

**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/88317435920>*

**NOTICE OF A REGULAR MEETING
BONDURANT PLANNING AND ZONING COMMISSION
JUNE 24, 2021**

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on June 24, 2021, in the Bondurant City Center, 200 Second Street, Northeast, Bondurant, Polk County, Iowa. Said meeting is open and the public is encouraged to attend.

AGENDA

1. Call to Order
2. Roll Call
3. Perfecting and Approval of the Agenda
4. Approval of Minutes
 - a. May 27th, 2021 Meeting Minutes
5. Guests requesting to address the Planning and Zoning Commission
6. Action Items
 - a. - Considering recommended approval of the Commerce Crossings Phase 2 site plan.
 - b. - Considering recommended approval of the Dvorak Preliminary Plat.
7. Discussion Items -
 - a. Potential text amendment - parking space requirements of retail sales establishments.
 - b. Site plan status - Casey's General Store, 1455 Grant Street South
 - c. Potential New Member
8. Reports / Comments and appropriate action thereon:
 - a. Commission Members
 - b. Commission Chair
 - c. City Administrator
 - d. Planning & Community Development Director
 - e. City Council Liaison
9. Adjournment

Bondurant Planning and Zoning Commission
Minutes
May 27, 2021

1. Call to Order
Commission Chair Cuellar called the meeting to order at 06:01 PM and declared a quorum.
2. Roll Call

Present:	Commission Member Brian Clayton, Commission Member Andy Mains, Commission Member Karen Keeran, Commission Member Wes Hoyer, Commission Member Kristin Brostrom, Commission Member Torey Cuellar
Absent:	
City Officials Present:	City Administrator Marketa Oliver, Administrative Specialist Craig Marshman, Council Member Bob Pepper
3. Perfecting and Approval of the Agenda
Motion by Mains, seconded by Keeran, to approve the agenda as is.
Vote on Motion 6-0. Motion carried.
4. Approval of Minutes
Motion by Brostrom, seconded by Mains, to approve May 13, 2021
Planning & Zoning Commission Meeting Minutes. Vote on Motion 6-0.
Motion carried.
 - a. May 13, 2021 Planning & Zoning Commission Meeting Minutes
5. Guests requesting to address the Planning and Zoning Commission
There were no guests present.
6. Discussion Items -
 - a. Top Farms Concept Plan
Steve Moseley, Hubbell Realty Company, presented an amended
concept plan to the Commission. The plan included 179 single-family
lots, multi-family and commercial. There is a protentional commercial
tenant who would need four acres, apartments are not included in this
plan, and townhomes will be located along the Highway. Mains and
Hoyer were in favor of the concept plan. The other Commission
Members had some reservations; mainly due to the lot sizes. Council
Member Pepper also expressed concerns about the small lot sizes.

**Due to the COVID-19 concerns and social distancing recommendations, a virtual meeting was offered.*

7. Reports / Comments and appropriate action thereon:

a. Commission Members

Hoyer - Questioned the search for the vacancy position on the Commission.

Keeran - Mentioned that two applications have been submitted.

Clayton - Debt Obligation and developer funding comments regarding the project.

Mains - None.

Brostrom - None.

b. Commission Chair

None.

c. Planning & Community Development Director

Absent.

d. City Administrator

City Administrator Oliver wished everyone a happy holiday weekend.

e. City Council Liaison

None.

8. Adjournment

Motion by Clayton, seconded by Mains, to adjourn. Vote on Motion 6-0.

Motion carried. Meeting adjourned at 06:25 PM.



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

Item No. 6.a.
For Meeting of 6/24/2021
Resolution

TITLE: RESOLUTION NO. PZ-210624-12 - Considering recommended approval of the Commerce Crossings Phase 2 site plan.

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

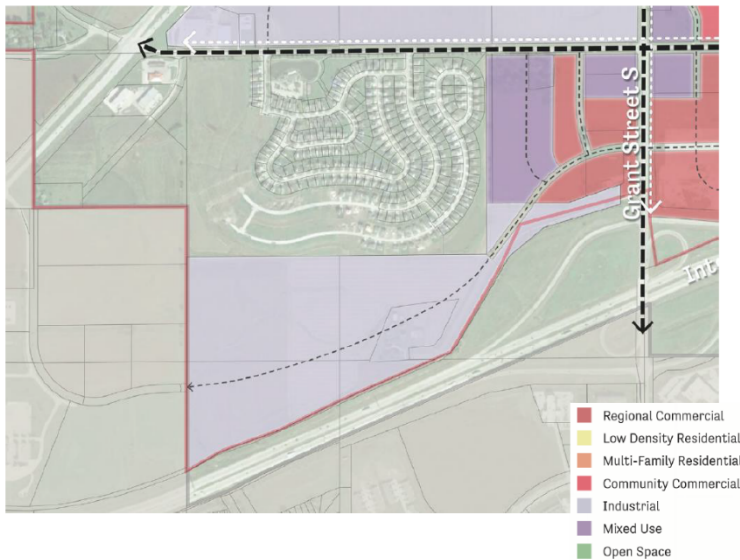
BRIEF HISTORY & ANALYSIS: The City of Bondurant is in receipt of a site plan for review by the Planning and Zoning Commission and City Council for Phase 2 of the Commerce Crossings development at 1000 Commerce Parkway SW. The developer is Signature Commercial Real Estate. Shive-Hattery prepared the site plan. The Planning & Zoning Commission reviewed the Commerce Crossings Phase 1 site plan during their meeting on April 8th, 2021. The current Phase 2 proposes construction of a 195,501 SF structure just west of the Phase 1 structure of similar size.

This site is zoned Limited Industrial (M-1). The submitted site plan notes a warehouse use. Warehousing is considered a permitted use of the M-1 District per Section 178.13.1.u, which allows for Office Warehouses (not defined in Zoning Code), and Section 178.13.1.GG, which allows for Warehouses for storage of merchandise or material in connection with the uses permitted in the M-1 District.

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

Consistency with the City's Comprehensive Plan:

This development is consistent with the City's Future Land Use Map included as part of the City's Comprehensive Plan. The City's Future Land Use Map guides for industrial-type development within this area. The use proposed is also consistent with the future land use concept included as part of the 2020 Bondurant Regional Commercial Master Plan (below).



Consistency with the City's Zoning Code:

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

- **Limited Industrial (M-1) District Use and Bulk:**

1. See previous notes regarding permitted use.
2. Site plan shows no outdoor storage yard areas.
3. This site's property line along the new Commerce Parkway SW area have not yet been formalized through the subdivision process. The site plan drawing does show that once the property line is established, there will be no issue meeting the minimum 50' front yard setback along Commerce Parkway SW. The minimum 50' front along the south property line is met. The minimum 20' side yard setbacks are met.
4. The site plan notes the building will be 39' tall; this meets the maximum height requirements noted in Section 178.13.5.D.

- **Parking/Drive Areas:**

1. The site plan shows that all parking/drive areas will be paved, as is required by Section 177.10.2 of the Zoning Code.
2. The submitted site plan shows the following Section 177.10.8 of the Zoning Code requirement as being met: parking spaces required shall be provided with bumper guards, raise curbing, or equivalent.
3. Per Section 177.09.21 of the Zoning Code, the following minimum parking stall count requirements apply to this site given the proposed use: one parking space per employee. The site plan notes 60 estimated employees. The site plan shows 84 parking spaces proposed.
4. Off-street loading spaces are required for this warehouse use at the following rate per Section 177.08 of the Zoning Code: at least 1 off-street

loading space plus 1 additional loading space for each 20,000 SF of gross floor area so used in excess of 10,000 SF. 21 off-street loading spaces are proposed, which exceeds this minimum requirement.

5. Bob Veenstra, City Engineer, noted no Traffic Impact Study is necessary for this development.

- **Stormwater, Utilities, & Natural Features:**

1. This Phase 2 area was included as part of the Phase 1 stormwater management report.
2. A small portion of this site touches the 100-year floodplain. The site plan should be updated to show this floodplain boundary.
3. This site falls within close proximity to a Type 3 stream buffer area. Site plan to be updated to show the City's Type 3 area to ensure compliancy.
4. Page C302 and C303 contain the required utility plan. Related to this – this site is situated within the City's Wolf Creek Sanitary Sewer Connection Fee District.

- **Landscaping Plan**

1. Pages L100-102 contain the required landscaping plan. The cover page also includes information on number of trees proposed. The landscaping plan will need to be updated so that the following is met for this development:
 1. General trees shall be required at the rate of one tree per 50' of frontage or one tree per six 6 parking, loading and stacking spaces provided on the site, whichever is greater.
 2. Of the total number of required general trees, a minimum of one tree per fifty (50) feet of street frontage shall be planted in the required front yard setback. Related to this: trees shall be located no closer than four (4) feet to the public right-of-way
 3. To confirm the parking lot islands are at least 5'-wide and contain at least 36 SF per tree.
 4. To confirm deciduous trees are at least 1 ¾ inch caliper.
2. The cover page shows that 5.8% of the parking lot area visible from the street will be greenspace; this meets the 5% minimum listed in Section 177.10.7.a of the Zoning Code.

- **Architectural Elevations:**

1. Attached are the elevations. These elevations show the building will be constructed with precast concrete wall panels; this meets the building material requirement for M-1/M-2 Districts not in an Overlay.
2. Below are three items that must be addressed prior to Council consideration:
 1. To address that there will be adequate treatment or screening of loading docks, loading areas, and garbage dumpsters from any public street and adjoining properties. Typical screening methods include berms and/or living screen.
 2. To address that there will be façade modulation along the Commerce Street SW-facing elevation. The Zoning Code notes the

purpose of this requirement is to preserve building scale and reduce the effect of long, large, or expansive wall surfaces. Methods of façade modulation: use of physical offsets or through use of color, pattern, or texture.

3. To confirm that roof mounted mechanical units will be screened from view of public right-of-way by the extension of a parapet wall or other screening materials having similar design features as building.

- **Other Site Plan Features:**

1. Per Section 177.10.3 of the Zoning Code, any lighting used to illuminate parking lots shall be arranged as to reflect the light away from adjoining R Districts.
2. All signage is reviewed and approved separately from site plan approval. Sign contractor will need to obtain required sign permit(s) prior to sign installation.

Comments from City Officials:

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

- **City Engineering** – an update will be provided during the Commission meeting on Thursday if comments/concerns are received from Bob Veenstra, City Engineer.
- **Public Works** – John Horton, Public Works Director, noted no concerns.
- **Fire Department** – Fire Chief Kreuder reviewed and noted that Commerce Parkway SW as a long cul-de-sac is acceptable if short-term only.

FUNDING SOURCE: N/A

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

1. Recommended approval of the submitted Commerce Crossings Phase 2 site plan at 1000 Commerce Parkway SW.
2. Recommended approval of the submitted Commerce Crossings Phase 2 site plan at 1000 Commerce Parkway SW, subject to Zoning Code clarification items as recommended by the Commission.
3. Recommended denial of the submitted Commerce Crossings Phase 2 site plan at 1000 Commerce Parkway SW.
4. Table the review pending additional information.

Staff recommends approval of the submitted Commerce Crossings Phase 2 site plan at

1000 Commerce Parkway SW, subject to the Zoning Code clarification items listed on the attached P&Z recommendation resolution.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. PZ-210624-12
2. Commerce Crossings Phase 2 Site Plan
3. Commerce Crossings Phase 2 Exterior Elevations
4. Commerce Crossings Renderings

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-210624-12

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE COMMERCE
CROSSINGS PHASE 2 SITE PLAN AT 1000 COMMERCE PARKWAY SW

WHEREAS, Shive-Hattery submitted the Commerce Crossings Phase 2 site plan at 1000 Commerce Parkway SW; AND

WHEREAS, the developer is Signature Commercial Real Estate; AND

WHEREAS, the zoning for the property is Limited Industrial (M-1) and Warehouse Offices are a permitted use per Section 178.13.1.U of the Zoning Code; AND

NOW, THEREFORE, BE IT RESOLVED, that the Planning & Zoning Commission recommends approval of the submitted Commerce Crossings Phase 2 site plan, subject to the following Code/Policy clarification recommendations:

1. Site plan to be updated to show location of 100-year floodplain on site.
2. Site plan to be updated to show location of the Type 3 Stream Buffer on site.
3. Site plan to be updated to show the following is met:
 - a. General trees shall be required at the rate of one tree per 50' of frontage or one tree per six 6 parking, loading and stacking spaces provided on the site, whichever is greater.
 - b. Of the total number of required general trees, a minimum of one tree per fifty (50) feet of street frontage shall be planted in the required front yard setback. Related to this: trees shall be located no closer than four (4) feet to the public right-of-way.
 - c. To confirm the parking lot islands are at least 5'-wide and contain at least 36 SF per tree.
 - d. To confirm deciduous trees are at least 1 ¾ inch caliper.
4. Site plan to be updated to show there will be adequate treatment or screening of loading docks, loading areas, and garbage dumpsters from any public street and adjoining properties. Typical screening methods include berms and/or living screen.
5. Elevations to address that there will be façade modulation along the Commerce Street SW-facing elevation. Methods of façade modulation: use of physical offsets or through use of color, pattern, or texture.
6. Roof mounted mechanical units will be screened from view of public right-of-way by the extension of a parapet wall or other screening materials having similar design features as building.
7. Any additional review comments received by the City Engineer or Public Works Director.

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 June 24, 2021; among other proceedings the above was recommended.

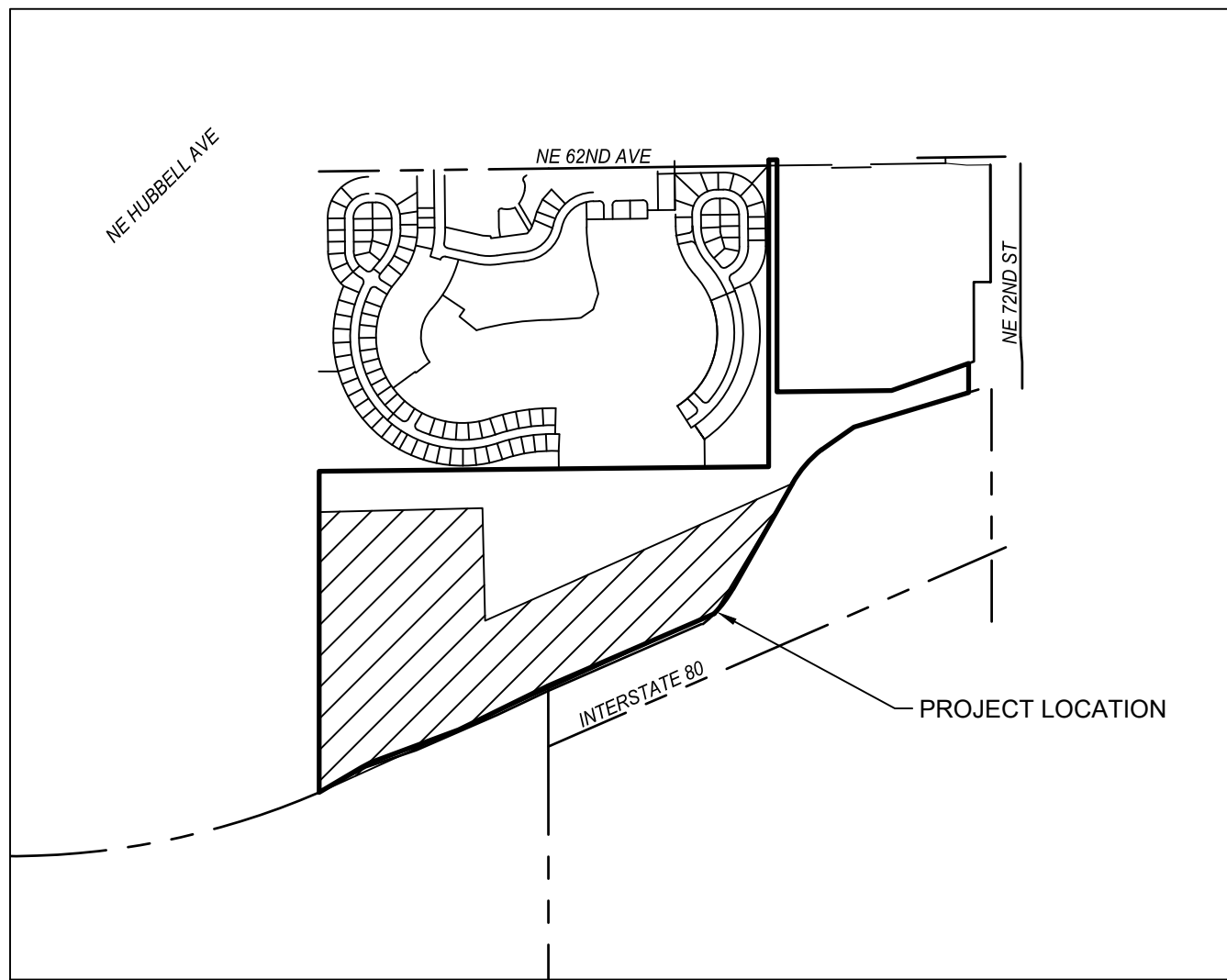
IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Maggie Murray, Planning & Community Development Director

