

**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
MAY 26, 2022**

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on May 26, 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. May 12, 2022
5. Guests requesting to address the Planning and Zoning Commission
6. Action Items
 - a. - RESOLUTION NO. PZ-220526-16: Considering recommended approval of the Featherstone Townhomes Plat 1 Preliminary Plat and Site Plan at Outlot W of the Top Farms Property Preliminary Plat development area.
7. Discussion Items -
 - a. Potential Residential Development Area - Moore Investments Inc Land
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: May 12, 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, Karen Keeran, Wes Hoyer, Kristin Brostrom,
Lisa Cameron, Torey Cuellar

Members Absent: Andy Mains

City Official Present: Planning and Community Development Director, Maggie Murray
Associate Planner, Emily Rizvić

3. Perfecting and Approval of the Agenda

Motion by Commission Member Clayton, seconded by Commission Member Brostrom to approve of the May 12, 2022, meeting agenda. Vote on Motion 6-0-0. Motion carried.

4. Approval of Minutes

Motion by Commission Member Clayton, seconded by Commission Member Brostrom to approve of the April 28, 2022 meeting minutes. Vote on Motion 6-0-0. Motion carried.

5. Guests requesting to address the Planning and Zoning Commission

None

6. Action Items

- a. PUBLIC HEARING: Request for rezoning from Agricultural (A-1) to Limited Industrial (M-1), pending annexation finalization, on portions of Parcels 230/00453-002-000 and 230/00462-000-000; and request for 2012 Future Land Use Map amendment from Reserve Industrial/Reserve Ag and Residential to Industrial on this same area.

Motion by Commission Member Clayton, seconded by Commission Member Keeran to move into a public hearing. Vote on Motion. 6-0-0. Motion carried.

Director Murray explained the nature of the request. The rezoning request is north of 15th street SE and east of Pleasant Street SE. The parcel is currently outside of city limits, though the city has received an annexation request to bring this area into the corporate limits of the city. The

rezoning would change from A-1 Agricultural to Limited Industrial M-2. There will be a 140-foot buffer between the residential properties to the west of the area. The current Future Land Use Map does indicate reserve industrial in this area. At the last meeting, the Planning and Zoning Commission held a public meeting for a rezoning to the north. Noted in that staff report, the city will be constructing a new north-south road that truck route or traffic brought from the industrial area would take, keeping them out of the residential streets.

Member Keeran asked if the parcel would need to be re-platted. Director Murray indicated that replating would not be required for the bermed area that will remain as Agricultural zoning and that split zoning of the parcel is acceptable. Member Clayton asked about the landscaped buffer. Director Murray indicated that that would be at the cost of the developer.

The developer, Sasi Karuturi, indicated that the proposed future uses would be light industrial or storage. The developer hopes to be good neighbors to the surrounding land uses. Director Murray added that there will be a certified site adjacent/nearby to the use.

Member Hoyer asked about the future road construction to the east. Director Murray indicated that the road would be begin construction this year. She indicated that the rest of the road depends on the timing of the Ross parcels being constructed out. Member Hoyer indicated that with the landscaped buffer, that he would be in favor of the rezoning and future land use map amendment.

A property owner, Norman McCleary, who owns property near the subject property and had received a notification letter, was curious about how long the property was owned by the Ross's. Member Clayton indicated that the Ross' have been around Bondurant for a while but is unsure how long they have owned this specific property. Property owner N. McCleary asked about the Barnes property. Member Clayton indicated that at the moment, the rezoning only affects the Ross property.

A second property owner, Mel McCleary, asked about the permitted uses for the rezoned area, if approved. Director Murray indicated that it would be low-impact industrial, such as storage. Jamie Myers, the applicant for the rezoning, indicated that future land uses could include small offices, retail, and storage. He indicated that they don't want it to look like a concrete jungle, and that it would have architectural elements to make it attractive to the community. Director Murray added that when actual development is proposed, a detailed site plan would be required that would be reviewed by the City Council and Planning and Zoning Commission.

Property owner M. McCleary asked about how many acres the site is. Director Murray indicated that the parcel is approximately 80 acres. M. McCleary asked if it abuts the city campus area. Director Murray indicated that the future civic campus area is abutting the property, as it is located to the north.

Property owner N. McCleary asked about the intersection off of Highway 65 and what future plans there will be in this area. Director Murray indicated that the southwest area has a commercial master plan that guides for low-density residential and mixed use. When that area is developed, it would be privately driven. Member Keeran showed McCleary a map of the proposed, unofficial future land use plan that was sitting on the table. Director Murray made a general comment that the map had not been officially approved yet as the Comprehensive Plan is still being developed.

The property owner then asked about what advantages there are to be annexed into the City of Bondurant's city limits. Director Murray indicated that the city helps take the lead in getting sites certified for development, which helps bring in development and interest to the site. The State of

Iowa also helps market these sites on a national level. This can be attractive to potential developers.

Member Clayton added that the City of Altoona had granted tax abatements to the properties west of Bondurant which had impacted funding towards the school district for Bondurant, as these areas are currently located within the Bondurant-Farrar School District. He indicated that an advantage to annexing into the city, as opposed to another city, is that it would directly benefit the schools within Bondurant. Director Murray indicated that there are plenty of agricultural farms in Bondurant that remain agricultural for years, as development and what occurs on the land is at the choice of the property owner.

Property owner N. McCleary asked about where the future off and on ramps would be located from the interstate. Director Murray indicated that it would be dependent on the Iowa Department of Transportation (IDOT). She also noted that the timeline of when these ramps are constructed out would also be up to the IDOT.

Property owner N. McCleary asked about when the developers would begin developing out the area. The developer, Karuturi, indicated that there is no timeline at the moment, as they are still working through the annexation and rezoning.

Motion by Commission Member Clayton, seconded by Commission Member Keeran to close the public hearing. Vote on Motion. 6-0-0. Motion carried.

- c. RESOLUTION NO. PZ-220512-14: Considering recommended approval of the request for rezoning from Agricultural (A-1) to Limited Industrial (M-1), pending annexation finalization, on portions of Parcels 230/00453-002-000 and 230/00462-000-000; and request for 2012 Future Land Use Map amendment from Reserve Industrial/Reserve Ag and Residential to Industrial on this same area.

Motion by Commission Member Clayton, seconded by Commission Member Keeran to approve of Resolution No. PZ-220512-14 *"Considering recommended approval of the request for rezoning from Agricultural (A-1) to Limited Industrial (M-1), pending annexation finalization, on portions of Parcels 230/00453-002-000 and 230/00462-000-000; and request for 2012 Future Land Use Map amendment from Reserve Industrial/Reserve Ag and Residential to Industrial on this same area"* subject to the following conditions:

1. That a landscaping berm shall be installed by the developer at the time the industrial development occurs where such berm is located between the industrial use and Pleasant Street SE and also between the properties at 7231 NE 80th Street, 7301 NE 80th Street, and 7343 NE 80th Street, for the entire west property line areas. This required landscaping berm may be installed in the A-1 or the M-1 portion of Parcels 230/00453-002-000 and 230/462-000-000.

Roll Call – Ayes: Commission Member Keeran, Commission Member Hoyer, Commission Member Brostrom. Commission Member Clayton. Member Cameron. Member Cuellar. Nays: none. Abstentions: none. Vote on Motion 6-0-0. Motion carried.

- c. PUBLIC HEARING: Proposed text amendment to Section 178.06.4.J of the Zoning Code regarding an increase to the minimum setback requirement when an attached garage is entered from the public/private street in the City's Planned Unit Development (R-5) District.

Motion by Commission Member Clayton, seconded by Commission Member Keeran to move into a public hearing. Vote on Motion. 6-0-0. Motion carried.

Director Murray explained the nature of the request. She explained that the current driveway length requirement is 20' for a Planned Unit Development District (R-5). The text amendment would increase the minimum driveway length requirement to 25'.

Member Hoyer asked if the 25' would be considered from the sidewalk or in total. Director Murray indicated that it would be measured from the sidewalks. Member Hoyer asked what other communities have for their minimum requirement. Director Murray indicated that typically PUD districts don't get into this level of detail for requirements. Staff Rizvic also indicated that in her initial research, that PUD districts don't get into this level of detail either.

Member Cameron indicated that West Des Moines typically requires a 30' driveway length. Member Brostrom indicated that they require 30-35' in Urbandale. Member Keeran indicated that if other communities are requiring a 30' driveway, that maybe the City of Bondurant should be requiring it as well.

Member Clayton indicated that he would propose longer driveways as developers may go to the Board of Adjustment (BOA) to seek a variance request for a shorter driveway.

Member Keeran asked if staff has or will plan to reach out to developers to inform them of the text amendment. Director Murray indicated that the city would notify the surrounding developers of the text amendment so that they are aware of the change but has not as of yet.

Motion by Commission Member Clayton, seconded by Commission Member Keeran to close the public hearing. Vote on Motion. 6-0-0. Motion carried.

- d. RESOLUTION NO. PZ-220512-15: Considering recommended approval of the proposed text amendment to Section 178.06.4.J of the Zoning Code regarding an increase to the minimum setback when an attached garage is entered from the public street in the City's Planned Unit Development (R-5) District.

Motion by Commission Member Clayton, seconded by Commission Member Keeran to approve of Resolution No. PZ-220512-15 "*Considering recommended approval of the proposed text amendment to Section 178.06.4.J of the Zoning Code regarding an increase to the minimum setback when an attached garage is entered from the public street in the City's Planned Unit Development (R-5) District*", and to amend the minimum proposed driveway length from 25 feet to a minimum unobstructed driveway length of 30'.

Roll Call – Ayes: Commission Member Keeran, Commission Member Hoyer, Commission Member Brostrom. Commission Member Clayton. Member Cameron. Member Cuellar. Nays: none. Abstentions: none. Vote on Motion 6-0-0. Motion carried.

7. Discussion Items

- a. Central park Master Plan – Status Update

Director Murray presented the Central Park Master Plan to the council. She noted that Concept B and Concept C have been favored the most by the community and the city. Member Keeran asked about where parking would be located at for the area. Director Murray indicated that currently, the plan is in a conceptual design phase and will eventually get more detailed to include a final design of the park, merging the two concepts and what the general public had indicated preferences to.

Director Murray added that the skatepark would be a phased project that would occur after Grant Street S is realigned. This area will have its own parking area. Member Keeran asked about the timeline for this project. Director Murray indicated that this could begin in five years, though no timeline is solidified. Director Murray added that once the master plan is complete, then the street realignment will be clear as to where the street locations will be.

- b. Potential Text Amendment to Section 178.13.1 of the Zoning Code to allow for fitness center use within the Limited Industrial (M-1) and Medium Industrial (M-2) Districts, and to Section 175.02 of the Zoning Code to include a definition of fitness center.

Director Murray explained that in the industrial district where buildings are typically being built speculative, that from time to time, prospective businesses will inquire about the use of a fitness center within the industrial district. Currently, this is not permitted within the City of Bondurant's Zoning Code.

Member Keeran asked about what kinds of fitness centers exist. Director Murray indicated that the code does not define what a fitness center is. Member Cuellar indicated that it wouldn't be strange to allow the use within an industrial district. Member Keeran agreed. Director Murray indicated that the city would like to research into what parking requirements and standards in other communities to develop a recommendation for the commission to consider in the future.

Member Clayton indicated a slight concern regarding land use conflict that may occur. He indicated that he is fine with fitness centers being located in the industrial district, but finding ways to minimize conflicts between the two would be ideal. Some of the potential conflicts he noted would be dust.

Member Keeran asked if an indoor batting cage would be considered as a fitness center. Director Murray indicated that more research would need to be conducted in order to best define a fitness center. Director Murray indicated that other communities have indoor trampoline parks within their industrial areas. Member Clayton indicated that if there would be increased traffic sales, that there would need to be more parking requirements to make the use work.

8. Reports / Comments and appropriate action thereon

- a. Commission Members

Wes Hoyer – None

Kristin Brostrom – None

Lisa Cameron – None

Brian Clayton – He indicated that the general contractor for the new school site has not been keeping their development site tidy. Director Murray indicated that the city has met with residential developers but that we can start meeting with non-residential developers as well.

Karen Keeran – She indicated that last night at fine arts, that there was talk about trying to find a place where the schools can host an art show. She asked if there were any places or rooms that would be able to host the event. Director Murray indicated that when the Public Works department moves out of their current building to the Civic Campus area, that there is potential to use that building for community purposes.

- b. Commission Chair – None

- c. Planning & Community Development Director – The mayor would like to host a joint session between the City Council and the Planning and Zoning Commission. Director Murray indicated that she will be coordinating between the two to find a date to host this session. She also noted that the next comprehensive plan session would be on June 22nd at 4pm.

7. Adjournment

Motion by Commission Member Clayton, seconded by Commission Member Keeran to adjourn the May 12, 2022, meeting. Vote on Motion. Motion carried unanimously.

Meeting adjourned at 6:54 PM



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

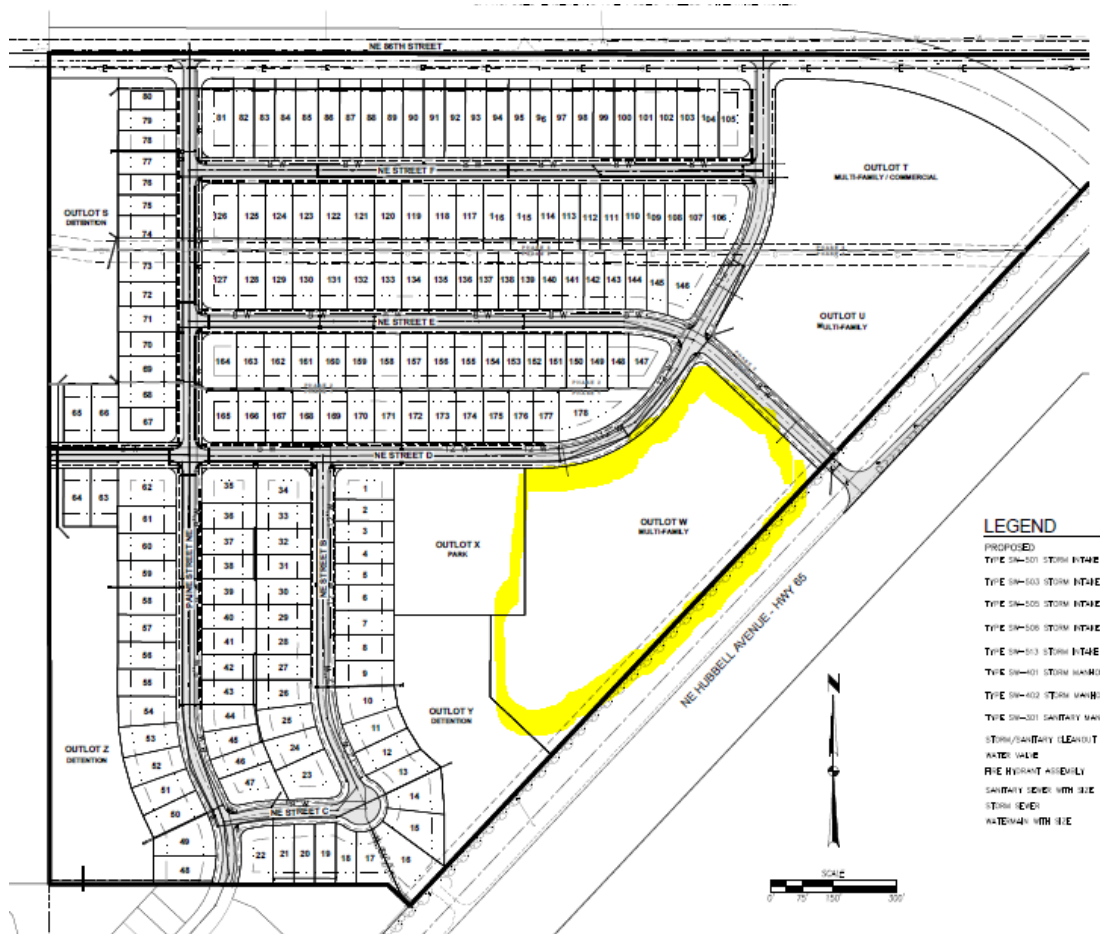
Item No. 6.a.
For Meeting of 5/26/2022
Resolution

TITLE: - RESOLUTION NO. PZ-220526-16: Considering recommended approval of the Featherstone Townhomes Plat 1 Preliminary Plat and Site Plan at Outlot W of the Top Farms Property Preliminary Plat development area.

