

**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
APRIL 13, 2023**

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on April 13, 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. March 9, 2023
5. Guests requesting to address the Planning and Zoning Commission
 - a. P&Z Vacancy - potential new member introductions - Austin Sullivan, Jason Vore
6. Action Items
 - a. - RESOLUTION PZ-230413-11 - Considering recommended approval of the Fox Ridge Estates Plat 2 Final Plat, a subdivision in unincorporated Polk County within two miles of Bondurant's city limits
 - b. - RESOLUTION PZ-230413-12 - Considering recommended approval of the Civic Campus/Myers 1 Plats of Survey
7. Discussion Items -
 - a. Edgeland Development - All multi-family and townhome building elevations shall contain windows, except when their omission is necessary to assure privacy for adjacent property owners
8. Reports / Comments and appropriate action thereon:
 - a. Commission Members
 - b. Commission Chair
 - c. Planning & Community Development Director
 - d. City Administrator
 - e. City Council Liaison
9. Adjournment

City of Bondurant

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



Meeting Minutes

DATE: March 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:

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 March 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 February 9, 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

- a. Murray introduced Jesse Torres as a potential Planning and Zoning Commission member. Torres introduced himself, he is new to the area, he is originally from Abilene, Texas and his wife is from Marshalltown. Torres stated he has 7 years

of planning and zoning experience and he currently works for the City of Des Moines. Mains asked Torres why he wants to be on the Commission, Torres said he is new to the city and wanted to provide some help and guidance to a growing community. Clayton asked about pros and cons of the community, Torres stated his family really enjoys the community and how it is growing. Torres stated they frequent other communities as well but enjoys the small town feel. Cuellar stated she has a friend who works in the legal department for the City of Des Moines who had nothing but great things to say about Mr. Torres.

6. Action Items

- a. RESOLUTION PZ-230309-07 – Considering recommended approval of the Civic Campus Master Plan.

Thad Long, SVPA Architects, addressed the Commission and audience to discuss the Civic Campus Master Plan. Long stated the City started this process back in December and have held three planning meeting. Long stated they have also met with the Fire Department to create a fire department with twelve bays, or six drive through bays. Part of the future fire department includes a gym that would be accessible to the fire department staff as well as City staff. Long stated they met with the Public Works Department about the new Public Works Department building, this building would include parking bays for vehicles, wash bays, maintenance bays, and a thirty-person training center. Long stated they have looked at other city hall buildings around the metro to come up with an appropriate sized city hall building. Part of the site plan process was also addressing stormwater on the site and providing walking paths to help access the campus site. The size of the lot provides the city with the ability to react to development as the community grows. The site will include five retail commercial lots, a medical center lot, along with City Hall, Fire Department, Public Works building, and a future law enforcement site. Retail and medical lots are toward the highway located in the highly visible locations. The stormwater retention pond is located between the medical center and city hall which adds to the aesthetics of the site. The site provides flexibility for the public works lot as there has been discussion about the City and the School District sharing a maintenance employee. There is an additional drive allowing for private access to the back of the fire department and the public works department. The site plan also shows the continuation of the City's trail system throughout the site.

Keeran asked if there was a need for two lots for the shared mechanic and bus storage. Long stated he is not sure if having the mechanic located in the same place as where the school district stores their buses. Long stated the key was saving civic lots for future growth if the City needs it. The planning committee discussed the possibility of having a tree nursery on the open lots until they are needed. There was also a desire to locate the law enforcement by the fire department and public

works drive so they also have access to the rear of their building.

Murray stated this master planning project is likely 30-40 years until completion. The public works department and fire department would be the first lots to be developed, but this master planning will provide the City with a design for when the new City buildings are needed. Construction of the road extension to the fire department could be sent out for bid as early as this year.

Oliver stated the neighbor to the south has a agricultural buffer, so the city is planning on placing a trail in this buffer area. The property to the west is also currently being developed for multi-family residential, however the site topography made the inclusion of a sidewalk system was not plausible. This plan allows for the residents of this project to be able to hop across and access the trail.

Clayton expressed concern about the scattering of the stormwater ponds. Clayton asked if the pond being placed behind the fire department is deep enough for them to do training, Long stated he is not sure. Clayton stated he thinks it makes more sense to combine all the ponds together into one larger pond, this would also provide the opportunity for something unique like a couple of par-3 golf holes, as well as making it easier to mow and maintain. Keeran stated she likes the walking trail around the smaller pond and larger pond as they provide different walking distances.

Cueller asked if the Commission needed to pick a plan or to approve the resolution for the plan as a whole.

Motion by Commission Member Mains, seconded by Commission Member Clayton to recommend approval of RESOLUTION PZ -230309-07.

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 6-0-0. Motion carried.

- 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.

Murray provided the Commission with an overview of the annexation request. Murray stated the property owner has submitted a voluntary request. The property is included in the City's long-term planning boundary. Murray stated the property owner also owns the property to the south and the City holds a request for annexation for this property. However, the City cannot proceed as annexation of this property would create an illegal island.

Motion by Commission Member Mains, seconded by Commission Member Clayton to recommend approval of RESOLUTION PZ -230309-08.

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 6-0-0. Motion carried.

- 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.

Commission Chair Cuellar opened the public hearing at 6:26 p.m.

Murray stated as part of the property owner's annexation petitions was to proactively rezone these properties to R-1 and R-3. Murray stated the Future Land Use Map shows the northern property as low density residential and medium density residential for the southern parcel. Murray stated the City's current zoning districts do not completely match the Future Land Use Map's medium residential density. The rezoning request will limit the residential density to 12 units per acres. Murray stated staff received one phone call for additional information but did not state if they were for or against the rezoning request.

LeMar Koethe, the property owner. Koethe stated he is excited to continue working in the community and thanked the Commission for their consideration.

Commission Chair Cuellar closed the public hearing at 6:29 p.m.

- d. RESOLUTION NO. 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.

Motion by Commission Member Mains, seconded by Commission Member Clayton to recommend approval RESOLUTION NO. PZ-230309-09.

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 6-0-0. Motion carried.

- e. RESOLUTION PZ-230309-10 – 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.

Murray stated since this property is located within two miles of the Bondurant's city limits the City has the right to review property splits. Murray stated this property was recently rezoned and Polk County will enforce their zoning regulations on any development of the site. Murray stated the City shows this property as neighborhood commercial on the City's Future Land Use Map. Murray stated the City Engineer has NE 94th as a future arterial and requested the right of way be expanded.

Murray stated staff reached out to Polk County staff about comments addressing the future NE Beltway corridor area. Polk County stated they are not requiring any preservation of land for the NE Beltway.

Motion by Commission Member Mains, seconded by Commission Member Clayton to recommend approval RESOLUTION NO. PZ-230309-10.

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 6-0-0. Motion carried.

7. Discussion Items – None.

8. Reports / Comments and appropriate action thereon

- a. Commission Members
 - Brostrom – none.
 - Mains – none.
 - Clayton – none.
 - Keeran – none.
 - Cameron – none.
- b. Commission Chair – none.
- c. City Administrator – The City will conduct interviews with contractors for the future City Park. The City is also in the pre-application phase for a brick grant? Oliver stated the Community has also seen an uptick in industrial development recently.
- d. Community Development Director – the 1,000+ annexation will become official tomorrow. Today the City released an RFP for an Art Master Plan.

This plan will be mostly through the Parks and Recreation Board but wanted to keep the P&Z Commission in the loop. RFP for downtown landscaping and maintenance.

- e. City County Liaison – none.

7. Adjournment

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



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

Item No. 5.a.
For Meeting of 4/13/2023
Applications

TITLE: P&Z Vacancy - potential new member introductions - Austin Sullivan, Jason Vore

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The City is currently looking to fill the vacancy on the Planning & Zoning Commission due to Wes Hoyer's recent resignation. A total of three resident applications were received. Jesse Torres introduced himself to the Commission during the March 9, 2023 meeting. Austin Sullivan and Jason Vore will introduce themselves to the Commission during the April 13, 2023 meeting.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: No action. Introductions only.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Austin Sullivan
2. Jason Vore
3. Jesse Torres

AUSTIN SULLIVAN

PLANNING AND ZONING COMMISSION



TO CITY OF BONDURANT

200 2nd St NE
Bondurant, IA 50035

TO WHOM IT MAY CONCERN

I would like to thank you for reviewing my application for the vacancy on the Planning and Zoning Commission. This position does interest me as I have been a resident in Bondurant for almost all of my life. I have invested here and look forward to raising my family in this community. My business has grown in town as well and I look forward to continuing to help the town strategically grow.

With my knowledge of the community I feel as I would have a great understanding of the needs of the town, the history of the town and what the public would like to see the town become. Another thing I would have to offer is my expertise in Real Estate as I am a licensed Realtor In Iowa.

I believe my skills and knowledge in Real Estate Industry would add great value to the Planning and Zoning Commission. From how developments are made to the amazing opportunities we have being so close to I80 and I35. Along with being one of the fastest growing communities in the state, this town has a bright future.

I have had many opportunities in the past to serve the community in different ways. Currently, I am a member of the Bondurant Men's Club and in the past I have been able to volunteer coach the Bondurant-Farrar BlueJays Football program in 2017-2018. My greatest way of serving was in the Iowa Army National Guard from 2013-2021 being an Infantryman.

I truly look forward to the opportunity to be able to continue to serve the community with my knowledge and expertise.

With best regards,

AUSTIN SULLIVAN



AUSTIN SULLIVAN

REFERENCES

Sheena Foster
Real Estate Broker

Jim Meek
Senior Logistics Coordinator
Casey's General Stores

CERTIFICATIONS

- Certified Residential Specialist | CRS
- Accredited Buyer's Representative | ABR
- Graduate, Realtor Institute | GRI
- At Home With Diversity | AHWD

SKILLS

- Communication
- Detail Oriented
- Critical Thinking
- Leadership

EXPERIENCE

REALTOR®

April 2019 - Present

- Helped clients successfully purchase/sell over 30 million dollars worth of real estate.
- Received RE/MAX awards, Executive (2020) and Platinum (2021,2022)

Casey's General Store | Logistics

Dec 2014 - May 2021

- Coordinated construction and food equipment delivery to all 2,200+ stores across 16 states.
- Communicate deliveries to construction supervisors/contractors.
- Assist in Inventory Management
- Coordinated backorders while communicating to Procurement Team and Field Supervisors

Iowa Army National Guard | Infantryman

Jan 2013- Jan 2021

- Made the Rank/Grad of "Specialist/ E-4"
- Honorably Discharged in 2021

EDUCATION

Bondurant-Farrar High School

August 2009- May 2013

LICENSES

Real Estate Agent | Licensed to Sell In Iowa

April 2019 - Present



03.22.2023

To whom it may concern,

I am writing to you to certify that Austin Sullivan has worked with us at RE/MAX Hilltop in Bondurant as one of our top producing agents. I am lucky enough to have worked alongside Austin, ahead of him only by title, not my volume of business or character as a person. He is a dedicated Realtor and excellent team leader for our office, capable of achieving, and helping others achieve their goals and he is always open to sharing his ideas.

Austin has become a mentor for those of whom work under him, and has inspired so many not only with his intellect, but with his kindness, something many people often forget is the crux of a leader and person. His passion and compassion are contagious.

I wholeheartedly recommend Austin to you for the Planning and Zoning of Bondurant. He is always willing to hear all sides, he thinks outside the box and he is willing to take action. For any more information, please feel free to contact me.

Thanks for the consideration of my friend and colleague,

Sheena Cochran-Foster

Broker Owner -
RE/MAX Hilltop

**RE/MAX Hilltop,
102 1st St SE,
Bondurant, Iowa 50035**

To Whom it May Concern;

I am writing this letter of recommendation in support of Austin Sullivan for a position on the City of Bondurant's Planning and Zoning commission.

I have known Austin in both a personal and professional level for the last few years. He would be a very valuable member to this committee and would represent the community well. Austin's professional role as a realtor in the local area will give him a unique perspective and experience that would be useful to the commission. Austin will have the rare ability to look at issues from that of a resident, a business person and how a potential resident would also see an issue.

Please feel free to reach out to me if you have any further questions about Austin Sullivan's ability to serve on the Planning and Zoning Commission, but I know that you are lucky to have a resident of his caliber apply for the position.