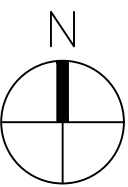
Action	Yay	Nay	Abstain	Absent
Clayton				
Mains				
Keeran				
Cuellar				
Hoyer				
Brostrom				

Torey Cuellar, Commission Chair

COMMERCE CROSSINGS DEVELOPMENT
PHASE 2 SITE PLAN
BONDURANT, IOWA 50035



VICINITY MAP
1" = 1000'



APPLICANT

SIGNATURE COMMERCIAL REAL ESTATE
ATTN: DAVE HANSEN
4701 121ST STREET
URBANDALE, IA 50323
(515) 309-4580

ENGINEER

SHIVE-HATTERY, INC.
ATTN: CHRIS BAUER
4125 WESTOWN PARKWAY, SUITE 100
WEST DES MOINES, IA 50266
PHONE: 515-223-8104

PROPERTY ADDRESS

SOUTH SIDE OF COMMERCE PARKWAY SW
BONDURANT, IOWA 50035

BUILDING INFORMATION

AREA 195,501 SF
HEIGHT 39 FEET

ZONING & BULK REGULATIONS

M-1 LIGHT INDUSTRIAL DISTRICT

FRONT YARD SETBACK	50 FEET
SIDE YARD SETBACK	20 FEET
REAR YARD SETBACK	50 FEET
MAXIMUM BUILDING HEIGHT	65 FEET
MAXIMUM NUMBER OF STORIES	3 STORIES
LOT AREA	10,000 SF
OPEN SPACE	15%
SCREENING	SUFFICIENT HEIGHT AND DENSITY

PARKING SUMMARY

REQUIRED PEDESTRIAN VEHICLE PARKING

PROPOSED PHASE 2 WAREHOUSE - 1 STALL FOR EVERY WAREHOUSE EMPLOYEE

ESTIMATING 60 WAREHOUSE EMPLOYEES (SPECULATIVE) = 60 STALLS

REQUIRED ADA PARKING

ADA STALLS REQUIRED = 4 (76-100 TOTAL STALLS)

TOTAL ESTIMATED STALLS REQUIRED = 64

PROVIDED PHASE 2 SITE PARKING

TOTAL STALLS PROVIDED = 80 PEDESTRIAN VEHICLE + 4 ADA = 84 TOTAL STALLS

AREA SUMMARY

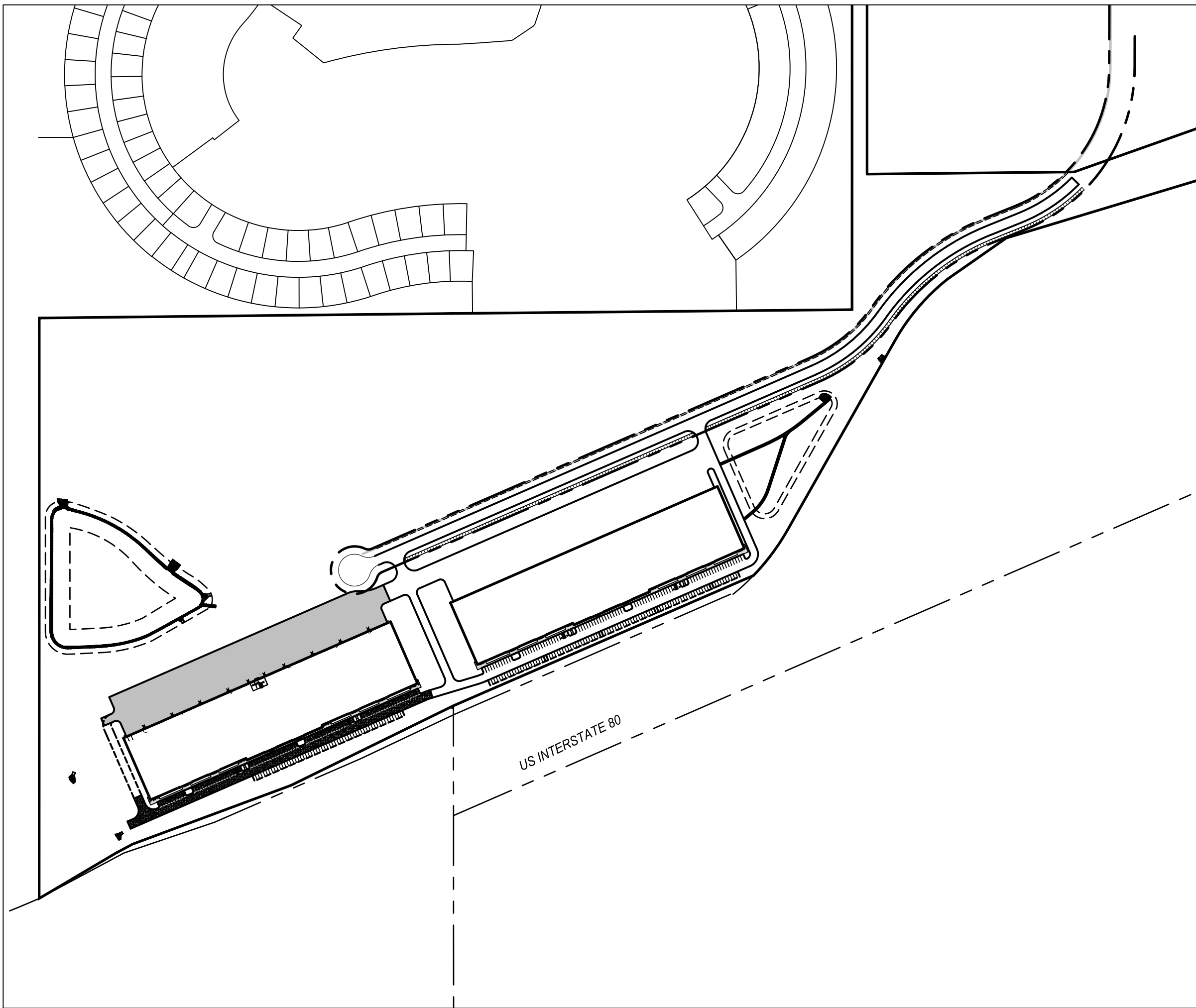
TOTAL PROP. SITE AREA: 1,572,993 SF (36.111 AC)

IMPERVIOUS AREA:

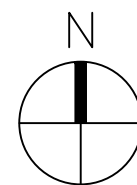
PHASE 1 (EAST BUILDING):	195,501 SF
PHASE 1 PAVING:	206,251 SF
PHASE 1 TOTAL:	401,752 SF
PHASE 2 (WEST BUILDING):	195,501 SF
PHASE 2 PAVING:	172,905 SF
PHASE 2 TOTAL:	368,406 SF

PERVIOUS AREA AFTER PHASE 2: 802,835 SF

OPEN SPACE PROVIDED: 802,835 SF (51.0%)



PROJECT LOCATION
1" = 300'



LANDSCAPE REQUIREMENTS SUMMARY:

OPEN SPACE:

MINIMUM OPEN SPACE FOR M-1 DISTRICT = 15% OF GROSS LAND AREA INCLUDED IN BUILDING LOT AND AT LEAST 90% OF THE REQUIRED OPEN SPACE SHALL BE LANDSCAPED WITH LIVING GROUND COVER.

TOTAL SITE AREA: 1,572,993 SF
REQUIRED OPEN SPACE: 235,949 SF (15.0%)
OPEN SPACE PROVIDED: 802,835 SF (51.0%)

PARKING LOT:

1 TREE PER 18 PARKING SPACES
FOR 84 CAR PARKING STALLS = 5 TREES AND 5 PARKING ISLANDS
PARKING LOT TREES PROVIDED = 8
PARKING LOT ISLANDS PROVIDED = 5

WHERE PARKING LOT PAVEMENT IS VISIBLE FROM A STREET, AT LEAST 5% OF THE PARKING LOT AREA MUST BE LANDSCAPED.

PROPOSED TOTAL PARKING LOT AREA: 38,407 SF
PROPOSED TOTAL INTERNAL PARKING LOT LANDSCAPING: 2,224 SF (5.8% OF TOTAL PARKING LOT AREA)

SITE LANDSCAPING:

TOTAL REQUIRED TREES: 5 PARKING LOT TREES = 5 TREES
TOTAL PROVIDED TREES: 8 PARKING LOT TREES + 4 ADDITIONAL SITE TREES = 12 TOTAL SITE TREES, EXCEEDS SITE REQUIREMENT.

ALL PARKING LOT TREES SHALL BE DECIDUOUS SHADE TREES.
UP TO 25% OF THE REQUIRED TREES ON SITE MAY BE DECIDUOUS ORNAMENTAL, EVERGREEN, OR CONIFEROUS.
0 EVERGREEN TREES PROVIDED

ADDITIONAL PROPOSED QUANTITIES:
LOW MAINTENANCE LAWN MIX: 4.0 ACRES
SOD: 0.5 ACRES

Sheet List Table	
Sheet Number	Sheet Title
C000	COVER SHEET
C001	GENERAL NOTES
C100	OVERALL PLAN
C101	SITE PLAN
C102	SITE PLAN
C103	SITE PLAN
C200	OVERALL GRADING PLAN
C201	GRADING PLAN
C202	GRADING PLAN
C203	GRADING PLAN
C300	OVERALL UTILITY PLAN
C301	UTILITY PLAN
C302	UTILITY PLAN
C303	UTILITY PLAN
L100	OVERALL LANDSCAPE PLAN
L101	LANDSCAPE PLAN
L102	LANDSCAPE PLAN AND DETAILS

THE 2021 EDITION OF THE IOWA STATEWIDE URBAN DESIGN SPECIFICATIONS FOR PUBLIC IMPROVEMENTS WITH CITY OF BONDURANT SUPPLEMENTAL SHALL APPLY TO ALL WORK PERFORMED ON THIS PROJECT EXCEPT AS MODIFIED HEREIN.

CIVIL ENGINEER

	I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA. Signature: _____ Date: _____ Printed or typed name: CHRISTOPHER R. BAUER License Number: 19737 My License Renewal Date is: DECEMBER 31, 2021 PAGES: SHEETS OR DIVISIONS COVERED BY THIS SEAL: ALL SHEETS
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THE UTILITIES AS SHOWN ON THIS DRAWING WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THIS IS NOT IMPLIED NOR INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THE AREA. IT IS THE CLIENTS/CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE.

COMMERCE CROSSINGS DEVELOPMENT - PHASE 2 SITE PLAN

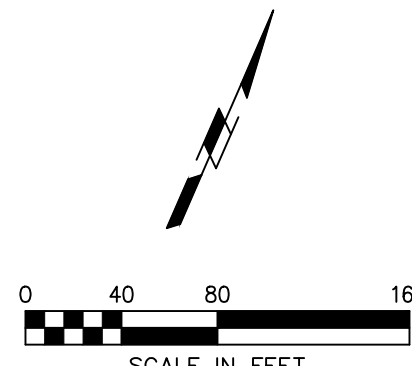
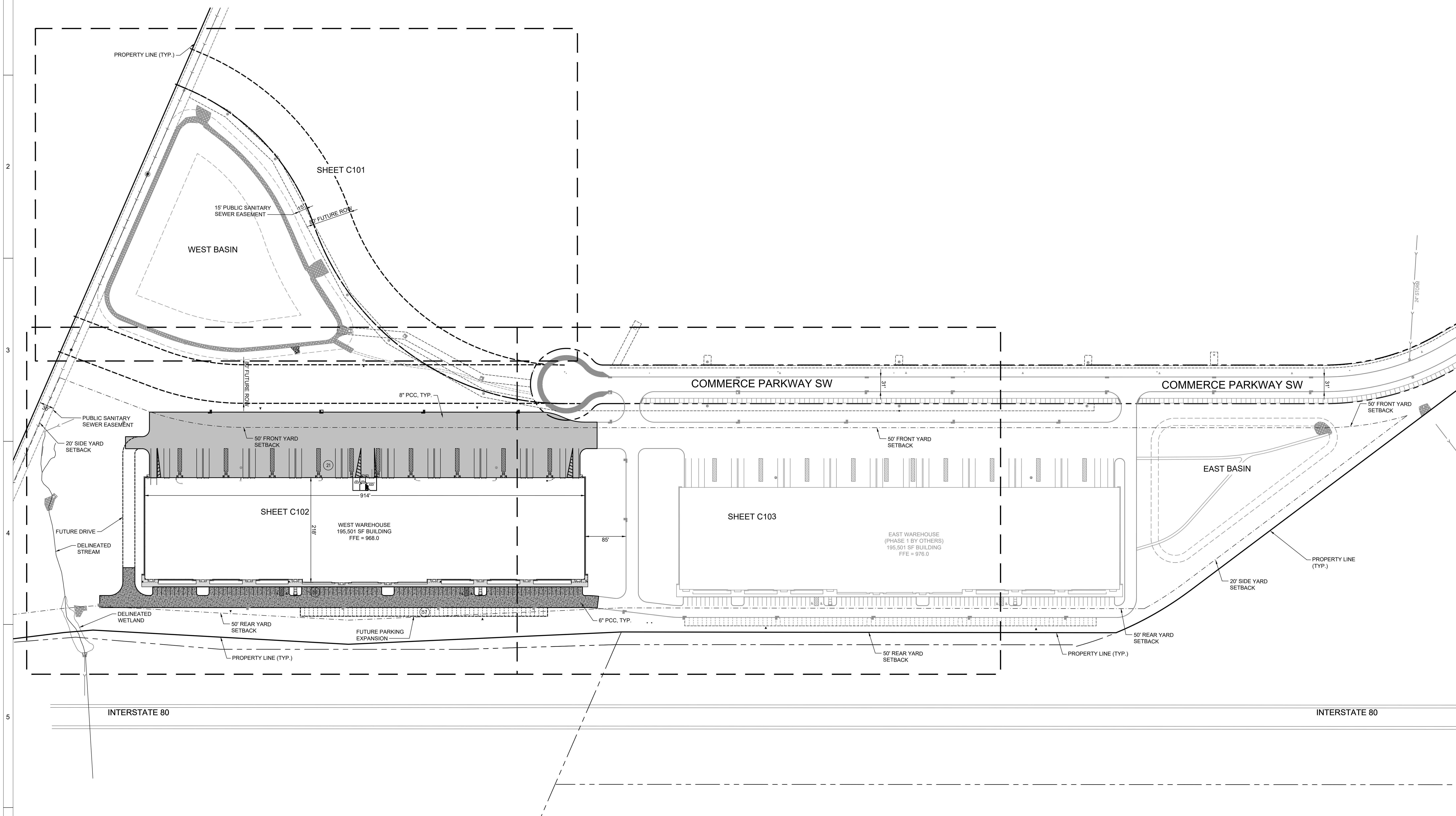
SIGNATURE REAL ESTATE
BONDURANT, IOWA

