Notify the architect immediately of significant discrepancies which may impact aesthetics, durability, cost, and schedules.
8. Table layout is for general ideas - the final table layout should be coordinate with the restaurant owner.
9. Thumbturn locks and secondary locking devices are not allowed on exit doors.
10. Fire sprinkler heads need to be modified so all areas of the space are compliant with NFPA 13.
11. Fire extinguishers need to be a minimum of 5lb, ABC rated. Maximum travel distance to an extinguisher is 75 ft



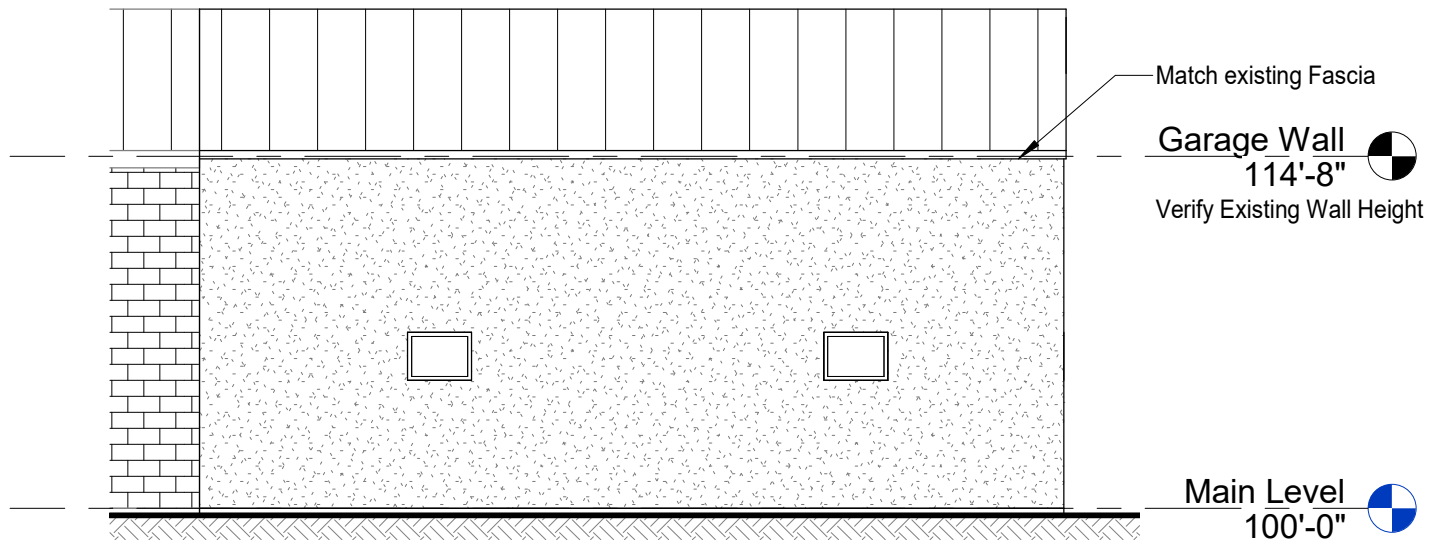
This drawing is provided as an instrument of service by the Architect and is intended for use on this project only. Any reproduction, use, or disclosure of information contained herein without the prior written consent of the Architect is strictly prohibited. (C) Copyright 2019 by Creative Concepts Architecture, PLC.



3 Southwest Elevation
A104 1/4" = 1'-0"



2 Northwest Elevation
A104 1/4" = 1'-0"



1 Northeast Elevation
A104 1/8" = 1'-0"

A3 Auto Addition

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108 NE Hubbel Road | Bondurant, Iowa 50035

#	Date	Description
1	12/01/21	For Permit
12/1/2021 3:16:45 PM		
PROJECT NUMBER:		
2105E		
TITLE:		
Exterior Elevations		
SHEET:		