Sincerely,

Brad Pfaltzgraff

3/8/23

Re: Letter of Interest for City of Bondurant Planning & Zoning Commission

Dear Maggie,

Please consider this my official letter of interest regarding the current opening for the Bondurant Planning and Zoning Commission.

My family moved to Bondurant in 2020 from the SE Polk school district area of Des Moines. In three short years we have watched Bondurant continue to grow by leaps and bounds. It is truly an exciting place to be. I am proud to call the city home and am always looking for ways to be involved, as time allows.

About a year after moving here I was approached by, then Mayoral hopeful, Doug Elrod regarding my interest in being involved with city planning. To be honest, I didn't think I had lived here long enough to even be considered for something like that. I applied for a spot on the City Council, was interviewed, and ultimately was fortunate enough to be asked to take a seat on the Board of Adjustment.

The BOA has given me the opportunity to understand the processes regarding variances, conditional use permits and exceptions, as well as the appeal process. It has helped me to become more involved with this city and given me the chance to meet people I would not have the chance to meet otherwise.

I want to continue this journey and feel there is more I can do for the city of Bondurant. Being a member of the Planning and Zoning Commission would give me the opportunity to interact with additional members of the community, as well as City Council. This is an exciting time to be in Bondurant and I would relish any opportunity to be a part of the current, and future, growth of the community.

While my experience is minimal, my passion to learn and be a part of city planning is just the opposite. I am excited for the future of Bondurant and will do whatever I can to make this the best place for my fellow citizens and their families.

Thank you for your consideration!

Sincerely,

Jason Vore

Jason Vore
221 3rd Street NW
Bondurant, Iowa 50035

Professional Qualifications

Management

- Align performance with company strategy
- Focus upon understanding customer's needs and delivery of services
- Superb resolution of complicated issues with continued coordination with others
- Recognized as a leader in providing input to strategic decisions

Staff Development/Leadership

- Involved with talent recruitment and development/training of new staff
- Evaluate staff performance; provide feedback
- Explain complex issues and details to others utilizing excellent communication skills

Personal Development

- Attend all required trainings and volunteer for additional trainings to improve knowledge
- Consistently embrace challenges and learning of new concepts and processes
- Ensure details are managed; handle a large amount of information daily
- Multi-task well with continued attention to learning new technology

Professional Experience

Account Manager- Client Services
2018-Present

Nationwide Agribusiness Insurance

- Perform new customer orientation and training
- Participate in service planning for existing customers/offer services based upon recognized loss trends
- Act as single point of contact for customers and agent partners for large accounts in my assigned states
- Hold regularly scheduled account reviews with accounts within my portfolio
- Communicate findings/offer support to underwriting, claims, and sales partners regarding account performance
- Assist agent partners with renewal process

Claims Associate/Claims Manager
1999-2018

Nationwide Insurance/Nationwide Agribusiness

- Multiple promotions and leadership roles within the organization. Currently responsible for managing the commercial claims department composed of Examiners and Adjusters. Provides input regarding strategic decisions which impact the functional area of responsibility.
- Began as a Master Claims Representative in 1999, promoted in 2005 to Central Material Damage Claims Manager with multiple leadership roles, promoted again in 2013 to Commercial Claims Manager responsible for Property/Material Damage and related trainings.
- Prior employment from 1997-1999 with American Family Insurance as a Physical Damage Claims Representative responsible for drive-in claims facility.

Technical/Professional Designations: Associate in Claims Designation (AIC), Nationwide Emerging Leaders Graduate, 2005, Chief Frame School Certified, Nationwide Leadership Development Program Graduate, 2007, Vale Tech Heavy Equipment Estimating Certification, 2014, Cross Connect Leadership Program Graduate, 2015.

Education: University of Northern Iowa, Bachelor of Arts/General Studies, 1997



JESSE J. TORRES

Experience

Development Zoning Inspector

Community Development, City of Des Moines Iowa
March 2017 - Current

Currently I am responsible for the administration and enforcement of the City of Des Moines Zoning Ordinance. I conduct inspections, investigations, and resolve violations concerning uses of land. I assist the general public, applicants, developers, and their representatives with zoning inquiries, proposals, and applications related to Sign Permits, Sound Permits, and Zoning Board of Adjustment applications to determine their compliance within the provisions of the Zoning Ordinance. My position also identifies, inventories, and monitors sites for nonconforming uses. I attend meetings and follow directives of the Planning & Zoning Commission and the Zoning Board of Adjustment. I can work and communicate with elected officials, appointed officials, and the public with appropriate etiquette and diplomacy.

Stormwater Compliance Specialist

Public Works, City of Abilene Texas
February 2015 - March 2017

I performed a variety of skilled field and office work assisting in the administration and enforcement of the City's National Pollutant Discharge Elimination System (N.P.D.E.S.) and Municipal Separate Storm Sewer System (MS4) Permits. I was responsible for permit regulation relating to the city's storm water permit with oversight of the Industrial Facility Inspection & Construction Site Inspection Programs. I also coordinated the investigation of illicit discharges, storm water outfall inspections, spill response and public education.

Environmental Health Inspector

Planning & Development Services, City of Abilene Texas
January 2014 - February 2015

I investigated consumer complaints regarding food establishments. Interact and deal tactfully with other health officials, government officials and business owners. My responsibilities included risk detection and to ensure compliance with health and safety codes; enforcement of laws and rules that support individual and community efforts to improve health. I participated in food-borne outbreak investigations to determine trend and origin. Ensured Inspection procedures established by the Texas Food Establishment Rules were followed. Conducted public health nuisance complaint inspections of public lodging, schools, child care facilities and public swimming pools. I collected evidence, compiled information and prepared detailed reports for the initiation of regulatory action as necessary. I participated in the instruction and education of courses regarding

Food Safety (Texas A&M Agri-Life Extension).

Zoning Inspector

Planning & Development Services, City of Abilene Texas

January 2013 - January 2014

I assisted in developing plans and operating procedures for implementation of the Zoning Enforcement Program. I received and investigated complaints from citizens concerning potential violations regarding Zoning and Sign Ordinances. I testified on behalf of the city in cases involving violations of Zoning, Sign Regulations and other Development related Regulations. I worked closely with other divisions including the City's Legal Department to complete necessary investigations and process enforcement cases from initial complaint through final resolution.

Code Enforcement Officer

Planning & Development Services, City of Abilene Texas

October 2010 - January 2013

I performed a variety of skilled field and office work involved in the enforcement of codes and regulations relating to health & safety, environmental, and general welfare issues, as provided by State and local codes and ordinances; I conducted inspections, investigated violations, and gained compliance either voluntarily or through enforcement means. I researched the current ownership and verification of violations for properties, preparing cases not resulting in citations for abatement and maintaining an awareness of projects needing permits. Skilled in handling situations requiring diplomacy, fairness, firmness and sound judgment, reading and interpreting codes, organizing and maintaining records and analyzing data. I researched laws from the Texas Health & Safety Code, Transportation Code, Occupations Code, Local Government Code and the Penal Code.

Social Service Worker

The Bair Foundation, New Wilmington, Pennsylvania

July 2010 - October 2010

Responsible for service planning by developing individualized service and treatment plans. Counseled children in resource, foster and adoptive homes, and in independent living arrangements. Responsible for coordinating services to minimize fragmentation of care, reduce barriers, and link children with appropriate services to ensure comprehensive, continuous access to needed medical, social, educational, and other services appropriate to the needs of the child.

Investigator II

The State of Texas, D.F.P.S. Abilene, Texas

December 2008 - March 2010

Conducted investigations of abuse & neglect and conducted assessments to determine current and future risk to children. Responded quickly in crisis situations involving children who may be in an abusive or neglectful situation. Determined action to be taken to remove or reduce an immediate threat to the safety of a child. Researched laws from the Texas Family Code, drafted affidavits and provided testimony in court hearings. Developed and maintained a working relationship with law enforcement officials, judicial officials, legal resources, medical professionals, and the

community. I was appointed to the M.D.T. (Multi-Disciplinary Team) meetings comprised of CPS Investigators, Law Enforcement, Medical Personnel, and District Attorneys.

Education

Bachelor of Behavioral Science
Criminal Justice / Sociology
Hardin - Simmons University, Abilene TX
Hardin - Simmons University Presidential Scholar Award 2004

Certifications

International Code Council - Zoning Inspector; 2018
Paradigm; Pipeline Emergency Response & Damage Prevention; 2016
United States EPA; Overview of the Clean Water Act & the NPDES Program; 2016
United States EPA; Scope & Regulatory Framework of the NPDES Program; 2016
United States EPA; NPDES Permit Application Process; 2016
National Swimming Pool Foundation; Certified Pool/Spa Operator; 2014
Texas A&M Engineering Extension Service; Code Enforcement Officer II; 2013
Texas A&M Engineering Extension Service; Code Enforcement Officer; 2011



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

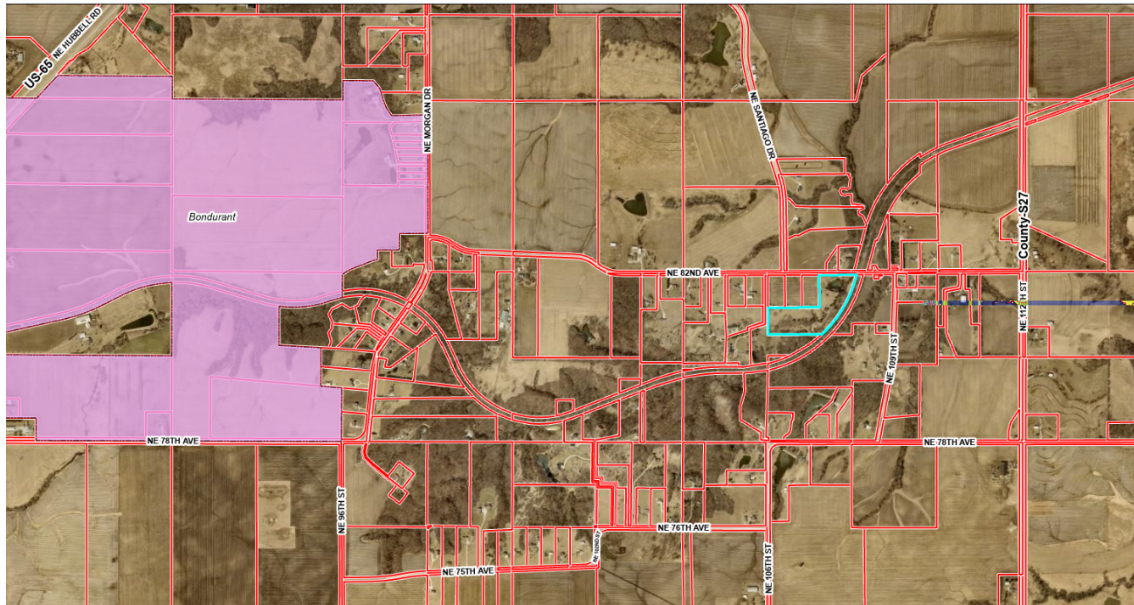
Item No. 6.a.
For Meeting of 4/13/2023
Resolution

TITLE: -RESOLUTION NO. PZ-230413-11: Considering recommended approval of the Fox Ridge Estates Plat 2 Final Plat, a subdivision in unincorporated Polk County within two miles of Bondurant's city limits.

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The City is in receipt of a final plat located in unincorporated Polk County within 2 miles of Bondurant's city limits. 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. The subject property is located east of the Bondurant's corporate limits, and is located on the south side of NE 82nd Avenue near the intersection of NE 82nd Avenue and NE Santiago Drive. The proposed subdivision land is currently undeveloped and does not appear to be used for row cropping. The proposed subdivision would create two lots, Lot 1 would be accessible from NE 82nd Avenue. Outlot X would be accessible from an existing ingress/egress easement shared by properties located in the adjacent Gopher Ridge Estates. The highlighted area in yellow shows the location of the proposed subdivision.



3. Emergency Services – no review comments received to date. The attached resolution takes into account if any changes are requested by the department.

