

Posting Date: January 7, 2020

**NOTICE OF A REGULAR MEETING
BONDURANT PLANNING AND ZONING COMMISSION
JANUARY 9, 2020**

NOTICE IS HEREBY GIVEN that a regular meeting of the Planning and Zoning Commission will be held at 6:00 p.m., on Thursday, January 9, 2020, in the Bondurant Community Library, 104 Second Street NE, 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 the Commission Minutes – November 14, 2019
5. Guests requesting to address the Planning and Zoning Commission
6. **PUBLIC HEARING** – Case #2020.R.1 – request for rezoning from Agricultural (A-1) to Limited Industrial (M-1) on Parcel #7923-12-100-001.
7. **RESOLUTION NO. PZ-200109-01** – Resolution regarding Case #2020.R.1 – request for rezoning from Agricultural (A-1) to Limited Industrial (M-1) on Parcel #7923-12-100-001.
8. **RESOLUTION NO. PZ-200109-02** – Resolution regarding I-80 Business Park Preliminary Plat.
9. **RESOLUTION NO. PZ-200109-03** – Resolution regarding the Plat of Survey associated with the I-80 Business Park development.
10. Reports/Comments and appropriate action thereon:
 - a. Commission Members
 - b. Commission Chair
 - c. City Administrator
 - d. City Council Liaison
11. Adjournment

Upcoming Planning & Zoning Commission Meetings:

- Regular Meeting, January 23, 2020
- Regular Meeting, February 13, 2020

CITY OF BONDURANT
PLANNING AND ZONING COMMISSION
NOVEMBER 14, 2019
MINUTES

1. Call to Order

Commission Chair Cuellar called the meeting to order at 6:00 p.m.

2. Roll Call

Roll call was taken and a quorum was declared.

Present: Commission Member Brian Clayton, Commission Member Karen Keeran, Commission Member Joe Phearman, Commission Member Kristin Brostrom, Commission Member Torey Cuellar, Commission Member Angela McKenzie, Commission Member Andy Mains

City Officials

Present: City Administrator Marketa Oliver, City Clerk Shelby Hagan, Planning & Community Development Director Maggie Murray, Administrative Specialist Craig Marshman, Board of Adjustment Member Daniel Hoffman-Zinnel

3. Perfecting and Approval of the Agenda

Motion by McKenzie, seconded by Clayton, to approve the agenda. Vote on Motion 7-0. Motion declared carried unanimously.

4. Approval of the Commission Minutes – October 24, 2019

Motion by McKenzie, seconded by Clayton, to approve the October 24, 2019 minutes. Vote on Motion 7-0. Motion declared carried unanimously.

5. Guests requesting to address the Commission – None.

6. Items requested for vote:

- a) **RESOLUTION NO. PZ-191114-28** – Resolution regarding the Revised Roadside Machinery & Supplies Co. Site Plan

Motion by Keeran, seconded by Clayton, to approve RESOLUTION NO. PZ-191114-28 with the conditions Maggie Murrar, Planning & Community Development Director addressed in the Staff Report. Roll Call: Ayes: McKenzie, Clayton, Cuellar, Keeran, Mains, Phearman, Brostrom. Nays: None. Absent: None. Motion Carried 7-0.

- b) **RESOLUTION NO. PZ-191114-29** – Resolution regarding the Iowa Floor Covering Site Plan (tabled at October 24th P&Z meeting)

Motion by Brostrom, seconded by Mains, to approve RESOLUTION NO. PZ-191114-29 with the conditions Maggie Murray, Planning & Community Development Director addressed in the Staff Report. Roll Call: Ayes: McKenzie, Clayton, Cuellar, Keeran, Mains, Phearman, Brostrom. Nays: None. Absent: None. Motion Carried 7-0.

7. Preliminary discussion items (no vote requested at this time):

- a) Discuss potential text amendments to the City's Limited Industrial (M-1) District to allow for additional commercial-type uses.

Planning & Community Development Director Maggie Murray explained the Staff Report. This will be a discussion item at the next meeting, and a Public Hearing to take action will appear on an agenda in January.

- b) Preliminary site plan review of potential downtown development project at the SW corner of Main Street SE & 1st St SE.

Thad Long, SVPA Architects, explained the proposed project from the developer. Maggie Murray, Planning & Community Development Director, presented her Staff Report on the proposed project.

- c) Discuss potential amendments to Chapter 66 of the City's Municipal Code regarding designated truck routes in Bondurant.