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The City is in receipt of the attached Featherstone Townhomes site plan/preliminary plat for review by the Planning & Zoning Commission and City Council for Outlot W of the Top Farms Property Preliminary Plat development area. The owner/developer is HRC Bondurant LLC. The site plan/preliminary plat was submitted by Civil Design Advantage, or CDA. The proposed 7.97-acre development includes 74 units for townhome development. These townhome units will be comprised of duplex and four-plex units as shown on the attached site plan/preliminary plat. The developer has indicated that all 4-plex units will have basements and most, if not all, duplex units will also have basements; further clarification has been requested relative to this topic. The subject Featherstone Townhomes development area is shown in yellow below.



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 proposed townhome use is consistent with the Comprehensive Plan's Future Land Use Map amendment approved by the Planning & Zoning Commission and City Council as part of the Rezoning Ordinance #210907-210. This Ordinance #210907-210 included a request to rezone from the Agricultural (A-1) District to the Planned Unit Development (R-5) District and a Future Land Use Map amendment from Single-Family Residential to Multi-Family Residential/Commercial in the areas shown on the Top Farms Property/Feathersone PUD Conceptual Plan. Consideration taken into account by the Planning & Zoning Commission and City Council as part of the Future Land Use Map amendment process included the following: uses proposed are consistent with the uses allowed within the adjacent Park Side Plat 2 development area; and the uses proposed are consistent with the Comprehensive Plan's Highway 65 Corridor Growth Area, which should provide a range of housing alternatives along the Highway 65 corridor.

Zoning Code

The current zoning for the property is Planned Unit Development (R-5). As part of the 2021 rezoning process for this development area, the following use and bulk regulations were established for this Outlot W:

- Use: townhomes
- Bulk: up to 12 units per acre; minimum front yard setback of 25'; minimum rear yard setback of 25'; minimum distance between buildings of 10'; a note that uncovered decks may encroach into the required rear setback up to 10' from rear property lines and that covered decks must meet rear yard setback requirements; 45' maximum building height; and a minimum of two parking stalls shall be provided for each unit.

The submitted site plan/preliminary plat meets the above use and setback requirements of the Top Farms Property/Featherstone PUD.

This development area was included as part of the 2021-prepared Top Farms Property/Featherstone Traffic Impact Study. In accordance with this study, a deceleration lane along Highway 65 for southbound traffic turning into this Featherstone neighborhood will be constructed as part of the Featherstone Plat 1 development area.

This Featherstone Townhomes Plat 1 development area will be accessed via 13th Street NE and 14th Street NE. 14th Street NE connects out to Highway 65. 13th Street NE connects to another interior neighborhood street which then ties into the existing Park Side Plat 2 development area via Paine Street NE.

The proposed interior streets of this Featherstone Townhomes development area will be private. The proposed private streets will be 26'-wide, which meets minimum width requirements. As currently drawn, Street A terminates in an alternative hammerhead layout. The Fire Marshal has requested the site plan/preliminary plat be updated to show a traditional hammerhead instead of an alternative hammerhead - this has been factored in as part of the attached resolution.

The driveways proposed meet the minimum length requirements as regulated by the current Section 178.06.4.J of the Zoning Code, as the preliminary plat was approved prior to the currently-proposed text amendment to increase the minimum length requirement to 30'.

The preliminary plat/site plan shows that all parking/drive areas will be paved.

The development proposes 21 guest parking spaces. The preliminary plat/site plan shows these guest parking stalls will be striped and will have curbing.

The development proposes installation of a 5'-wide public sidewalk along the public 13th Street NE. The development proposes installation of a 5'-wide private sidewalk on only one side each of the proposed private street areas; since these streets will be private,

this is acceptable. The development also proposes a series of private sidewalks throughout this development parcel to help provide interior connectivity to help promote walkability.

Landscaping notes -

- The 2021-approved Planned Unit Development Plan noted the following relative to Highway 65/NE Hubbell Avenue screening: the landscape buffer yard along Highway 65 shall be 25' wide with 1 overstory, 1 conifer, 2 understory trees, and 4 shrubs and/or grass every 100 feet. Page 6 of the submitted site plan shows these buffer yard requirements along Highway 65/NE Hubbell Avenue will be met.
- The landscaping plan notes the development area has a total of 923' of street frontage. Staff has requested this number be updated to reflect all street frontages and not just the Highway 65/NE Hubbell Avenue frontage. The landscaping plan will then need to show that at least 1 tree per 50' of street frontage planted within the required front yard setback area is being met.
- The landscaping plan shows 11 public right-of-way trees proposed along 13th Street NE and 14th Street NE. The landscaping plan also references the City Code requirements for street trees (Chapter 151).

A 2.51-acre public park will be dedicated as part of the overall development of this Featherstone neighborhood. While this 2.51-acres accommodates the public parkland dedication requirements for all of the Featherstone Plat 1 single-family detached development area and a portion of the Featherstone Plat 2 single-family detached development area, this Featherstone Townhomes Plat 1 development area will require the developer pay a fee in lieu of public parkland dedication; this fee is due after the final plat improvements have been made and prior to final plat consideration by City Council. Payment in lieu by the developer is required for the equivalent of 1.11 acres ($74 \times 0.005 \times 3$).

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

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

The sanitary sewer service is provided by extending the 8" sewer located on the northwesterly side of Highway 65/NE Hubbell Avenue being constructed as part of the Featherstone subsidization improvements. The sanitary sewer extends northwesterly to the southerly end of Street A and then continues along Street A to 14th Street NE. A branch of the sanitary sewer extends along Street B from Street A to 13th Street NE.

The plans show an 8" water main to be constructed along Street A and Street B. The water main plan shows connections to the 8" water main on 14th Street NE at the northerly end of Street A and to the 8" water main on 13th Street NE at the northerly end of Street B. The mains on 14th Street NE and 13th Street NE are being constructed

as part of the Featherstone subdivision improvements.

An engineer's stormwater management report was submitted for review by the City Engineer. Stormwater detention for this townhome area was included in the analysis of Pond in Featherstone Plat 1 and Plat 2. No additional stormwater is required. The general configuration of the storm sewer system is satisfactory.

This Featherstone Townhomes Plat 1 development area is located in a water connection fee district area and a sanitary sewer connection fee district area. Payment into these districts will be due prior to final plat consideration by Council.

The developer has confirmed that no exterior dumpster area will exist.

Colored elevations have been submitted for review. The following feedback has been relayed to the developer:

- A general note that duplexes are not subject to an elevation review.
- For the 4-plexes, the following review comments must be addressed; this has been factored in as part of the attached resolution.
 - Elevations to show that at least 20% brick or stone will exist on those facades that face a public right-of-way. All door and window openings can count toward this 20% requirement if they are surrounded by brick or stone.
 - Elevations to show that for the non-public street facing elevations, that brick or stone will be present as at least trim material.
 - Elevations to confirm that at least every 50', wall and roof planes shall contain offsets or setbacks with a differential in horizontal plane of at least 2'.
 - Elevations to confirm that townhomes shall incorporate facade modulation in all building elevations to preserve building scale and reduce the aesthetic impact of long, large expansive wall surfaces. The variation in wall surfaces can be accomplished either by physical offsets (i.e. the use of bays, insets, balconies, porches, or stoops), or by the use of color, pattern, or texture.

Comments from City Officials:

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

1. Public Works - still reviewing; this has been factored in as part of the attached resolution.
2. Engineering - reviewed and requested that a few minor changes/corrections be made to the site plan/preliminary plat submittal; this has been factored as part of the attached resolution.

3. Fire Department - reviewed and requested that a traditional hammerhead be provided at the end of Street A; this has been factored in as part of the attached resolution.

In addition to the above City departments, the following entities were notified for review/comment since this review is also a preliminary plat: Bondurant-Farrar Community School District, the Post Office, and private utilities. As a result of this notification, the following comments were received: Northern Natural Gas acknowledged they have been in communication with the developer's engineer.

FUNDING SOURCE: N/A

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

1. Recommended approval of RESOLUTION NO. PZ-220526-16.
2. **Recommended approval of RESOLUTION NO. PZ-220526-16, subject to certain Zoning Code clarification items being addressed.**
3. Recommended denial of RESOLUTION NO. PZ-220526-16.
4. Table pending additional information.

Staff recommends approval of RESOLUTION NO. PZ-220526-16, regarding recommended approval of the Featherstone Townhomes Plat 1 site plan/preliminary plat, subject to the following Zoning and Subdivision Code clarification items being addressed:

1. That the site plan/preliminary plat be updated to address review comments provided by City Engineering, Public Works, and the Fire Department; this includes addressing the Fire Department's comments relative to the proposed turnaround.
2. That the landscaping plan be updated per the feedback noted in this agenda statement.
3. That the elevations be updated per the feedback noted in this agenda statement.
4. That prior to final plat consideration by Council, the developer will need to pay the connection fee district fees and also the parkland fee in lieu of public parkland dedication.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RES. No. PZ-220526-16
2. DRAFT Featherstone Townhomes Plat 1_Site Plan_2022-05-05 (1)
3. DRAFT Elevations

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-220526-16

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE PRELIMINARY
PLAT AND SITE PLAN FOR THE FEATHERSTONE TOWNHOMES PLAT 1
DEVELOPMENT

WHEREAS, Civil Design Advantage submitted the preliminary plat/site plan for the property known as Featherstone Townhomes Plat 1 described as follows; AND

THAT PART OF THE EAST $\frac{1}{2}$ OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., CITY OF BONDURANT, POLK COUNTY, IOWA LYING NORTHERLY OF NE HUBBELL ROAD (US HIGHWAY 65) AND LYING NORTHERLY OF PARK SIDE PLAT 2, AN OFFICIAL PLAT.

WHEREAS, the zoning for the property is Planned Unit Development (PUD) and the townhomes/duplex units use proposed is a permitted use per the Top Farms/Featherstone PUD rezoning ordinance.

NOW, THEREFORE, BE IT RESOLVED, that the Planning & Zoning Commission recommends approval of the submitted preliminary plat/site plan for the Featherstone Townhomes Plat 1 development area, subject to the following Zoning Code/Subdivision Code clarification recommendation items:

1. That the site plan/preliminary plat be updated to address review comments provided by City Engineering, Public Works, and the Fire Department; this includes addressing the Fire Department's comments relative to the proposed turnaround.
2. That the landscaping plan be updated per the feedback noted in this agenda statement.
3. That the elevations be updated per the feedback noted in this agenda statement.
4. That prior to final plat consideration by Council, the developer will need to pay the connection fee district fees and also the parkland fee in lieu of public parkland dedication.

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 May 26, 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

FILE: I:\2022\2204\276\DWG\2204276-SITE PLANNING.dwg
PLOTED BY: EMILY HARDING
DATE: 5/7/2022 3:27 PM
COMMENT: EAC

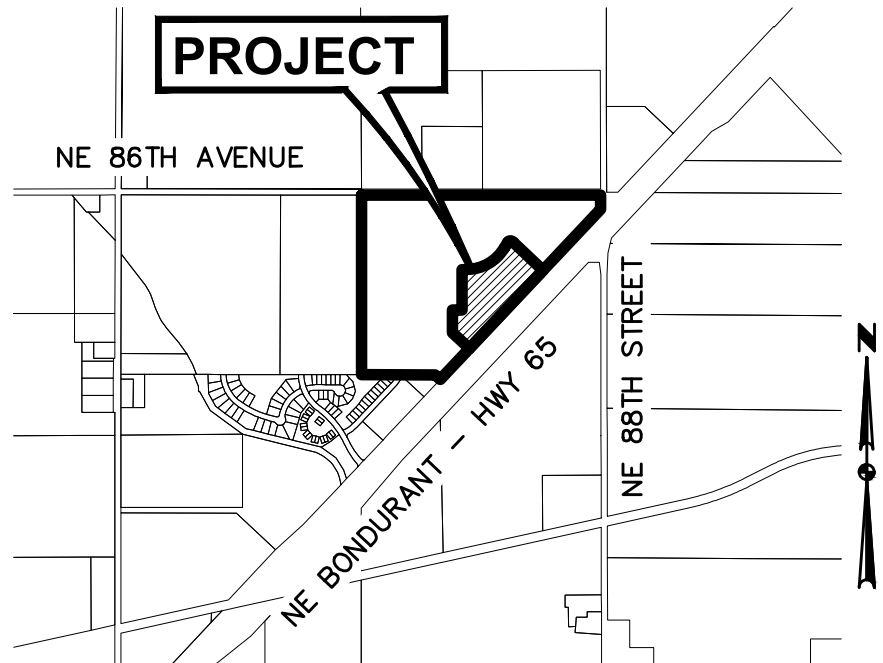
SITE PLAN FOR:

FEATHERSTONE TOWNHOMES - PLAT 1

BONDURANT, IOWA

VICINITY MAP

NOT TO SCALE



BONDURANT, IOWA

OWNER/APPLICANT

HRC BONDURANT LLC
CONTACT: STEVE MOSELEY
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266

ENGINEER

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: EMILY HARDING
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH. (515) 369-4400
FX. (515) 369-4410

SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: CHARLIE MCGLOTHLEN
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH. (515) 369-4400
FX. (515) 369-4410

SUBMITTAL DATES

FIRST SUBMITTAL: 5/06/2022

LEGAL DESCRIPTION

THAT PART OF THE EAST 1/2 OF SECTION 29,
TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH
P.M., CITY OF BONDURANT, POLK COUNTY, IOWA
LYING NORTHERLY OF NE HUBBELL ROAD (US
HIGHWAY 65) AND LYING NORTHERLY OF PARK SIDE
PLAT 2, AN OFFICIAL PLAT.

ZONING

R-5 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT

BULK REGULATIONS

MULTI-FAMILY: TOWNHOMES OR APARTMENTS

TOWNHOMES (MAX. 12 DU/AC.):

SETBACKS

FRONT YARD = 25 FT
REAR YARD = 25 FT
UNCOVERED DECKS MAY ENCROACH INTO THE REAR SETBACK UP TO
10 FT FROM REAR PROPERTY LINE. COVERED DECKS MUST MEET
REAR YARD SETBACK.
MIN. DISTANCE BETWEEN BUILDINGS = 10 FT
MAXIMUM HEIGHT = 45 FT
TWO PARKING STALLS SHALL BE PROVIDED FOR EACH UNIT.

APARTMENTS (MAX. 20 DU/AC.):

SETBACKS

FRONT YARD = 30 FT
REAR YARD = 35 FT PRINCIPAL STRUCTURE
= 5 FT ACCESSORY BUILDING
SIDE YARD = 10 FT PRINCIPAL STRUCTURE
= 3 FT ACCESSORY BUILDING

UNCOVERED DECKS MAY ENCROACH INTO THE REAR SETBACK UP TO
10 FT FROM REAR PROPERTY LINE. COVERED DECKS MUST MEET
REAR YARD SETBACK.
MIN. DISTANCE BETWEEN BUILDINGS = 15 FT
MAXIMUM HEIGHT = 45 FT
1.5 PARKING STALLS SHALL BE PROVIDED FOR EACH 1 BEDROOM UNIT,
AND 2 PARKING STALLS FOR EACH 2 BEDROOM OR LARGER UNIT.