FUNDING SOURCE: N/A

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

1. Recommended approval of RESOLUTION NO. PZ-230413-11.
2. Recommended approval of RESOLUTION NO. PZ-230413-11, subject to certain Subdivision Code clarification items being addressed.
3. Recommended denial of RESOLUTION NO. PZ-230413-11.
4. Table pending additional information.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Fox Ridge Estates Plat 2
2. Resolution No. PZ-230413-11

MAJOR PRELIMINARY PLAT

FOX RIDGE ESTATES

PLAT 2

SHEET 1 OF 1

OWNER/DEVELOPER

Marc & Daryl Bailey
10541 NE 82nd Avenue
Bondurant, IA 50035
Phone #: (515) 255-0494

ZONING

ER - ESTATE RESIDENTIAL DISTRICT

BULK REGULATIONS

DEVELOPMENT OPTION: SINGLE FAMILY
FRONT YARD SETBACK- 75'
REAR YARD SETBACK- 75'
SIDE YARD SETBACK- 25'

LEGAL DESCRIPTION

LOT 4 IN FOX RIDGE PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 19200, PAGE 231
AT THE POLK COUNTY RECORDER, POLK COUNTY, IOWA,
Containing 668312 SQ FT (15.34 ACRES), more or less.

GENERAL NOTES

- IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO APPLY FOR AND OBTAIN ANY STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES IF SAID PERMITS ARE REQUIRED OF THIS PROJECT.
- STORM RUNOFF: DURING CONSTRUCTION & GRADING INDIVIDUAL LOT OWNERS WILL ALTER EXISTING TOPOGRAPHY AND SHALL BECOME RESPONSIBLE, THE LOT OWNER THEMSELVES ARE RESPONSIBLE NOT THE DEVELOPER OF THE PLAT OR THE ENGINEER OF THE PLAT FOR THE FOLLOWING:
 - INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR ENSURING POST DEVELOPMENT RUNOFF FROM THEIR SITE DOES NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
 - INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR GRADING THEIR LOT TO CONVEY RUNOFF GENERATED FROM THEIR LOT AND RUNOFF GENERATED FROM ADJACENT LOTS IN SUCH A MANNER AS TO "NOT":
 - DAMAGE DOWN STREAM PROPERTY.
 - RESTRICT OFF SITE FLOW FROM BEING CONVEYED ACROSS THEIR LOT.
 - CHANGE THE GENERAL DIRECTION OF FLOW OF RUNOFF.
 - INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR ENSURING THEIR SITE IS GRADED TO PROTECT THEIR PRIVATE PROPERTY FROM ANY AND ALL DAMAGE FROM STORM RUNOFF GENERATED ONSITE OR OFF SITE.
 - INDIVIDUAL LOT OWNERS SHALL NOT GRADE ANY PORTION OF THEIR LOT TO CAUSE RUNOFF TO BECOME CONCENTRATED FLOW WITHOUT PROVIDING PROTECTION FOR DOWNSTREAM PROPERTY.
- RELOCATION OF ANY ENTRANCE OR UTILITY TO CONFORM TO THE REQUIREMENTS OF THIS PLAT WILL BE AT THE DEVELOPERS EXPENSE.
- ALL MAILBOXES LOCATED IN POLK COUNTY RIGHT-OF-WAY MUST BE OF BREAKAWAY DESIGN.
- UTILITY EASEMENTS ARE DEDICATED FOR THE USE OF ANY PUBLIC UTILITY.
- SEWER SYSTEM: LATERAL FIELD AND SEPTIC TANK, ALTERNATE WASTE WATER SYSTEMS MAY BE REQUIRED.
- DUE TO SOIL TYPES, LIMITATIONS, AND DISTURBANCE, ALTERNATIVE SEPTIC SYSTEMS MAY BE REQUIRED. INDIVIDUAL WASTEWATER TREATMENT SYSTEMS SHALL BE DESIGNED BY AN ENGINEER.
- THE INDIVIDUAL OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF THE DRAINAGE EASEMENT ON THEIR PROPERTY.
- DRAINAGE EASEMENT CROSSING: ANY CULVERTS TO BE USED FOR CROSSING DRAINAGE EASEMENTS MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
- SUBSURFACE DRAINAGE FACILITIES: ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
- ALL SERVICES TO UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT THE LOT OWNERS EXPENSE.
- FUTURE DEVELOPMENT OF THE PROPERTY IS SUBJECT TO ARTICLE 1, SECTION 4, "NATURAL RESOURCE PROTECTION, WOODLANDS" OF THE POLK COUNTY ZONING ORDINANCE, WHICH PRESERVES UNDEVELOPED AREAS OF THE PROPERTY. YOUNG WOODLANDS SHALL BE PROTECTED OR MITIGATED AT A MINIMUM OF 50% AND MATURE WOODLANDS AT A MINIMUM OF 75%.
- ANY NEW ENTRANCE WILL REQUIRE A POLK COUNTY ENTRANCE PERMIT.
- ANY WORK IN THE ROW OTHER THAN FOR AN ENTRANCE WILL REQUIRE A POLK COUNTY ROW GRANT PERMIT.
- LOT 4 SHALL BE DEEDED TO POLK COUNTY FOR ROADWAY PURPOSES.
- THE EXISTING WELL IS FOR LIVE STOCK ONLY.

SUBMITTAL & REVISION INFORMATION
03-20-23 1ST SUBMITTAL OF PRELIMINARY PLAT

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT, SURVEYING DOCUMENT WAS PREPARED BY ME AND THE ILLUSTRATIONS CORRECTLY SET AS NOTED.

DATE: 03-20-23

SIGNED: GREGORY L. ROSS P.L.S. 13286

SEAL: GREGORY L. ROSS P.L.S. #13286

LEGEND

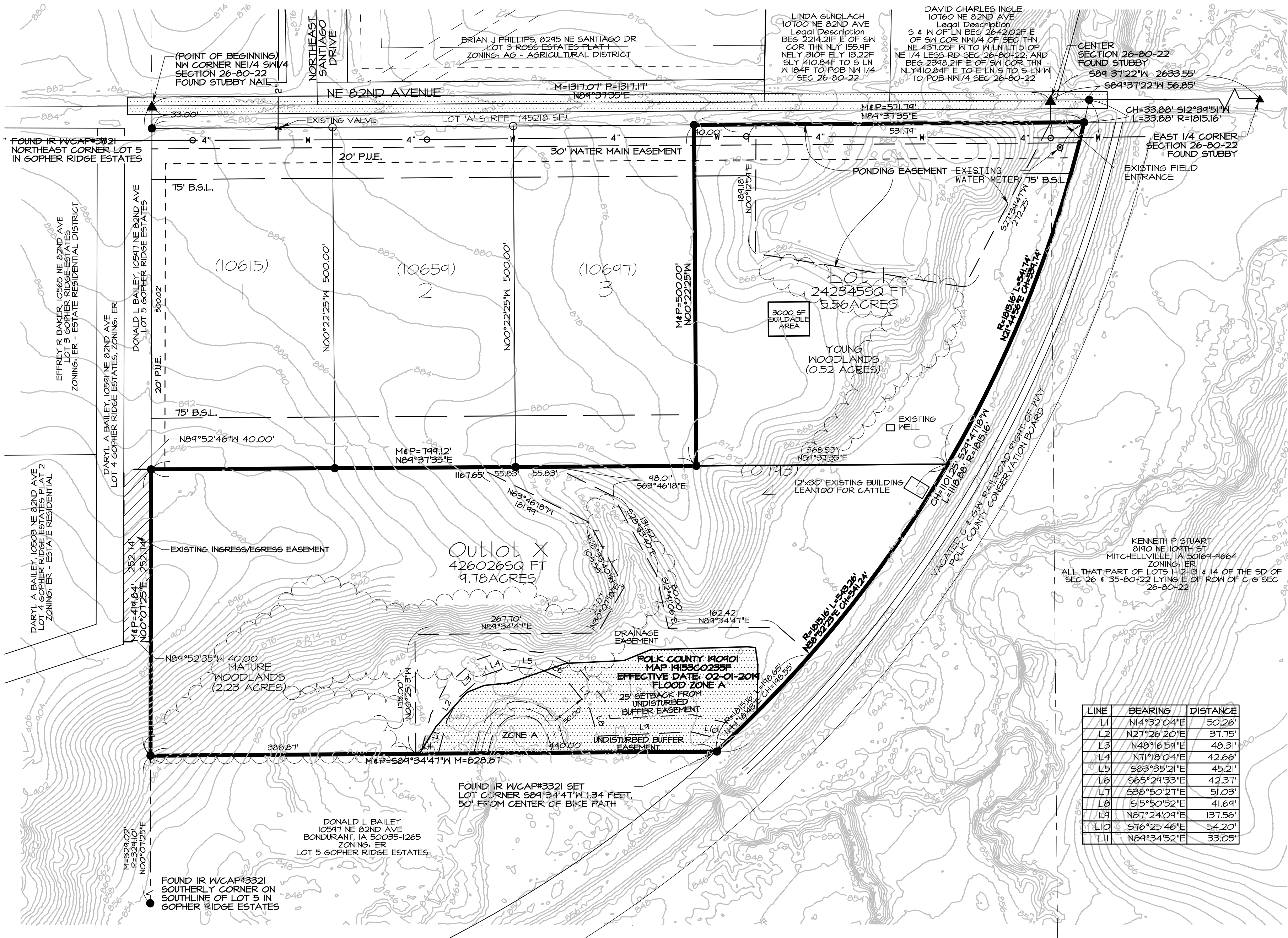
- MONUMENT FOUND AS NOTED
- SET 1/2" IR W/ ORANGE CAP #13286
- SECTION CORNER FOUND AS NOTED
- SECTION CORNER SET AS NOTED
- SANITARY MANHOLE AS NOTED
- STORM MANHOLE AS NOTED
- TRAFFIC MANHOLE AS NOTED
- PHONE MANHOLE AS NOTED
- UTILITY MANHOLE AS NOTED
- GAS MANHOLE AS NOTED
- ELECTRIC MANHOLE AS NOTED
- GAS METER AS NOTED
- GAS VALVE AS NOTED
- UTILITY POLE AS NOTED
- WELL AS NOTED
- FIREHYDRANT AS NOTED
- EXISTING WATER VALVE
- CURB INTAKE AS NOTED
- AREA INTAKE AS NOTED
- HANDICAPPED PARKING AS NOTED
- ELECTRIC TRANSFORMER BOX
- UTILITY BOX AS NOTED
- PERK TEST SITE AS NOTED
- EXISTING SPOT ELEVATION
- BURIED TELEPHONE
- BURIED CABLE/UTILITIES
- EXISTING CONTOUR
- 100' PROPOSED CONTOUR
- PENCED LINE AS NOTED
- BURIED TELEVISION AS NOTED
- BURIED ELECTRIC AS NOTED
- OVER-HEAD UTILITIES
- GAS MAIN AS NOTED
- WATER MAIN AS NOTED
- STORM SEWER AS NOTED
- SANITARY SEWER AS NOTED
- BURIED TELEPHONE
- BURIED CABLE/UTILITIES

ASSOCIATED ENGINEERING

AEC COMPANY OF IOWA

1830 SE Princeton Dr. Ste M Grimes, IA 50111
Phone: (515) 255-3156 Fax: (515) 255-3157

PROJECT #: 211874
FIRST SUBMITTAL DATE: 02-03-23

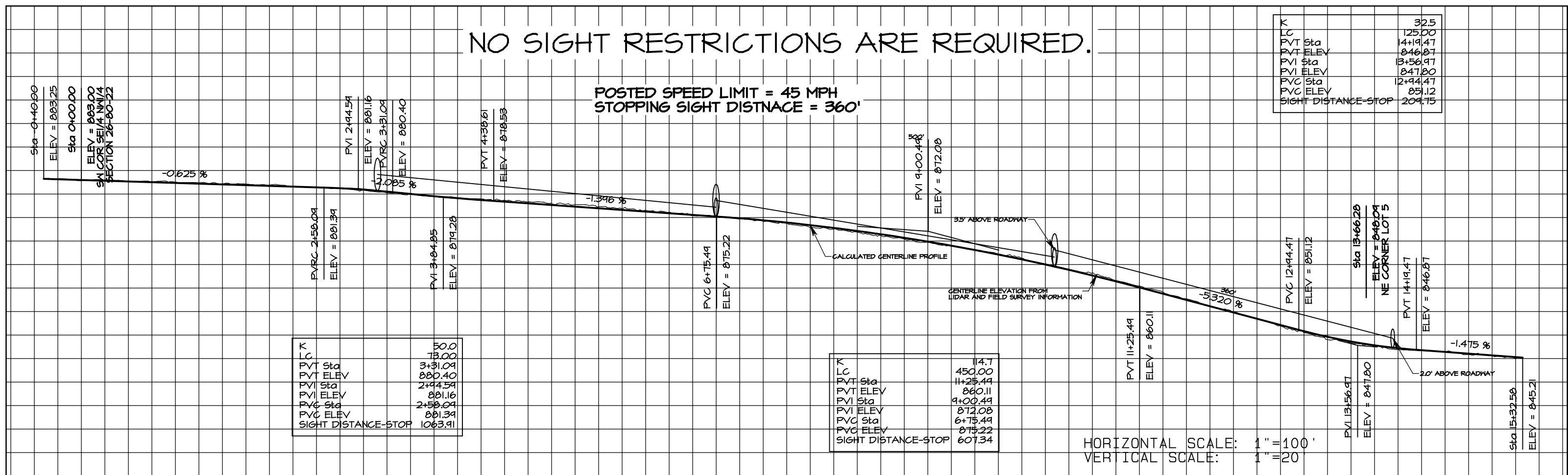


Mediacom
Mr. Chad Ernst
2205 Ingersoll Avenue
Des Moines, Iowa 50312
(515) 244-2351 (Mobile)
(515) 246-2213 (Office)
(515) 246-2234 (Fax)