Planning & Community Development Director Maggie Murray updated the Commission on the truck routes through Bondurant. Council plans to take action on updating the City Code in the next few months.

8. Reports/Comments and appropriate action thereon:

- a. Commission Member Comments

McKenzie – None.

Clayton – None.

Keeran – None.

Mains – None.

Phearman – Questioned Mid Country's barbed wire.

Brostrom – None.

- b. Commission Chair Comments – Congratulated Angela on her City Council seat, introduced Daniel Hoffman-Zinnel from Board of Adjustment as he is interested in the upcoming vacancy of the Commission.

- c. City Administrator Comments – None.

- d. City Council Liaison – Absent.

9. Adjournment

Moved by Phearman, seconded by McKenzie, to adjourn the meeting at 7:25 p.m. Vote on Motion 7-0. Motion declared carried unanimously.

Shelby Hagan, City Clerk

ATTEST:

Torey Cuellar, Commission Chair

January 6, 2020

From: Maggie Murray, AICP
To: Planning & Zoning Commission
Subject: Case #2020.R.1: Request for Rezoning from Agricultural (A-1) to Limited Industrial (M-1) on Parcel #7923-12-100-001.
Action: For P&Z recommendation on January 9th, 2020

Brief History

The City has received a rezoning application for an existing 4.67-acre parcel of land within Bondurant's city limits along Hubbell Road SW and NE 62nd Avenue, as shown in the enclosed maps. This rezoning application has been submitted by the owner, I-80 Business Park, LLC. This parcel is currently zoned as being within the City's Agricultural (A-1) District. The rezoning request is that the Official Zoning Map be changed from the Agricultural (A-1) District to the Limited Industrial (M-1) District for Parcel #7923-12-100-001 only. The purpose of this rezoning request is to allow for construction of a detention pond on the land requested for rezoning. This detention pond will serve the developable commercial and limited industrial lots of the I-80 Business Park Subdivision. The developable lots of the I-80 Business Park Subdivision are located within the Altoona's city limits just to the west of this land in Bondurant's city limits being requested for rezoning.

Being considered by the P&Z and Council as part of this rezoning staff report is the topic of a rezoning from Agricultural (A-1) to Limited Industrial (M-1) on Parcel #7923-12-100-001 only. Uses proposed within Altoona's city limits fall under the City of Altoona's jurisdiction. Stormwater calculations for the detention pond on land within Bondurant's city limits will be considered as part of the I-80 Industrial Park Preliminary Plat staff report.

Analysis:

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

Comprehensive Plan:

A comprehensive plan serves as a long-range plan for community improvement, development, and growth. Iowa Code recommends for communities to adopt comprehensive plans, and that these plans should "include information on the amount, type, intensity and density of existing land use, trends in the market price, and plans for future land use throughout the municipality" (Chapter 18B). Said plans serve as policy guides, and are intended to be flexible and adaptive over time, setting forth the basic framework to guide activities and manage change.

Bondurant's Comprehensive Plan currently guides for a future use of industrial in the area requested for rezoning, so no update to the City's Future Land Use Map is proposed at this time.

Spot Zoning:

According the Iowa State University & Outreach's "Midwest Planning Bluz", to determine whether illegal spot zoning has occurred, the courts consider whether the rezoning takes into account the following:

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

It does not appear this proposed rezoning constitutes spot zoning. As the enclosed Zoning Map shows, the requested zoning district of Limited Industrial (M-1) also exists for a portion of land just north of NE 62nd Avenue (Oxbow Subdivision currently under construction) and also for a portion of land just east of Hubbell Road SW (existing Mid-Country Machinery site at 3509 Franklin Street SW). Further, as previously noted, the City's Comprehensive Plan supports this rezoning request, as the City's Future Land Use Map as part of the City's Comprehensive Plan guides for guides for industrial use in the area requested for rezoning from Agricultural (A-1) to Limited Industrial (M-1).

Public Input:

Per the City's Zoning Ordinance, letters were sent to property owners within 200' of the proposed rezoning. At the time of writing this report, the has City received one public comment. The enclosed public comment from Jerry White, property owner at 6204 & 6206 NE 62nd Avenue notes that he opposes the rezoning request.

