

**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/84767994567>*

**NOTICE OF A REGULAR MEETING
BONDURANT PLANNING AND ZONING COMMISSION
MARCH 9, 2023**

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on March 9, 2023, 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. February 9, 2023 Minutes
5. Guests requesting to address the Planning and Zoning Commission
6. Action Items
 - a. RESOLUTION PZ-230309-07 - Considering recommended approval of the Civic Campus Master Plan
 - b. RESOLUTION PZ-230309-08 - Considering recommended approval of the PRKG 2470 LLC Annexation, a 100% voluntary annexation request within 2 miles of the City of Mitchellville's city limits
 - c. PUBLIC HEARING - Request for rezoning from the Agricultural (A-1) District to the Low Density Residential (R-1) District at Parcel 230/00469-002-000 and from the Agricultural (A-1) District to the High Density Residential (R-3) District at Parcel 230/00478-001-000, pending annexation finalization
 - d. RESOLUTION PZ-230309-09 - Considering recommended approval of the rezoning from the Agricultural (A-1) District to the Low Density Residential (R-1) District at Parcel 230/00469-002-000 and from the Agricultural (A-1) District to the High Density Residential (R-3) District at Parcel 230/00478-001-000, pending annexation finalization
 - e. - Resolution PZ-230309-20 - Considering recommended approval of the 5251 NE 94th Avenue Plat of Survey, a plat of survey in unincorporated Polk County within two miles of the City of Bondurant's city limits
7. Discussion Items -
8. Reports / Comments:
 - a. Commission Members
 - b. Commission Chair
 - c. Administrator
 - d. City Administrator

- e. City Council Liasion
- 9. Adjournment

City of Bondurant

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



Meeting Minutes

DATE: February 9, 2023

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: Torey Cuellar (Chairperson), Brian Clayton, Karen Keeran, Kristin Brostrom, Andy Mains, Lisa Cameron

Members Absent: Lisa Cameron

City Official Present: City Administrator Marketa Oliver, Community Development Director Maggie Murray, City Council Liaison Matt Sillanpaa

3. Perfecting and Approval of the Agenda

Motion by Commission Member Mains, seconded by Commission Member Clayton to approve of the February 9, 2023 meeting agenda. Vote on Motion 5-0-0. Motion carried.

4. Approval of Minutes

Motion by Commission Member Mains, seconded by Commission Member Clayton to approve of the January 12, 2023 meeting minutes, subject to updating them to remove out the unnecessary roll call vote sections. Vote on Motion 5-0-0. Motion carried.

5. Guests requesting to address the Planning and Zoning Commission

Kris Hutchinson, 607 Sycamore Drive NW, asked about the type of development that will be expected in Altoona along NE 64th Street in their newly-annexation

territory. City Administrator Oliver explained the City of Altoona has zoning jurisdiction on this land, so any use would need to meet their zoning requirements.

Wes Hoyer, 516 1st Street NW, explained to the Commission that he has formally resigned from the Planning & Zoning Commission. He recently accepted a magistrate judge position for Polk County and has resigned because of this. Wes thanked the Commission for allowing him to serve. The Commission thanked him for his time. City Administrator Oliver noted that the City does have a qualified applicant already on hand from a previous Board of Adjustment vacancy search.

Matt Sillanpaa, 17 Lincoln Street SE, asked for clarification on the rezoning approval process of the Geisler Farm property at 5251 NE 94th Avenue. City Administrator Oliver explained that this was a rezoning considered by the Polk County Board of Supervisors, since this land falls in unincorporated Polk County outside of Bondurant's city limits. Oliver noted the rezoning was approved by the Board of Supervisors to allow mixed use development at this location. Sillanpaa asked for clarification on the approved rezoning and how it compares to the City of Bondurant's Future Land Use Map. Oliver explained that while Bondurant's Comprehensive Plan guides for potential future development outside of our city limits, it is a guidance only when outside city limits and that Polk County has zoning jurisdiction on this land currently since it is unincorporated. Bondurant's Future Land Use Plan guides for future commercial development in this area.

6. Action Items

- a. PUBLIC HEARING 1 – Request for rezoning from the Agricultural (A-1) District to the Limited Industrial (M-1) District on land at Parcels 231/00214-004-000 and 231/00214-002-000.

Commission Chair Cuellar opened the public hearing at 6:15 p.m. Planning & Community Development Director Maggie Murray summarized the agenda statement. This area north of 15th Street SW and east of Franklin Street SW/NE 64th Street is zoned A-1 and the request is that M-1 zoning be established. Two parcels are included as part of the rezoning. These parcels comprise 76 acres. The requested M-1 zoning is consistent with the City's Future Land Use Map, which guides for Business Park/Light Industrial in the area. Notices were mailed to property owners within 200'. The City has received written comment from one property owner – Quail Run II LLC, or Vista. Vista's comments were shared with the Commission. Vista's comments request a lower building height of 40' and that the loading dock areas do not face north toward the Quail Run residential development.

Commission Member Keeran asked if the loading dock screening can be addressed at the site plan level? Planning & Community Development Director Murray noted that yes, Chapter 179 of the Zoning Code includes loading dock treatment and screening requirements.

Commission Member Mains agreed that their screening concerns can be addressed at the site plan level. Mains also acknowledged that noise could be a concern.

Commission Member Keeran acknowledged that potential neighbor impacts also depend on the final use proposed and because of this, screening should be reviewed at the site plan level.

City Administrator Oliver noted that the Chichaqua Valley Trail that separates the Quail Run neighborhood and the requested industrial area is raised and will help serve as an additional buffer area.

Kris Hutchinson, 607 Sycamore Drive NW, noted that the requested industrial property does run uphill as it heads south, so a 2-story home within the Quail Run neighborhood would be able to see the loading dock areas.

Commission Chair Cuellar closed the public hearing at 6:19 p.m.

- b. RESOLUTION PZ -230209-05 Considering recommended approval of the request for rezoning from the Agricultural (A-1) District to the Limited Industrial (M-1) District on land at Parcel 231/00214-004-000 and 231/00214-002-000.

Motion by Commission Member Mains, seconded by Commission Member Clayton to recommend approval of RESOLUTION PZ -230209-05.

Roll Call – Ayes: Commission Member Clayton, Commission Member Mains, Commission Member Keeran, Commission Member Brostrom, Commission Member Cuellar Nays: none. Abstentions: none. Absent: Commission Member Cameron. Vote on Motion 5-0-0. Motion carried.

- c. PUBLIC HEARING 2 – Request for rezoning from the Medium Density Residential (R-2) District to the Transitional Commercial (C-1) District on land at 8383 NE 72nd Street.

Commission Chair Cuellar opened the public hearing at 6:20 p.m.

Branden Stubbs, Stubbs Engineering, summarized the rezoning request. The developer is seeking a rezoning from the R-2 District to the C-1 District.

Planning & Community Development Director Murray added that this rezoning area is just under 6 acres. The Comprehensive Plan guides for Neighborhood Transitional at the intersection of Grant Street North and NE 86th Avenue/16th Street NE. The C-1 District is consistent with the Neighborhood Transitional designation. Murray acknowledge the requested rezoning area extends a bit further south than what the Future Land Use Map shows for Neighborhood Transitional, but

because the scale of the rezoning area and location along a main roads are consistent with the text of the Comprehensive plan, no Future Land Use Map amendment is necessary as part of this request. Murray noted that neighbors within 200' of the rezoning area were notified and that no comment has been received to date. Murray noted that staff is recommending approval, subject to the following condition being included as part of the rezoning: The owner must establish the right-of-way for 13th Street NE prior to City Council's final ordinance reading.

Commission Chair Cuellar closed the public hearing at 6:42 p.m.

- d. RESOLUTION NO. PZ-230209-06 Considering recommended approval of the request for rezoning from the Medium Density Residential (R-2) District to the Transitional Commercial (C-1) District on land at 8383 NE 72nd Street.

Motion by Commission Member Mains, seconded by Commission Member Clayton to recommend approval RESOLUTION NO. PZ-230209-06, subject to the 13th Street NE condition as recommended by staff in the agenda statement/resolution.

Roll Call – Ayes: Commission Member Clayton, Commission Member Mains, Commission Member Keeran, Commission Member Brostrom, Commission Member Cuellar Nays: none. Abstentions: none. Absent: Commission Member Cameron. Vote on Motion 5-0-0. Motion carried.

Commission Member Keeran asked if the parcel at 8383 NE 72nd Street needs to be split prior to establishing the C-1 District on a portion of it, or if this rezoning can occur prior to the split. Planning & Community Development Director Murray explained that the rezoning can occur in advance of the subdivision.

Commission Member Mains asked about previous discussions regarding this commercial site's access points. Planning & Community Development Director Murray explained Veenstra & Kimm's preliminary feedback where they acknowledge the Grant Street North access point can exist so long as there is adequate separation from the intersection and that requiring traffic instead to be routed to the south to 13th Street NE may create potential traffic conflicts with the school and residential uses.

Commission Member Clayton noted the corner at Grant Street North and NE 86th Avenue/16th Street NE is and will be congested. He feels the commercial development should be required to use the 13th Street NE public access point. Acknowledged he does not oppose commercial development at this corner. Expressed concerns over stormwater management in that there must be a pond accommodated for as part of the detailed site plan review process that that stormwater is adequately handled.

Commission Member Mains asked if there will be a trail along Grant Street North. Planning & Community Development Director Murray noted that yes, there will be a trail along this street frontage and that this has previously been relayed to Stubbs Engineering.

Commission Member Keeran asked if the Commission has the ability to require as a condition of the rezoning that the commercial development area only have access out to Grant Street North via 13th Street NE. Planning & Community Development Director Murray noted that yes, if the Commission would like to recommend this, they can, as it relates to the overall development of the parcel at 8383 NE 72nd Street.

