

**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/89541123777>*

**NOTICE OF A REGULAR MEETING
BONDURANT PLANNING AND ZONING COMMISSION
AUGUST 11, 2022**

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on August 11, 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. July 28, 2022
5. Guests requesting to address the Planning and Zoning Commission
6. Action Items
 - a. RETURN TO TABLE - RESOLUTION NO. PZ-220728-19: Considering recommended approval of the Wisteria Crossing Preliminary Plat
 - b. PUBLIC HEARING - Request for rezoning from Agricultural (A-1) to Planned Unit Development (R-5) on property at Parcel 231/00021-000-108
 - c. RESOLUTION NO. PZ-220811-22: Considering recommended approval of the request for rezoning from Agricultural (A-1) to Planned Unit Development (R-5) on property at Parcel 231/00021-000-108
 - d. -RESOLUTION NO. PZ-220811-23: Considering recommended approval of the site plan at 3410 Henry Street SW
 - e. -RESOLUTION NO. PZ-220811-24: Considering recommended approval of the site plan for the Midstates Precast Products parking lot and office project at 2340 Hubbell Avenue SW
7. Discussion Items - none
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: July 28, 2022 Torey Cuellar, Chair

1. Call to Order 6:00 pm

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, Wes Hoyer, Torey Cuellar, Karen Keeran

Members Absent: Kristin Brostrom, Lisa Cameron, Andy Mains

City Official Present: Planning & Community Development Director, Maggie Murray
City Administrator Marketa Oliver

3. Perfecting and Approval of the Agenda

Motion by Commission Member Keeran, seconded by Commission Member Hoyer to approve of the July 28, 2022, meeting agenda. Vote on Motion 4-0-0. Motion carried.

4. Approval of Minutes

Motion by Commission Member Keeran, seconded by Commission Member Hoyer to approve of the July 14, 2022 meeting minutes. Vote on Motion 4-0-0. Motion carried.

5. Guests requesting to address the Planning and Zoning Commission

None

6. Action Items

- A. RESOLUTION NO. PZ-220728-19: Considering recommended approval of the Wisteria Crossing Preliminary Plat.

Brande Stubbs, Stubbs Engineering, summarized the Wisteria Crossing Preliminary Plat. This is a residential subdivision with an existing zoning designation of R-2.

Commission Member Keeran questioned how the proposed public parkland meets the Subdivision Code requirements. As proposed it looks like there are two separate park

areas with then also narrow public parkland strips on either side of the proposed private detention pond area.

Branden Stubbs noted this is proposed as is to meet the minimum 10% street frontage requirement of the code.

Commission Member Keeran stressed that the public parkland area must be large enough to get playground, shelter, or other useable park space.

Director Murray noted this was overlooked in staff's review of the most recent resubmittal of the preliminary plat. Murray clarified that only one public parkland area should be proposed and this preliminary plat will need to be resubmitted.

City Administrator Oliver reiterated that having two separate park areas proposed makes each parkland area too small and that the plat will need to be updated to show one parkland area.

Commission Chair Cuellar asked Branden Stubbs and the developers to confirm that they had previously discussed this development area to get feedback from the Commission. Branden Stubbs clarified that it would have been the development group of Forestar and not DR Horton. Cory Bloom, DR Horton, acknowledged he was at the May 2022 Commission meeting where this was previously discussed.

Commission Chair Cuellar noted this preliminary plat looks a lot like the preliminary development concept presented as a discussion item in May that the Commission was not too fond of since the lots are smaller and the owner to the east are concerned over the smaller lots.

Commission Member Keeran noted that 80'-wide lots would be preferred within this area.

Director Murray clarified that back in May, the preliminary layout showed 50'-wide lots that did not meet the minimum lot width requirements of the R-2 District of 65'. This current preliminary plat does show the R-2 District lot width requirements are met.

Commission Member Keeran again noted this would be a perfect area for 80'-wide lots.

Commission Member Hoyer also noted that back in May the Commission agreed that a road access out to Pleasant Street SE in the Outlot W area should be shown.

Commission Member Keeran referenced a memo included by V&K describing that this Outlot W street connection is not required.

Commission Member Hoyer recalled the property owner to the south of the potential street connection area attended the May meeting and voiced his opinion that he wants that street connection to be established.

Commission Member Clayton reiterated the importance of the Outlot W street connection out to Pleasant Street SE. He disagrees with V&K's opinion that this street connection is not necessary. He noted the City would be going against smart planning principles if this street connection is not required, citing limited access points out to

Pleasant Street SE. He noted this connection will also assist with connectivity for the eventual Civic Campus area.

Branden Stubbs referred back to the V&K memo citing this connection was not necessarily required.

Commission Member Keeran stressed the need to look at this area a whole neighborhood.

Commission Member Clayton noted that people are starting to find alternative routes out to Highway 65. People take Pleasant south to link into Highway 65.

Director Murray noted that both Commission Member Brostrom and Commission Member Mains both provided individual feedback in advance of this meeting noting they both feel this street connection out to Pleasant Street SE is necessary.

Bob Veenstra, City Engineer with V&K, explained that there isn't necessarily a right or a wrong answer with this Outlot W street connection. This planned street connection was originally proposed when the original future land uses showed residential development east of Pleasant Street SE and also it was going to be a long time before the intersection of 2nd Street NE/Pleasant Street SE/Highway 65 was reconfigured. Now this area is zoned for industrial use. There are two upcoming certified site east of this neighborhood. The east/west street connection east of Pleasant Street likely won't occur, as this will be in the middle of an industrial certified site. The a potential on the first certified site has the potential to have a lot of employees; if this is the case, employees could cut through this Wisteria Crossing neighborhood to get to the certified site area. Either way works, there is nothing wrong with the connection but it could create an employee shortcut.

Commission Member Keeran asked Bob for clarification on the difference between this current scenario and 13th Street SE? City Engineer Veenstra noted that 13th Street has a lot more residential rather than some commercial on Hawthorne Crossing Drive SE.

City Engineer Veenstra discussed locations of where future signalized Highway 65 intersections will be located. This includes 2nd Street and up near the Featherstone development.

Commission Member Keeran asked for clarification on the street name in this area – will it be Hawthorne Crossing Drive SE or Sydney Lane SE? Director Murray noted it will be Hawthorne Crossing Drive SE and the existing Sydney Lane SE will also be come Hawthorn Crossing Drive SE.

Commission Member Keeran asked for clarification on Outlot X. Branden Stubbs noted stormwater detention.

Director Murray noted that Commission Member Brostrom had also provided some feedback on the proposed street names. She cited concerns over using a few of the last names proposed, as spelling and pronunciation could become an issue. Branden Stubbs acknowledged this will be addressed.

Director Murray noted that Commission Member Mains noted the desire to have larger lots next to the larger lots adjacent to Pleasant Street SE. He also raised concerns over potential speeding concerns on Hawthorne Crossing Drive SE with the street layout.

City Engineer Veenstra acknowledged that there could be some speeding concerns, but the only way to not have speeding concerns is to not have connectivity and we are requiring connectivity in this area. It's a balancing act. It can be controlled by stop signs. Cul-de-sacs are not viewed as favorable by Public Works. Speeding is a mild concern in this area since it is not viewed as a thru-cut.

Commission Member Clayton noted that Commission Member Mains probably just felt it was important to introduce some curves in the streets.

City Administrator Oliver noted there is a bit of a curve as currently proposed along Hawthorne Crossing Drive SE.

Jason Greubel, 904 Pleasant Street SE, noted these should be step-up lots. This would be a perfect spot to do a subdivision with 70 single-family detached lots. Also noted concerns on drainage along Pleasant Street SE in that DR Horton will be raising lots and will be recreating drainage issues.

Tim Mullen, 1008 Pleasant Street SE, feels these lots should be step-up lots. Noted that stormwater in this area terrifies him. They are now seeing water in their basement where they had previously not.

James Moland, 1004 Pleasant Street SE, noted the back yards are wet and that he would like an explanation on what will happen. This is an opportunity to have higher valued homes.

Branden Stubbs noted the site is flat. Storm sewers would alleviate issues for Wisteria Crossing. Noted development of Wisteria Crossing won't make the existing conditions to the east worse. Noted that intakes in Wisteria Crossing will be installed to convey water to the north. Provided an example where Altoona installed intakes on properties outside of a new subdivision. But again acknowledged it is a very difficult site to drain.

Commission Chair Cuellar explained the Commission's role and that the developer is also welcome to receive feedback from the Council. The Commission's role is to review if it meets the Zoning Code and this is important for the neighbors to understand. Neighbors are also welcome to express their opinions at the Council level. While the Commission would much rather see the 80'-wide lots, the 65'-wide lots meet the Code.

Director Murray noted they are meeting the R-2 code requirements for lots sizes. If as a community we feel the R-2 standards are too small, this is part of a larger discussion.

City Administrator Oliver noted the Elizabeth Lane NW lots are 45'-50'-wide lots.

Commission Member Clayton noted these 45'-50'-wide lots were approved several years back as a trail consideration. The Commission reviews for code compliancy and the Commission makes a recommendation to Council.

Commission Chair Cuellar noted that Council may understand the neighbor's concerns.

Commission Member Keeran circled back to the Outlot W street connection.

Commission Member Clayton noted he feels he needs to see a resubmitted form of this preliminary plat prior to making a recommendation at the City Council level because of the requested street connection and the parkland updates needed. Clayton also wants further clarification on stormwater.

Branden Stubbs noted that stormwater is reviewed in further detail as part of the construction plan review phase. Branden Stubbs requested the Commission make a recommendation so this can be reviewed by Council on August 1st. Commission Chair Cuellar noted the Commission needs to see their updated plans first.

Motion by Commission Member Clayton, seconded by Commission Member Keeran to table Resolution No. PZ-220728-19 considering recommended approval of the Wisteria Crossing Preliminary Plat.

Roll Call – Ayes: Commission Member Hoyer, Commission Member Clayton, Commission Member Keeran, Commission Member Cuellar. Nays: none. Abstentions: none. Vote on Motion 4-0-0. Motion carried.

- B. RESOLUTION NO. PZ-220728-20: Considering recommended approval of the Friedrichson Plat of Survey, a plat of survey in unincorporated Polk County within 2 miles of Bondurant's city limits

Murray summarized the agenda statement.

Motion by Commission Member Clayton, seconded by Commission Member Keeran to approve of Resolution No. PZ-220728-20 considering recommended approval of the Friedrichson Plat of Survey, a plat in unincorporated Polk County within 2 miles of Bondurant's city limits, subject to the following Code clarification items:

- 1.) That if any code clarification comments are received by City Engineering, Public Works, or Emergency Services, that the plat of survey shall be updated accordingly.
- 2.) That the plat of survey application fee shall be paid prior to City Council's consideration.

Roll Call – Ayes: Commission Member Hoyer, Commission Member Clayton, Commission Member Keeran, Commission Member Cuellar. Nays: none. Abstentions: none. Vote on Motion 4-0-0. Motion carried.

- C. PUBLIC HEARING - Regarding RESOLUTION NO. PZ-220728-21: Considering recommended approval of proposed text amendments to the following sections of the Zoning Code: 175.02 - Definitions; 177.09 - Off-Street Parking Area Required; and 178.13 - M-1 Limited Industrial District.

Motion by Commission Member Keeran, seconded by Commission Member Clayton to close the regular meeting and enter into public hearing at 7:01 p.m.

Director Murray summarized the agenda statement. Back in May 2022, the Commission previously had a discussion regarding the potential for accommodating additional uses such as a fitness center in the M-1 and M-2 Districts. The enclosed draft ordinance

looks to include the following uses within the M-1 and M-2 Districts: fitness center, dance studio, music studio, and photographic studio.

The draft ordinance also proposes to remove any reference to fireworks structures/tents since the City can no longer regulate per SF2285.

The draft ordinance proposes a reclassification of outdoor storage requirements in the M-1 District. Currently outdoor storage must be a conditional use permit reviewed by the Board of Adjustment. The draft ordinance instead proposes that it is reviewed at the site plan level by the Planning & Zoning Commission and City Council. The same language would be considered when reviewed at the site plan level: outside storage yards, accessory or primary in use, shall be screened by fencing, berming, and/or a living screen such that no materials stored are visible from the public right-of-way and all adjoining properties when the adjoining property is not zoned industrial. This change is proposed due to recent case approvals at the Board of Adjustment level.

The Commission cited some concerns over the McKinney, TX industrial flex parking example provided in the draft ordinance. The Commission noted that certain uses such as a dance studio create times where peak parking is high for a limited period of time. Director Murray noted that Grimes has an example where they require 2.5 parking spaces per each 1,000 SF of industrial flex space, but that more research can be done to on this industrial flex parking space count requirement topic.

Commission Member Clayton also noted that if these additional uses are added within the M-1 and M-2 Districts, it could create situations where users of a fitness center or dance studio use may get irritated by dust/gravel impacts. Director Murray noted that the Zoning Code does require that if gravel does exist as part of an approved outdoor storage yard area, the owner must manage this so that it is dust-free, but did acknowledge that if there are dust issues, this would likely be a property-owner/tenant issue.

D. RESOLUTION NO. PZ-220728-21: Considering recommended approval of proposed text amendments to the following sections of the Zoning Code: 175.02 - Definitions; 177.09 - Off-Street Parking Area Required; and 178.13 - M-1 Limited Industrial District.

Motion by Commission Member Keeran, seconded by Commission Member Hoyer to table Resolution No. PZ-220728-21 considering recommended approval of proposed text amendments to the following sections of the Zoning Code: 175.02 - Definitions; 177.09 - Off-Street Parking Area Required; and 178.13 - M-1 Limited Industrial District.

Roll Call – Ayes: Commission Member Hoyer, Commission Member Clayton, Commission Member Keeran, Commission Member Cuellar. Nays: none. Abstentions: none. Vote on Motion 4-0-0. Motion carried.

7. Discussion Items –

A. Discussion Item Only - Future Land Use Map expectations for Parcel 231/00200-017-000

Director Murray summarized the discussion item agenda statement. A developer is potentially interested in purchasing a 13.29-acre parcel listed for sale by Landus. This potential developer is wanting to know if the City would be supportive of a phase development approach, where Phase 1 would include developing the southern portion as medium-density residential as shown in the draft Future Land Use Map and then renovating the existing 84,000 SF warehouse structure to attract an M-1 user. Phase 2 would then occur in approximately 7-10 years where they would renovate the 84,000 SF metal warehouse structure to establish retail, restaurants, and other commercial uses to complement downtown Bondurant.

The Commission provided feedback the City should stay the course of both the 2012 Comprehensive Plan and the draft 2022 Comprehensive Plan and seek commercial and medium density residential development on this acre rather than temporarily allow an industrial use to be reintroduced back at this location. The Commission agreed enforcing that the developer move on to Phase 2 would be difficult. Industrial truck traffic was also noted as a concern.

8. Reports / Comments and appropriate action thereon

a. Commission Members

Wes Hoyer – none

Brian Clayton – noted that this Commission represents the Bondurant community. Explained that staff has a role, the Commission has a role, and City Council also has a role. Noted the importance of developers needing to treat neighbors with respect, especially as it relates to stormwater drainage.

Karen Keeran – noted there are all weeds at the Coop, at Kadin Trail, and north of Dollar General. Staff noted they will look into this.

b. Commission Chair – none

c. Planning & Community Development Director – none

d. City Administrator – provided an update on the Central Park Master Plan planning process.

7. Adjournment

Motion by Commission Member Keeran, seconded by Commission Member Hoyer to adjourn the July 28, 2022, meeting. Vote on Motion. Motion carried unanimously.

Meeting adjourned at 7:39 PM



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

Item No. 6.a.
For Meeting of 8/11/2022
Resolution

TITLE: RETURN TO TABLE - RESOLUTION NO. PZ-220728-19: Considering recommended approval of the Wisteria Crossing Preliminary Plat

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The Planning & Zoning Commission tabled their review of the Wisteria Crossing Preliminary Plat during their meeting on July 28, 2022. The developer has since resubmitted the attached 3 versions of the Wisteria Crossing Preliminary Plat for the Commission's review. These options are summarized below.

- **Option 1** - this option proposes 109 lots. This option proposes one, 1.64-acre park with 10.77% of its park boundary fronting a public street. This 10.77% meets the Code's minimum requirement of 10%. This option does not show a street connection on Outlot W east over to Pleasant Street SE as requested by the Planning & Zoning Commission.
- **Option 2** - this option proposes 107 lots. This option proposes one, 1.64-acre park with 10.77% of its park boundary fronting a public street. This option does show a street connection on Outlot W east over to Pleasant Street SE as requested by the Planning & Zoning Commission.
- **Option 3** - this option 108 lots. This option proposes a 1.88-acre park with 22.65% of its park boundary fronting a public street. This option does not propose a street connection on Outlot W east over to Pleasant Street SE as requested by the Planning & Zoning Commission.

For review by the Planning & Zoning Commission is recommended approval of one of the three options of the Wisteria Crossing Preliminary Plat. The preliminary plat developer is DR Horton. The preliminary plat was submitted by Stubbs Engineering. The Wisteria Crossing Preliminary Plat options range from 107-109 lots. These lots will be for single-family detached development on 32.7 acres. The lots proposed will meet the Medium Density Residential (R-2) District requirements. Each option shows that the developer will be establishing public parkland at the rate required by the Subdivision Code. This preliminary plat area is located north of Wisteria Heights Plat 6, east of Prairie Point View Plats 1 and 2, west of Fox Run Plat 1, and south of Hawthorne

Comprehensive Plan/Future Land Use Map - the proposed single-family detached use is consistent with both the 2012 Future Land Use Map and the City's draft 2022 Future Land Use Map.

It should be noted that in Options 1 and 3, Outlot W is not considered a buildable lot, as it does not meet the minimum lot width requirements of the R-2 District nor is a driveway allowed off of Pleasant Street SE in this location.

Parkland Dedication - each Wisteria Crossing Preliminary Plat option shows that minimum public parkland dedication requirements will be met. Each preliminary plat option shows that at least 10% of the park's boundary will front a public street.

Streets - the City Engineer has indicated that development of single-family lots within this Wisteria Crossing development area will not require a formal Traffic Impact Study due to the number of existing street connections proposed. This Wisteria Crossing subdivision will tie into the Prairie Point View subdivision to the west, the Wisteria Heights Plat 6 subdivision to the south, and the Hawthorne Crossing subdivision to the north. Option 2 shows a street connection east over to Pleasant Street SE at this subdivision's northeast corner, while Options 1 and 3 do not show this street connection. During the Commission's July 28th meeting, they provided feedback to the developer noting they felt this additional street connection was important.

Pedestrian Connections - sidewalks will be constructed on the residential lots at the time the lots are constructed. The developer will be responsible for installing public sidewalks along the detention basin street frontage and also along the public parkland street frontage. No public trail areas as proposed within this Wisteria Crossing development area, as the 2013 Parks, Trails, & Greenways Master Plan does not show any future trail connections through this development area.