Alternatives

The following options exist for the Planning and Zoning Commission:

1. Recommended approval of the rezoning request from Agricultural (A-1) to Limited Industrial (M-1) for Parcel #7923-12-100-001;
2. Recommended approval of the rezoning request from Agricultural (A-1) to Limited Industrial (M-1) for Parcel #7923-12-100-001, subject to conditions recommended by the P&Z;
3. Recommend denial of the rezoning request from Agricultural (A-1) to Limited Industrial (M-1) for Parcel #7923-12-100-001;
4. Table pending additional comment/feedback.

Staff Conclusions/Recommendations

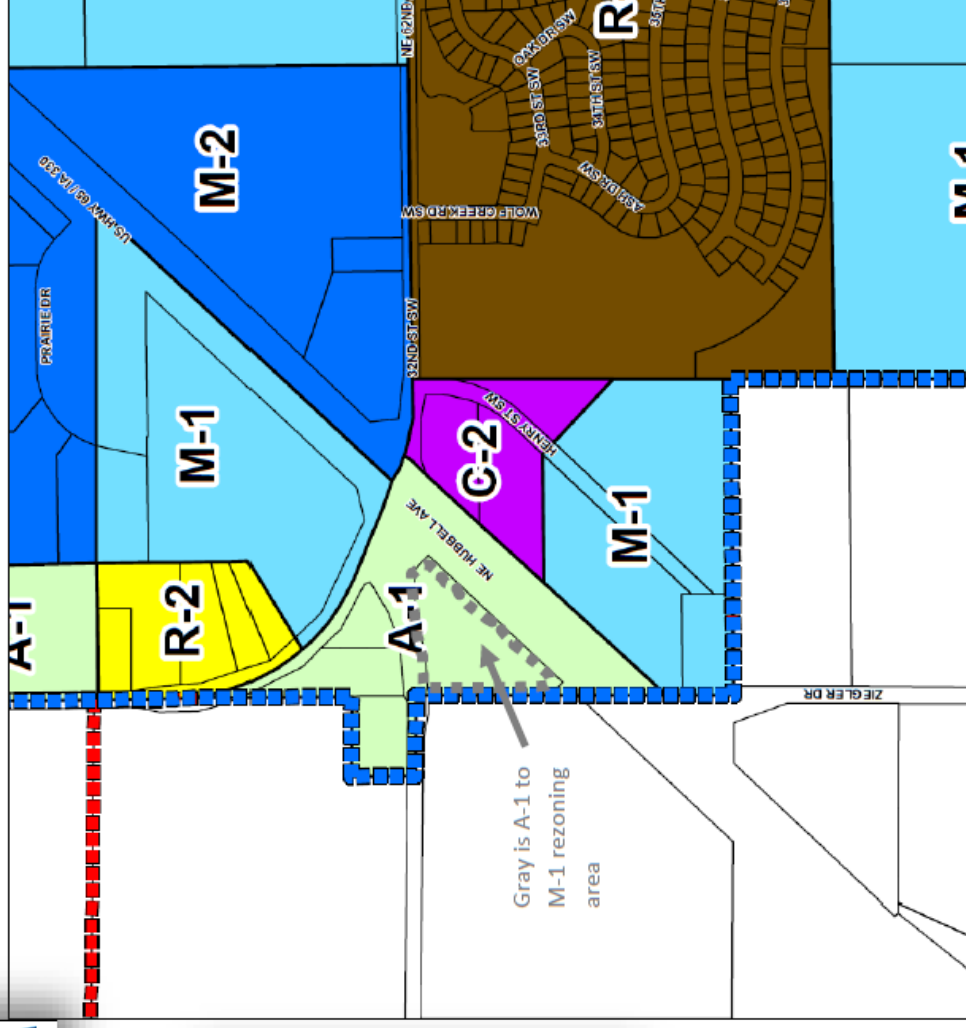
Subject to further comment received, staff recommends approval of the rezoning request from Agricultural (A-1) to Limited Industrial (M-1) for Parcel #7923-12-100-001.

It is anticipated that City Council will their public hearing for rezoning consideration during their meeting on Monday, February 3rd, 2020. Following Council's required public hearing, City Council may consider approval of the rezoning ordinance.