Commission Member Brostrom noted that there is approximately a 1,000' separation between the intersection of Grant Street North/NE 86th Avenue and 13th Street NE and that a mid-block access point to the commercial development area appears to be acceptable. Brostrom noted that routing the commercial traffic south to 13th Street NE may create some unintended negative traffic conflicts and congestion with the school and residential uses and that this could be a traffic accident waiting to happen.

Commission Member Mains asked if there will be a turn lane at Grant Street North for the commercial development area's own access point.

Commission Member Brostrom noted that if the traffic study warrants it. Brostrom noted that this development area is a scenario where a Planned Unit Development request could make sense, as the Commission and Council can require additional items related to traffic and uses.

Commission Member Clayton asked if NE 86th Avenue/NE 16th Street will be 3-lane. City Administrator Oliver noted that yes, this street corridor will be 3 lanes.

Commission Member Brostrom asked how much right-of-way will be required along Grant Street North? Planning & Community Development Director Murray noted that it has previously been relayed to Stubbs Engineering that the right-of-way will be 100' wide, or 50' ½.

Commission Member Mains noted he is hesitant to consider a rezoning request to Planned Unit Development.

Planning & Community Development Director Murray noted that based on previous feelings by the Commission and Council on Planned Unit Developments, the feedback provided to Stubbs and the developer was that the residential area will need to meet R-2 District requirements.

Branden Stubbs, Stubbs Engineering, noted the developer would not want to route the commercial traffic south to 13th Street NE because it will create traffic conflicts with the school and residential traffic. Stubbs

acknowledged the development in this area will meet the C-1 District requirements for the commercial area and the R-2 District requirements for the residential area. Stubbs noted that the C-1 District classification is being pursued instead of the Planned Unit Development District zoning based on previous feedback relayed by the Commission and staff.

City Council Liaison Sillanpaa asked if City Council has seen the previous versions of this development concept showing commercial at the intersection. Commission Chair Cuellar noted that yes, Council has seen the previous versions that show commercial in this area. Planning & Community Development Director Murray also explained that both the Commission and Council have previously provided feedback to the developer that they would not be supportive of amending the Future Land Use Map for the residential portion to show a more intense residential use, meaning the residential area will need to meet R-2 District requirements.

7. Discussion Items – None.

8. Reports / Comments and appropriate action thereon

a. Commission Members

Brostrom – appreciates the Bondurant historical knowledge and participation on this Commission.

Mains – none.

Clayton – provided an update on the February 8th City Development Board meeting where the SE Water Study Annexation was approved by the Board. He attended and noted the Board was complementary of Bondurant's information presented.

Keeran – none.

b. Commission Chair – none.

c. City Administrator – noted that it seems like there has been a recent uptick in potential industrial development here in Bondurant. Noted that staff met with the Iowa Economic Development Authority to discuss a formal announcement of the Myers 1 site becoming certified.

d. Community Development Director – noted the City has received voluntary annexation petitions for a couple of parcels east of Bondurant's city limits along 2nd Street NE/NE 78th Avenue. The Planning & Zoning Commission will hear this annexation request during their meeting in March. The annexation will be a 100% consenting within 2 miles of Mitchellville's city limits. Also noted that a draft of the Civic Campus Master Plan will be presented to the

Commission during their March meeting.

- e. City County Liaison – none.

7. Adjournment

Motion by Commissioner Mains, seconded by Commissioner Clayton to adjourn the meeting. Vote on Motion 5-0-0. Motion carried. Meeting adjourned at 6:50.



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

Item No. 6.a.
For Meeting of 3/9/2023
Resolution

TITLE: RESOLUTION PZ-230309-07 - Considering recommended approval of the Civic Campus Master Plan

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: Being considered by the Commission this evening is recommended approval of the concepts included as part of the attached Civic Campus Master Plan document. It is anticipated the Bondurant City Council will hold a public hearing and will consider adoption of the Civic Campus Master Plan during their meeting on April 10, 2023.

In April 2022 the City of Bondurant purchased 46 acres of land that comprises the Civic Campus area. This Civic Campus area is located Highway 65, 2nd Street NE/NE 78th Avenue, Pleasant Street SE, and a new north/south street to be constructed that will be called Campus Drive SE. In September 2022 the Bondurant City Council hired the consultant team of SVPA Architects, Confluence, and Kirkham Michael to create a Civic Campus Master Plan to provide guidance to the City on how the Civic Campus area should be developed over the decades to come. The consultant team worked with department heads over a series of meetings from November 2022 through February 2023 to create the attached Civic Campus Master Plan concepts.

The attached Civic Campus Master Plan concepts shows the locations of the following future civic buildings: Emergency Services, Public Works, City Hall, and a Law Enforcement Center. The attached Civic Campus Master Plan also identifies future land that should be reserved by the City for potential future civic use along with areas that can be considered for private development. Street and pedestrian connectivity was also taken into account when creating the Civic Campus Master Plan.

Detailed site plan-level items will be reviewed by the Planning & Zoning Commission and City Council if/when eventual site plan applications are received for development within this Civic Campus Master Plan area.

FUNDING SOURCE: N/A for plan adoption

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

1. Recommended approval of RESOLUTION NO. PZ-230309-07 regarding recommended approval of the Civic Campus Master Plan.
2. Recommended approval of RESOLUTION NO. PZ-230309-07, regarding recommended approval of the Civic Campus Master Plan, subject to modifications requested by the Commission.
3. Recommended denial of RESOLUTION NO. PZ-230309-07, regarding recommended approval of the Civic Campus Master Plan.
4. Table pending additional input/feedback.

Staff recommends approval of RESOLUTION NO. PZ-230309-07, regarding recommended approval of the Civic Campus Master Plan.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RES. NO. PZ-230309-07 Civic Campus Master Plan
2. 22190 Plan Renderings

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-230309-07

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE CIVIC CAMPUS
MASTER PLAN

WHEREAS, the City hired the consultant team of SVPA, Confluence, and Kirkham Michael to create a Civic Campus Master Plan to provide guidance on how the 46 acres should be developed over the following decades; AND

WHEREAS, the consultant team evaluated preferred locations for civic buildings as well as additional land that could be considered for potential private redevelopment; AND

WHEREAS, development of the civic functions of the Civic Campus will help support the current and future population projections as identified in the Building Bondurant Comprehensive Plan; AND

WHEREAS, adoption of the Civic Campus Master Plan would support Policy 28A of the Building Bondurant Comprehensive Plan, which reads: follow and implement the recommendations outlined in the Civic Campus Master Plan to help support City Departments in maintaining an efficient infrastructure system; AND

WHEREAS, detailed subdivision and site plan documents for development within the Civic Campus Master Plan area will be reviewed by the Planning & Zoning Commission and City Council if/when development occurs within the planning area.

NOW, THEREFORE, BE IT RESOLVED, that the Planning and Zoning Commission of the City of Bondurant, Iowa, recommends City Council adoption of the Civic Campus Master Plan.

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 March 9, 2023, 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
Clayton				
Mains				
Keeran				
Cuellar				
Cameron				
Bostrom				

Torey Cuellar, Commission Chair



RETAIL		AREA
R1	STRIP RETAIL	9650 SF
R2	COFFEE	2100 SF
R3	DRUGSTORE	22250 SF
R4	COMMERCIAL	8,625 SF
R5	COMMERCIAL	5,625 SF
MEDICAL OFFICE		AREA
M1		13430SF
CITY HALL		AREA
C1		18900 SF
PUBLIC		AREA
P1	FIRE STATION	28275 SF
P2	LAW ENFORCEMENT	22300 SF
PUBLIC WORKS		AREA
W2		58853 SF
PUBLIC WORKS KEY		DESCRIPTION
A		BULK STORAGE
B		SALT STORAGE (40'X50')
C		STREET SWEEP BINS
D		WASH BAY
E		FUTURE PARKING
CELL TOWER		DESCRIPTION
CT		EXISTING







RETAIL		AREA
R1	STRIP RETAIL	9650 SF
R2	COFFEE	2100 SF
R3	DRUGSTORE	22250 SF
R4	COMMERCIAL	8,625 SF
R5	COMMERCIAL	5,625 SF
MEDICAL OFFICE		AREA
M1		13430SF
CITY HALL		AREA
C1		18900 SF
PUBLIC		AREA
P1	FIRE STATION	28275 SF
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PUBLIC WORKS		AREA
W2		58853 SF
PUBLIC WORKS KEY		DESCRIPTION
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B		SALT STORAGE (40'X50')
C		STREET SWEEP BINS
D		WASH BAY
E		FUTURE PARKING
CELL TOWER		DESCRIPTION
CT		EXISTING