Utilities - the Wisteria Crossing Preliminary Plat shows water mains to be constructed along all of the streets. The Wisteria Crossing Preliminary Plat shows a public sanitary sewer main along all of the streets. The Wisteria Crossing Preliminary Plat shows a detention basin located on Outlot Y - this Outlot Y will be privately owned and maintained. The Wisteria Crossing Preliminary Plat shows storm sewers in the northern part of the plat connecting to the northwest corner of the Outlot Y detention basin. The storm sewer plan shows storm sewers in the southwest portion of the site connecting to the southwest corner of the Outlot Y detention basin. The northeast portion of the preliminary plat area is tributary to a storm sewer that connects to the southeast corner of the Outlot Y detention basin. The southeast portion of the preliminary plat is served by a storm sewer that also connects to the southeast concern of the site.

FEMA Floodplain - this development area is not within the 100-year floodplain.

Stream Buffer Ordinance - this development area is not subject to the City's Stream Buffer Ordinance.

Comments from City Officials and Utilities- Per Section 180.04.10 of the Subdivision Code, City Departments, private utilities, the Bondurant-Farrar Community School District, and the Post Office were notified of this preliminary plat for comment. Below is a summary of comments received:

- City Engineering - Bob Veenstra, City Engineer, reviewed and provided his initial feedback on the first draft preliminary plat submitted. The attached resolution factors in any additional review comments by this department.
- Public Works - no review comments received to date. The attached resolution takes into account if any changes are requested by this department.
- Emergency Services - no review comments received to date. The attached resolution takes into account if any changes are requested by this department.
- Northern Natural Gas - reviewed and noted no conflicts with the development proposed.
- Windstream - reviewed and provided a map of their area facilities.

FUNDING SOURCE: N/A

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

1. Recommended approval of Resolution No. PZ-220728-19, regarding the Wisteria Crossing Preliminary Plat Option 1, 2, or 3.
2. Recommended approval of Resolution No. PZ-220728-19, regarding the Wisteria Crossing Preliminary Plat, Option 1, 2, or 3, subject to Code clarification items being addressed.
3. Recommended denial of Resolution No. PZ-220728-19, regarding the Wisteria Crossing Preliminary Plat.
4. Table pending additional information.

Staff recommends approval of Resolution No. PZ-220728-19, regarding the Wisteria Crossing Preliminary Plat Option 2 subject to the Code clarification items included as part of the attached resolution.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RES No PZ-220728-19
2. Option 1 - Wisteria Crossing Preliminary Plat
3. Option 2 - Wisteria Crossing Preliminary Plat
4. Option 3 - Wisteria Crossing Preliminary Plat

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-220728-19

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE WISTERIA
CROSSING PRELIMINARY PLAT, OPTION 2

WHEREAS, Stubbs Engineering submitted the Wisteria Crossing Preliminary Plat described as follows; AND

A PORTION OF THE WEST ½ OF THE SE ¼ OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., BONDURANT, POLK COUNTY, IA, MORE PARTICULARLY DESCRIBED AS: OUTLOT Y OF PRAIRIE POINT VIEW PLAT 1, AN OFFICIAL PLAT AS RECORDED IN BOOK 18253, PAGE 331, POLK COUNTY, IOWA.

WHEREAS, the developer is DR Horton; AND

WHEREAS, the preliminary plat area is zoned Medium Density Residential (R-2).

NOW, THEREFORE, BE IT RESOLVED, that the Planning and Zoning Commission recommends City Council approval of the Wisteria Crossing Preliminary Plat, subject to the following Code clarification items:

- 1.) That any additional preliminary plat review comments provided by City Engineering, Public Works, and Emergency Services shall be addressed with a resubmitted preliminary plat.
- 2.) That the developer shall be responsible for installing public sidewalks adjacent to any outlot at the time each outlot area is developed.

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 August 11, 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				
Brostrom				

Torey Cuellar, Commission Chair

UTILITY NOTE:

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

LEGAL DESCRIPTIONS:

A PORTION OF THE WEST ½ OF THE SE ¼ OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., BONDURANT, POLK COUNTY, IA, MORE PARTICULARLY DESCRIBED AS: OUTLOT Y OF PRAIRIE POINT VIEW PLAT 1, AN OFFICIAL PLAT AS RECORDED IN BOOK 18253, PAGE 331, POLK COUNTY, IOWA.

ZONING:

R-2 MEDIUM DENSITY RESIDENTIAL

SITE AREA:

32.123 ACRES (1,399,276.4 SQ FT)

BULK REGULATIONS:

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

SETBACKS:

FRONT YARD: 30 FT.
SIDE YARD: 15 FT. TOTAL SIDE YARD, 5 FT. MIN ON EACH SIDE, 1 & 1½ STORIES
15 FT. TOTAL SIDE YARD, 7 FT. MIN ON EACH SIDE, 2 & 3 STORIES
REAR YARD: 35 FT.

HEIGHT:

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

PRELIMINARY PLAT
FOR
WISTERIA CROSSING
BONDURANT, IA

PREPARED BY
STUBBS ENGINEERING

VICINITY MAP



SHEET INDEX:

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

OWNER:

MOORE INVESTMENTS INC
4211 NE BELLAGIO CIR
ANKENY, IA 50021
CONTACT: RICHARD E MOORE

DEVELOPER:

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

ENGINEER:

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

WISTERIA CROSSING
BONDURANT, IA

STUBBS ENGINEERING

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



COVER SHEET

LEGEND:

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



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

BRANDEN W. STUBBS, P.E. DATE

LICENSE NUMBER 25335

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022

PAGES OR SHEETS COVERED BY THIS SEAL:

DATE: 08.04.22

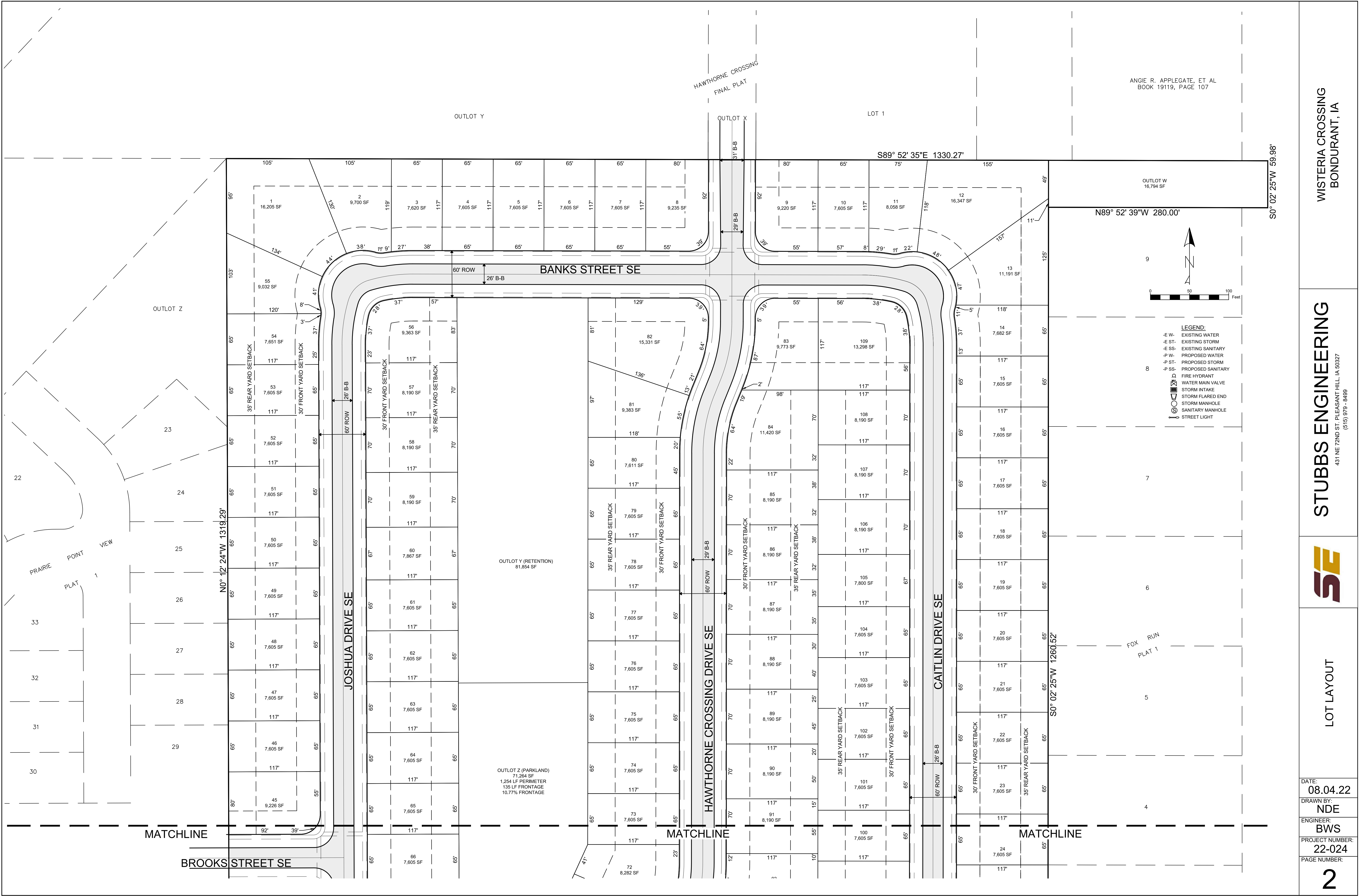
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ENGINEER: BWS

PROJECT NUMBER: 22-024

PAGE NUMBER:

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WISTERIA CROSSING
BONDURANT, IA

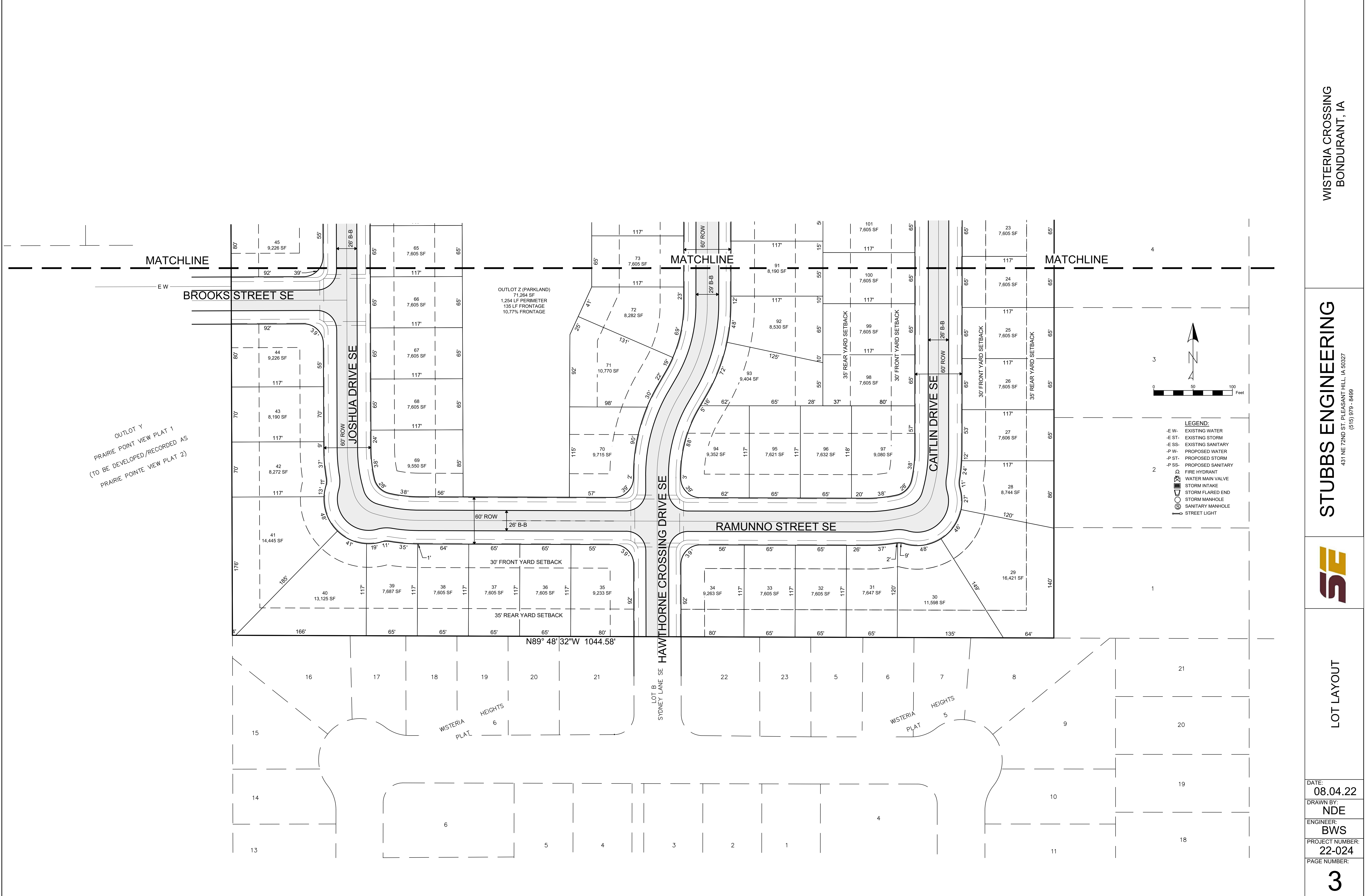
STUBBS ENGINEERING
431 NE 72ND ST. PLEASANT HILL, IA 50327
(515) 979-8499



LOT LAYOUT

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WISTERIA CROSSING
BONDURANT, IA

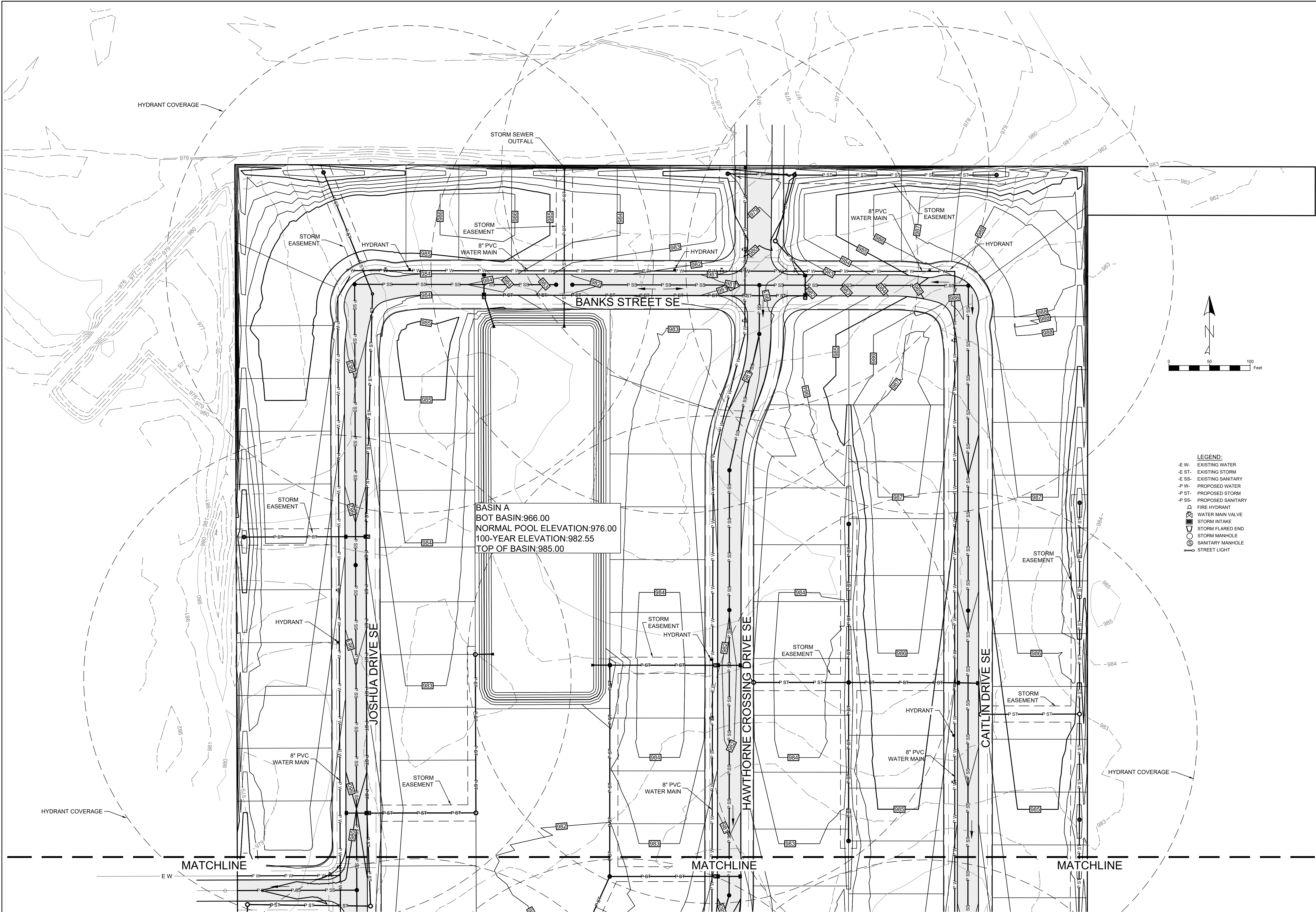
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LOT LAYOUT

DATE: 08.04.22
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PAGE NUMBER: 3