ZONING MAP

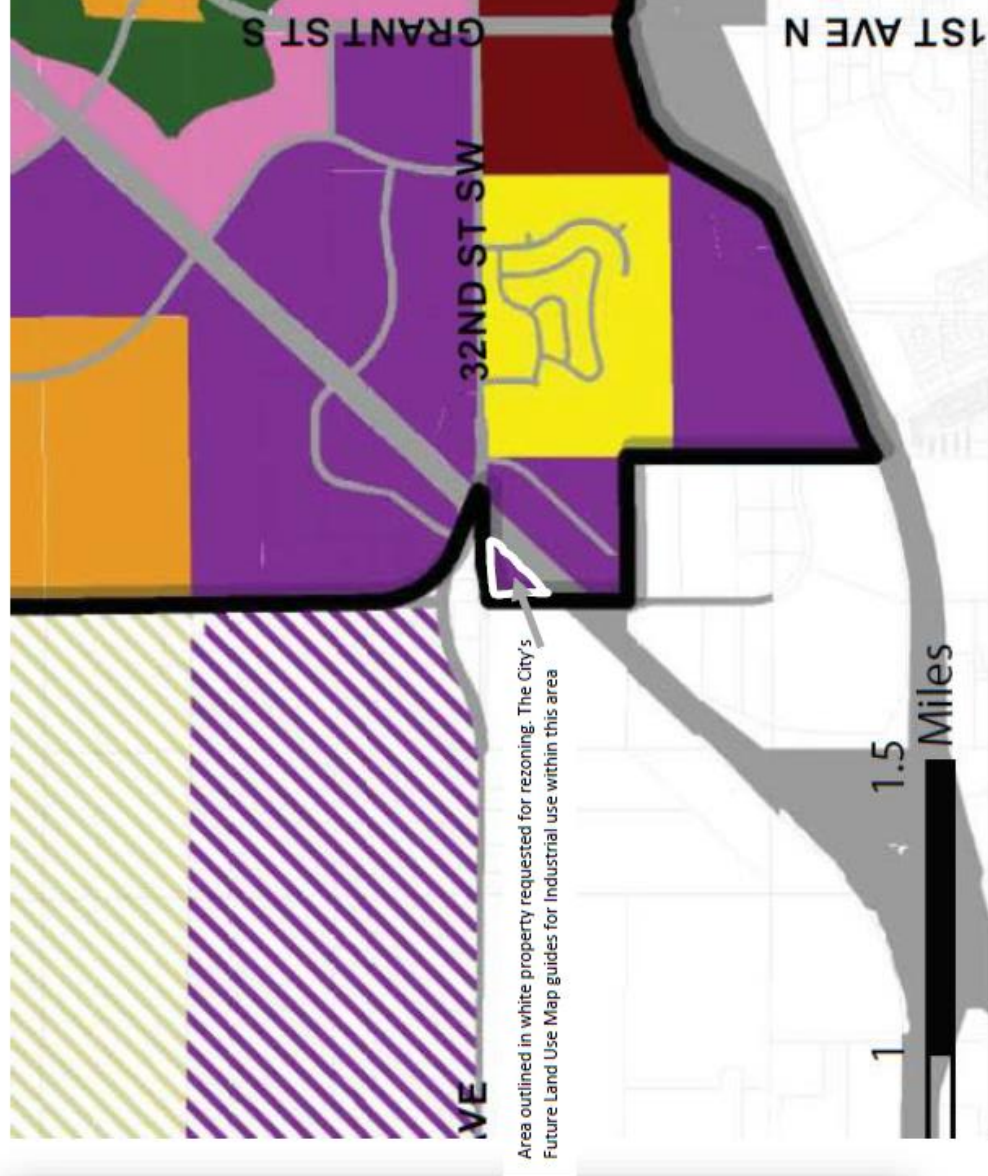
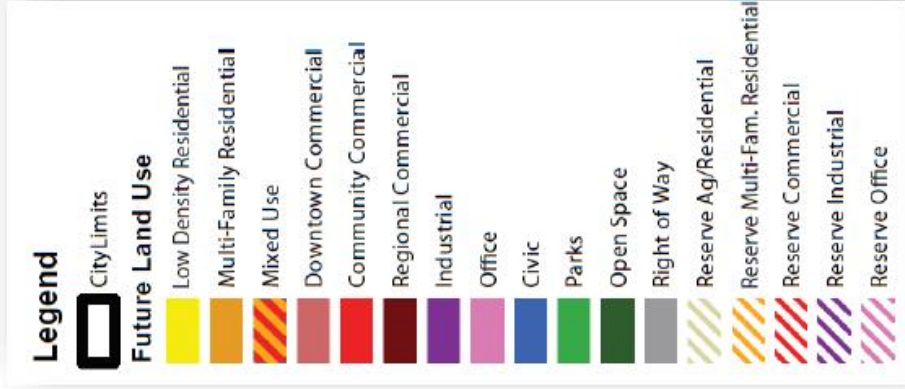
CITY OF BONDURANT, IOWA