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

Item No. 6.b.
For Meeting of 3/9/2023
Resolution

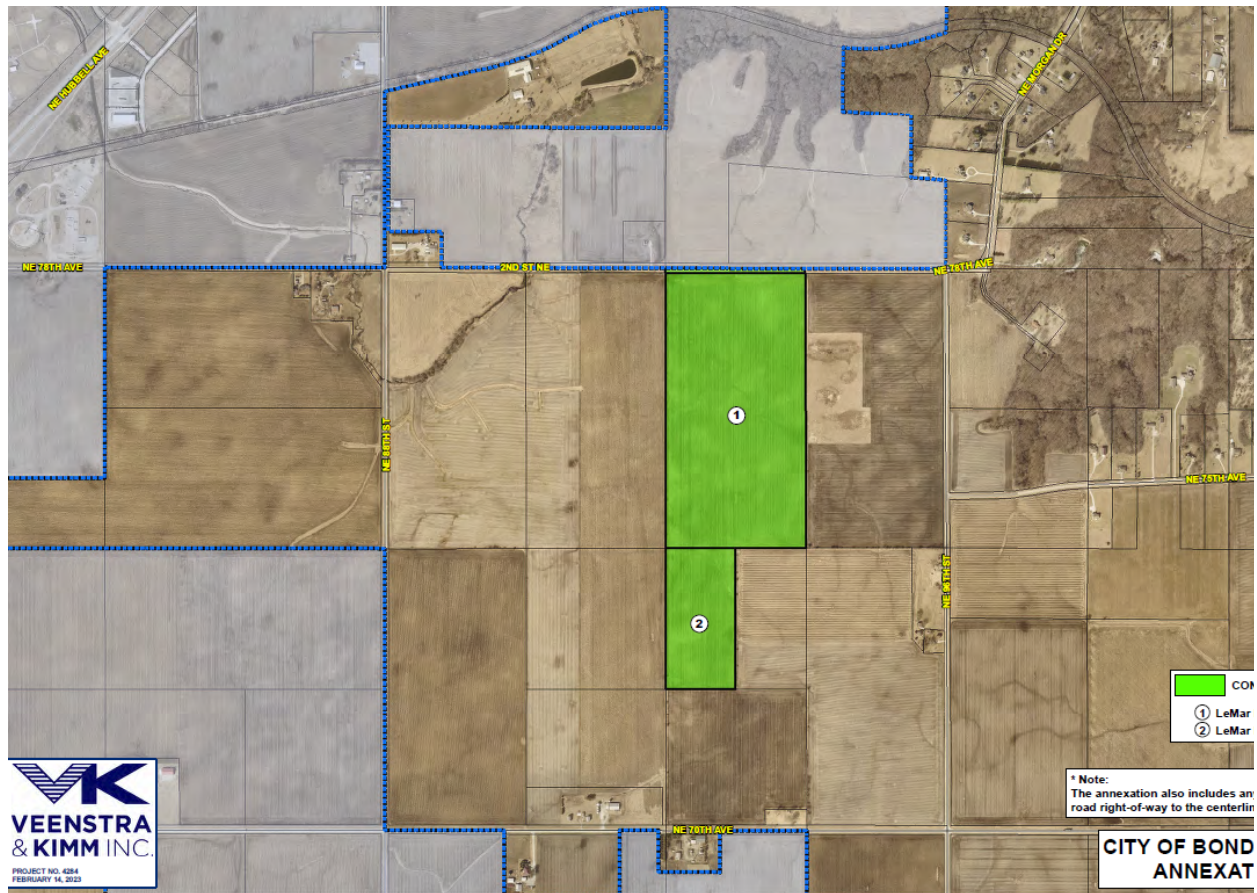
TITLE: RESOLUTION PZ-230309-08 - Considering recommended approval of the PRKG 2470 LLC Annexation, a 100% voluntary annexation request within 2 miles of the City of Mitchellville's city limits

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The City of Bondurant is in receipt of the attached 100% voluntary annexation requests for two parcels of land located at Parcel 230/00469-002-000 (northern parcel) and Parcel 230/00478-001-000 (southern parcel) owned by PRKG 2470 LLC. This annexation land is comprised of 100 acres land is located along 2nd Street NE/NE 78th Avenue between NE 88th Street and NE 96th Street in the area shown in green below. The annexation area includes the south 1/2 of the 2nd Street NE/NE 78th Avenue right-of-way adjacent to Parcel 230/00469-002-000. Bondurant's existing city limits are located just north of this current annexation area.

It should be acknowledged that the City of Bondurant has also received a voluntary annexation request from PRKG 2470 LLC for land just south of this current annexation area at Parcel [230/00479-003-000](#), however, the City cannot act on annexation of Parcel 230/00479-003-000 until it is included as part of a larger annexation area in order to avoid creating an illegal island of unincorporated Polk County land west of Parcel 230/00479-003-000 surrounded by Bondurant's city limits.



Since this annexation area is located within two miles of the City of Mitchellville's city limits, after the request has been reviewed by Bondurant's Planning & Zoning Commission and City Council, it must also be considered for approval by the State's City Development Board before it becomes official. The City of Altoona's city limits fall just outside of the two mile notification requirement.

they review the following topics: Consistency with the Comprehensive Plan, Street & Utility Connectivity, and Outreach.

Consistency with the Comprehensive Plan

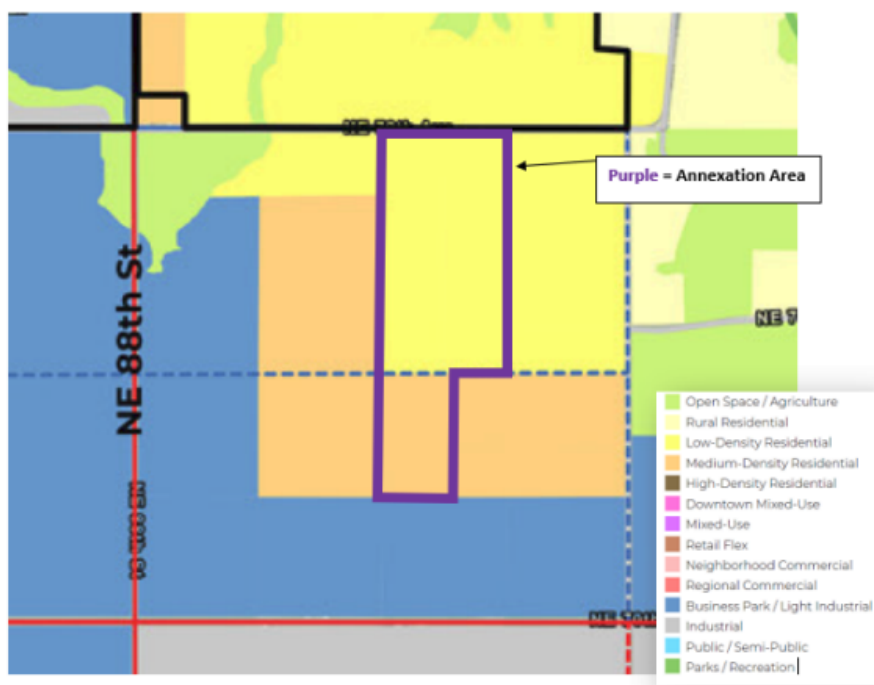
This annexation area falls within the City's planning boundary established as part of the Building Bondurant Comprehensive Plan. While this annexation is not specifically identified as being within one of the four annexation priority areas of the Comprehensive Plan, the Comprehensive Plan and the adopted Annexation Policy both acknowledge that land does not need to be included as part of an annexation priority area to be considered for annexation. This annexation area is consistent with the adopted Annexation Policy in that it is a 100% voluntary request, as the Policy states the City should strive for 100% voluntary requests.

Approval of the annexation is consistent with the following goal and policy of the Comprehensive Plan:

Goal 2: Follow best practices for growth and development.

Policy 2H: Focus residential growth only in areas identified as residential on the Future Land Use Plan.

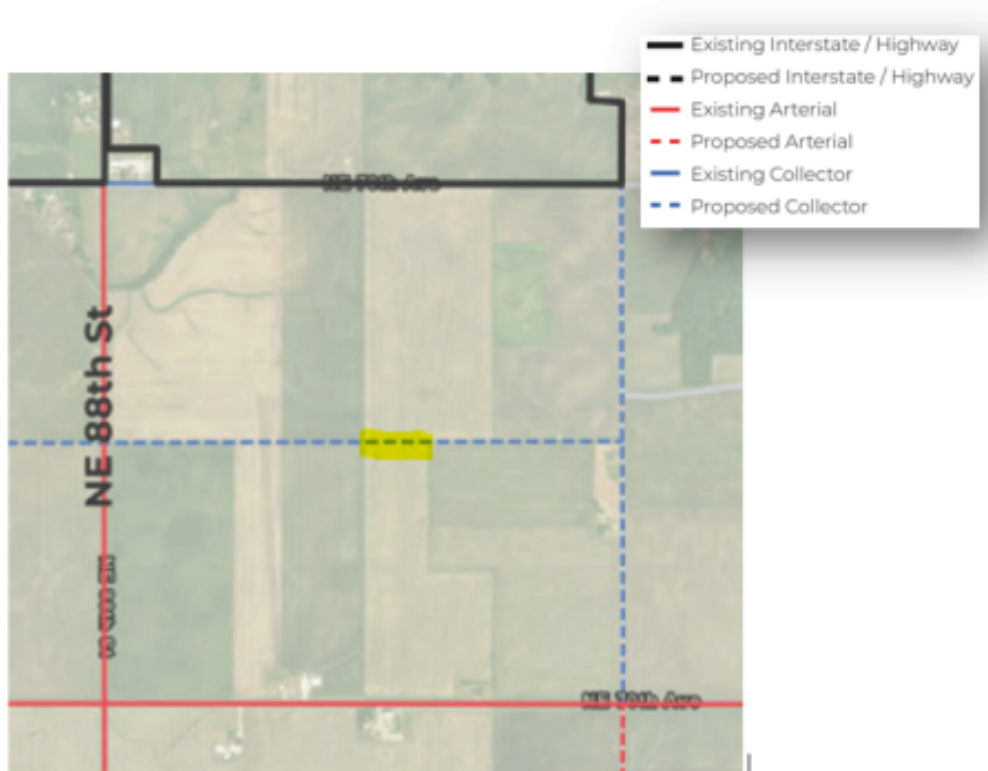
The Building Bondurant Comprehensive Plan guides for low-density residential development on the northern annexation parcel and medium-density residential development on the southern annexation parcel.



Street & Utility Connectivity

No development is currently proposed on these annexation parcels. Street and utility connectivity will be reviewed in further detail if a preliminary plat is received in the future

for this annexation area. It should be acknowledged that the Building Bondurant Comprehensive Plan's streets master plan guides for a future east/west collector street running between these two annexation parcels; see map below.



Outreach

The City notified the Polk County Auditor's Office for a review of the ownership and legal descriptions noted in the annexation petitions. The Polk County Auditor's Office noted that the ownership and legal descriptions are accurate.

On February 22, 2023, the City mailed certified annexation public hearing notices to the following entities: Mitchellville City Council, Polk County Board of Supervisors, each affected public utility, and the Des Moines area MPO.