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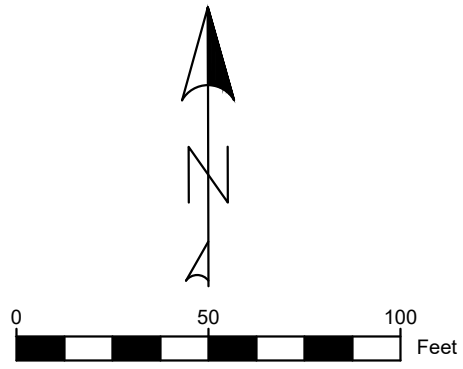
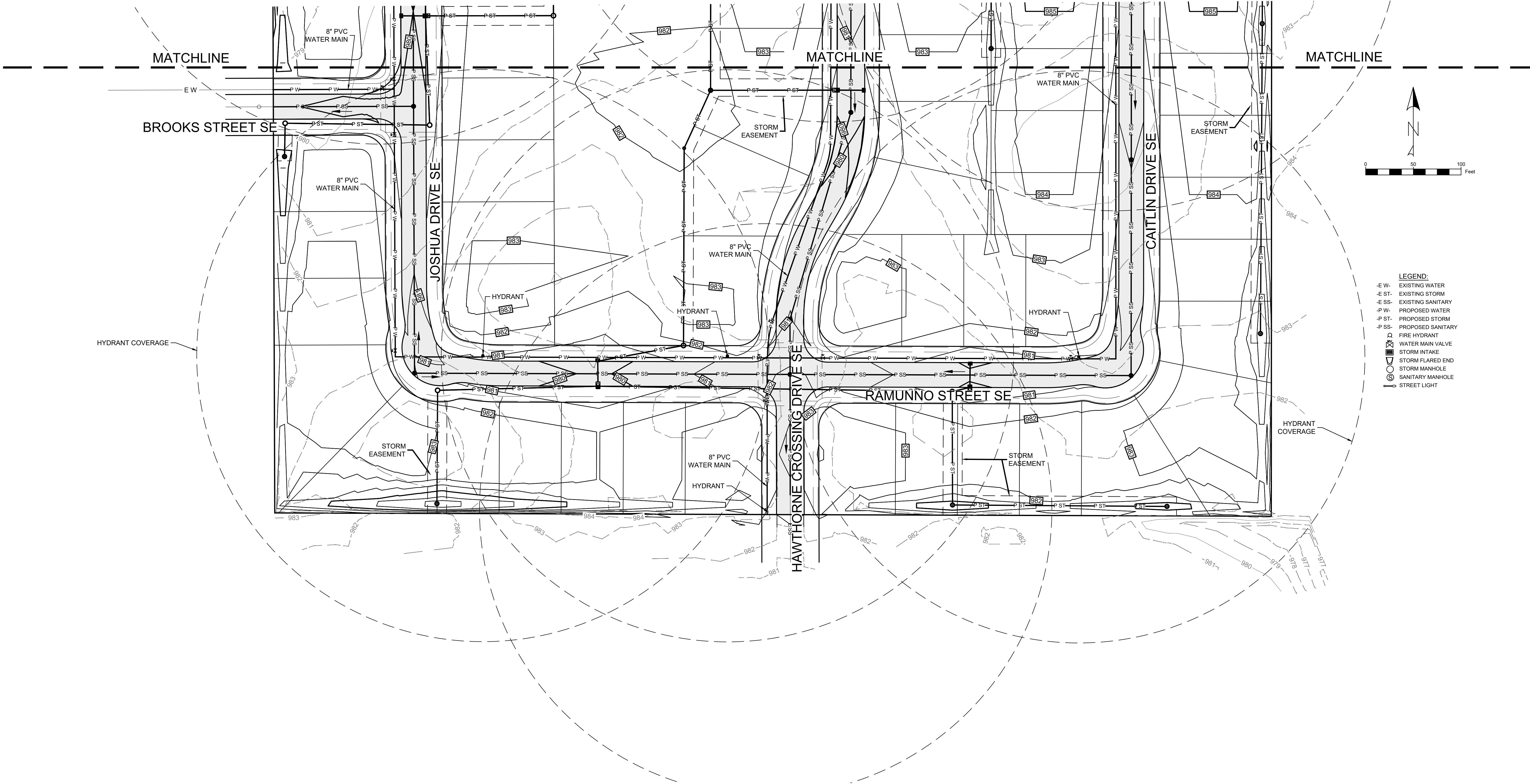
WISTERIA CROSSING
BONDURANT, IA

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



GRADING & UTILITIES

DATE: 08.04.22
DRAWN BY: NDE
ENGINEER: BWS
PROJECT NUMBER: 22-024
PAGE NUMBER:



- LEGEND:
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LEGAL DESCRIPTIONS:

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ZONING:

R-2 MEDIUM DENSITY RESIDENTIAL

SITE AREA:

32.123 ACRES (1,399,276.4 SQ FT)

BULK REGULATIONS:

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

SETBACKS:

FRONT YARD: 30 FT.
SIDE YARD: 15 FT. TOTAL SIDE YARD, 5 FT. MIN ON EACH SIDE, 1 & 1½ STORIES
15 FT. TOTAL SIDE YARD, 7 FT. MIN ON EACH SIDE, 2 & 3 STORIES
REAR YARD: 35 FT.

HEIGHT:

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

PRELIMINARY PLAT
FOR
WISTERIA CROSSING
BONDURANT, IA

PREPARED BY
STUBBS ENGINEERING

VICINITY MAP



SHEET INDEX:

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

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ANKENY, IA 50021
CONTACT: RICHARD E MOORE

DEVELOPER:

DR HORTON
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I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

BRANDEN W. STUBBS, P.E. DATE

LICENSE NUMBER 25335

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022

PAGES OR SHEETS COVERED BY THIS SEAL:

DATE: 08.04.22

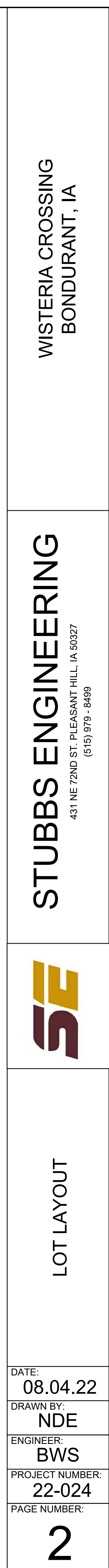
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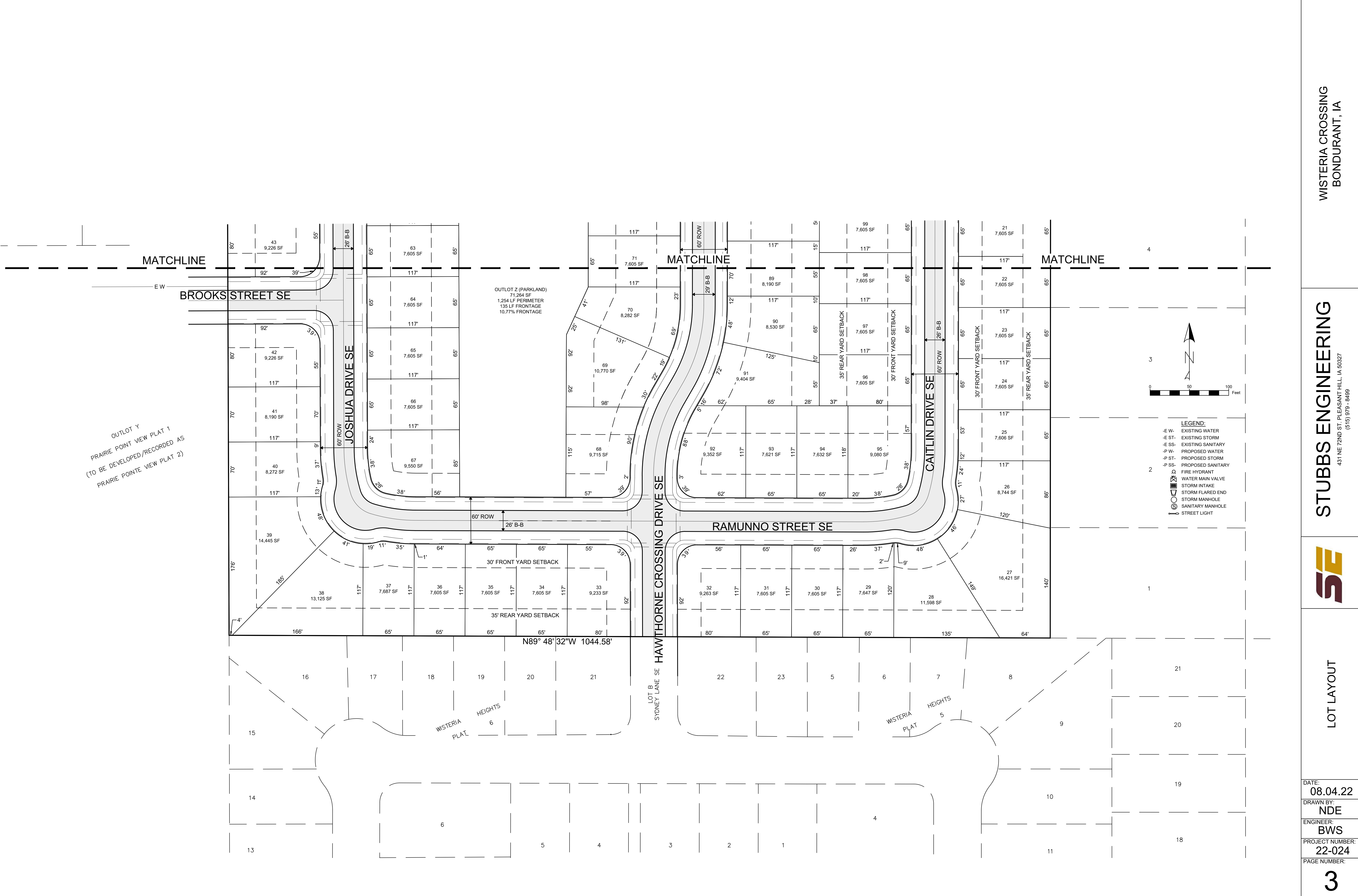
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WISTERIA CROSSING
BONDURANT, IA

