

**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
SEPTEMBER 22, 2022**

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on September 22, 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. September 6, 2022
5. Guests requesting to address the Planning and Zoning Commission
6. Action Items
 - a. - RESOLUTION NO. PZ-220908-27: Considering recommended approval of the 2514 Robinson Avenue NE Site Plan
 - b. - RESOLUTION NO. PZ-220922-28: Considering recommended approval of the Park Side Estates Preliminary Plat
 - c. PUBLIC HEARING: Regarding text amendment to Zoning Code regarding Home Occupations (Sections X, Y, Z..)
 - d. - RESOLUTION NO. PZ-220922-29: Considering recommended approval of a text amendment regarding Home Occupations (Sections X, Y, Z..)
7. Discussion Items -
8. Reports / Comments and appropriate action thereon:
 - a. Mayor
 - b. Council Members
 - c. Administrator
 - d. Directors
9. Adjournment

City of Bondurant

Planning and Zoning Commission
200 2nd St NE, PO Box 37
Bondurant, IA 50035



Meeting Minutes

DATE: September 8, 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: Kristin Brostrom, Brian Clayton, Torey Cuellar, Wes Hoyer, Karen Keeran, Andy Mains,

Members Absent: Lisa Cameron

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

3. Perfecting and Approval of the Agenda

Motion by Commission Member Mains, seconded by Commission Member Keeran to approve of the September 8, 2022, meeting agenda. Vote on Motion 6-0-0. Motion carried.

4. Approval of Minutes

Motion by Commission Member Mains, seconded by Commission Member Keeran to approve of the August 23, 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. RESOLUTION NO. PZ-220908-24: Considering recommended approval of the Building Bondurant Comprehensive Plan.

Chris Shires of Confluence presented a PowerPoint presentation to the Commission detailing the Building Bondurant Comprehensive Plan. Shires discussed key

components that were developed through citizen feedback and added the draft plan is available for review on the Comprehensive Plan website.

Abbey Hebbert, also with Confluence, gave the Commission an overview of the vision statement and guiding principles that helped shape the entire plan. Shires and Hebbert overviewed each chapter of the Comprehensive Plan.

Shires identified a portion of the future land use plan that does not reflect the current annexation submitted by Altoona. Shires stated Confluence is working to update this portion of the map. Shires and Hebbert continued to provide an overview of the chapters in the Comprehensive Plan.

Clayton stated the City needs to redo residential subdivision design standards as neighborhoods need to be less bland and have more variation. Clayton stated his concern with downtown parking needs. Clayton also believes the City needs to explore the possibility of selling the existing fire station instead of retaining the building. Clayton stated he believes the fire station building would be a perfect location for retail commercial.

Mains stated he agrees with Clayton about residential subdivision design standards and the fire station. Mains stated subdivisions in Waukee have a lot of brick and stone buildings. Mains reiterated new residential subdivision need to provide more variation and need to get away from cookie cutter houses.

Oliver stated City staff is recommending retaining the existing fire station when the new civic campus site is built out to provide additional space for growing City departments. Oliver expressed concern with the cost effectiveness of building or purchasing a new building. Murray stated staff could soften the language in the Plan.

Brostrom stated she does not see a huge advantage to repurposing the fire station. Brostrom stated downtown should finish building out before the City should explore the possibility of selling the building for additional commercial space. Brostrom added she wants to be realistic about the future land use map and how it should be used as a guide not a end-all be-all document.

Motion by Commissioner Keeran, seconded by Commissioner Brostrom to approve Resolution No. PZ-220908-24 considering approve of the Building Bondurant Comprehensive Plan.

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

- B. RESOLUTION NO. PZ-220908-25: Considering recommended approval of the site plan for the Midstates Precast Products parking lot and office project at 2340 Hubbell Avenue SW.

Murray provided a brief overview of Midstates site plan request. The site plan shows a new parking lot along the southern property line as well as a new office building along the southern property line. The site plan shows the relocation of some trees but the landscaping requirements will meet City Code.

Keeran asked if the removal of trees include the dead trees. Murray stated those trees will be addressed and the new landscaping will address them.

Mains asked if the proposed building will meet setback requirements as it appears very close to the property line. Murray stated the building will meet the 20' side yard setback requirements.

John with Midstates Precast Products stated the proposed building will be right next to a large berm. Keeran asked if the lot to the south is a buildable lot. Clayton asked due to this build out will the lot to the east be developed or sold? John stated he did not know and it would be up to the owner. Murray stated part of the site plan shows the abandonment of the access easement to this lot.

Clayton asked what the size of the proposed building will be compared to the berm. The roof of the proposed building will be visible from the highway, but the remainder of the building will be out of view because of the berm.

John stated they would like to match the exterior of the proposed building to the exterior of the existing building. John expressed meeting the architectural design standards due to cost of materials. Murray and Oliver stated Midstates would be required to obtain a variance to match the exterior of the existing building.

Motion by Commissioner Mains, seconded by Commissioner Clayton to approve Resolution No. PZ-220908-25 considering approve of the site plan for the Midsttes Precast Products parking lot and office project at 2340 Hubbell Avenue SW.

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

C. RESOLUTION NO. PZ-220908-26: Considering recommended approval of the Amazon Truck Wash site plan at 2300 Shiloh Rose Parkway SW.

Murray provided the Commission with an overview of the site plan proposal. Amazon is requesting to install a truck wash to their existing site at 2300 Shiloh Rose Parkway SW.

Brostrom asked about recycling water requirements. James Jones, on behalf of Amazon, stated there will be a recycling system installed and the water that will be discarded will go through an oil separator before being discharged from the site.

Mains asked for clarification that this truck wash will be for Amazon truck only. Jones confirmed that is correct.

Motion by Commissioner Mains, seconded by Commissioner Clayton to approve Resolution No. PZ-220908-25 considering approve of the site plan for the Amazon Truck Wash site plan at 2300 Shiloh Rose Parkway SW.

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

7. Discussion Items –

A. Preliminary Feedback – Single-Family Detached Lot Width Requirements.

Murray stated at the previous Planning and Zoning Commission meeting the Commission raised concerns with Bondurant's lot width requirements and how they compare to other cities in the Des Moines metro area. Murray detailed Bondurant's current R-1 and R-2 lot width requirements and compared them with other cities lot width requirements. Murray stated Bondurant's requirements are in line with other cities but staff would be okay with bumping the R-2 requirements up from 65' to 70'.

Mains stated he would like to see the minimum requirements bumped up to 70' and also increasing the side yard requirements. Oliver stated it would be good to set the side yard requirements to a set amount. Clayton stated the Commission has batted this issue around and he believes the time has come to set the side yard setback requirement. Clayton stated a set setback requirement would be easier for staff to enforce and easier for developers to meet. Clayton stated he also agrees with increasing the minimum lot widths to 70'. Clayton added Waukee is developing 80' wide lots with larger houses.

Keeran stated its time to increase side yard requirements or not allow for equipment to be placed in side yards. Keeran asked staff if this is the appropriate time to discuss residential design guidelines. Murray stated staff would like for the Comprehensive plan to be adopted before beginning that conversation. Oliver agreed and stated the City has to be careful with requiring certain things in R-1 and R-2 districts. Keeran asked about requiring basements, Murray stated the Comprehensive Plan should be adopted first.

The Commission continued discussion regarding creating requirements not allowing the same house to be built upon multiple lots in the same street of a subdivision. The Commission expressed a desire to see more brick and stone requirements in the Code.

B. Preliminary Feedback – Highpoint PUD Conceptual Plan

Murray provided the Commission with a brief overview of previous conversations between he developed and the Commission. Murray stated staff met with the developer and they requested feedback from the Commission. Commission members commented on the increase in density from the previous conceptual plan.

Clayton stated he has already heard complaints about traffic patterns and increase of density in this area. Brostrom stated she does not take issue with the townhouses but thinks the developer is trying to cram too many properties into too small of a property.

Hoyer stated he felt the developer has met the Commission's request for commercial but feels the rest of the property is too dense. Hoyer asked if this entire site should be considered as a commercial development. Brostrom agrees the commercial aspect is good but does not feel the entire property should be developed as commercial.

Brostrom reiterated she likes the idea of residential next to the existing school, but the proposed plan is too dense. The Commission agreed.

8. Reports / Comments and appropriate action thereon

a. Commission Members

Clayton – Kwik Star in Altoona has added additional drainage pipes into the drainage pond located in Bondurant. Clayton stated he understands the developer built the detention pond to accommodate stormwater run-off for the entire development but was it taken into account the amount of concrete Kwik Star has installed. Brostrom stated it would depend on the calculations.

Clayton stated he and his father were driving around Waukee this weekend and his father could pick out certain who developed specific developments. Clayton stated people are buying houses based on what available and reiterated his desire for more requirements to residential design standards.

b. Commission Chair – None.

c. Planning & Community Development Director – Wisteria Crossing was tabled at the City Council level. Additional information was requested to determine if basements would be possible for this development.

d. City Administrator – Reported the underpass is proceeding nicely. Reported Amazon received an Economic Development award. The dog park fence will also be installed yet this fall and the City is hoping for a soft opening.

e. City Council Liaison – none.

7. Adjournment

Motion by Commissioner Mains, seconded by Commissioner Clayton to adjourn the September 8, 2022, meeting at 7:24. Vote on Motion. Motion carried unanimously.



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

Item No. 6.a.
For Meeting of 9/22/2022
Resolution

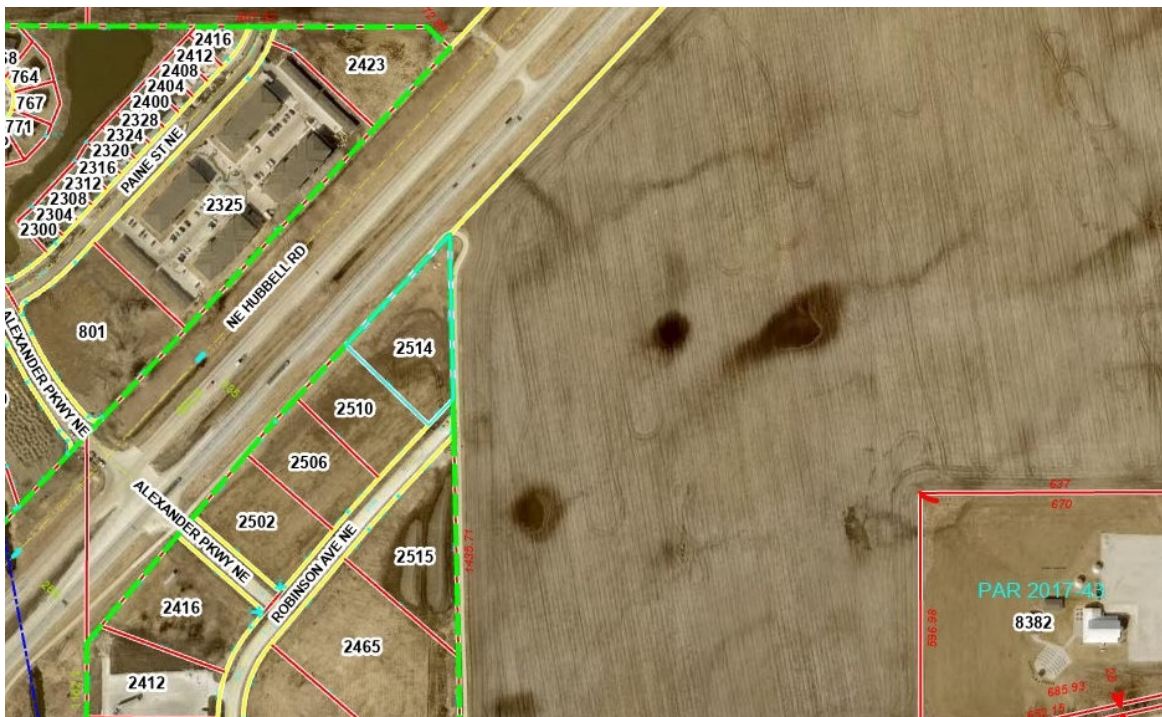
TITLE: - RESOLUTION NO. PZ-220908-27: Considering recommended approval of the 2514 Robinson Avenue NE Site Plan

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 1.36-acre parcel of land accessed from Robinson Avenue NE. The site plan applicant is Bondurant Business Park LLC. The site plan was prepared by Pelds Design Services. The applicant is proposing construction of a 14,000 SF (80'x175') building, 17 parking spaces with additional loading spaces, and an area for outdoor storage. This property is zoned as being within the City's Medium Industrial (M-2) District. The zoning designation of the property will remain the same.



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

Consistency with the City's Comprehensive Plan:

Both the 2012 and 2022 Future Land Use Maps guide for industrial development at this location. Given the existing M-2 zoning at this location, no rezoning is required as part of this site plan review process.

Consistency with the City's Zoning Code:

Below are notes detailing how the Zoning Code is met for this request or what additional information is needed to ensure the Code will be met for this development.

Medium Industrial (M-2) District Use & Bulk Regulations

- Page 1 of the site plan notes the intended use of this building will be a storage facility. Such use is permitted in the Limited Industrial (M-1) District and is thus permitted in the M-2 District per Section 178.14.1.A of the Zoning Code.
- Page 3 of the site plan shows an outdoor storage area proposed in the northeast corner of the site. Outdoor storage is permitted in the M-2 District.
- The site plan labels the required setbacks at this location - a 30' front yard setback along Robinson Avenue NE, a 40' rear yard setback along the east property line and 20' side yard setbacks along the northern and southern property lines.
- The site plan notes the building will be 22'-tall, which stays under the 80' maximum of the M-2 District.

Parking/Drive Areas

- One access is proposed to this site off of Robinson Avenue NE - it will be a shared access with the parcel to the southwest at 2510 Robinson Avenue NE. This is also consistent with what was shown as part of the approved site plan for 2510 Robinson Avenue NE. The developer must provide documentation of the recorded cross access easement; this has been factored in as part of the attached recommendation resolution.
- 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 177.09.21 of the Zoning Code will be applied when determining minimum parking stall count requirements at this location. This section reads: Warehousing: one (1) space per employee. The site plan shows 19 parking spaces proposed, including 1 ADA stall.
- Section 177.08 regulates minimum loading space count requirements. This section reads: at least one (1) off-street loading space plus one (1) additional loading space for each twenty thousand (20,000) square feet or major fraction thereof of gross floor area so used in excess of ten thousand (10,000) square feet. The site plan shows 3 loading spaces proposed.
- 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 has been submitted for review by the City Engineer. All preliminary comments submitted by V&K have been addressed.
- Page 5 contains the required utility plan. Sanitary sewer, water, electric, and gas are all being extended to the east side of the proposed building from existing utility lines.
- This property is located within the Urban Service Area Sanitary Sewer Connection Fee District and the Park Side Water Connection Fee District. The developer must pay the connection fee district fees prior to building permit issuance; this has been factored in as part of the attached resolution.
- 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

- Page 7 of the site plan shows the required landscaping plan. Notes on this:
 - General trees -
 - Section 182.04 of the Zoning Code requires that a minimum of 1 general tree per each 50' of street frontage be provided at this location and that such general trees shall be provided within the required setback areas. The site plan shows this minimum general tree count requirement will be met along the Robinson Avenue NE street frontage, however, the site plan will need to be updated to also show this minimum general tree count requirement will also be met when factoring in the Highway 65 street frontage. This has been factored in as part of the attached resolution.
 - The site plan shows that all 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.
 - Section 182.04 of the Zoning Code requires that general deciduous trees must be a minimum of 1 3/4" caliper at the time of planting. The landscaping plan will need to be updated to show that the minimum general tree count size requirements will be met; this has been factored in as part of the attached resolution.
 - Interior trees and landscaping -
 - Section 182.05 of the Zoning Code requires that at least 1 interior tree shall be provided per each 18 parking spaces proposed. 19 parking spaces/18 = at least 2 interior trees required. While the site plan notes that only 1 interior tree is required/shown, this is incorrect in that the landscaping plan shows 2 interior trees proposed. The site plan should be updated to better clarify/show that 2 interior trees are required.
 - At least 5% interior greenspace must be provided for any parking area visible from the public right-of-way. The site plan notes 5% interior greenspace would equate to 266 SF. The site plan shows 738 SF is proposed.
 - The landscaping plan will need to be updated to show the interior trees will also meet with 1 3/4" caliper size requirement.
 - The site plan notes that 31% of this site will be open space. This conforms with the 10% minimum of Section 182 of the Zoning Code.
 - The landscaping plan will need to be updated to show how the outdoor storage area will be screened from the right-of-way areas and the adjacent property.

Architectural Elevations

- Site plan submittal includes the required colored building elevations. Notes on this:
 - General Building Design/Material Requirements.
 - *The Zoning Code requires that all roof mounted mechanical units will be screened from view of the public right-of-way. The elevations show no roof units proposed.*
 - The Zoning Code requires adequate treatment or screening of negative aspects of the building (i.e. non-residential overhead doors, loading docks, loading areas, outside storage areas,) from any public street or adjoining properties. *The elevations show the overhead doors which will be visible from right-of-way areas will be adequately treated by using the same color as the building itself. The landscaping plan will need to be updated to show how the outdoor storage area will be screened from the right-of-way areas and the adjacent property.*
 - This building falls within 500' of Highway 65 and is thus subject to the following Overlay District building design/material requirements:
 - All buildings should be designed to minimize single plane walls and boxy appearance through the use of pitched roofs, dormers, cupolas, multiple rooflines,

and relief in long wall expanses. *This requirement is met through relief in long wall expanses via change in material, color, and texture.*

- Loading docks, service areas, and overhead doors shall not face the Highway 65 corridor if other positioning is available. *This item is met, as the elevations show that the facade adjacent to Highway 65 will not have loading docks, service areas, or overhead doors.*
- Industrial buildings adjacent to residential uses should be designed with an articulated roofline, giving emphasis to architectural elements that will help divide the mass of a large building into smaller, identifiable parts. *N/A, as no residential districts exist adjacent to this property.*
- Industrial buildings shall incorporate façade modulation into all building elevations visible to the public or adjacent to less intense uses in order to preserve building scale and reduce the effect of long, large, or expansive wall surfaces. Variation of these surfaces can be accomplished by physical offsets or the use of color, pattern, or texture. *This item is met through the use of color, pattern, and texture.*
- Buildings shall incorporate architectural design elements, materials, and colors into the side and rear building elevations similar to those used in the front building elevation. *This item is met for the two side facades as they complement the two front facades.*
- All public street facing elevations shall incorporate no less than 2 different primary materials, together comprising a majority or no less than 50% of the total façade surface area. Limited materials shall not be used on a street-facing façade except as a minor trim element not to exceed 10% of the total façade surface area. *This item is met, as the elevations show that 50% of both the Robinson Avenue NE and Highway 65 facades will be comprised of the primary building material of brick.*
- All facades other than public street-facing building facades shall incorporate at least 1 primary or secondary material comprising no less than 80% of the total façade surface area. Limited materials shall not be used except as a minor trim element not to exceed 20% of the total surface area. *This item is met, as the elevations show the two side facades will be comprised of 99% primary and secondary building materials.*

Other Site Plan Features

- Staff commented if any exterior dumpster is proposed as a result of this project, site plan should show its location and note its screening technique. Currently, no exterior dumpster is proposed.
- Staff commented that any lighting used to illuminate the parking area will be arranged so as to reflect lighting away from any adjacent residential use. This can be accomplished by installing full cut-off lighting. Page 5, addresses Staff's comments.
- Any signage proposed at this location is reviewed administratively for code compliancy separately from site plan approval. Sign contractor to obtain sign permits prior to sign installation.