On February 22, 2023, the City mailed notice to the Polk County Attorney's Office notifying them of the County roadway included as part of the annexation area.

On March 1, 2023, the City Council annexation public hearing noticed was printed in the Altoona Herald.

On March 20, 2023, the Bondurant City Council will hold an annexation public hearing and will consider approval of the annexation.

If approved by the Bondurant City Council, the annexation request will be sent to the City Development Board for their review in April 2023.

FUNDING SOURCE: N/A

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

1. Recommended approval of RESOLUTION NO. PZ-230309-08 regarding recommended approval of the PRKG 2470 LLC annexation, a 100% voluntary annexation within 2 miles of the City of Mitchellville's city limits.
2. Recommended denial of RESOLUTION NO. PZ-230309-08, regarding recommended approval of the PRKG 2470 LLC annexation, a 100 voluntary annexation within 2 miles of the City of Mitchellville's city limits.
3. Table pending additional input/feedback.

Staff recommends approval of RESOLUTION NO. PZ-230309-08, regarding recommended approval of the PRKG 2470 LLC annexation, a 100% voluntary annexation within 2 miles of the City of Mitchellville's city limits.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RES. PZ-230309-08 - PRKG 2470 LLC Annexation, 100% within 2 Miles
2. Signed Petitions

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-230309-08

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE PRKG 2470 LLC
ANNEXATION AREA, A 100% VOLUNTARY ANNEXATION REQUEST FOR
ANNEXATION INTO BONDURANT'S CITY LIMITS WITHIN TWO MILES OF THE CITY
OF MITCHELLVILLE'S CITY LIMITS

WHEREAS, the City of Bondurant has received annexation petitions from PRKG 2470 LLC, property owner, for voluntary annexation on property as described as follows:

THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA;

AND

THE WEST ONE-HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA.

WHEREAS, this annexation application is considered a 100% voluntary annexation and is located within two miles of the City of Mitchellville's urbanized area;

WHEREAS, this annexation area will include annexation of the south ½ of 2nd Street NE/NE 78th Avenue adjacent to the annexation area;

WHEREAS, the annexation area is comprised of 100 acres;

WHEREAS, the Planning and Zoning Commission has reviewed this annexation request and has made the following finding: that the annexation is consistent with the City's Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Planning and Zoning Commission of the City of Bondurant, Iowa, recommends approval of the PRKG 2470 LLC annexation, a 100% voluntary annexation within two miles of the City of Mitchellville's city limits.

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 March 9, 2023; 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				
Brostrom				

Torey Cuellar, Commission Chair

ANNEXATION PETITION
TO THE CITY COUNCIL
BONDURANT, IOWA

MAYOR AND COUNCIL MEMBERS:

I, the undersigned, hereby make an application to the City of Bondurant, Iowa, pursuant to Iowa Code Section 368.7 for annexation by voluntary petition the following described real estate to-wit:

THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA.

I hereby respectfully request and solicit the Council of the City of Bondurant, Iowa to adopt a resolution assenting to the annexation of the above-described real estate to the City of Bondurant, Iowa, subject to the following conditions:

1. The City agrees to initiate a rezoning of this property from the Agricultural (A-1) District to the Low-Density Residential (R-1) District as requested by the property owner; and
2. The City agrees to rebate any water, sewer, connection fees (both individual and connection fee district fees) so long as the property maintains its current use and ownership; and
3. The City agrees to waive any street assessments so long as the property maintains its current ownership.

The undersigned has been advised that, unless waived, he/she/it has the right to withdraw this voluntary annexation application at any time within three (3) days after the Bondurant City Council holds a public hearing on said annexation application; and the undersigned voluntarily and of his/her/its own free will, and on behalf of his/her/its heirs, devisees, successors in interest and assigns, and for other good and valuable consideration, the receipt of which is hereby acknowledged, waives the right to withdraw said voluntary annexation application thus rendering this voluntary annexation application irrevocable and binding upon this applicant and his/her/its heirs, devisees, successors in interest and assigns.

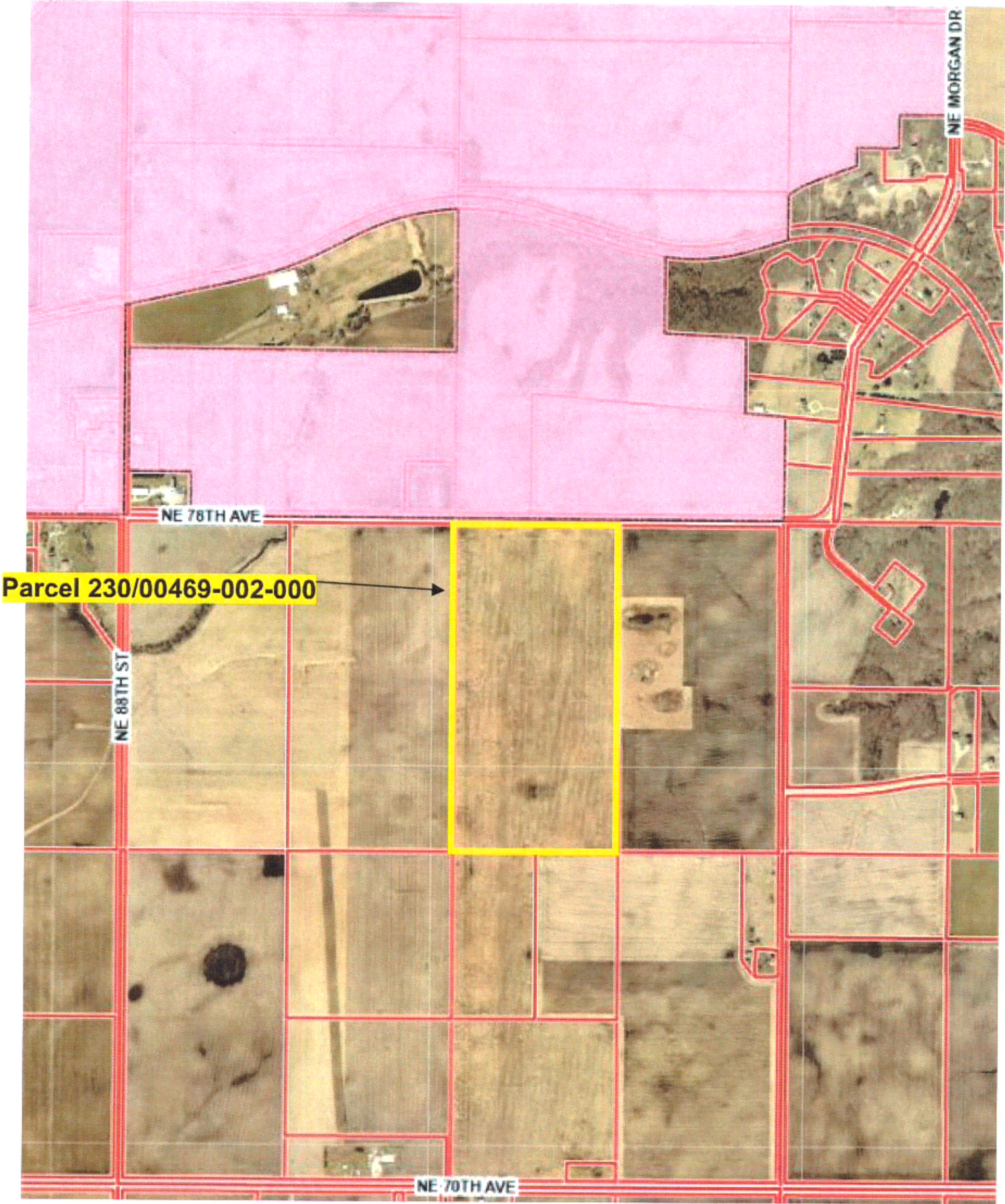
Respectfully submitted,



LeMar Koethe
PRKG 2470 LLC

2/2/2023
Date Signed

Exhibit A – Map



ANNEXATION PETITION
TO THE CITY COUNCIL
BONDURANT, IOWA

MAYOR AND COUNCIL MEMBERS:

I, the undersigned, hereby make an application to the City of Bondurant, Iowa, pursuant to Iowa Code Section 368.7 for annexation by voluntary petition the following described real estate to-wit:

THE WEST ONE-HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER
OF SECTION 33, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH PRINCIPAL
MERIDIAN, POLK COUNTY, IOWA.

I hereby respectfully request and solicit the Council of the City of Bondurant, Iowa to adopt a resolution assenting to the annexation of the above-described real estate to the City of Bondurant, Iowa, subject to the following conditions:

1. The City agrees to initiate a rezoning of this property from the Agricultural (A-1) District to the High Density Residential (R-3) District, subject to the Medium Density Residential density restrictions noted in the Building Bondurant Comprehensive Plan (up to 12 units per acre), as requested by the property owner; and
2. The City agrees to rebate any water, sewer, connection fees (both individual and connection fee district fees) so long as the property maintains its current use and ownership; and
3. The City agrees to waive any street assessments so long as the property maintains its current ownership.

The undersigned has been advised that, unless waived, he/she/it has the right to withdraw this voluntary annexation application at any time within three (3) days after the Bondurant City Council holds a public hearing on said annexation application; and the undersigned voluntarily and of his/her/its own free will, and on behalf of his/her/its heirs, devisees, successors in interest and assigns, and for other good and valuable consideration, the receipt of which is hereby acknowledged, waives the right to withdraw said voluntary annexation application thus rendering this voluntary annexation application irrevocable and binding upon this applicant and his/her/its heirs, devisees, successors in interest and assigns.