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

Item No. 6.b.
For Meeting of 4/28/2022
Public Hearing

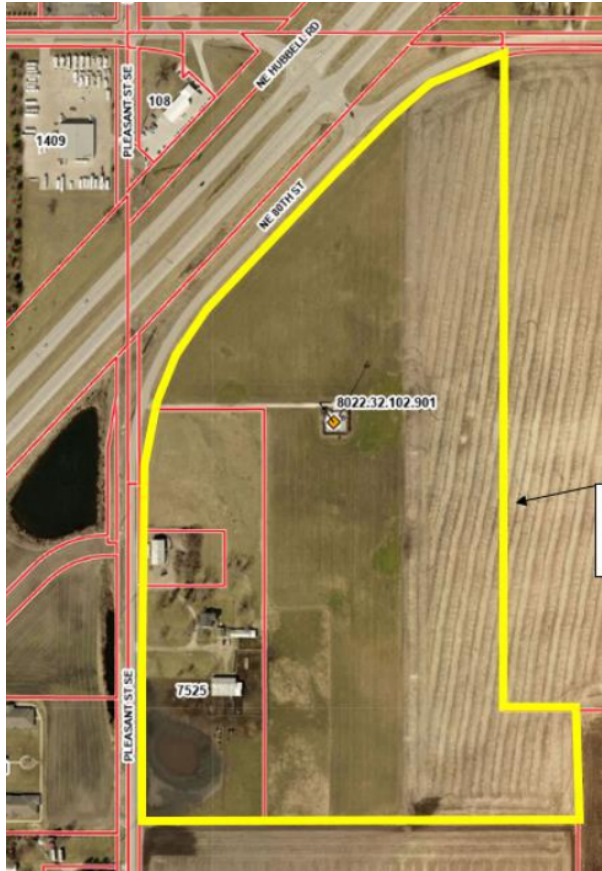
TITLE: PUBLIC HEARING - Request for rezoning from Agricultural (A-1) to Medium Industrial (M-2) on land owned by the City of Bondurant at Parcels 230/00455-008-000, 230/00455-000-000, and 230/00455-009-000

CONTACT PERSON:

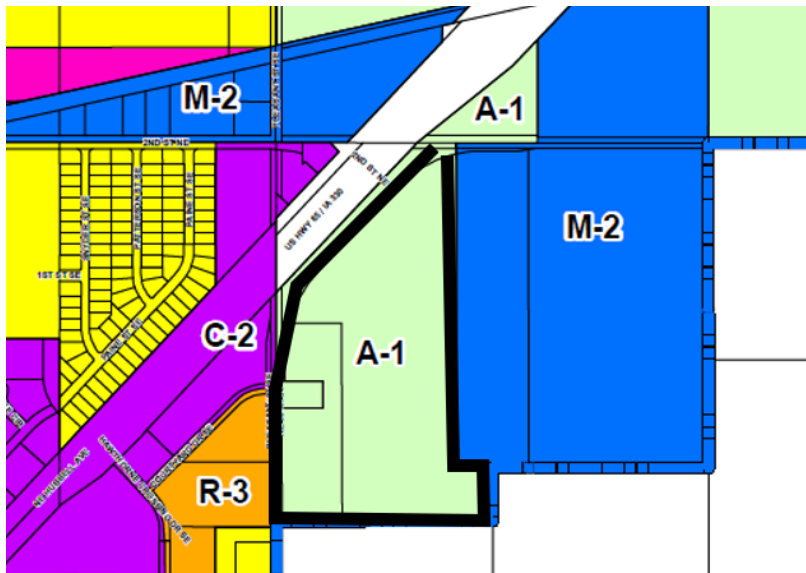
Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The City of Bondurant is proposing to rezone the following City-owned parcels from the Agricultural (A-1) District to the Medium Industrial (M-2) District: #230/00455-008-000, #230/00455-000-000, and #230/00455-009-000. This approximate 46-acre area along Pleasant Street SE and 2nd Street NE south / east of Highway 65 will be home to the City's future civic campus, which may house the Emergency Services Department and the Public Works Department in the short-term and may host other civic functions in the long-term. The City of Bondurant is currently seeking requests for proposals for a Civic Campus Master Plan where the selected consultant will generate potential short-term and long-term development concepts for this area.