FUNDING SOURCE: N/A

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

1. Recommended approval of RESOLUTION NO. PZ-220922-27 regarding recommended approval of the 2514 Robinson Avenue NE site plan.
2. Recommended approval of RESOLUTION NO. PZ-220922-27 regarding recommended approval of the 2514 Robinson Avenue NE site plan, subject to certain Zoning Code clarification items being addressed.
3. Recommended denial of RESOLUTION NO. PZ-220922-27 regarding recommended approval of the 2514 Robinson Avenue NE site plan.
4. Table pending additional information.

Staff recommends approval of RESOLUTION NO. PZ-220922-27, regarding recommended approval of the 2514 Robinson Avenue NE site plan, subject to the following City Code clarification items:

1. That the developer shall provide recorded documentation of the cross access easement prior to issuance of a certificate of occupancy at this location.
2. That the developer shall pay the connection fee district fees prior to building permit issuance.
3. That the site plan shall be updated to comply with the landscaping plan requirements as indicated in this agenda statement.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. PZ-220922-27 - 2514 Robinson Ave NE Site Plan
2. Agenda Statement 2514 Robinson Ave NE
3. Site Plan
4. Easement Exhibit Lot 1
5. Easement Exhibit - Lot 2

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-220922-27

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE SITE PLAN FOR
2514 ROBINSON AVENUE NE

WHEREAS, Pelds Design Services submitted the site plan for 2514 Robinson Avenue NE described as follows; AND

LOT 1 BONDURANT INDUSTRIAL AN OFFICIAL PLAT, ALL BEING IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY IA.

WHEREAS, the zoning for the property is Medium Industrial (M-2) and a storage facility use is a permitted use per Sections 178.14.1.A and 178.13.1.EE of the Zoning Code; AND

NOW, THEREFORE, BE IT RESOLVED, that the Planning & Zoning Commission recommends approval of the submitted site plan for 2514 Robinson Avenue NE, subject to the following City Code/Policy clarification recommendation items:

1. That the developer shall provide recorded documentation of the cross access easement prior to issuance of a certificate of occupancy at this location.
2. That the developer shall pay the connection fee district fees prior to building permit issuance.
3. That the site plan shall be updated to comply with the landscaping plan requirements as indicated in the agenda statement.

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 September 22, 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



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

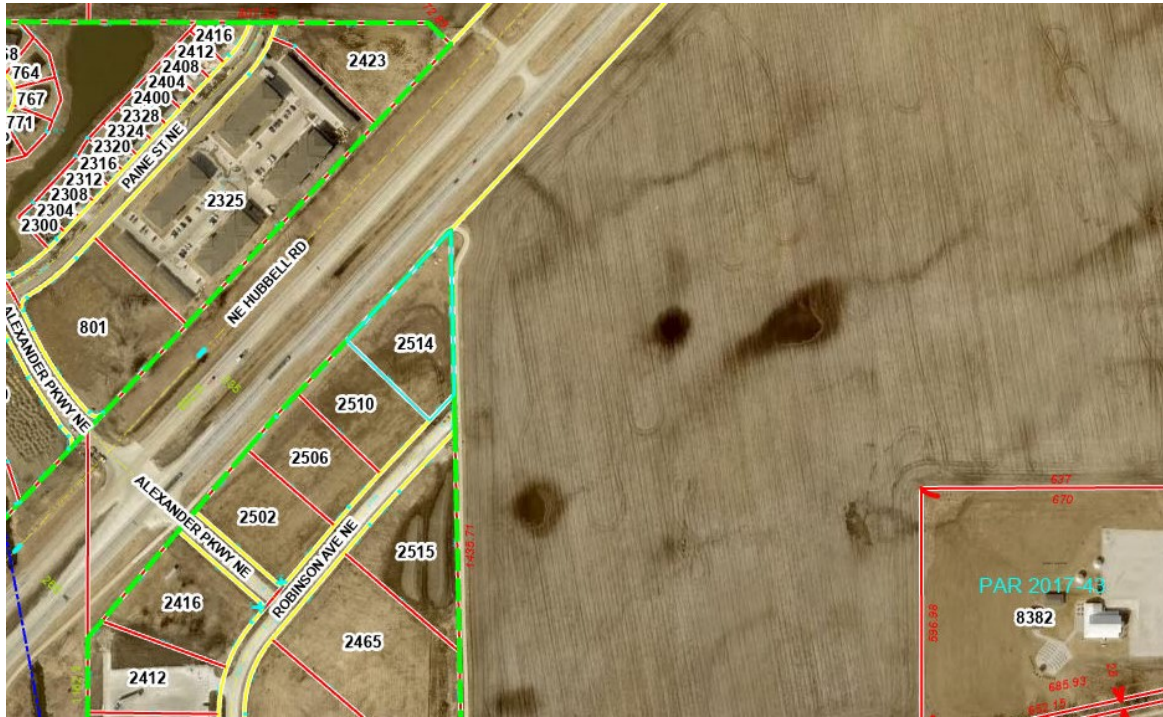
Item No. **6.b.**
For Meeting of 9/22/2022
Resolution

TITLE: -RESOLUTION NO. PZ-220922-27: Considering recommended approval of the site plan at 2514 Robinson Avenue NE

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 1.36-acre parcel of land accessed from Robinson Avenue NE. The site plan applicant is Bondurant Business Park LLC. The site plan was prepared by Pelds Design Services. The applicants are proposing a 80' x 175' building, 17 parking spaces with additional loading spaces and an area for outdoor storage. This property is zoned as being within the City's Medium Industrial (M-2) District. The use of the property will remain the same.



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

Consistency with the City's Comprehensive Plan:

A M-1 development at this location is consistent with the (draft) 2022 Comprehensive Plan which guides for Regional Commercial at this location.

Consistency with the City's Zoning Code:

Below are notes detailing how the Zoning Code is met for this request or what additional information is needed to ensure the Code will be met for this development.

General Commercial Use & Bulk

- Outdoor storage area is proposed in the northeast corner of the site.
- The site plan labels the required setbacks at this location - a 30' front yard setback along Robinson Avenue NE, a 40' rear yard setback along the east property line and 20' side yard setbacks along the northern and southern property lines.

Parking/Drive Areas

- Access to the site is from a driveway on the west side of Robinson Avenue NE and at the southeast corner of the site.
- The proposed driveway is located in a proposed 24' wide access easement. The easement will be located on the southern 12' of the property and northern 12' feet of the property directly south.
- 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 177.09.21 of the Zoning Code will be applied when determining minimum parking stall count requirements at this location. This section reads: Warehousing: one (1) space per employee.
- Section 177.08 regulates minimum loading space count requirements. This section reads: at least one (1) off-street loading space plus one (1) additional loading space for each twenty thousand (20,000) square feet or major fraction thereof of gross floor area so used in excess of ten thousand (10,000) square feet.
- The site plan shows 17 parking spaces, including 1 handicap stall, and 3 loading spaces.
- 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 has been submitted for review by the City Engineer. All preliminary comments submitted by V&K have been addressed.
- Page 5 contains the required utility plan. Sanitary sewer, water, electric and gas are all being extended to the east side of the proposed building from existing utility lines.
- This property is located within the Urban Service Area Sanitary Sewer Connection Fee District and the Park Side Water 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.
- Staff commented that any lighting used to illuminate the parking area will be arranged so as to reflect lighting away from any adjacent residential use. This can be accomplished by installing full cut-off lighting. Page 5, addresses Staff's comments.

Landscaping Plan

- Page 2 of the site plan shows the required landscaping plan. Notes on this:
 - The site plan notes the existing landscaping buffer provided in the front yard setback area.
 - $19 \text{ parking spaces} / 18 = \text{at least 1 interior trees are required}$. The site plan shows 1 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 5% interior greenspace would equate to 266 square feet. The site plan shows 738 square feet are provided for greenspace.
 - 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.
 - Section 182.04 of the Zoning Code requires deciduous trees conform to the minimum of 1 ¾ inch caliper in size at time of planting. The applicant has not provided the City with the size of tree(s) that will be installed.

- The site plan notes that 31% of this site will be open space.
- The properties immediately adjacent to this site are Light Industrial (M-2) and no additional screening is required.

Architectural Elevations

- Site plan submittal includes the required building elevations. Notes on this:
 - Elevations are provided in color.
 - Proposed building height will be 22 feet.
 - All roof mounted mechanical units will be screened from view of the public right-of-way. Currently no such units are proposed
 - A reminder that adequate treatment or screening of negative aspects of the building (i.e. non-residential overhead door) from any public street or adjoining properties shall be required.
 - This building falls within 500' of the Overlay District and is subject to the following Zoning Code requirements:
 - All buildings should be designed to minimize single plane walls and boxy appearance through the use of pitched roofs, dormers, cupolas, multiple rooflines, and relief in long wall expanses.
 - Loading docks, service areas, and overhead doors shall not face the Highway 65 corridor if other positioning is available.
 - Industrial buildings adjacent to residential uses should be designed with an articulated roofline, giving emphasis to architectural elements that will help divide the mass of a large building into smaller, identifiable parts.
 - Industrial buildings shall incorporate façade modulation into all building elevations visible to the public or adjacent to less intense uses in order to preserve building scale and reduce the effect of long, large, or expansive wall surfaces. Variation of these surfaces can be accomplished by physical offsets or the use of color, pattern, or texture.
 - Buildings shall incorporate architectural design elements, materials, and colors into the side and rear building elevations similar to those used in the front building elevation.
 - All public street facing elevations shall incorporate no less than 2 different primary materials, together comprising a majority or no less than 50% of the total façade surface area. Limited materials shall not be used on a street-facing façade except as a minor trim element not to exceed 10% of the total façade surface area.
 - All facades other than public street-facing building facades shall incorporate at least 1 primary or secondary material comprising no less than 80% of the total façade surface area. Limited materials shall not be used except as a minor trim element not to exceed 20% of the total surface area.
 - Primary building materials: brick veneer, fired clay (including thin brick veneer when applied in a manner that gives the appearance of full depth brick), stone (including synthetic stone veneer), clear or slightly tinted glass (not including mirrored or heavily-tinted glass), burnished/ground-faced block, architectural quality precast concrete panels (high finish precast panels, textured or burnished, and integrally colored – not painted), architectural quality, metal wall panel systems (high quality metal panels for decorative surface application with concealed fasteners), or materials of similar quality, appearance, and durability as determined by the P&Z and City Council.

- Secondary building materials: wood or cement fiber siding, split-faced block, traditional stucco, architectural quality metal wall panel systems (high quality metal panels for decorative surface application with exposed fasteners), EIFS, or materials of similar quality, appearance and durability as determined by the P&Z and City Council.
- Limited trim building materials: smooth concrete block, site cast and precast concrete panels (plain and may be painted), metal siding panels and trim, mirrored or heavily tinted glass, vinyl and PVC panels siding and trim, composite wood panels siding and trim, or other similar materials as determined by the P&Z and Council.

Other Site Plan Features

- Staff commented if any exterior dumpster is proposed as a result of this project, site plan should show its location and note its screening technique. Currently, no exterior dumpster is proposed.

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-220922-27.
2. Recommended approval of RESOLUTION NO. PZ-220922-27, subject to certain Zoning Code clarification items being addressed.
3. Recommended denial of RESOLUTION NO. PZ-220922-27.
4. Table pending additional information.

Staff recommends approval of RESOLUTION NO. PZ-220922-27, regarding recommended approval of the 2514 Robinson Avenue NE site plan, subject to the following City Code clarification items:

1. The proposed access easement located in the southeast portion of the site plan is recorded.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RES. No. PZ-220922-27
2. Site Plan
3. Elevations

SITE ADDRESS
2514 ROBINSON AVE NE
BONDURANT, IOWA 50035

ZONING
EXISTING: M-2
ADJACENT ZONING:
NORTH WEST: ROAD ROW
NORTHEAST: M-2
SOUTH WEST: ROAD ROW
SOUTH EAST: M-2

SETBACKS
FRONT: 30 FT
SIDE: 20 FT
REAR: 40 FT

BUILDINGS
PROPOSED: 80' x 175' - 14,000 SQ.FT.

BUILDING USES
STORAGE FACILITY

BUILDING HEIGHT
MAX BUILDING HEIGHT: 80 FT.
PROPOSED HEIGHT: 22

PAVING
PARKING LOT: 6" THICK NON REINFORCED P.C.C. WITH MINIMUM 6" CRUSHED ROCK SUBBASE**

***6" CRUSHED ROCK SUBBASE THAT COMPLIES WITH AASHTO M147 GRADE C OR GRADE D AND SUBGRADE THAT IS COMPACTED TO 95% STANDARD PROCTOR DENSITY.

MAXIMUM JOINT SPACING = PAVEMENT THICKNESS * 1.5 = 6 * 1.5 = 9 FT

SITE AREA
1.36 ACRES (59,436 SQ.FT.)

OPEN SPACE
EXISTING: 100% (59,436 SQ.FT.)
PROPOSED: 31% (18,234 SQ.FT.)
REQUIRED: 10% (5943 SQ. FT.)

IMPERVIOUS SPACE
EXISTING: 0% (0 SQ.FT.)
PROPOSED: 69% (41,202 SQ.FT.)

PARKING
REQUIRED: 1 SPACE PER EMPLOYEE
ESTIMATED: 3 TENANTS
PROPOSED: 17 SPACES (INCLUDING 1 HANDICAP PARKING STALLS)

DISTURBED AREAS
ESTIMATED: 44,599 SQ.FT.
ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED.
THE DISTURBED AREA FOR THIS SITE IS MORE THAN 1 ACRE, THEREFORE A NPDES PERMIT IS REQUIRED.

FLOODPLAIN
PER FEMA MAP #19153C0235F, THE SITE IS LOCATED IN ZONE X, AREA OF MINMIAL FLOOD HAZARD

FAA
PER FAA NOTICE CRITERIA TOOL, SITE DOES NOT EXCEED NOTICE CRITERIA UP TO 100 FT HEIGHT (FOR POSSIBLE CRANE HEIGHT) AND THEREFORE FILING WITH THE FAA IS NOT REQUIRED

SITE IMPROVEMENTS

FOR

BONDURANT INDUSTRIAL PARK LOT 1

2514 ROBINSON AVE NE

BONDURANT, IOWA

LEGAL DESCRIPTION:
LOT 1 IN BONDURANT INDUSTRIAL PARK, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA.



SHEET INDEX

- | | |
|-----------------------|-------------------------------|
| C-001 - COVER SHEET | C-103 - UTILITIY SHEET |
| C-002 - NOTE SHEET | C-104 - EROSION CONTROL SHEET |
| C-101 - SITE SHEET | C-105 - LANDSCAPING SHEET |
| C-102 - GRADING SHEET | |

OWNER

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ENGINEER/ LAND SURVEYOR

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DEVELOPER

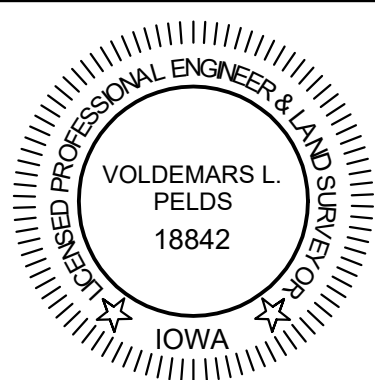
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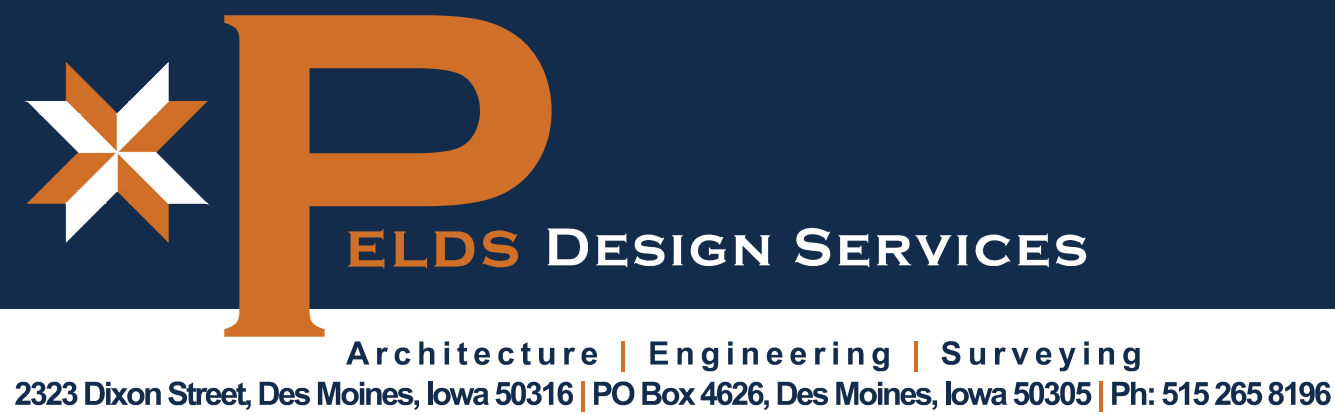
CITY CONTACT

CITY OF BONDURANT
200 2ND STREET BOX 37
BONDURANT, IOWA 50035
PROJECT CONTACT: MAGGIE MURRAY
PHONE: 515-630-6985
EMAIL: PLANNING@CITYOFBONDURANT.COM



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.