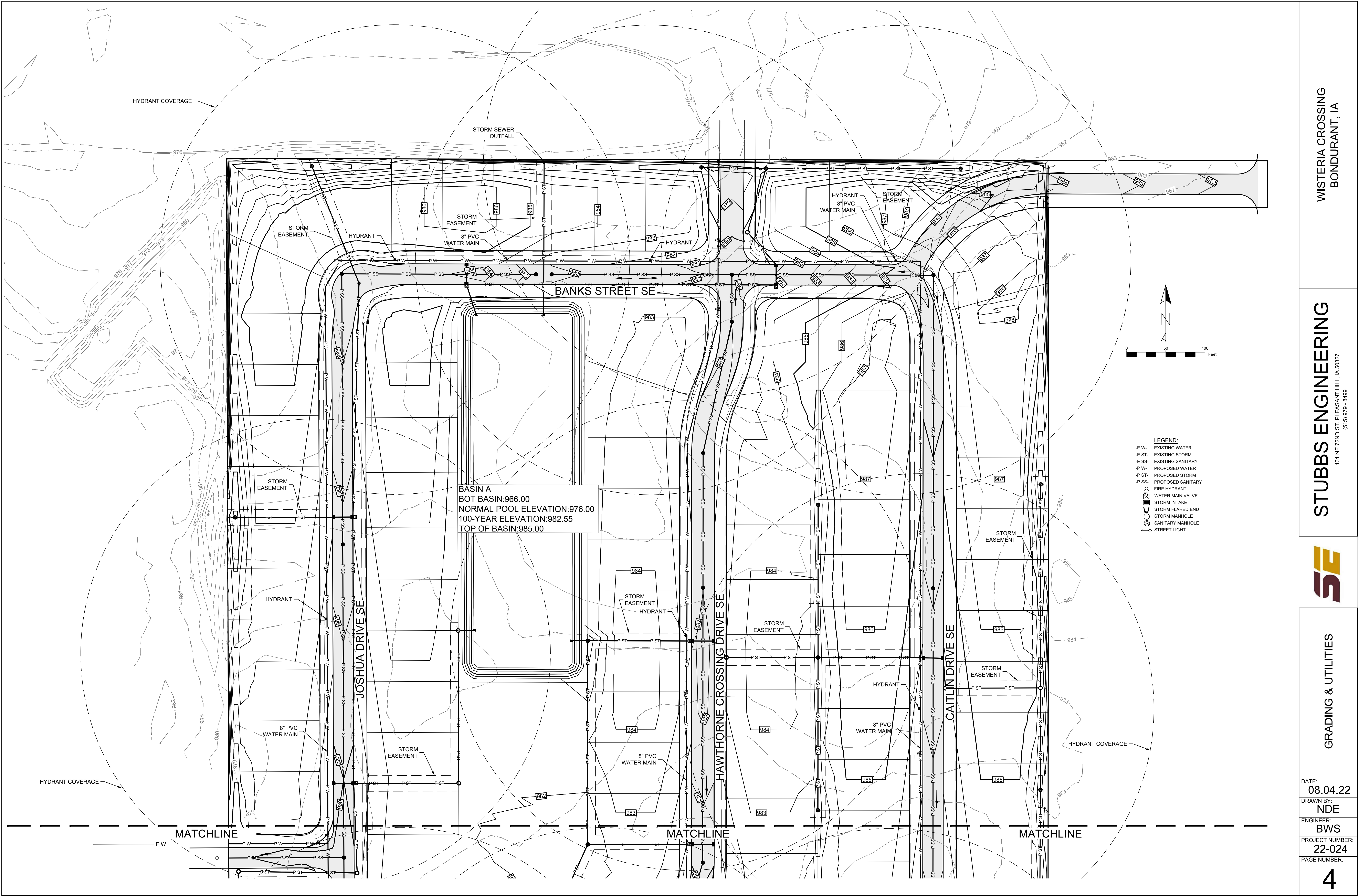
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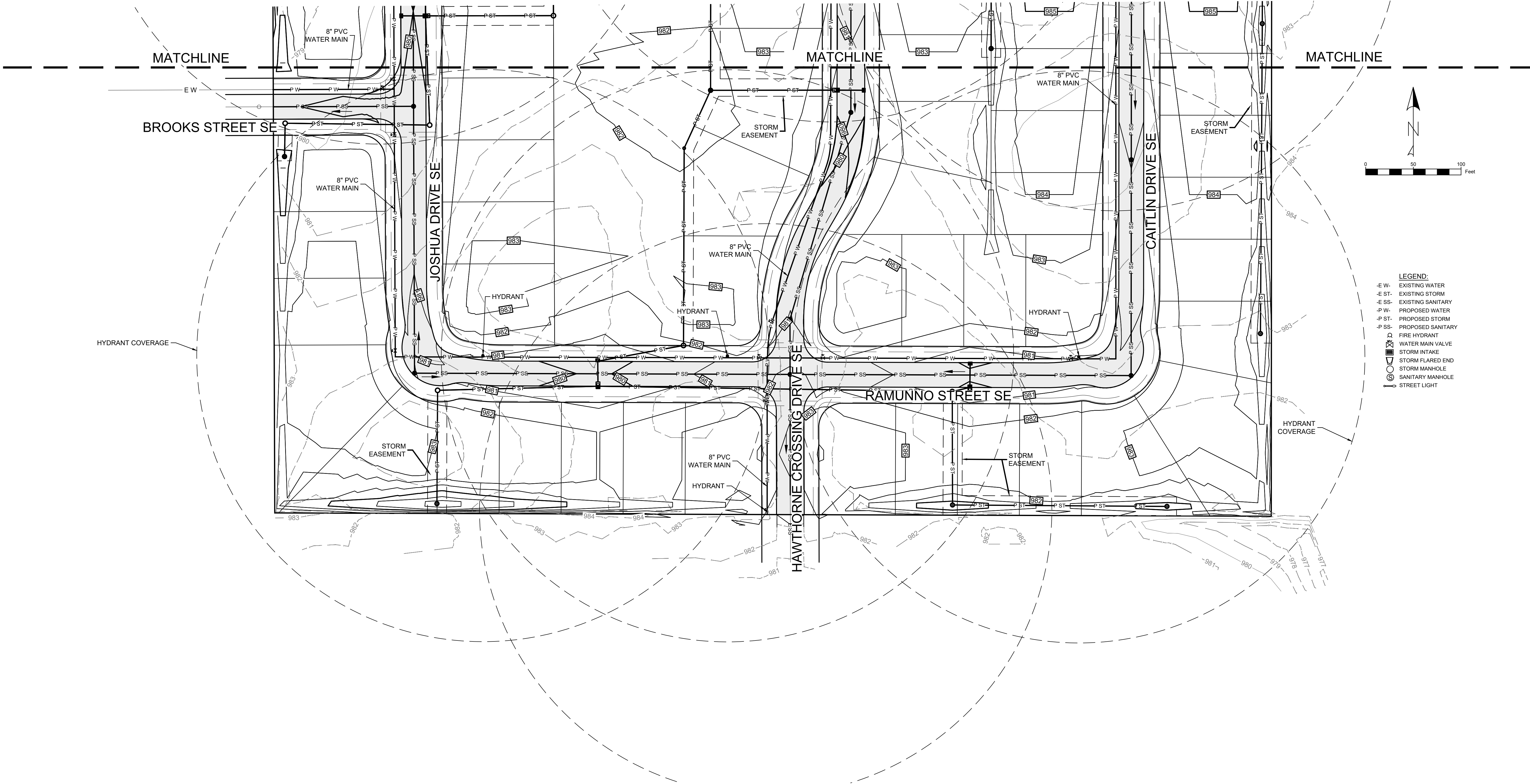
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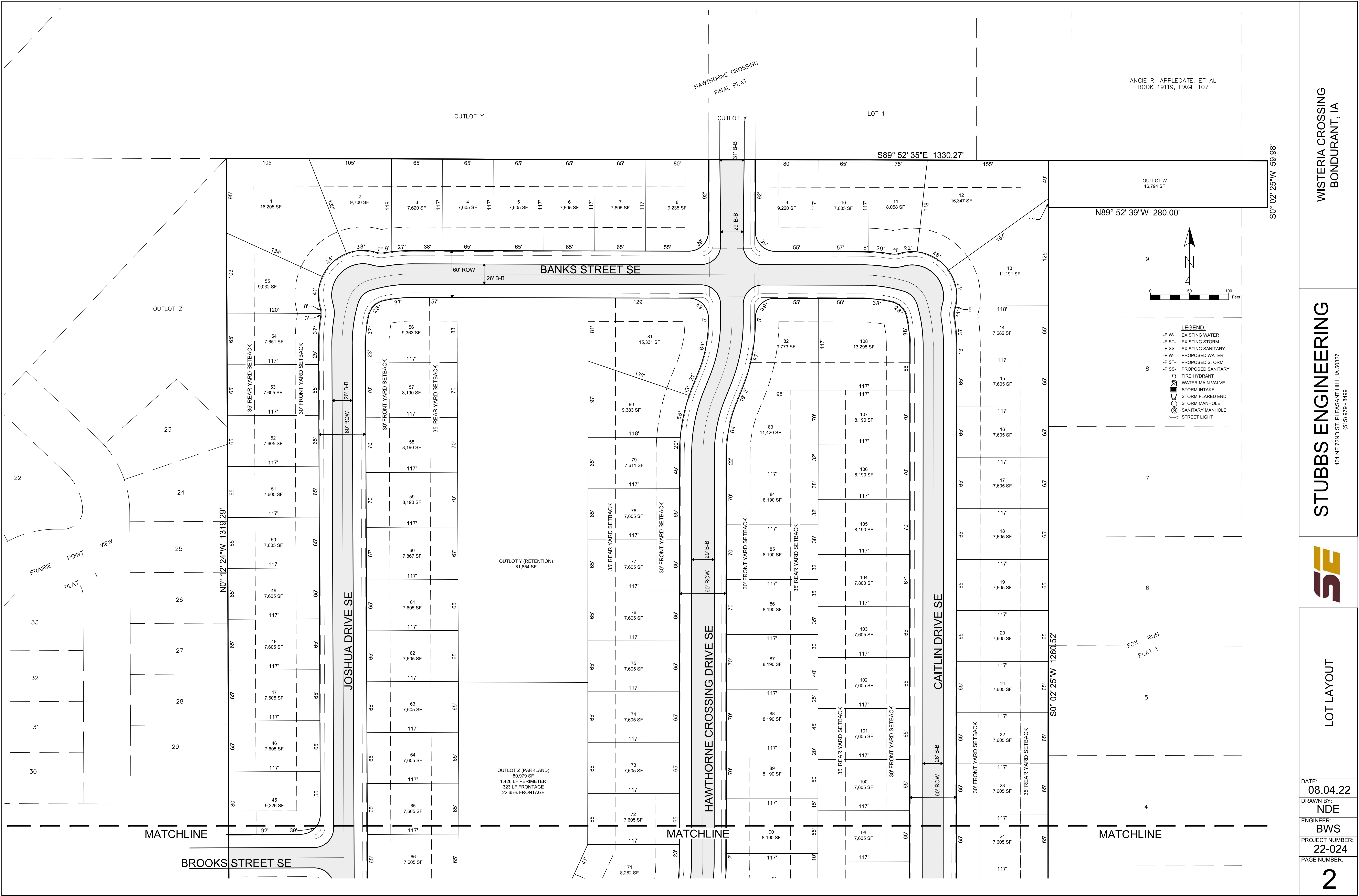
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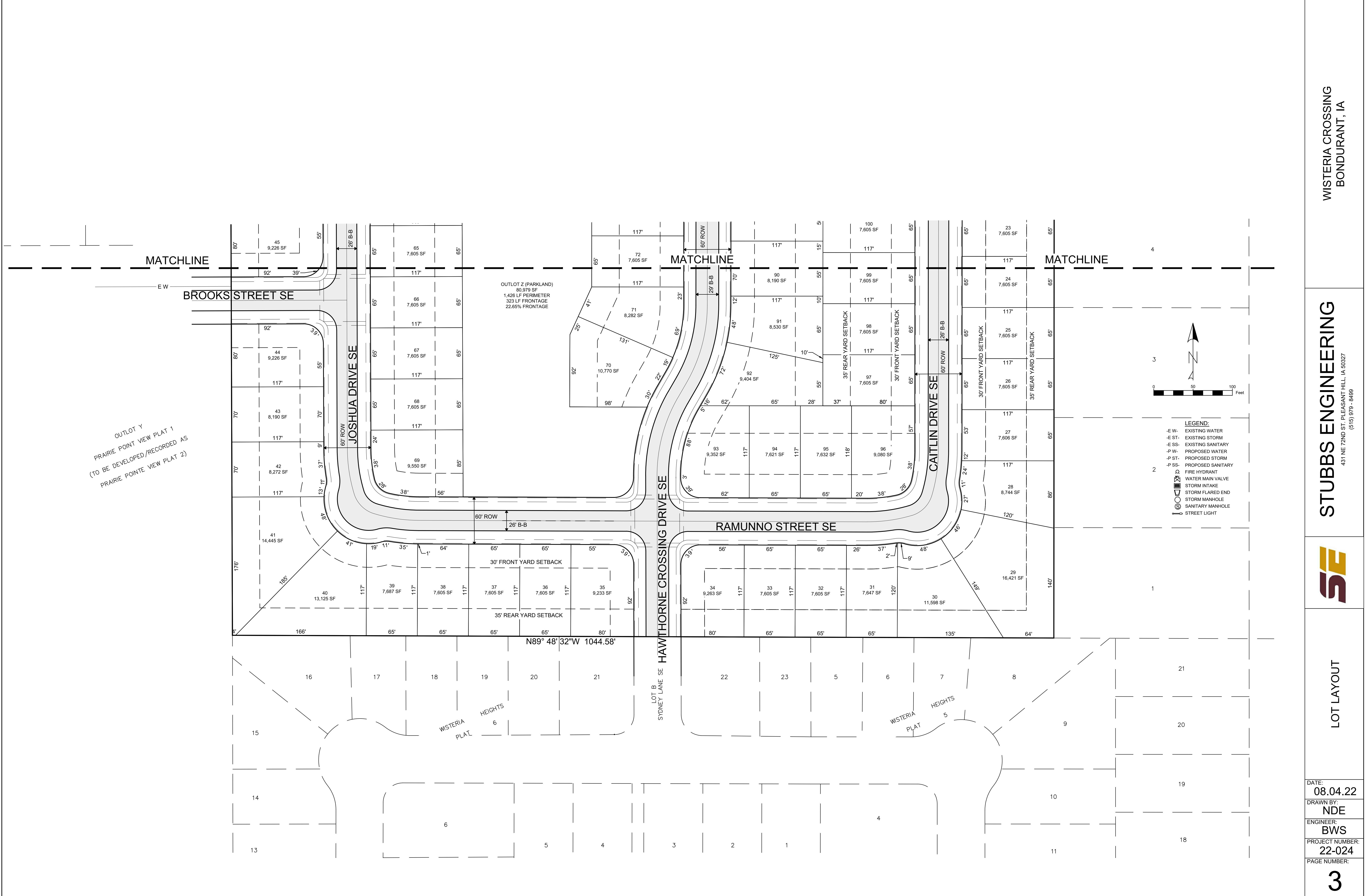
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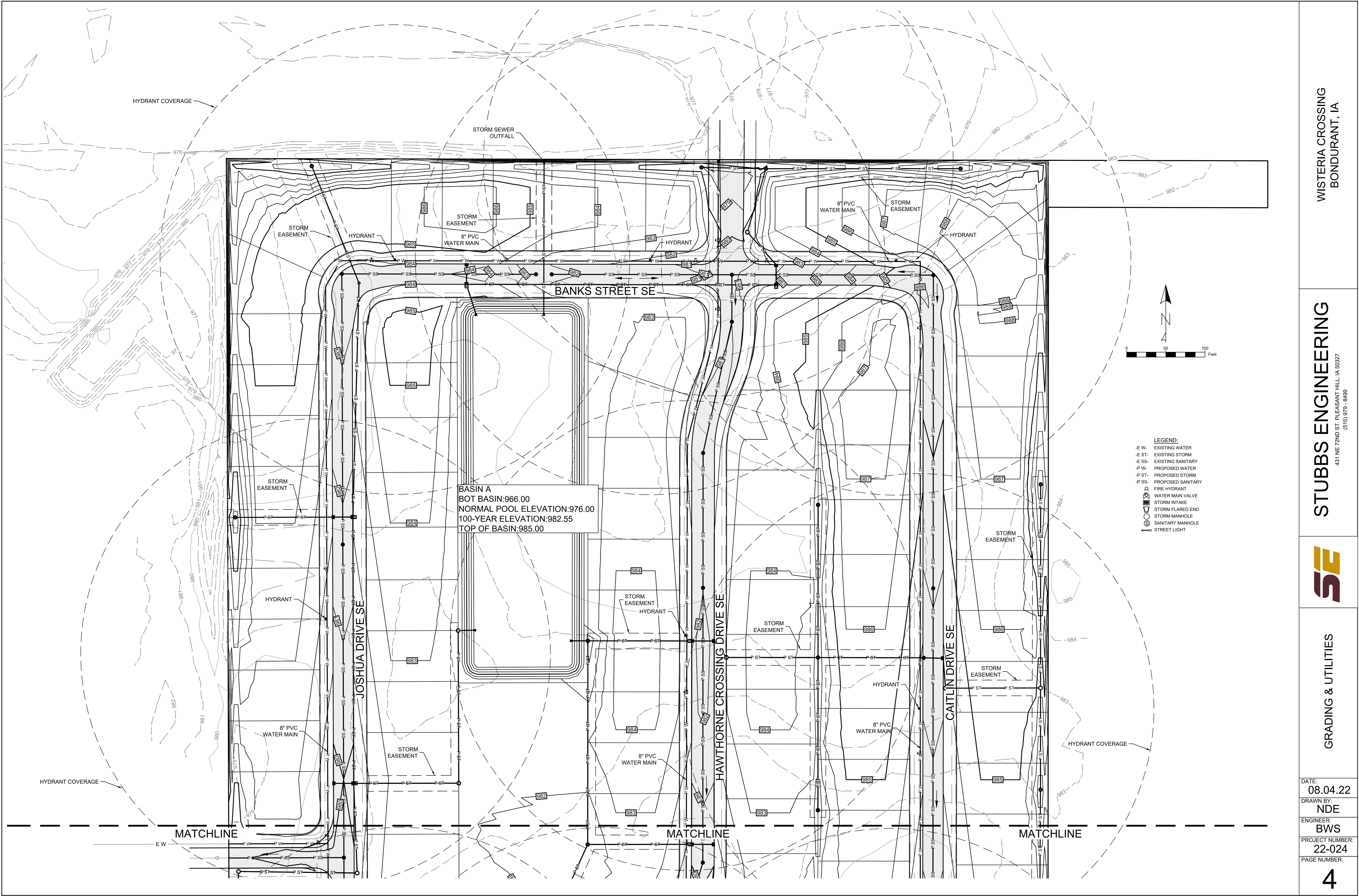
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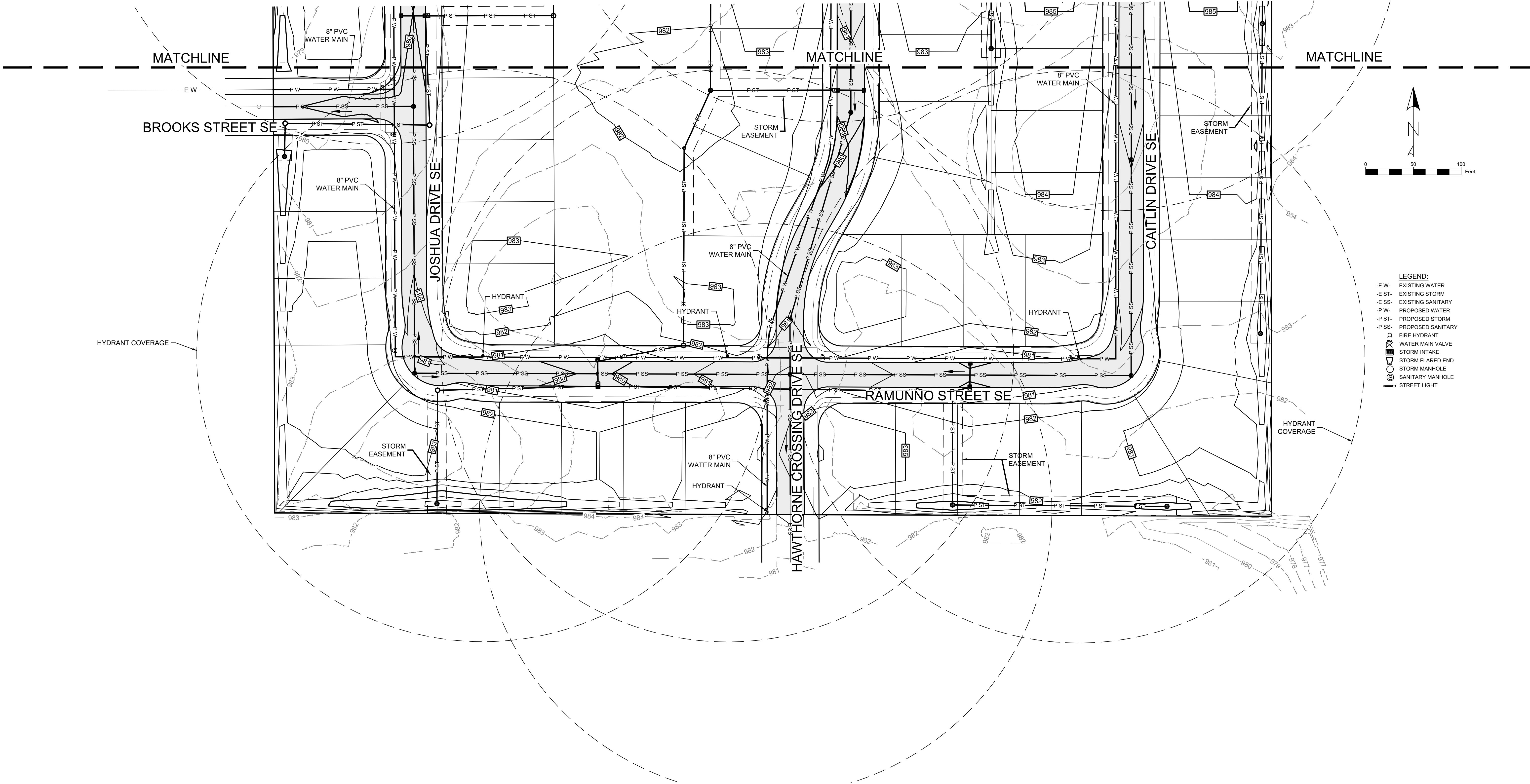
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**BUSINESS OF THE PLANNING AND ZONING COMMISSION
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 6.b.
For Meeting of 8/11/2022
Public Hearing

TITLE: PUBLIC HEARING - Request for rezoning from Agricultural (A-1) to Planned Unit Development (R-5) on property at Parcel 231/00021-000-108

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The City of Bondurant is in receipt of a request to rezone [Parcel 231/00021-000-108](#) from the Agricultural (A-1) District to the Planned Unit Development (R-5) District. The rezoning applicant is Berkey Home Builders. This development area will be called Park Side Estates. This development area is comprised of 12.52 acres along Pleasant Street NE just north of the Bondurant Recreational Sports Complex/Lake Petocka park area in the area highlighted in yellow below.

Area Map



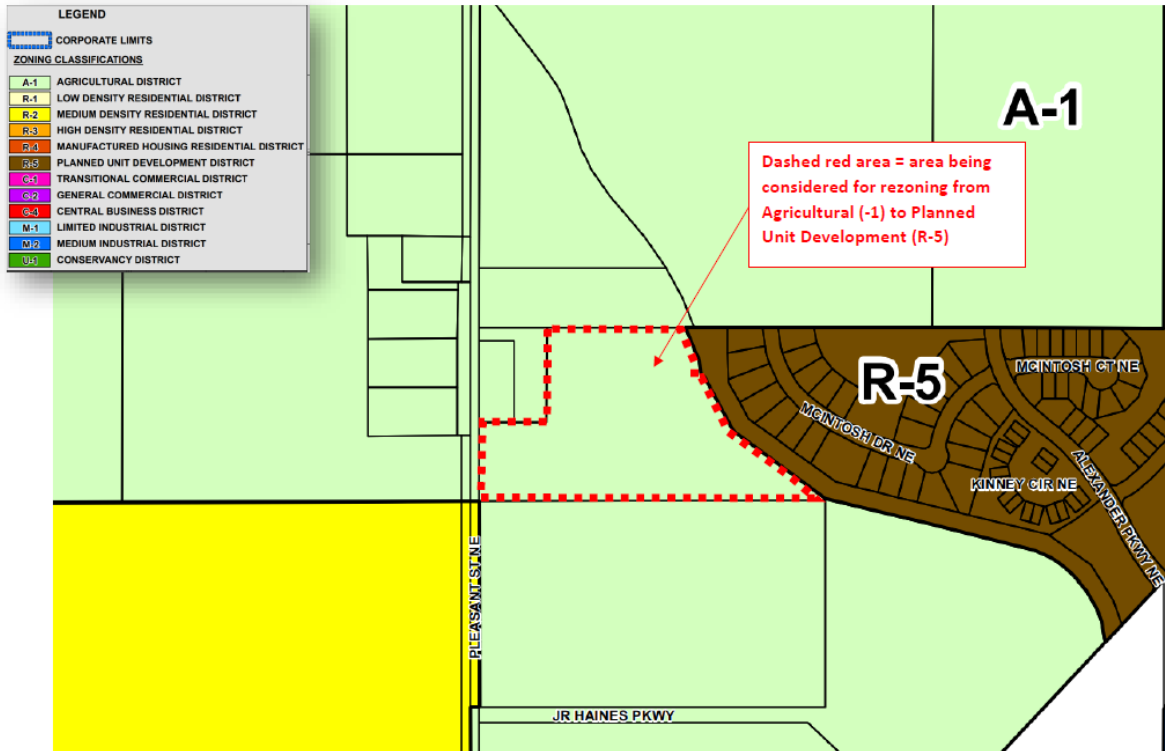
The attached Park Side Estates PUD Conceptual Plan proposes 30 lots for single-family detached development. The proposed lots will range in size from 8,399 SF to 59,374 SF; for comparison, the minimum R-2 lot size is 7,500 SF. The proposed lots will have a minimum lot width of 75' for interior lots; for comparison, the minimum R-2 lot width for interior lots is 65'. The PUD Conceptual Plan proposes that traditional R-2 setbacks be met on all lots (30' front, 35' rear, 15' total combined side yard setback with a minimum 7' on one side for 2-story and minimum 5' on one side for 1-story), with the exception that Lots 1-13 and 28-30 will have a reduced rear yard setback requirement of 30' instead of 35'.

The developer is seeking this 5' rear yard setback reduction for the described lots citing lot depth limitation concerns. The developer has indicated these lot depth limitations arise from this parcel's street frontage of 300'. When factoring in a 60'-wide right-of-way, this leaves 120' of lot depth for certain. From a brief review of newer R-2 subdivisions in Bondurant, it appears that lots are generally approximately at least 125' deep, however, the Wisteria Crossing Preliminary Plat is a current example where the developer is proposing R-2 development on some lots that are 117' deep.

Below is an area Zoning Map which shows the requested A-1 to R-5 rezoning area in red.

Area Zoning Map

Zoning Map

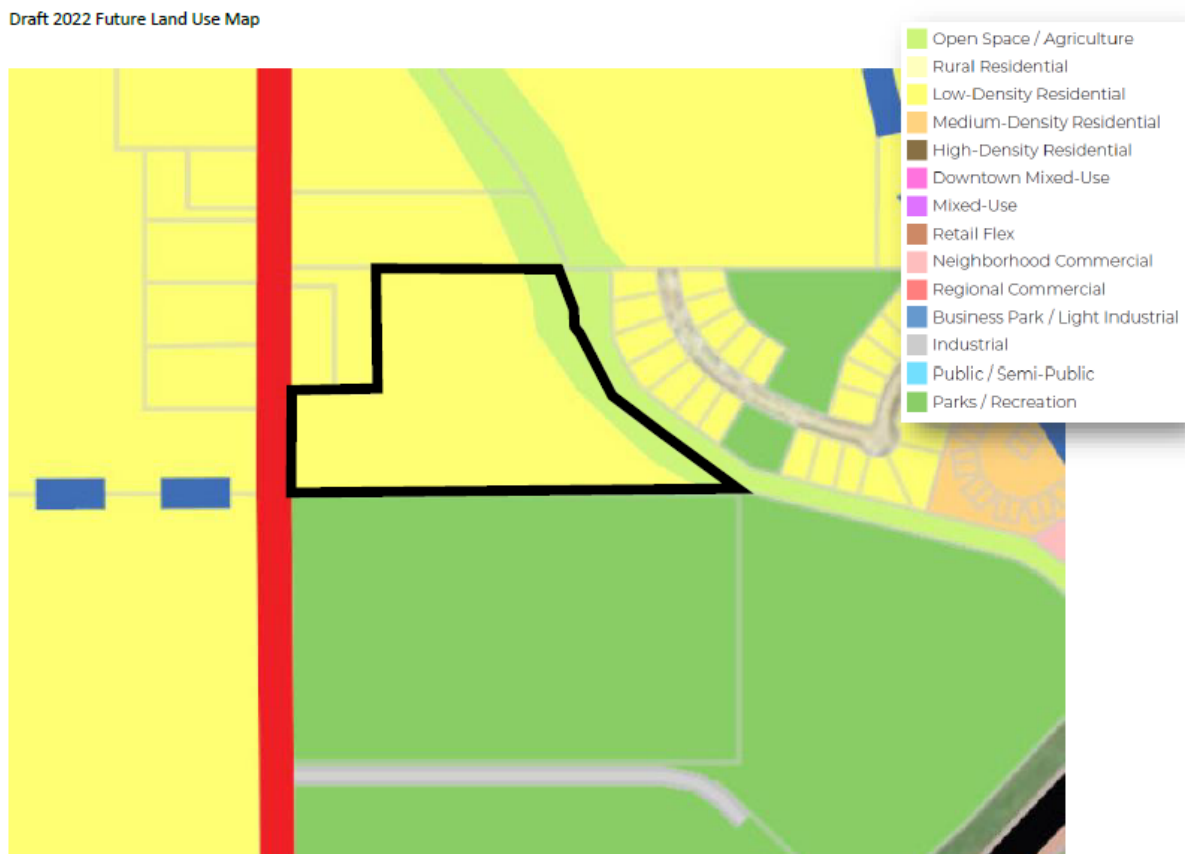


Analysis

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

Comprehensive Plan

The single-family detached use proposed is consistent with both the 2012 Future Land Use Map and also the draft 2022 Future Land Use Map. Below is an excerpt from the draft 2022 Future Land Use Map. This map guides for Low-Density Residential in light yellow and Open Space/Agriculture in light green. The PUD Conceptual Plan accommodates for the Open Space/ Agriculture designation by reserving a 20'-wide stream buffer ordinance easement area.