Respectfully submitted,

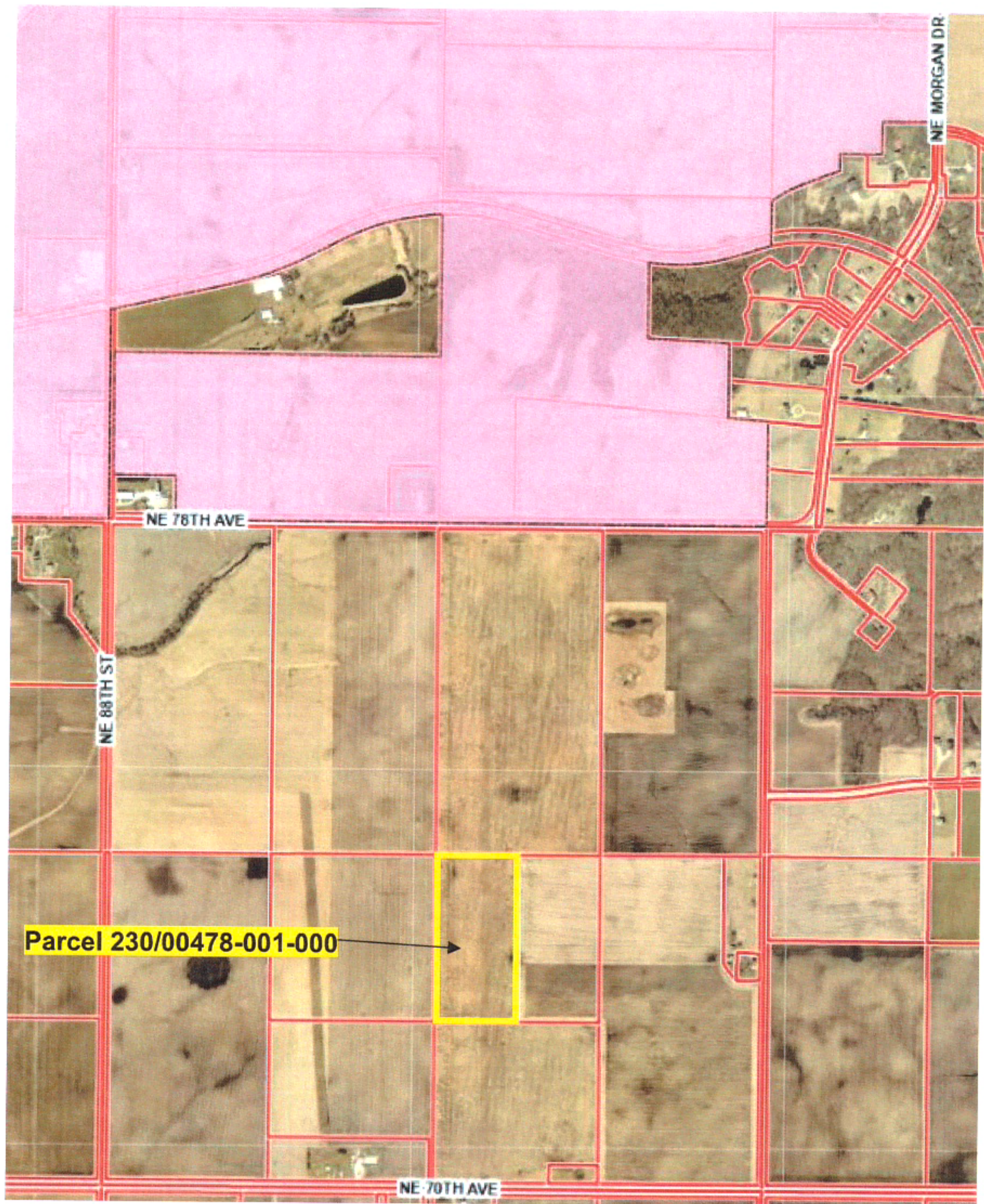


LeMar Koethe
PRKG 2470 LLC

2/2/2023
Date Signed

230/00478-001-000

Exhibit A – Map





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

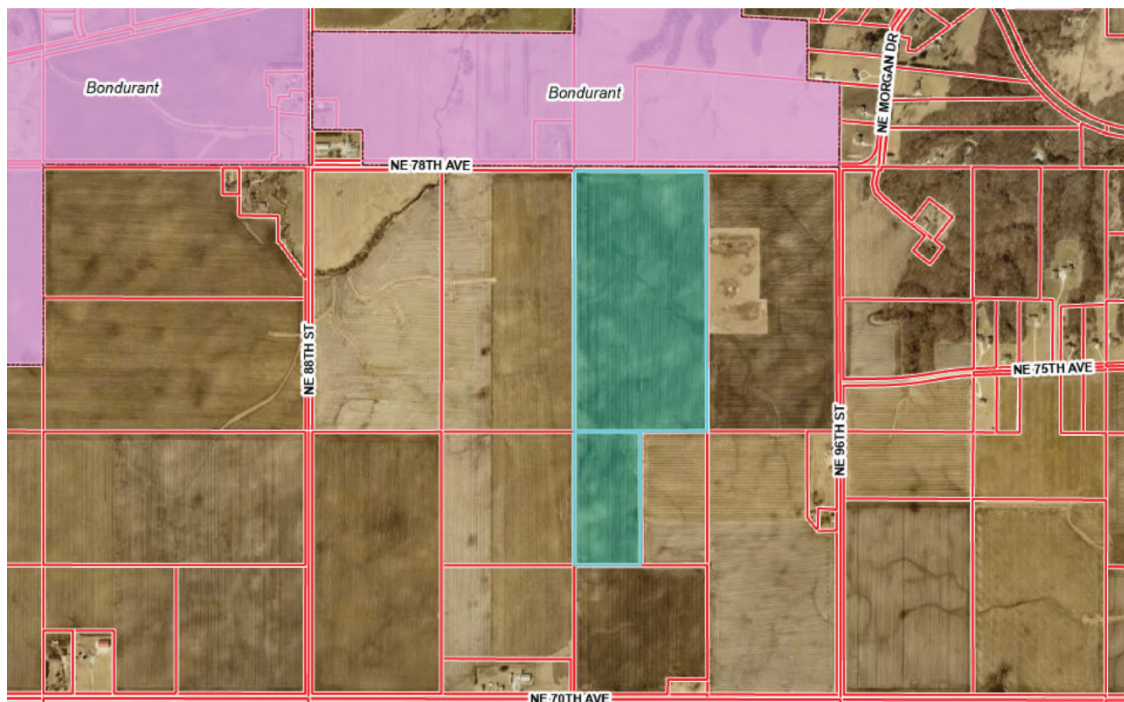
Item No. 6.d.
For Meeting of 03/09/2023
RESOLUTION

TITLE: RESOLUTION – Resolution and public hearing to consider a request for rezoning from the Agricultural (A-1) District to the Low Density Residential (R-1) District on Parcel 230/00469-002-000 and a request for rezoning from the Agricultural (A-1) District to the High Density Residential (R-3) District on Parcel 230/00478-001-000, pending annexation finalization.

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

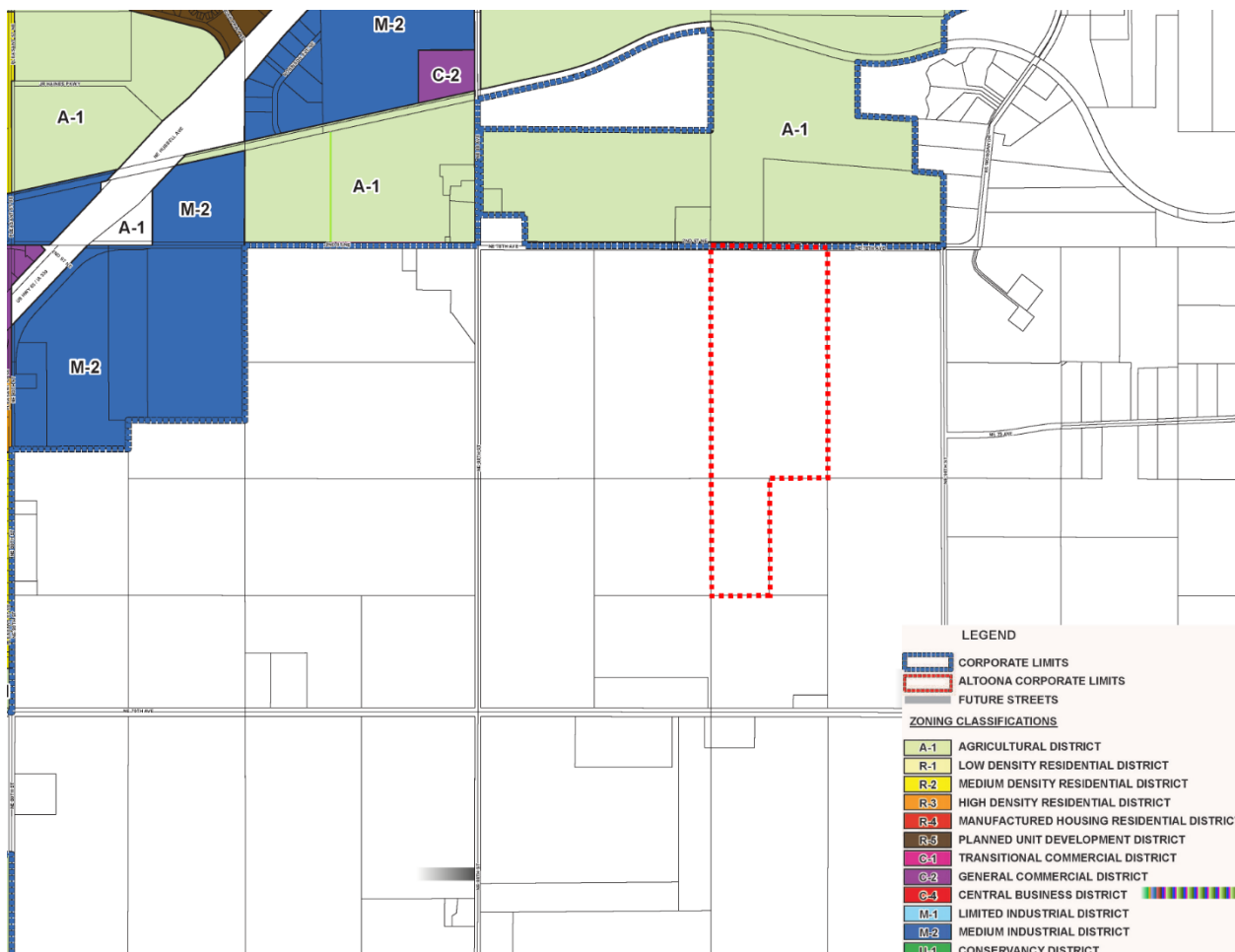
BRIEF HISTORY AND ANALYSIS: The City has received a voluntary annexation request for Parcel 230/00469-002-000 and 230/00478-001-000, both of which are owned by PRKG 2470 LLC. Parcel 230/00469-002-000 is the northern parcel and Parcel 230/00478-001-000 is the southern parcel. This annexation land, shown in blue below, is comprised of 100 acres and is located along 2nd Street NE/NE 78th Avenue between NE 88th Street and NE 96th Street.