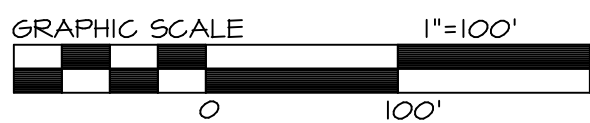
Midamerica Energy
Electric Transmission
Mr. Bryan Polipeter
Mr. Steve Harrison, P.E.
3500 104th Street
Urbandale, IA 50322
(515) 252-6504 (office)
(515) 252-6500 (fax)
bpolipet@midamerica.com
sharrison@midamerica.com

Des Moines Water Works
Mr. Bryan Polipeter
2201 George Flogg Parkway
Des Moines, Iowa 50321
(515) 323-6204 (office)
bpolipet@dmww.com
Midamerica Energy
Mr. Chuck Neilman
2201 5th Street
Des Moines, Iowa 50309
(515) 242-3474 (office)
cneilman@midamerica.com

Quest Communications
Mr. Brent Carlson
2103 E. University
Des Moines, Iowa 50317
(515) 263-1804 (office)
(515) 252-6463 (fax)
jdshepherd@midamerica.com



VICINITY SKETCH



PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-230413-11

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE FOX RIDGE
ESTATES PLAT 2 PRELIMINARY PLAT

WHEREAS, Associated Engineering Company of Iowa submitted the Fox Ridge Estates Plat 2; AND

WHEREAS, the owner/developer is Marci and Daryl Bailey; AND

WHEREAS, this Fox Ridge Estates Plat 2 Preliminary Plat is described as follows:

LOT 4 IN FOX RIDGE PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 19200, PAGE 231 AT THE POLK COUNTY RECORDER, POLK COUNTY, IOWA, CONTAINING 668372 SQ FT (15.34 ACRES), MORE OR LESS.

NOW, THEREFORE, BE IT RESOLVED, that the Planning and Zoning Commission recommends City Council approval of the Fox Ridge Estates Plat 2 Preliminary Plat,

Moved by _____, Seconded by _____ to adopt.

ATTEST: I, Maggie Murray, Planning & Community Development Director, hereby certify that at a meeting of the Planning and Zoning Commission held on April 10, 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				
Brostrom				

Cuellar, Acting Chair



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

Item No. 6.b.
For Meeting of 4/13/2023
Resolution

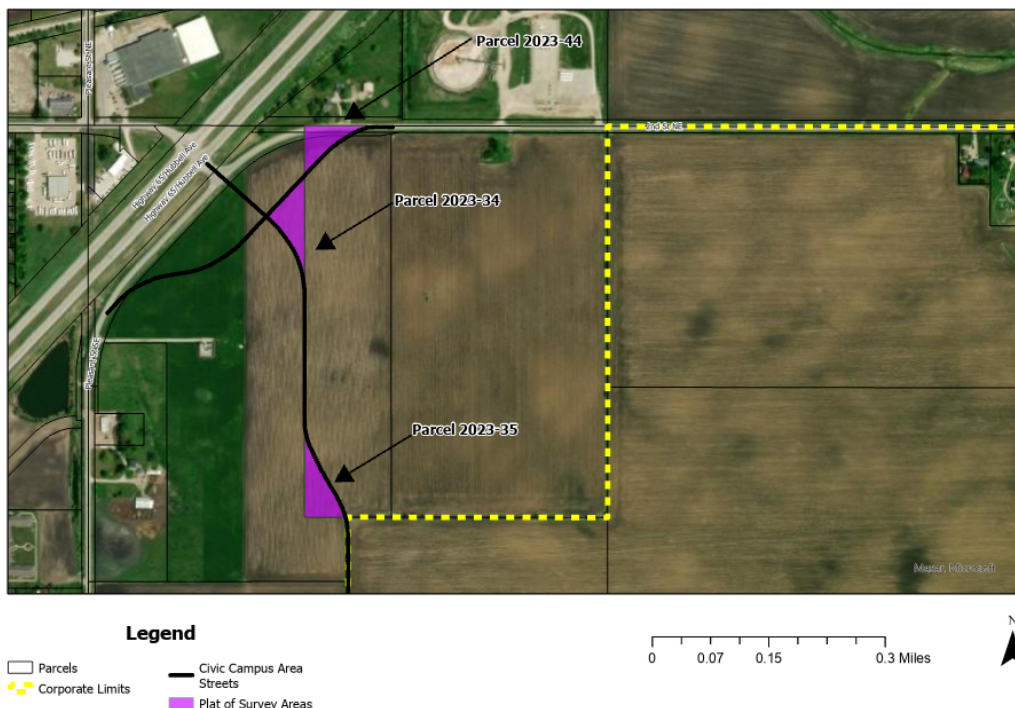
TITLE: -RESOLUTION NO. PZ-230413-12: Considering recommended approval of the Civic Campus/Myers 1 Plats of Survey.

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: Veenstra & Kimm, on behalf of the City of Bondurant, has submitted three Plats of Survey for review. The three Plats of Survey are located in the area of the proposed Campus Drive SE/2nd Street NE/Pleasant Street SE street/intersection realignment project associated with the Civic Campus Master Plan area. The plat of survey areas fall outside of any right-of-way areas needed as a result of this street project. Creating these plats of survey will allow the City to move forward with discussions with the property owner immediately east of the proposed Campus Drive SE street area regarding potential land swaps of these triangular pieces. The area map below shows the plat of survey areas in purple.

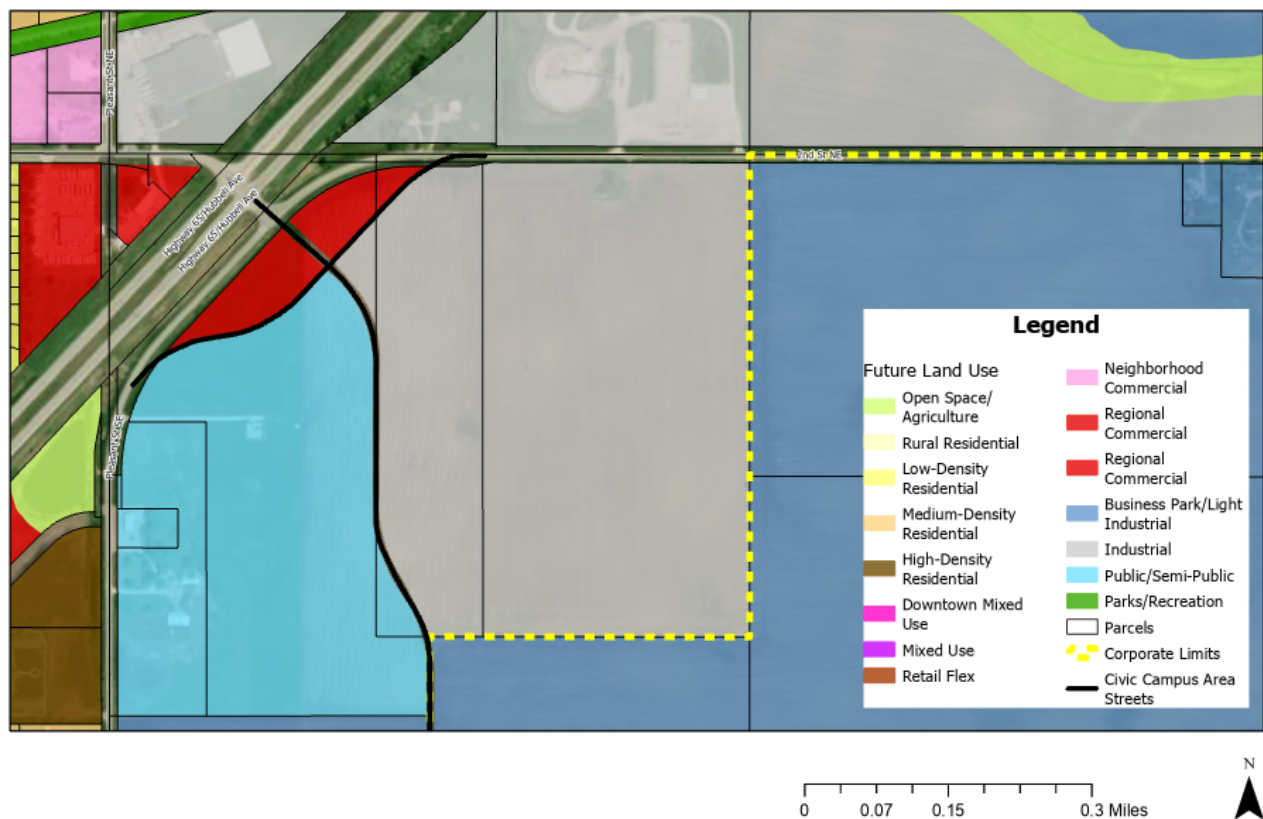
Civic Campus Area - Plats of Survey



The three Plats of Survey would create Parcel 2023-34, Parcel 2023-35 and Parcel 2023-44. Parcel 2023-34 is 0.54 acres in size and is currently located on Parcel ID 231/00072-002-006. Parcel 2023-35 is 0.56 acres and is currently located on Parcel ID 231/00021-009-001. Parcel 2023-44 0.38 acres, however 0.23 acres are right-of-way area resulting in a net area of 0.15 acres. Parcel 2023-44 is located on Parcel ID 231/00021-009-001.