Consistency with the Zoning Code

Below are Zoning Code consistency items for consideration by the Planning & Zoning Commission.

- The proposed development area of 12.52 acres meets the minimum R-5 development area of 5 acres.
- The proposed single-family detached use is a permitted use of the R-5 District per Section 178.06.1.A of the Zoning Code.
- Although the R-5 District is intended to promote and permit flexibility of design and thereby may involve modifications of conventional regulations or standards, certain requirements shall be applied to ensure the development is compatible with the intent of the R-5 District. Topics for consideration related to this -
 - The R-5 District notes the original lot and yard requirements need not apply.
 - The Planning & Zoning Commission and City Council may require open space or screenings be located along all or a portion of the development boundaries.
 - A general note that this development does not propose any public parkland area, meaning the developer will need to pay the public parkland dedication

fee in lieu of establishing public parkland. Per Section 180.06 of the Subdivision Code, a mutually agreed upon appraiser will establish this fee price after the subdivision improvements have been completed.

- The proposed 2.4 dwelling units per acre stays well under the maximum R-5 District requirement of 20 units per acre.
- Attention shall be given to mitigation of existing or potential land use conflicts through proper orientation, open space, setbacks, landscaping and screening, grading, traffic circulation, and architectural compatibility.
- Any additional agreements required by the Planning & Zoning Commission and City Council at the time of PUD Conceptual Plan approval.

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 and the draft 2022 Future Land Use Map are both supportive of single-family detached development at this location. The existing Park Side R-5 zoning district is situated adjacent to the east of this Park Side Estates development area.

Public Input

As required by the City Code, property owners within 200 feet of the subject property for rezoning were notified of this request. A total of 15 property owners were notified. On August 11, 2022 the City received the following comment: John Acree, 940 McIntosh Drive NE: My name is John Acree and my wife and we live on McIntosh Dr Ne. We received notice about the request of rezoning a parcel near us from A-1 to R-5. I am unable to attend the meeting tonight due to work schedule conflict but wanted to reach out and voice my opinion. I would much rather have the city acquire the land and use it for either more parking for the BRSC/ connect the bike trail/ or make an addition to the park. The last thing I wanna see is more housing crammed in there. Thank you for your time.

Notification of the rezoning request was published in the Altoona Herald on August 3, 2022.

FUNDING SOURCE: N/A for rezoning reivew

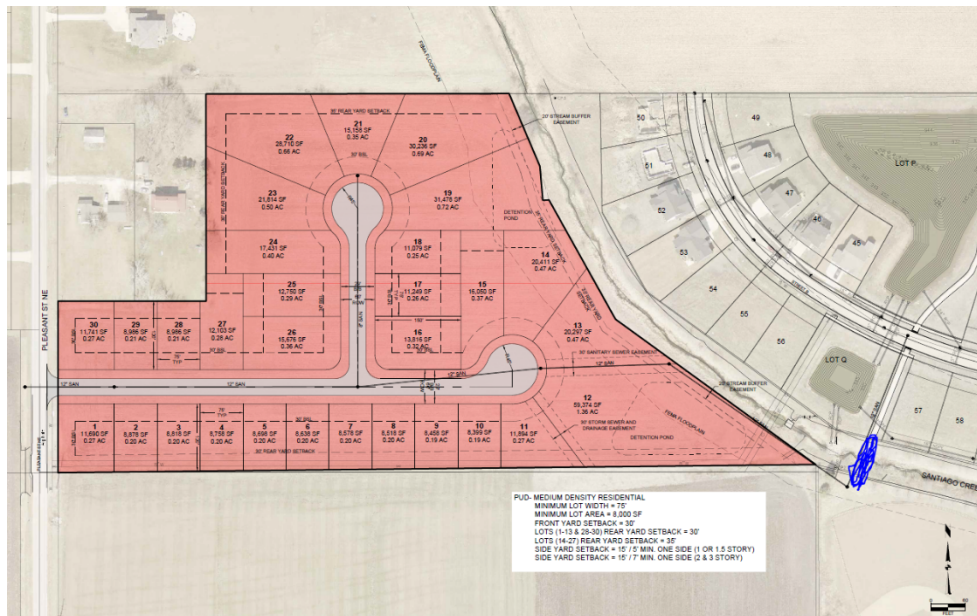
STAFF RECOMMENDATION: The following options exist for the Planning & Zoning Commission:

1. Recommended approval of RESOLUTION NO. PZ-220811-22
2. Recommended approval of RESOLUTION NO. PZ-220811-22, subject to certain Zoning Code clarification items being addressed.
3. Recommended denial of RESOLUTION NO. PZ-220811-22.
4. Table RESOLUTION NO. PZ-220811-22, pending additional information.

Staff would encourage a discussion by the Commission on the following R-5 District rezoning topics:

Does this approach to rezone from A-1 to R-5 instead of A-1 to R-2 seem acceptable? The Planning & Zoning Commission and City Council generally do not view planned unit development requests favorably where the sole purpose of the request is to skirt traditional R-1 or R-2 District standards. However, does this site have unique characteristics to justify reducing the rear yard setback on certain lots? Does the Commission feel any of the following rezoning conditions should be included as part of the rezoning ordinance so as to ensure the intent of the R-5 District is upheld?

- Should the PUD Conceptual Plan be updated to take into account how residents of this Park Side Estates neighborhood will access the adjacent BRSC/Lake Petocka area by the developer establishing a trail along the sanitary sewer and stream buffer easement areas? In FY24 the City of Bondurant has plans to establish a trail connection linking the Park Side and Featherstone neighborhoods to BRSC/Lake Petocka via a paved trail connection over Santiago Creek in the area shown in blue below.



- Should the PUD Conceptual Plan be updated to take into account any landscaping requirements along the south property line adjacent to the BRSC?
- Should the PUD Conceptual Plan be updated to note that basements will be required?

Attached is a draft P&Z recommendation resolution that can be adjusted based on the Commission's discussion.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. PUD Conceptual Plan



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

Item No. 6.c.
For Meeting of 8/11/2022
Resolution

TITLE: RESOLUTION NO. PZ-220811-22: Considering recommended approval of the request for rezoning from Agricultural (A-1) to Planned Unit Development (R-5) on property at Parcel 231/00021-000-108

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: For Brief History & Analysis, please see the corresponding Public Hearing agenda statement.

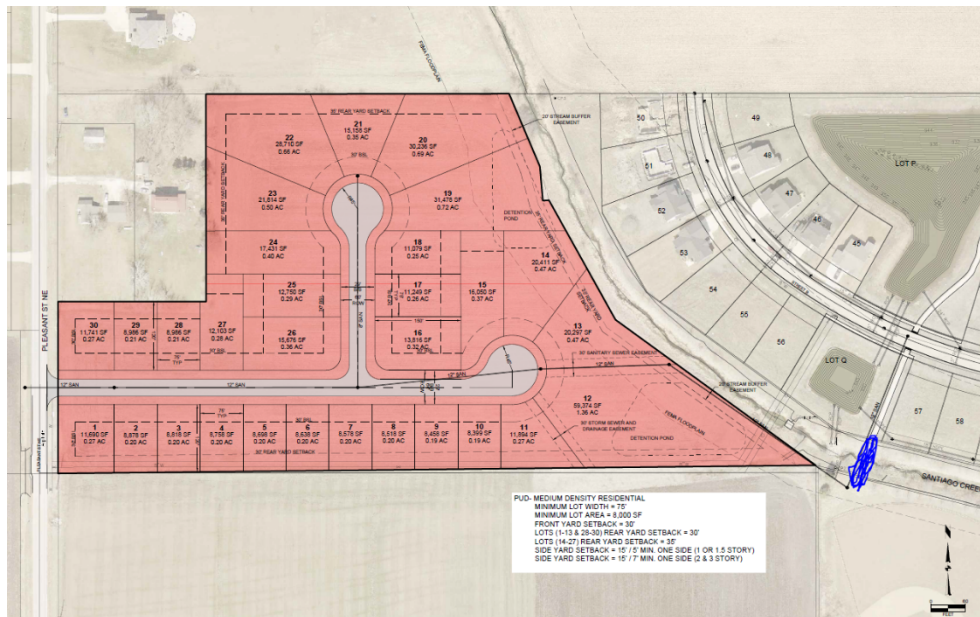
FUNDING SOURCE: N/A for rezoning

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

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APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RES. NO. PZ-220811-22
2. PUD Conceptual Plan

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-220811-22

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE REQUEST FOR
REZONING FROM THE AGRICULTURAL (A-1) DISTRICT TO THE PLANNED UNIT
DEVELOPMENT (R-5) DISTRICT ON PROPERTY AT PARCEL 231/00021-000-108

WHEREAS, on August 11, 2022, the Planning and Zoning Commission held a Public Hearing to consider a request to rezone property from the Agricultural (A-1) District to the Planned Unit Development (R-5) District, on property described as follows:

EXCEPT THE NORTH 362F E 258.3F W 291.3F & -EX E OF LN BEG 1817.95F
WLY OF NE COR PARCEL D BK 11290 PG 702 THN SE 137.65F SE 60F NELY 10.77F
SE 238.47F SE 438.69F TO S LN PAR D S 1/4 NW 1/4 & N 1/2 SW 1/4 SEC 29-80-22

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 Planned Unit Development (R-5), subject to the following rezoning ordinance conditions as authorized by Section 178.06.4.P of the Zoning Code and Section 414.5 of the Iowa Code:

1. P&Z resolution to be update to reflect conditions discussed by the Commission.

Moved by _____, Seconded by _____ to adopt.

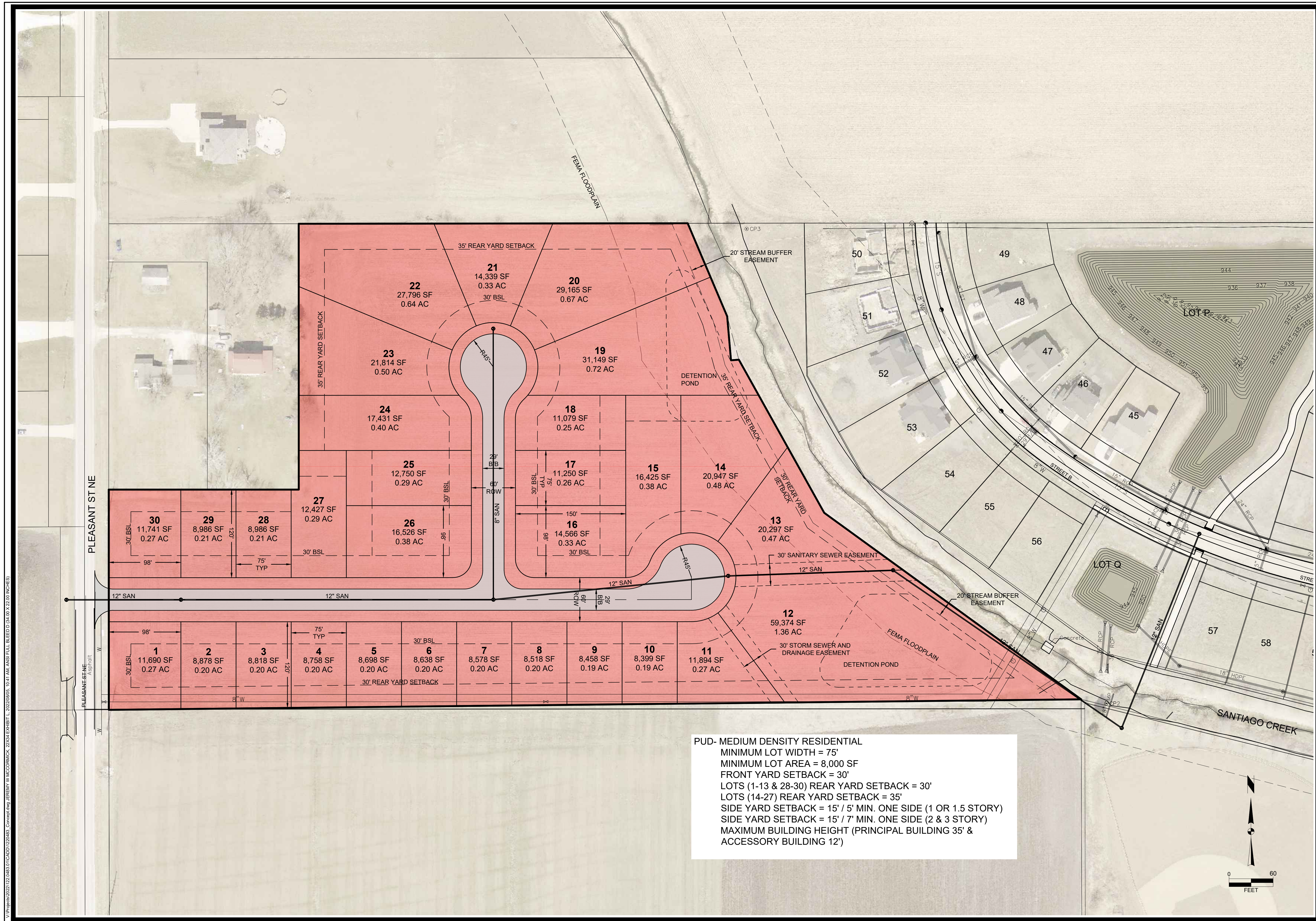
ATTEST: I, Maggie Murray, Planning & Community Development Director, hereby certify that at a meeting of the Planning and Zoning Commission held on August 11, 2022, among other proceedings the above was adopted.

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

[illegible]

PARK SIDE ESTATES

PUD MASTER PLAN 8-5-22

BONDURANT, IA

SNYDER & ASSOCIATES, INC.

515-964-2020 | www.snyder-associates.com



SNYDER
& ASSOCIATES

Project No: 122.0483.01

Sheet C100



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

Item No. 6.d.
For Meeting of 8/11/2022
Resolution

TITLE: -RESOLUTION NO. PZ-220811-23: Considering recommended approval of the site plan at 3410 Henry Street SW

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The City is in receipt of a site plan for review by the Planning & Zoning Commission and City Council for the existing 1.649-acre parcel of land located along Henry Street SW just west of the Wolf Creek neighborhood shown in the area highlighted in yellow below. The site plan applicant is 98 Investments, LLC. The site plan was prepared by Snyder & Associates. The proposed building will be a 1-story building comprised of 10,700 SF. This property is zoned as being within the City's General Commercial (C-2) District. While no final use(s) have been established at the time of writing this report, Page C101 includes a note that uses proposed must adhere to the C-2 District.

minimum 30' front yard setback and a minimum 25' rear yard setback, Section 177.06 of the Zoning Code requires that whenever the subdivision plat shows a setback greater than what the zoning district requires, the setback shown on the plat shall apply.

- The building will be 24'-tall, which stays under the maximum C-2 building height requirements of 80'.

Parking/Drive Areas

- Access to the site is from a driveway on the east side of Henry Street SW at the southwest corner of the site.
- The driveway adjoins the south end of Henry Street SW and a radius is only provided on the northerly side of the driveway. Unless Henry Street SW is extended southerly, there is no need for a southerly radius. If Henry Street SW were extended southerly, it would appear the southerly radius of the driveway approach should be provided.
- The site plan shows that no part of any parking/drive area (excluding driveways) will be located closer than 3' away from the front property lines, as is required by Section 177.10.1.
- The site plan shows that all parking/drive areas will be paved as required by Section 177.10.2 of the Zoning Code.
- Section 177.09.19.A of the Zoning Code will be applied when determining minimum parking stall count requirements at this location. This section reads: Low volume traffic with no outdoor storage or display of goods outside fully enclosed building: one (1) space per 400 square feet of gross floor area. $10,700 \text{ SF} / 400 = \text{at least } 27 \text{ parking stalls}$ shall be provided on site. The site plan notes that 34 parking spaces are proposed.
- Section 177.08 regulates minimum loading space count requirements. One loading space is required at this location. One loading space is proposed on the easterly side of the building at the south end of the parking area.
- The site plan shows parking spaces will be provided with raised curbing or equivalent, as is required by Section 177.10.8.

Stormwater, Utilities & Natural Features

- A stormwater management report was submitted for review by the City Engineer. The City Engineer noted the drainage calculations indicate the parcel is tributary to the existing regional stormwater detention basin located on Outlot Z. The City Engineer noted that based on review of the drainage calculations and the original detention basin calculations for Clement Estates, it appears the development of 3410 Henry Street SW is consistent with the design assumptions used in the original detention basin calculations and not additional detention should be required. The attached P&Z recommendation resolution takes into

account a condition that the developer must establish an off-site easement for grading and drainage flume work.

- Sheet C200 contains the required utility plan. Sanitary sewer service is shown by a service extending easterly to the City's sanitary sewer. A portion of the service is located off of the property. The service is located in Outlot X of Wolf Creek Plat 11 owned by the City of Bondurant. A 2" water service is shown to connect to the existing water main along the westerly side of Henry Street SW.
- This property is located within the Wolf Creek Sanitary Sewer Connection Fee District.
- This site is not situated within FEMA's 100-year floodplain.
- This site is not situated within the City's Stream Buffer Ordinance area.