VOLDEMARS L. PELDS, P.E. IA LIC. NO. 18842 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE): C-001 - C-105



TITLE: BONDURANT INDUSTRIAL PARK LOT 1 2514 ROBINSON AVE NE BONDURANT, IOWA			
REVISIONS:		PRELIMINARY	
COPYRIGHT DATE: ----	DRAWN BY: M. GUIRGUIS	SCALE: ----	LATEST REVISION: 09/09/2022
FILE PATH: J:\2022 Projects\22-125 Lot 1, BIP\Engineering\Site Plan\Sheet Set		DRAWING NO: 22-125	
			C-001 - COVER SHEET

REVISIONS:

LEGEND:

F.F.	FINISHED FLOOR
+/-	MORE OR LESS
123.45G	GUTTER ELEVATION
123.45TC	TOP OF CURB ELEVATION
123.45/ 123.45	EXISTING/ PROPOSED ELEVATION
FL	FLOWLINE ELEVATION
CP	CONTROL POINT
OC	CALCULATED CORNER
●	FOUND CORNER

▲	CALCULATED SECTION CORNER
△	FOUND SECTION CORNER
□	PARKING SPACE
+	SIGN
⊙	STREET LIGHT
⊙	POWER POLE
⊙	LIGHT POLE
⊙	AREA LIGHT
⊙	ELEC. TRANSFORMER
⊙	ELEC. METER
⊙	ELEC. BOX

⊙	ELEC. MANHOLE
⊙	ELEC. VAULT
⊙	GUY ANCHOR
⊙	TEL. JUNCTION BOX
⊙	CABLE TV JUNCTION BOX
⊙	GAS VALVE
⊙	GAS METER
⊙	SANITARY SEWER MANHOLE
⊙	STORM SEWER MANHOLE
⊙	CLEANOUT
⊙	DOWNSPOUT

⊙	SINGLE INTAKE
⊙	AREA INTAKE
⊙	THROAT INTAKE
⊙	FLARED END SECTION
⊙	VALVE
⊙	FIRE HYDRANT
⊙	WATER METER
⊙	WATER VALVE
⊙	WATER TEE
— P XX —	PROPOSED UTILITY LINE
— E XX —	EXISTING UTILITY LINE

— CATV —	CABLE TELEVISION
— FO —	FIBER OPTIC
— G —	GAS LINE
— OHE —	OVERHEAD ELEC.
— OHT —	OVERHEAD TEL.
— SAN —	SANITARY SEWER
— ST —	STORM SEWER
— UGE —	UNDERGROUND ELEC.
— UGT —	UNDERGROUND TEL.
— W —	WATER
— F —	FENCE LINE

GENERAL NOTES

- THE CITY OF BONDURANT MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
- ALL PROPOSED MATERIALS AND STRUCTURES SHALL BE APPROVED BY THE CITY OF BONDURANT AND BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
- ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES, AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
- PELDS DESIGN SERVICES SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
- THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
- IF A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THIS MEETING.
- LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
- THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNER'S REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF BONDURANT.
- THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
- DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES OR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.
- ALL CONSTRUCTION WITHIN THE PUBLIC R.O.W/EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH THE CITY OF BONDURANT.
- THE CONTRACTOR SHALL CONTACT THE CITY OF BONDURANT TO SCHEDULE ANY REQUIRED INSPECTIONS AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W/EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS
- IN THE EVENT OF ANY CONFLICTING NOTES BETWEEN THE COVER SHEET AND ALL OTHER SHEETS, THE NOTES ON THE COVER SHEET SHALL SUPERCEDE ALL OTHERS
- IN THE EVENT OF ANY CONFLICTING INFORMATION BETWEEN THE LABEL, ELECTRONIC CAD FILE, AND THE ELECTRONIC SURFACE, THE DESIGN ENGINEER SHALL BE CONTACTED FOR CLARIFICATION
- ALL CONSTRUCTION IS TO CONFORM WITH THE 2022 EDITION OF THE STATEWIDE URBAN STANDARD SPECIFICATIONS.

SURVEY NOTES

- SURVEY WORK WAS COMPLETED BY PELDS DESIGN SERVICES IN AUGUST 2018. SEE SITE SURVEY PROVIDED AS PART OF THIS SET OF PLANS FOR EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION.

STAKING NOTES

- IT IS RECOMMENDED FOR THE CONTRACTOR TO HAVE ALL STAKING DONE UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR AND IN COORDINATION WITH THE PROJECT ENGINEER.
- IT IS RECOMMENDED FOR THE CONTRACTOR TO HAVE ALL STAKING DONE DIRECTLY UNDER THE GENERAL CONTRACTOR BY A SINGLE COMPANY.
- STAKING DOES NOT RELIEVE CONTRACTOR OF ULTIMATE RESPONSIBILITY TO CONSTRUCT THE PROJECT PER PLAN.

DEMO NOTES

- SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB.
- PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH ORANGE CONSTRUCTION FENCE AT THE DRIP LINE.
- PAVEMENT STRIPING CALLED OUT FOR REMOVAL SHALL BE SANDBLASTED. NO GRINDING WILL BE ALLOWED.
- PROPERLY DISCONNECT ALL PUBLIC AND PRIVATE UTILITIES, AS NECESSARY.
- COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS TO REMOVE AND PROPERLY DISPOSE OF SIDEWALKS, STEPS, DRIVEWAYS, AND STRUCTURES (INCLUDING BOTH ABOVE GROUND AND BELOW GROUND ELEMENTS).
- COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS TO REMOVE FUEL TANKS, SEPTIC TANKS, CISTERNS, AND ANY OTHER UNDERGROUND FACILITIES; AND TO PROPERLY DISPOSE OF ANY LIQUIDS OR PRODUCTS CONTAINED WITHIN THESE ITEMS.
- PLACE BACKFILL MATERIAL IN HOLES AND DEPRESSIONS, GRADE THE SITE, AND ESTABLISH GROUND COVER.
- PROTECT EXISTING FIRE HYDRANTS, STREET LIGHTS, TRAFFIC SIGNALS, UTILITY POLES, FIRE ALARM BOXES, WIRE CABLES, UNDERGROUND UTILITIES, AND OTHER APPURTENANCES IN THE VICINITY OF THE DEMOLITION SITE
- COMPLY WITH NOISE POLLUTION REQUIREMENTS AND ANY WORKING HOUR RESTRICTIONS OF THE JURISDICTION.
- MAINTAIN OR RE-ESTABLISH ALL TILES, ROADWAY SUBDRAINS, CULVERTS, OR OTHER DRAINAGE FACILITIES NOT IDENTIFIED IN THE CONTRACT DOCUMENTS FOR REMOVAL.
- IMPLEMENT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN FOR EACH SITE PRIOR TO INITIATING DEMOLITION BY PLACING ALL REQUIRED DEVICES; INCLUDE MEASURES TO PREVENT TRACKING OF MUD ONTO ADJACENT STREETS OR ALLEYS.
- COMPLY WITH ALL APPLICABLE AIR POLLUTION REQUIREMENTS OF THE JURISDICTION. USE WATER OR APPROPRIATE CHEMICALS FOR CONTROL OF DUST IN THE DEMOLITION AREA, ON ADJACENT ROADWAYS, AND WHEN GRADING THE SITE.
- TAKE STEPS TO PREVENT THE GENERATION OF LITTER DURING DEMOLITION AND COLLECT ALL LITTER FROM THE DEMOLITION AREA AT THE END OF EACH WORKING DAY. LOAD TRUCKS TO PREVENT LEAKAGE OR BLOWING OF DEBRIS.
- REMOVE ALL CONCRETE, ASPHALT, OR MASONRY SLABS AND APPURTENANCES.
- REMOVE AND DISPOSE OF ALL BRUSH, SHRUBS, TREES, LOGS, DOWNED TIMBER, AND OTHER YARD WASTE ON THE SITE UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS. DO NOT MIX WITH DEMOLITION MATERIAL. REMOVE STUMPS TO A MINIMUM OF 2 FEET BELOW FINISH GRADE. PROTECT ANY TREES OR OTHER VEGETATION NOT DESIGNATED FOR REMOVAL BY PLACING A FENCE AT THE DRIP LINE ENCOMPASSING THE ENTIRE TREE AND KEEPING ALL OPERATIONS OUTSIDE OF THE FENCED IN AREA, INCLUDING STORAGE OF EQUIPMENT OR MATERIALS. AT NO ADDITIONAL COST TO THE CONTRACTING AUTHORITY, REPLACE ANY TREES THAT ARE DESIGNATED FOR PROTECTION BUT ARE DAMAGED BEYOND TREATMENT. THE ENGINEER WILL DETERMINE SIZE AND SPECIES OF THE REPLACEMENT TREE.
- SAW-CUT ALL HARD SURFACING AT LOCATION OF REMOVAL LIMITS.
- WHERE SELECTIVE DEMOLITION IS SHOWN AT PAVED AREAS, DEMOLISH THE EXISTING PAVING BACK TO AN EXISTING CONTROL JOINT NEAR THE LOCATION SHOWN.

WETLAND NOTES

- PELDS DESIGN SERVICES DOES NOT PERFORM WETLAND STUDIES OR WETLAND MITIGATION. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE IF ANY WETLANDS ARE LOCATED ON THE PROJECT SITE AND PERFORM ANY NECESSARY MITIGATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

DISCLAIMER

- THIS DRAWING IS BEING MADE AVAILABLE BY PELDS DESIGN SERVICES (P.D.S.) FOR USE ON THIS PROJECT IN ACCORDANCE WITH P.D.S.'S AGREEMENT FOR PROFESSIONAL SERVICES. P.D.S. ASSUMES NO RESPONSIBILITY OR LIABILITY (CONSEQUENTIAL OR OTHERWISE) FOR ANY USE OF THESE DRAWINGS (OR ANY PART THEREOF) EXCEPT IN ACCORDANCE WITH THE TERMS OF SAID AGREEMENT.
- P.D.S DISCLAIMS ANY AND ALL LIABILITY OR RESPONSIBILITY FOR INFORMATION THAT DOES NOT BEAR THE ORIGINAL SEAL AND SIGNATURE OF THE PROFESSIONAL IN CHARGE.

CIVIL ENGINEERING NOTES
FOR
BONDURANT INDUSTRIAL PARK LOT 1
2514 ROBINSON AVE NE
BONDURANT, IOWA

UTILITY NOTES

- QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
- PIPE LENGTHS CALLED OUT ON PLANS DO NOT INCLUDE FLARED END SECTION, WHERE APPLICABLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL RELOCATE EXISTING UTILITIES AS NECESSARY, SHOWN OR NOT SHOWN.
- THE CONTRACTOR SHALL COORDINATE WITH THE CITY ON ALL SIZE, DEPTHS, AND MATERIALS OF ALL PROPOSED UTILITIES.
- THE CONTRACTOR MUST PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES IF REQUIRED BY CITY.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE APPROPRIATE UTILITY COMPANIES PRIOR TO CONNECTION OR DISCONNECTION OF A SERVICE LINE.
- CONTRACTOR IS TO COMPLY WITH THE LATEST SUDAS SPECIFICATIONS FOR MAINTENANCE, INSTALLATION, AND TESTING FOR CONSTRUCTION.
- THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES.
- ALL RIP RAP CALLED OUT ON PLANS SHALL BE UNDERLAIN WITH ENGINEERING FABRIC.
- ALL STRUCTURE SIZES CALLED OUT ON PLANS ARE MINIMUM INSIDE WALL DIMENSIONS.
- ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
- ALL STRUCTURES CALLED OUT AS "MODIFIED" OR "SPECIAL" SHALL BE ENGINEERED BY THE PRECASTER TO ENSURE STRUCTURE STABILITY. MODIFICATIONS INCLUDE ADDITIONAL WALL LENGTH TO ACCOUNT FOR LARGE PIPE DIAMETERS AND ADDITIONAL WALL WIDTH & BASE DEPTH TO ACCOUNT FOR DEEPER STRUCTURES. ANY AND ALL MODIFICATIONS TO STANDARD STRUCTURES SHALL BE CONSIDERED INCIDENTAL TO BID

ELECTRICAL SERVICE NOTES

- ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS
- TRANSFORMER PAD IS SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. PAD SHALL CONFORM TO ALL UTILITY COMPANY DESIGN STANDARDS AND SPECIFICATIONS.

SANITARY SERVICE NOTES

- SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 2% FOR A 4" PIPE AND 1% FOR A 6" PIPE. SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATER MAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.

STORM WATER SERVICE NOTES

- ALL STORM SEWER IN THE ROW SHALL BE RCP (CLASS III RCP), UNLESS OTHERWISE SPECIFIED.
- ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND THE LAST 3 PIPE SECTIONS ON THE APRON SHALL BE TIED WITH RF-14 TYPE II CONNECTORS. ALL APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD.
- ALL SUMP SERVICE LINES SHALL HAVE TRACE WIRE

WATER SERVICE NOTES

- WATER SERVICE SHALL BE TYPE K COPPER, DIP OR HDPE, DEPENDING ON SIZE AND JURISDICTIONAL REQUIREMENTS. IF CONTAMINATED OR "HOT" SOILS, ENSURE APPROPRIATE PIPE IS BEING UTILIZED. SIZE OF WATER MAIN AS SHOWN ON PLANS.
- TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
- THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATER MAIN CONSTRUCTION.
- ANY AND ALL HYDRANT AND VALVE EXTENSIONS, TOGETHER WITH VERTICAL BENDS, SHALL BE CONSIDERED INCIDENTAL TO WATER MAIN CONSTRUCTION. NO ADDITIONAL PAYMENT WILL BE PROVIDED FOR INCIDENTAL ITEMS.
- ALL WATER LINES SHALL HAVE A MINIMUM OF 5.5 FEET OF COVER UNLESS NOTED OTHERWISE.

EXISTING UTILITIES NOTE

- THE LOCATIONS OF THE EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/OR RECORDS. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION: IOWA ONE-CALL (1-800-292-8989).

UTILITY CONFLICT NOTES

- UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
- CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION THAT ARE EITHER CALLED OUT ON THE PLANS OR NOT CALLED OUT.
- CONTRACTOR SHALL COMPLY WITH ALL DNR REQUIREMENTS FOR PIPE MATERIAL, PIPE JOINTS, AND ANY OTHER APPLICABLE REQUIREMENTS ANY TIME A STORM SEWER OR SANITARY SEWER CROSSES OVER OR LESS THAN 18" BELOW A WATER MAIN.
- FOR ALL CRITICAL CROSSINGS WITH EXISTING UTILITIES, THE ELEVATION OF THE EXISTING UTILITY SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. NOTIFY PELDS DESIGN SERVICES PRIOR TO CONSTRUCTION IF A CONFLICT EXISTS.

SPECIFICATIONS NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST VERSION OF THE URBAN STANDARDS SPECIFICATIONS FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF BONDURANT SUPPLEMENTAL SPECIFICATIONS.
- IN THE EVENT OF A DISCREPANCY BETWEEN THE PROJECT SPECIFICATIONS AND THE CITY OF BONDURANT REQUIREMENTS AND SPECIFICATIONS, PLUMBING CODE, AND URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENT, THE CITY OF BONDURANT STANDARD SPECIFICATIONS SHALL GOVERN.
- FOR ALL SPECIFICATION DISCREPANCIES, THE PROJECT ENGINEER SHALL BE CONTACTED PRIOR TO PROCEEDING WITH CONSTRUCTION. IF THE ENGINEER IS NOT CONTACTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PROBLEMS THAT RESULT FROM SAID DISCREPANCIES.

REQUIRED AS-BUILT NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COST OF AS-BUILT TOPO, IF REQUIRED BY CITY.
- CONTRACTOR SHALL CONTACT PELDS DESIGN SERVICES TO PERFORM SAID AS-BUILT SURVEYS.
- IF ANYTHING HAS BEEN CONSTRUCTED INCORRECTLY, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT AS-BUILT SURVEYS UNTIL ISSUES HAVE BEEN RECTIFIED.

PAVING NOTES

- THE PAVING/ GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL AREAS SHALL BE SODDED IN ACCORDANCE WITH CITY OF BONDURANT SPECIFICATIONS AND THE LATEST VERSION OF SUDAS.
- SEE DETAILS FOR ALL PAVEMENT THICKNESS.
- DETECTABLE WARNING PANEL(S) CALLED OUT ON PLANS SHALL BE PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARD.
- SIDEWALKS SHALL HAVE EXPANSION JOINTS AT 100 FOOT INTERVALS AS REQUIRED BY CITY CODE
- ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.

PAVEMENT SAWCUT NOTES

- CONTRACTOR TO PROVIDE SAWCUT JOINTING PLAN PRIOR TO ANY CONCRETE PAVEMENT INSTALLATION.
- PAVEMENT MAY BE REQUIRED TO BE REMOVED AND REPLACED IF PLACED WITHOUT AN APPROVED PLAN.
- LONGITUDINAL JOINTS IN DRIVE LANES & THE OUTER MOST JOINT OF ALL PARKING AREAS SHALL BE SUDAS TYPE 'L-1' OR 'L-2' JOINTS AND HAVE STEEL. INTERIOR PARKING LOT JOINTS, OTHER THAN THE OUTER MOST JOINT, DO NOT NEED STEEL AND SHALL BE SUDAS TYPE 'B' OR TYPE 'K' JOINTS. ALL TRANSVERSE JOINTS SHALL BE SUDAS TYPE 'C' OR TYPE 'DW' JOINTS WITH STEEL IN THE CASE OF A DAY'S WORK JOINT.

SOIL NOTES

- STRIP AND STOCKPILE THE TOP 8 INCHES OF SOIL ON ALL DISTURBED AREAS. GRADING CONTRACTOR SHALL STOCKPILE TOPSOIL FOR SHOULDERING.
- SOD REQUIREMENT PER SUDAS: IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED, A SODBED SHOULD BE CONSTRUCTED BY SPREADING A MINIMUM OF 6 INCHES OF TOPSOIL PRIOR TO SODDING. DEEPER TOPSOIL DEPTHS (8 TO 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.
- PERMANENT SEED REQUIREMENT PER SUDAS: IN ORDER TO PROVIDE AN ADEQUATE GROWING MEDIUM, A MINIMUM OF 8 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.
- TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
- TOPSOIL IS DEFINED AS: FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS; REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4 INCH IN DIAMETER, AND FOREIGN MATTER; ACIDITY RANGE (PH) OF 5.5 TO 7.5; CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.
- REFERENCE GEOTECHNICAL REPORT FOR ADDITIONAL SOILS INFORMATION INCLUDING BUT NOT LIMITED TO SUBGRADE INFORMATION, FOOTING DESIGN, AND ANY POSSIBLE OVER EXCAVATION DUE TO POOR SOILS. PAVEMENT SECTIONS ON THE PLANS GOVERN OVER PAVEMENT THICKNESS IN THE SOILS REPORT.