LEGEND	
	CORPORATE LIMITS
	FUTURE STREETS
ZONING CLASSIFICATIONS	
	AGRICULTURAL DISTRICT
	SINGLE FAMILY RESIDENTIAL DISTRICT
	ONE- AND TWO-FAMILY RESIDENTIAL DISTRICT
	MULTI-FAMILY RESIDENTIAL DISTRICT
	MANUFACTURED HOUSING RESIDENTIAL DISTRICT
	PLANNED UNIT DEVELOPMENT DISTRICT
	TRANSITIONAL COMMERCIAL DISTRICT
	GENERAL COMMERCIAL DISTRICT
	CENTRAL BUSINESS DISTRICT
	LIMITED INDUSTRIAL DISTRICT
	MEDIUM INDUSTRIAL DISTRICT
	CONSERVANCY DISTRICT



REZONING LEGAL DESCRIPTION: A PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF BONDURANT, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 12; THENCE NORTH 89°12'07" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, 518.52 FEET TO THE WESTERLY RIGHT OF WAY LINE OF HUBBELL AVENUE; THENCE SOUTH 46°52'55" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, 81.62 FEET; THENCE SOUTH 43°12'33" WEST CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, 761.39 FEET; THENCE NORTH 46°35'09" WEST CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, 77.56 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 00°02'35" WEST ALONG SAID WEST LINE, 550.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.67 ACRES (203,215 SQUARE FEET).

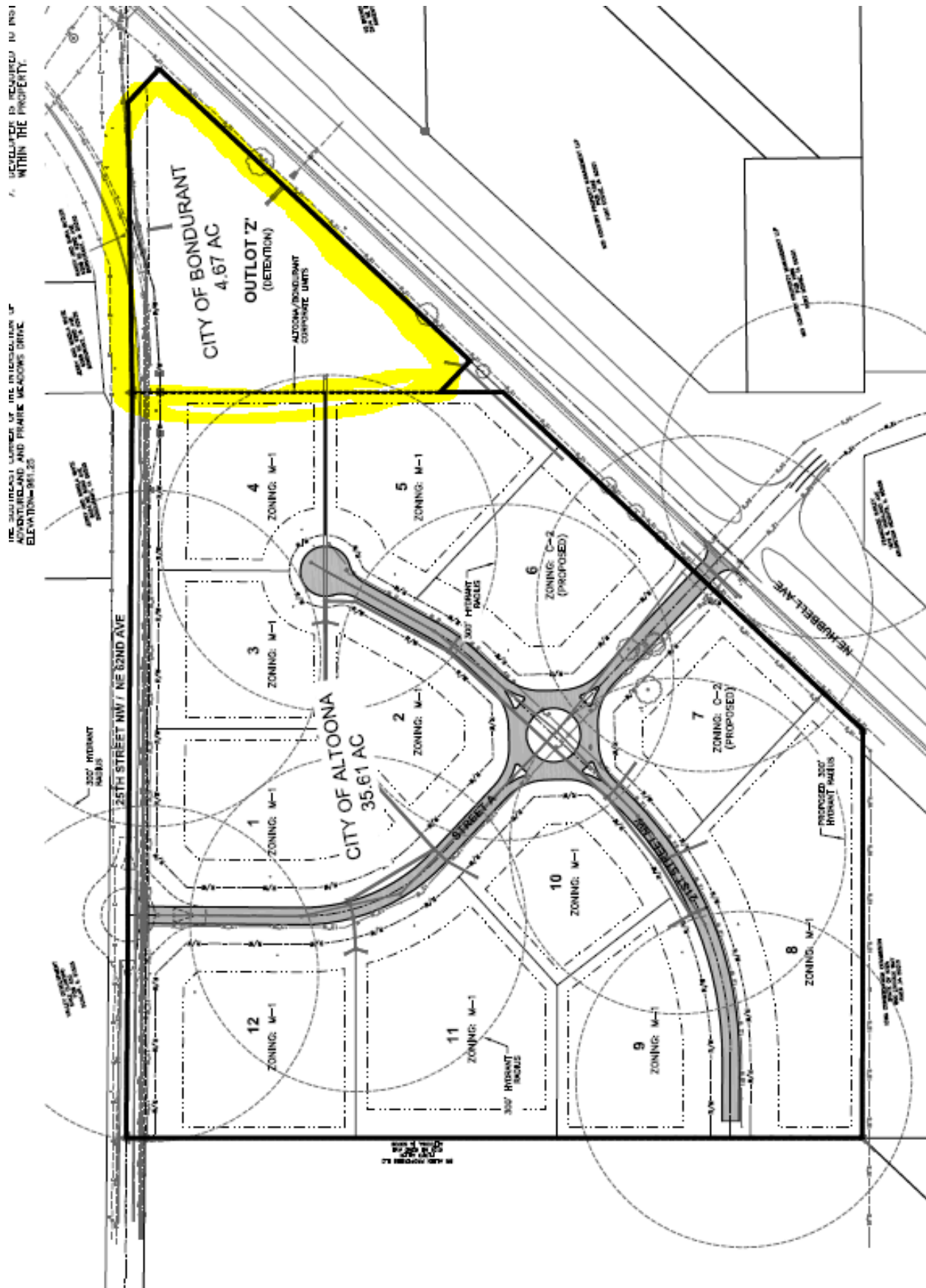
Future Land Use Map (Guides Rezoning)