As conditions of the owner in signing the annexation petition, the following are noted on the annexation petition:

- The City agrees to initiate a rezoning of Parcel 230/00469-002-000 from Agricultural (A-1) to Low Density Residential (R-1).
- The City agrees to initiate a rezoning of Parcel 230/00478-001-000 from Agricultural (A-1) to High Density Residential (R-3), subject to the Medium Density Residential density restrictions noted in the Building Bondurant Comprehensive Plan (up to 12 units per acre).

Per Section 177.07.7 of the Zoning Code, when land is considered for annexation, it is automatically zoned as being within the City's Agricultural (A-1) District unless a rezoning request is also being considered at the same time. The rezoning being considered is that Parcel 230/00469-002-000 be zoned Low Density Residential (R-1) and that Parcel 230/00478-001-000 be zoned High Density Residential (R-3). The zoning designations of R-1 and R-3 will not become effective until after the annexation has been finalized. The PRKG 2470 LLC property is outlined in red below.

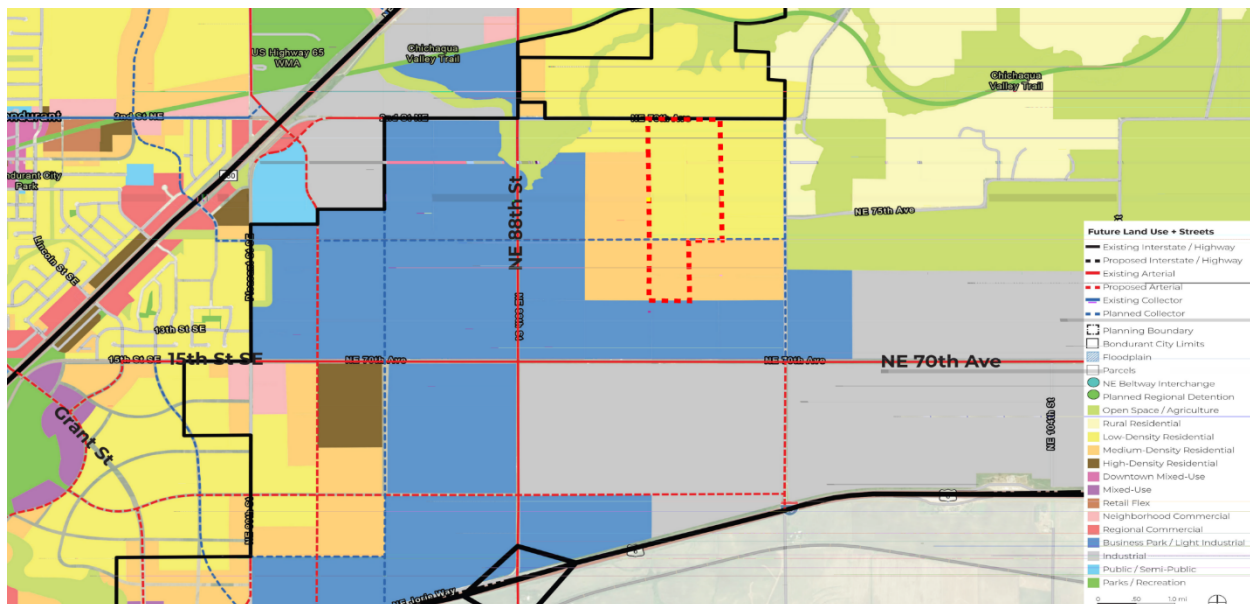


Analysis:

When considering rezoning requests, the Planning and Zoning Commission should take into account the following: Comprehensive Plan, Consistency with the Zoning Code, Spot Zoning, and Public Input.

Comprehensive Plan

When a City considers a rezoning ordinance, it must find the rezoning is consistent with its Future Land Use Map. This requirement is met with the requested rezoning districts. The Future Land Use Map, which guides potential rezoning requests but is not the regulatory tool like the Zoning Ordinance/Map, currently guides the northern PRKG 2470 LLC parcel as Low Density Residential and the southern parcel as Medium Density Residential. The PRKG 2470 LLC property is outlined in red below. There are low- and medium-density residential future land use designations bordering three sides of the PRKG 2470 LLC properties.



Consistency with the Zoning Code

This item will be reviewed in detail if/when a preliminary plat and/or site plan application is received for the portion requested for R-1 or R-3 zoning.

Spot Zoning

To determine whether illegal spot zoning has occurred, the courts consider the rezoning takes into account the following:

1. The characteristics of surrounding property.
2. The community's comprehensive plan.
3. The protection and preservation of public health, justice, morals, order, safety and security, and welfare (police power)

Staff does not feel that spot zoning exists at this location. The requested rezoning districts are consistent with the Comprehensive Plan's Future Land Use Map. Further, objectives of the

Comprehensive Plan support the transition of low density residential to high density residential located near properties identified as Light Industrial/Business Park. The Future Land Use Map currently guides for Light Industrial/Business Park development to the south of the proposed properties and a mix of low-density and medium density residential to the north, east and west of the proposed properties.

Public Input

As is required by the City's Zoning Code, letters were sent to property owners within 200' of the requested rezoning. No comment has been received by staff at the time of writing this agenda statement.

FUNDING SOURCE: N/A for rezonings

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

1. Recommended approval of the Resolution-PZ-230309-09.
2. Recommended approval of the Resolution-PZ-230309-09, subject to certain Zoning Code clarification items being included in the rezoning ordinance.
3. Recommended denial of the Resolution-PZ-230309-09.
4. Table pending additional information.

Staff recommends approval of the Resolution considering a request for rezoning from the Agricultural (A-1) District to the Low Density Residential (R-1) District on Parcel 230/00469-002-000 and a request for rezoning from the Agricultural (A-1) District to the High Density Residential (R-3) District on Parcel 230/00478-001-000, pending annexation finalization.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:



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

Item No. 6.d.
For Meeting of 3/9/2023
Resolution

TITLE: RESOLUTION PZ-230309-09 - Considering recommended approval of the rezoning from the Agricultural (A-1) District to the Low Density Residential (R-1) District at Parcel 230/00469-002-000 and from the Agricultural (A-1) District to the High Density Residential (R-3) District at Parcel 230/00478-001-000, pending annexation finalization

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: Please see Item 6.c.

FUNDING SOURCE: N/A

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

1. Recommended approval of RESOLUTION NO. PZ-230309-08, regarding recommended approval of the rezoning from the Agricultural (A-1) District to the Low Density Residential (R-1) District at Parcel 230/00469-002-000 and from the Agricultural (A-1) District to the High Density Residential (R-3) District at Parcel 230/00478-001-000, pending annexation finalization.
2. Recommended approval of RESOLUTION NO. PZ-230309-08, regarding recommended approval of the rezoning from the Agricultural (A-1) District to the Low Density Residential (R-1) District at Parcel 230/00469-002-000 and from the Agricultural (A-1) District to the High Density Residential (R-3) District at Parcel 230/00478-001-000, pending annexation finalization, subject to certain Zoning Code clarification items being included in the rezoning ordinance.
3. Recommended denial of RESOLUTION NO. PZ-230909-08, regarding recommended approval of the rezoning from the Agricultural (A-1) District to the Low Density Residential (R-1) District at Parcel 230/00469-002-000 and from the Agricultural (A-1) District to the High Density Residential (R-3) District at Parcel 230/00478-001-000, pending annexation finalization.
4. Table pending additional information.

Staff recommends approval of RESOLUTION NO. PZ-230309-08, regarding recommended approval of the rezoning from the Agricultural (A-1) District to the Low

Density Residential (R-1) District at Parcel 230/00469-002-000 and from the Agricultural (A-1) District to the High Density Residential (R-3) District at Parcel 230/00478-001-000, pending annexation finalization, subject to the following rezoning ordinance condition:

1. That the rezoning of Parcel 230/00478-001-000 to the R-3 District is subject to the Medium Density Residential future land use plan's density restrictions noted in the Building Bondurant Comprehensive Plan (up to 12 units per acre).

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RES. NO. PZ-230309-09

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-230309-09

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE REQUEST FOR REZONING FROM THE AGRICULTURAL (A-1) DISTRICT TO THE LOW DENSITY RESIDENTIAL (R-1) DISTRICT AT PARCEL 230/00469-002-000 AND FROM THE AGRICULTURAL (A-1) DISTRICT TO THE HIGH DENSITY RESIDENTIAL (R-3) DISTRICT AT PARCEL 230/00478-001-000, PENDING ANNEXATION FINALIZATION.

WHEREAS, on March 9, 2023, the Planning and Zoning Commission held a Public Hearing to consider a request to rezone property from the Agricultural (A-1) District to the Low Density Residential (R-1) District, on property described as follows:

THE WEST ½ OF THE NE ¼ OF SECTION 33, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M.