Landscaping Plan

- Sheet C400 contains the required landscaping plan. Notes on this:
 - The site plan notes this site has 517' of street frontage. $517'/50 =$ at least 11 general trees must be planted within the required front yard area. The site plan shows 11 trees proposed within the required front yard area.
 - $34 \text{ parking spaces}/18 =$ at least 2 interior trees are required. The site plan shows 3 interior trees proposed.
 - At least 5% interior greenspace must be provided for any parking area visible from the public right-of-way. The site plan notes that 5.22% interior greenspace is proposed. The interior trees are deciduous shade, which meets tree type requirements of Section 182.05.D.1.
 - The site plan shows that the required general trees will be located at least 4' away from the front property line as required by Section 182.05.E of the Zoning Code.
 - The landscaping plan notes that the deciduous trees will conform to the minimum of 1 3/4 inch caliper in size at time of planting requirement of Section 182.04 of the Zoning Code.
 - The site plan notes that 44.6% of this site will be open space. This exceeds the minimum 15% requirement of the C-2 District as regulated by Section 178.08.4.H.
 - The Planned Unit Development (R-5) District is immediately adjacent to the east of this site, meaning that a buffer yard must be provided as regulated by Section 177.10.1. of the Zoning Code. The Code requires that the buffer yard be at least 35'-wide and consist of at least 4 overstory trees, 6 understory trees, 6 evergreen trees, and 15 shrubs required per each 100 linear feet. This section also requires that either a 4' high berm or opaque wood fence also be installed. Sheet C400 shows these requirements as being met.

Architectural Elevations

- Elevations have been received and are attached as part of this agenda statement. Notes on building design/material requirements:
 - General requirements as regulated by Section 179.01.2.1.1
 - Section 179.01.2.1.2.1 - buildings shall be designed such that there is adequate treatment or screening of negative aspects (loading areas, loading docks, HVAC mechanical units, non-residential doors, etc) from the public right-of-way and adjoining properties. *Appears this is met, as site plan notes the non-residential overhead door facing Henry Street SW will match the siding color.*
 - Section 179.01.2.1.1.b - requires that roof mounted mechanical units shall be screened from view of public right-of-way. *Site plan applicant has confirmed in writing this will be met.*
 - The proposed building will be situated more than 500' away from the Highway 65 right-of-way, meaning the Overlay District standards do not apply and this building is subject to just the C District building design/material requirements - these are summarized below.
 - The following materials are prohibited on all elevations unless used as limited trim: wood, Masonite, asphaltic wall material, non-architectural sheet metal, non-textured concrete block, or other similar material.
 - The submitted elevations show tall building elevations are consistent in design and materials.
 - The submitted elevations show the following is met: elevations facing the public right-of-way and those elevations visible from the public right-of-way are subject to the following building material requirements: i.) up to 30% of each elevation fronting or visible from the public right-of-way shall be comprised of the following materials: fascia glass, brick, architecturally-designed concrete tilt-up panels, textured concrete block or stone. ii.) Up to 70% of each elevation fronting or visible from the public right-of-way may be comprised of the following building materials: split-faced block, concrete panels, stucco, or architectural aluminum panels.
 - The submitted elevations show the following is met: elevations not adjacent to and not visible from the public right-of-way must incorporate the above 30% or 70% materials as at least trim.
 - The site plan applicant has noted that the required facade modulation in all building elevations requirement is accomplished by color, pattern, and

texture and an offset on one end of the building due to site constraints.

- The site plan applicant has noted that the Henry Street SW elevation is broken up into smaller, identifiable storefronts to accomplish the following Code requirement: building proposed in commercial areas that are adjacent to residential uses shall be designed with an articulated roofline, giving an emphasis to architectural elements that will help divide the mass of a large building into smaller, identifiable parts.

Other Site Plan Features

- A general note that all signage is reviewed and approved separately from site plan approved by staff for code compliancy. Sign contractor to obtain sign permit prior to sign installation.
- The site plan applicant has noted the following Code requirement will be met by installing full cutoff lighting - per Section 177.10.3 of the Zoning Code, any lighting used to illuminate the parking area will need to be arranged to reflect lighting away from the adjacent Wolf Creek neighborhood.
- The trash enclosure area is proposed along the east side of the east parking area. The submitted elevations show the screening method proposed, which meets the following Code requirement of Section 178.08.5.E: the trash enclosure area shall be fully enclosed by a 6'-tall opaque wood fence or masonry wall and shall be of similar design character to the principal building on site.
- The site plan shows that 5'-wide public sidewalks will be installed along the street frontage. This proposed sidewalk will tie into an existing public sidewalk just north of the site.

Comments from City Officials:

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

1. Public Works - reviewed and noted no comments/concerns.
2. Engineering - reviewed and noted no comments/concerns.
3. Fire Department - reviewed and noted no comments/concerns.

FUNDING SOURCE: N/A

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

1. Recommended approval of RESOLUTION NO. PZ-220811-23.
2. Recommended approval of RESOLUTION NO. PZ-220811-23, subject to certain Zoning Code clarification items being addressed.
3. Recommended denial of RESOLUTION NO. PZ-220811-23.
4. Table pending additional information.

Staff recommends approval of RESOLUTION NO. PZ-220811-23, regarding recommended approval of the 3410 Henry Street SW site plan, subject to the following City Code clarification items:

1. That should Henry Street SW ever be extended southerly, the owner at 3410 Henry Street SW shall be responsible for extending the southerly driveway taper at the time the street is extended.
2. That prior to beginning any off-site work stormwater drainage work, the developer shall provide written documentation the owner of Outlot Z of Clement Estates Plat 2 consents to the grading and drainage flumes located on Outlot Z.
3. That should it be requested by the City of Bondurant, that prior to beginning any off-site work associated with the sanitary sewer easement on Outlot X of Wolf Creek Plat 11, that the developer shall be responsible for establishing this easement document.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RES. No. PZ-220811-23
2. Site Plan
3. Elevations

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-220811-23

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE 3410 HENRY
STREET SW SITE PLAN.

WHEREAS, Snyder & Associates submitted the site plan for the property located at 3410 Henry Street SW described as follows; AND

LOT 3 CLEMENT ESTATES PLAT 2

WHEREAS, the owner is All Star Property Management, 98 Bondurant LLC; AND

WHEREAS, the zoning for the property is General Commercial (C-2) and Sheet C101 acknowledges that use(s) proposed shall adhere to Section 178.08.1 of the Zoning Code.

NOW, THEREFORE, BE IT RESOLVED, that the Planning & Zoning Commission recommends approval of the submitted site plan for the 3410 Henry Street SW site plan, subject to the following City Code clarification recommendation items:

1. That should Henry Street SW ever be extended southerly, the owner at 3410 Henry Street SW shall be responsible for extending the southerly driveway taper at the time the street is extended.
2. That prior to beginning any off-site work stormwater drainage work, the developer shall provide written documentation the owner of Outlot Z of Clement Estates Plat 2 consents to the grading and drainage flumes located on Outlot Z.
3. That should it be requested by the City of Bondurant, that prior to beginning any off-site work associated with the sanitary sewer easement on Outlot X of Wolf Creek Plat 11, that the developer shall be responsible for establishing this easement document.

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 August 11, 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

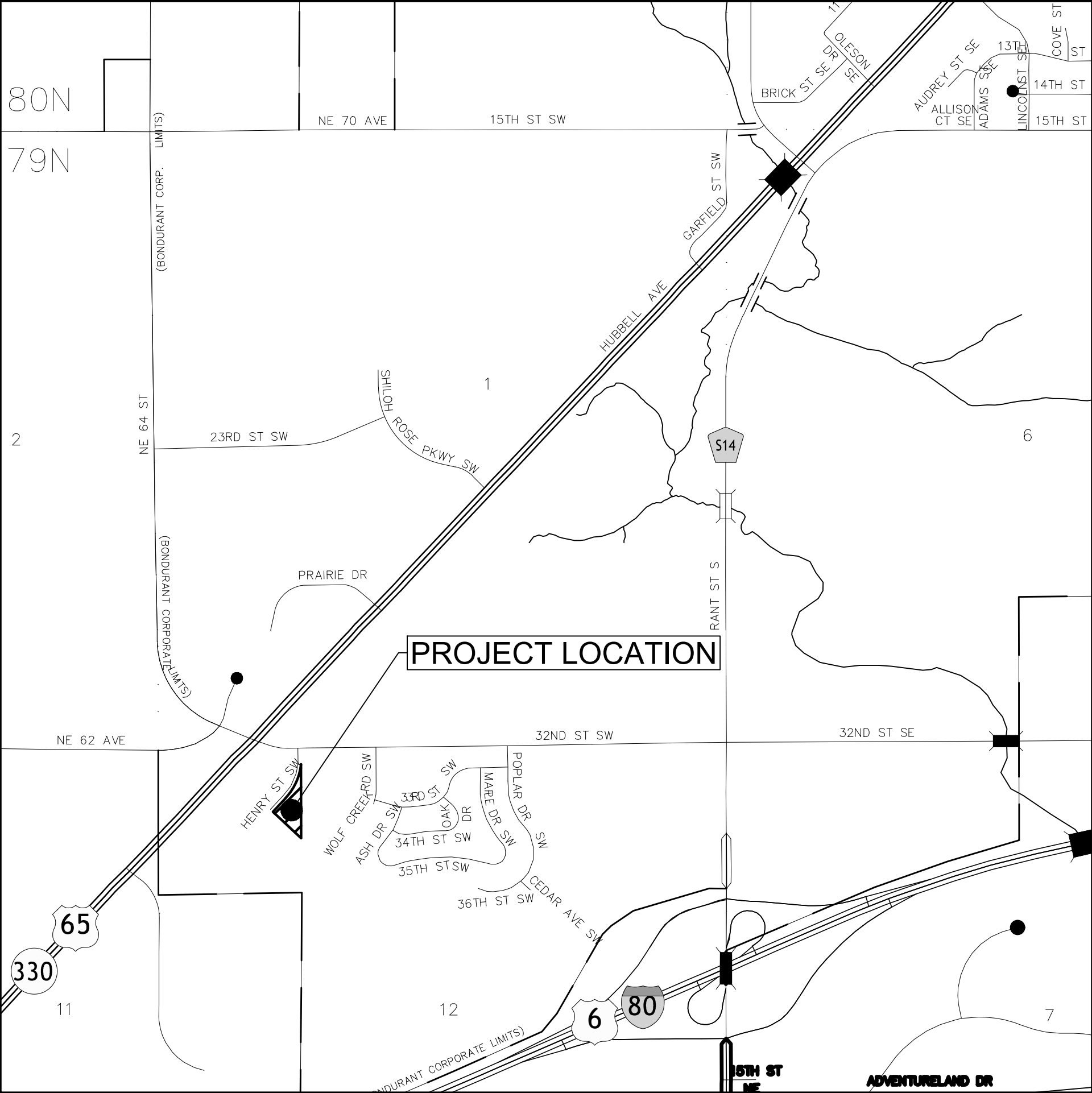
SITE PLAN
FOR
CLEMENT ESTATES PLAT 2, LOT 3
3410 HENRY STREET SW
CITY OF BONDURANT, POLK COUNTY, IOWA

OWNER

ALL STAR PROPERTY MANAGEMENT
98 BONDURANT LLC
6750 WESTOWN PKWY STE 200
WEST DES MOINES, IA 50266-7717

APPLICANT

98 INVESTMENT, LLC,
2614 NE BELLAGIO DRIVE
ANKENY, IA, 50021
MARCUS PITTS
(515) 556-4727



VICINITY MAP

INDEX OF SHEETS

- C100 TITLE SHEET
- C101 PROJECT INFORMATION
- C200 DIMENSION AND UTILITY PLAN
- C300 GRADING AND EROSION CONTROL PLAN
- C400 PLANTING PLAN

CLEMENT ESTATES PLAT 2, LOT 3

TITLE SHEET

BONDURANT, IOWA

SNYDER & ASSOCIATES, INC. |

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



Project No: 122.0795.01
Sheet C100

REVISION	DATE	BY
1	8-5-2022	
MARK	REVISION	DATE
Engineer: KMM	Checked By: BKC	Scale: 1" = 1000'
Technician: AWS	Date: 7-29-2022	T-R-S: 79N-23W-12
Project No: 122.0795.01		Sheet C100

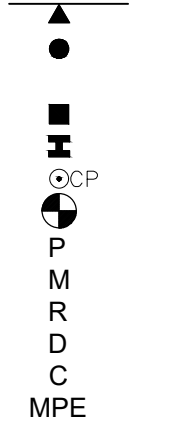
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LEGEND

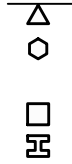
FEATURES

Section Corner
1/2" Rebar, Cap # 11579
(Unless Otherwise Noted)
ROW Marker
ROW Rail
Control Point
Bench Mark
Platted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Minimum Protection Elevation
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line

FOUND



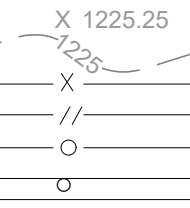
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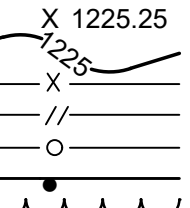
FEATURES

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

EXISTING



PROPOSED



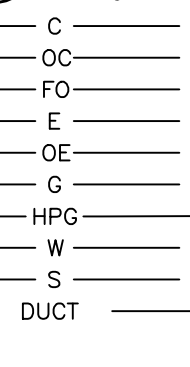
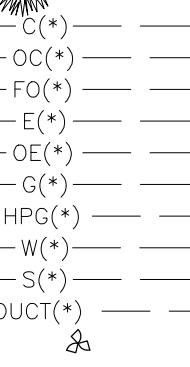
Deciduous Tree \ Shrub



Coniferous Tree \ Shrub



Communication
Overhead Communication
Fiber Optic
Underground Electric
Overhead Electric
Gas Main with Size
High Pressure Gas Main with Size
Water Main with Size
Sanitary Sewer with Size
Duct Bank
Test Hole Location for SUE w/ID

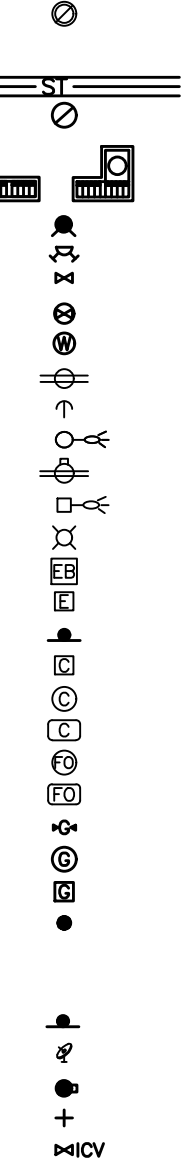
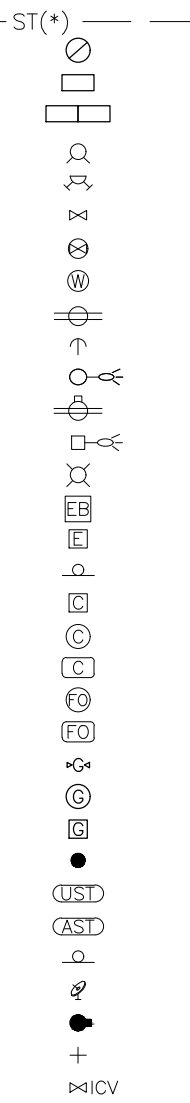


(*) Denotes the survey quality service level for utilities

Sanitary Manhole



Storm Sewer with Size
Storm Manhole
Single Storm Sewer Intake
Double Storm Sewer Intake
Fire Hydrant
Fire Hydrant on Building
Water Main Valve
Water Service Valve
Well
Utility Pole
Guy Anchor
Utility Pole with Light
Utility Pole with Transformer
Street Light
Yard Light
Electric Box
Electric Transformer
Traffic Sign
Communication Pedestal
Communication Manhole
Communication Handhole
Fiber Optic Manhole
Fiber Optic Handhole
Gas Valve
Gas Manhole
Gas Apparatus
Fence Post or Guard Post
Underground Storage Tank
Above Ground Storage Tank
Sign
Satellite Dish
Mailbox
Sprinkler Head
Irrigation Control Valve



UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI / ASCE 38-02 STANDARD.
QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.
QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION.
QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.
QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

NOTES

- NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION, AND DEPTH OF ALL UTILITIES. PROTECT ALL UTILITY LINES AND STRUCTURES NOT SHOWN FOR REMOVAL OR MODIFICATION. ANY DAMAGES TO UTILITY ITEMS NOT SHOWN FOR REMOVAL OR MODIFICATION SHALL BE REPAIRED TO THE UTILITY OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
- CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO THE 2022 SUDAS STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE SOILS REPORTS PREPARED BY OTHERS.
- LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
- ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY, FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS.
- NOTIFY OWNER, ENGINEER AND CITY OF BONDURANT AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
- CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.
- IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
- ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.
- DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF DESIGN. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
- CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES IN A TIMELY MANNER.
- THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ANY EXISTING EROSION CONTROL MEASURES ON SITE AT THE TIME OF CONSTRUCTION. GRADING AND SOIL EROSION CONTROL CODE REQUIREMENTS SHALL BE MET BY CONTRACTOR. A GRADING PERMIT IS REQUIRED FOR THIS PROJECT.
- CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, TELEPHONE AND ANY OTHER FRANCHISE UTILITY SERVICES WITH UTILITY SERVICE PROVIDER, CITY OF BONDURANT, AND THE OWNER PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN MINIMUM 18" VERTICAL AND HORIZONTAL CLEARANCE BETWEEN UTILITIES. CONTRACTOR TO COORDINATE UTILITY ROUTING TO BUILDING AND VERIFY CONNECTION LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION.

NOTES

- BUILDING LINES AND CORNERS ARE FOR USE IN PREPARING CIVIL SITE PLAN DOCUMENTS. BUILDING CORNERS AND BUILDING LINES SHOULD BE SPECIFICALLY VERIFIED, AS NECESSARY, PRIOR TO DESIGN FOR CONSTRUCTION OF ANY PROPOSED EXPANSION OR CONNECTION OF BUILDING COMPONENTS.
- FOR CLARITY PURPOSES, SURVEY SPOT ELEVATIONS ARE NOT SHOWN ON THIS SURVEY, BUT ARE CONTAINED WITHIN THE DIGITAL CADD FILES.
- FOR THE PURPOSE OF THIS SURVEY, STORM SEWER, SANITARY SEWER AND WATER MAIN LINES ARE ASSUMED TO FOLLOW A STRAIGHT LINE FROM STRUCTURE TO STRUCTURE.
- UTILITY SERVICE LINES TO BUILDINGS ARE APPROXIMATE ONLY. AN INTERNAL BUILDING INVESTIGATION, EXCAVATION AND/OR SUBSURFACE LOCATING/DESIGNATING WOULD NEED TO BE PERFORMED TO DETERMINE THE LOCATION OF SERVICES ENTERING THE BUILDING.
- UNDERGROUND PIPE MATERIALS AND SIZES ARE BASED UPON VISIBLE EVIDENCE VIEWED FROM ACCESS MANHOLES/STRUCTURES. DUE TO THE CONFIGURATION AND/OR CONSTRUCTION OF THE STRUCTURE, IT MAY BE DIFFICULT TO ACCURATELY DETERMINE THE PIPE MATERIAL AND/OR SIZE. THE SURVEYOR WILL USE THEIR JUDGMENT AND EXPERIENCE TO ATTEMPT TO DETERMINE, BUT COMPLETE ACCURACY CANNOT BE GUARANTEED.
- BOUNDARY LINES SHOWN ON THE EXISTING SITE SURVEY ARE TO FACILITATE DESIGN OR CONCEPT NEEDS AND ENABLE CREATION OF SAID CONSTRUCTION DOCUMENTS. THESE LINES DO NOT CONSTITUTE A CERTIFIED BOUNDARY SURVEY AND MISSING MONUMENTS WILL NOT BE SET.