Area Map



Excerpt from Preliminary Plat – Showing Location of Rezoning Parcel



Excerpts from Rezoning Application



December 6, 2019

Honorable Mayor, City Council and Planning and Zoning Commission
c/o Marketa Oliver, City Administrator
City of Bondurant
200 2nd Street NE
Bondurant, Iowa 50035

RE: I-80 Business Park Rezoning

Honorable Mayor, City Council and Planning and Zoning Commission;

On behalf of I-80 Business Park LLC, we submit herewith this request to rezone approximately 4.7 acres from A-1: Agricultural District to M-1: Limited Industrial District that would allow for industrial construction. The property is a low-lying piece of ground within a larger tract of land being developed by the owners and will therefore be utilized as a regional detention pond. The comprehensive plan calls for this property to contain industrial uses which is in line with what is proposed for the surrounding properties.

Please accept this submittal for the next available Planning & Zoning Commission and City Council meeting. Let me know if you have any questions or require any further information to complete your review. Thanks.

Sincerely,

CIVIL DESIGN ADVANTAGE



Jared Murray, P.E.

cc: Jesse Rognes, Synergy Contracting LLC
Chris Dawson, Platinum Development Company

Enclosures


Attachment B
Property Owners' Statement

(Must be owners of at least 50% of area to be rezoned and must be notarized)

To Whom It May Concern:

I/We, the undersigned, am/are the property owner(s) of I-80 Business Park
in Bondurant, Iowa.

I/We declare that a zoning change from A-1: Agricultural District to
M-1: Limited Industrial District is requested.


NAME	SIGNATURE	DATE SIGNED
Jesse Rognes		12/4/19

State of Iowa
County of Polk

Sworn to (or affirmed) and subscribed before me on this 4 day of 2019, by
Jesse Rognes who is personally known or produced Driver's License as identification.

(seal)




Signature
Paige Naber
Printed Name of Notary

Public Comment Received – Jerry White, 6204 & 6206 NE 62nd Avenue. Public comment received 1/6/2020

Maggie,

Thanks for this information and the phone conversation. With brutal frankness, I don't want to waste your time, the time of the planning and zoning commission, the city council or others...and so, I share the following "straight talk" and very candid comments.

As you can observe, I have cc'd several city council members, Zach Nunn, and my neighbors (Carol, Leo, Renee, Sarah, Randy, Pat, Lee, Kevin, Joyce, Merrill, Mike, Dwayne, Dorothy, Rob) who are the affected RESIDENTS...and can/should comment as they wish or choose.

As a resident living adjacent to the parcel in questions, **I vehemently oppose re-zoning this parcel of land from Agricultural (A-1) to Limited Industrial (M-1)**. I am now a resident in the city limits of Bondurant, I pay taxes to Bondurant to be served as a resident. This rezoning will NOT serve me as a resident of Bondurant. It will do nothing to improve my family's or my neighbors' quality of life as tax-paying Bondurant residents; in fact, re-zoning this parcel will do exactly the opposite. Put simply, it will continue to DEGRADE the quality of life in our residential area by increasing the excessive noise (especially Jake braking by commercial vehicles), traffic, development hazards, and other issues caused by the "gangbuster" development activities in the area.