GRADING NOTES

- AREAS TO RECEIVE STRUCTURAL FILL SHALL BE BENCHMARKED. STRUCTURAL FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.
- PREPARE BOTTOM OF BENCH FOR FILL BY DISKING TO A DEPTH OF 12 INCHES AND COMPACT. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RE-COMPACTED WITH ON-SITE FILL MATERIALS.
- ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE THE TOP 12 INCHES DISKED AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- MAINTAIN ALL CUT AND FILL AREAS TO ACCOMMODATE SURFACE DRAINAGE.
- FINISH GRADE ON ALL NON-PAVED AREAS SHALL BE WITHIN 0.20 FT, AND PAVED AREAS SHALL BE WITHIN 0.10 FT OF THE PROPOSED GRADES SHOWN ON THE PLAN
- MAXIMUM ALLOWABLE GRADE ON ALL PROPOSED SLOPES IS 3:1.
- THE MOISTURE CONTENT SHALL NOT DEVIATE FROM THE OPTIMUM BY MORE THAN 2% IN STRUCTURAL FILL.
- MAXIMUM 2% CROSS-SLOPE ON ALL SIDEWALKS.
- GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.

LANDSCAPING NOTES

- ALL SODDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
- SEED OR SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE. SOD LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES. SEED ALL DISTURBED AREAS OFF-SITE
- STAKE SOD ON ALL SLOPES 4:1 OR GREATER.
- PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
- CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH OR BRICK CHIPS OR WASHED STONE AROUND ALL TREES, SHRUBS AND GROUND COVER BEDS TO A DEPTH OF 4 INCHES, UNLESS NOTED.
- PROVIDE 6MIL MINIMUM PLASTIC BELOW ROCK/BRICK.
- THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
- CONTRACTOR SHALL DESIGN AND PROVIDE IRRIGATION SYSTEM. COORDINATION WITH ARCHITECT REQUIRED.
- ALL BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER MULCH IS INSTALLED.



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TITLE:

BONDURANT INDUSTRIAL PARK LOT 1
2514 ROBINSON AVE NE
BONDURANT, IOWA

BENCHMARK:

DATE:-----DRAWN BY:M.GUIRGUISSCALE:REVISION:

09/09/202222-125

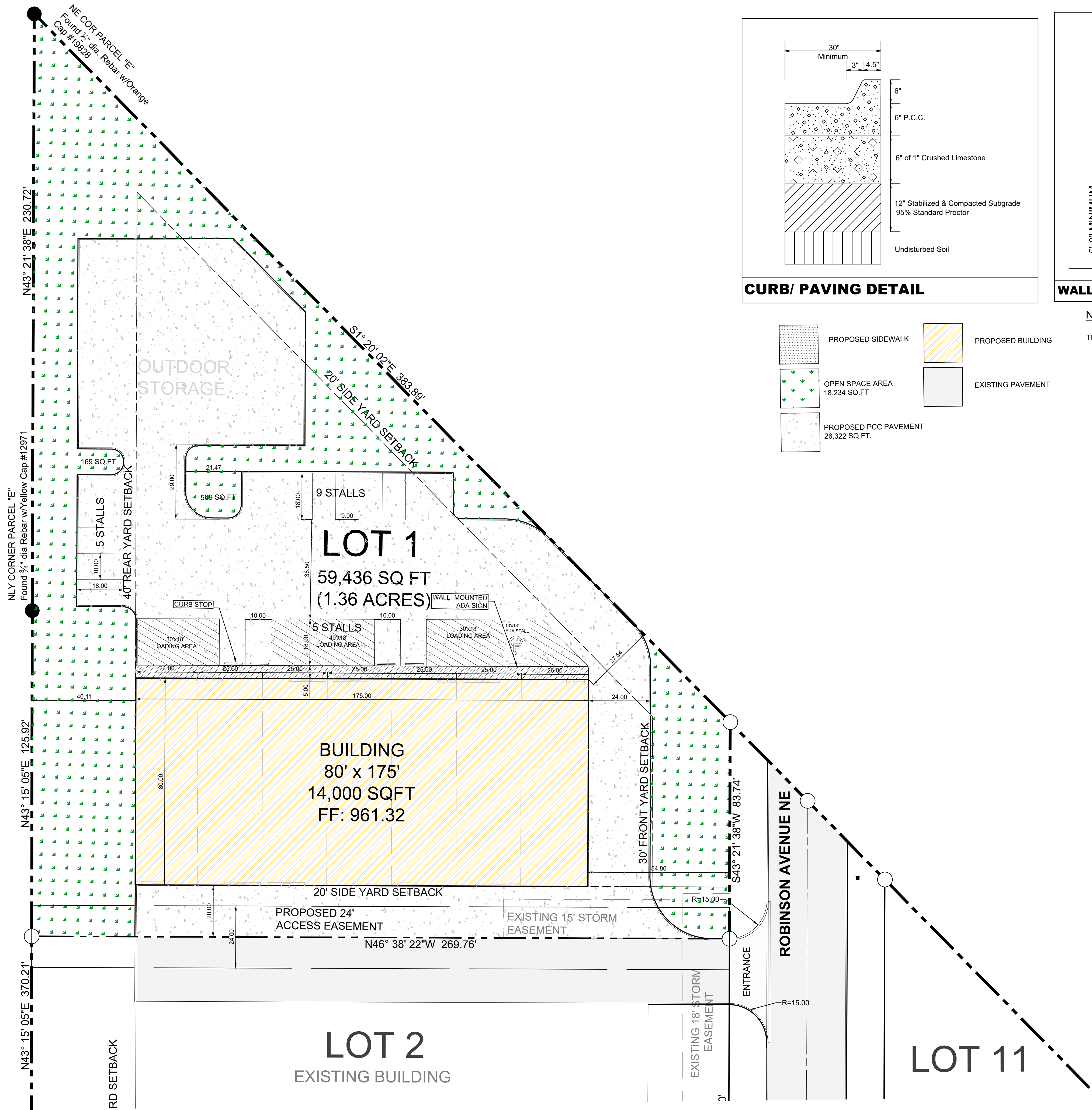
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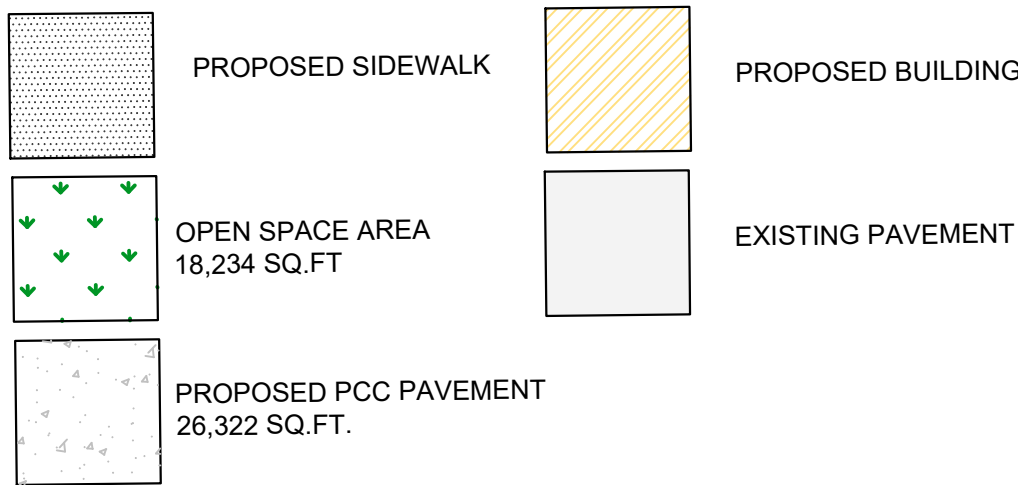
C-002 - NOTE SHEET

PRELIMINARY

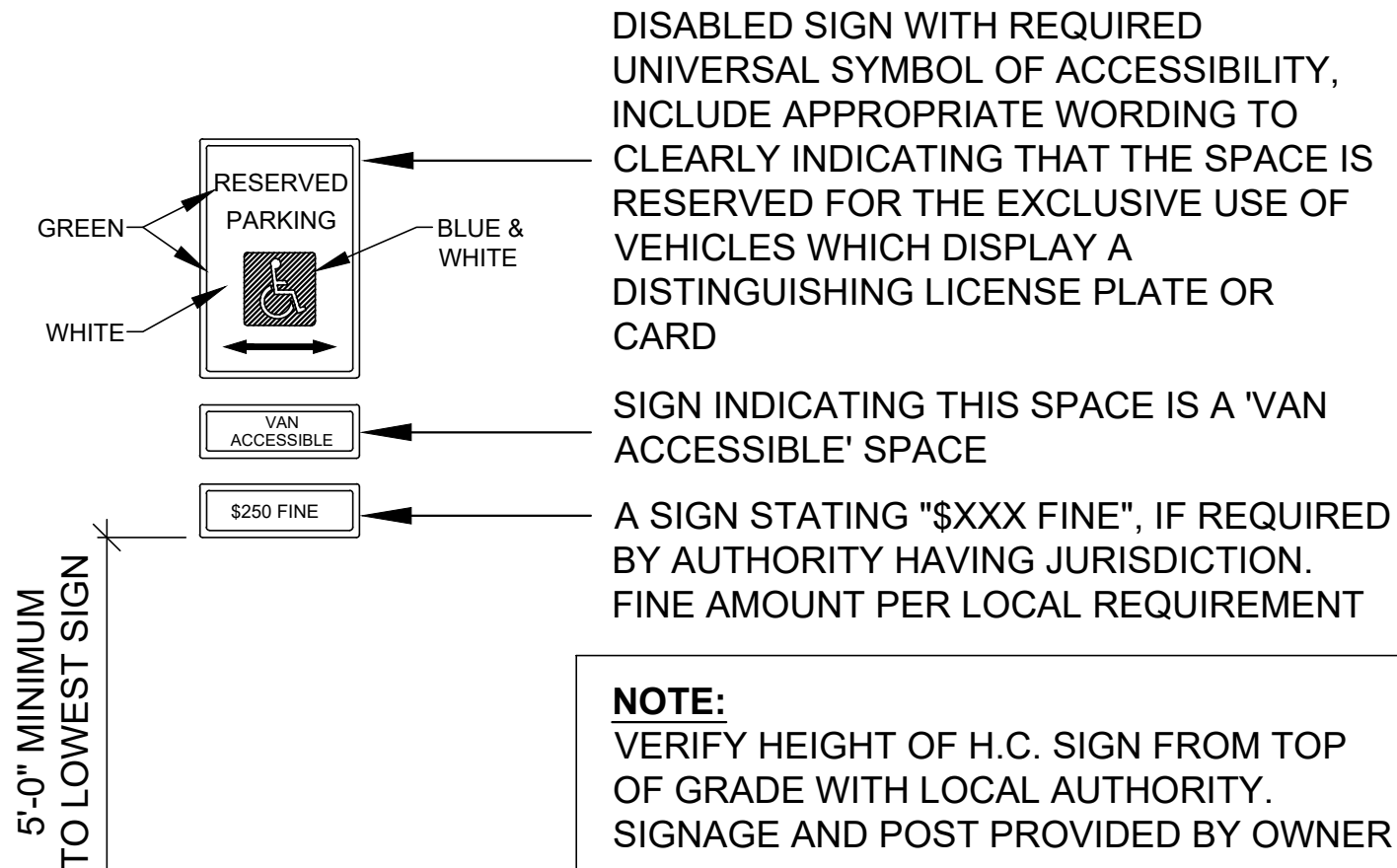
Page 22 of 56



CURB/ PAVING DETAIL

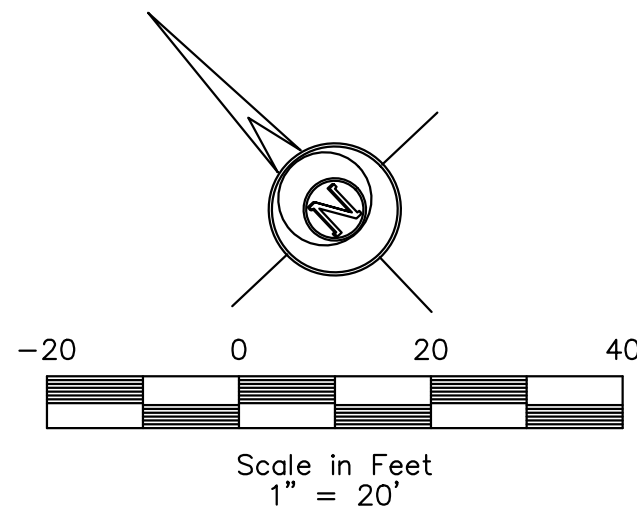


WALL MOUNTED ADA PARKING SIGN



NOTES:

THE NORTHWEST PAVED AREA WILL BE FOR OUTDOOR STORAGE USAGE



LEGEND:

+/-	MORE OR LESS	⊙	ELEC. MANHOLE
F.F.	FINISHED FLOOR	⊙	SANITARY SEWER MANHOLE
123.45G	GUTTER ELEVATION	⊙	STORM SEWER MANHOLE
123.45TC	TOP OF CURB ELEVATION	⊙	TRAFFIC MANHOLE
123.45/123.45	EXISTING/ PROPOSED ELEVATION	⊙	CLEANOUT
FL	FLOWLINE ELEVATION	⊙	DOWNSPOUT
⊙	CONTROL POINT	⊙	AREA INTAKE
⊙	CALCULATED CORNER	⊙	SINGLE INTAKE
●	FOUND CORNER	⊙	THROAT INTAKE
⊙	CALCULATED SECTION CORNER	⊙	FLARED END SECTION
⊙	FOUND SECTION CORNER	⊙	GAS VALVE
⊙	PARKING SPACE	⊙	FIRE HYDRANT
⊙	SIGN	⊙	WATER VALVE
⊙	STREET LIGHT	⊙	P XX — PROPOSED UTILITY LINE
⊙	POWER POLE	⊙	E XX — EXISTING UTILITY LINE
⊙	LIGHT POLE	⊙	CATV — CABLE TELEVISION
⊙	AREA LIGHT	⊙	FO — FIBER OPTIC
⊙	GUY ANCHOR	⊙	GAS — GAS LINE
⊙	TEL. JUNCTION BOX	⊙	OHE — OVERHEAD ELEC.
⊙	ELEC. TRANSFORMER	⊙	OHT — OVERHEAD TEL.
⊙	ELEC. METER	⊙	SS — SANITARY SEWER
⊙	ELEC. BOX	⊙	ST — STORM SEWER
⊙	ELEC. VAULT	⊙	UGE — UNDERGROUND ELEC.
⊙	FIBER OPTIC VAULT	⊙	UGT — UNDERGROUND TEL.
⊙	GAS METER	⊙	W — WATER
⊙	CABLE TV JUNCTION BOX	⊙	— FENCE LINE
⊙	WATER METER		



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TITLE:

BONDURANT INDUSTRIAL PARK LOT 1
2514 ROBINSON AVE NE
BONDURANT, IOWA

BENCHMARK:

REVISIONS:

COPYRIGHT DATE:

DRAWN BY:

SCALE:

LATEST REVISION:

DRAWING NO.:

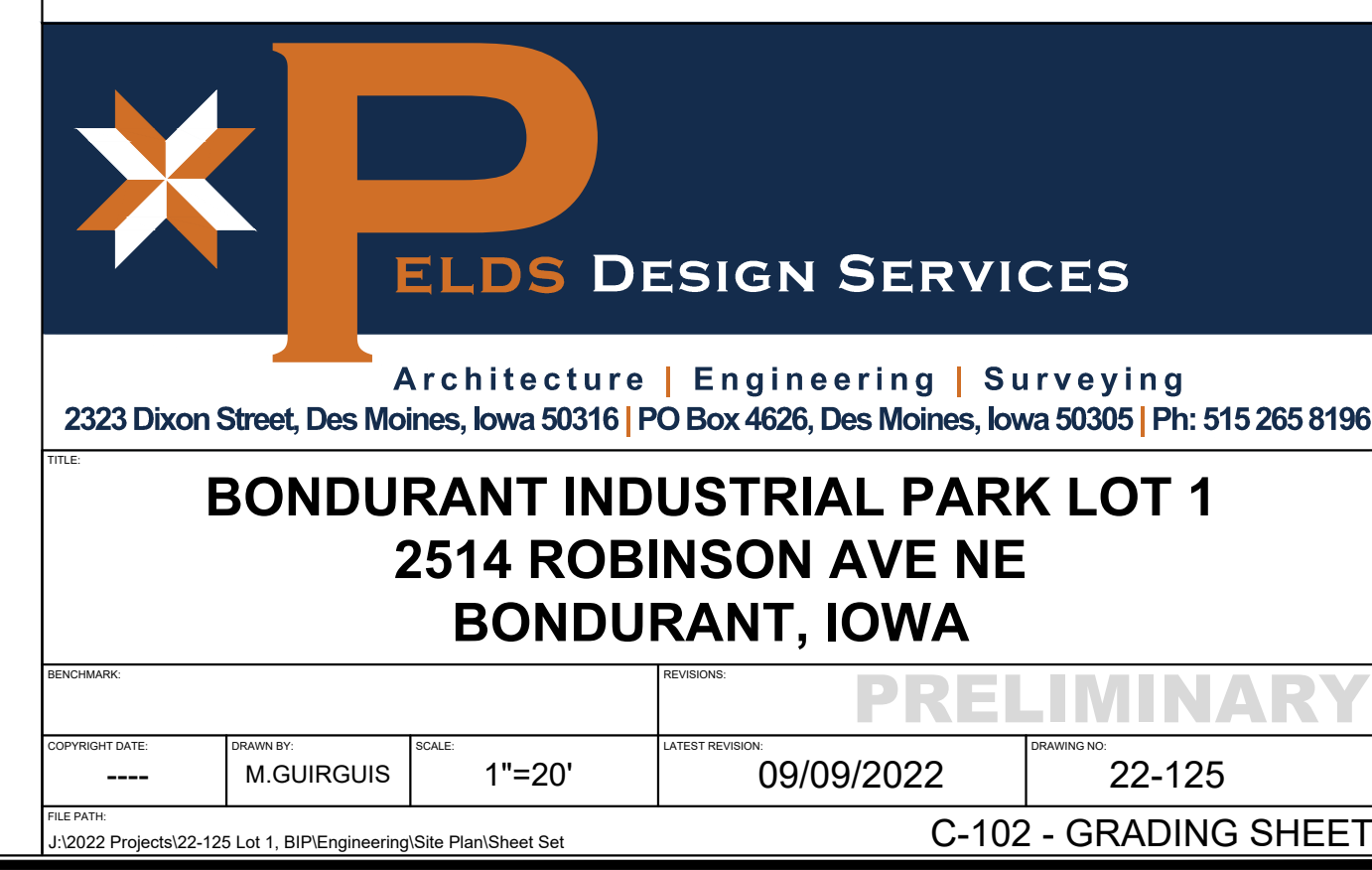
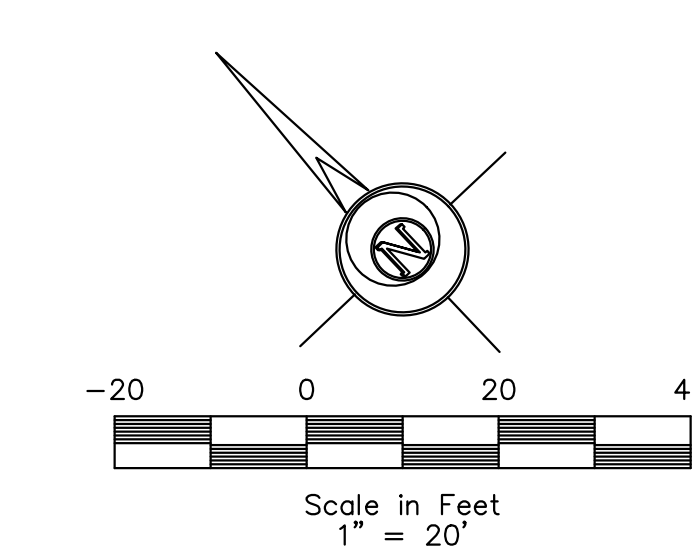
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C-101 - SITE SHEET

PRELIMINARY

22-125



1-PROPOSED 6" WATER SERVICE THAT IS CONNECTED AT THE BUILDING ON THE NORTHEAST WILL BE EXTENDED ACROSS THE STREET TO THE EXISTING WATER MAIN LOCATED AT THE SOUTHEASTERLY SIDE OF ROBINSON AVE NE AND THE CROSSING METHOD WILL BE THROUGH BORING.