AND

WHEREAS, on March 9, 2023, the Planning and Zoning Commission held a Public Hearing to consider a request to rezone property from the Agricultural (A-1) District to the High Density Residential (R-3) District, on property described as follows:

THE WEST ½ OF THE NW ¼ OF THE SE ¼ OF SECTION 33, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M.

WHEREAS, the Planning and Zoning Commission has made the following findings:

1. That the rezoning request will create consistency between the City's Future Land Use Map and Official Zoning Map.
2. That the change in zoning will maintain a consistency with adjacent land uses and provide a transition for adjacent zoning.
3. That the zoning change will not negatively impact the character of the neighborhood.

NOW, THEREFORE, BE IT RESOLVED, that the Planning and Zoning Commission of the City of Bondurant, Iowa, recommends City Council approval of the rezoning request from Agricultural (A-1) District to Low Density Residential (R-1) District on Parcel 230/00469-002-000 and from Agricultural (A-1) District to High Density Residential (R-3) District, subject to the following rezoning conditions as allowed by Chapter 414 of the Iowa Code:

1. That the rezoning of Parcel 230/00478-001-000 to the R-3 District is subject to the Medium Density Residential future land use plan's density restrictions noted in the Building Bondurant Comprehensive Plan (up to 12 units per acre).

Moved by _____ Seconded by _____ to adopt.

ATTEST: I, Maggie Murray, Community Development Director, hereby certify that at a meeting of the Planning and Zoning Commission held on March 9, 2023, among other proceedings the above was adopted.

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

Maggie Murray, Community Development Director

Action	Yay	Nay	Abstain	Absent
Clayton				
Mains				
Keeran				
Cuellar				
Cameron				
Brostrom				

Torey Cuellar, Commission Chair



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

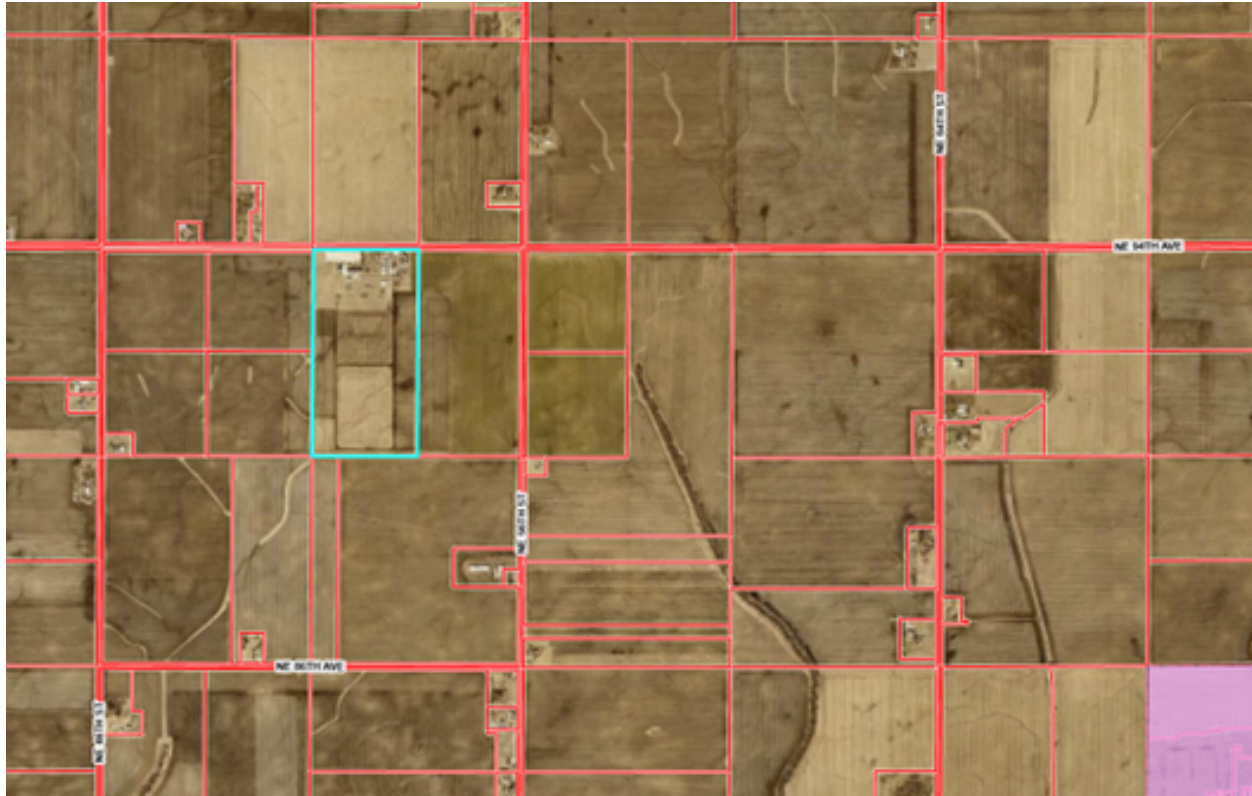
Item No. 6.e.
For Meeting of 3/9/2023
Resolution

TITLE: - Resolution PZ-230309-20 - Considering recommended approval of the 5251 NE 94th Avenue Plat of Survey, a plat of survey in unincorporated Polk County within two miles of the City of Bondurant's city limits

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The City is in receipt of a plat of survey request located in unincorporated Polk County within 2 miles of Bondurant's city limits. The parcel proposed for splitting is located along NE 94th Avenue north/northwest of Bondurant's city limits and is outlined in blue below. This requested split falls within two miles of both the City of Bondurant's and the City of Ankeny's city limits. The subject property currently contains agricultural, commercial, and residential buildings. The Plat of Survey would split the commercial properties from the residential dwelling located in the northeast corner of the property. Much of the portion of the existing property used for agricultural row crop will be split from the commercial portion of the property.



Polk County has zoning jurisdiction on this land - meaning that a permitted use review is conducted by Polk County and not the City of Bondurant. In February 2023 the Polk County Board of Supervisors rezoned this property to the Polk County's Mixed Use District. Any development proposed on this property would need to meet Polk County's site plan review requirements. The City's Future Land Use Map as part of the 2022 Comprehensive Plan shows the plat of survey property as having a future Regional Commercial land use designation (if this land were to be developed within Bondurant's city limits). Regional Commercial is described in the Building Bondurant Comprehensive Plan as being: designed for larger scale commercial activity that occurs along and near major highways to provide commercial services to local residents and the traveling public.

Polk County's Comprehensive Plan, the Building Bondurant Comprehensive Plan, and Ankeny's Comprehensive Plan all show the future route of the NE Beltway as just west of this subject plat of survey land (see yellow line below). The City of Bondurant inquired with Polk County regarding what NE Beltway right-of-way preservation efforts will be required as part of Polk County's platting and/or site plan review process. Their response is as follows: *The County's Comprehensive Plan has the same future NE Beltway route, shown along the western boundary of this property. This issue was noted by staff during our review and recommendation on the rezoning. However, because there is no current plan or timeline to fund/implement any part of this project, we are not requesting/requiring ROW acquisition or preservation as part of this survey.*

Draft NE Beltway Route



NE 94th Avenue, the street adjacent to the north of this plat of survey land, is designated as a future arterial street within Bondurant's planning boundary. There is an existing roadway easement that varies in width measuring 46.70' in the northwest corner of the property and 33.43' wide in the northeast corner of the proposed new Parcel 2023-33. Based on feedback relayed by Bob Veenstra, City Engineer, the City should recommend that Polk County require the roadway easement or fee title to be widened to 50'.

The City of Bondurant would encourage that pedestrian connectivity along NE 94th Street be considered by Polk County as part of their site plan review process. If this land were to be developed within Bondurant's city limits, complete streets would be considered.

This development will not be served by City of Bondurant water or sewer.

This development does fall within Bondurant's emergency response district.

FUNDING SOURCE: N/A

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

1. Recommended approval of Resolution-PZ-230309-10, regarding recommended approval of the 5251 NE 94th Avenue Plat of Survey.
2. Recommended approval of Resolution-PZ-230309-10, regarding recommended approval of the 5251 NE 94th Avenue Plat of Survey, subject to certain Subdivision Code clarification items addressed.
3. Recommended denial of Resolution-PZ-230309-10, regarding recommended approval of the 5251 NE 94th Avenue Plat of Survey.
4. Table pending additional information.

The Commission may discuss the topic of the future NE Beltway route. The NE Beltway, if it moves forward, would be a multijurisdictional project beyond just the City of Bondurant's planning efforts. As noted by Polk County, no funding, timeline, or right-of-way acquisition has occurred yet for this potential future NE Beltway project.

If a recommendation of approval is made by the Commission, staff would encourage the below information be included as part of the Commission's recommendation:

1. That Polk County require a 50'-wide roadway easement or fee title along NE 94th Avenue.
2. *Any language relative to the NE Beltway route.*

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RES. PZ-230309-10
2. E8705 POS 2023-02-20 signed
3. V&K Review Comments

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-230309-10

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE PARCEL 2023-33 PLAT OF SURVEY LOCATED AT 5251 NE 94TH AVENUE IN UNINCORPORATED POLK COUNTY WITHIN TWO MILES OF BONDURANT'S CITY LIMITS

WHEREAS, Civil Engineering Consultants, Inc has submitted a plat of survey on the behalf of the property owner, Darrell Geisler, for Parcel 2023-33, which is described as follows:

A PARCEL OF LAND IN THE NW ¼, NE ¼ OF SECTION 22, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE N ¼ CORNER OF SAID SECTION 22; THENCE S89°32'16"E, 700.00 FEET ALONG THE NORTH LINE OF SAID NW ¼, NE ¼ TO A POINT; THENCE S00°20'28"W, 383.43 FEET TO A POINT; THENCE S89°32'16"E, 300.00 FEET TO A POINT; THENCE S00°20'28"W, 651.99 FEET TO A POINT; THENCE N89°32'16"W, 1000.00 FEET TO A POINT ON THE WEST LINE OF SAID NW 1/4, NE ¼; THENCE N00°20'28"E, 1035.42 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 21.13 ACRES, MORE OR LESS, WHICH INCLUDES 0.68 ACRES, MORE OR LESS, OF EXISTING COUNTY ROAD EASEMENT.