PARKING PROVIDED = 311 SPACES
(INCLUDES GARAGES AND DRIVEWAYS)

DATE OF SURVEY

NOVEMBER 2021

BENCHMARKS

1. BURY BOLT ON HYDRANT AT SW CORNER OF TOP
FARMS PROPERTY
ELEVATION=945.14
2. BURY BOLT ON HYDRANT AT SW CORNER OF
MALLARD & 3RD STREET
ELEVATION=963.51

INDEX OF SHEETS

NO.	DESCRIPTION
1.0	COVER SHEET
2.0-2.1	SITE LAYOUT
3.0-3.1	DIMENSION PLAN
4.0-4.1	GRADING PLAN
5.0-5.1	UTILITY PLAN
6.0	LANDSCAPE PLAN

GENERAL LEGEND

PROPOSED

PROJECT BOUNDARY	—————
LOT LINE	-----
SECTION LINE	-----
CENTER LINE	-----
RIGHT OF WAY	-----
PERMANENT EASEMENT	-----
TEMPORARY EASEMENT	---T/E---
TYPE SW-501 STORM INTAKE	
TYPE SW-503 STORM INTAKE	
TYPE SW-505 STORM INTAKE	
TYPE SW-506 STORM INTAKE	
TYPE SW-513 STORM INTAKE	
TYPE SW-401 STORM MANHOLE	
TYPE SW-402 STORM MANHOLE	
TYPE SW-301 SANITARY MANHOLE	
STORM/SANITARY CLEANOUT	
WATER VALVE	
FIRE HYDRANT ASSEMBLY	
SIGN	
DETECTABLE WARNING PANEL	
STORM SEWER STRUCTURE NO.	
STORM SEWER PIPE NO.	
SANITARY SEWER STRUCTURE NO.	
SANITARY SEWER PIPE NO.	
SANITARY SEWER WITH SIZE	8"S
SANITARY SERVICE	S-S-S
STORM SEWER	ST-ST
STORM SERVICE	ST-ST
WATERMAIN WITH SIZE	8"W
WATER SERVICE	W-W
SAWCLUT (FULL DEPTH)	
SILT FENCE	
MINIMUM OPENING ELEVATION	MOE

EXISTING

SANITARY MANHOLE	
WATER VALVE BOX	
FIRE HYDRANT	
WATER CURB STOP	
WELL	
STORM SEWER MANHOLE	
STORM SEWER SINGLE INTAKE	
STORM SEWER DOUBLE INTAKE	
FLARED END SECTION	
ROOF DRAIN/ DOWNSPOUT	
DECIDUOUS TREE	
CONIFEROUS TREE	
DECIDUOUS SHRUB	
CONIFEROUS SHRUB	
ELECTRIC POWER POLE	
GUY ANCHOR	
STREET LIGHT	
POWER POLE W/ TRANSFORMER	
UTILITY POLE W/ LIGHT	
ELECTRIC BOX	
ELECTRIC TRANSFORMER	
ELECTRIC MANHOLE OR VAULT	
TRAFFIC SIGN	
TELEPHONE JUNCTION BOX	
TELEPHONE MANHOLE/VAULT	
TELEPHONE POLE	
GAS VALVE BOX	
CABLE TV JUNCTION BOX	
CABLE TV MANHOLE/VAULT	
MAIL BOX	
BENCHMARK	
SOIL BORING	
UNDERGROUND TV CABLE	TV
GAS MAIN	G
FIBER OPTIC	FO
UNDERGROUND TELEPHONE	T
OVERHEAD ELECTRIC	OE
UNDERGROUND ELECTRIC	E
FIELD TILE	TILE
SANITARY SEWER W/ SIZE	8"S
STORM SEWER W/ SIZE	15" RCP
WATER MAIN W/ SIZE	8"W



UTILITY WARNING

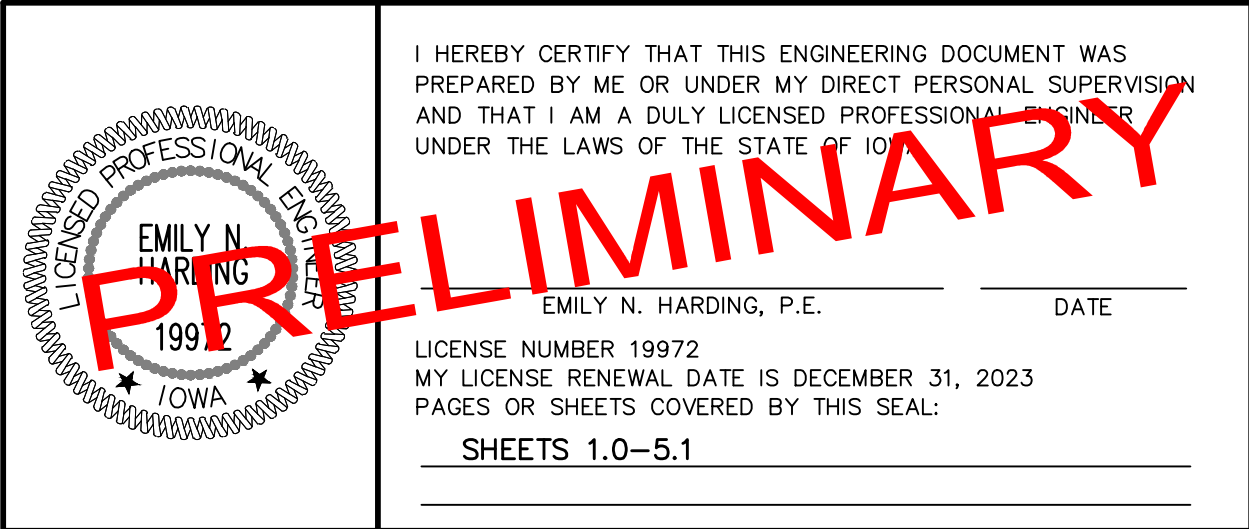
ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD
SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE
SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES
SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER
IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER
DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN
THE EXACT LOCATION SHOWN.

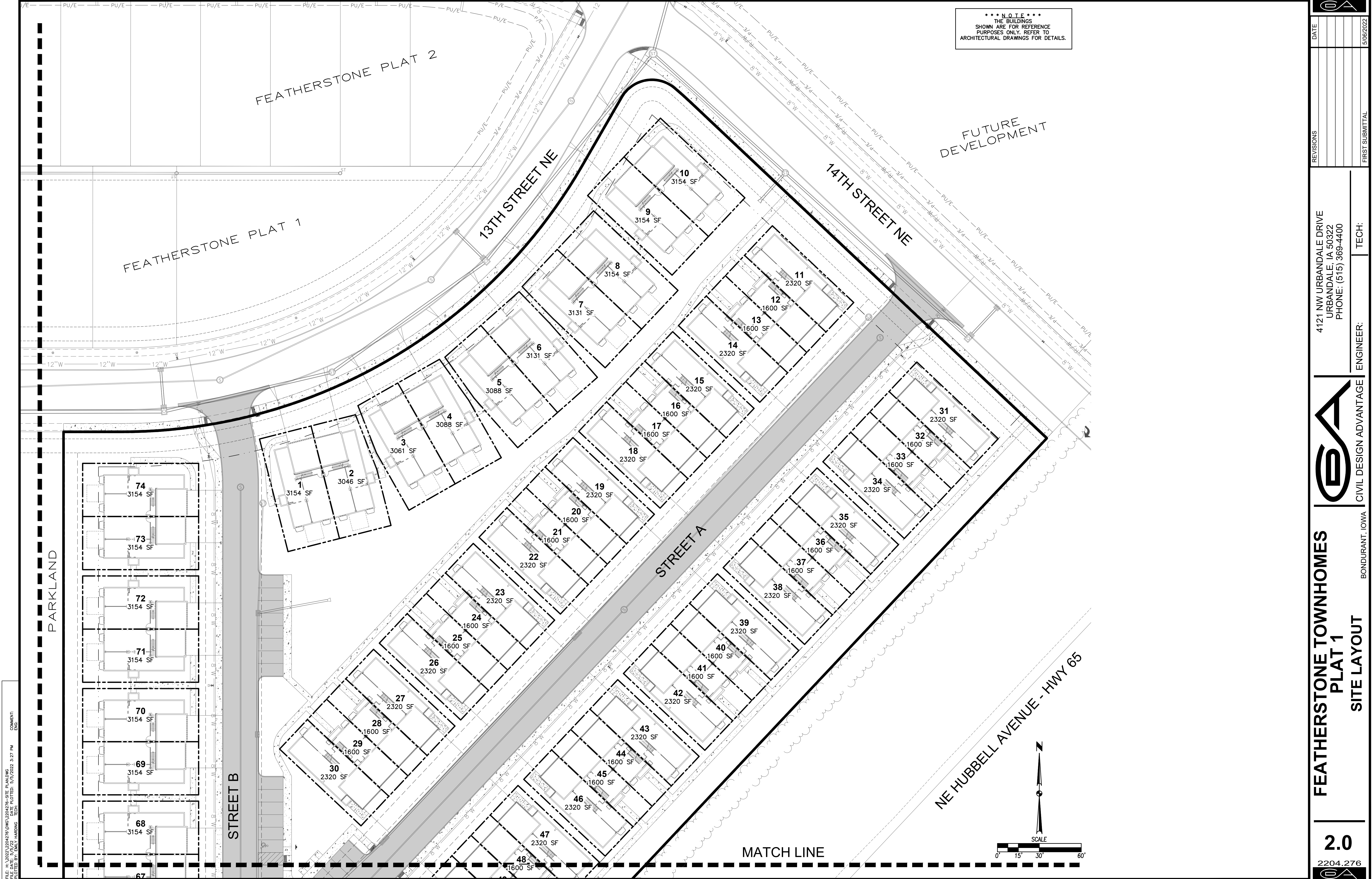


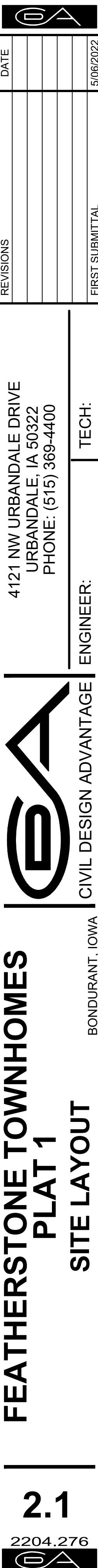
THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF BONDURANT
GRADING PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE
INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE
CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE
RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND
MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR
ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

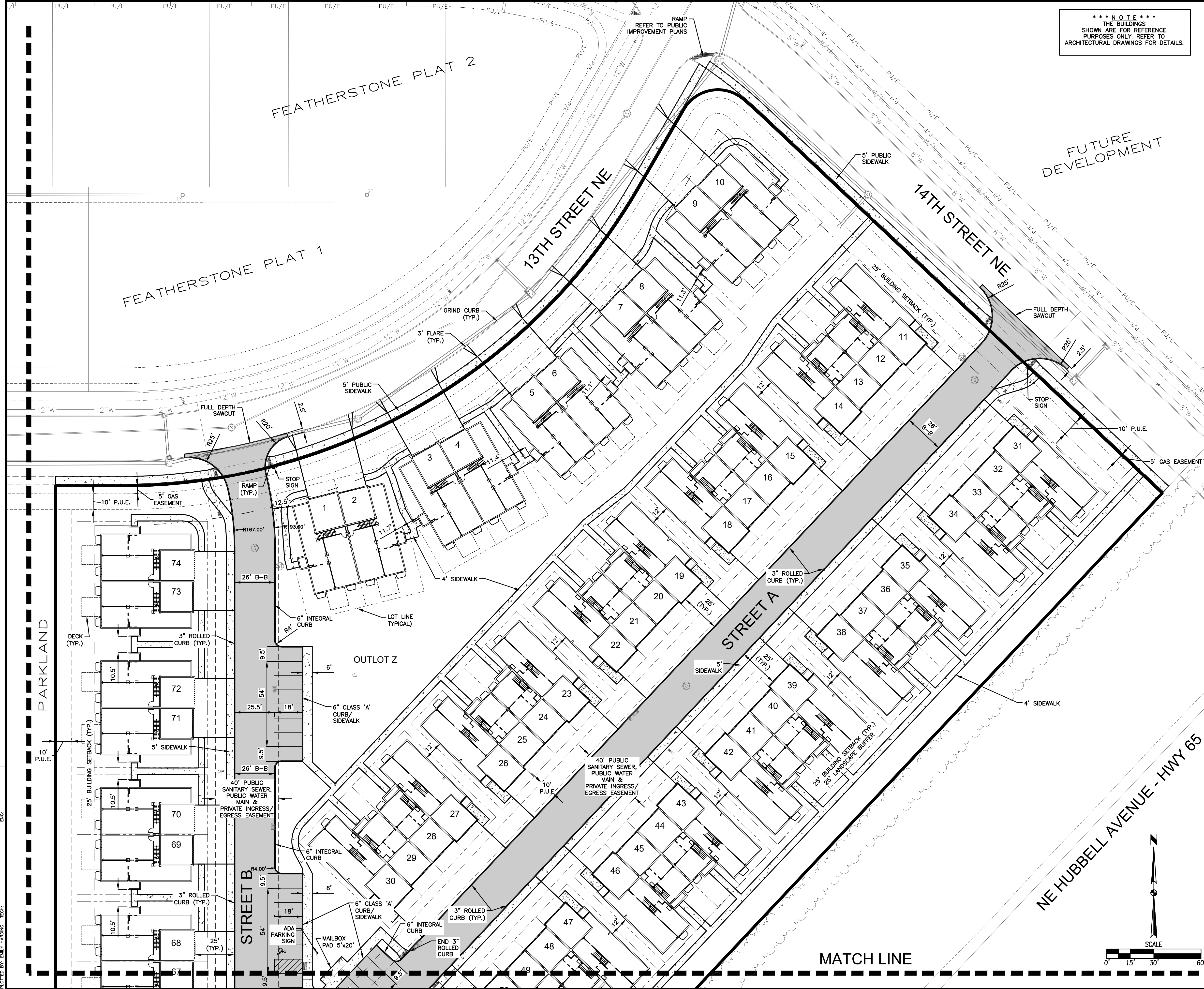
THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE
PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY
SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT
UNLESS OTHERWISE NOTED.







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PLOTED BY: S.M. HARDING
DATE: 5/9/2022 3:27 PM
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*****NOTE*****
THE BUILDINGS
SHOWN ARE FOR REFERENCE
PURPOSES ONLY. REFER TO
ARCHITECTURAL DRAWINGS FOR DETAILS.

GENERAL NOTES

1. THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS, STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
18. ALL SCOUR STOP SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR ACCORDING TO SCOUR STOP PRODUCT SPECIFICATIONS.
19. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
20. REFER TO FEATHERSTONE TOWNHOMES PLAT 1 PUBLIC IMPROVEMENT PLANS FOR DESIGN OF PUBLIC INFRASTRUCTURE.

DEMOLITION NOTES

1. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER OR ENGINEER AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
2. PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY IN WRITING (48 HRS NOTICE) THE FOLLOWING:
 - A. CITY
 - B. APPROPRIATE UTILITY COMPANIES
 - C. OWNER
 - D. CIVIL DESIGN ADVANTAGE
 - E. ARCHITECT
3. DO NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE NOTED. COORDINATE REMOVAL OR ABANDONMENT OF ALL UTILITIES WITH THE APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
4. PROTECT EXISTING UTILITIES THAT ARE TO REMAIN. THE LOCATIONS OF UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND LOCATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
5. BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 95% MAXIMUM STANDARD PROCTOR DRY DENSITY AND MOISTURE RANGE OF OPTIMUM MOISTURE TO 4% ABOVE OPTIMUM MOISTURE. TESTING OF BACKFILL TO BE BY A GEOTECHNICAL ENGINEER EMPLOYED BY THE OWNER. IN THE EVENT OF A TEST FAILURE, ANY RETESTING SHALL BE PAID FOR BY THE CONTRACTOR.
6. FIELD VERIFY EXISTING GRADES AND LOCATION OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE FEATURES PRIOR TO DEMOLITION AND IMMEDIATELY INFORM THE ENGINEER AND/OR OWNER OF ANY DISCREPANCIES.
7. DEMOLITION NOTES AS SHOWN ON THE PLAN ARE NOT ALL INCLUSIVE. CONTRACTOR TO ABANDON IN PLACE OR REMOVE AND DISPOSE OF ALL EXISTING SITE IMPROVEMENTS ABOVE AND BELOW GROUND TO COMPLY WITH THE GENERAL INTENT OF THIS DOCUMENT.
8. ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS. CONSTRUCTION LIMITS SHALL BE CONFINED TO THE SITE BOUNDARY AS NOTED. ANY DAMAGES TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

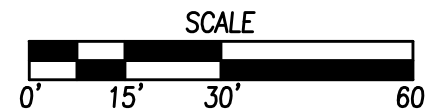
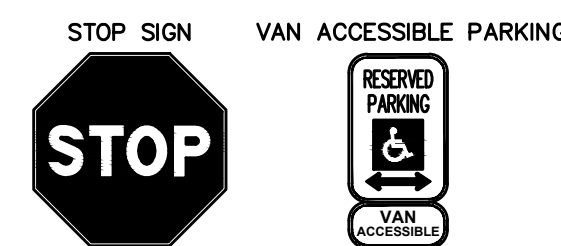
TRAFFIC CONTROL NOTES

1. ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
2. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
4. THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
5. SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES. SIGNAGE AND TEMPORARY PEDESTRIAN ACCESS ROUTE THROUGH THE CONSTRUCTION AREA SHALL MEET THE REQUIREMENTS OF PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), SECTION R205 AND IOWA DOT DESIGN MANUAL, CHAPTER 12A-4.
6. THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
7. ALL SIGNING AND LANE STRIPING WILL NEED TO COMPLY WITH MUTCD. MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.