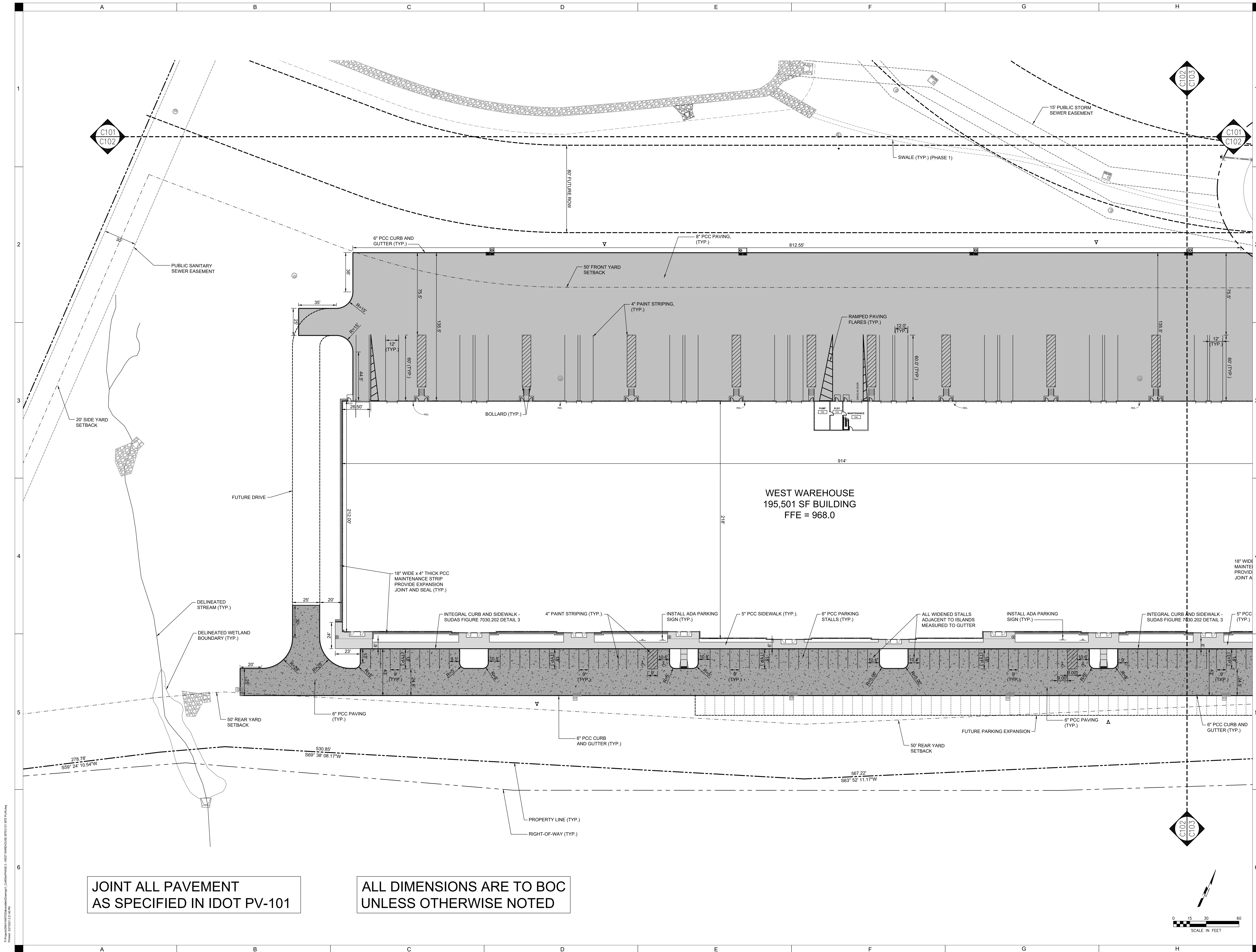
PRELIMINARY
- NOT FOR
CONSTRUCTION

DRAWN:	LCH
APPROVED:	CRB
ISSUED FOR: CITY SUBMITTAL	
DATE:	5/27/2021
PROJECT NO: 419487-0	
FIELD BOOK:	--
CLIENT NO:	--

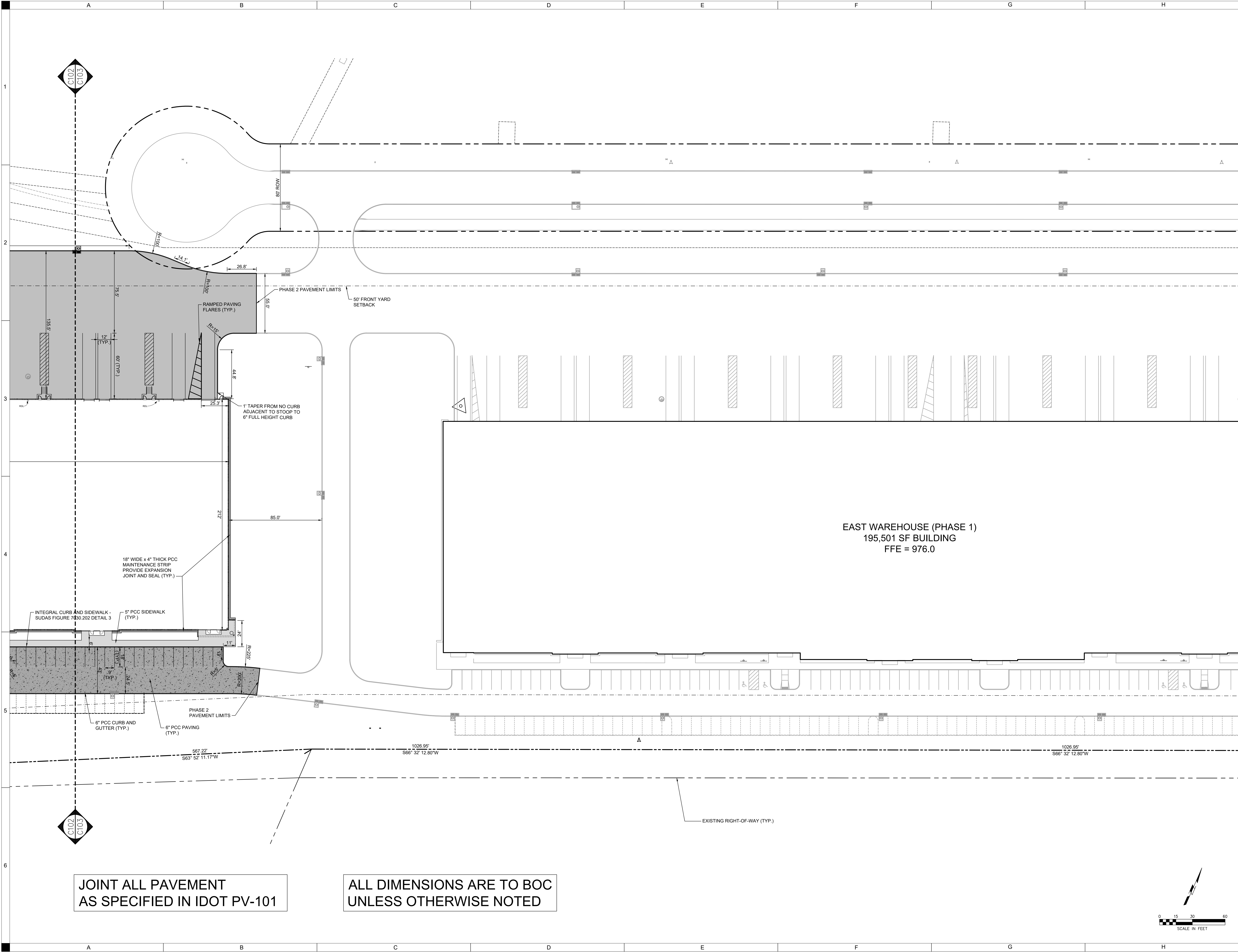
OVERALL PLAN

C100



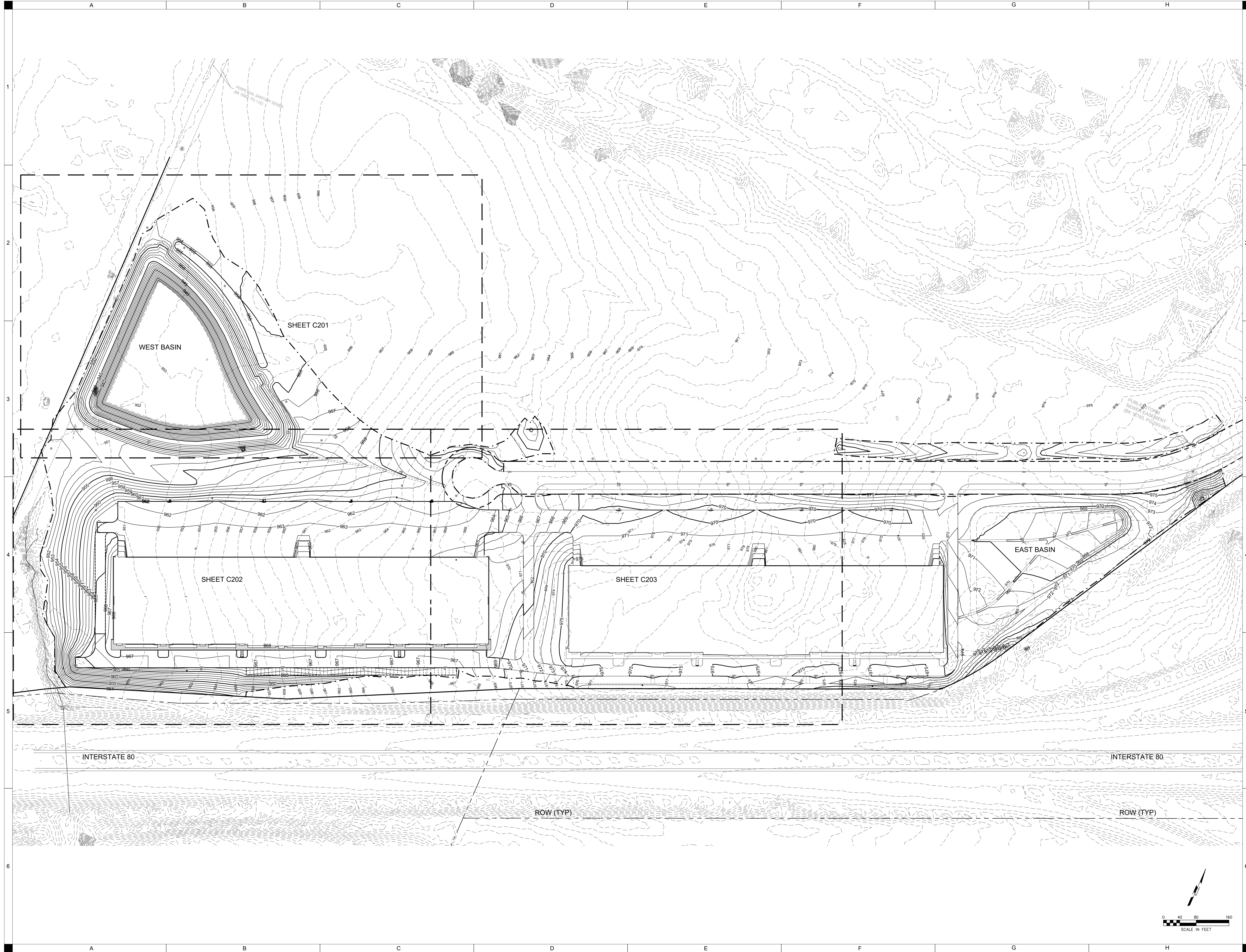


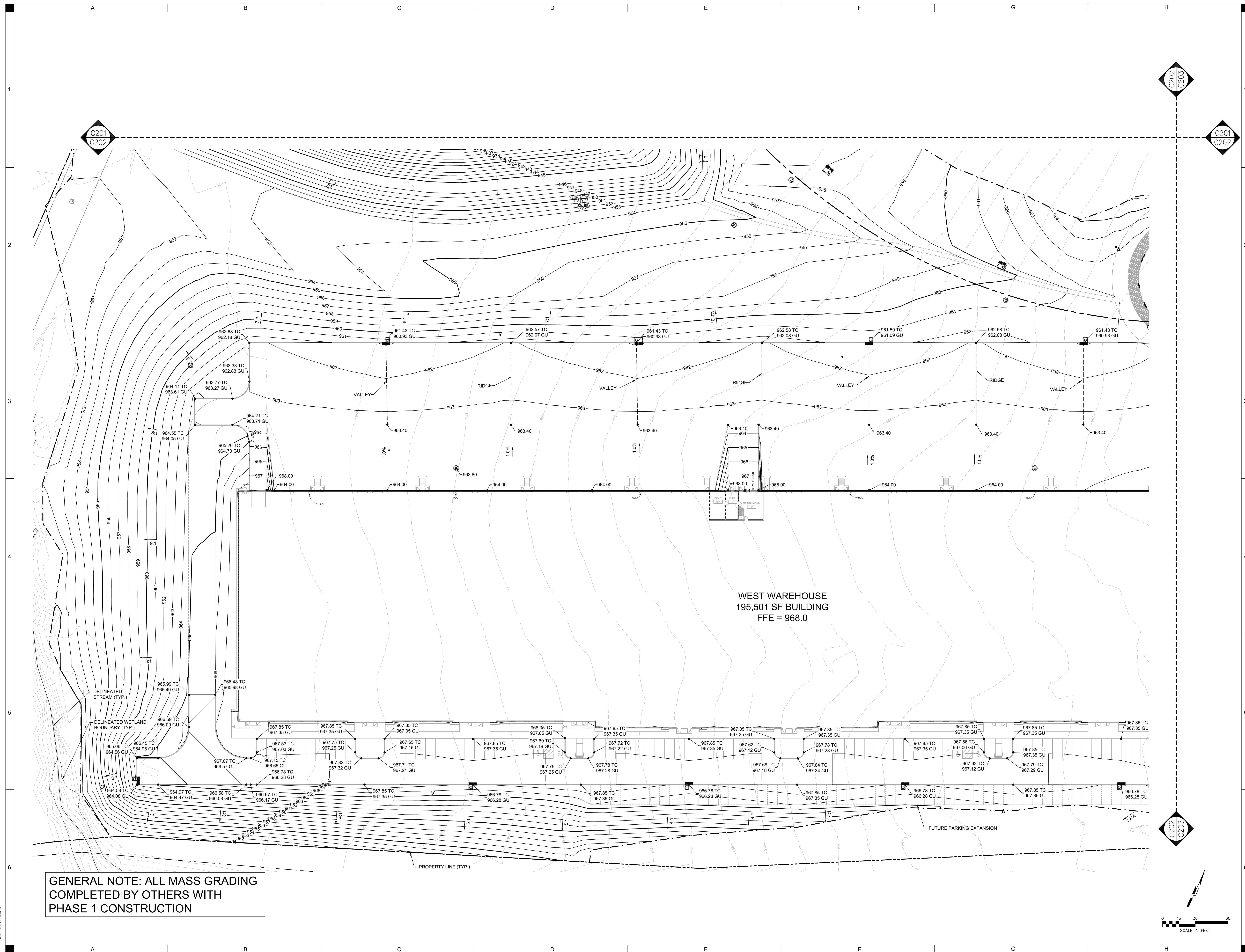
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Date: 07/27/2024 10:14



JOINT ALL PAVEMENT
AS SPECIFIED IN IDOT PV-101

ALL DIMENSIONS ARE TO BOC
UNLESS OTHERWISE NOTED





SHIVE-HATTERY
ARCHITECTURE+ENGINEERING

4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266
515.223.8104 | www.shive-hattery.com
Iowa | Illinois | Indiana