Area Map - yellow = A-1 to M-2 rezoning area



Area Zoning Map - Bold black outline represents A-1 to M-2 rezoning area

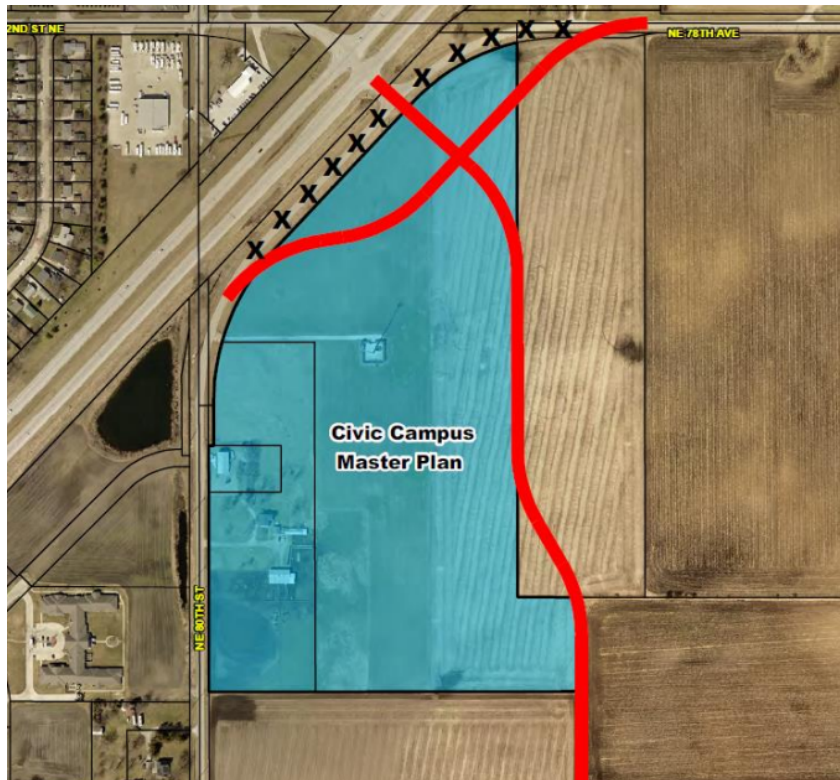


The land requested for rezoning was recently annexed into Bondurant's city limits as part of City Council Resolution #220207-42. Per Section 177.07.7 of the Zoning Code, land annexed into Bondurant's city limits is automatically zoned A-1 until the Planning &

Zoning Commission and City Council have studied land uses in the area within six months of annexation approval.

The rezoning area is currently being utilized for row-crop production and agricultural purposes. An antenna system is also located on the site. Currently, there are multiple buildings and structures located on the site related to agricultural uses and purposes, including an ag-dwelling. These structures and buildings will be removed by the City when construction of the civic campus area moves forward.

This civic campus area will be located adjacent to a new north/south street area shown in the area map below. It should be noted that there may be some residual development land in existence as a result of the City's street extension project; if this is the case, the zoning of these smaller areas, which are owned by the City of Bondurant, may need to be revisited at a later date depending final street design.



Analysis

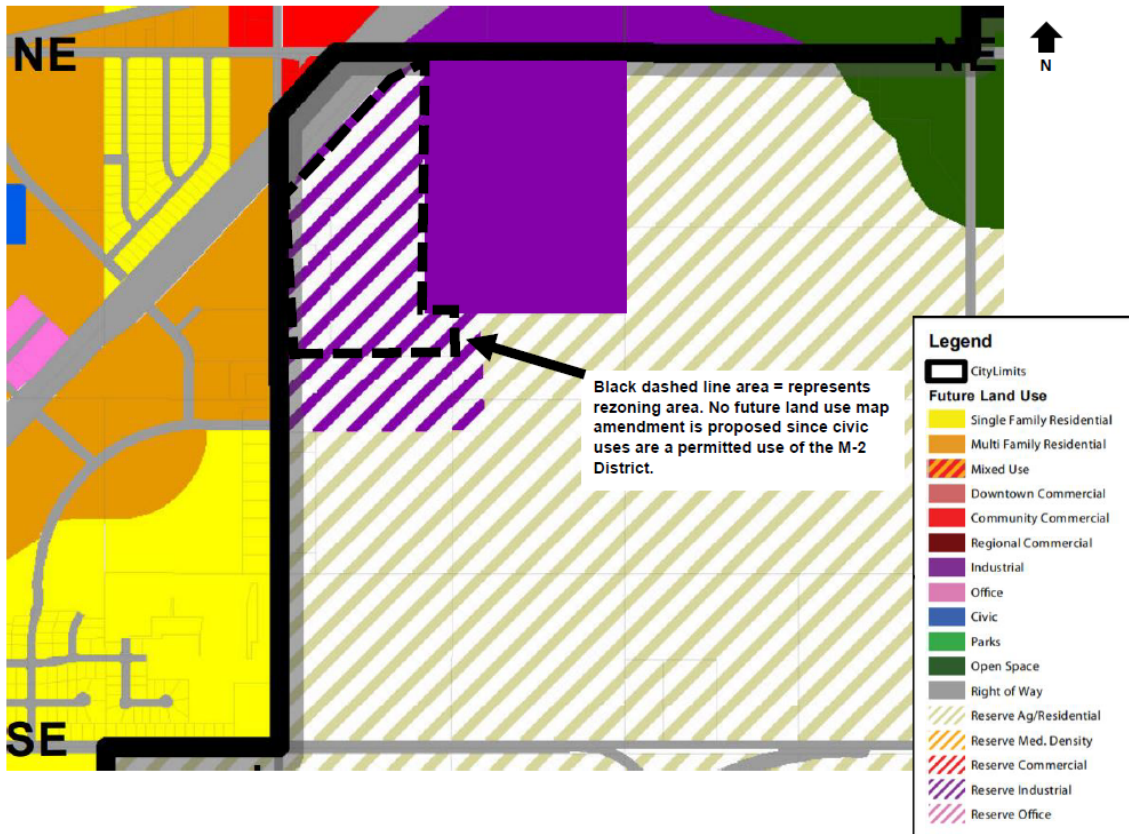
When reviewing rezoning requests, the Planning and Zoning commission should take into account the Comprehensive Plan, Consistency with the Zoning Code, Spot Zoning, and Public Input.