PAVEMENT THICKNESS

- | | |
|------------------------------------|-----------|
| 1. SIDEWALKS | 4" P.C.C. |
| 2. PAVEMENT IN R.O.W. | 7" P.C.C. |
| 3. DRIVE AISLES AND PARKING SPACES | 6" P.C.C. |
| 4. SIDEWALKS WITHIN DRIVEWAYS | 6" P.C.C. |
| 5. SIDEWALK RAMPS | 6" P.C.C. |

SIGN LEGEND



DATE

5/9/2022

REVISIONS

5/9/2022

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

TECH: ENGINEER:

3.0

2204.276

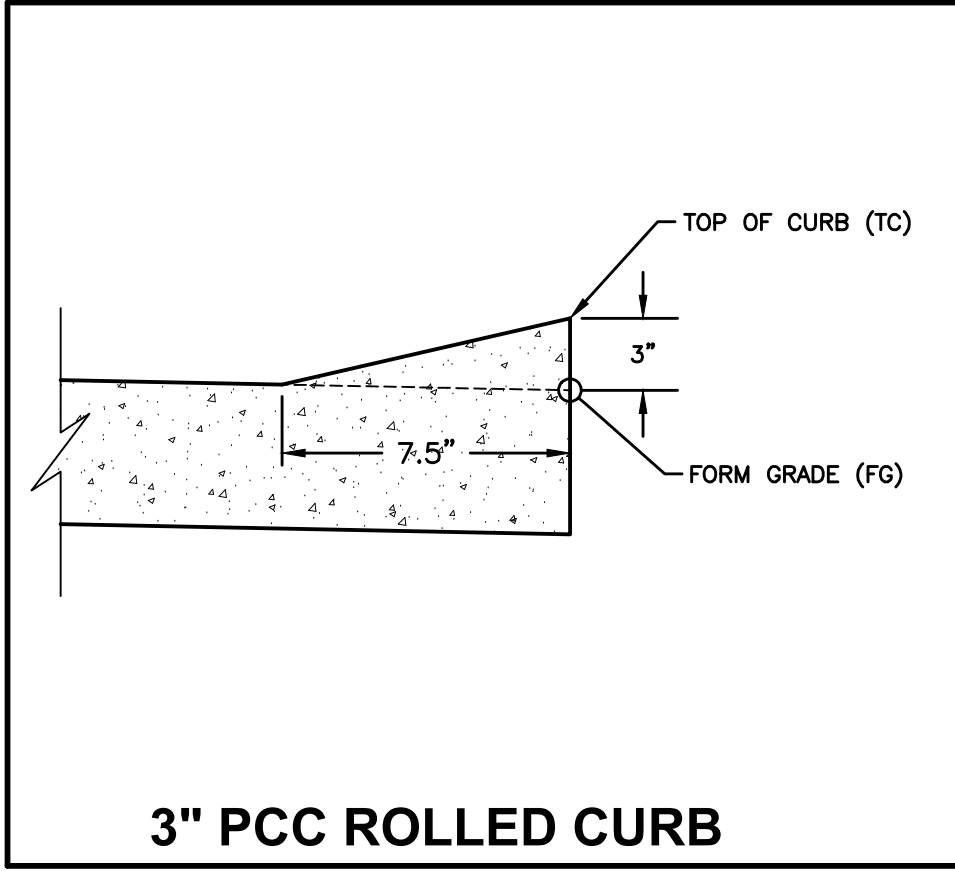
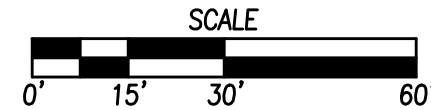
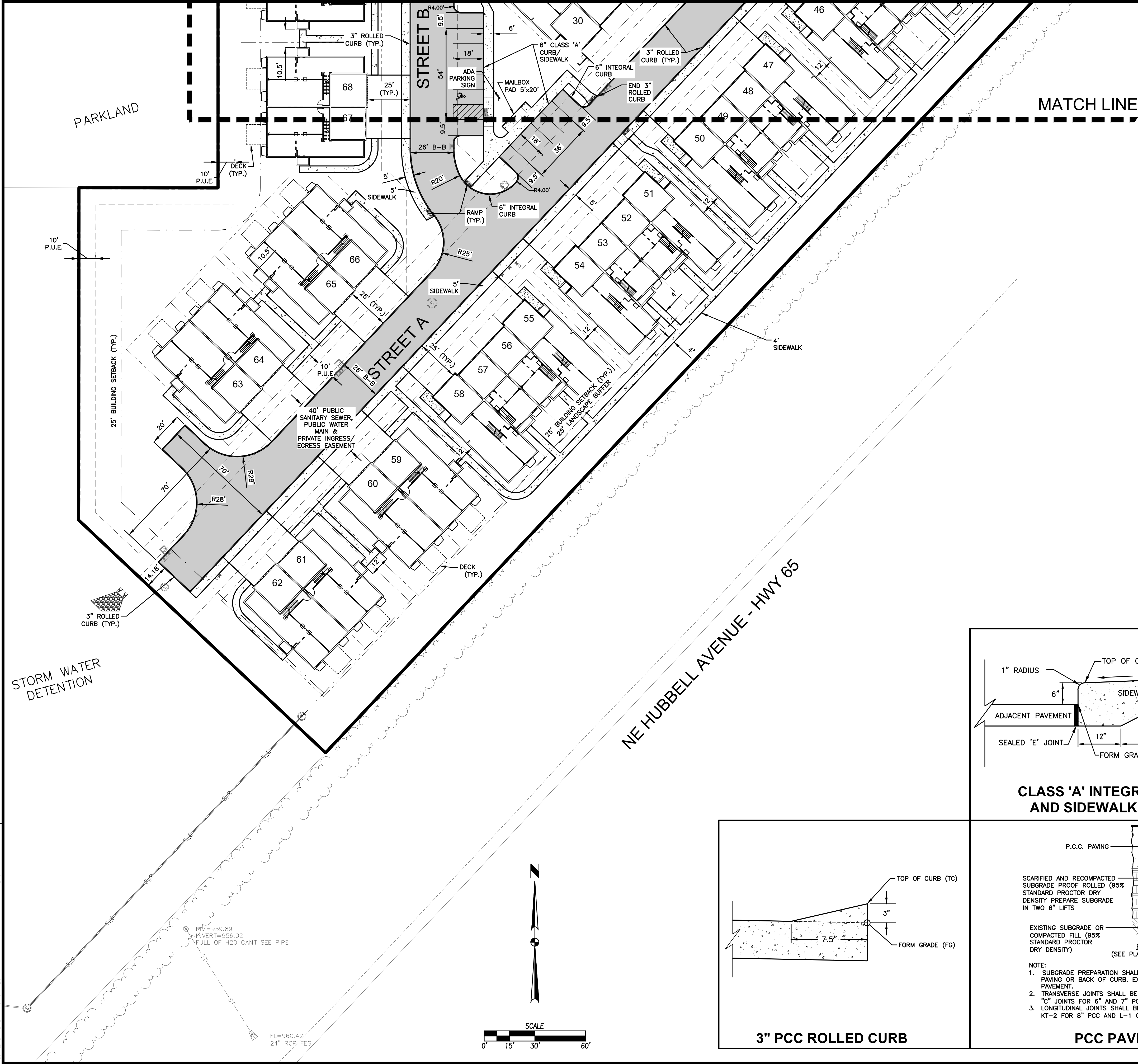
FEATHERSTONE TOWNHOMES
PLAT 1
DIMENSION PLAN

CIVIL DESIGN ADVANTAGE

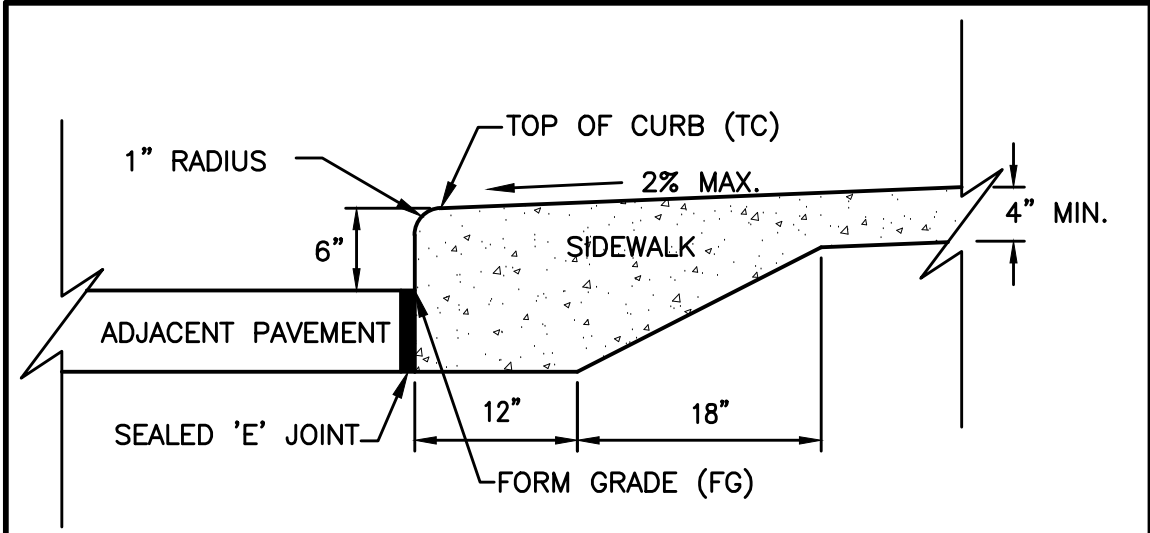
BONDURANT, IOWA

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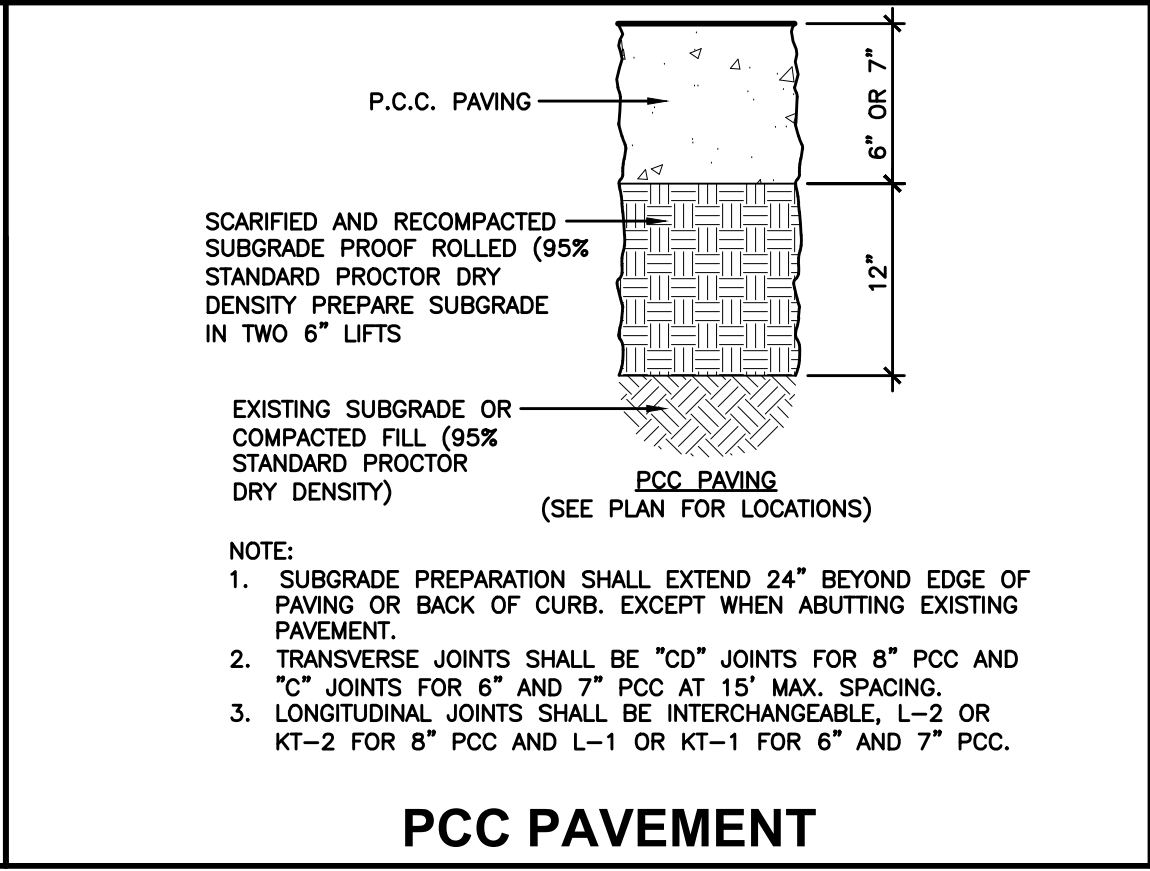
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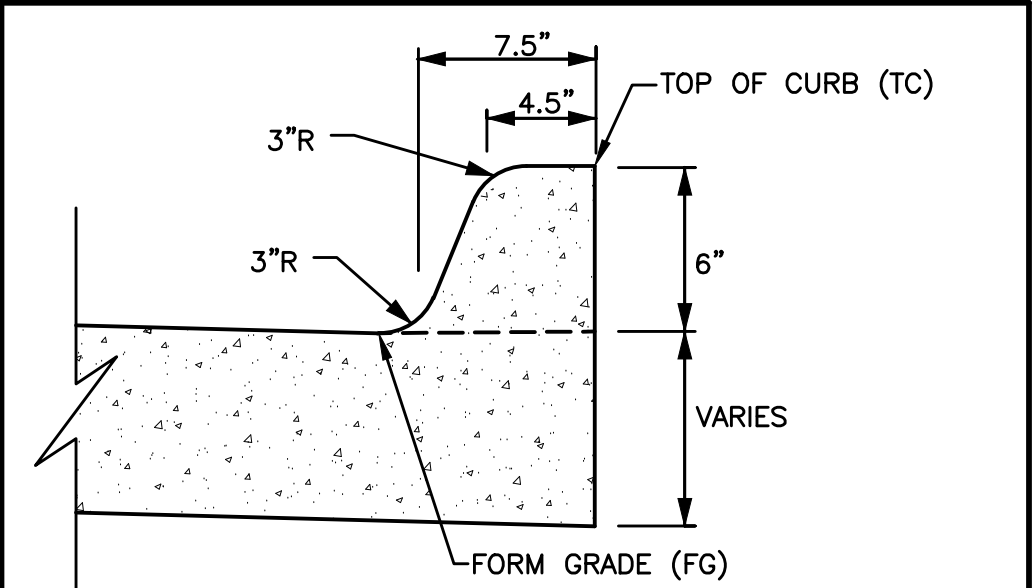
3" PCC ROLLED CURB



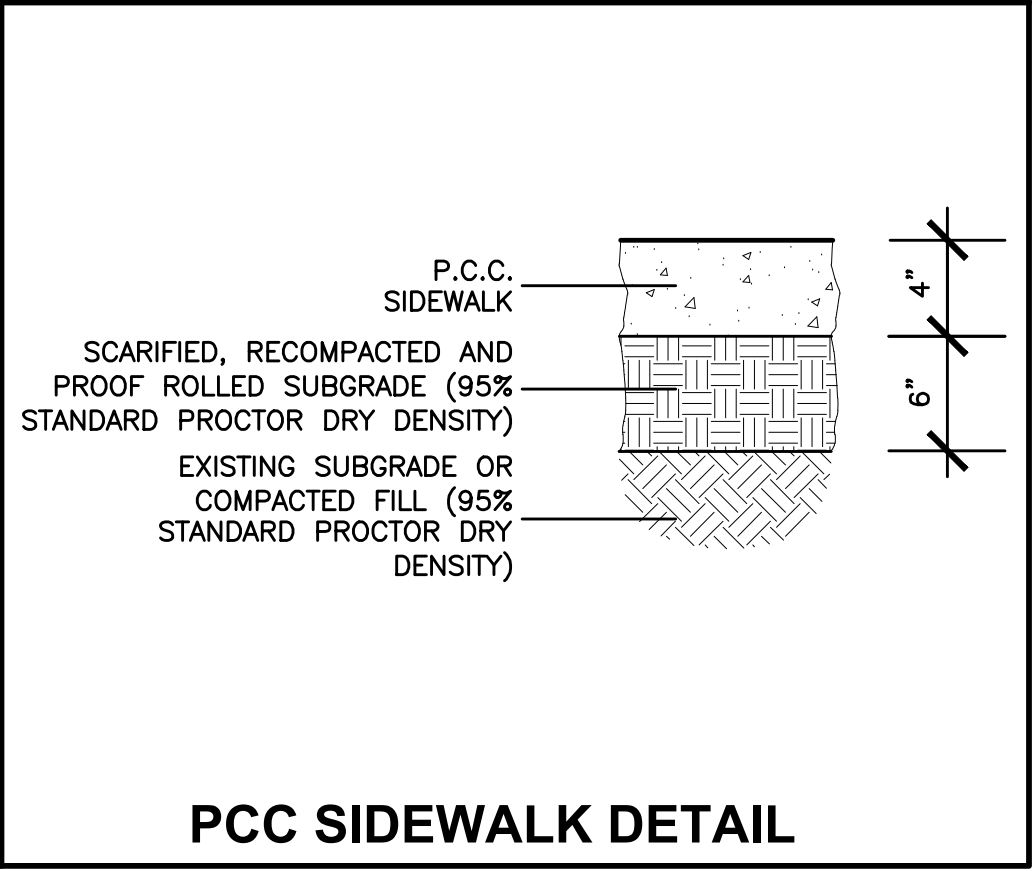
CLASS 'A' INTEGRAL CURB AND SIDEWALK DETAIL