SECTION A-A

PLAN

REINFORCING BAR LENGTH

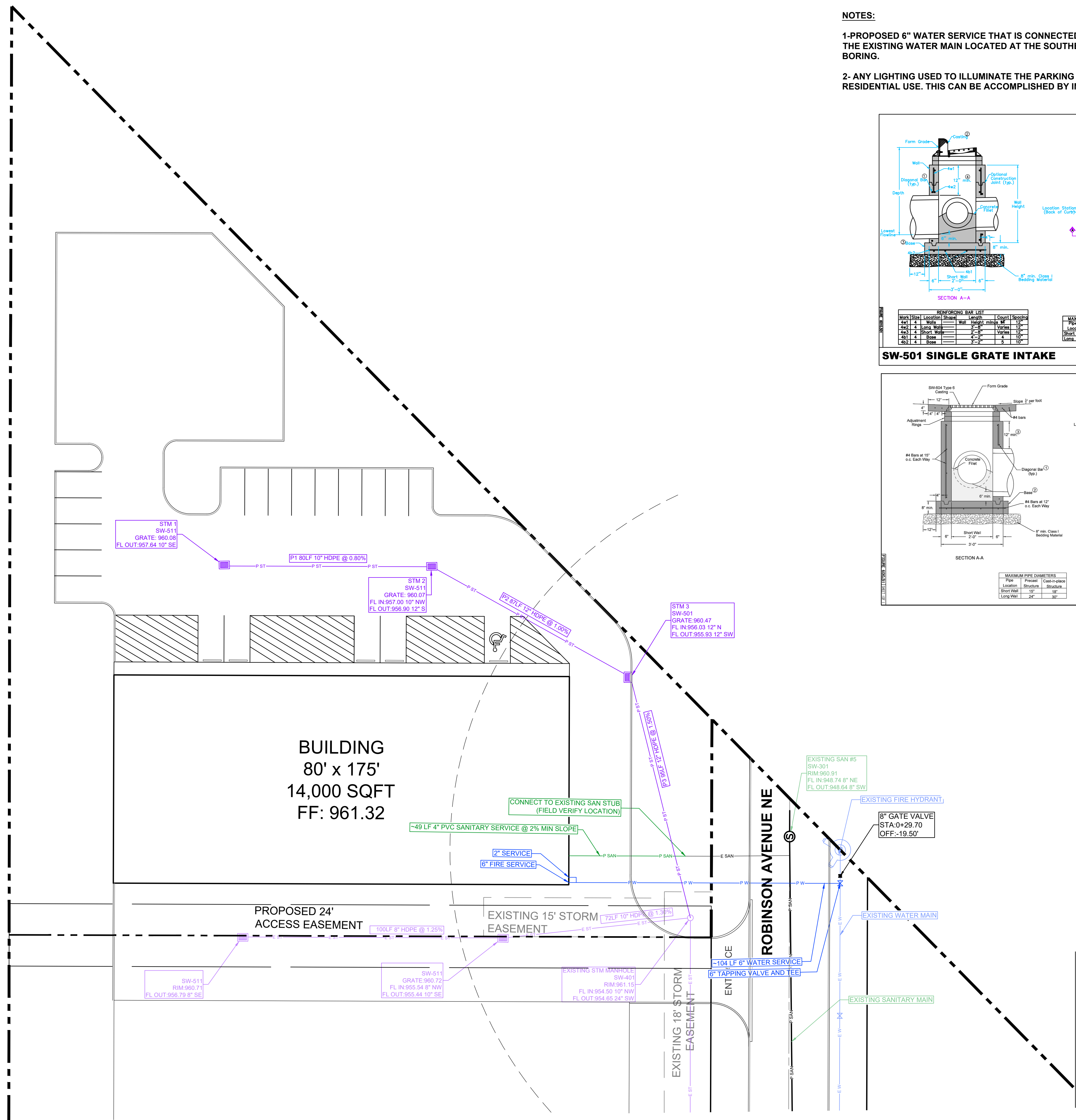
Mark	Size	Location	Shape	Length	Count	Spacing
A-1	4	Wall	U	Varies	12	12"
A-2	4	Long Wall	U	Varies	12	12"
A-3	4	Short Wall	U	Varies	12	12"
A-4	4	Base	U	4' 0"	10	10"
A-5	4	Base	U	5' 0"	5	10"

MAXIMUM PIPE DIAMETERS

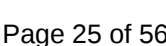
Location	Structure	Structure
Short Wall	16"	18"
Long Wall	24"	30"

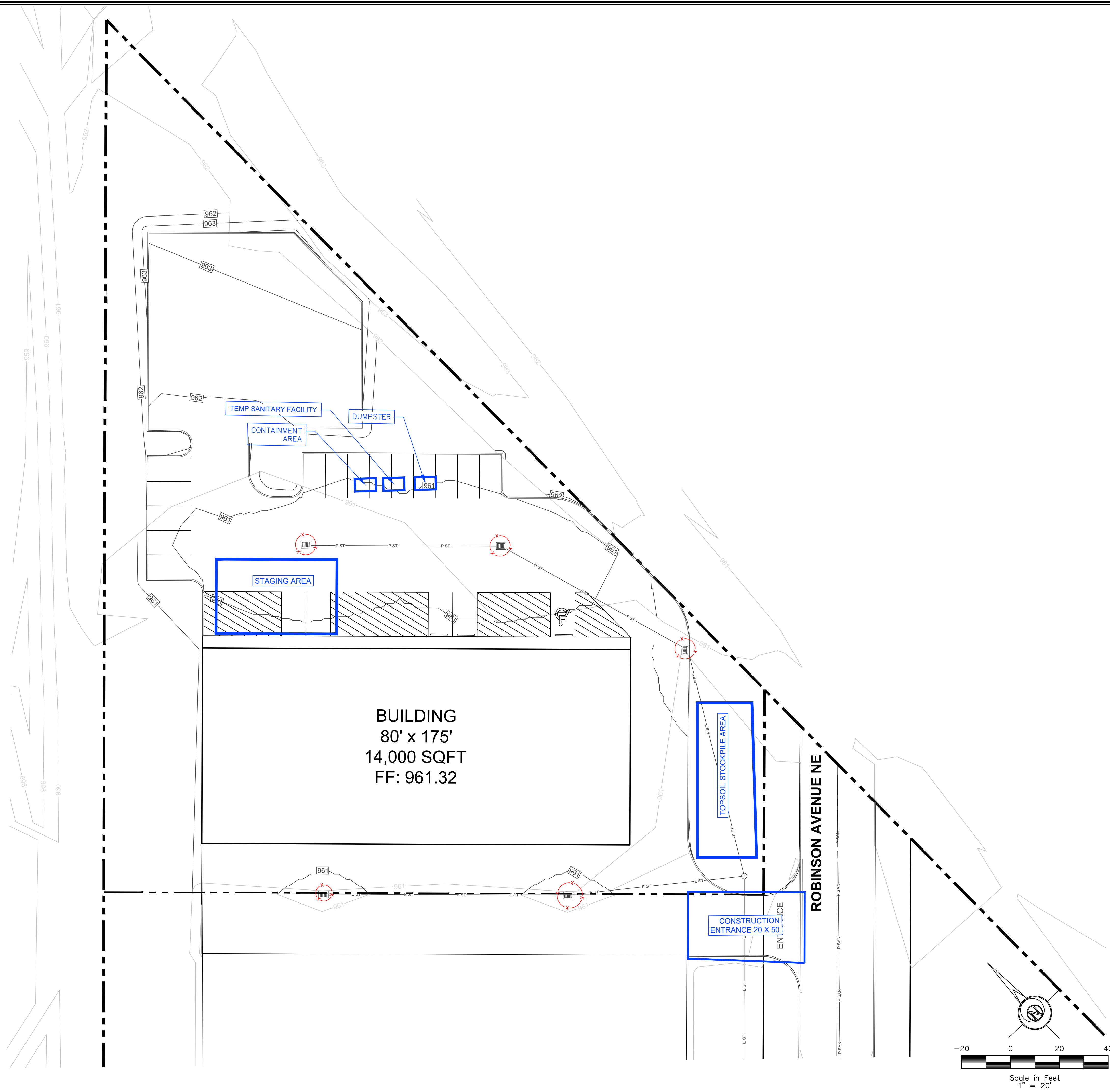
Notes:

- 1) Install four #4 diagonal bars at all pipe openings.
- 2) SW-501 Type R unless Type Q is specified in the contract documents.
- 3) Coat-1-pipe base shown. If base is present integral with walls, the topcoat of the base is not required to extend beyond the outer edge of the pipe.
- 3) 12 inch minimum wall height above all pipes.

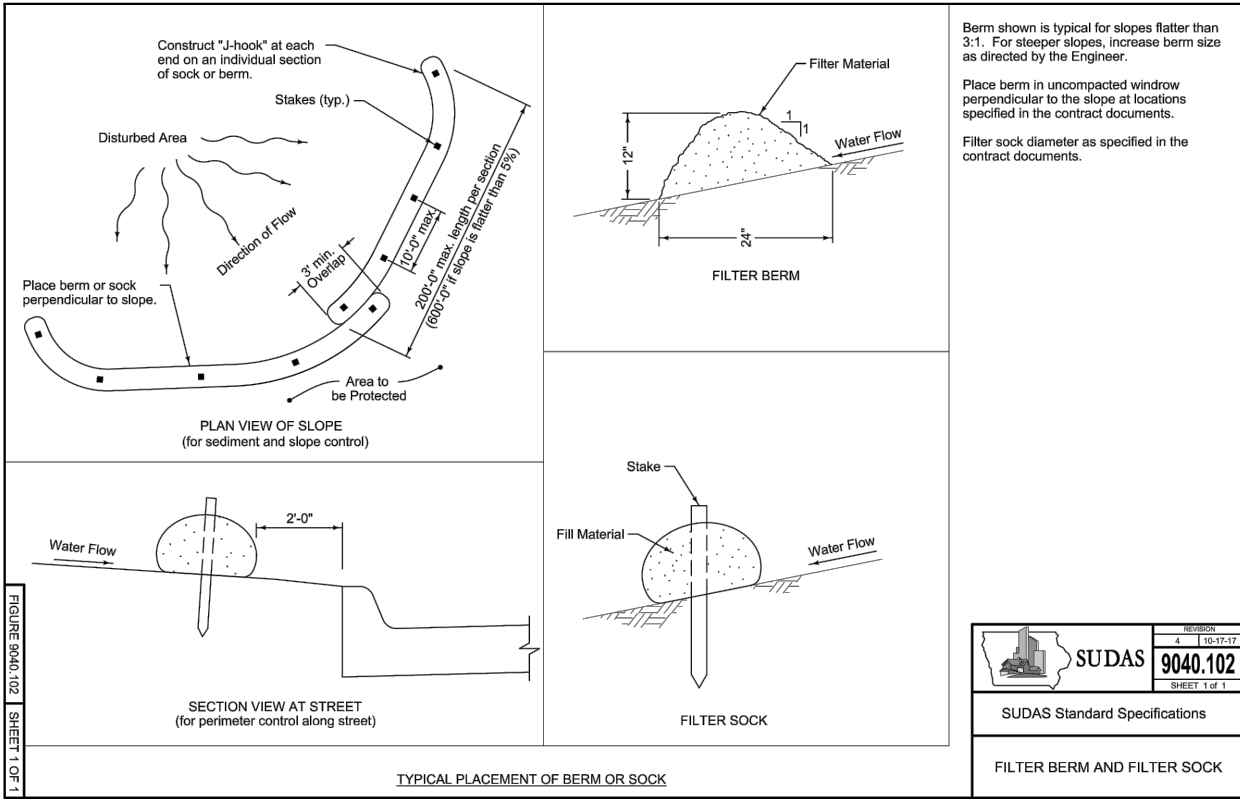
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+/-	MORE OR LESS	⑤	ELEC. MANHOLE
F.F.	FINISHED FLOOR	⑥	SANITARY SEWER MANHOLE
123.45G	GUTTER ELEVATION	⑦	STORM SEWER MANHOLE
123.45C	TOP OF CURB ELEVATION	⑧	TRAFFIC MANHOLE
123.45 / 123.45B	EXISTING/ PROPOSED ELEVATION	⑨	CLEANOUT
FL	FLOWLINE ELEVATION	⑩	DOWNSPOUT
	CONTROL POINT	⑪	AREA INTAKE
	CALCULATED CORNER	⑫	SINGLE INTAKE
●	FOUND CORNER	⑬	THROAT INTAKE
	CALCULATED SECTION CORNER	⑭	FLARED END SECTION
	FOUND SECTION CORNER	⑮	GAS VALVE
	PARKING SPACE	⑯	FIRE HYDRANT
	SIGN	⑰	WATER VALVE
	STREET LIGHT	P XX—	PROPOSED UTILITY LINE
	POWER POLE	E XX—	EXISTING UTILITY LINE
	LIGHT POLE	CATV—	CABLE TELEVISION
	AREA LIGHT	FO —	FIBER OPTIC
	GUY ANCHOR	GAS —	GAS LINE
	TEL. JUNCTION BOX	OHE —	OVERHEAD ELEC.
	ELEC. TRANSFORMER	OHT —	OVERHEAD TEL.
	ELEC. METER	SS —	SANITARY SEWER
	ELEC. BOX	ST —	STORM SEWER
	ELEC. VAULT	UGE —	UNDERGROUND ELEC.
	FIBER OPTIC VAULT	UGT —	UNDERGROUND TEL.
	GAS METER	W —	WATER
	CABLE TV JUNCTION BOX	 — 	FENCE LINE
	WATER METER		





- SWPPP NOTES:**
1. LOCATION OF STAGING AREAS TO CONTAIN: JOB TRAILERS, FUELING LOCATION, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, CONCRETE WASHOUT AREA, CONTROL RUNOFF WITH DIVERSION BERMS OR SILT FENCE AND DIRECT TO SEDIMENT BASIN WHERE POSSIBLE.
 2. ALL INTERIOR & PERIMETER SILT FENCE NOT SHOWN. SEE EROSION CONTROL PLAN.
 3. MULCH OR SOD ALL DISTURBED AREAS NOT PAVED OR DEVELOPED.
 4. ADDITIONAL CONTROLS MAY BE REQUIRED DEPENDING ON PHASING & SITE CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING, NOTING & IMPLEMENTING.
 5. A MINIMUM 6" LAYER OF TOPSOIL SHALL BE RESPREAD FROM THE STOCKPILE ONSITE TO SODDED PERVIOUS SURFACES THAT WERE DISTURBED DURING CONSTRUCTION. SEEDED AREAS TO RECEIVE A MINIMUM 8" OF TOPSOIL.
 6. ALL BARE AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR MORE REQUIRE IMMEDIATE STABILIZATION MEASURES (TEMPORARY SEEDING OR MULCHING)
 7. ALL SLOPES 4:1 OR GREATER REQUIRE SEEDING AND MATTING



— x — x — x — FILTER SOCK

LEGEND:

+/-	MORE OR LESS	⊙	ELEC. MANHOLE
F.F.	FINISHED FLOOR	⊙	SANITARY SEWER MANHOLE
123.45G	GUTTER ELEVATION	⊙	STORM SEWER MANHOLE
123.45TC	TOP OF CURB ELEVATION	⊙	TRAFFIC MANHOLE
123.45/123.45	EXISTING/ PROPOSED ELEVATION	⊙	CLEANOUT
FL	FLOWLINE ELEVATION	⊙	DOWNSPOUT
⊙	CONTROL POINT	⊙	AREA INTAKE
○	CALCULATED CORNER	⊙	SINGLE INTAKE
●	FOUND CORNER	⊙	THROAT INTAKE
○	CALCULATED SECTION CORNER	⊙	FLARED END SECTION
△	FOUND SECTION CORNER	⊙	GAS VALVE
△	PARKING SPACE	⊙	FIRE HYDRANT
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⊙	LIGHT POLE	CATV —	CABLE TELEVISION
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⊙	FIBER OPTIC VAULT	UGT —	UNDERGROUND TEL.
⊙	GAS METER	W —	WATER
⊙	CABLE TV JUNCTION BOX	— — — — —	FENCE LINE
⊙	WATER METER		