ZONING

C-2 GENERAL COMMERCIAL DISTRICT

USES MUST COMPLY WITH PRINCIPAL PERMITTED USES PER SECTION 178.08 OF ZONING CODE.

BULK REGULATIONS

FRONT YARD SETBACK = 50'
SIDE YARD SETBACK = NONE
REAR YARD SETBACK = 25'
MAXIMUM BUILDING HEIGHT = 80'

PROPERTY DESCRIPTION

LOT 3 CLEMENT ESTATES PLAT 2

BUILDING DESCRIPTION

SINGLE STORY
10,700 SF
BUILDING HEIGHT 24'

PARKING REQUIREMENTS

REQUIRED:
LOW VOLUME RETAIL: 1 SPACE PER 400 SF
10,700 / 400 = 27 REQUIRED SPACES

PROVIDED:
34 SPACES (INCLUDING 2 ADA ACCESSIBLE STALLS)

OFF-STREET LOADING SPACES

MINIMUM REQUIREMENTS:
FOR BUILDING OVER 10,000 SFM 1 OFF-STREET LOADING SPACE PLUS 1 PER 20,000 SF OF GROSS FLOOR AREA IN EXCESS OF 10,000 SF
BUILDING = 10,700 SF (1 LOADING SPACE REQUIRED)

OPEN SPACE

15% MINIMUM OPEN SPACE REQUIRED
71,829 SF x 0.15 = 10,775 SF REQUIRED
OPEN SPACE PROVIDED = 32,003 SF (44.6%)

IMPERVIOUS SURFACE

39,826 SF

UTILITY CONTACT INFORMATION

G1-GAS MAIN UE1-UNDERGROUND ELECTRIC	MID AMERICAN-GAS ANDREA ALLISON (515)-281-2951 ANDREA.ALLISON@MIDAMERICAN.COM
FO1-FIBER OPTIC	CENTURYLINK SADIE HULL (918)-547-0147 SADIE.HULL@LUMEN.COM

CONTROL POINTS

IOWA REGIONAL COORDINATE SYSTEM ZONE 8 (AMES - DES MOINES)
NAD83(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET

CP16	N=7518003.10 E=18564686.23 Z=963.14 CUT "X" TOP CURB, 10' +/- NE OF HYDRANT @ S. END APPROACH TO VISION ELECTRIC, S. END HENRY STREET.
CP100	N=7518169.05 E=18564881.26 Z=963.99 CUT "X" E. SIDE HENRY ST. E. OF NE COR BUILDING 3300, 1' +/- W. OF E. EDGE CONCRETE
CP101	N=7518479.73 E=18564965.89 Z=967.68 CUT "X" TOP CURB, E. SIDE HENRY ST. 20' +/- W. OF TELEPHONE PEDESTAL, 20' +/- S. OF STOP SIGN.
CP102	N=7517718.74 E=18564984.38 Z=961.87 1/2" REBAR W/ YPC 4640, 2' +/- W. OF THE TOP OF BERM, SE CORNER SITE.

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
IARTN DERIVED - US SURVEY FEET

BM600	ELEV=963.97 BURY BOLT ON HYDRANT W. SIDE HENRY ST. @ END OF PAVEMENT.
BM500	ELEV=966.07 BURY BOLT ON HYDRANT, W. SIDE HENRY ST. @ SE CORNER GIT-N-GO, WATEROUS HYDRANT.

DATE OF SURVEY

JUNE 29, 2022

POLLUTION PREVENTION NOTES

A. POLLUTION PREVENTION AND EROSION PROTECTION

- CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) NPDES PERMIT, THE U.S. CLEAN WATER ACT AND LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND POLLUTION FROM THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.
- DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT / ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY, INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER. FURTHER, IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.

B. STORM WATER DISCHARGE PERMIT

- THIS PROJECT REQUIRES COVERAGE UNDER THE NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE IDNR, AS REQUIRED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH AND FULFILLMENT OF ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2 AS SPECIFIED IN THE CONTRACT DOCUMENTS.
- ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT, INCLUDING, BUT NOT LIMITED TO, THE NOTICE OF INTENT, PROOF OF PUBLICATIONS, DISCHARGE AUTHORIZATION LETTER, CURRENT SWPPP, SITE INSPECTION LOG, AND OTHER ITEMS, SHALL BE KEPT ON SITE AT ALL TIMES AND MUST BE PRESENTED TO ANY JURISDICTIONAL AGENCIES UPON REQUEST. FAILURE TO COMPLY WITH THE NPDES PERMIT REQUIREMENTS IS A VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF IOWA.
- A "NOTICE OF DISCONTINUATION" MUST BE FILED WITH THE IDNR UPON FINAL STABILIZATION OF THE DISTURBED SITE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES. ALL PLANS, INSPECTION REPORTS, AND OTHER DOCUMENTS MUST BE RETAINED FOR A PERIOD OF THREE YEARS AFTER PROJECT COMPLETION. THE CONTRACTOR SHALL RETAIN A RECORD COPY AND PROVIDE THE ORIGINAL DOCUMENTS TO THE OWNER UPON PROJECT ACCEPTANCE AND/OR SUBMITTAL OF THE NOTICE OF DISCONTINUATION.

C. POLLUTION PREVENTION PLAN

- THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DOCUMENT IN ADDITION TO THESE PLAN DRAWINGS. THE CONTRACTOR SHOULD REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS AND MODIFICATIONS TO THE POLLUTION PREVENTION PLAN MADE DURING CONSTRUCTION.
- THE SWPPP ILLUSTRATES GENERAL MEASURES AND BEST MANAGEMENT PRACTICES (BMP) FOR COMPLIANCE WITH THE PROJECT'S NPDES PERMIT COVERAGE. ALL BMPs AND EROSION CONTROL MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, NOTE AND IMPLEMENT. ADDITIONAL BMPs FROM THOSE SHOWN ON THE PLAN MAY BE REQUIRED.
- THE SWPPP AND SITE MAP SHOULD BE EXPEDITIOUSLY REVISED TO REFLECT CONSTRUCTION PROGRESS AND CHANGES AT THE PROJECT SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL PERMIT AND SWPPP, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMPs UNLESS INFEASIBLE OR NOT APPLICABLE:
 - UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE WHEN DISCHARGING FROM BASINS, PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND SURFACE WATERS, DIRECT STORM WATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORM WATER INFILTRATION, AND MINIMIZE SOIL COMPACTION.
 - INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.
 - PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.
 - MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.
 - INSPECT THE PROJECT AREA AND CONTROL DEVICES (BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR) EVERY SEVEN CALENDAR DAYS. RECORD THE FINDINGS OF THESE INSPECTIONS AND ANY RESULTING ACTIONS IN THE SWPPP WITH A COPY SUBMITTED WEEKLY TO THE OWNER OR ENGINEER DURING CONSTRUCTION. REVISE THE SWPPP AND IMPLEMENT ANY RECOMMENDED MEASURES WITHIN 7 DAYS.
 - PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS, OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.
 - INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RIPRAP AS SOON AS AREAS REACH THEIR FINAL GRADES AND AS CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS RUNOFF CONTROL. PROVIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.
 - RESPREAD A MINIMUM OF 8 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOD) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.
 - STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, SOD, OR PAVEMENT IMMEDIATELY AS SOON AS POSSIBLE UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES IMMEDIATELY AFTER CONSTRUCTION ACTIVITY IS FINALLY COMPLETED OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WHICH WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
 - COORDINATE LOCATIONS OF STAGING AREAS WITH THE OWNER AND RECORD IN THE SWPPP. UNLESS NOTED OTHERWISE, STAGING AREAS SHOULD CONTAIN THE FOLLOWING: JOB TRAILERS, FUELING / VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ONSITE.
 - REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".

CLEMENT ESTATES PLAT 2, LOT 3

PROJECT INFORMATION

BONDURANT, IOWA

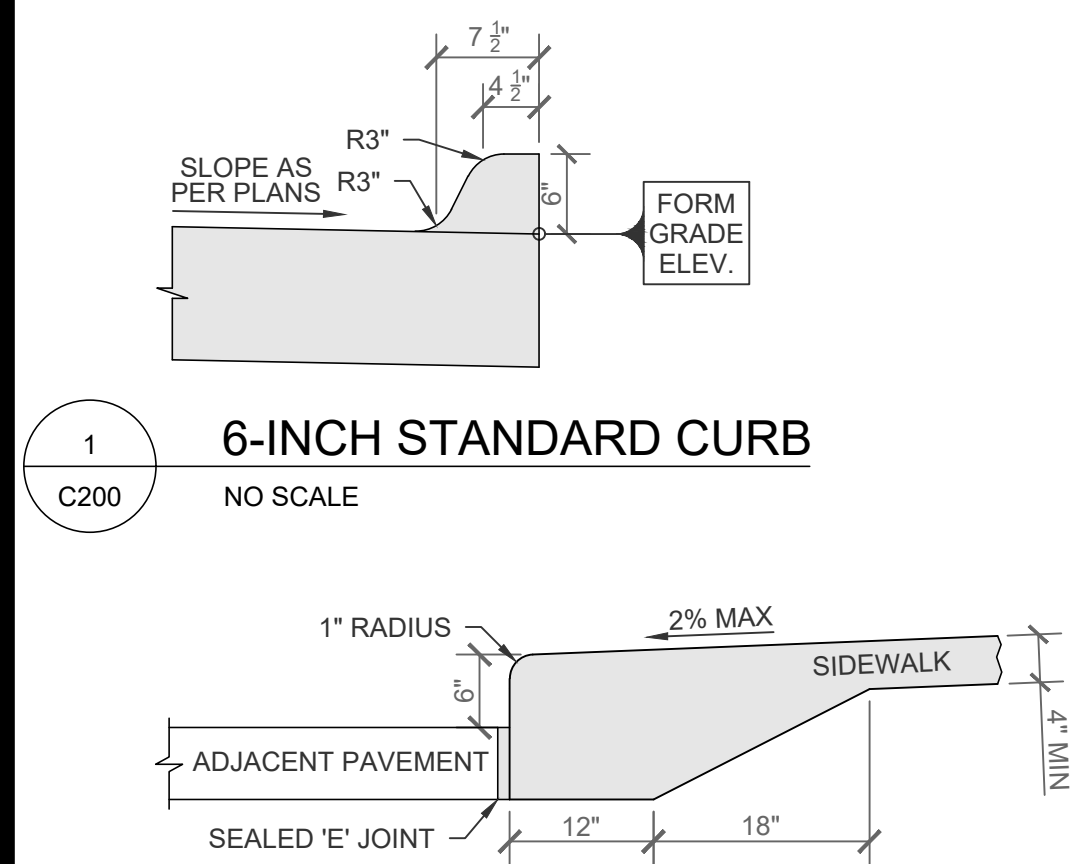
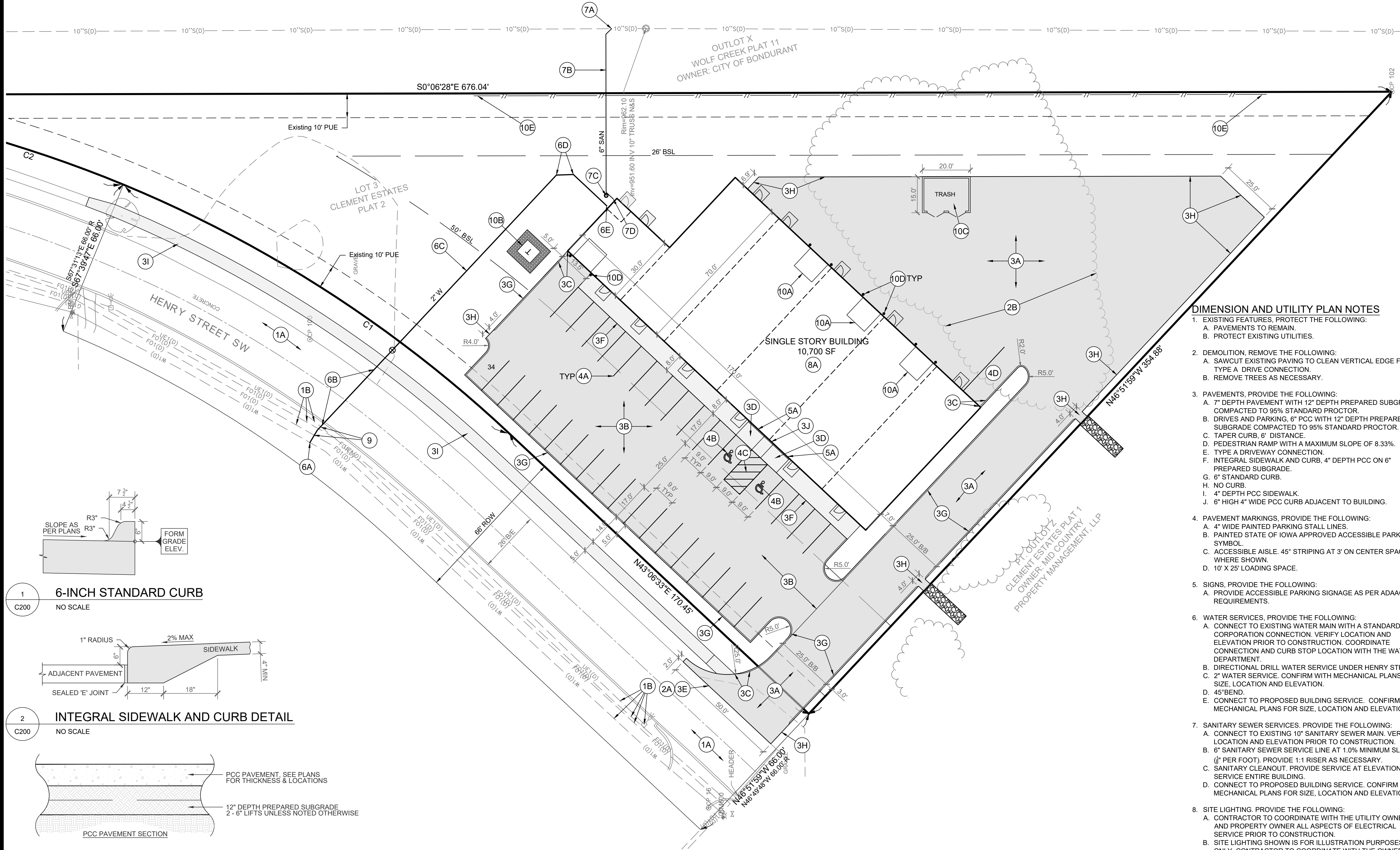
SNYDER & ASSOCIATES, INC. |



Project No: 122.0795.01

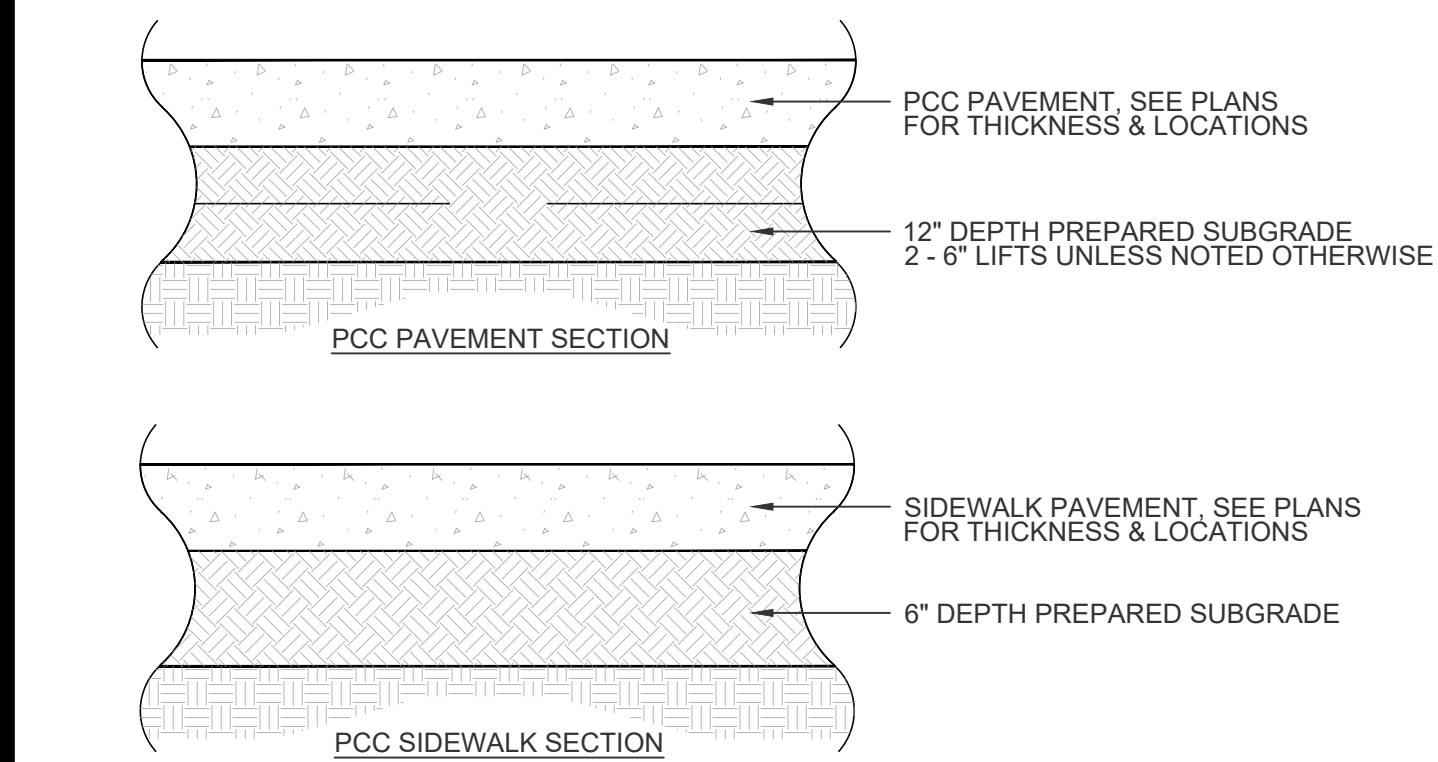
Sheet C101

VP=96.45+222.122.0795.01(CAD)SP200.1220795.DWG ALLAN SMITH DIMENSION AND UTILITY PLAN, 2022/08/05, 11:14 AM, ANSI FULL BLEED D (8.40 X 22.0 INCHES)