PCC PAVEMENT



6" PCC INTEGRAL CURB



PCC SIDEWALK DETAIL

MATCH LINE

FEATHERSTONE TOWNHOMES
PLAT 1
DIMENSION PLAN

3.1
2204.276

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

ENGINEER:
TECH:

REVISIONS

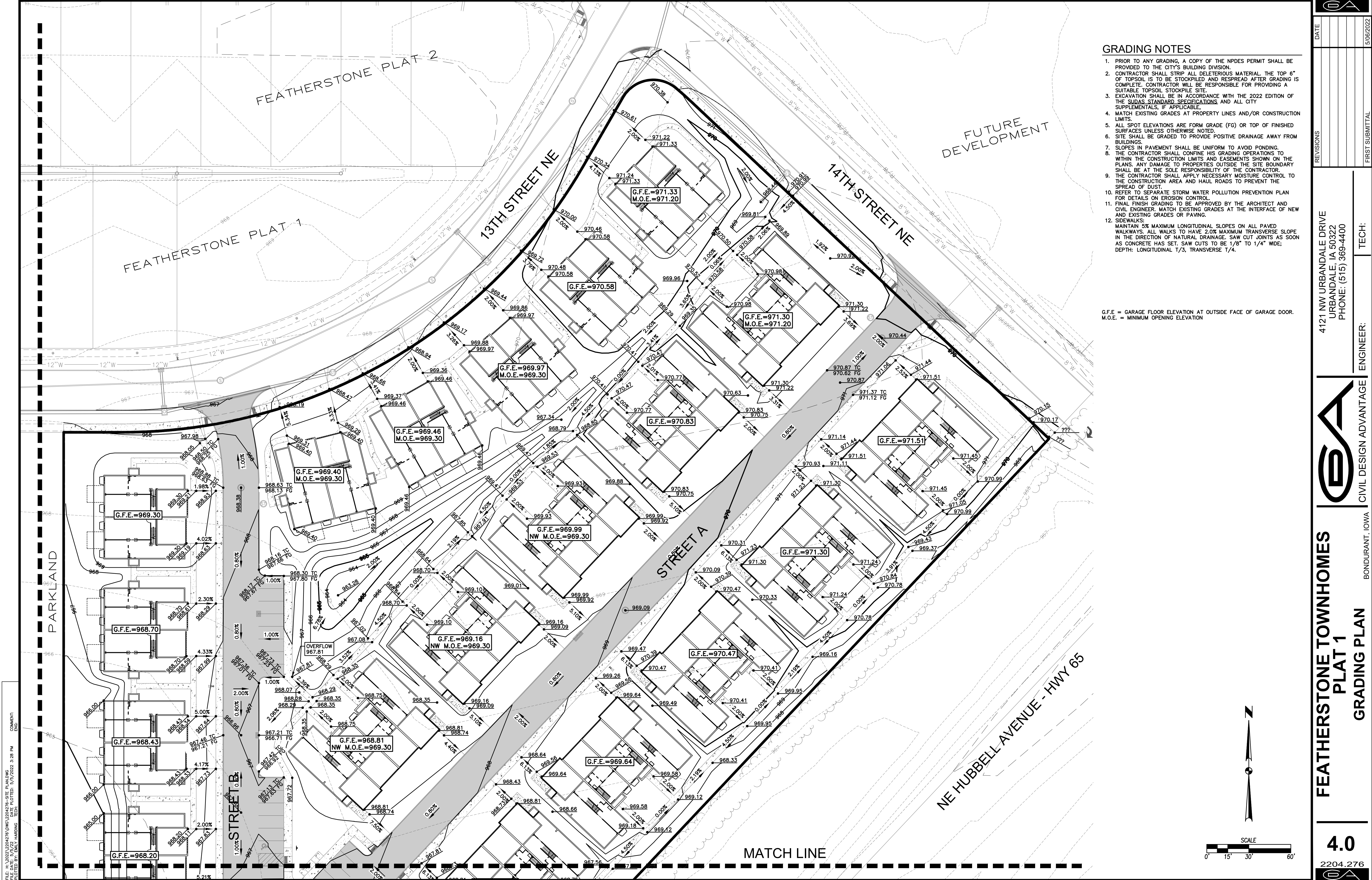
DATE

5/06/2022

GA

CIVIL DESIGN ADVANTAGE

BONDURANT, IOWA



- ### GRADING NOTES
1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S BUILDING DIVISION.
 2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
 3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2022 EDITION OF THE SDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE.
 4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
 5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
 6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
 7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
 8. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
 10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
 11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
 12. SIDEWALKS:
 - MAINTAIN 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL 1/3, TRANSVERSE 1/4.

G.F.E. = GARAGE FLOOR ELEVATION AT OUTSIDE FACE OF GARAGE DOOR.
M.O.E. = MINIMUM OPENING ELEVATION

GA

DATE

5/6/2022

REVISIONS

FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

TECH:

GA

CIVIL DESIGN ADVANTAGE

BONDURANT, IOWA

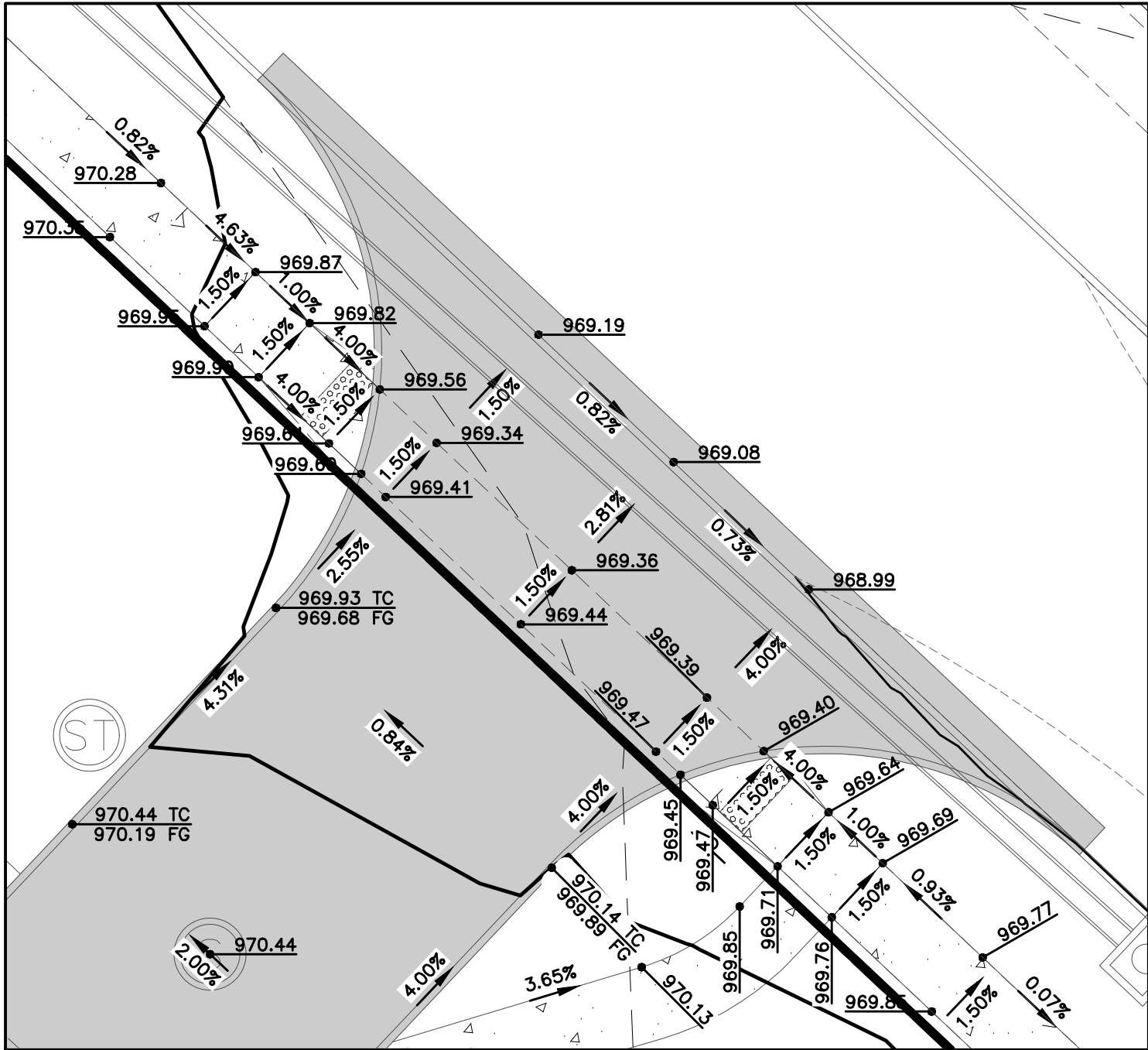
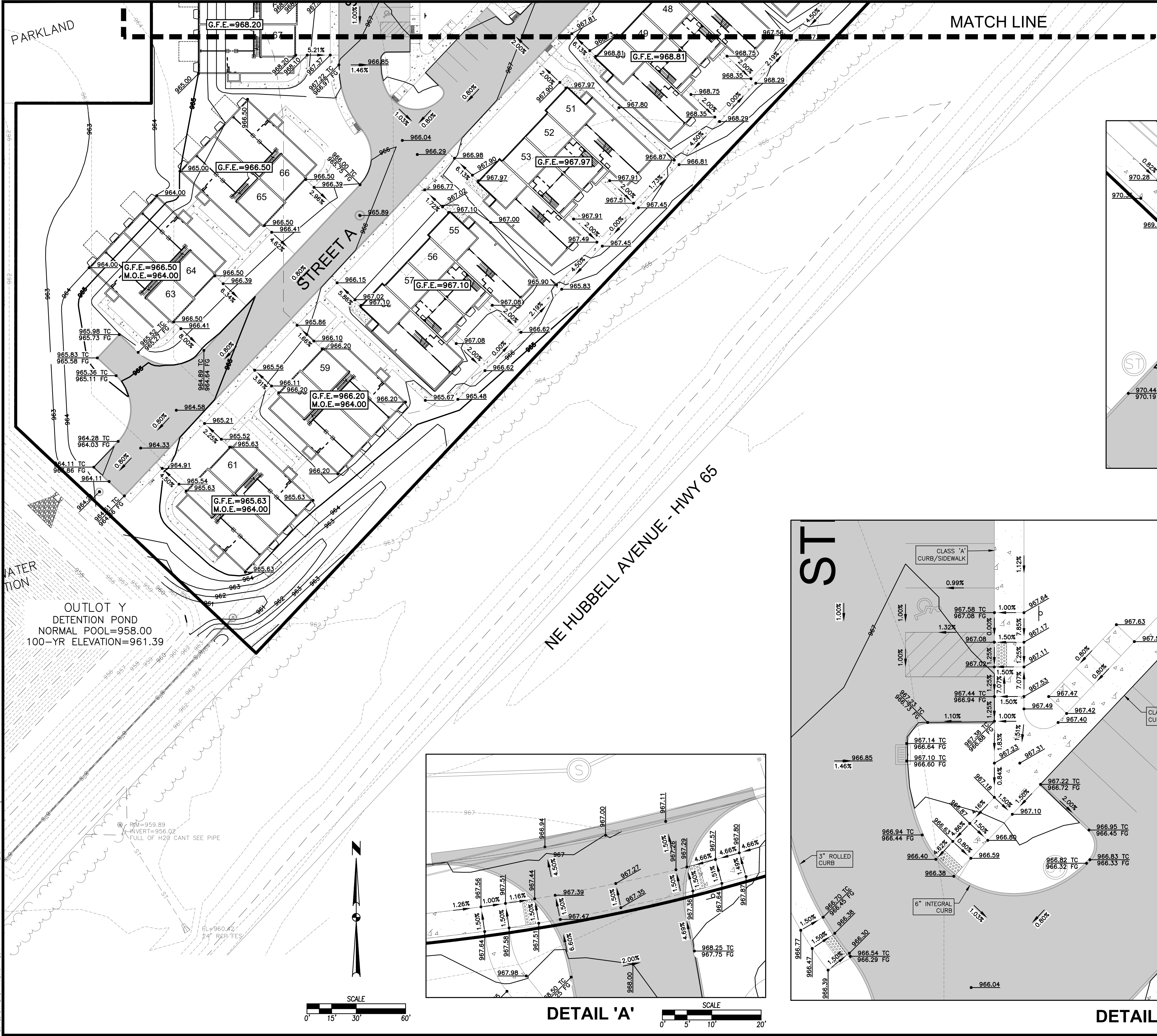
FEATHERSTONE TOWNHOMES
PLAT 1
GRADING PLAN

4.0

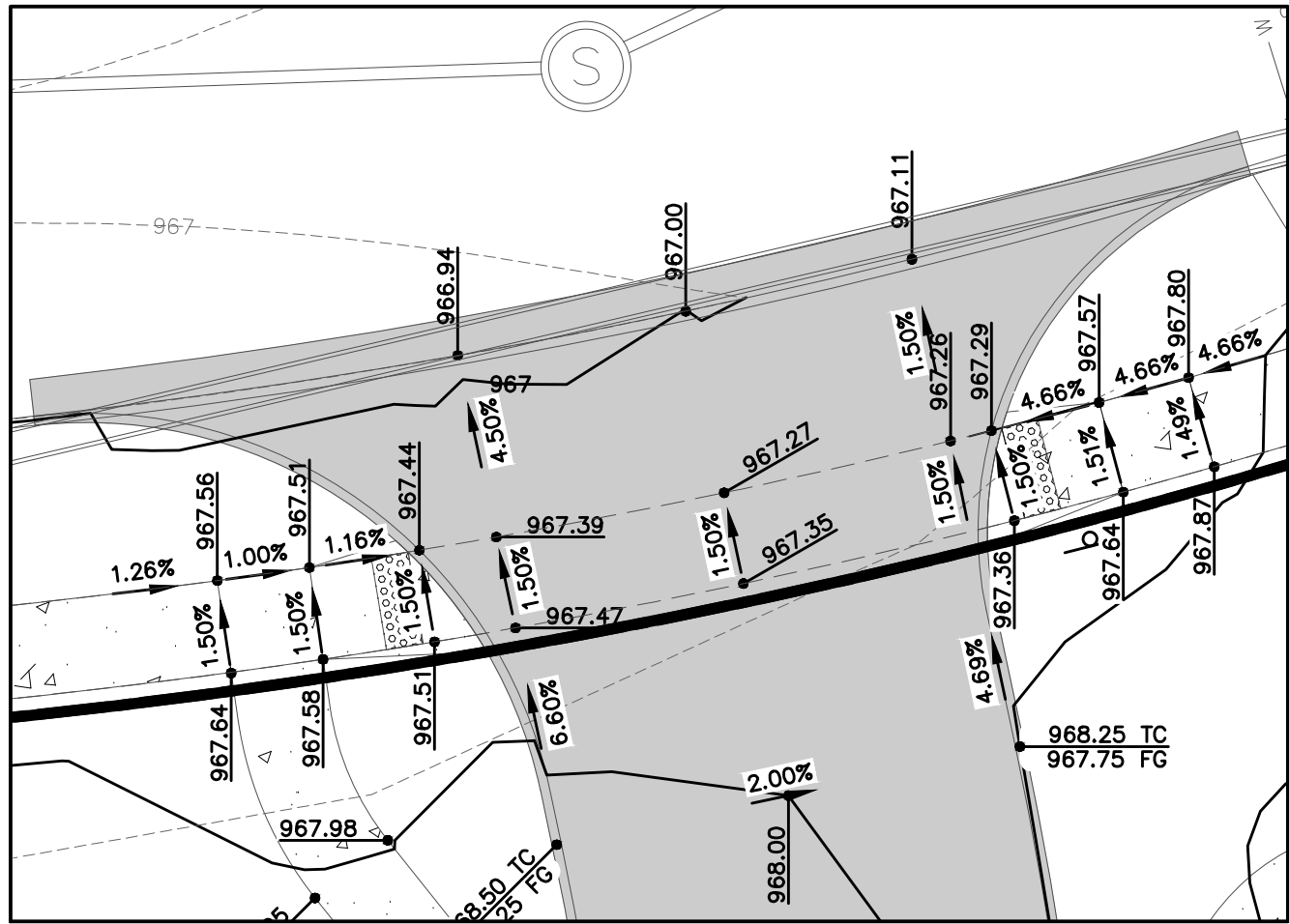
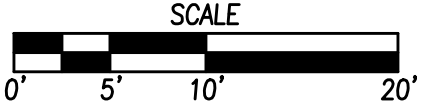
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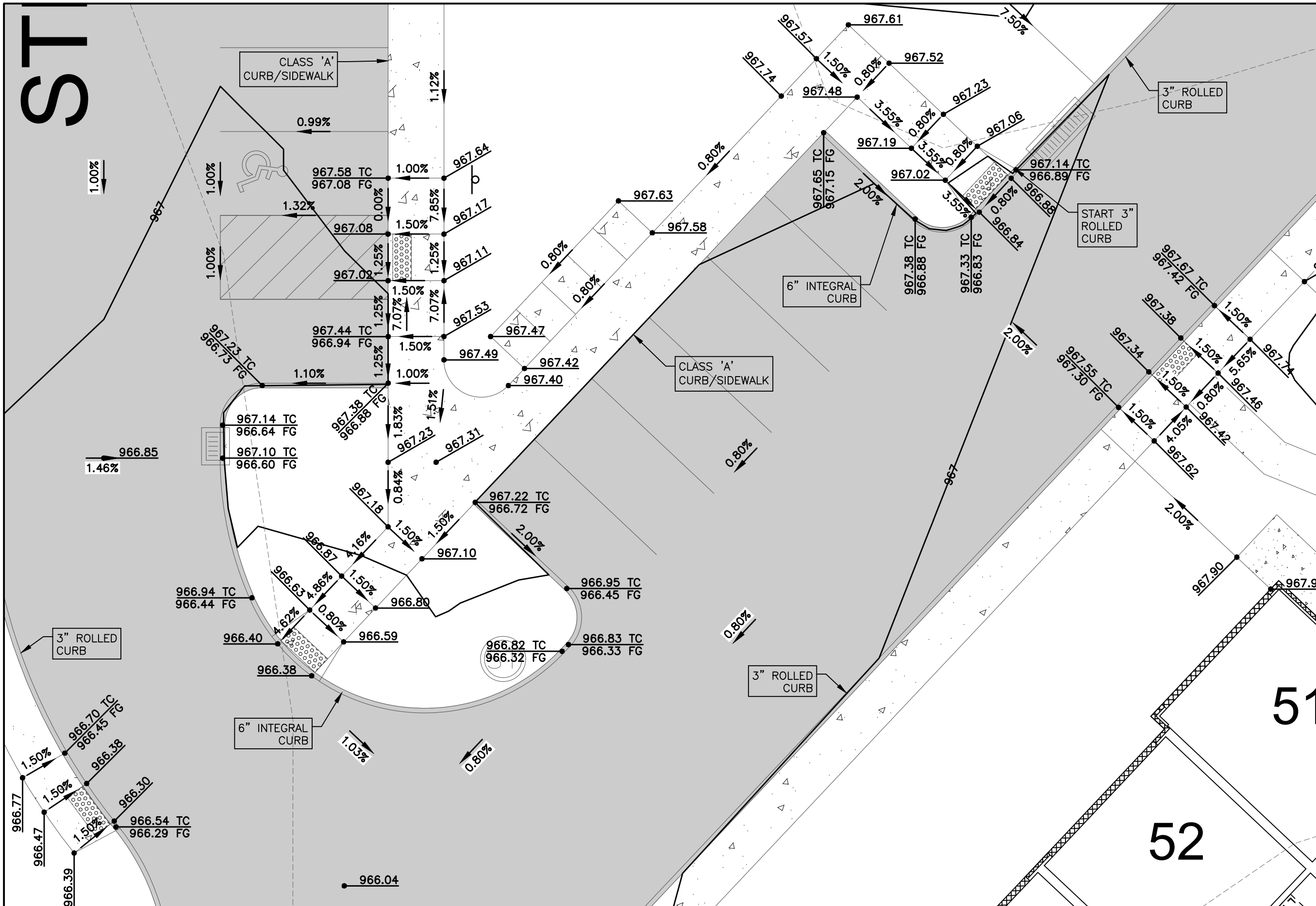
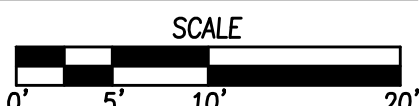
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DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS