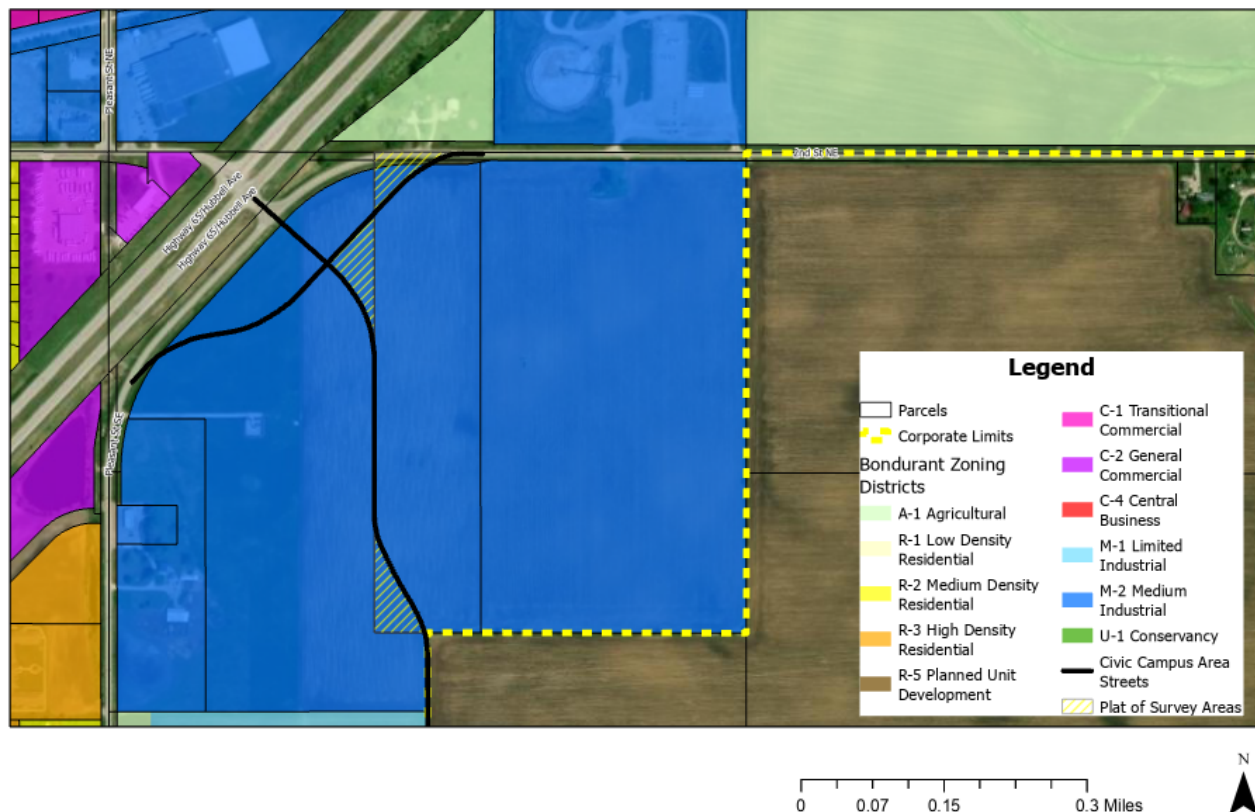
The Future Land Use Plan included as part of the Building Bondurant Comprehensive Plan took into account future land uses needed as part of the Civic Campus Master Plan area and also the Myers 1 Certified site area. The below Future Land Use Map excerpt shows that Parcel 2023-34 should be used for future Industrial Use. The below Future Land Use Map excerpt shows that Parcel 2023-35 should be used for future Public/Semi-Public Use. The below Future Land Use Map excerpt shows that Parcel 2023-44 should be used for future Regional Commercial Use; this is consistent with the concepts shown as part of the Civic Campus Master Plan.

Civic Campus Area - Future Land Use Map



The current zoning of the subject properties are M-2 Medium Industrial. The current use of the properties is agricultural. The properties are outlined below on the City's Zoning Map.

Civic Campus Area - Zoning Map



FUNDING SOURCE: N/A

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

1. Recommended approval of RESOLUTION NO. PZ-230413-12.
2. Recommended approval of RESOLUTION NO. PZ-230413-12, subject to certain Subdivision Code clarification items being addressed.
3. Recommended denial of RESOLUTION NO. PZ-230413-12.
4. Table pending additional information.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RES No. PZ-230413-12
2. Plat of Survey – Parcel 2023-34
3. Plat of Survey – Parcel 2023-35
4. Plat of Survey – Parcel 2023

Index Legend	
City:	Bondurant, Iowa
County:	Polk County
Parcel ID:	231/00072-002-006
Description:	Pt. NW 1/4 Sec 32-80-22
Proprietor:	Alan C. Knuth and Debbie J. Knuth
Requestor:	City of Bondurant
Surveyor:	Michael D. Lee
Company:	Veenstra & Kimm, Inc.
Return to:	3000 Westown Parkway West Des Moines, IA 50266 (515) 225-8000

PLAT OF SURVEY

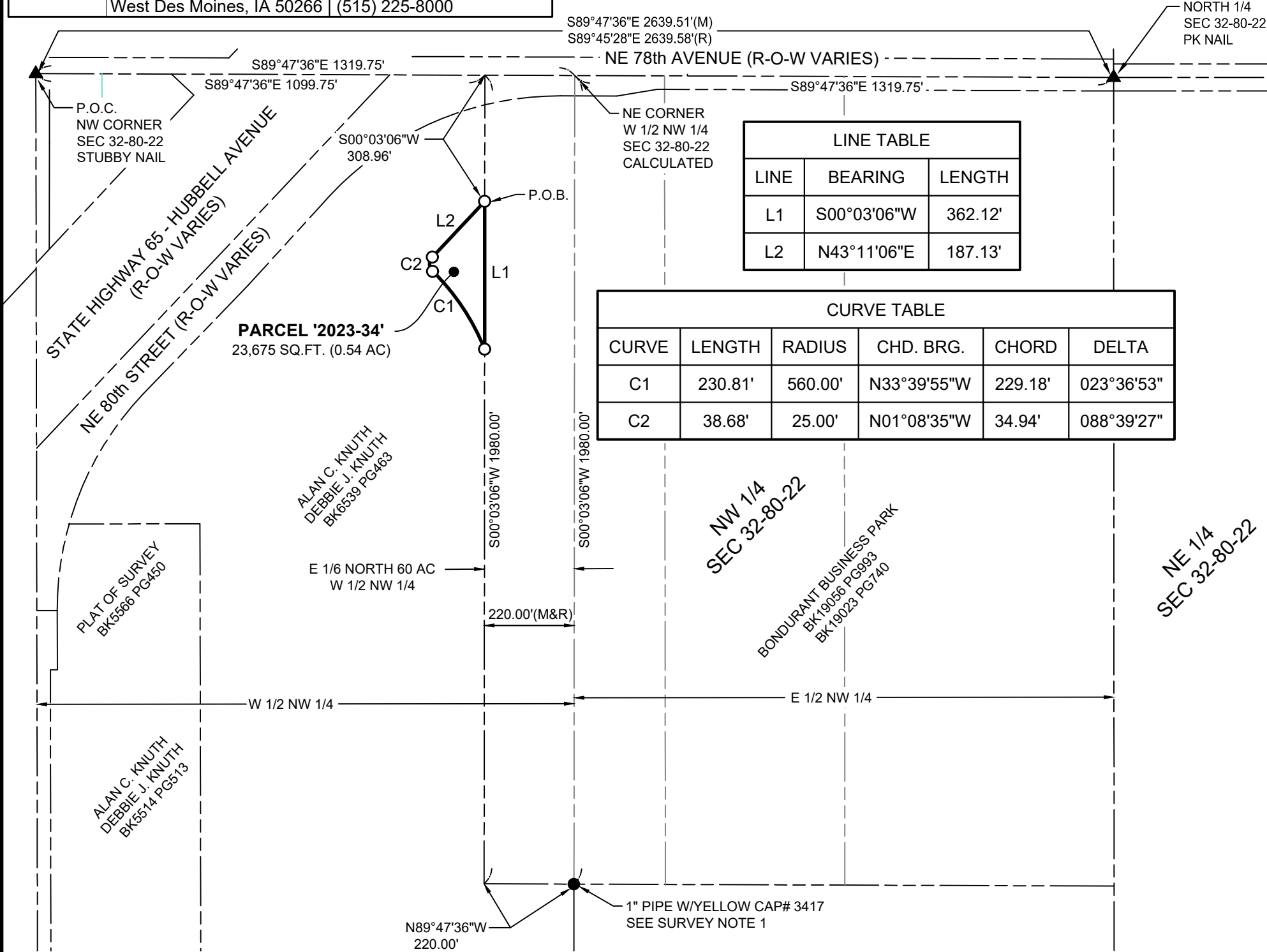
OF PARCEL '2023-34'
IN THE NW 1/4 OF SECTION 32-80-22



GRID NORTH
IOWA STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE



1 Inch = 300 ft.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°03'06"W	362.12'
L2	N43°11'06"E	187.13'

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHD. BRG.	CHORD	DELTA
C1	230.81'	560.00'	N33°39'55"W	229.18'	023°36'53"
C2	38.68'	25.00'	N01°08'35"W	34.94'	088°39'27"

LEGAL DESCRIPTION PARCEL '2023-34':
A PART OF THE WEST HALF OF THE NORTHWEST QUARTER SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

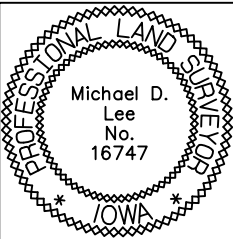
COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SECTION 32; THENCE SOUTH 89°47'36" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 1099.75 FEET; THENCE SOUTH 00°03'06" WEST, 308.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°03'06" WEST, 362.12 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWEST WHOSE RADIUS IS 560.00 FEET, WHOSE ARC LENGTH IS 230.81 FEET AND WHOSE CHORD BEARS NORTH 33°39'55" WEST, 229.18 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE EAST WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 38.68 FEET AND WHOSE CHORD BEARS NORTH 01°08'35" WEST, 34.94 FEET; THENCE NORTH 43°11'06" EAST, 187.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 23,675 SQUARE FEET (0.54 ACRES), SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

SUPPORTING DOCUMENTS	BOOK	PAGE
WARRANTY DEED	6539	463
WARRANTY DEED	5514	513
WARRANTY DEED	19056	122
WARRANTY DEED	19023	740
PLAT OF RETRACEMENT	13080	445
PLAT OF SURVEY	5566	450
PLAT OF SURVEY	8082	319

LEGEND	
▲	FOUND SECTION CORNER MONUMENT
△	SET SECTION CORNER MONUMENT
●	FOUND PROPERTY MONUMENT (AS NOTED)
○	SET 5/8" REBAR W/YELLOW CAP#16747 (UNLESS NOTED)
(M)	MEASURED BEARING OR DIMENSION
(R)	RECORDED BEARING OR DIMENSION
---	SECTION LINE
---	PROPERTY LINE
▭	PARCEL '2023-34' = 23,675 SQ.FT. (0.54 ACRES)

SURVEY NOTES
1) MONUMENT IS ON THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 32-80-22 AND MATCHES THE WARRANTY DEED RECORDED IN BOOK 6539, PAGE 463.

FIELD SURVEY COMPLETED: JANUARY 2023



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.

MICHAEL D. LEE, P.L.S. _____ DATE _____
License Number: 16747
My license renewal date is DECEMBER 31, 2024
Pages or sheets covered by this seal: SHEET 1

DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	TJP
		CHECKED	MDL
		APPROVED	MDL
		DATE	02-13-23
		A.C.	