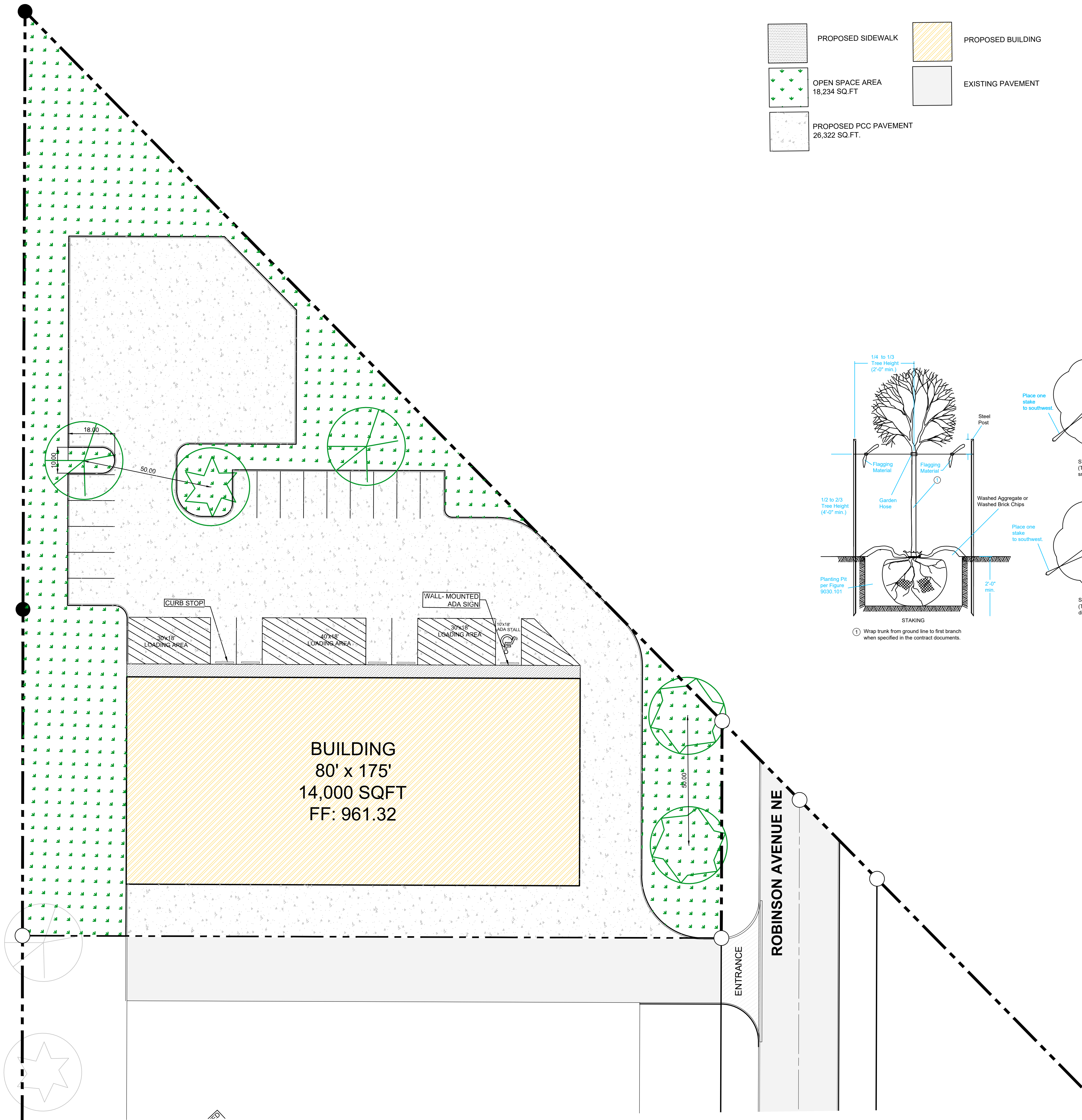
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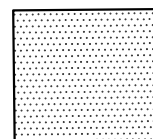
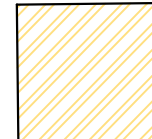
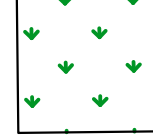
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BONDURANT INDUSTRIAL PARK LOT 1
2514 ROBINSON AVE NE
BONDURANT, IOWA

PRELIMINARY

C-104 - EROSION CONTROL SHEET



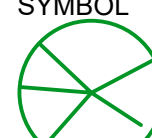
-  PROPOSED SIDEWALK
-  PROPOSED BUILDING
-  OPEN SPACE AREA
18,234 SQ.FT.
-  EXISTING PAVEMENT
-  PROPOSED PCC PAVEMENT
26,322 SQ.FT.

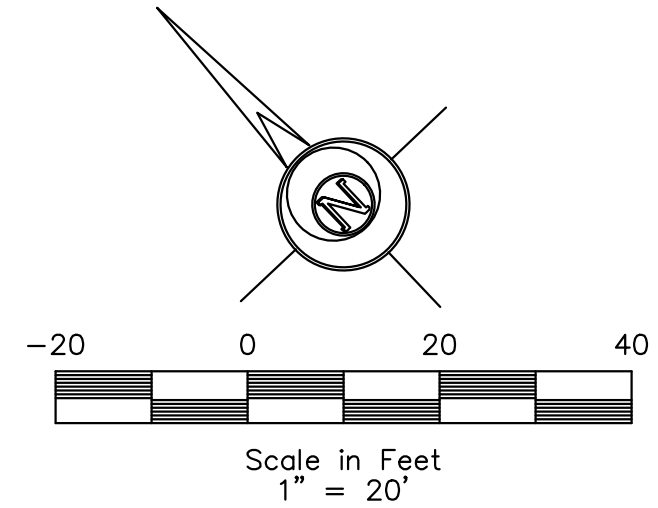
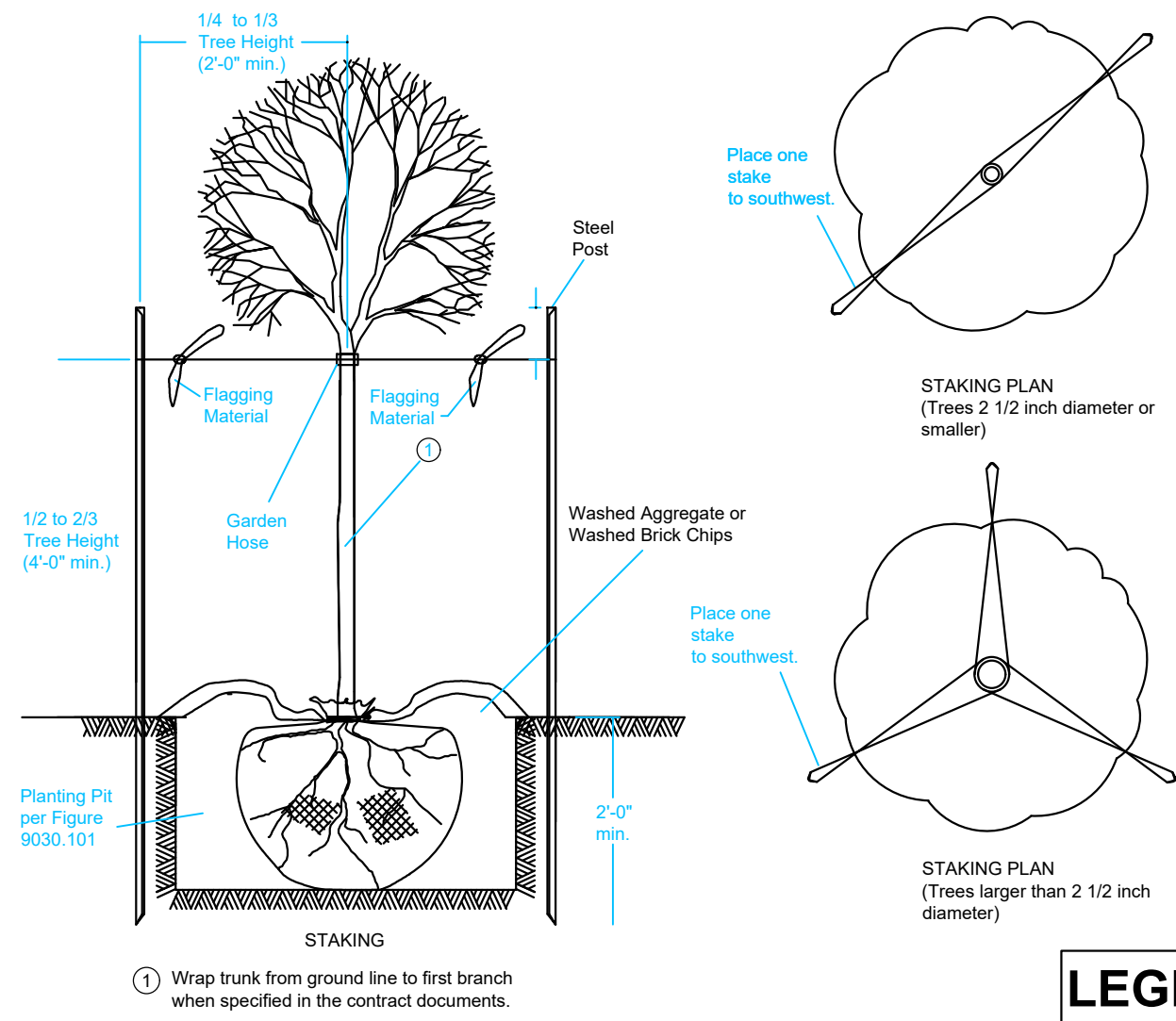
REQUIRED LANDSCAPING
REQUIRED OPEN SPACE PERCENTAGE: 10% = 0.1 X 59,436 = 5,943 SQ.FT
PROVIDED OPEN SPACE: 31% = 18,234 SQ.FT.

GENERAL:
REQUIRED - 1/50' OF STREET FRONTAGE OR 1/6 PARKING SPACES - 84' FRONTAGE FROM ROBINSON AVE NE = 84/50 = 1.68 = 2 TREES
OR 19/6 = 3.16= 4 TREES
PROVIDED - 4 SITE TREES SPACED AT MOST 50' APART

INTERIOR:
REQUIRED - 1/18 PARKING SPACES - 19/18 = 1 TREES
PROVIDED - 1 INTERIOR TREES

ISLANDS:
REQUIRED - 5% PARKING GREENSPACE - 5,313 SQ.FT. PARKING LOT * 5% = 266 SQ.FT.
PROVIDED - 738 SQ.FT. FOR TWO LANDSCAPED ISLANDS

PROPOSED TREES:			
SYMBOL	#	COMMON NAME (BOTANICAL NAME)	PLANTING SIZE
	2	KENTUCKY COFFEE TREE (GYMNOCLADUS DIOICUS)	MINIMUM 1.75" CALIPER B&B
	2	RED OAK (QUERCUS RUBRA)	MINIMUM 1.75" CALIPER B&B
	1	TULIP TREE (LIRIODENDRON TULIPEFERA)	MINIMUM 1.75" CALIPER B&B



LEGEND:		
+/-	MORE OR LESS	 ELEC. MANHOLE
F.F.	FINISHED FLOOR	 SANITARY SEWER MANHOLE
123.45G	GUTTER ELEVATION	 STORM SEWER MANHOLE
123.45TC	TOP OF CURB ELEVATION	 TRAFFIC MANHOLE
123.45/ 123.45	EXISTING/ PROPOSED ELEVATION	 CLEANOUT
FL	FLOWLINE ELEVATION	 DOWNSPOUT
	CONTROL POINT	 AREA INTAKE
	CALCULATED CORNER	 SINGLE INTAKE
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	PARKING SPACE	 FIRE HYDRANT
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	AREA LIGHT	 FO— FIBER OPTIC
	GUY ANCHOR	 GAS— GAS LINE
	TEL. JUNCTION BOX	 OHE— OVERHEAD ELEC.
	ELEC. TRANSFORMER	 OHT— OVERHEAD TEL.
	ELEC. METER	 SS— SANITARY SEWER
	ELEC. BOX	 ST— STORM SEWER
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	FIBER OPTIC VAULT	 UGT— UNDERGROUND TEL.
	GAS METER	 W— WATER
	CABLE TV JUNCTION BOX	 - - - - - FENCE LINE
	WATER METER	

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TITLE
BONDURANT INDUSTRIAL PARK LOT 1
2514 ROBINSON AVE NE
BONDURANT, IOWA

BENCHMARK: REVISIONS: **PRELIMINARY**

COPYRIGHT DATE: DRAWN BY: SCALE: LATEST REVISION: DRAWING NO:
----- M.GUIGUIS 1"=20' 09/09/2022 22-125

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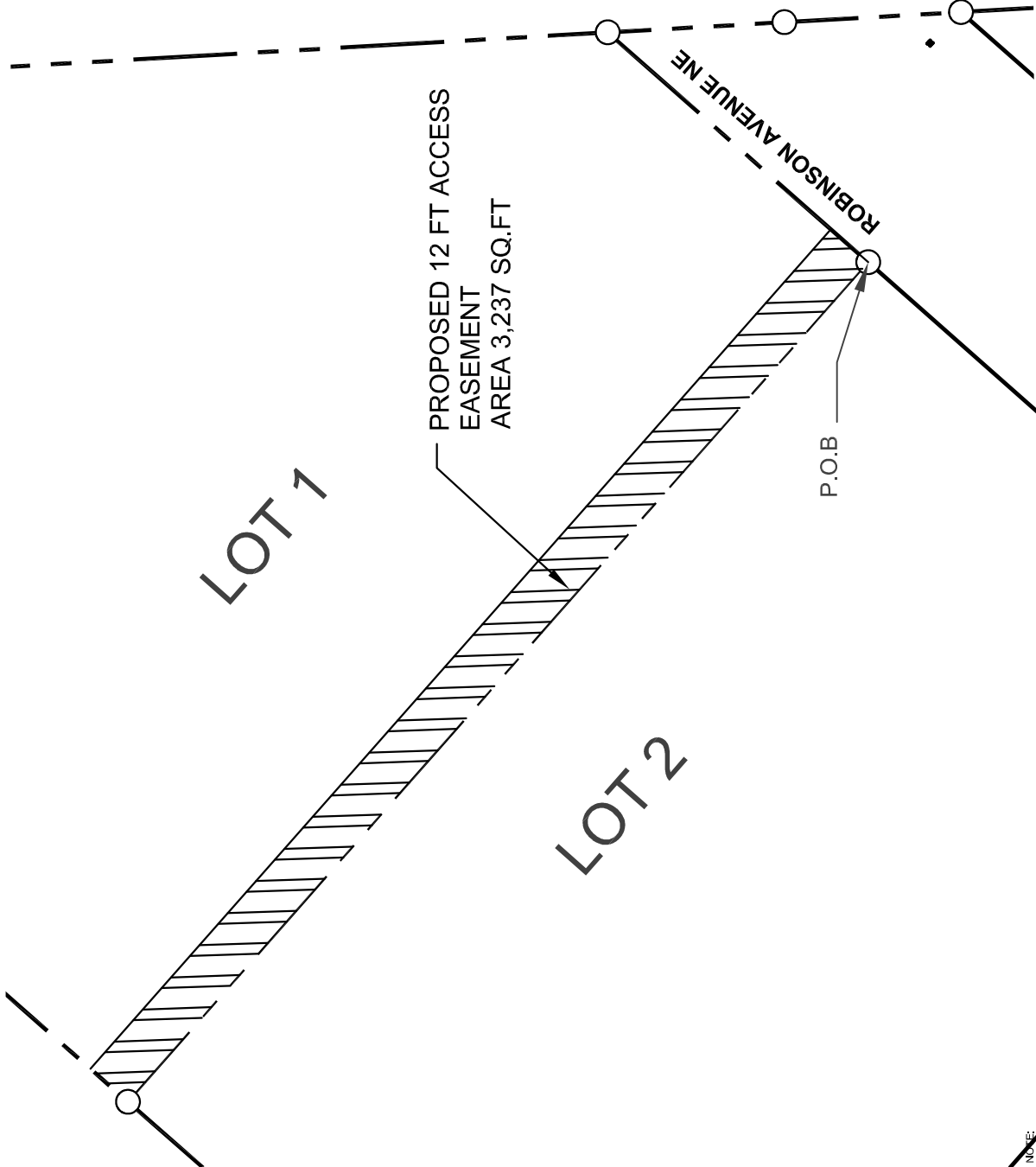
PREPARED BY: PELDS DESIGN SERVICES. - 2323 DIXON STREET, DES MOINES, IOWA 50316 - PH. (515)265-8196

EASEMENT EXHIBIT

(ACCESS EASEMENT)

LEGAL DESCRIPTION :

The Southwesterly of 12 Feet of Lot 1, Bondurant Industrial Park, an Official Plat, as recorded In Book 18076, Page 01
In the Office of the Polk County Recorder, Containing 3,237 Sq.ft., more or less.



NOTE: THIS DRAWING IS BEING MADE AVAILABLE BY PELDS DESIGN SERVICES (P.D.S.) FOR USE ON THIS PROJECT IN ACCORDANCE WITH P.D.S.'S AGREEMENT FOR PROFESSIONAL SERVICES. P.D.S. ASSUMES NO RESPONSIBILITY OR LIABILITY (CONSEQUENTIAL OR OTHERWISE) FOR ANY USE OF THESE DRAWINGS (OR ANY PART THEREOF) EXCEPT IN ACCORDANCE WITH THE TERMS OF SAID AGREEMENT.