DETAIL 'B'

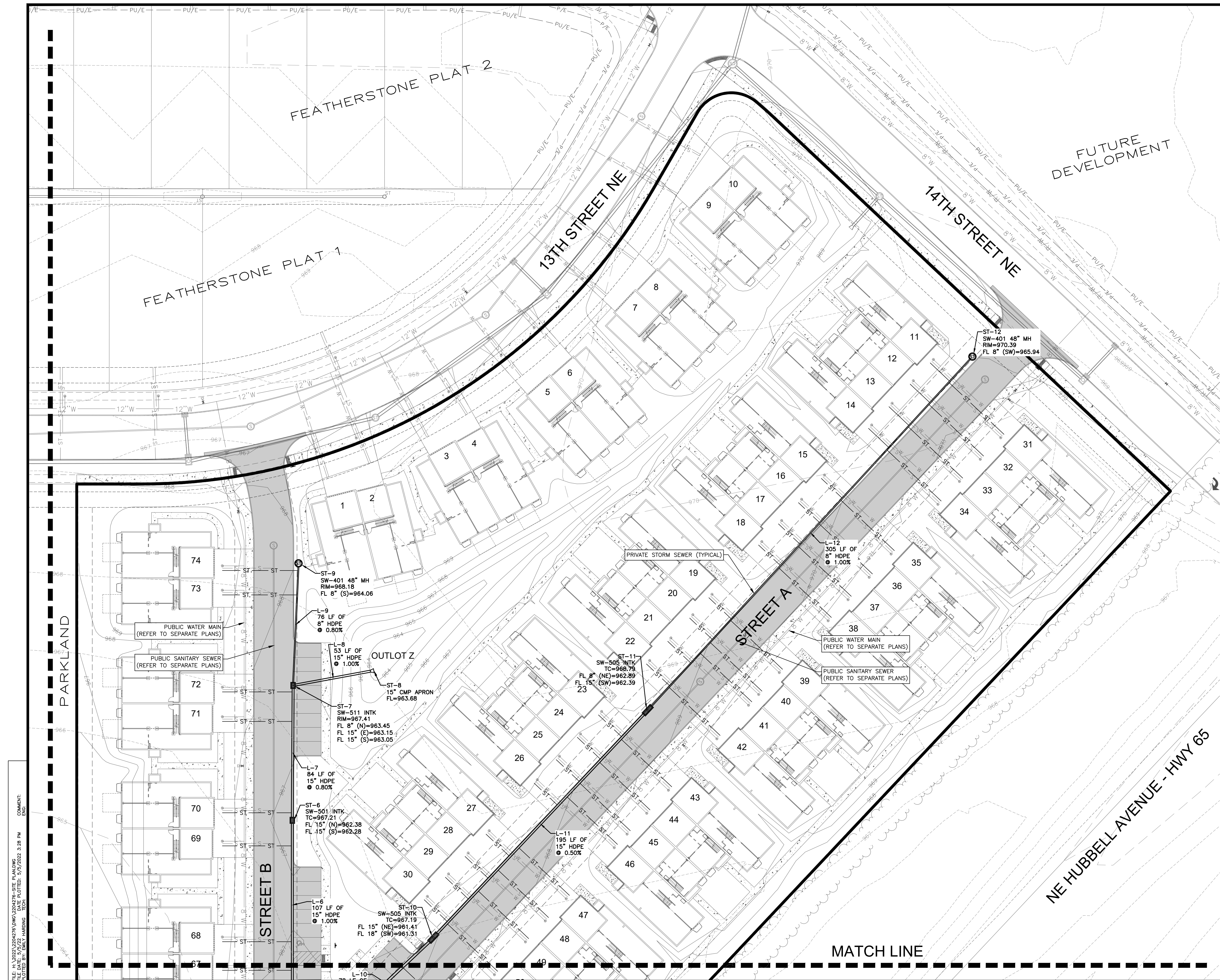


DETAIL 'A'



DETAIL 'C'





UTILITY NOTES

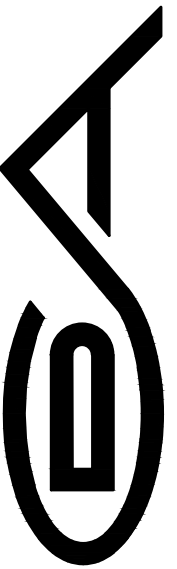
1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. IF ANY EXISTING UTILITY LOCATIONS OR EXPOSURES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUBORDINATE ORDINANCES. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMANS.
5. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
6. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
7. ALL SANITARY SEWER AND WATER MAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
8. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
9. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN ALL STORM SEWER AND WATER MAINS.
10. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS AND THE CITY OF ANY DISCREPANCIES. IF ANY DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES, UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYING RECORDS, AND THEREFORE, EXACT LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY, IF POSSIBLE. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO, AND TO PROTECT OR REPAIR ANY DAMAGE TO EXISTING UTILITIES. IF THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK, THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATING.
11. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE 2019 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
13. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
14. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
15. THE CONTRACTOR, UPON ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS, SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SUEDE FILTERS AT ALL MANHOLE AND SEWER CLEANOUTS.
16. REFER TO FEATHERSTONE TOWNHOME PLAN 1 PUBLIC IMPROVEMENT PLANS FOR SANITARY SEWER AND WATER MAIN DESIGN.

	
REVISIONS	DATE
FIRST SUBMITTAL	5/06/2022

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

TECH:

ENGINEER:



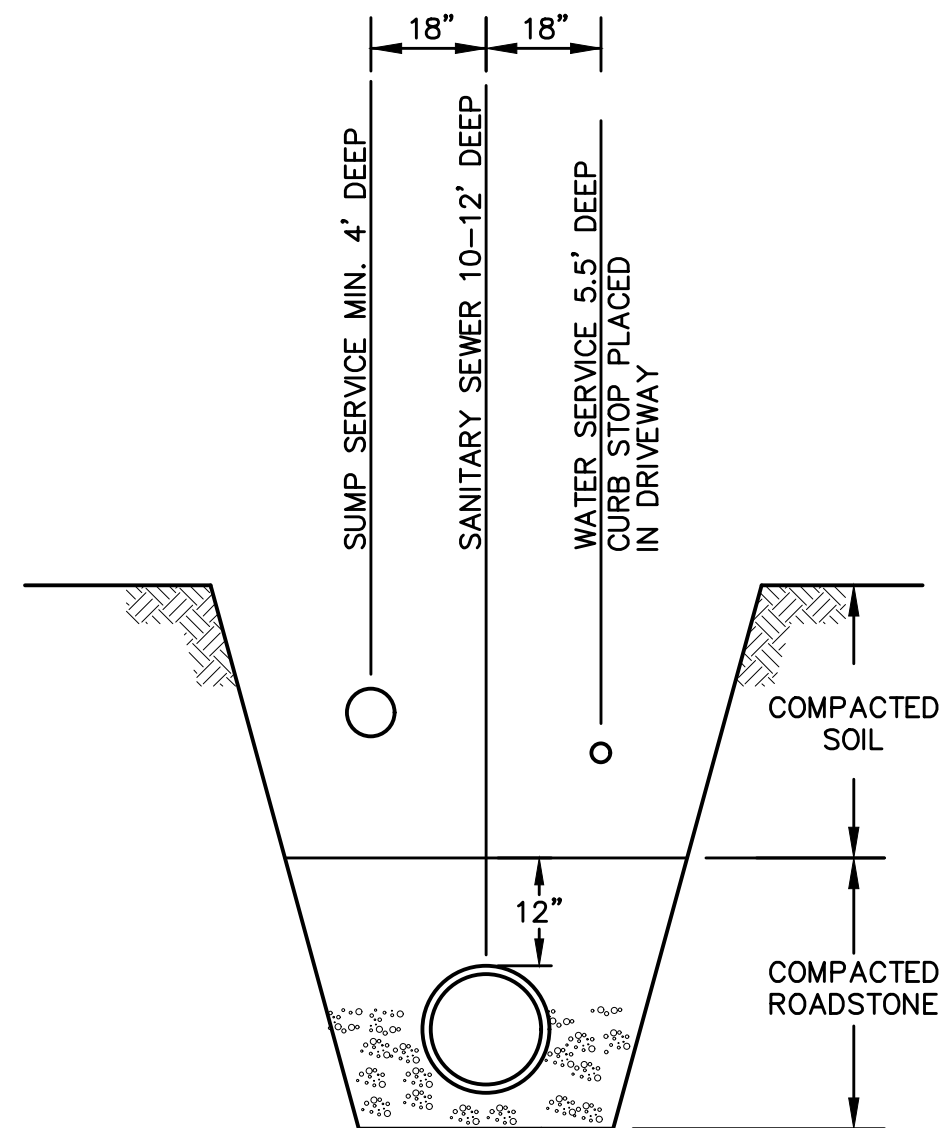
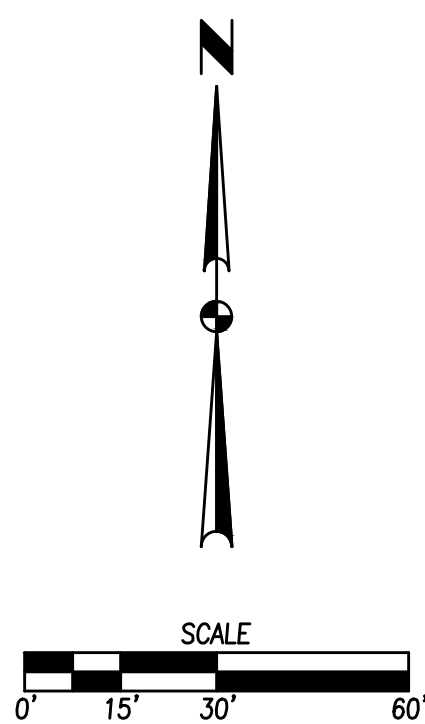
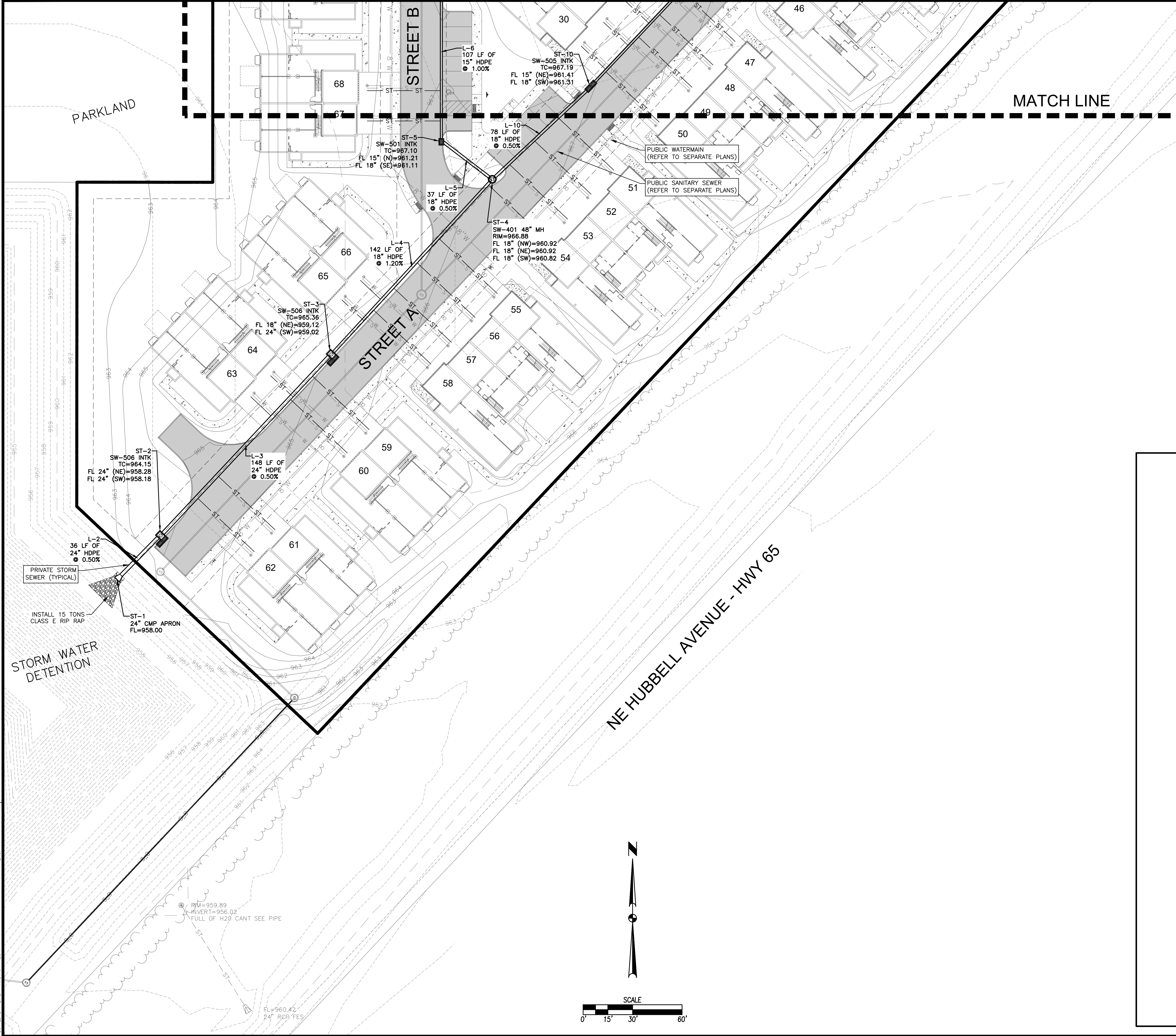
CONFIDENTIAL - IOWA

**FEATHERSTONE TOWNHOMES
PLAT 1
UTILITY PLAN**

5.0

2204.276

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DATE PLOTTED: 5/5/2022 3:28 PM
PLOTTER: HP DesignJet T1200
PLOTTER DRIVER: HPGL-ET
COMMENTS:
END



NOTES:

1. PAINT CURB GREEN FOR BOTH SANITARY AND SUMP SERVICES.
2. PAINT CURB BLUE FOR WATER SERVICE.
3. PLACE ONE 6" STEEL POST BURIED 3' AT WATER CURB BOX.