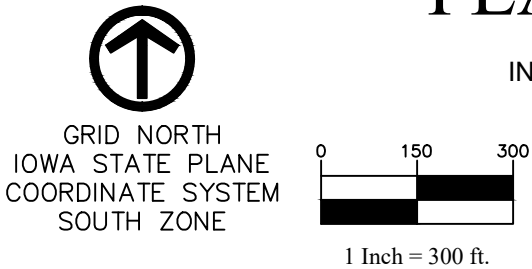


3000 Westown Parkway | West Des Moines, IA 50266 | (515) 225-8000

PLAT OF SURVEY
PARCEL '2023-34'
IN THE NW 1/4 OF SECTION 32-80-22

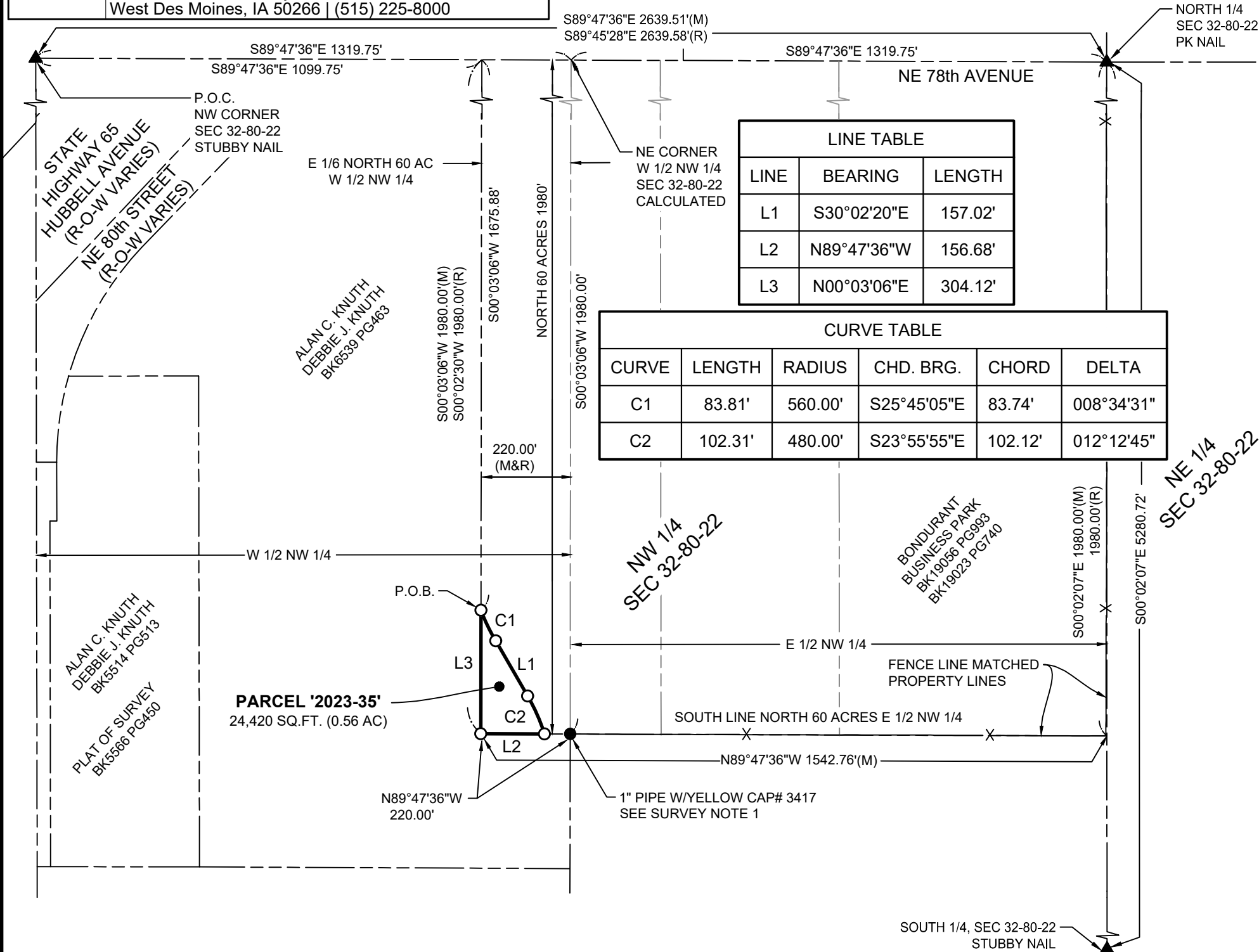
DWG. NO.
PS-1
SHEET 1 OF 1
PROJECT 42892

Index Legend	
City:	Bondurant, Iowa
County:	Polk County
Parcel ID:	231/00021-009-001
Description:	Pt. NW 1/4 Sec 32-80-22
Proprietor:	Bondurant Business Park II, L.L.C.
Requestor:	City of Bondurant
Surveyor:	Michael D. Lee
Company:	Veenstra & Kimm, Inc.
Return to:	3000 Westown Parkway West Des Moines, IA 50266 (515) 225-8000



PLAT OF SURVEY

OF PARCEL '2023-35'
IN THE NW 1/4 OF SECTION 32-80-22



LEGAL DESCRIPTION PARCEL '2023-35':

A PART OF THE WEST HALF OF THE NORTHWEST QUARTER SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SECTION 32; THENCE SOUTH 89°47'36" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 1099.75 FEET; THENCE SOUTH 00°03'06" WEST, 1675.88 FEET TO THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEAST WHOSE RADIUS IS 560.00 FEET, WHOSE ARC LENGTH IS 83.81 FEET AND WHOSE CHORD BEARS SOUTH 25°45'05" EAST, 83.74 FEET; THENCE SOUTH 30°02'20" EAST, 157.02 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWEST WHOSE RADIUS IS 480.00 FEET, WHOSE ARC LENGTH IS 102.31 FEET AND WHOSE CHORD BEARS SOUTH 23°55'55" EAST, 102.12 FEET TO THE WEST EXTENSION OF THE SOUTH LINE OF THE NORTH THE 60 ACRES OF THE EAST HALF OF SAID NORTHWEST QUARTER OF SECTION 32; THENCE NORTH 89°47'36" WEST ALONG SAID SOUTH LINE, 156.68 FEET; THENCE NORTH 00°03'06" EAST, 304.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 24,420 SQUARE FEET (0.56 ACRES), SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES

THE CURRENT DEED OF THE KNUTH AND BONDURANT BUSINESS PARK DO NOT INCLUDE LOTS 1 OR 2 OF THE OFFICIAL PLAT OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN. DUE TO THE PLAT NOT BEING REFERENCED IN THE DEED THE PLAT WAS NOT SHOWN ON THE SURVEY OR USED IN THE DESCRIPTION OF THE SURVEY.

SURVEY NOTES

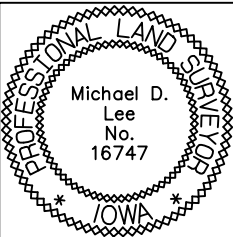
1) MONUMENT IS ON THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 32-80-22 AND MATCHES THE WARRANTY DEED RECORDED IN BOOK 6539, PAGE 463.

SUPPORTING DOCUMENTS	BOOK	PAGE
WARRANTY DEED	6539	463
WARRANTY DEED	5514	513
WARRANTY DEED	19056	122
WARRANTY DEED	19023	740
PLAT OF RETRACEMENT	13080	445
PLAT OF SURVEY	5566	450
PLAT OF SURVEY	8082	319
OP OF SW1/4 NW1/4	B	47

LEGEND

▲	FOUND SECTION CORNER MONUMENT
△	SET SECTION CORNER MONUMENT
●	FOUND PROPERTY MONUMENT (AS NOTED)
○	SET 5/8" REBAR W/YELLOW CAP#16747 (UNLESS NOTED)
(M)	MEASURED BEARING OR DIMENSION
(R)	RECORDED BEARING OR DIMENSION
---	SECTION LINE
---	PROPERTY LINE
×	EXISTING FENCE
▭	PARCEL '2023-35' = 24,420 SQ.FT. (0.56 ACRES)

FIELD SURVEY COMPLETED: JANUARY 2023



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.

MICHAEL D. LEE, P.L.S. DATE
License Number: 16747
My license renewal date is DECEMBER 31, 2024
Pages or sheets covered by this seal: SHEET 1

DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	TJP
		CHECKED	MDL
		APPROVED	MDL
		DATE	02-13-23
		A.C.	



3000 Westown Parkway | West Des Moines, IA 50266 | (515) 225-8000

PLAT OF SURVEY
PARCEL '2023-35'
IN THE NW 1/4 OF SECTION 32-80-22

DWG. NO.
PS-2
SHEET 1 OF 1

PROJECT 42892

Index Legend	
City:	Bondurant, Iowa
County:	Polk County
Parcel ID:	231/00021-009-001
Description:	Pt. NW 1/4 Sec 32-80-22
Proprietor:	Bondurant Business Park II, L.L.C.
Requestor:	City of Bondurant
Surveyor:	Michael D. Lee
Company:	Veenstra & Kimm, Inc.
Return to:	3000 Westown Parkway West Des Moines, IA 50266 (515) 225-8000

PLAT OF SURVEY

OF PARCEL '2023-44'
IN THE NW 1/4 OF SECTION 32-80-22



GRID NORTH
IOWA STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE



1 Inch = 300 ft.

LEGAL DESCRIPTION PARCEL '2023-44':

A PART OF THE NORTHWEST QUARTER SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SECTION 32; THENCE SOUTH 89°47'36" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 1099.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°47'36" EAST ALONG SAID NORTH LINE, 222.44 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEAST WHOSE RADIUS IS 550.00 FEET, WHOSE ARC LENGTH IS 215.04 FEET AND WHOSE CHORD BEARS SOUTH 54°23'10" WEST, 213.67 FEET; THENCE SOUTH 43°11'06" WEST, 71.45 FEET; THENCE NORTH 00°03'06" EAST, 177.31 FEET TO THE POINT OF BEGINNING AND CONTAINING 16,743 SQUARE FEET (0.38 ACRES), SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES

THE CURRENT DEED OF THE KNUTH AND BONDURANT BUSINESS PARK DO NOT INCLUDE LOTS 1 OR 2 OF THE OFFICIAL PLAT OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN. DUE TO THE PLAT NOT BEING REFERENCED IN THE DEED THE PLAT WAS NOT SHOWN ON THE SURVEY OR USED IN THE DESCRIPTION OF THE SURVEY.

SUPPORTING DOCUMENTS	BOOK	PAGE
WARRANTY DEED	4725	395
WARRANTY DEED	6539	463
WARRANTY DEED	5514	513
WARRANTY DEED	19056	122
WARRANTY DEED	19023	740
PLAT OF RETRACEMENT	13080	445
PLAT OF SURVEY	5566	450
PLAT OF SURVEY	8082	319
OP OF SW1/4 NW1/4	B	47

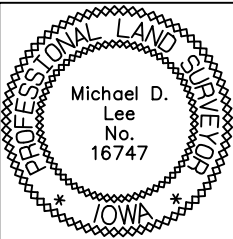
LEGEND

▲	FOUND SECTION CORNER MONUMENT
△	SET SECTION CORNER MONUMENT
●	FOUND PROPERTY MONUMENT (AS NOTED)
○	SET 5/8" REBAR W/YELLOW CAP#16747 (UNLESS NOTED)
(M)	MEASURED BEARING OR DIMENSION
(R)	RECORDED BEARING OR DIMENSION
---	SECTION LINE
----	PROPERTY LINE
▭	PARCEL '2023-44' = 16,743 SQ.FT. (0.38 ACRES)

SURVEY NOTES

- 1) MONUMENT IS ON THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 32-80-22 AND MATCHES THE WARRANTY DEED RECORDED IN BOOK 6539, PAGE 463.

FIELD SURVEY COMPLETED: JANUARY 2023



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.

MICHAEL D. LEE, P.L.S. DATE
License Number: 16747
My license renewal date is DECEMBER 31, 2024
Pages or sheets covered by this seal: SHEET 1

DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	TJP
		CHECKED	MDL
		APPROVED	MDL
		DATE	02-13-23
		A.C.	



3000 Westown Parkway | West Des Moines, IA 50266 | (515) 225-8000

PLAT OF SURVEY
PARCEL '2023-44'
IN THE NW 1/4 OF SECTION 32-80-22

DWG. NO.
PS-3
SHEET 1 OF 1
PROJECT 42892

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-230413-12

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE CIVIC
CAMPUS/MYERS 1 PLATS OF SURVEY

WHEREAS, Veenstra & Kim Inc has submitted three plats of survey on the behalf of the property owner, City of Bondurant, for Parcel 2023-34, Parcel 2023-35 and Parcel 2023-44, which are described as follows:

A PART OF THE WEST HALF OF THE NORTHWEST QUARTER SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SECTION 32; THENCE SOUTH 89°47'36" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 1099.75 FEET; THENCE SOUTH 00°03'06" WEST, 308.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°03'06" WEST, 362.12 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWEST WHOSE RADIUS IS 560.00 FEET, WHOSE ARC LENGTH IS 230.81 FEET AND WHOSE CHORD BEARS NORTH 33°39'55" WEST, 229.18 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE EAST WHOSE RADIS IS 25.00 FEET, WHOSE ARC LENGTH IS 38.68 FEET AND WHOSE CHORD BEARS NORTH 01°08'35" WEST, 34.94 FEET; THENCE NORTH 43°11'06" EAST, 187.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 23,675 SQUARE FEET (0.54 ACRES), SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

AND

A PART OF THE WEST HALF OF THE NORTHWEST QUARTER SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SECTION 32; THENCE SOUTH 89°47'36" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 1099.75 FEET; THENCE SOUTH 00°03'06" WEST, 1675.88 FEET TO THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEAST WHOSE RADIUS IS 560.00 FEET, WHOSE ARC LENGTH IS 83.81 FEET AND WHOSE CHORD BEARS SOUTH 25°45'05" EAST, 83.74 FEET; THENCE SOUTH 30°02'20" EAST, 157.02 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWEST WHOSE RADIUS IS 480.00 FEET, WHOSE ARC LENGTH IS 102.31 FEET AND WHOSE CHORD BEARS SOUTH 23°55'55" EAST, 102.12 FEET TO THE WEST EXTENSION OF THE SOUTH LINE OF THE NORTH THE 60 ACRES OF THE EAST HALF OF SAID NORTHWEST QUARTER OF SECTION 32; THENCE NORTH 89°47'36" WEST ALONG SAID SOUTH LINE, 156.68 FEET; THENCE NORTH 00°03'06" EAST, 304.12 FEET TO THE POINT OF

BEGINNING AND CONTAINING 24,420 SQUARE FEET (0.56 ACRES), SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

AND

A PART OF THE NORTHWEST QUARTER SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SECTION 32; THENCE SOUTH 89°47'36" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 1099.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°47'36" EAST ALONG SAID NORTH LINE, 222.44 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEAST WHOSE RADIUS IS 550.00 FEET, WHOSE ARC LENGTH IS 215.04 FEET AND WHOSE CHORD BEARS SOUTH 54°23'10" WEST, 213.67 FEET; THENCE SOUTH 43°11'06" WEST, 71.45 FEET; THENCE NORTH 00°03'06" EAST, 177.31 FEET TO THE POINT OF BEGINNING AND CONTAINING 16,743 SQUARE FEET (0.38 ACRES), SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOW, THEREFORE, BE IT RESOLVED, that the Planning & Zoning Commission recommends approval of the submitted Plats of Survey:

Moved by _____, Seconded by _____ to adopt.