For what it's worth...from the internet I share the following:

1. **Why is jake braking illegal?**

Engine braking is prohibited in some areas because of the loud noise it creates. Typically, when an interstate travels near a residential area is when you will see the signs prohibiting the action. Typically, research shows the decibel level to be the same as that of a large lawnmower, but in early morning or late at night, the sound a jake brake causes when engaged can be very disruptive to local communities.

<https://www.straightdope.com/columns/read/1501/what-are-jake-brakes-and-why-are-they-prohibited-in-some-locations/>

Keeping this parcel zoned for agricultural use would provide a "buffer" zone preventing undesirable developments next to our residential properties.

When we requested to be voluntarily annexed into the city of Bondurant, we expected Bondurant to be a "sheepdog" protector to our promote residents' wishes against the wolf-like predatory city of Altoona. There is NO BENEFIT to the city of Bondurant to re-zone this parcel except to further the development greed that seems to permeate the mind and souls of so many Bondurant and Altoona folks in civic positions today. Put simply, I am concerned the city of Bondurant is better viewed to be simply another

member of the city and state entities / wolfpack who lust for more and more commercial and industrial development above all else; residents be damned.

In conclusion, I have the following questions:

- (1) Who is requesting this re-zoning? Are they Bondurant residents?
- (2) What benefit does this re-zoning serve the city of Bondurant residents (i.e. those who live and sleep at the adjacent properties)?
- (3) Why would the city of Bondurant approve re-zoning this land if the adjacent residents unanimously and vehemently oppose?
 - a. Does the city of Bondurant have the courage to respect their residents and join them in opposing this rezoning request?
 - b. Does the city of Bondurant even care about the residents' wishes?
 - c. AND MOST IMPORTANTLY, can the city of Bondurant identify even ONE adjacent RESIDENT who supports this rezoning request? If so, who is this resident?

Please share written responses to these questions when possible...prior to the planning and zoning commission meeting on this matter.

Thank you,

Jerry E White

Senior Drivetrain Engineer - Cotton Harvesters

John Deere Des Moines Works

E-mail: WhiteJerryE@JohnDeere.com

Phone: 515-289-3411

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-1200109-01

RESOLUTION REGARDING THE I-80 BUSINESS PARK REZONING APPLICATION FROM
AGRICULTURAL (A-1) TO LIMITED INDUSTRIAL (M-1) IN THE CITY OF BONDURANT, POLK
COUNTY, IOWA

WHEREAS, the Planning and Zoning Commission held a Public Hearing to consider a request by I-80 Business Park, LLC to rezone a property at Parcel #7923-12-100-001 from Agricultural (A-1) to Limited Industrial (M-1) on property legally described as follows:

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF BONDURANT, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 12; THENCE NORTH 89°12'07" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, 518.52 FEET TO THE WESTERLY RIGHT OF WAY LINE OF HUBBELL AVENUE; THENCE SOUTH 46°52'55" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, 81.62 FEET; THENCE SOUTH 43°12'33" WEST CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, 761.39 FEET; THENCE NORTH 46°35'09" WEST CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, 77.56 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 00°02'35" WEST ALONG SAID WEST LINE, 550.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.67 ACRES (203,215 SQUARE FEET).

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

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

NOW, THEREFORE, BE IT RESOLVED, by the Planning and Zoning Commission of the City of Bondurant, Iowa, that the rezoning for the I-80 Business Park, LLC on be _____ by the City Council.

Moved by _____, Seconded by _____ to adopt.

ATTEST: I, Craig Marshman, Interim City Clerk of Bondurant, hereby certify that at a meeting of the Planning and Zoning Commission held on January 9, 2020, among other proceedings the above was adopted.

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

Craig Marshman, Interim City Clerk

Action	Yay	Nay	Abstain	Absent
Hoffman-Zinnel				
Clayton				
Kromrie				
Keeran				
Cuellar				
Phearman				
McCleary				

Torey Cuellar, Commission Chair

January 6, 2020



From: Maggie Murray, AICP
To: Planning & Zoning Commission
Subject: Preliminary Plat Subdivision Review of Proposed I-80 Business Park.
Action: For P&Z recommendation on January 9th, 2020

Brief History

For review by the Planning and Zoning Commission is recommended approval of the I-80 Business Park Preliminary Plat. The preliminary plat applicant/developer is I-80 Business Park, LLC. The proposed I-80 Business Park will look to create 12 developable commercial and industrial lots within Altoona's city limits. While the actual commercial and industrial development will be situated within Altoona's city limits, there is one existing parcel of land within Bondurant's city limits proposed within this I-80 Business Park subdivision. As the enclosed preliminary plat shows, this parcel within Bondurant's city limits, Outlot Z, is a 4.67-acre parcel situated at the SW corner of NE 62nd Avenue and Hubbell Road SW. Outlot Z will be used for stormwater detention purposes.