INTERIM SERVICE LOCATION DETAIL
NOT TO SCALE

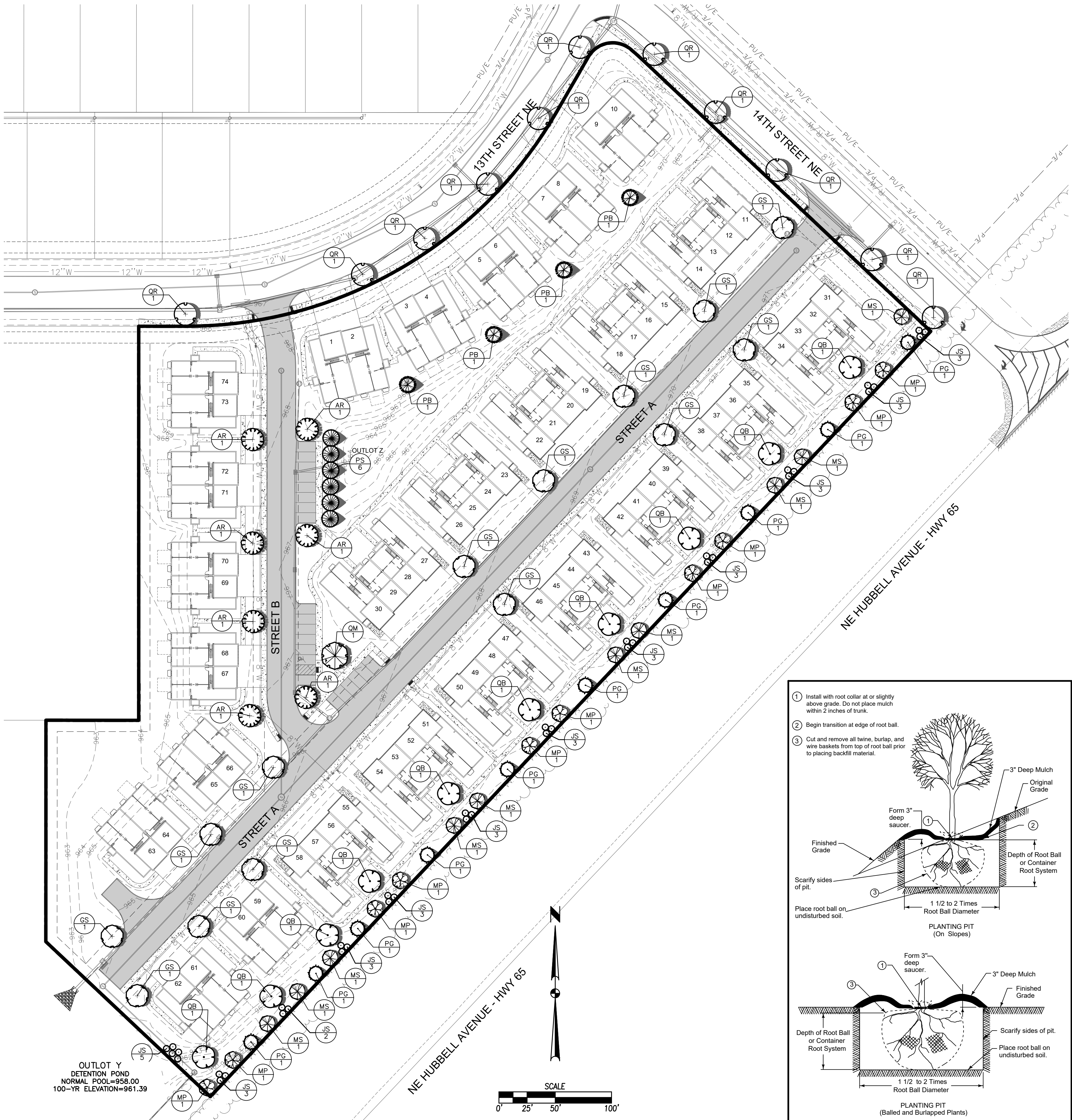
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REVISIONS	
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400	TECH:
ENGINEER:	FIRST SUBMITTAL
FEATHERSTONE TOWNHOMES PLAT 1 UTILITY PLAN	
5.1	
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BONDURANT, IOWA

CIVIL DESIGN ADVANTAGE

Page 24 of 30

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DATE: 5/9/2022 3:28 PM
DRAWN BY: JMM
CHECKED BY: JMM
PLOT: 1



LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, Voids AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS, TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. SEED (TYPE 1) OR SOD ALL DISTURBED AREAS AS DIRECTED BY OWNER.
6. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
7. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
8. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS TO A (MIN) DEPTH OF 3".
9. ALL EDGING SHALL STEEL.
10. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
11. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
12. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
13. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.

LANDSCAPE REQUIREMENTS

ONE TREE PER 50 LF OF STREET FRONTAGE OR ONE TREE PER SIX PARKING STALLS, WHICHEVER IS GREATER.

923 LF OF FRONTAGE = 37 TREES

TREES PROVIDED = 43 TREES

BUFFER

1. THE LANDSCAPE BUFFER YARD ALONG HIGHWAY 65 SHALL BE 25 FEET WIDE WITH 1 OVERSTORY, 1 CONIFER, 2 UNDERSTORY TREES, AND 4 SHRUBS AND/OR GRASS EVERY 100 FEET.
2. BUFFER YARD TREE SPECIES SHALL BE LIMITED TO THE SPECIES LISTED IN SECTION 151.03 OF THE CITY CODE. DECIDUOUS TREES SHALL BE 1.75" CALIPER AND CONIFEROUS TREES SHALL BE A MINIMUM 5' HEIGHT.

BUFFER LENGTH =933 LF (ALONG NE HUBBELL AVE.)

REQUIRED

OVERSTORY TREES = 10
CONIFER TREE = 10
UNDERSTORY TREES = 20
SHRUBS/ GRASSES = 38

PROVIDED

OVERSTORY TREES = 10
CONIFER TREE = 10
UNDERSTORY TREES = 20
SHRUBS/ GRASSES = 38

151.04

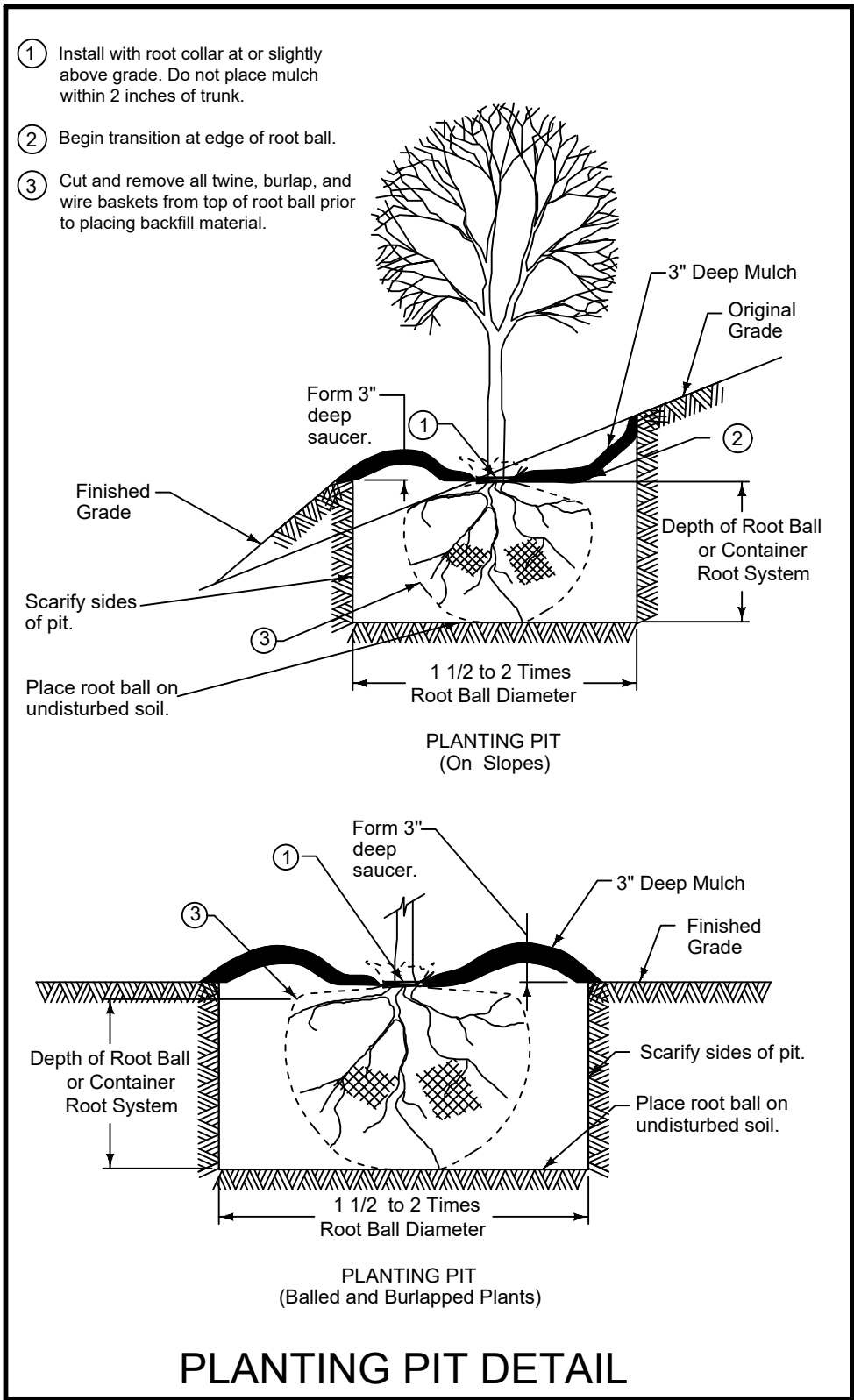
STREET TREE PLANTING RESTRICTIONS. NO STREET TREE SHALL BE PLANTED IN ANY PARKING EXCEPT IN ACCORDANCE WITH THE FOLLOWING:

1. NO STREET TREE SHALL BE PLANTED UNLESS THE PARKING IS AT LEAST NINE (9) FEET IN WIDTH.
2. NO STREET TREE SHALL BE PLANTED CLOSER THAN FOUR (4) FEET TO THE CURB OR CURBLINE AND NO CLOSER THAN FOUR (4) FEET TO THE SIDEWALK. WHENEVER POSSIBLE TREES SHALL BE CENTERED BETWEEN THE CURB OR CURBLINE AND THE SIDEWALK OR PROPERTY LINE. IF NO PUBLIC SIDEWALK EXISTS, THE STREET TREE SHALL AVOID THE LOCATION OF THE FUTURE PUBLIC SIDEWALK AREA AS DETERMINED BY THE PUBLIC WORKS DIRECTOR.
3. NO STREET TREE SHALL BE PLANTED WITHIN FIFTEEN (15) LATERAL FEET OF AN OVERHEAD UTILITY LINE.
4. NO STREET TREES SHALL BE PLANTED CLOSER THAN THIRTY-FIVE (35) FEET TO THE INTERSECTING LOT LINES OF A CORNER LOT.
5. ON A CORNER LOT, NO STREET TREE SHALL BE ERECTED, PLACED, PLANTED, OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF TWO AND-HALF (2 1/2) AND TEN (10) FEET ABOVE THE CENTERLINE GRADES OF THE INTERSECTING STREETS IN THE AREA BOUNDED BY THE STREET LINES OF SUCH CORNER LOTS AND A LINE JOINING ALONG SAID STREET LINES TWENTY-FIVE FEET FROM THE POINT OF INTERSECTION OF THE RIGHT-OF-WAY LINES.
6. NO STREET TREE SHALL BE PLANTED CLOSER THAN FIVE (5) FEET FROM ALLEYS OR DRIVEWAYS.
7. NO STREET TREE SHALL BE PLANTED WITHIN FIVE (5) LATERAL FEET FROM A WATER MAIN OR SANITARY SEWER MAIN.
8. NO STREET TREE SHALL BE PLANTED WITHIN TEN (10) FEET OF A FIRE HYDRANT OR UTILITY POLE.
9. NO STREET TREE SHALL BE PLANTED WITHIN TWENTY-FIVE (25) FEET OF ANOTHER STREET TREE.

SEEDBED PREPARATION SUDAS SECTION 7E-24 -- PERMANENT SEEDING

TOPSOIL:
IN ORDER TO PROVIDE AN ADEQUATE GROWING MEDIUM, A MINIMUM OF 6 INCHES OF TOPSOIL SHOULD BE PLACED OVER THE DISTURBED AREA PRIOR TO SEEDING. DEEPER TOPSOIL DEPTHS (8-12 INCHES OR GREATER) ARE DESIRABLE AS THEY INCREASE THE ORGANIC MATTER AVAILABLE FOR USE BY THE PLANTS, ALLOW FOR DEEPER ROOT PENETRATION AND INCREASE THE MOISTURE HOLDING ABILITY OF THE SOIL. THESE BENEFITS WILL INCREASE THE DROUGHT TOLERANCE AND LONG-TERM HEALTH OF THE VEGETATION. WHERE SUFFICIENT TOPSOIL IS NOT AVAILABLE, COMPOSTED MATERIAL MAY BE INCORPORATED AT THE RATE OF 1 INCH OF COMPOST FOR EVERY 3 INCHES OF DEFICIENT TOPSOIL. THIS WILL INCREASE THE ORGANIC MATTER CONTENT OF THE SOIL, AND PROVIDE AN ADEQUATE GROWING MEDIUM FOR VEGETATION.