ATTEST: I, Maggie Murray, Planning & Community Development Director, City of Bondurant, hereby certify that at a meeting of the Planning and Zoning Commission held on April 13, 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



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

Item No. 7.a.
For Meeting of 04/13/2023
Public Hearing

TITLE: DISCUSSION ITEM – All multi-family and townhome building elevations shall contain windows, except when their omission is necessary to assure privacy for adjacent property owners.

CONTACT PERSON:

Isaac Pezley, City Planner

BRIEF HISTORY & ANALYSIS: The City of Bondurant is in receipt of a request to reconsider code regarding the inclusion of windows in multi-family and townhomes. Edgeland Development is currently developing the Edgeland Townhomes Development. This development includes 11 townhome structures and 47 individual housing units. The elevations approved by City staff on April 4, 2022 shows a window located on the outer townhome units. City Code Section 179.01.02.I.2.b.ii.3. Windows states the following:

“All multi-family and townhome building elevations shall contain windows, except when their omission is necessary to assure privacy for adjacent property owners”

A portion of the townhome development has already been constructed without the inclusion of the windows, as shown on the approved elevations. John Nieland, Nieland Consulting, has proposed to include the windows shown on Units 1, 14, 19, 20, 31, 32, and 47. This would mean modifying 5 units that have already been constructed and modifying two units that have not been constructed yet.

Nieland is proposing to not include windows in Units 4, 5, 8, 9, 23, 24, 27, 28, 35, 36, 39, 40, 43 and 44. If the windows were installed in these units the windows would be facing one another. Nieland is proposing these windows should be excluded to assure privacy for adjacent property owners.

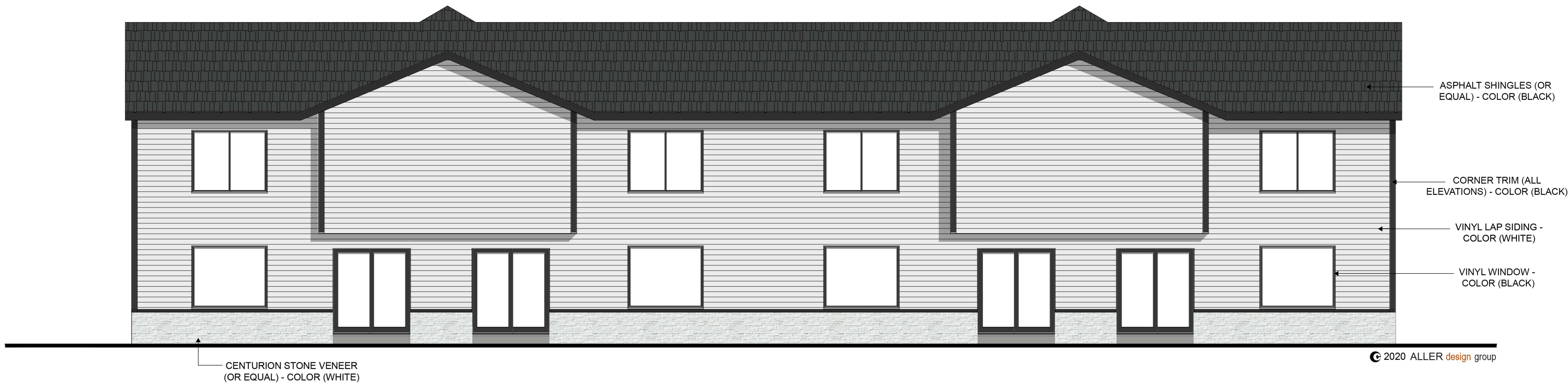
FUNDING SOURCE: N/A

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None

EDGELAND TOWNHOMES - 4 PLEX



REAR ELEVATION

LOTS 33 - 48 FACING NE 64TH ST.

Rear Elevation Stone Percentage

Overall : 1818
Windows and Doors: -358
Total: 1460

Stone: 313 (21.4%)
Siding: 1247

Left Elevation Stone Percentage

Overall : 578
Windows and Doors: -3
Total: 575

Stone: 123 (21.4%)
Siding: 447



LEFT ELEVATION

LOT 1 FACING NE 64TH ST.



RIGHT ELEVATION



FRONT ELEVATION

Front Elevation Garage Length Percentage

Overall : 100'-0"
Garage: 80'-0" (80%)

Front Elevation Stone Percentage

Overall : 1578
Windows and Doors: -739
Total: 839

Stone: 48 (5.8%)
Siding: 851
Garages: 448 (27%)



Hi Maggie,

Thanks for catching the window issue and I've attached our proposal to address this in what we hope is a win/win plan.

- we are proposing including in the end units (where they don't look at each other)

- we realized that it would have been easier to fix...if we had caught this sooner, but are willing to go back into even the "finished/drywalled units" (cut/repair drywall, install header, cut/repair exterior siding)

- this means we'll modify 5 of the buildings already up, then two of the buildings not yet under construction

Our initial thoughts:

We didn't like that the windows looked at each other and removed them for privacy. To keep the job consistent, we removed from all the units....but didn't realize the mentioned provision until you brought it to our attention.

I hope that our proposal will meet the requirement.

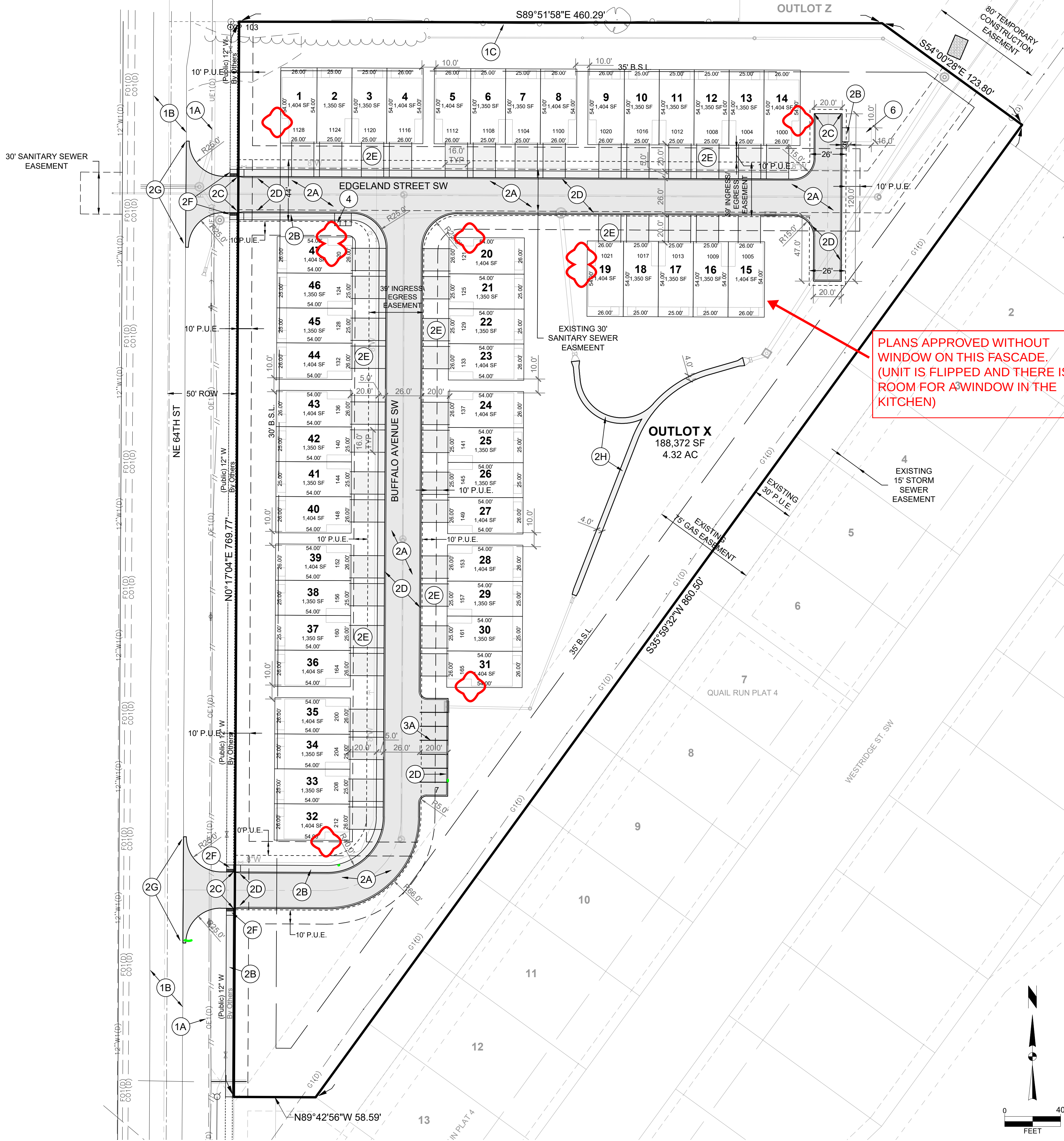
Thanks again for catching and bringing to our attention!!