SYMBOLS LEGEND

P.O.C. POINT OF COMMENCEMENT

P.O.B. POINT OF BEGINNING

○ CALCULATED CORNER (NOT SET)

● FOUND CORNER

± PLUS/MINUS (M)

0 30 60

Scale in Feet
1" = 30'



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EASEMENT EXHIBIT FOR LOT 1 BONDURANT INDUSTRIAL PLAT, BONDURANT, IA

COPYRIGHT DATE	DRAWN BY: M. GUIRGUIS	SCALE: 1" = 30	LATEST REVISION: 09-08-2022	DRAWING NO: 22-125
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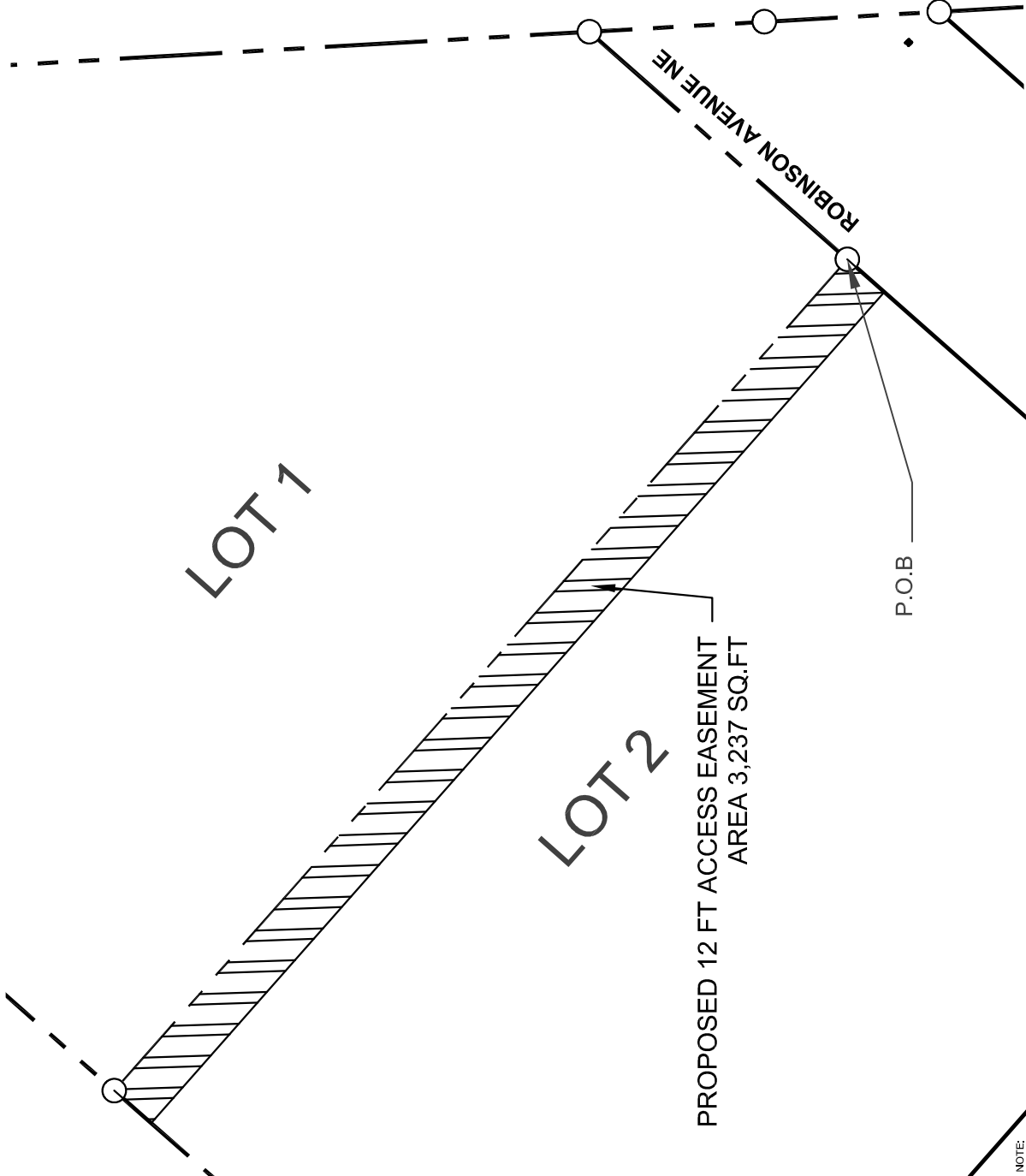
PREPARED BY: PELDS DESIGN SERVICES. - 2323 DIXON STREET, DES MOINES, IOWA 50316 - PH. (515)265-8196

EASEMENT EXHIBIT

(ACCESS EASEMENT)

LEGAL DESCRIPTION :

The Northeasterly 12 Feet of Lot 2, Bondurant Industrial Park, an Official Plat, as recorded In Book 18076, Page 01 In the Office of the Polk County Recorder, Containing 3,237 Sq.ft., more or less.



SYMBOLS LEGEND

P.O.C. POINT OF COMMENCEMENT

P.O.B. POINT OF BEGINNING

○ CALCULATED CORNER (NOT SET)

● FOUND CORNER

± PLUS/MINUS (M)

MEASURED

PELDS DESIGN SERVICES

Architecture | Engineering | Surveying

2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | PH: 515 265 8196

EASEMENT EXHIBIT FOR LOT 2 BONDURANT INDUSTRIAL PLAT, BONDURANT, IA

COPYRIGHT DATE	DRAWN BY: M. GUIRGUIS	SCALE: 1" = 30	LATEST REVISION: 09-08-2022	DRAWING NO: 22-125
FILE PATH: J:\2022 PROJECTS\22-125 LOT 1, BIP\ENGINEERING\SITE PLANS\EASEMENT\EASEMENT EXHIBIT - LOT 2.DWG				

Zoning – in August 2022 the Planning & Zoning Commission reviewed and recommended approval of a rezoning request for this property from the City's Agricultural (A-1) District to the Planned Unit Development (R-5) District subject to the following PUD rezoning conditions: that the subdivision shall be completed by the PUD applicant, Berkey Home Builders; that the developer shall provide a sidewalk and/or trail connection south to the BRSC; and that all houses built shall include basements. City Council approved the rezoning ordinance during their meeting on September 6, 2022. The preliminary plat should be updated in note that basements are required per the R-5 Rezoning Ordinance. The 30 residential lots will range in size from 8,909 SF to 25,986 SF. The below bulk regulations noted on the Park Side Estates Preliminary Plat are consistent with the approved Park Side Estates PUD Conceptual Plan.

BULK REGULATIONS:

MINIMUM LOT WIDTH = 75'
MINIMUM LOT AREA = 8,000 SF
FRONT YARD SETBACK = 30'
LOTS (1-13 & 28-30) REAR YARD SETBACK = 30'
LOTS (14-27) REAR YARD SETBACK = 35'
SIDE YARD SETBACK = 15'/5' MIN. ONE SIDE (1 OR 1.5 STORY)
SIDE YARD SETBACK = 15'/7' MIN. ONE SIDE (2 & 3 STORY)
MAXIMUM BUILDING HEIGHT (PRINCIPAL BUILDING 35' & ACCESSORY BUILDING 12')

Parkland Dedication – with 30 residential lots proposed, this would require that at least 0.45 acres (19,602 SF) of public parkland area be established or that a fee in lieu of parkland dedication be paid to the City of Bondurant. Historically if a public trail connection outside of any public right-of-way area is provided for on private property, this can count toward the required public parkland dedication area. The 8'-wide x 162.99' long trail portion between Lots 11 and 12 totals 1,304 SF, meaning that the developer must still a public parkland dedication fee of for the equivalent of 18,298 SF. This public parkland dedication fee will be determined by a mutually agreed upon appraiser after the subdivision improvements have been made prior to final plat approval.

Streets – this Park Side Estates development area will be accessed from Pleasant Street NE. The interior of Park Side Estates will include two public cul-de-sac areas.

Staff does have some questions and potential concerns regarding the proposed street plan of the subdivision. Staff has requested the Preliminary plat labels right-of-way widths and street widths. Staff has requested confirmation on how long the proposed cul-de-sacs will be. If the proposed cul-de-sacs exceed 600', approval of the plat will involve a waiver of the proposed length requirement, which will be dependent on Fire/Public Works/Engineering review. The preliminary plat needs to be updated to clearly show that the east ½ of the Pleasant Street NE right-of-way will be 50'-wide.

Approval of this Park Side Estates Preliminary Plat does not require a Traffic Impact Study, as the number of dwelling units stays under 60 dwelling units.

Pedestrian Connections - sidewalks will be constructed on the residential lots at the time the lots are constructed. The Park Side Estates Preliminary Plat proposes a trail connection to the south connecting to BRSC, as was required as part of the R-5 rezoning process. No sidewalks are currently proposed along the Pleasant Street NE right-of-way. The Planning & Zoning Commission should have a discussion on this topic. While Pleasant Street NE could eventually be urbanized/improved in the distant future, there are no immediate plans for this portion of street area; meaning that a sidewalk could be installed and used for the anticipated decades to come.

Utilities - the preliminary plat shows an 8" water main connecting to the water main along the east side of Pleasant Street NE. The water main serving Park Side Estates is a dead end main serving 30 lots. The 30 lot subdivision would be on the high end of the size range the City would normally allow without a secondary water connection. The City should consider whether an 8" water main connection should be extended near the east end of the cul-de-sac on Street A to connect to the existing water main located along the southerly part of Park Side Estates. Sanitary sewer service is provided by extending the existing sewer on McIntosh Drive NE southwesterly through Outlot G of Park Side Plat 2. A branch of the new sewer extends north on Street B. The preliminary plat shows a 12" sanitary sewer extending to the west right-of-way line of Pleasant Street NE. The preliminary plat shows two stormwater detention basins at Outlot Z and Outlot Y – these will be privately owned and maintained.

This development area will be subject to 16th Street NE Water Connection Fee District and the Urban Service Area Sanitary Sewer Connection Fee District.

FEMA Floodplain – the 100-year floodplain currently covers portions of the eastern area of this subdivision in the area shown in blue below. The developer is proposing to raise areas of this subdivision beyond the 100-year floodplain through the FEMA Letter of Map Revision (LOMR) process. The developer will be required to submit documentation of FEMA's LOMR approval.

Stream Buffer Ordinance - this development is subject to the City's Stream Buffer Ordinance. The proposed Stream Buffer Ordinance Easement area is labeled on the preliminary plat.

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 – Staff has received no review comments.
- Windstream – Staff has received no review comments.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION:

The following options exist for the Planning & Zoning Commission:

1. Recommended approval of Resolution No. PZ-220922-28, regarding recommended approval of the Park Side Estates Preliminary Plat.
2. Recommended approval of Resolution No. PZ-220922-28, regarding recommended approval of the Park Side Estates Preliminary Plat, subject to Code clarification items being addressed.
3. Recommended denial of Resolution No. PZ-220922-28, regarding recommended approval of the Wisteria Crossing Preliminary Plat.
4. Table pending additional information.

Staff recommends approval of Resolution No. PZ-220922-28, regarding recommended approval of the Park Side Estates Preliminary Plat, subject to the Code clarification items included as part of the attached resolution.

1. That the developer shall pay the public parkland dedication fee.
2. That the developer shall provide documentation of FEMA's LOMR approval.
3. That the developer shall update the preliminary plat based on V&K's review comments dated 9/12/2022 and any additional review comments provided by City Engineering, Public Works, or Emergency Services.
4. That the preliminary plat shall be updated to note that basements are required for all lots, as was required by the R-5 Rezoning Ordinance.
5. That the developer shall pay the Urban Service Area Sanitary Sewer Connection Fee District Fees and the 16th Street NE Water Main Connection Fee District Fees prior to Final Plat approval.
6. That Outlot Y and Outlot Z shall be privately owned and maintained.
7. That the preliminary plat is updated to show the east ½ of the Pleasant Street NE right-of-way is 50'-wide.
8. If the proposed cul-de-sacs are longer than 600' a waiver must be granted.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RES. NO. PZ-220922-28
2. Park Side Estates Preliminary Plat

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-220922-28

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE PARK SIDES
ESTATES PRELIMINARY PLAT

WHEREAS, Snyder & Associates, Inc submitted the Park Sides Estates Preliminary Plat described as follows:

PARCEL "D" AS FILED IN BOOK 11290, PAGE 702 OF THE POLK COUNTY RECORDER'S OFFICE BEING A PART OF THE SOUTHWEST ¼ AND THE NORTHWEST ¼ OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST FO THE 5TH P.M., CITY OF BONDURANT, POLK COUNTY, IOWA EXCEPT PARK SIDE PLAT 2 AND EXCEPT PARCEL 2017-177 AS FILED IN BOOK 16514, PAGE 653 OF THE POLK COUNTY RECORDER'S OFFICE

AND;

WHEREAS, the developer is Berkey Homebuilders Inc; AND

WHEREAS, the preliminary plat area is zoned Planned Unit Development (R-5).

NOW, THEREFORE, BE IT RESOLVED, that the Planning and Zoning Commission of the City of Bondurant, Iowa, recommends City Council approval of the Park Side Estates Preliminary Plat, subject to the following City Cod clarification items:

1. That the developer shall pay the public parkland dedication fee.
2. That the developer shall provide documentation of FEMA's LOMR approval.
3. That the developer shall update the preliminary plat based on V&K's review comments dated 9/12/2022 and any additional review comments provided by City Engineering, Public Works, or Emergency Services.
4. That the preliminary plat shall be updated to note that basements are required for all lots, as was required by the R-5 Rezoning Ordinance.
5. That the developer shall pay the Urban Service Area Sanitary Sewer Connection Fee District Fees and the 16th Street NE Water Main Connection Fee District Fees prior to Final Plat approval.
6. That Outlot Y and Outlot Z shall be privately owned and maintained.
7. That the preliminary plat is updated to show the east ½ of the Pleasant Street NE right-of-way is 50'-wide.
8. If the proposed cul-de-sacs are longer than 600' a waiver must be granted.

Moved by _____ Seconded by _____ to adopt.

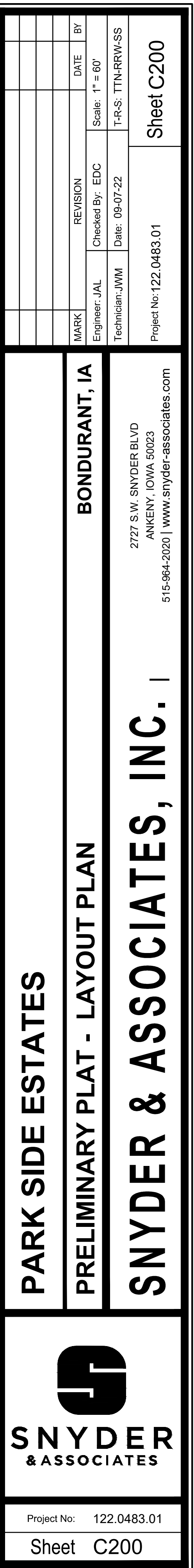
ATTEST: I, Maggie Murray, Planning & Community Development Director, hereby certify that at a meeting of the Planning and Zoning Commission held on September 22, 2022, among other proceedings the above was adopted.

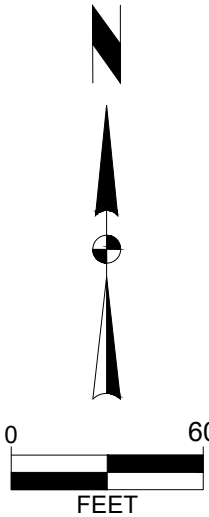
IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Maggie Murray, Planning & Community Development Director

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

Torey Cuellar, Commission Chair





PARK SIDE ESTATES

PRELIMINARY PLAT - GRADING PLAN

BONDURANT, IA

SNYDER & ASSOCIATES, INC. |

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

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

Item No. 6.c.
For Meeting of 9/22/2022
Public Hearing

TITLE: PUBLIC HEARING: Regarding text amendment to Zoning Code regarding Home Occupations (Sections X, Y, Z..)

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS:

Section 177.15 regulates Home Occupations in residential districts.

The state of Iowa passed HF 2431 establishing Iowa Code Section 414.33. This code section defines “home-based business” and “no-impact home-based business” and sets specific parameters for counties and cities for regulating “no-impact home-based businesses”. The state defines “no-impact home-based business” as follows:

3. *“No-impact home-based business” means a home-based business for which all of the following apply:*
 1. *The total number of on-site employees and clients does not exceed the city occupancy limit for the residential property.*
 2. *The business activities are characterized by all of the following:*
 1. *The activities are limited to the sale of lawful goods and services*
 2. *The activities do not generate on-street parking or a substantial increase in traffic through the residential area.*
 3. *The activities occur inside the residential dwelling or in the yard of the residential property.*
 4. *The activities are not visible from an adjacent property or street.*

The state code does allow counties and cities to “...establish reasonable regulations on a home-based business if the regulations are narrowly tailored...”. These regulations are detailed in Section 414.33.4. Staff has reviewed 177.15 and made amendment recommendations that will bring the Bondurant Zoning Code into compliance with State code.

Proposed code changes are also proposed for various sections of Chapter 178. These code sections require a Conditional Use Permit for home occupations not detailed in chapter 177.15. Per State Code Section 414.33.3 cities cannot require a person to *“...apply, register, or obtain any permit, license, variance, or other type of prior approval from the city to operate a no-impact home-based business...”*.

FUNDING SOURCE:

STAFF RECOMMENDATION: Approve the recommended amendments to the Bondurant Zoning Code.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RES. NO. PZ-220922-29 Home Occupations
2. Proposed Code Changes
3. Adopted HF2431 State Code

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-220922-29

RESOLUTION REGARDING RECOMMENDED APPROVAL OF A TEXT
AMENDMENT TO THE CITY OF BONDURANT ZONING CODE, 177.15 REGARDING
HOME OCCUPATIONS.

WHEREAS, the Planning and Zoning Commission held a public hearing on September 22nd, 2022 to hear public comments on the proposed text amendments to Sections 177.15, 175.02, and 178 as outlined in the staff report.

NOW, THEREFORE, BE IT RESOLVED, that the Planning and Zoning Commission of the City of Bondurant, Iowa recommends City Council approval of the text amendments to Sections 177.15, 175.02, and 178 as outlined in the agenda statement

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 September 22, 2022; among other proceedings the above was recommended for approval.

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				
Cuellar				
Keeran				
Mains				
Cameron				
Brostrom				

Torey Cuellar, Commission Chair

177.15 HOME OCCUPATIONS. “Home occupation” means any activity carried out for gain by a resident, conducted in the resident’s dwelling unit. ~~A conditional use permit must be applied for and received from the Board of Adjustment for any home occupation that does not meet the requirements set forth in this section.~~ Those requirements are as follows:

1. The home occupation complies with the lot size, bulk regulations and parking requirements of the zoning district in which the home occupation is located.

~~2. The only permitted home occupations are:~~

~~A. Homebound employment of physically, mentally or emotionally handicapped persons who are unable to work away from home by reason of their disabilities.~~

~~B. Office facilities for salespeople, sales representatives, and manufacturer’s representatives when no retail or wholesale sales are made or transacted on the premises.~~

~~C. Studio or laboratory of an artist, musician, craftsman, writer, tailor, seamstress, or similar person provided that the existence of the home occupation will not increase the number of average daily automobile trips generated by the residence in which the home occupation is generated.~~

~~D. Any day care facility, operating as home business and accepting compensation for providing child care regardless of being registered with the State of Iowa must obtain a conditional use permit.~~

~~32.~~ Home occupations shall meet the following requirements:

A. No persons other than a member of the immediate family occupying such dwelling shall be employed.

B. The home occupation shall be conducted only within the enclosed living area of the dwelling unit provided that not more than one-fourth of the area of one floor shall be used for such purposes.