PLANT SCHEDULE				
EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
PB	4	Black Hills Spruce	Picea glauca densata	B&B, 5' HEIGHT
PG	10	Colorado Blue Spruce	Picea pungens 'Glaucia'	B&B, 6' HEIGHT
PS	6	White Pine	Pinus strobus	B&B, 5' HEIGHT
ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
MP	10	Prairifire Crab Apple	Malus x 'Prairifire'	B&B, 1.5" CALIPER
MS	10	Spring Snow Crab Apple	Malus x 'Spring Snow'	B&B, 1.5" CALIPER
OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AR	7	Red Maple	Acer rubrum	B&B, 2" CALIPER
GS	14	Skyline Honey Locust	Gleditsia triacanthos 'Skyline'	B&B, 2" CALIPER
QB	10	Swamp White Oak	Quercus bicolor	B&B, 2" CALIPER
QM	1	Burr Oak	Quercus macrocarpa	B&B, 2" CALIPER
QR	11	Red Oak	Quercus rubra	B&B, 2" CALIPER
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
JS	38	Spartan Juniper	Juniperus chinensis 'Spartan'	36" HEIGHT



GA

DATE

5/9/2022

REVISIONS

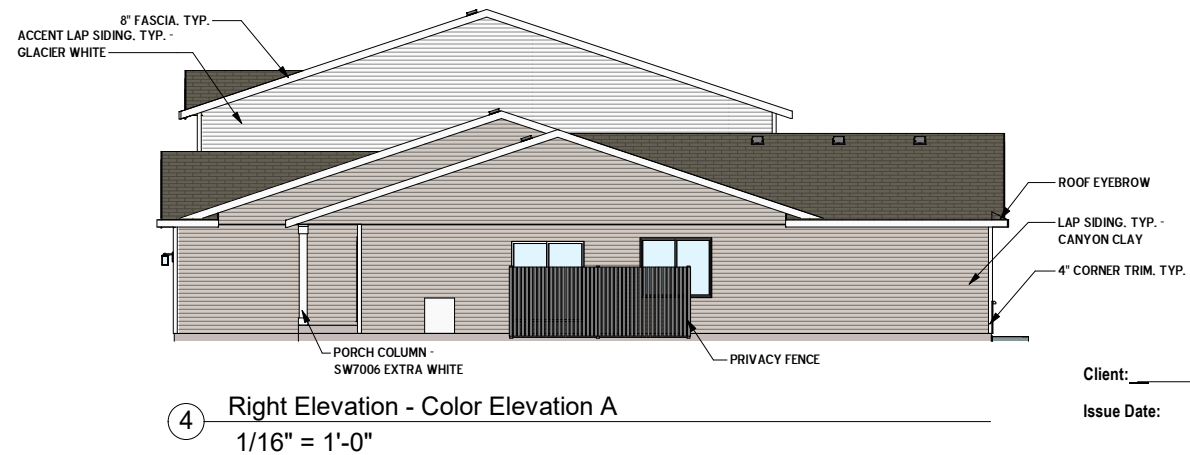
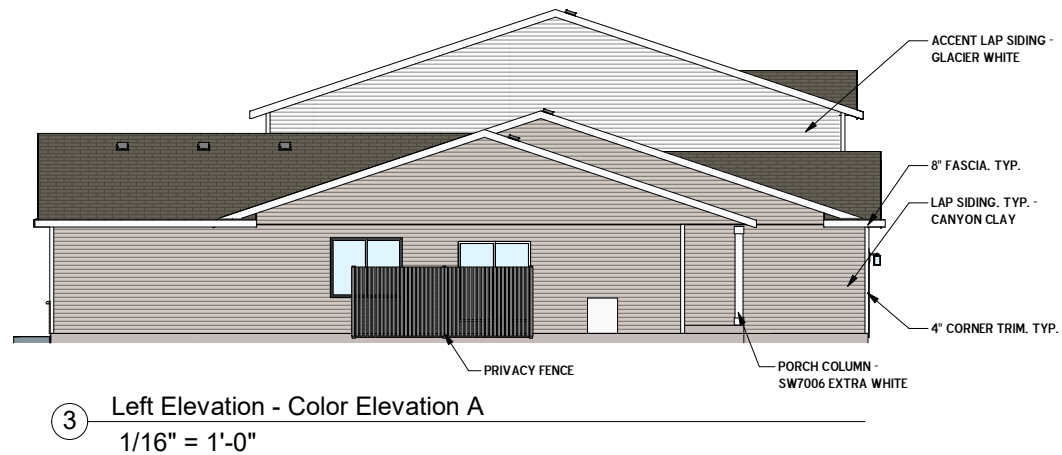
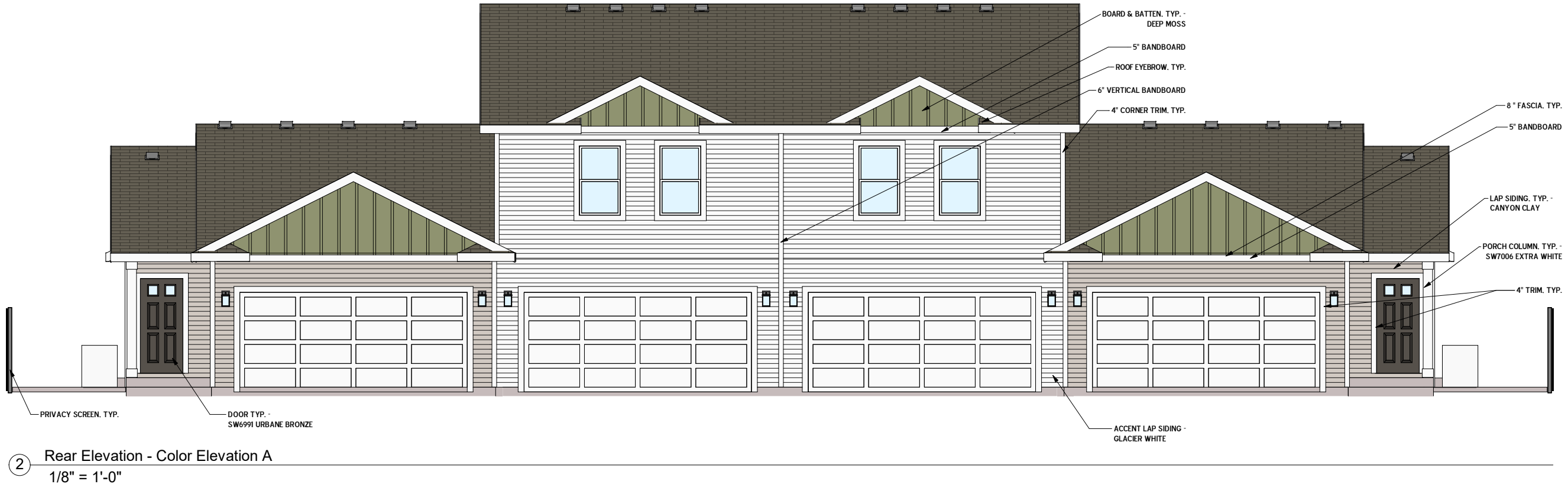
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

TECH:
ENGINEER:
BONDURANT, IOWA

FEATHERSTONE TOWNHOMES
PLAT 1
LANDSCAPE PLAN

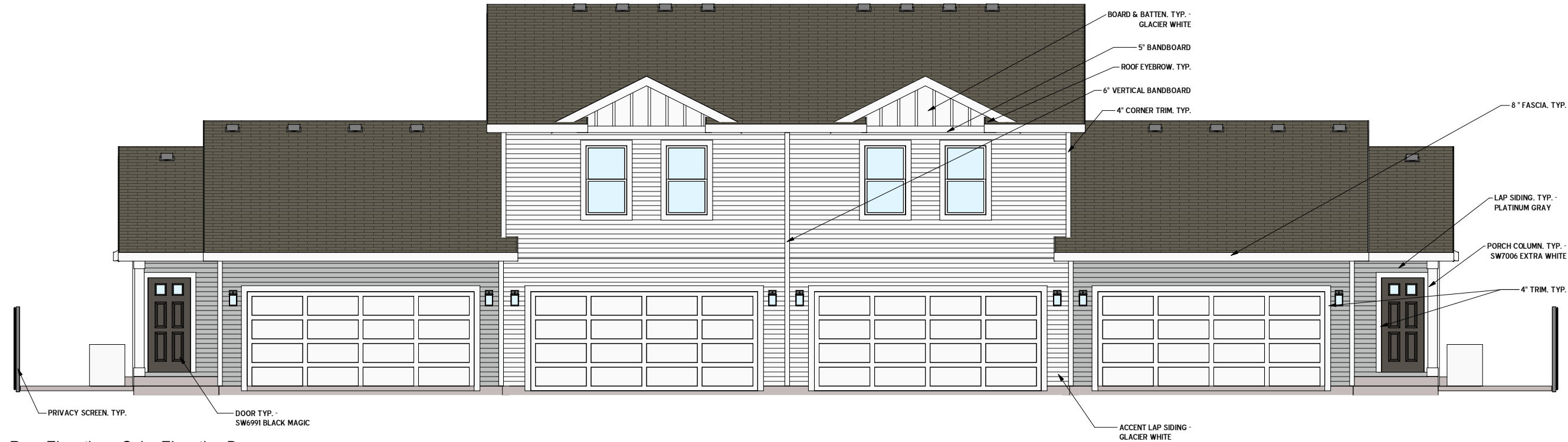
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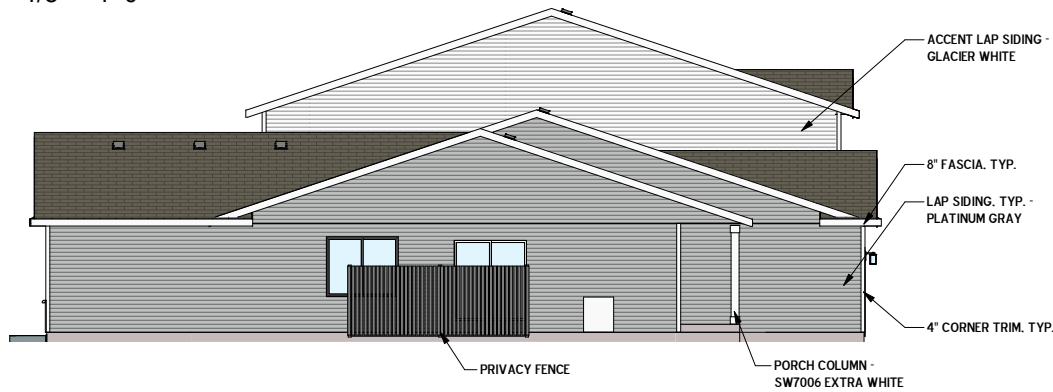




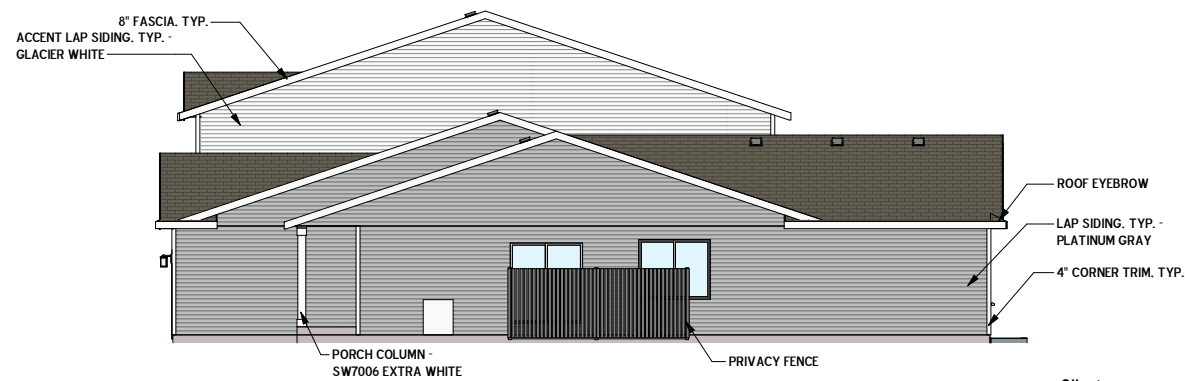
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1/8" = 1'-0"



2 Rear Elevation - Color Elevation B
1/8" = 1'-0"



3 Left Elevation - Color Elevation B
1/16" = 1'-0"



4 Right Elevation - Color Elevation B
1/16" = 1'-0"

Bradford-Radcliffe
Bondurant, Iowa

R1.1

Bradford-Radcliffe
- Elevation B -
Platinum Gray 2

Client: _____ Date: _____
Issue Date: 5/12/2022 3:05:09 PM



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

Item No. 7.a.
For Meeting of 5/26/2022
Discussion Item

TITLE: Potential Residential Development Area - Moore Investments Inc Land

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS: The City is in receipt of the attached DRAFT potential development concept for the undeveloped 31-acre [Parcel 231/00066-003-000](#). This parcel is owned by Moore Investments Inc. and is zoned as Medium Density Residential (R-2). This land is situated east of the Prairie Point View development area and north of the Wisteria Heights Plat 6 development area. The attached DRAFT potential development concept proposes 132 single-family detached lots that will be 55'-wide, while the R-2 District requires a minimum 65'-wide lot for interior lots. Staff met with the potential developer, DR Horton, on May 19, 2022 and explained that the development as proposed does not meet R-2 standards and that in order for this narrow lot development to occur, a rezoning to the City's Planned Unit Development (R-5) District would be required. Staff stressed that the Planning & Zoning Commission and City Council will not be supportive of an R-5 rezoning application submitted solely for the purpose of not meeting the minimum lot size requirements of the R-2 District as this request does not meet the intent of the R-5 District, however, staff also noted that ultimately a rezoning decision would be up to the Planning & Zoning Commission for review/recommendation and City Council for a final decision. The draft 2022 Future Land Use Map guides for low-density residential development on this Moore Investments Inc. parcel.

The potential developer would like to have a discussion on May 26, 2022 to receive further feedback from the Planning & Zoning Commission.

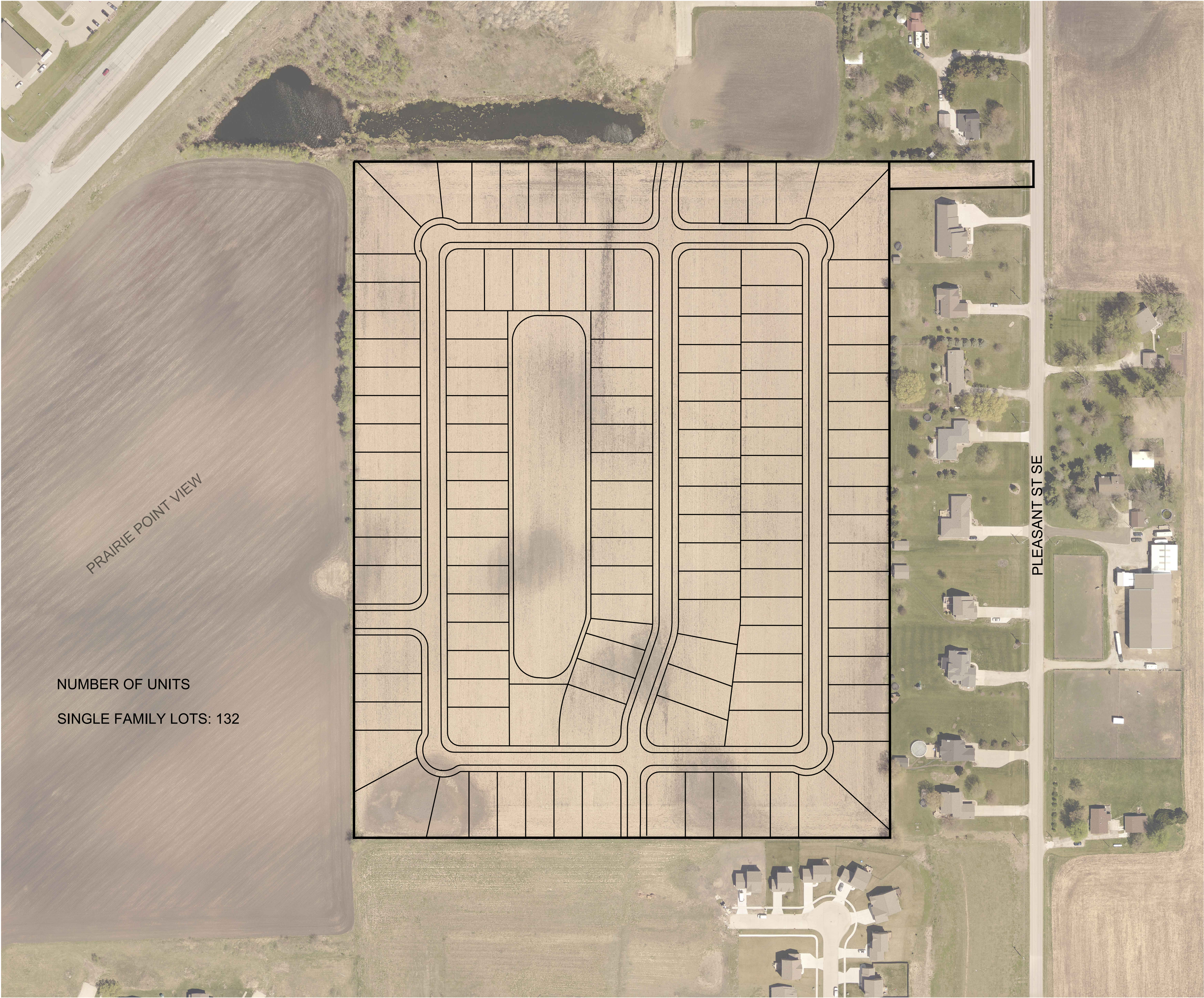
FUNDING SOURCE:

STAFF RECOMMENDATION:

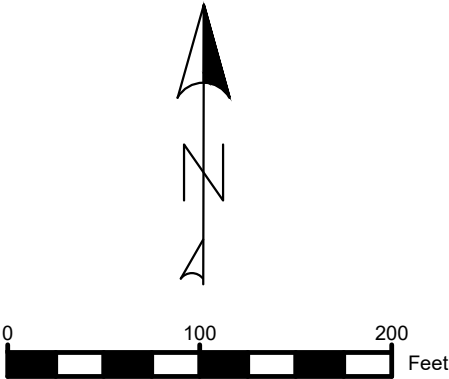
APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Bondurant Concept with 55' Size Lot



NUMBER OF UNITS
SINGLE FAMILY LOTS: 132



DATE:
05/04/22
DRAWN BY:
JK
ENGINEER:
BWS
PROJECT NUMBER:
22-024
PAGE NUMBER:

1

Dee ST SE & Pleasant ST SE



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

Bondurant, IA



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

Item No. 8.e.
For Meeting of 5/26/2022
Reports and Comments

TITLE: City Council Liaison

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS:

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None