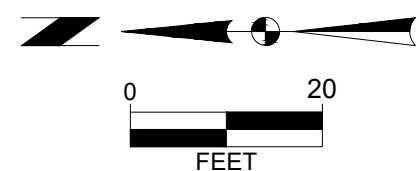
1 6-INCH STANDARD CURB
C200 NO SCALE

2 INTEGRAL SIDEWALK AND CURB DETAIL
C200 NO SCALE



3 TYPICAL PAVEMENT CROSS SECTIONS
C200 NO SCALE

CURVE TABLE					
CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C1	20°41'25"	533.00'	192.47'	97.30'	N32°50'40"E 191.43'
C2	16°28'52"	533.00'	153.32'	77.19'	N14°10'08"E 152.79'



DIMENSION AND UTILITY PLAN NOTES

- EXISTING FEATURES, PROTECT THE FOLLOWING:
 - PAVEMENTS TO REMAIN.
 - PROTECT EXISTING UTILITIES.
- DEMOLITION, REMOVE THE FOLLOWING:
 - SAWCUT EXISTING PAVING TO CLEAN VERTICAL EDGE FOR TYPE A DRIVE CONNECTION.
 - REMOVE TREES AS NECESSARY.
- PAVEMENTS, PROVIDE THE FOLLOWING:
 - 7" DEPTH PAVEMENT WITH 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR.
 - DRIVES AND PARKING, 6" PCC WITH 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR.
 - TAPER CURB, 6" DISTANCE.
 - PEDESTRIAN RAMP WITH A MAXIMUM SLOPE OF 8.33%.
 - TYPE A DRIVEWAY CONNECTION.
 - INTEGRAL SIDEWALK AND CURB, 4" DEPTH PCC ON 6" PREPARED SUBGRADE.
 - 6" STANDARD CURB.
 - NO CURB.
 - 4" DEPTH PCC SIDEWALK.
 - 6" HIGH 4" WIDE PCC CURB ADJACENT TO BUILDING.
- PAVEMENT MARKINGS, PROVIDE THE FOLLOWING:
 - 4" WIDE PAINTED PARKING STALL LINES.
 - PAINTED STATE OF IOWA APPROVED ACCESSIBLE PARKING SYMBOL.
 - ACCESSIBLE AISLE, 45° STRIPING AT 3' ON CENTER SPACING WHERE SHOWN.
 - 10' X 25' LOADING SPACE.
- SIGNS, PROVIDE THE FOLLOWING:
 - PROVIDE ACCESSIBLE PARKING SIGNAGE AS PER ADAAG REQUIREMENTS.
- WATER SERVICES, PROVIDE THE FOLLOWING:
 - CONNECT TO EXISTING WATER MAIN WITH A STANDARD 2" CORPORATION CONNECTION. VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. COORDINATE CONNECTION AND CURB STOP LOCATION WITH THE WATER DEPARTMENT.
 - DIRECTIONAL DRILL WATER SERVICE UNDER HENRY STREET.
 - 2" WATER SERVICE. CONFIRM WITH MECHANICAL PLANS FOR SIZE, LOCATION AND ELEVATION.
 - 45° BEND.
 - CONNECT TO PROPOSED BUILDING SERVICE. CONFIRM WITH MECHANICAL PLANS FOR SIZE, LOCATION AND ELEVATION.
- SANITARY SEWER SERVICES, PROVIDE THE FOLLOWING:
 - CONNECT TO EXISTING 10" SANITARY SEWER MAIN. VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.
 - 6" SANITARY SEWER SERVICE LINE AT 1.0% MINIMUM SLOPE (8" PER FOOT). PROVIDE 1:1 RISER AS NECESSARY.
 - SANITARY CLEANOUT. PROVIDE SERVICE AT ELEVATION TO SERVICE ENTIRE BUILDING.
 - CONNECT TO PROPOSED BUILDING SERVICE. CONFIRM WITH MECHANICAL PLANS FOR SIZE, LOCATION AND ELEVATION.
- SITE LIGHTING, PROVIDE THE FOLLOWING:
 - CONTRACTOR TO COORDINATE WITH THE UTILITY OWNER AND PROPERTY OWNER ALL ASPECTS OF ELECTRICAL SERVICE PRIOR TO CONSTRUCTION.
 - SITE LIGHTING SHOWN IS FOR ILLUSTRATION PURPOSES ONLY. CONTRACTOR TO COORDINATE WITH THE OWNER ALL ASPECTS SITE LIGHTING PRIOR TO CONSTRUCTION.
- CRITICAL CROSSING. CONTRACTOR TO MAINTAIN MINIMUM 18" SEPARATION.
- SITE AMENITIES, PROVIDE THE FOLLOWING:
 - AT-GRADE OVERHEAD DOOR ENTRANCE DOOR.
 - TRANSFORMER PAD. COORDINATE SIZE AND LOCATION WITH UTILITY PROVIDER PRIOR TO CONSTRUCTION.
 - TRASH ENCLOSURE. COORDINATE MATERIAL WITH ARCHITECTURAL DRAWINGS.
 - STEEL BOLLARD PAINTED AS PER OWNER RECOMMENDATION. COORDINATE FINAL LOCATIONS WITH ARCHITECTURAL PLANS AND OWNER.
 - 6' HIGH OPAQUE WOOD FENCE.

REVISION	PER CITY COMMENTS	DATE	BY
1	8-5-222 AWS		
MARK	REVISION	DATE	BY
Engineer: KMM	Checked By: BKC	Scale: 1" = 20'	
Technician: AWS	Date: 7-29-2022	T-R-S: 78N-23W-12	
Project No: 122.0795.01			
Sheet C200			

CLEMENT ESTATES PLAT 2, LOT 3

DIMENSION AND UTILITY PLAN

BONDURANT, IOWA

SNYDER & ASSOCIATES, INC. |

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515-364-2020 | www.snyder-associates.com



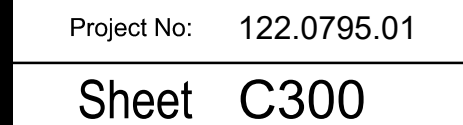
CLEMENT ESTATES PLAT 2, LOT 3

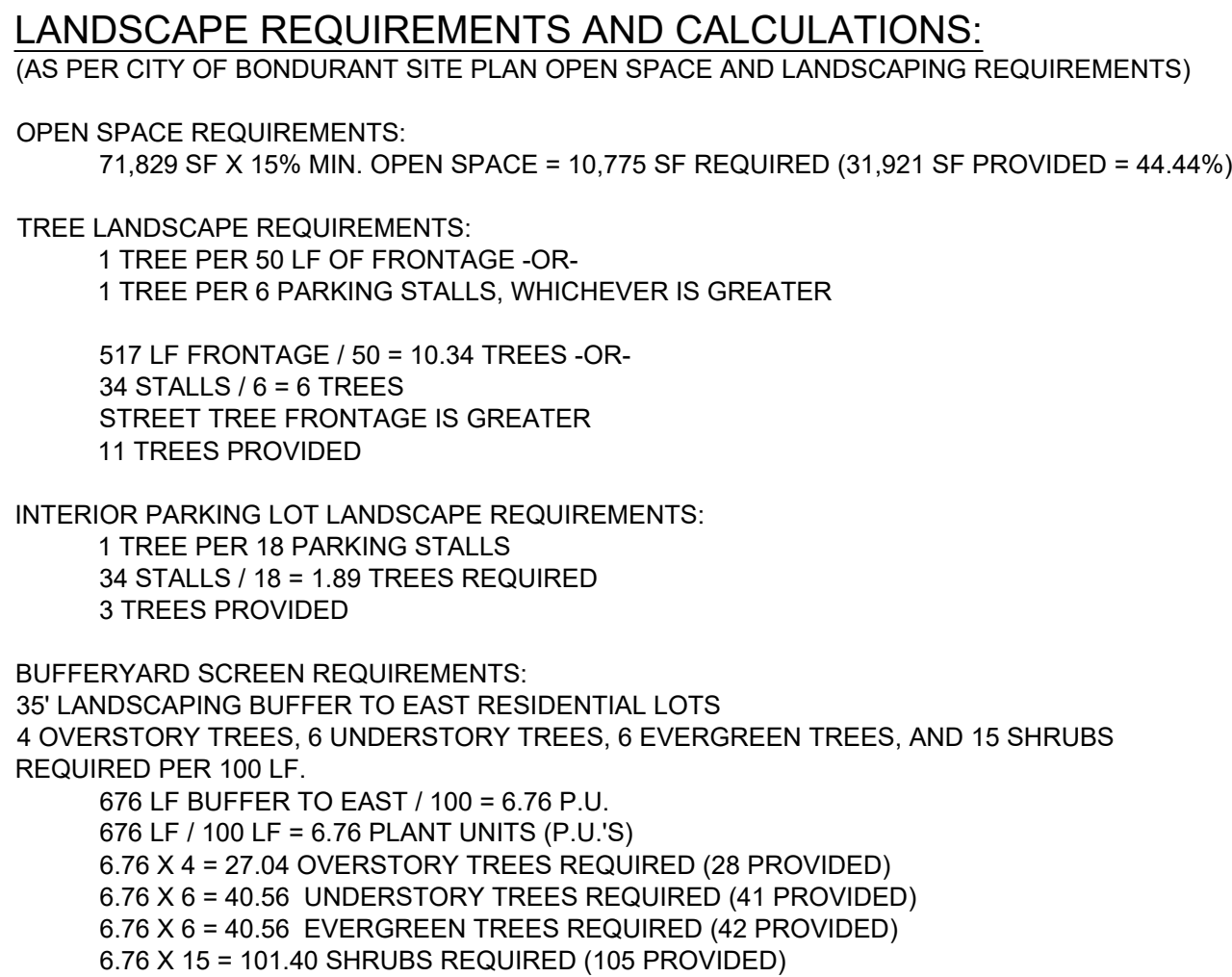
GRADING AND EROSION CONTROL PLAN

BONDURANT, IOWA

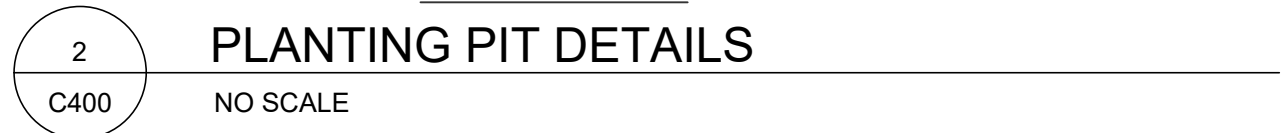
SNYDER & ASSOCIATES, INC.

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

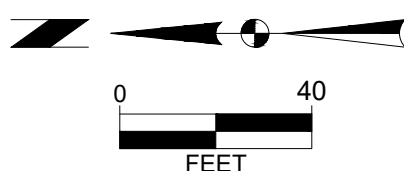


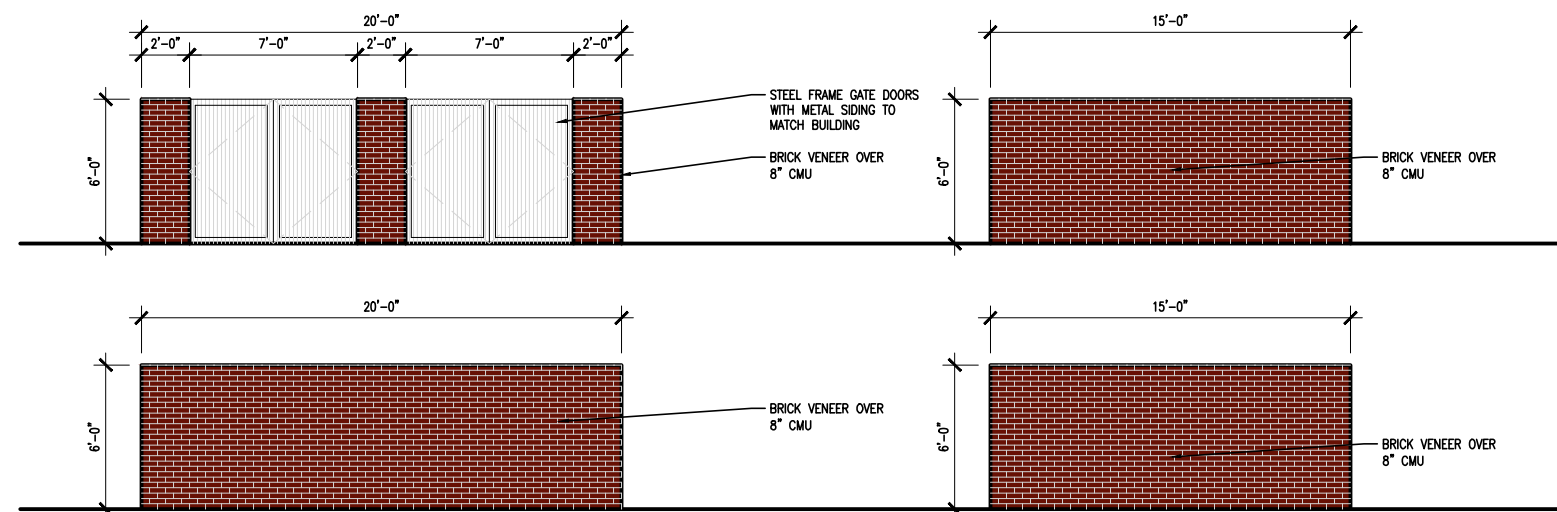
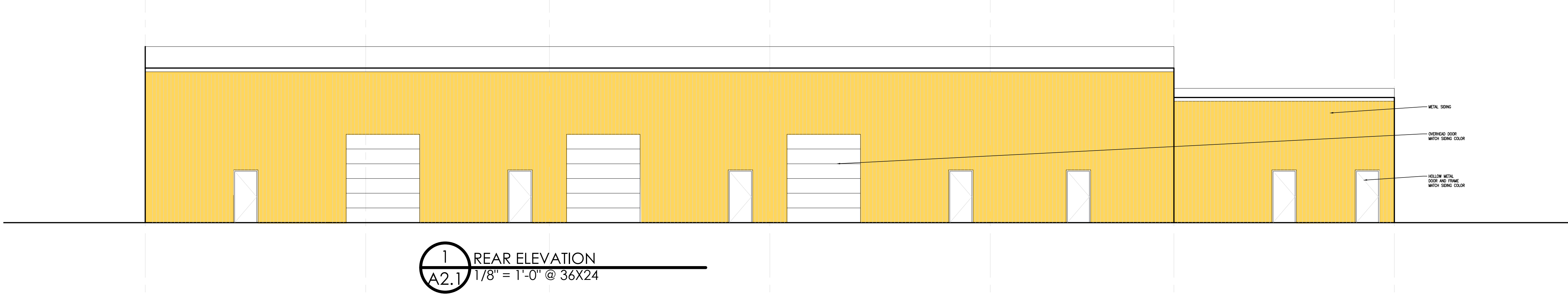
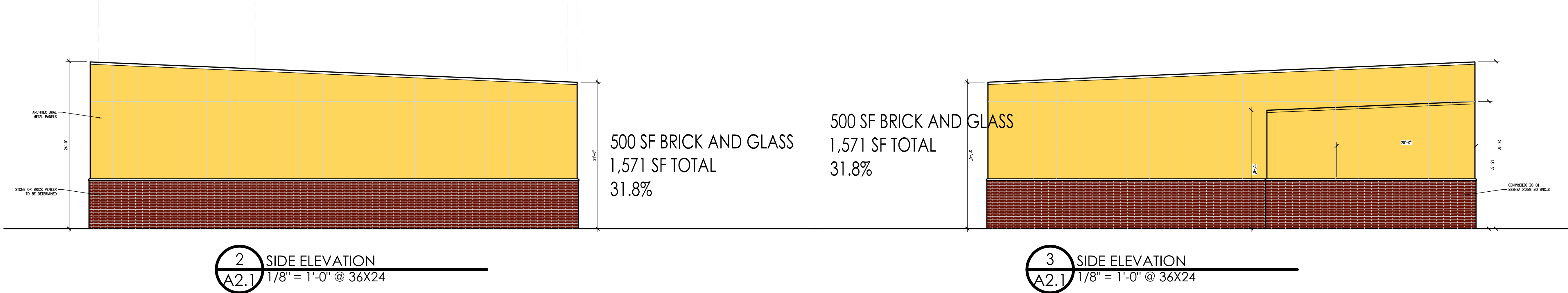
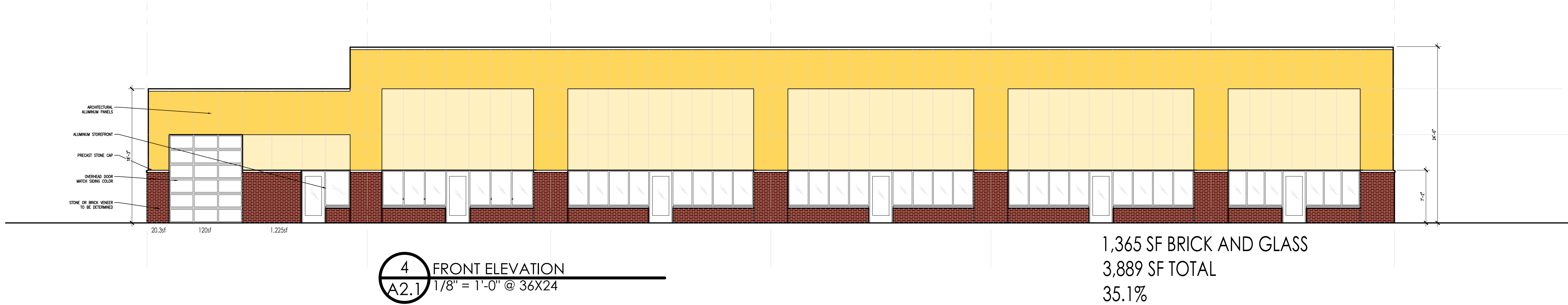


- A. UTILITY WARNING:
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- B. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
- C. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).
- D. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
- E. PROVIDE 3-INCH DEPTH SHREDDED HARDWOOD MULCH ON ALL TREE PLANTINGS IN LAWN AREAS AND LAWN AREA PLANTING BEDS UNLESS OTHERWISE DIRECTED BY OWNER. ALL PLANTING BEDS TO RECEIVE 4 INCH DEPTH VERTICAL CUT EDGE, UNLESS OTHERWISE DIRECTED BY OWNER.
- F. SEED ALL AREAS DISTURBED BY CONSTRUCTION WITH TYPE 1 SUDAS PERMANENT LAWN SEED MIX, UNLESS NOTED OTHERWISE.
- G. AREA TO RECEIVE 2 INCH RIVER GRAVEL PLACED TO A DEPTH OF 4 INCHES WITH WEED BARRIER FABRIC UNDERLAYMENT UNLESS OTHERWISE DIRECTED BY OWNER. PROVIDE $\frac{3}{16}$ " x $5\frac{1}{2}$ " STEEL EDGING, BLACK, COMMERCIAL GRADE, AROUND PLANTING BEDS.



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





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ISSUED / REVISION	DATE

Speculative Flex Building

Shell Documents
Clement Estates Plat 2 Lot 3

JOB NO. 2200455

TITLE

SHEET

A2.1