- let me know if there is anything else I can help with, or attend any meetings

John

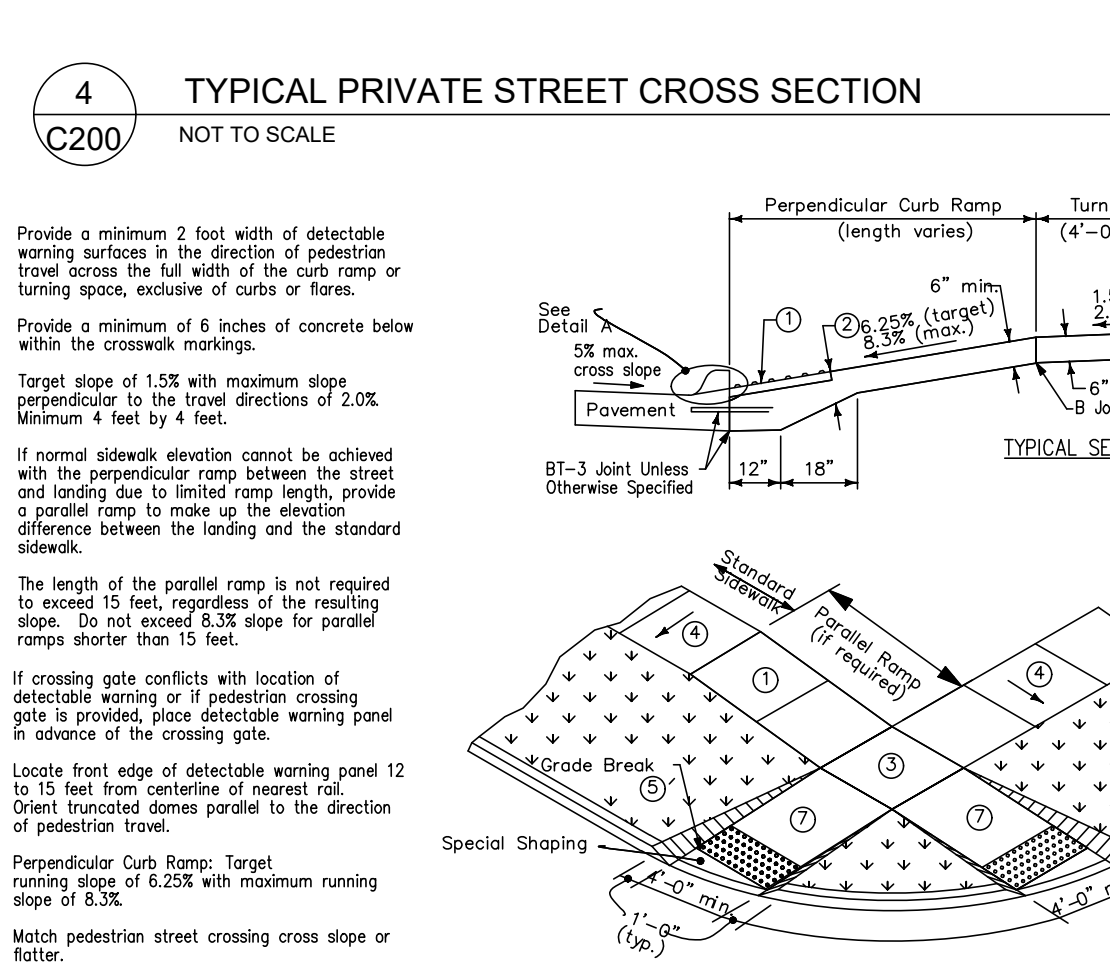
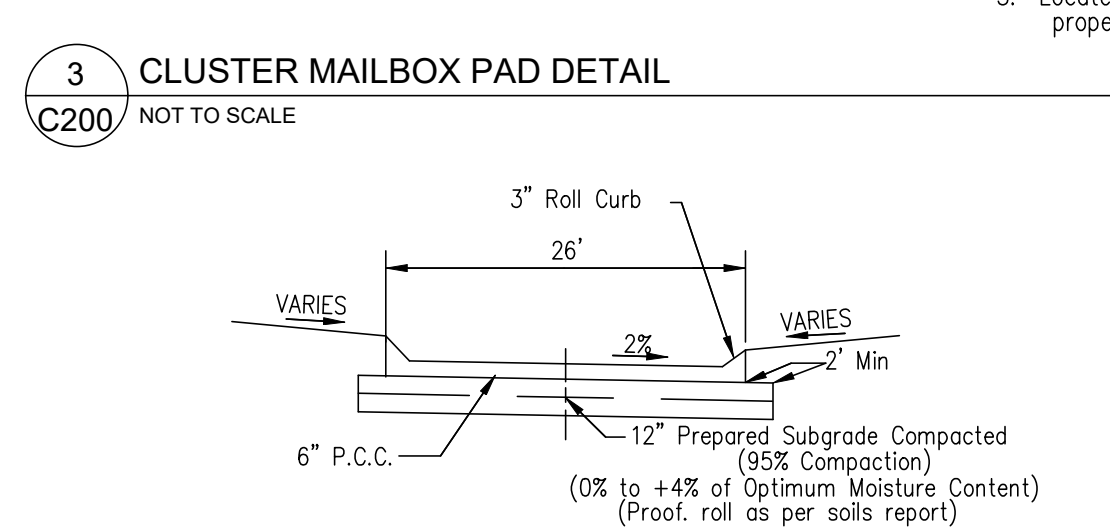
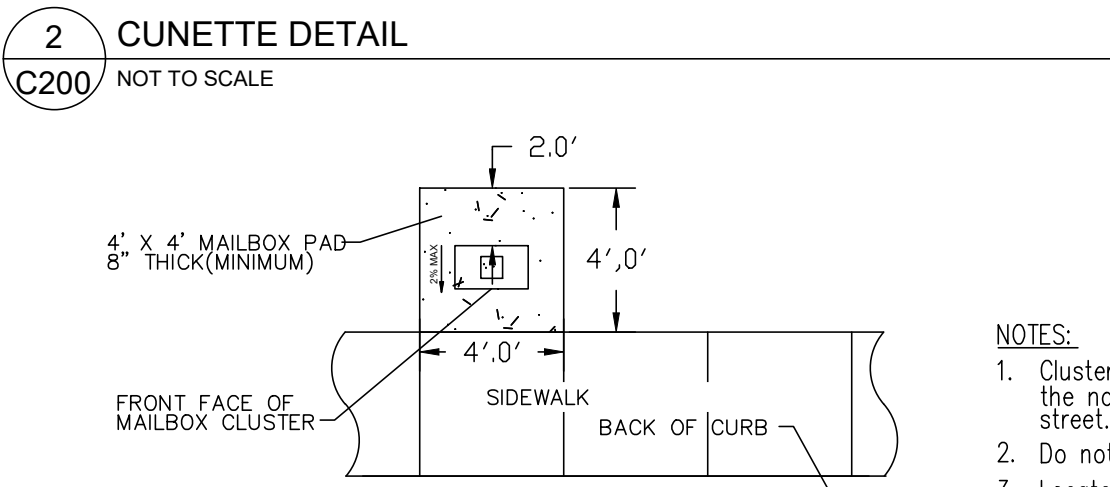
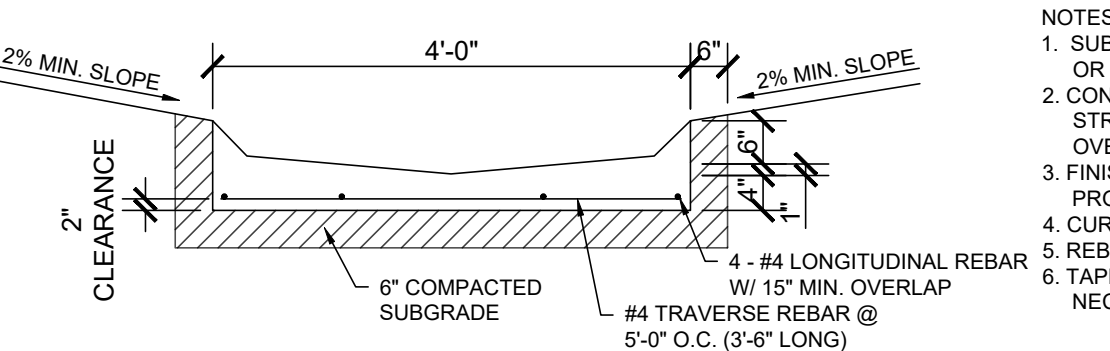
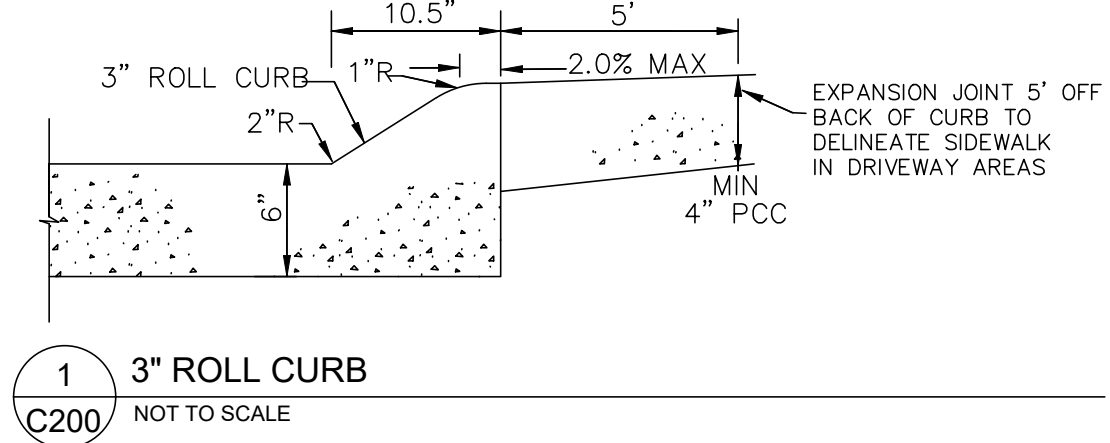
515-710-4631

V:\projects\2021\121.0883.EDC\DWG\121.0883.EDC.dwg JUSTIN STROM DIMENSION PLAN, 2022/09/21, 7:10 AM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)



DIMENSION PLAN CONSTRUCTION NOTES

- PROTECT THE FOLLOWING SITE FEATURES:
 - EXISTING UTILITY. VERIFY LOCATION, ELEVATION AND MINIMUM COVER REQUIREMENTS PRIOR TO CONSTRUCTION.
 - EXISTING PAVEMENT.
 - EXISTING FENCE
- PAVEMENTS, PROVIDE THE FOLLOWING:
 - 6" DEPTH PCC PAVEMENT ON 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 - 4" MINIMUM DEPTH PCC SIDEWALK ON 6" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 - NO CURB.
 - 3" PCC ROLL CURB.
 - 5" DEPTH PCC DRIVEWAY.
 - PEDESTRIAN RAMP WITH MAXIMUM SLOPE OF 8.33%.
 - CONNECT TO EXISTING PAVEMENT WITH A SUDAS TYPE "A" CONNECTION (7030.101). MATCH EXISTING ELEVATION.
 - 4" PCC CUNETTE.
 - TEMPORARY 5'x5' LANDING WITH TRUNCATED DOMES FOR ADA STREET CROSSING UNTIL FUTURE TRAIL IS INSTALLED.
- PAVEMENT MARKINGS, PROVIDE THE FOLLOWING:
 - PAINTED PARKING STALL LINE, 4" WIDE, PAINTED YELLOW.
- 8" PCC, 4'x12' CLUSTER MAIL BOX PAD. SEE DETAIL THIS SHEET.
- CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, AND TELEPHONE SERVICES WITH UTILITY SERVICES PROVIDER, THE CITY OF BONDURANT, AND THE OWNER PRIOR TO CONSTRUCTION
- 10' x 16' STORAGE SHED, CONSTRUCTED WITH SIMILAR SIDING TO MATCH TOWNHOMES. TO BE INSTALLED WITH METAL ROLL UP DOOR FACING THE STREET TO DIFFERENTIATE FROM LOOKING LIKE A GARAGE.



- NOTES:
- SUBGRADE SHALL CONSIST OF A FIRM UNYIELDING CLAY (CL OR CH) OR CLASS "A" ROADSTONE BASE.
 - CONCRETE WILL HAVE THE MIX DESIGN AS SHOWN FOR STREET PAVEMENT IN THE CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.
 - FINISH SHALL CONFORM TO SUDAS FOR SIDEWALKS AND PROVIDE FINAL BROOM FINISH.
 - CURING AS SPECIFIED FOR CONCRETE PAVEMENT IN SUDAS.
 - REBAR SHALL BE EPOXY COATED STEEL AS PER SUDAS.
 - TAPER WIDTH TO MATCH FLARED END SECTION WIDTH AS NECESSARY.

- NOTES:
- Cluster Mailbox to be located on the no parking/street light side of street.
 - Do not locate at intersection.
 - Locate near shared property line per approved plan.

- NOTES:
- SUBGRADE SHALL CONSIST OF A FIRM UNYIELDING CLAY (CL OR CH) OR CLASS "A" ROADSTONE BASE.
 - CONCRETE WILL HAVE THE MIX DESIGN AS SHOWN FOR STREET PAVEMENT IN THE CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.
 - FINISH SHALL CONFORM TO STANDARD SPECIFICATIONS FOR SIDEWALKS AND PROVIDE FINAL BROOM FINISH.
 - CURING AS SPECIFIED FOR CONCRETE PAVEMENT IN THE STANDARD SPECIFICATIONS.
 - REBAR SHALL BE NON-EPOXY COATED STEEL AS PER THE STANDARD SPECIFICATIONS.

EDGELAND BONDURANT

DIMENSION PLAN

BONDURANT, IA

SNYDER & ASSOCIATES, INC.



Project No: 121.0883.01

Sheet C200

MARK	REVISION	DATE	BY
4	REVISED AS PER CITY COMMENTS	5-11-22	JWM
3	REVISED AS PER CITY COMMENTS	4-6-22	JFS
2	REVISED AS PER CITY COMMENTS	3-30-22	JWM
1	REVISED AS PER CITY COMMENTS	3-18-22	JWM

Engineer: EDC	Checked By: EDC	Scale: 1" = 40'
Technician: JWM	Date: 02-24-22	T-R-S: TTN-RRW-SS

Project No: 121.0883.01

Sheet C200

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-364-2020 | www.snyder-assocates.com

Sheet C200