PRELIMINARY
- NOT FOR
CONSTRUCTION

DRAWN:	LCH
APPROVED:	CRB
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DATE:	5/27/2021
PROJECT NO.:	419487-0
FIELD BOOK:	--
CLIENT NO.:	--

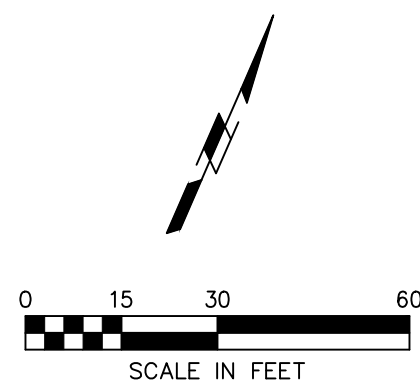
GRADING PLAN

C202

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GENERAL NOTE: ALL MASS GRADING
COMPLETED BY OTHERS WITH
PHASE 1 CONSTRUCTION

EAST WAREHOUSE BY OTHERS
195,501 SF BUILDING
FFE = 976.0



GRADING PLAN

PRELIMINARY
- NOT FOR
CONSTRUCTION

SIGNATURE REAL ESTATE
BONDURANT, IOWA

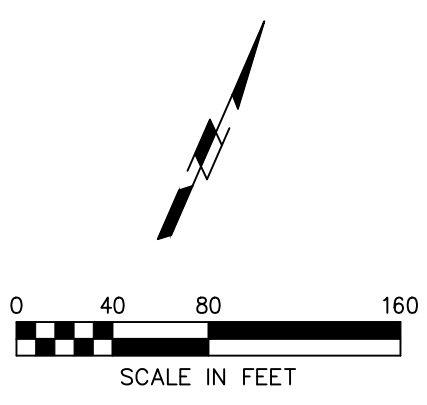
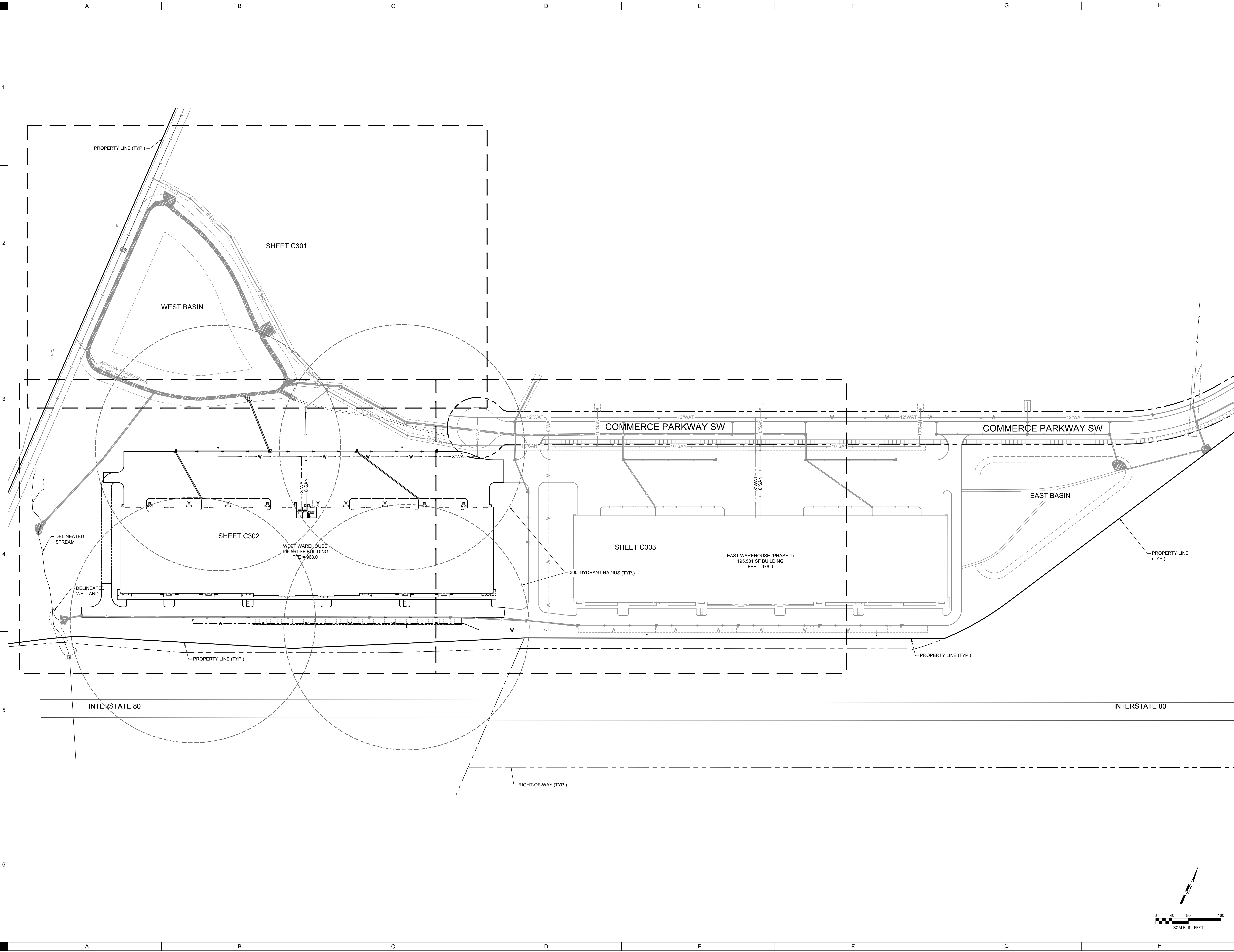
COMMERCE CROSSINGS DEVELOPMENT - PHASE 2 SITE PLAN

SHIVE-HATTERY
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4125 Westown Pkwy, Suite 100 West Des Moines, Iowa 50266
515.223.8104 | www.shive-hattery.com
Iowa | Illinois | Indiana

C203

DRAWN:	LCH
APPROVED:	CRB
ISSUED FOR:	CITY SUBMITTAL
DATE:	5/27/2021
PROJECT NO:	41487-0
FIELD BOOK:	--
CLIENT NO:	--

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DATE: 07/27/2024



OVERALL UTILITY
PLAN

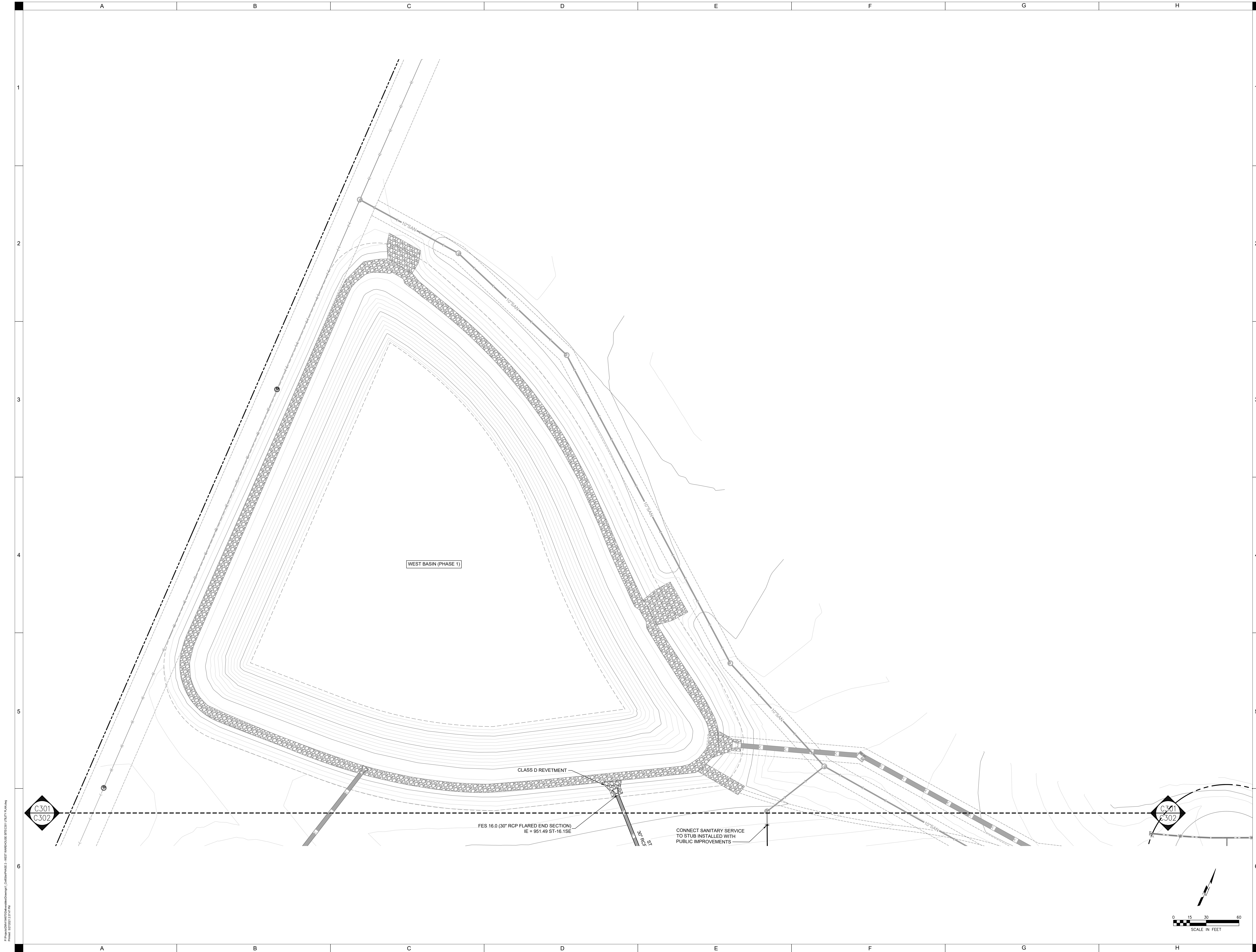
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BONDURANT, IOWA

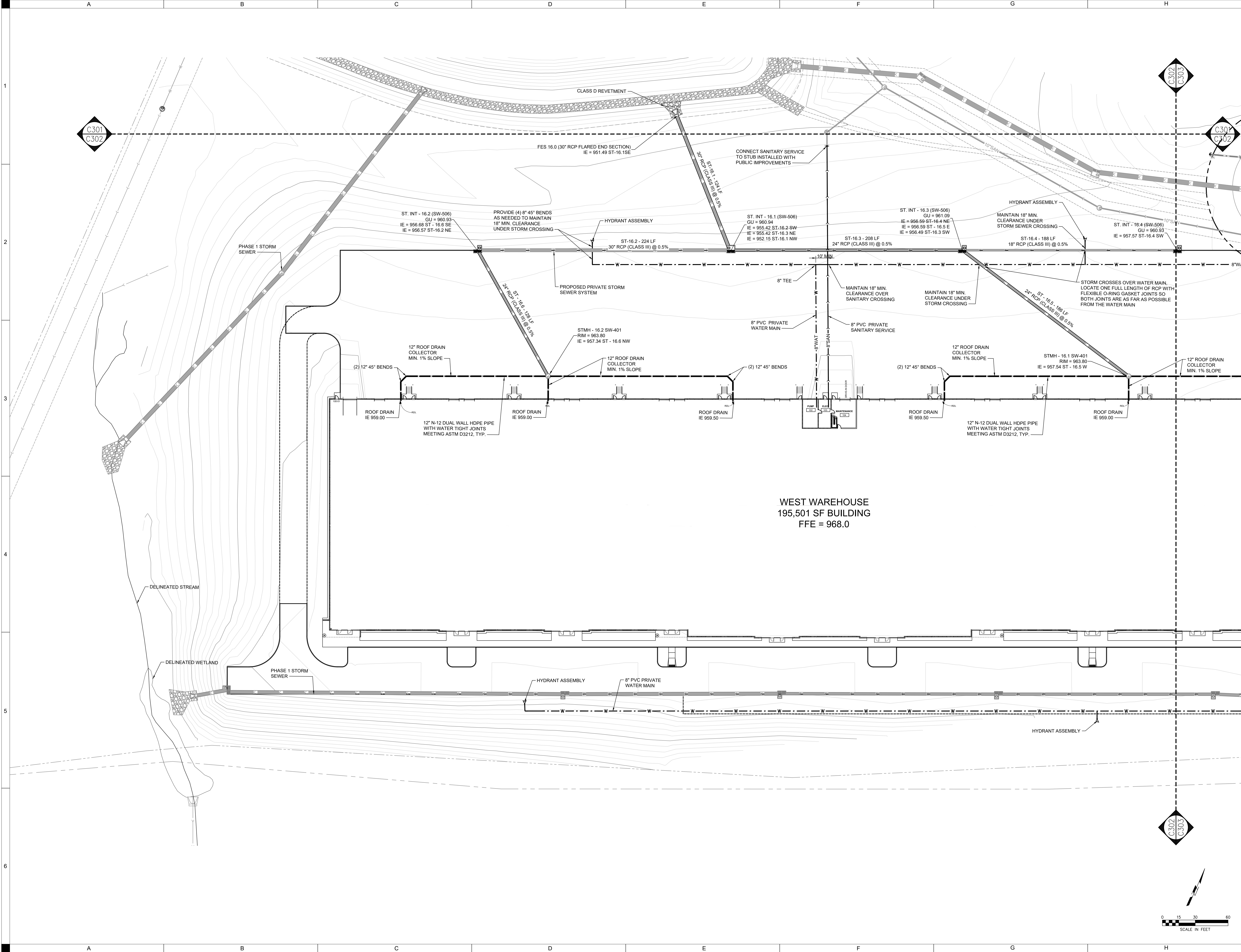
COMMERCE CROSSINGS DEVELOPMENT - PHASE 2 SITE PLAN

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515.223.8104 | www.shivehattery.com
Iowa | Illinois | Indiana
Illinois Firm Number: 184-000214