Comprehensive Plan

When the City considers a rezoning ordinance, it must find the rezoning is consistent with its Future Land Use Map. The proposed civic campus uses are a permitted use

of the M-2 District. Since the City's 2012 Future Land Use Map presently guides for Reserve Industrial uses in the area proposed for rezoning to the M-2 District, no amendment to the Future Land Use Map is necessary.

2012 Future Land Use Map



It should also be noted that the DRAFT 2022 Future Land Use Map is supportive of the proposed civic campus use at this location.

Consistency with the Zoning Code

The future civic campus, and any outdoor storage associated with such civic campus, is a permitted use within the Medium Industrial (M-2) District. Surrounding cities in the Greater Des Moines Metro typically site buildings that house their cities' Public Works Department within an industrial zoned parcel, including Altoona, Clive, Johnston, Grimes, and Urbandale to name a few.

It should be noted that this rezoning will result in a legal, pre-existing, non-conforming ag-dwelling use at this location, as dwellings are not a permitted use of the M-2 District. This should not be of concern though, as the City of Bondurant is ownership of this ag-dwelling and this structure will be removed once construction of the civic campus area moves forward.

This Zoning Code topic will be reviewed in much greater detail if/when a site plan application is received for the subject property.

Spot Zoning

To determine whether illegal spot zoning has occurred, the courts consider 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).

Staff does not feel spot zoning will exist as a result of this rezoning request. The 2012 Future Land Use Map is supportive of the use proposed at this location. The City's DRAFT 2022 Future Land Use Map created as part of the Comprehensive Plan update process is supportive of the civic campus use at this location.

As the area zoning map shows, this current M-2 rezoning request is consistent with the existing M-2 zoning designation just east of this civic campus zoning area. The M-2 zoning just east of the civic campus area is the location of the industrial certified site currently in its third and final application round to be reviewed by the IEDA. Also included for the Commission's current consideration is that it is anticipated that the Planning & Zoning Commission will hold a public hearing on May 12th to consider a rezoning request from the Agricultural (A-1) District to the Limited Industrial (M-1) District, pending annexation finalization, on land just south of this civic campus rezoning area.

Public Input

As is required by the City Code, property owners within 200 feet of the subject property for rezoning were notified of this request. A total of seven (7) property owners were notified. On April 26, 2022 Jim Weston, property owner at 1920 2nd Street NE, visited with staff to discuss what his process would be for requesting an industrial zoning designation on his property as well. No other comments were received from the public in regards to this request.

Notification of the rezoning request was published in the Altoona Herald on April 20th, 2022.

Alternatives

The following options exist for the Planning & Zoning Commission:

1. **Recommended approval of RESOLUTION NO. PZ-220428-13**
2. Recommended approval of RESOLUTION NO. PZ-220428-13 , subject to certain Zoning Code clarification items being addressed.
3. Recommended denial of RESOLUTION NO. PZ-220428-13

4. Table RESOLUTION NO. PZ-220428-13, pending additional information.

FUNDING SOURCE: N/A for rezoning reivew

STAFF RECOMMENDATION: Staff recommends approval of Resolution No. PZ-220428-13 regarding recommended approval of the request for rezoning from Agricultural (A-1) to Medium Industrial (M-2) on land owned by the City of Bondurant at Parcels 230/00455-008-000, 230/00455-000-000, and 230/00455-009-000.