C. In no way shall the appearance of the structure be altered or the occupations within the residence be conducted in a manner which would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, signs or the emission of sounds, noise or vibrations.

~~43.~~ In addition to the requirements of the zoning district in which it is located, all home occupations shall comply with the following restrictions:

A. No stock in trade shall be displayed or sold on the premises.

- B. There shall be no outdoor storage of equipment or materials used in the home occupation.
- C. No more than one vehicle shall be used in the conduct of the home occupation.
- D. Any need for parking generated by the conduct of such home occupation shall be met off the street and other than in a required front yard.
- E. There shall be no use of utilities or community facilities beyond that normal to the use of the property for residential purposes.
- F. No home occupation shall be permitted which is noxious, offensive or hazardous by reason of vehicular traffic, generation or emission of noise, vibration, smoke, dust or other particulate matter, odorous matter, heat, humidity, glare, refuse, radiation or other objectionable emissions.
- G. ~~All home occupation requests must be presented in writing to the Building Department. If the home occupation has not been specifically identified by this section of the Zoning Code, the written request will be filed by the Building Department for referral to the Board of Adjustment, for its approval, before engaging in such business.~~

178.01 A-1 Agricultural

3. Permitted Conditional Uses.

- ~~A. Home Occupations which do not meet the requirements set forth in Section 177.15 of the Zoning Code—General Regulations. A conditional use permit must be applied for and received from the Board of Adjustment for any such home occupation.~~

178.02 R-1 Low Density Residential

3. Permitted Conditional Uses.

- ~~A. Home occupations. A conditional use permit must be applied for and received from the Board of Adjustment for a home occupation which does not meet the requirements set forth in Section 177.15 of the Zoning Code—General Regulations.~~

178.03 R-2 Medium Density Residential

3. Permitted Conditional Uses.

~~A. Home occupations. A conditional use permit must be applied for and received from the Board of Adjustment for a home occupation which does not meet the requirements set forth in Section 177.15 of the Zoning Code — General Regulations.~~

178.04 R-3 High Density Residential

3. Permitted Conditional Uses.

~~A. Home occupations. A conditional use permit must be applied for and received from the Board of Adjustment for a home occupation which does not meet the requirements set forth in Section 177.15 of the Zoning Code — General Regulations.~~

178.06 R-5 Planned Unit Development

3. Permitted Conditional Uses.

~~A. Home occupations. A conditional use permit must be applied for and received from the Board of Adjustment for a home occupation, which does not meet the requirements set forth in Section 177.15 of the Zoning Code — General Regulations.~~

178.10 C-4 Central Business

3. Permitted Conditional Uses.

~~C. Home Occupations are not an allowed conditional use.~~

178.13 M-1 Limited Industrial

1. Permitted Conditional Uses.

~~C. Home Occupations are not an allowed conditional use.~~



KIM REYNOLDS
GOVERNOR

OFFICE OF THE GOVERNOR

ADAM GREGG
LT GOVERNOR

June 14, 2022

The Honorable Paul Pate
Secretary of State of Iowa
State Capitol
Des Moines, Iowa 50319

Dear Mr. Secretary,

I hereby transmit:

House File 2431, an Act relating to the regulation of home-based businesses, including food establishments and home food processing establishments, and providing civil penalties.

The above House File is hereby approved on this date.

Sincerely,

A handwritten signature in black ink, reading "Kim Reynolds".

Kim Reynolds
Governor of Iowa

cc: Secretary of the Senate
Clerk of the House



House File 2431

AN ACT

RELATING TO THE REGULATION OF HOME-BASED BUSINESSES, INCLUDING
FOOD ESTABLISHMENTS AND HOME FOOD PROCESSING ESTABLISHMENTS,
AND PROVIDING CIVIL PENALTIES.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:

Section 1. Section 10A.104, subsection 11, Code 2022, is
amended to read as follows:

11. Administer inspections and licensing of hotels and home
~~bakeries~~ food processing establishments.

Sec. 2. Section 137D.1, Code 2022, is amended to read as
follows:

137D.1 Definitions.

As used in this chapter, unless the context otherwise
requires:

~~1. "Food" means any raw, cooked, or processed edible substance, ice, beverage, or ingredient used or intended for use or sale in whole or in part for human consumption.~~

~~2. "Department" means the department of inspections and appeals.~~

1. "Department" means the department of inspections and appeals.

2. "Food" means any raw, cooked, or processed edible substance, ice, beverage, or ingredient used or intended for use or sale in whole or in part for human consumption.

3. "Home bakery food processing establishment" means a business on the premises of a residence in which prepared homemade food is created items are produced for sale or resale, for consumption off the premises, if the business has gross annual sales of prepared food of less than thirty-five fifty thousand dollars. However, "home bakery food processing establishment" does not include a residence in which food is prepared to be used or sold by churches, fraternal societies, charitable organizations, or civic organizations.

4. "Prepared food" means soft pies, bakery products with a custard or cream filling, or baked goods that are a time/temperature control for safety food. "Prepared food" does not include baked goods that are not a time/temperature control for safety food, including but not limited to breads, fruit pies, cakes, or other pastries that are not a time/temperature control for safety food. "Homemade food item" means a food that is produced and, if packaged, packaged at a home food processing establishment. "Homemade food item" includes food that is not time/temperature control for safety food, but does not include such food if produced and sold under section 137F.20. "Homemade food item" does not include unpasteurized fruit or vegetable juice, raw sprout seeds, foods containing game animals, fish or shellfish, alcoholic beverages, bottled water, packaged ice, consumable hemp products, food that will be further processed by a food processing plant, time/temperature control for safety food packaged using a reduced oxygen packaging method, milk or milk products regulated under chapter 192, and meat, meat food products, poultry, or poultry products regulated under chapter 189A,

except for any of the following products when sold directly to the end consumer:

a. Poultry, poultry byproduct, or poultry food product if the producer raised the poultry pursuant to the exemption set forth in 9 C.F.R. §381.10(c)(1) limiting the producer to slaughtering not more than one thousand poultry during the calendar year.

b. Poultry, poultry byproduct, or poultry food product if the poultry is from an inspected source exempted pursuant to 9 C.F.R. §381.10(d).

c. Meat, meat byproduct, or meat food product if the meat is from an inspected source exempted pursuant to 9 C.F.R. §303.1(d).

5. "Produce", with respect to preparing homemade food items, means to prepare a food item by cooking, baking, drying, mixing, cutting, fermenting, preserving, freezing, dehydrating, growing, raising, or other process. "Produce" does not include the preparation methods of low-acid canning, low-acid fermentation, acidification, curing, and smoking for preservation rather than flavor enhancement.

5- 6. "Time/temperature control for safety food" means a food that requires time and temperature controls for safety to limit pathogenic microorganism growth or toxin formation.

Sec. 3. Section 137D.2, Code 2022, is amended to read as follows:

137D.2 Licenses and inspections.

1. A person shall not open or operate a home ~~bakery food~~ processing establishment until a license has been obtained from the department ~~of inspections and appeals~~. The department shall collect a fee of fifty dollars for a license. After collection, the fees shall be deposited in ~~the general fund of~~ a special fund in the state treasury. Moneys in the fund are appropriated to the department for the administration of this chapter. A license shall expire one year from date of issue. A license is renewable.

2. A person shall not sell or distribute from a home ~~bakery food~~ processing establishment if the home ~~bakery food~~ processing establishment is unlicensed, the license of the home ~~bakery food~~ processing establishment is suspended, or

the food fails to meet standards adopted for such food by the department.

3. An application for a license under this chapter shall be made upon a form furnished by the department and shall contain the items required by ~~it~~ the department according to rules adopted by the department.

4. The department shall regulate, license, and inspect ~~home bakeries according to standards adopted by rule~~ food processing establishments in a manner that is consistent with this chapter.

5. The department shall provide for the periodic inspection of a ~~home bakery~~ food processing establishment. The inspector may enter the ~~home bakery~~ food processing establishment at any reasonable hour to make the inspection. The department shall inspect only those areas related to preparing food for sale.

6. The department shall regulate and may inspect food prepared at a ~~home bakery according to standards adopted by rule~~ food processing establishment in a manner that is consistent with this chapter. The inspection may occur at any place where ~~the prepared food~~ a homemade food item is created, transported, or stored for sale or resale.

7. A home food processing establishment shall affix or label a homemade food item with all of the following information:

a. Information to identify the name of the home food processing establishment.

b. The common name of the food.

c. The ingredients of the homemade food item in descending order of predominance.

d. The net quantity of contents.

e. For refrigerated time/temperature control for safety foods, an expiration date based on food safety.

f. The following statement: "This product was produced at a home food processing establishment." If the homemade food item contains one or more major food allergens, an additional allergen statement must be included on the label identifying each major allergen contained in the food by the common name of the allergen.

8. The department may adopt rules under chapter 17A to administer this chapter.

Sec. 4. Section 137D.3, Code 2022, is amended to read as follows:

137D.3 Penalty.

A person who violates a provision of this chapter, including a standard adopted by departmental rule, relating to home ~~bakeries~~ food processing establishments or ~~prepared foods~~ created homemade food items produced in a home bakery, ~~is guilty of a simple misdemeanor~~ food processing establishment shall be subject to a civil penalty in the amount of one hundred dollars per violation, to be collected by the department. Moneys collected from civil penalties shall be deposited in the special fund referred to in section 137D.2. Each day that the violation continues constitutes a separate ~~offense~~ violation.

Sec. 5. Section 137D.4, Code 2022, is amended to read as follows:

137D.4 Injunction.

A person operating a home ~~bakery~~ food processing establishment or selling ~~prepared foods~~ homemade food items created at a home ~~bakery~~ food processing establishment in violation of a provision of this chapter may be restrained by injunction from further operating that home ~~bakery~~ food processing establishment. If an imminent health hazard exists, the home ~~bakery~~ food processing establishment must cease operation and notify the department. Operation shall not be resumed until authorized by the department.

Sec. 6. Section 137D.6, Code 2022, is amended to read as follows:

137D.6 Conflicts with state building code.

Provisions of this chapter, including standards for home ~~bakeries~~ food processing establishments adopted by the department, in conflict with the state building code, as adopted pursuant to section 103A.7, shall not apply where the state building code has been adopted or when the state building code applies throughout the state.

Sec. 7. Section 137D.8, Code 2022, is amended to read as follows:

137D.8 Suspension or revocation of licenses.

The department may suspend or revoke a license issued to a

person under this chapter if any of the following occurs:

1. The person's home ~~bakery~~ food processing establishment does not conform to a provision of this chapter or a rule adopted pursuant to this chapter.
2. The person violates a provision of this chapter or a rule adopted pursuant to this chapter.
3. The person conducts an activity constituting a criminal offense in the home ~~bakery~~ food processing establishment and is convicted of a serious misdemeanor or a more serious offense as a result.

Sec. 8. Section 137F.1, Code 2022, is amended by adding the following new subsection:

NEW SUBSECTION. 2A. "*Cottage food*" means the production and sale of food produced at a private residence other than time/temperature control for safety food as provided in section 137F.20 and food for resale that is not time/temperature control for safety food. "*Cottage food*" includes home-processed and home-canned pickles, vegetables, or fruits that have a finished equilibrium pH value of four and six-tenths or lower or a water activity value of eighty-five hundredths or less for which each batch has been measured by a pH meter or a water activity meter and each container that is sold or offered for sale contains the date the food was processed and canned.

"*Cottage food*" does not include any of the following:

- a. Milk or milk products regulated under chapter 192.
- b. Meat, meat food products, poultry, or poultry food products regulated under chapter 189A.

Sec. 9. Section 137F.1, subsection 8, paragraphs d, e, and f, Code 2022, are amended to read as follows:

d. Premises ~~which that~~ are a home ~~bakery pursuant to~~ food processing establishment as defined in chapter 137D.

e. Premises where a person operates a farmers market, if unpackaged time/temperature control for safety foods are not sold or distributed from the premises.

f. Premises of a residence in which food ~~that is not a time/temperature control for safety food is sold for consumption off the premises to a consumer customer, if the food is labeled to identify the name and address of the person preparing the food and the common name of the food~~ is produced

pursuant to section 137F.20.

Sec. 10. NEW SECTION. 137F.20 Cottage food — requirements.

1. Cottage food is exempt from all licensing, permitting, inspection, packaging, and labeling laws of the state if the food is sold and delivered by the producer directly to the consumer, or delivered by mail or an agent of the producer such as an employee. A producer may sell food to the consumer in person, remotely, by telephone, by internet, or by an agent of the producer.

2. Cottage food sold pursuant to this section shall be affixed or labeled with all of the following information:

a. Information to identify the name and address, phone number, or electronic mail address of the person preparing the food.

b. The common name of the food.

c. The ingredients of the cottage food in descending order of predominance.

d. The following statement: "This product was produced at a residential property that is exempt from state licensing and inspection." If the cottage food contains one or more major food allergens, an additional allergen statement must be included on the label identifying each major allergen contained in the food by the common name of the allergen.

e. If the food is home-processed and home-canned pickles, vegetables, or fruits permitted under this section, the date that the food was processed and canned.

3. Compliance with the cottage food exemption provided in this section does not represent compliance with federal law.

Sec. 11. Section 210.23, Code 2022, is amended to read as follows:

210.23 Exception.

Any person engaged in operating a home ~~baking~~ food processing establishment is exempt from the provisions of sections 210.19 through 210.22.

Sec. 12. NEW SECTION. 335.35 Home-based businesses.

1. For purposes of this section:

a. "Goods" means any merchandise, equipment, products, supplies, or materials.

b. "Home-based business" means any business for the

manufacture, provision, or sale of goods or services that is owned and operated by the owner or tenant of the residential property on which the business operates.

c. "No-impact home-based business" means a home-based business for which all of the following apply:

(1) The total number of on-site employees and clients does not exceed the county occupancy limit for the residential property.

(2) The business activities are characterized by all of the following:

(a) The activities are limited to the sale of lawful goods and services.

(b) The activities do not generate on-street parking or a substantial increase in traffic through the residential area.

(c) The activities occur inside the residential dwelling or in the yard of the residential property.

(d) The activities are not visible from an adjacent property or street.

2. The use of a residential property for a home-based business is a permitted use. However, this subsection does not supersede any of the following:

a. A deed restriction, covenant, or agreement restricting the use of land.

b. A master deed, bylaw, or other document applicable to a common interest ownership community.

3. A county shall not prohibit a no-impact home-based business or otherwise require a person to apply, register, or obtain any permit, license, variance, or other type of prior approval from the county to operate a no-impact home-based business.

4. A county may establish reasonable regulations on a home-based business if the regulations are narrowly tailored for any of the following purposes:

a. The protection of the public health and safety, including rules and regulations related to fire or building codes, health and sanitation, transportation or traffic control, solid or hazardous waste, pollution, or noise control.

b. Ensuring that the business is all of the following:

(1) Compatible with residential use of the property and

surrounding residential use.

(2) Secondary to the use of the property as a residence.

(3) Complying with state and federal laws and paying applicable taxes.

c. Limiting or prohibiting the operation of a home-based business for the purposes of selling alcoholic beverages or illegal drugs, operating or maintaining a structured sober living home, creating or selling pornography, providing nude or topless dancing, or operating any other adult-oriented business.

5. A county shall not require as a condition of operating a home-based business that the property be rezoned for commercial use or that the business owner install or equip fire sprinklers in a single-family detached residential dwelling or any residential dwelling with not more than two dwelling units.

6. In any proceeding alleging that a county regulation does not comply with this section, the county that enacted the regulation must establish by clear and convincing evidence that the regulation complies with this section.

Sec. 13. NEW SECTION. 414.33 Home-based businesses.

1. For purposes of this section:

a. "*Goods*" means any merchandise, equipment, products, supplies, or materials.

b. "*Home-based business*" means any business for the manufacture, provision, or sale of goods or services that is owned and operated by the owner or tenant of the residential property on which the business operates.

c. "*No-impact home-based business*" means a home-based business for which all of the following apply:

(1) The total number of on-site employees and clients does not exceed the city occupancy limit for the residential property.

(2) The business activities are characterized by all of the following:

(a) The activities are limited to the sale of lawful goods and services.

(b) The activities do not generate on-street parking or a substantial increase in traffic through the residential area.

(c) The activities occur inside the residential dwelling or

in the yard of the residential property.

(d) The activities are not visible from an adjacent property or street.

2. The use of a residential property for a home-based business is a permitted use. However, this subsection does not supersede any of the following:

a. A deed restriction, covenant, or agreement restricting the use of land.

b. A master deed, bylaw, or other document applicable to a common interest ownership community.

3. A city shall not prohibit a no-impact home-based business or otherwise require a person to apply, register, or obtain any permit, license, variance, or other type of prior approval from the city to operate a no-impact home-based business.

4. A city may establish reasonable regulations on a home-based business if the regulations are narrowly tailored for any of the following purposes:

a. The protection of the public health and safety, including rules and regulations related to fire or building codes, health and sanitation, transportation or traffic control, solid or hazardous waste, pollution, or noise control.

b. Ensuring that the business is all of the following:

(1) Compatible with residential use of the property and surrounding residential use.

(2) Secondary to the use of the property as a residence.

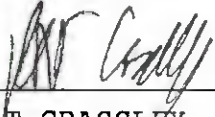
(3) Complying with state and federal laws and paying applicable taxes.

c. Limiting or prohibiting the operation of a home-based business for the purposes of selling alcoholic beverages or illegal drugs, operating or maintaining a structured sober living home, creating or selling pornography, providing nude or topless dancing, or operating any other adult-oriented business.

5. A city shall not require as a condition of operating a home-based business that the property be rezoned for commercial use or that the business owner install or equip fire sprinklers in a single-family detached residential dwelling or any residential dwelling with not more than two dwelling units.

6. In any proceeding alleging that a city regulation

does not comply with this section, the city that enacted the regulation must establish by clear and convincing evidence that the regulation complies with this section.

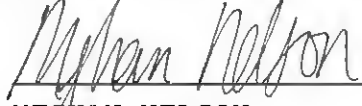


PAT GRASSLEY
Speaker of the House

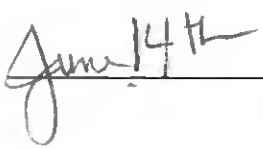


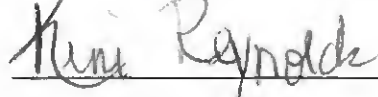
JAKE CHAPMAN
President of the Senate

I hereby certify that this bill originated in the House and is known as House File 2431, Eighty-ninth General Assembly.



MEGHAN NELSON
Chief Clerk of the House

Approved , 2022



KIM REYNOLDS
Governor