C300



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UTILITY PLAN

PRELIMINARY
- NOT FOR
CONSTRUCTION

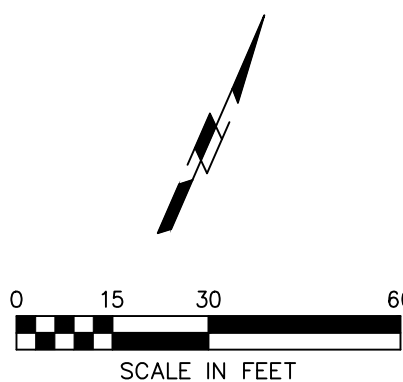
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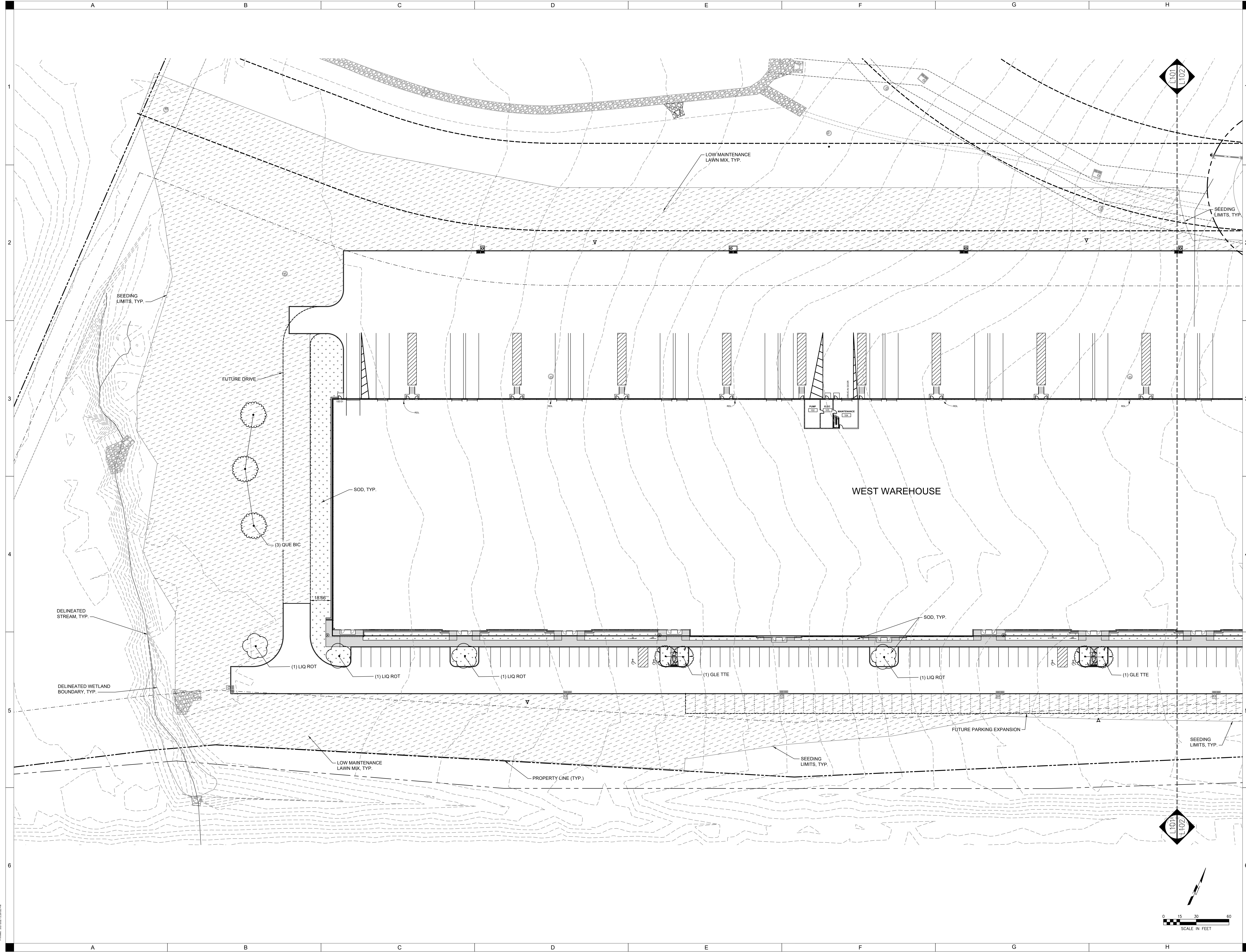
COMMERCE CROSSINGS DEVELOPMENT - PHASE 2 SITE PLAN

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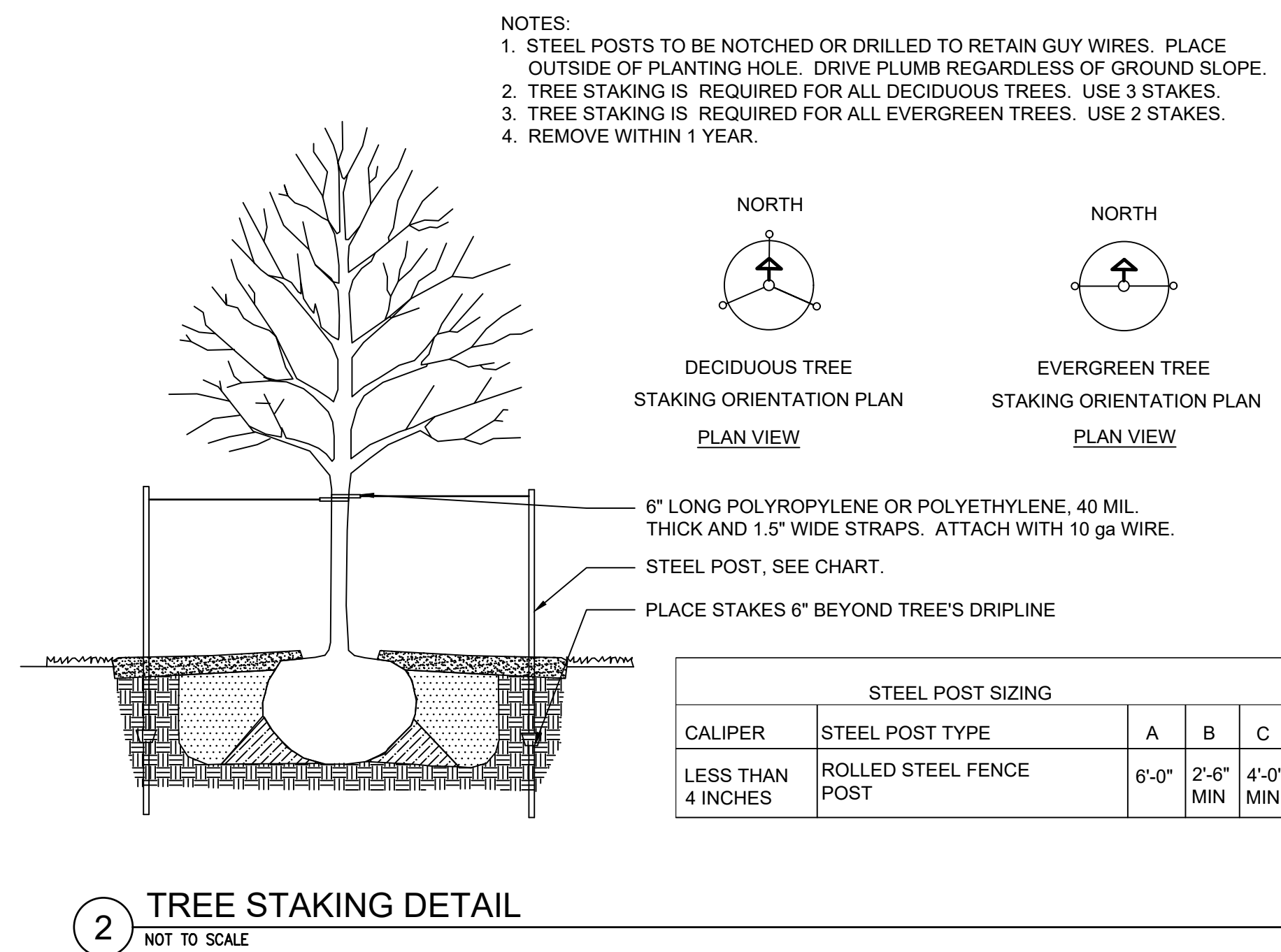
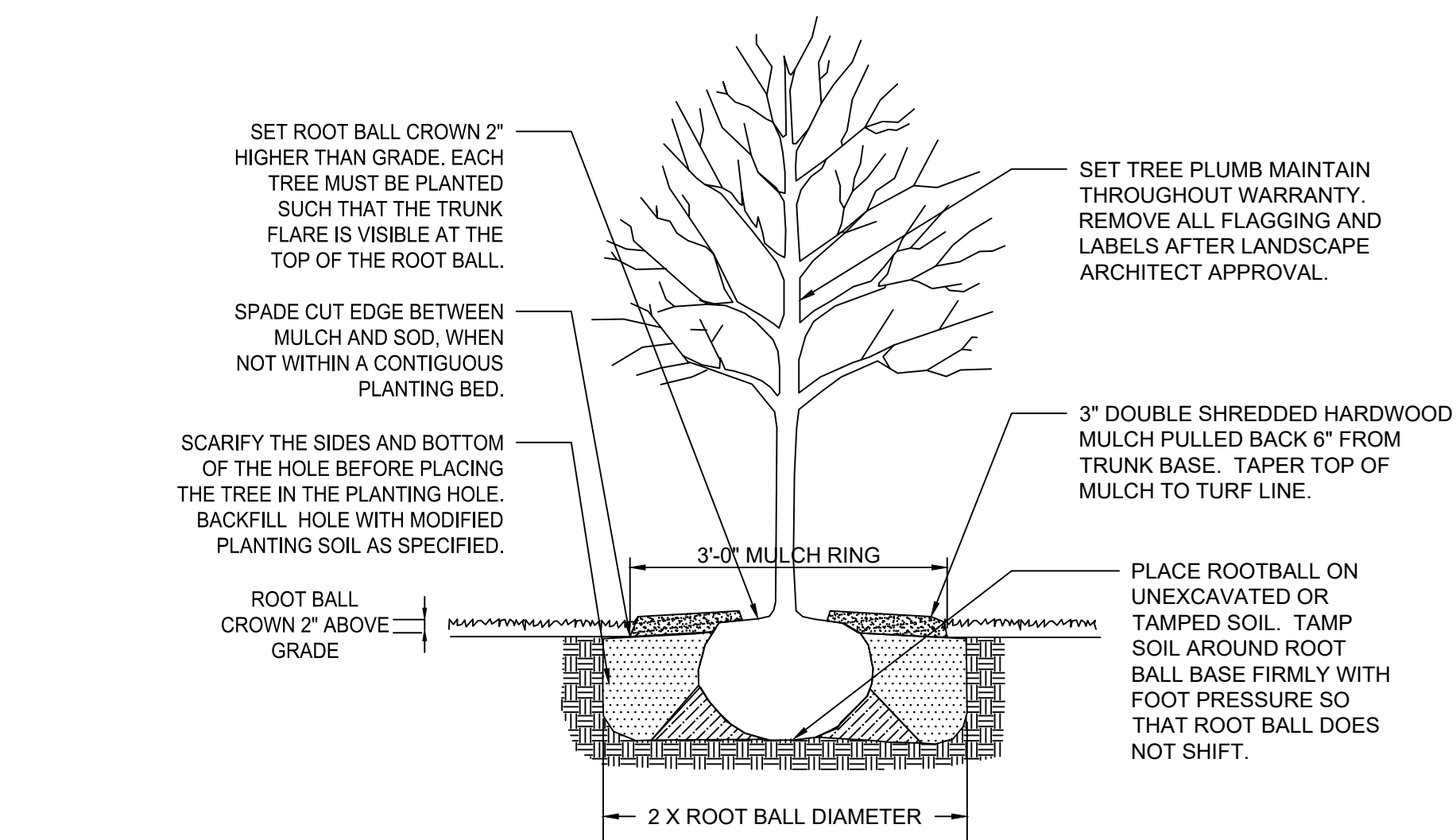
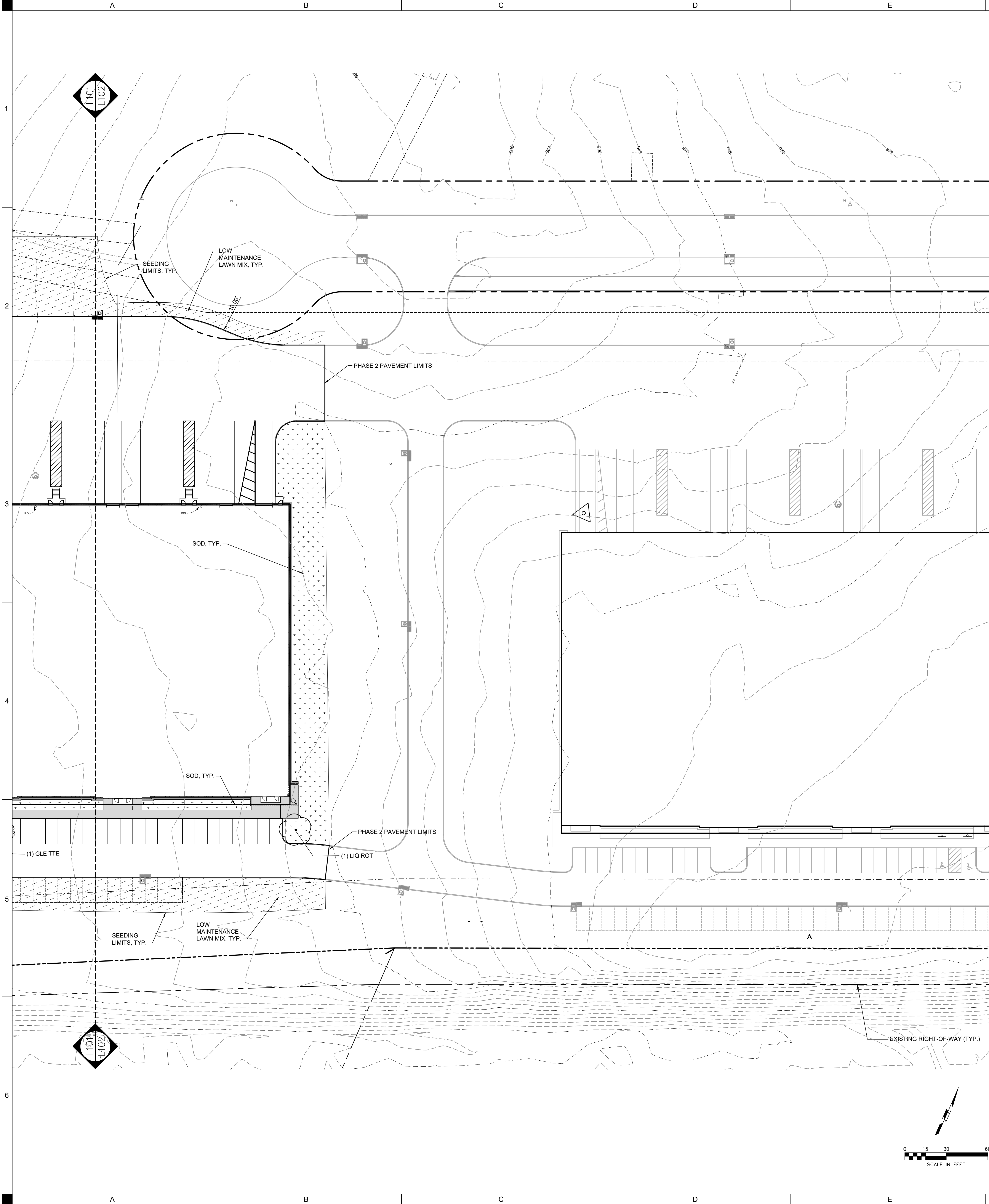
C302

DRAWN:	LCH
APPROVED:	CRB
ISSUED FOR:	CITY SUBMITTAL
DATE:	5/27/2021
PROJECT NO:	419487-0
FIELD BOOK:	--
CLIENT NO:	--





P:\Projects\2024\100\CommerceCrossingsDevelopment\Phase2\SitePlan\Phase2SitePlan.dwg
DATE: 05/27/2024





PROJECT COMMERCE CROSSINGS

PROJECT NUMBER
31942100

ISSUE RECORD

Keynote Legend	
Key Value	Keynote Text
1A	PRECAST CONCRETE WALL PANEL - PAINT COLOR #?
1B	INSULATED CONCRETE WALL PANEL, W REVEALS AS DETAILED - PAINT COLOR #?
2A	INSULATED VISION GLASS IN THERMAL LY BROWN CLEAR ANODIZED ALUM FRAME
3A	INSULATED HOLLOW METAL DOOR - PAINT TO MATCH ADJACENT WALL PANEL
4A	9' x 10' INSULATED D.H. DOOR W/ WEATHERSEALS - COLOR TO MATCH ADJACENT PANEL
4B	FUTURE 9' x 10' INSULATED D.H. DOOR
5A	12' x 14' INSULATED OVERHEAD DRIVE-IN DOOR W/ WEATHERSEALS - COLOR TO MATCH ADJACENT PANEL
5B	FUTURE 12' x 14' INSULATED OVERHEAD DRIVE-IN DOOR
6	PREFINISHED METAL COPING W/ INTEGRAL OVERFLOW SCUPPERS - PAINT COLOR #?
7	32" DIAMETER POLISHED STAINLESS STEEL COLUMN COVER. SEE DETAILS
9	PAINED STEEL PIPE BOLLARD
10	PAINTE STEEL STAIR & GUARDRAIL
11	PREFINISHED ALUM CANOPY - PAINT COLOR #?