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-220428-13

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE REQUEST FOR
REZONING FROM THE AGRICULTURAL (A-1) DISTRICT TO THE MEDIUM
INDUSTRIAL (M-2) DISTRICT ON LAND OWNED BY THE CITY OF BONDURANT

WHEREAS, on April 28, 2022, the Planning and Zoning Commission held a Public Hearing to consider a request to rezone property from Agricultural (A-1) District to the Medium Industrial (M-2) District, on property described as follows:

A PARCEL OF LAND LOCATED IN THE NORTHWEST $\frac{1}{4}$ OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST, WEST OF THE 5TH P.M., FRANKLIN TOWNSHIP, POLK COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 32, THENCE SOUTH $0^{\circ}08'00''$ EAST A DISTANCE OF 917.55 FEET ALONG THE WEST LINE OF THE NORTHWEST $\frac{1}{4}$ TO THE POINT OF BEGINNING: THENCE NORTH $43^{\circ}22'00''$ EAST A DISTANCE OF 1258.60 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST $\frac{1}{4}$; THENCE SOUTH $89^{\circ}49'00''$ EAST ALONG THIS LINE, A DISTANCE OF 233.35 FEET TO A POINT; THENCE SOUTH $0^{\circ}02'30''$ WEST A DISTANCE OF 1980.00 FEET TO A POINT; THENCE SOUTH $89^{\circ}49'00''$ EAST A DISTANCE OF 220.00 FEET TO A POINT; THENCE SOUTH $0^{\circ}06'14''$ WEST A DISTANCE OF 31.60 FEET TO A POINT; THENCE NORTH $89^{\circ}49'10''$ WEST A DISTANCE OF 912.30 FEET TO A POINT; THENCE NORTH $0^{\circ}08'00''$ WEST A DISTANCE OF 1210.10 FEET TO A POINT; THENCE SOUTH $89^{\circ}52'00''$ WEST A DISTANCE OF 400.00 FEET TO A POINT LOCATED ON THE WEST LINE OF SAID NORTHWEST $\frac{1}{4}$; THENCE NORTH $0^{\circ}08'00''$ WEST ALONG THIS LONE A DISTANCE OF 186.04 FEET TO THE POINT OF BEGINNING CONTAINING 39.615 ACRES, MORE OR LESS, INCLUDING 3.803 ACRES, MORE OR LESS, NOW USED FOR ROAD PURPOSES, INCLUDING PART OF LOTS 1 AND 2 OF THE OFFICIAL PLAT OF THE SW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 32-80-22, AN OFFICIAL PLAT.

AND

A PARCEL OF LAND LOCATED IN THE NORTHWEST $\frac{1}{4}$ OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST, WEST OF THE 5TH P.M., FRANKLIN TOWNSHIP, POLK COUNTY, IOWA, DESRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 32, THENCE SOUTH $0^{\circ}08'00''$ EAST A DISTANCE OF 1103.59 FEET ALONG THE WEST LINE OF THE NORTHWEST $\frac{1}{4}$ TO THE POINT OF BEGINNING; THENCE NORTH $89^{\circ}52'00''$ EAST A DISTANCE OF 400.00 FEET TO A POINT; THENCE SOUTH $0^{\circ}08'00''$ EAST A DISTANCE OF 1210.10 FEET TO A POINT; THENCE NORTH $89^{\circ}49'10''$ WEST A DISTANCE OF 400.00 FEET TO A POINT LOCATED ON THE WEST LINE OF SAID NORTHWEST $\frac{1}{4}$; THENCE NORTH $0^{\circ}08'00''$ WEST ALONG THIS LINE A DISTANCE OF 1207.91 FEET TO THE POINT OF

BEGINNING, CONTAINING 11.102 ACRES, MORE OR LESS, (INCLUDING 1.102 ACRES, MORE OR LESS, NOW USED FOR ROAD PURPOSES), INCLUDING PART OF LOT 1 OF THE OFFICIAL PLAT OF THE SW ¼ OF THE NW ¼ OF SECTION 32-80-22, AN OFFICIAL PLAT.

AND;

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 rezoning request from Agricultural (A-1) to Medium Industrial (M-2).

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 April 28, 2022, 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. 8.e.
For Meeting of 4/28/2022
Reports and Comments

TITLE: City Council Liaison

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS:

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None