NOW, THEREFORE, BE IT RESOLVED, that the Planning & Zoning Commission recommends approval of the submitted Plat of Survey, subject to the following Code clarification item:

1. That Polk County require a 50'-wide roadway easement or fee title along NE 94th Avenue.
2. Any language relative to NE Beltway?

Moved by _____, Seconded by _____ to adopt.

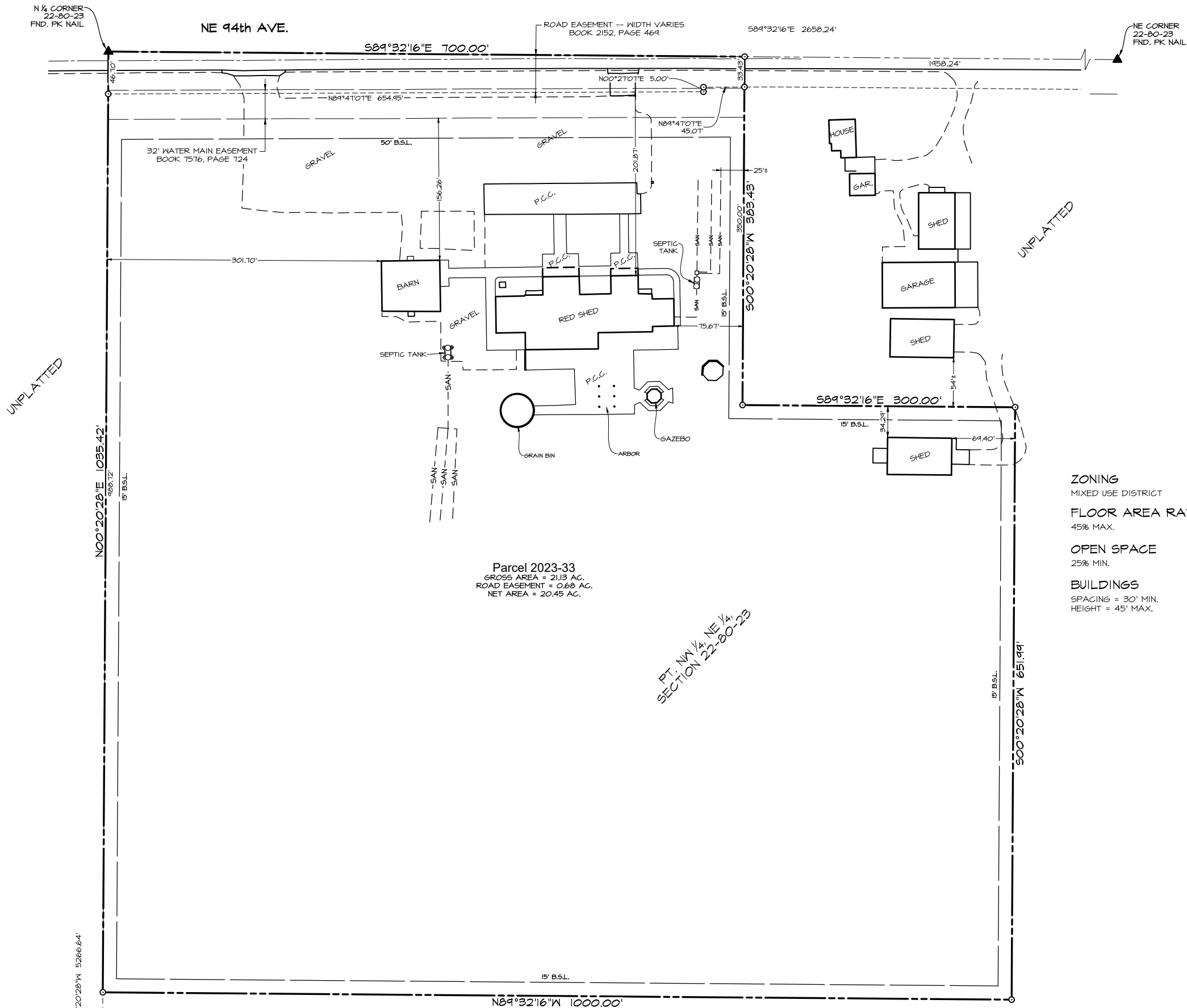
ATTEST: I, Maggie Murray, Planning & Community Development Director, City of Bondurant, hereby certify that at a meeting of the Planning and Zoning Commission held on March 9, 2023; among other proceedings the above was recommended.

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				
Brostrom				

Torey Cuellar, Commission Chair



PLAT OF SURVEY
PARCEL 2023-33 NW 1/4, NE 1/4
SECTION 22, T-80N, R-23W
POLK COUNTY, IOWA

INDEX LEGEND	
COUNTY:	POLK
CITY:	---
ALLOTMENT PART	PT. NW 1/4, NE 1/4, 22-80-23
PROPRIETOR (S):	DARRELL GEISLER 5251 NE 94th AVENUE BONDURANT, IA 50035
REQUESTED BY:	DARRELL GEISLER
PROFESSIONAL LAND SURVEYOR:	PATRICK J. SHEPARD, PLS
RETURN TO: COMPANY:	CIVIL ENGINEERING CONSULTANTS, INC ATTN: PATRICK J. SHEPARD, PLS 2400 86th STREET, SUITE 12 DES MOINES, IA 50322 PHONE: 515-276-4884

SURVEYOR'S NOTE

- THE PURPOSE OF THE SURVEY IS TO FACILITATE TRANSFER AND REDEVELOPMENT OF THE PARCEL IN ACCORDANCE WITH REZONING APPROVED BY THE POLK COUNTY BOARD OF SUPERVISORS ON FEBRUARY 7, 2023. RECORDED IN BOOK _____, PAGE _____.
- THE RESIDUAL PARCEL IS ZONED AGRICULTURAL AND HAS A 50' FRONT YARD SETBACK AND 15' REAR & SIDE YARD SETBACK.

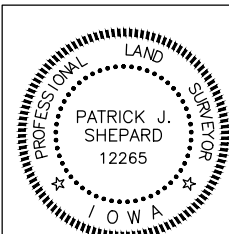
PARCEL 2023-33 LEGAL DESCRIPTION

A PARCEL OF LAND IN THE NW 1/4, NE 1/4 OF SECTION 22, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS:
BEGINNING AT THE N 1/4 CORNER OF SAID SECTION 22; THENCE S89°32'16"E, 700.00 FEET ALONG THE NORTH LINE OF SAID NW 1/4, NE 1/4 TO A POINT; THENCE S00°20'28"N, 383.43 FEET TO A POINT; THENCE S89°32'16"E, 300.00 FEET TO A POINT; THENCE S00°20'28"N, 651.94 FEET TO A POINT; THENCE N89°32'16"W, 1000.00 FEET TO A POINT ON THE WEST LINE OF SAID NW 1/4, NE 1/4; THENCE N00°20'28"E, 1035.42 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 21.13 ACRES, MORE OR LESS, WHICH INCLUDES 0.68 ACRES, MORE OR LESS, OF EXISTING COUNTY ROAD EASEMENT.

LEGEND

---	PROPERTY BOUNDARY / LOT LINES
---	SECTION LINE
---	ROAD EASEMENT
---	WATER MAIN EASEMENT
▲	FOUND SECTION CORNER
●	FOUND PROPERTY CORNERS
○	SET PROPERTY CORNER -- 3/8" I.R. w/ ORANGE CAP #12265
(P) (M) (D) (C)	PREVIOUSLY RECORDED, MEASURED, DEEDED, CALCULATED DIMENSIONS
I.R. / I.P.	IRON ROD / IRON PIPE

SCALE: 1"=120' (11"x17")
SCALE: 1"=60' (22"x34")



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
2-21-23
PATRICK J. SHEPARD, IOWA LICENSE NO. 12265 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET ONLY

Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884, mail@ceclac.com



DATE:	02-20-2023
DATE OF SURVEY:	
DESIGNED BY:	MMD
DRAWN BY:	MMD

PARCEL 2023-33 NW 1/4, NE 1/4
SECTION 22, T-80N, R-23W
5251 NE 94th AVE.

PLAT OF SURVEY

SHEET
OF 1



February 24, 2023

Maggie Murray
City of Bondurant
200 Second Street NE
P.O. Box 37
Bondurant, Iowa 50035

BONDURANT, IOWA
PLAT OF SURVEY
PARCEL 2023-33
5251 NE 94TH AVENUE

The writer has completed a review of the plat of survey submitted for Parcel 2023-33 located in the NW ¼ NE ¼ Section 22, T80N, R23W located on the Guesler property at 5251 NE 94th Avenue. The parcel in question is located on the south side of NE 94th Avenue northwesterly of the developed area of the City of Bondurant.

The long term transportation planning in this area would anticipate at a future date NE 94th Avenue could be improved to a four lane roadway extending from Interstate 35 to Iowa Highway 65. It would be anticipated a 100-foot right-of-way would be adequate for the future roadway section. Currently, the roadway easement along this parcel ranges in width from 46.7 feet at the west boundary to 33.43 feet at the east boundary. The writer would suggest the City recommend Polk County require the roadway easement or fee title to be widened to 50 feet.

This parcel is located along the planning corridor for the northeast beltway. Although the timing for that project is uncertain it would be appropriate to reserve a corridor for the future beltway.

At this time the City does not have any plan for infrastructure in this area that would trigger a requirement for constructing infrastructure under the City's subdivision ordinance.

If you have any questions or comments concerning the project, please contact the writer at 515-225-8000, or at bveenstra@v-k.net.

VEENSTRA & KIMM, INC.

H. R. Veenstra Jr.

HRVJr:paj
4285