DATE
04/01/21

PROJECT MANAGER
M. ANTHONY

DRAWN BY
T. HANNAN

CHECKED BY
S. KOVALIK

REGISTRATION

SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET NUMBER

A3.1

Page 28 of 44

PLOT DATE: 3/19/2021 1:46:05 PM



31942



31942



31942



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

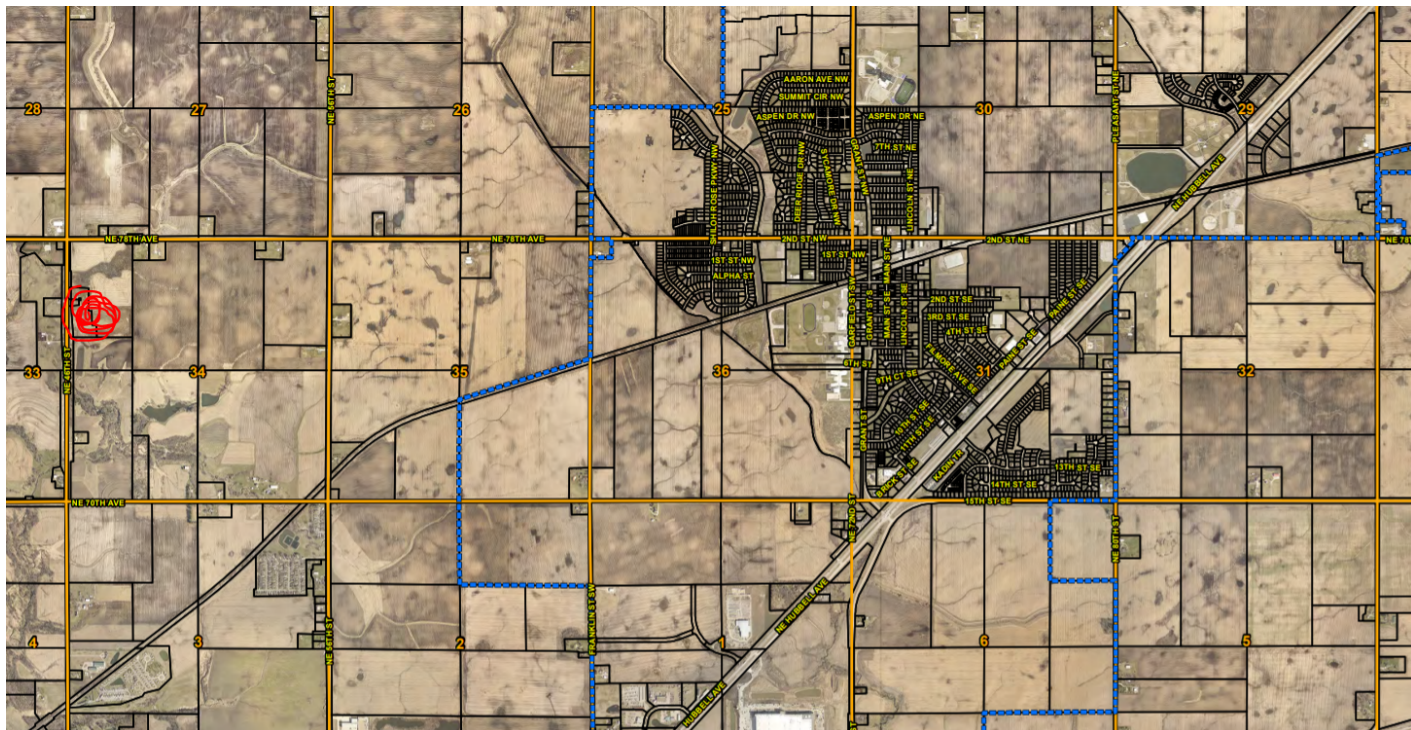
Item No. 6.b.
For Meeting of 6/24/2021
Resolution

TITLE: RESOLUTION NO. PZ-210624-13 - Considering recommended approval of the Dvorak Preliminary Plat.

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

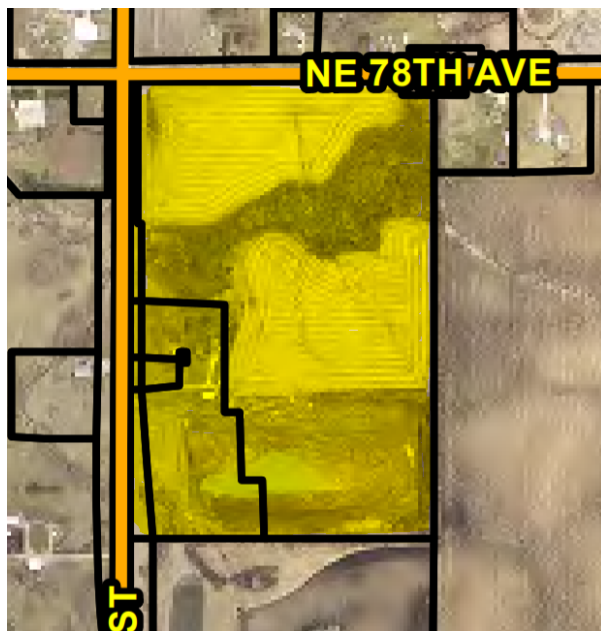
BRIEF HISTORY & ANALYSIS: In October 2020 the Planning & Zoning Commission reviewed and recommended approval of a waiver of review of the Dvorak Plat of Survey. Below is an area map showing the Dvorak Plat of Survey area in red. This area is located west of Bondurant's city limits along NE 46th Street near NE 78th Avenue.



The document previously reviewed by the City was a boundary line adjustment of two existing property lines in unincorporated Polk County within two miles of Bondurant,

Ankeny, and Altoona. The intent of the boundary line adjustment document was to create a buildable lot per Polk County's zoning standards.

The City of Bondurant is now instead receipt of the Dvorak Preliminary Plat which will replace the previous Plat of Survey document reviewed by the City of Bondurant. Since a preliminary plat has been prepared, this triggers the City of Bondurant's review of the platting documents prior to owner recording. The same adjustment is proposed as was included on the original document. The current preliminary plat document now also includes a 54.07-acre Outlot X area. As noted on the preliminary plat, Outlot X will hold the natural resources and is unbuildable - this is per Polk County's zoning/subdivision regulations. The highlight area below shows the entire Dvorak Preliminary Plat area.



The preliminary plat shows a 40'-wide roadway easement along NE 78th Avenue. The enclosed P&Z recommendation resolution notes this must be a 50'-wide easement area to match the City's 2nd Street NW right-of-way east of this area.

Since this land is located within unincorporated Polk County, Polk County has zoning jurisdiction on this land – this means that a permitted use review is conducted by Polk County and not the City of Bondurant. The City's Future Land Use Map as part of the City's 2012 Comprehensive Plan did not extend out to this area.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Staff recommends approval of the Dvorak Preliminary Plat subject to the following Subdivision Code clarification item:

1. The preliminary plat be updated to show a 50'-wide roadway easement along NE 78th Avenue.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. PZ-210624-13
2. Dvorak Preliminary Plat

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-210624-13

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE DVORAK
PRELIMINARY PLAT (UNINCORPORATED POLK COUNTY)

WHEREAS, Bishop Engineering submitted the Dvorak Preliminary Plat described as follows; AND

AN IRREGULAR SHAPED PORTION OF LAND LOCATED IN THE NORTH 60 ACRES OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 34 TOWNSHIP 80 NORTH RANGE 23 WEST OF THE 5TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34; THENCE N89°54'12"E ALONG THE NORTH LINE OF SAID SECTION 34, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTH LINE OF SAID SECTION 34 N89°54'12"E, A DISTANCE OF 1,118.26 FEET, THENCE S00°05'48"E, A DISTANCE OF 94.51 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NORTH EAST 78TH AVENUE, AS SHOWN ON ACQUISITION PLAT RECORDED IN INSTRUMENT# 072417; THENCE S89°54'57"E ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 137.48 FEET TO THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 34, ALSO BEING THE WEST LINE OF KEITH SCOTT ACRES AS SHOWN ON THE FINAL PLAT RECORDED IN BOOK 9513 PAGE 603; THENCE S00°11'29"W ALONG SAID EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 1,881.49 FEET TO THE SOUTH LINE OF SAID NORTH 60 ACRES OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 34; THENCE S89°48'33"W ALONG THE SOUTH LINE OF SAID NORTH 60 ACRES OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 34, A DISTANCE OF 1,194.07 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTHEAST 46TH STREET AS SHOWN ON ACQUISITION PLAT RECORDED IN BOOK 6324 PAGE 335; THENCE N05°13'02"W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 536.66 FEET; THENCE N00°07'43"E CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 793.39 FEET; THENCE N89°52'17"W CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET; THENCE N00°07'43"E CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 650.45 FEET TO THE POINT OF BEGINNING

SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SAID TRACT OF LAND CONTAINS 2,442,283 SQUARE FEET (56.07 ACRES), SUBJECT TO 44,733 SQUARE FEET (1.03 ACRES) OF ROW.

WHEREAS, the owners are Robert & Julie Dvorak;

WHEREAS, the Dvorak Preliminary Plat area is situated outside of Bondurant's city limits in unincorporated Polk County but falls within 2 miles of Bondurant's city limits and thus requires City of Bondurant review prior to recording.

NOW, THEREFORE, BE IT RESOLVED, that the Planning and Zoning Commission recommends City Council approval of the Dvorak Preliminary Plat, subject to the following:

1. That the roadway easement along NE 78th Avenue be widened to 50'.

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 June 24, 2021; 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				
Phearman				
Brostrom				

Torey Cuellar, Commission Chair

DVORAK SUBDIVISION PRELIMINARY PLAT

PROPERTY DESCRIPTION:

AN IRREGULAR SHAPED PORTION OF LAND LOCATED IN THE NORTH 60 ACRES OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 34 TOWNSHIP 80 NORTH RANGE 23 WEST OF THE 5TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34; THENCE N89°54'12"E ALONG THE NORTH LINE OF SAID SECTION 34 N89°54'12"E, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTH LINE OF SAID SECTION 34 N89°54'12"E, A DISTANCE OF 1,118.26 FEET, THENCE S00°05'48"E, A DISTANCE OF 94.51 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NORTH EAST 78TH AVENUE, AS SHOWN ON ACQUISITION PLAT RECORDED IN INSTRUMENT# 072417; THENCE S89°54'57"E ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 137.48 FEET TO THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 34, ALSO BEING THE WEST LINE OF KEITH SCOTT ACRES AS SHOWN ON THE FINAL PLAT RECORDED IN BOOK 9513 PAGE 603; THENCE S00°11'29"W ALONG SAID EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 1,881.49 FEET TO THE SOUTH LINE OF SAID NORTH 60 ACRES OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 34; THENCE S89°48'33"W ALONG THE SOUTH LINE OF SAID NORTH 60 ACRES OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 34, A DISTANCE OF 1,194.07 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTHEAST 46TH STREET AS SHOWN ON ACQUISITION PLAT RECORDED IN BOOK 6324 PAGE 335; THENCE N05°13'02"W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 536.66 FEET; THENCE N00°07'43"E CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 793.39 FEET; THENCE N89°52'17"W CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET; THENCE N00°07'43"E CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 660.45 FEET TO THE POINT OF BEGINNING

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SAID TRACT OF LAND CONTAINS 2,442,283 SQUARE FEET (56.07 ACRES), SUBJECT TO 44,733 SQUARE FEET (1.03 ACRES) OF ROW.

GENERAL NOTES:

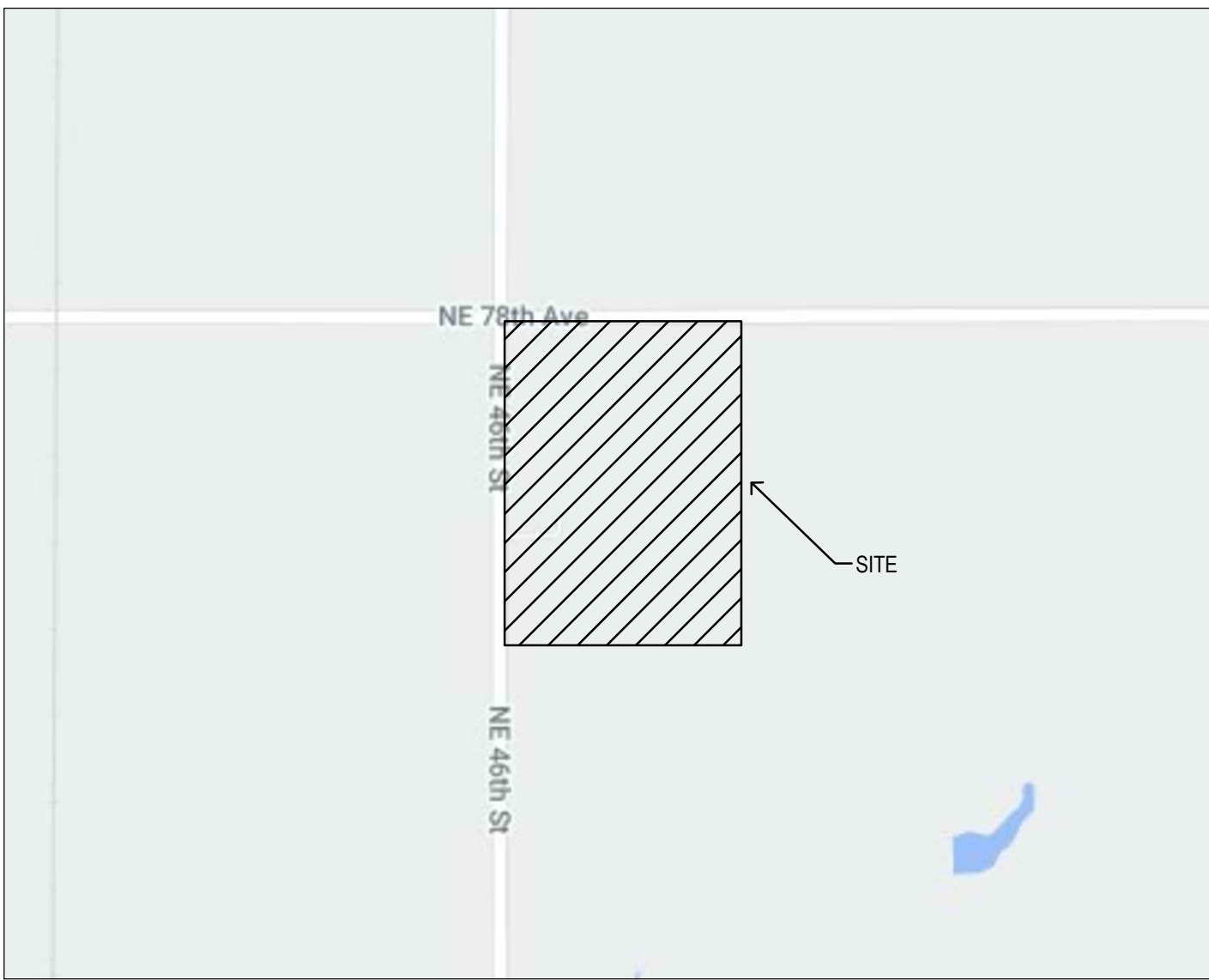
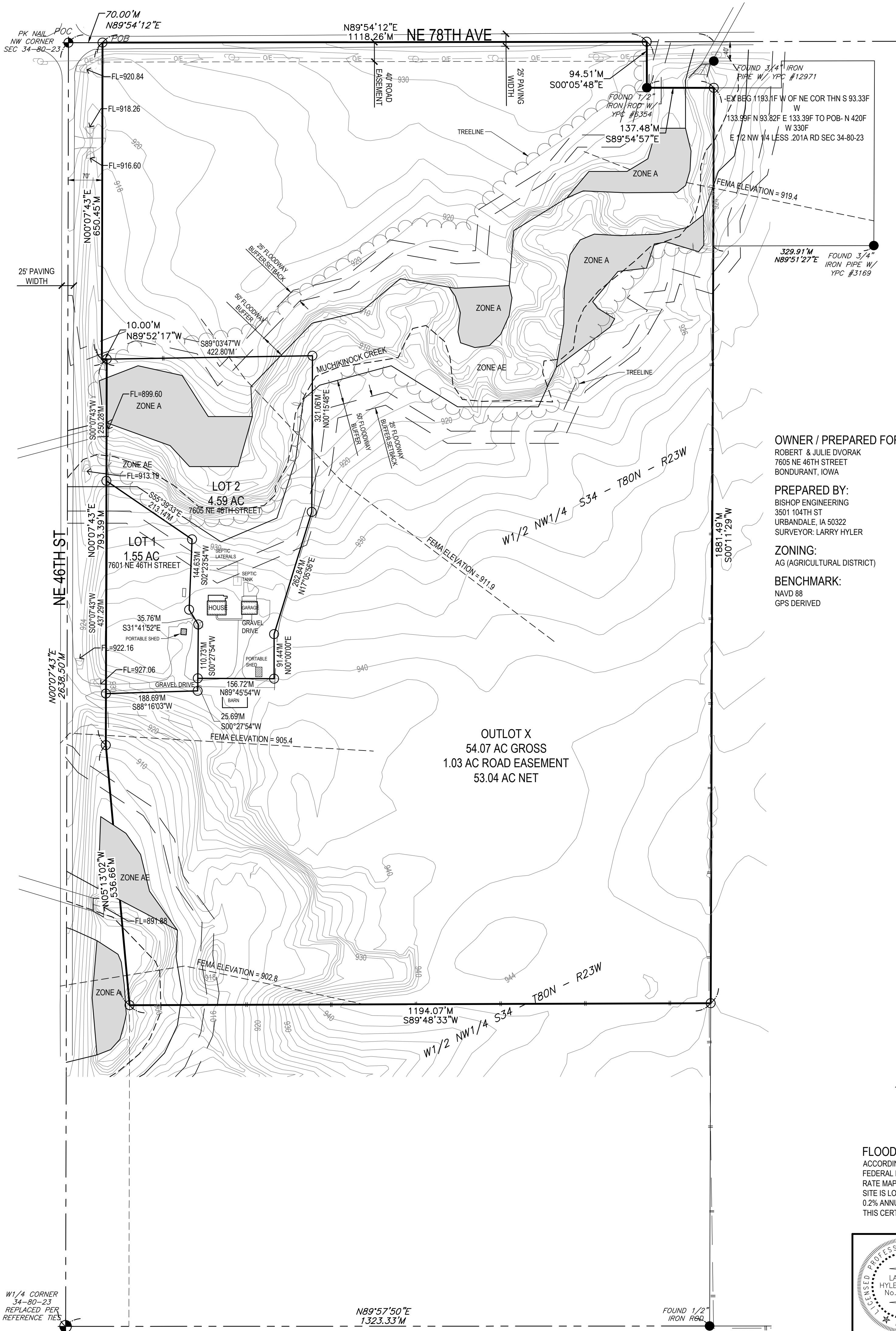
- MAILBOXES WITHIN THE ROAD RIGHT OF WAY SHALL BE OF BREAKAWAY DESIGN
- ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER
- CULVERTS TO BE USED FOR CROSSING DRAINAGE EASEMENTS MUST BE DESIGNED BY A PROFESSIONAL ENGINEER
- POST DEVELOPMENT RUNOFF WILL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS
- DUE TO SOIL TYPES, LIMITATIONS, AND DISTURBANCE, ALTERNATIVE SEPTIC SYSTEMS MAY BE REQUIRED. INDIVIDUAL WASTEWATER TREATMENT SYSTEMS SHALL BE DESIGNED BY AN ENGINEER
- ANY ACCESS RESTRICTION MAY BE REVISED OR REMOVED BY THE POLK COUNTY PUBLIC WORKS DEPARTMENT
- SERVICES TO ALL UTILITIES LOCATED ON THE OPPOSITE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT THE OWNER EXPENSE
- ANY NEW ENTRANCE WILL REQUIRE A POLK COUNTY ENTRANCE PERMIT
- FEMA FIRM #19153C0210 F
- PROPERTY CONTAINS AREAS OF 1% ANNUAL CHANCE FLOODPLAIN, INCLUDING AREA OF ZONE AE FLOODWAY FRINGE AS WELL AS REGULATORY FLOODWAY.
- OUTLOT "X" IS INTENDED TO HOLD THE NATURAL RESOURCES ON THE PROPERTY AND IS UNBUILDABLE.
- MAINTENANCE OF ALL DRAINAGE EASEMENTS TO BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- ALL WORK SHALL CONFORM TO 2020 EDITION OF SUDAS.



UTILITY NOTE:

THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY. EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING. UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT. A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.

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VICINITY MAP
SCALE: 1" = 1,000'

LEGEND:

- SAN — SANITARY SEWER
- ST — STORM SEWER
- W — WATER LINE
- G — GAS LINE
- U/E — UNDERGROUND ELECTRIC
- O/E — OVERHEAD ELECTRIC
- TELE — TELEPHONE LINE
- F/O — FIBER OPTIC
- CATV — CABLE TV
- ① STORM MANHOLE
- ⌘ CURB INTAKE
- ⌘ SURFACE INTAKE
- ⌘ FLARED END SECTION
- Ⓢ SANITARY MANHOLE
- ⌘ CLEANOUT
- ⌘ FIRE HYDRANT
- ⌘ SPRINKLER
- ⌘ IRRIGATION CONTROL VALVE
- Ⓢ WATER MANHOLE
- Ⓢ WELL
- ⌘ WATER VALVE
- ⌘ WATER SHUT OFF
- ⌘ YARD HYDRANT
- Ⓢ ELECTRIC MANHOLE
- ⌘ ELECTRIC METER
- Ⓢ ELECTRIC RISER
- ⌘ ELECTRIC VAULT
- ⌘ POWER POLE
- ⌘ TRANSFORMER POLE
- ⌘ LIGHT POLE
- Ⓢ ELECTRIC JUNCTION BOX
- Ⓢ ELECTRIC PANEL
- ⌘ TRANSFORMER
- ⌘ GROUND LIGHT
- ⌘ GUY WIRE
- ⌘ ELECTRIC HANDHOLE
- ⌘ GAS METER
- ⌘ GAS VALVE
- ⌘ AIR CONDITIONING UNIT
- Ⓢ TELEPHONE RISER
- Ⓢ TELEPHONE VAULT
- Ⓢ TELEPHONE MANHOLE
- Ⓢ TRAFFIC SIGNAL MANHOLE
- Ⓢ FIBER OPTIC RISER
- Ⓢ FIBER OPTIC FAULT
- Ⓢ CABLE TV RISER
- Ⓢ SIGN
- ⑦ DENOTES NUMBER OF PARKING STALLS
- PROPERTY CORNER - FOUND AS NOTED
- SECTION CORNER - FOUND AS NOTED
- ➔ ALL SIDE YARD SETBACKS ARE INTENDED TO BE USED TO CONVEY STORM WATER FROM THE SUBJECT LOT AND ANY ADJACENT LOTS

ABBREVIATIONS:

- AC ACRES
- ASPH ASPHALT
- BK BOOK
- CONC CONCRETE
- D DEEDED DISTANCE
- EX EXISTING
- ENCL ENCLOSURE
- FF FINISHED FLOOR
- FL FLOW LINE
- FRAC FRACTIONAL
- M MEASURED DISTANCE
- MANH MANHOLE
- OPC ORANGE PLASTIC CAP
- P PAGE
- PG POINT OF BEGINNING
- POB POINT OF COMMENCEMENT
- POC POINT OF COMMENCEMENT
- PRA PREVIOUSLY RECORDED AS
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT OF WAY
- RED RED PLASTIC CAP
- RPC SQUARE FEET
- SF SANITARY
- TYP TYPICAL
- YPC YELLOW PLASTIC CAP
- N NORTH
- S SOUTH
- E EAST
- W WEST

OWNER / PREPARED FOR:

ROBERT & JULIE DVORAK
7605 NE 46TH STREET
BONDURANT, IOWA

PREPARED BY:

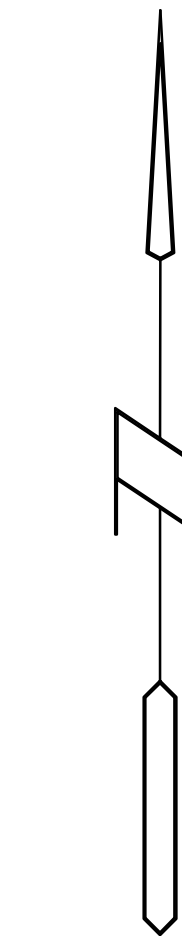
BISHOP ENGINEERING
3501 104TH ST
URBANDALE, IA 50322
SURVEYOR: LARRY HYLER

ZONING:

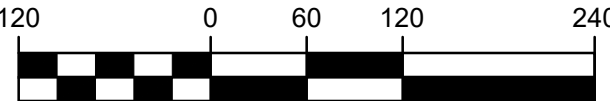
AG (AGRICULTURAL DISTRICT)

BENCHMARK:

NAVD 88
GPS DERIVED

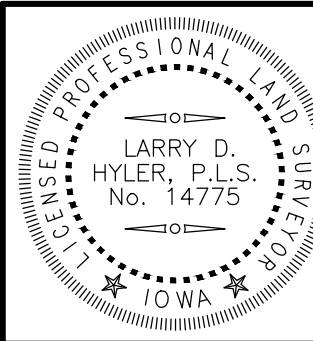


GRAPHIC SCALE



FLOOD HAZARD CERTIFICATION:

ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP 19153C0210F, WITH AN EFFECTIVE DATE OF FEBRUARY 1, 2019, THIS SITE IS LOCATED IN A ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND IN A ZONE "AE" FLOOD HAZARD AREA. THIS CERTIFICATION IS BASED ON THE LATEST KNOWN MAP FOR THIS PARCEL.



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.

SIGNED: PRELIMINARY

LARRY D. HYLER, P.L.S. 14775

DATE:

LICENSE RENEWAL DATE: DEC. 31, 2022

1 OF 1

PAGES OR SHEETS COVERED BY THIS SEAL:

Bishop Engineering
"Planning Your Successful Development"

3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217
Civil Engineering & Land Surveying

Established 1959

DVORAK SUBDIVISION
BONDURANT, IOWA

PRELIMINARY PLAT

REFERENCE NUMBER:

DRAWN BY:

CEJ

CHECKED BY:

LDH

REVISION DATE:

PROJECT NUMBER:

200273

SHEET NUMBER:

1 OF 1



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

Item No. 7.a.
For Meeting of 6/24/2021
Discussion Item

TITLE: Potential text amendment - parking space requirements of retail sales establishments.

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: Recently, the City received a variance application for parking stalls. The applicant noted that the City of Bondurant has a more stringent requirement than other communities. A review of the parking requirements in other cities revealed:

Parking Stall Count Requirement Comparisons - Retail

City	Requirement	# Required for Dollar General	Rounded Up
Fort Dodge	1 per 300 SF	35.5	36
Ames	1 per 300 SF	35.5	36
West Des Moines	1 per 285 SF	37	38
Waukee	1 per 250 SF	42.56	43
Grimes	1 per 250 SF	42.56	43
Pleasant Hill	1 per 250 SF	42.6	43
Clive	1 per 250 SF	42.6	43
Norwalk	1 per 250 SF	51.2	52
Bondurant	1 per 200 SF	53.2	54
Windsor Heights	1 per 200 SF	53.2	54
Newton	1 per 200 SF	53.2	54
Urbandale	1 per 200 SF	53.2	54
Altoona	1 per 200 SF	53.2	54
Ankeny	1 per 200 SF	53.2	54
Polk City	1 per 200 SF	53.2	54
Johnston	1 per 175 SF	60.8	61
Dallas Center	1 per 175 SF	60.8	61
Indianola	1 per 1-- SF	63.2	64

Mean (Average) 50
Median 54
Mode 54

While the applicant decided not to pursue a variance, it did bring to light that Bondurant's parking requirements should be discussed.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: This is a policy matter for Commission discussion.

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None



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

Item No. 7.b.
For Meeting of 6/24/2021
Discussion Item

TITLE: Agenda Statement

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The City of Bondurant is requesting an easement and/or right-of-way for a bike trail that connects to the underpass under Highway 65 from Casey's. Because of the ground needed for the bike trail, Casey's needed to revise their original (future) site plan concept, pushing the building further towards Brick Street with the front oriented towards Highway 65/Grant Street. The City is planning to go to bid on this project later this fall. The revised concept is attached.

FUNDING SOURCE: Bonds/Grants

STAFF RECOMMENDATION: This is a discussion item.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Draft Site Plan
2. 2018 Site Plan
3. Zoning Map

Legal Description:

Lots 4, 5 and 6 in Bondurant Business Park Plat 3, An Official Plat, and Lot 1 in Bondurant Business Park Plat 1, an Official Plat, in the City of Bondurant, Polk County, Iowa.

Zoning Information

(C-2) GENERAL COMMERCIAL DISTRICT

FRONT SETBACK: 50 FT.
CORNER/SIDE SETBACK: NONE
REAR SETBACK: 25 FT.

BUILDING HEIGHT: 65 FT. (3 STORIES)
REQUIRED PARKING: 1/150 SF GFA = 150 / 4,517.3 = 31 spaces required.
26 Marked spaces, 14 unmarked spaces.

Referenced Sheets

CIVIL PLANS BY PELDS ENGINEERING.
* to be created
LIGHTING PLANS BY RED LEONARD ASSOCIATES.
* RL-5235-S1

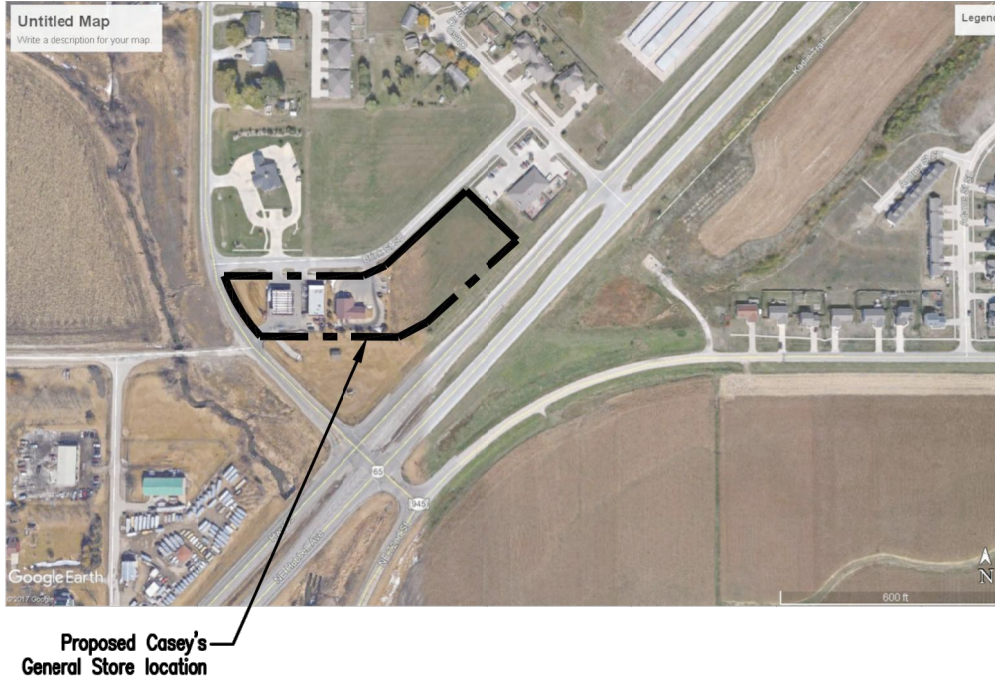
Contact Information:

CITY OF BONDURANT
CENTURYLINK
DES MOINES METRO WASTEWATER
MIDAMERICAN - ELECTRIC & GAS
SOUTHEAST POLK RURAL WATER DISTRICT
MEDIACOM COMMUNICATIONS CORP

515-967-2418
720-578-8090
515-323-8135
515-252-6632
515-283-8729
515-246-2252

VICINITY MAP

NTS

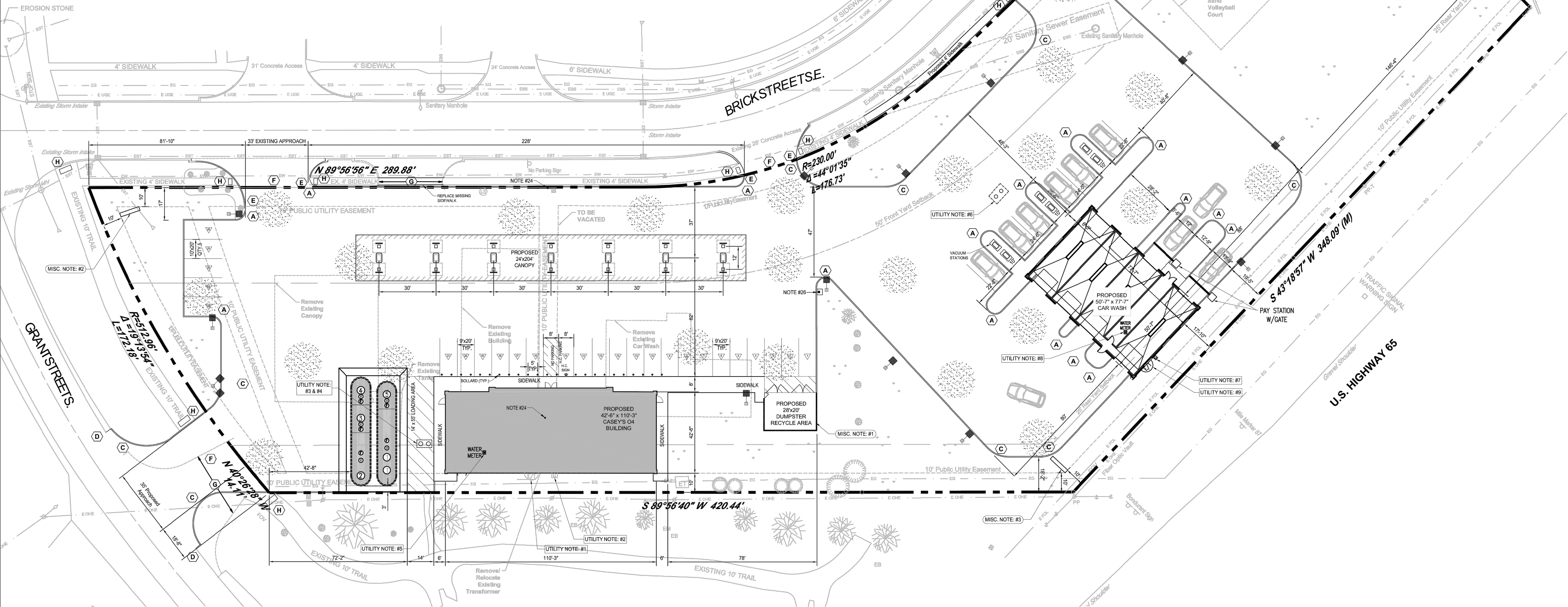


General Construction Notes

- 2 - 30,000 GALLON DOUBLE WALL FIBERGLASS TANKS.
TANK 1 - 22,000 GALLON (87E)
TANK 2 - 14,000 GALLON (DIESEL)
TANK 3 - 8,000 GALLON (87C)
TANK 4 - 8,000 GALLON (91C)
TANK 5 - 8,000 GALLON (E65)
- TANK SETTING DETAILS PAGE QF-301
- FILL PIPE AND MANHOLE DETAIL PAGE QF-301
- CIRCUIT BREAKER PANEL PAGE E-501
- REFRIGERATION WIRING PAGE QR-602
- GILBARCO WIRING PAGE QF-601
- ISLAND SIZE - 3' x 5' W/DUAL GUARD PIPE
- 7 - GILBARCO 700 S DISPENSERS
2 = NG1 4 NOZZLES & 8 METERS EACH
5 = NJ4 6 NOZZLES & 8 METERS EACH
- ISLAND DETAILS PAGE AL-501
- ISLAND CONDUIT DETAIL PAGE E-602
- DO NOT PLACE PRODUCT PIPING UNDER ISLAND
- 18" MIN. FROM TANK PIPING TO FINISH SURFACE
- SIGN BASE DETAILS PAGE AL-601
- SIGN DETAILS PAGE AL-601
- DRIVEWAY JOINTS TO BE PACKED & CAULKED
- CONCRETE DRIVE TROWELED WITH LIGHT BROOM FINISH
- CONTROL JOINTS - MIN. 100 sq.ft. - MAX. 125 sq.ft. - 25% DEEP
- CONSTRUCTION JOINTS - PINNED 4" O.C. 12" EACH WAY WITH 1/2" REBAR #4
- APPROACHES TO BE 7" NON-REINFORCED OR AS PER STATE/CITY SPEC.
- SLOPE MAX. 2% FOR BUILDING SIDEWALK, H.C. PARKING 1.50 ALL DIRECTIONS
- ALL ACCESS ISLE STRIPING AT 45 DEGREE ANGLE BEING MAX. 4' SEPARATION
- RUN VENT LINES UP SEPARATE CANOPY COLUMN, VERIFY
- VERIFY ALL UTILITY LOCATIONS AND DIMENSIONS.
- CANOPY FOOTING: SIZE 6'-3" LENGTH x 6'-3" WIDTH x 3'-0" DEPTH.
CONCRETE: MINIMUM COMPRESSIVE STRENGTH OF FC-3000 p.s.i.
CONCRETE REINFORCING: ASTM A-616 GRADE 60
REBAR CAGE: (8) #6 HORIZONTAL TIES LENGTH WISE TOP AND BOTTOM
12" MAXIMUM SPACING.
- ALL FUEL DISPENSERS FALL WITHIN A 100 FOOT RADIUS OF THE EMERGENCY SHUT-OFF SWITCH LOCATED INSIDE AT THE SALES COUNTER FOR THE CONVENIENCE STAFF. A SECONDARY SHUTOFF SHALL BE INSTALLED ON A POST AT THE CURB IF ALL FUEL DISPENSERS DO NOT FALL WITHIN A 100 RADIUS.
- IRRIGATION REQUIRED WITH RAIN SENSOR MOUNTED ON BACK RAILING OF ROOF.
- AIR COMPRESSOR BOX, MOUNTED TO STEEL POLE, INSTALLED ON 3' x 6' CONCRETE PAD 16" FROM BACK OF CURB. 110 VOLT-60HZ-5.5 AMP. 8 GAUGE MINIMUM RECOMMENDED.

U.G.S.T. Notes

- (F) FILL CATCH BASIN W/ DROP TUBE OVERSPILL PROTECTION (TYP.)
- ①②③④⑤ TURBINE ENCLOSURE TYP. CONTAINS; SUB-PUMP W/LINE DETECTION, TANK PROBE FOR FUEL MONITORING, INCLUDING THE INTERSTITIAL SENSOR AND TANK SUMP SENSOR
- (V) VENT EXTRACTOR W/VAPOR RECOVERY/SPILL CONTAINMENT
SUMP SENSOR @ EACH DISPENSER.



TRUE PLAN A1 Site Layout Plan

1" = 30'

NOTE:
SYMBOL INDICATES EXISTING UTILITY TO EXISTING STRUCTURE TO BE REMOVED OR DISCONNECTED BY APPROPRIATE CONTRACTOR. VERIFY WITH UTILITY COMPANY REPRESENTATIVE.

Legend

- ▲ MARKED PARKING SPACES (PAINT LINES AS INDICATED)
- ▲ GASOLINE PUMP PARKING SPACES (DO NOT PAINT LINES OR OTHERWISE MARK)
- CONCRETE PAVING OR SIDEWALKS (62,180 +/- SQ. FT.)
- AREA LIGHTS (16 SHOWN) REFER TO LIGHTING PLAN (RL-5235-S1) DONE BY RED LEONARD.
- AREA TO BE SOD

Keyed Construction Notes

NOTICE: ALL WORK IN/ON THE R.O.W. AREA IS SUBJECT TO THE CITY OF BONDURANT AND THE STATE OF IOWA D.O.T. APPROVAL AND SPECIFICATIONS.

- (A) PROPOSED 5' RADIUS
- (B) PROPOSED 7'-9" RADIUS
- (C) PROPOSED 15' RADIUS
- (D) 2' STUB, TAPERED CURB.
- (E) TIE INTO EXISTING CURB LINE AND FLOW.
- (F) 2% MAX. CROSS-SLOPE IN SIDEWALK AREA.
- (G) REMOVE EXISTING APPROACH.
- (H) DETECTABLE SIDEWALK MAT (VERIFY WITH CITY).

Utility Notes

- UTILITY NOTE #1: PROPOSED ELECTRICAL SERVICE ENTRANCE. ELECTRIC 3 PHASE, 800 AMP, 208 VOLTS, 4 WIRE. TELEPHONE 8 PAIR, 4 LINES.
- UTILITY NOTE #2: PROPOSED 1.5" SCHEDULE 40 IRON PIPE GAS SERVICE CONNECTION. CONNECTION LOAD IS 680 MBH. TOTAL CONNECTED LOAD IS 680,000 BTU 618 CU/FT. HR. HOUSE PRESSURE IS 7" W.C.
- UTILITY NOTE #3: PROPOSED 6" SANITARY SEWER CONNECTION.
- UTILITY NOTE #4: PROPOSED 1,000 GALLON BELOW GRADE GREASE INTERCEPTOR WITH 2 MANHOLES.
- UTILITY NOTE #5: PROPOSED 2" COPPER WATER SERVICE CONNECTION.
- UTILITY NOTE #6: 3,000-GALLON OIL/SAND INTERCEPTOR.
- UTILITY NOTE #7: 3/4" SCHEDULE 40 IRON PIPE GAS SERVICE CONNECTION.
- UTILITY NOTE #8: 2" COPPER WATER SERVICE CONNECTION.
- UTILITY NOTE #9: 400 AMP ELECTRICAL SERVICE.

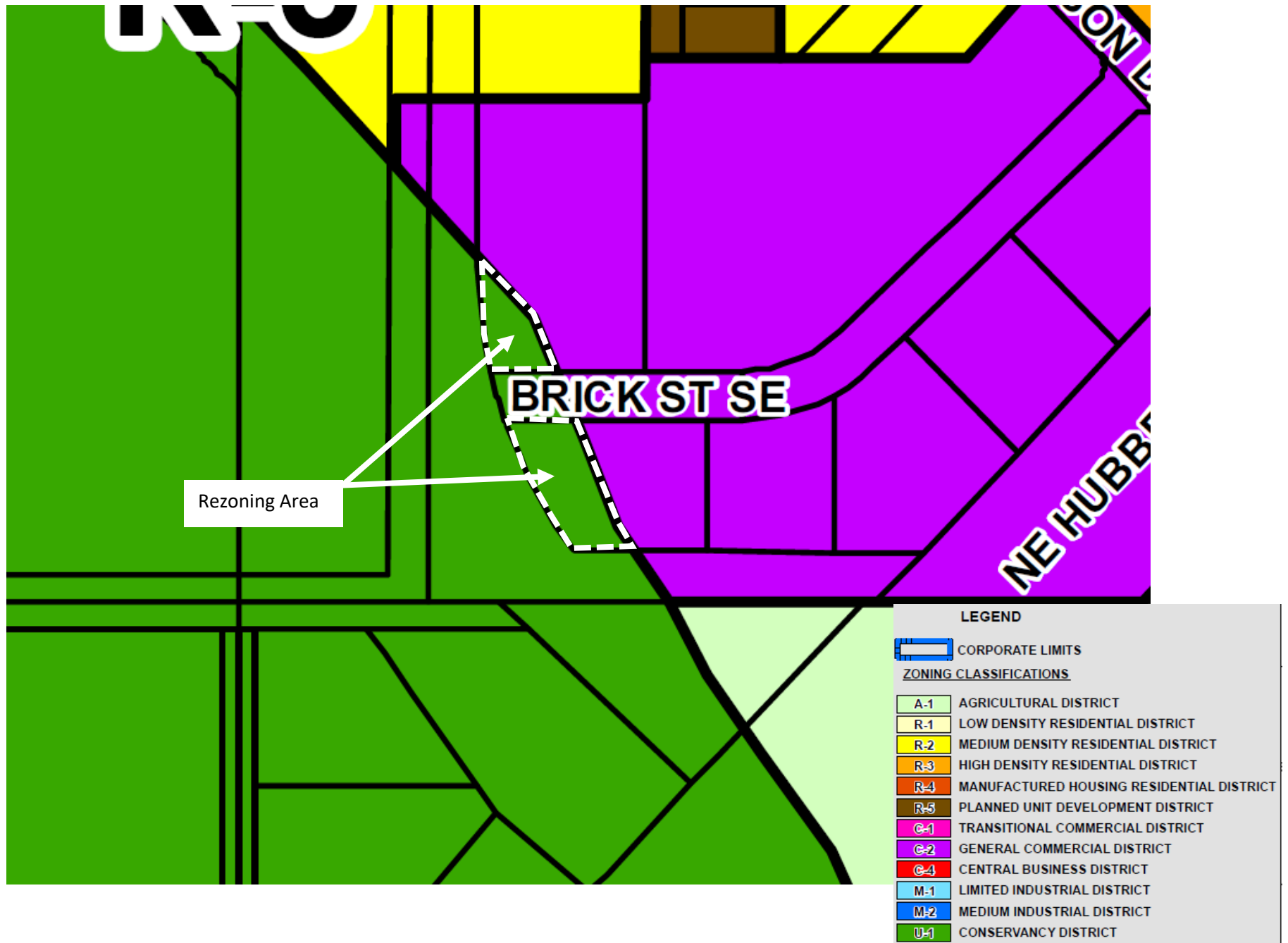
Misc. Notes

- Misc. #1: DUMPSTER AREA. CHAIN LINK ENCLOSURE W/ VINYL SLATES. 4-6 GATES AND 3 SERVICE GATE
- Misc. #2: BRICK THREE PRODUCT MONUMENT SIGN - 10'-0" MAX. HEIGHT 10' REQUIRED SETBACK.
- Misc. #3: BRICK THREE PRODUCT MONUMENT SIGN - 15'-0" MAX. HEIGHT 10' REQUIRED SETBACK.

EQUIPMENT SCREENING REQUIRED
BRICK REAR WALL REQUIRED
EXISTING LANDSCAPING TO REMAIN IF ADVANTAGEOUS.
10' & 15' BRICK MONUMENT SIGNS
STORMWATER DETENTION REQUIRED

			CASEY'S			
CASEY'S CONSTRUCTION DIVISION						
One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100						
PROJECT:	PUBLISHED:			DRAWING INFORMATION:		
Bondurant, IA #2 #1861 1455 Grant Street S. O4 Flat Roof w/ Car Wash	02/08/17			SITE PLAN		
	02/16/18					
	02/26/18					
	05/18/18					
	06/05/18					
DRAWING INFORMATION:						
CONSTRUCTION DIVISION						
DRAWN BY:	CHECKED BY:					
R. Stevens						
				AL-101		

Zoning Map





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

Item No. 7.c.
For Meeting of 6/24/2021
Discussion Item

TITLE: Potential New Member

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The City has received interest in the vacant Planning and Zoning Commission. Staff is contacting the individual to schedule time with the Planning and Zoning Commission.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None