Prior to final plat recording, Section 354.8.2 of the Iowa Code states that the recorder must have a resolution of from each applicable governing body approving the subdivision plat. Since a portion of this subdivision falls within Bondurant's city limits, the eventual recording of the final plat will require a resolution of approval from both Bondurant City Council and Altoona City Council.

For review as part of this staff report is recommended approval of the I-80 Business Park Preliminary Plat only. For questions on the rezoning of this property from Agricultural (A-1) to Limited Industrial (M-1), please see the corresponding rezoning staff report. When reviewing for recommended preliminary plat approval, the Planning and Zoning Commission should be reviewing for what Bondurant has jurisdiction over only. The proposed land uses and subdivision layout within Altoona's city limits fall under the City of Altoona's jurisdiction.

Analysis:

When considering subdivision plat requests, the Planning and Zoning Commission and City Council should take into account the following: Future Land Use, Zoning, and Neighborhood Character; Transportation, Parking, Sidewalks, and Utilities; and Comments from City Officials, Private Utilities, and Other Entities.

Future Land Use (Comprehensive Plan), Zoning, and Neighborhood Character:

This is just a brief summary of this topic. For further information, please see the corresponding rezoning staff report.

Future Land Use (Comprehensive Plan) – the proposed use within Bondurant's city limits will be for detention pond use to help service industrial and commercial lots within Altoona's city limits. The proposed use is consistent with the City's Future Land Use Map, which guides this area for industrial-type use on this parcel of land within Bondurant's city limits.

Zoning – this 4.67-acre piece of property is currently zoned as being within the City’s Agricultural (A-1) District. The City has received a rezoning request from Agricultural (A-1) to Limited Industrial (M-1). This rezoning request will also be considered by the Planning and Zoning Commission during their meeting on January 9th for recommended approval for Council.

When the Planning and Zoning Commission and City Council considers a potential rezoning, bulk regulations of the requested district should be reviewed to ensure minimum regulations are being met. Below is a summary of Limited Industrial (M-1) District bulk regulations:

- ✓ **Minimum Front Yard Setback of 50’.** N/A, as no actual structure is proposed within Bondurant’s city limits.
- ✓ **Minimum Side Yard Setback of 20’.** N/A, as no actual structure is proposed within Bondurant’s city limits.
- ✓ **Minimum Rear Yard Setback of 50’.** N/A, as no actual structure is proposed within Bondurant’s city limits.
- ✓ **Maximum Structure Height of 80’.** N/A, as no actual structure is proposed within Bondurant’s city limits.
- ✓ **Minimum Lot Area of 10,000 SF.** This item is met, as the enclosed preliminary plat notes that the parcel within Bondurant’s city limits is 4.67 acres.

Neighborhood Character – the I-80 Business Park Subdivision will be located within close proximity to the Oxbow Subdivision just north of NE 62nd Avenue. The Oxbow Subdivision will be home to the Road Machinery & Supplies site and also one additional development lot. While there are also three homes within close proximity to the north of NE 62nd Avenue at 6204-6208 NE 62nd Avenue, the City’s Future Land Use Map guides for industrial-type development within this area. This detention pond area may help serve as a buffer between the actual commercial and industrial development within Altoona’s city limits and the residential uses to the north. The I-80 Business Park is also located within close proximity to a series of industrial and commercial businesses just east of Hubbell Road SW.

Transportation, Parking, Sidewalks, and Utilities:

Transportation. No new streets are proposed within Bondurant’s city limits as part of this subdivision. This 4.67-acre parcel within Bondurant fronts the existing NE 62nd Avenue and Highway 65/Hubbell Road SW. The preliminary plat shows Lots 1, 2, 3, 4, and Outlot Z (Bondurant city limits) as having parcel ownership up to the centerline of the existing NE 62nd Avenue. As part of the final platting process, the north property lines within this area will be corrected so that the road area is dedicated right-of-way.

The City’s *Policy on Traffic Impact Studies for Proposed Developments* does grant the City of Bondurant the authority to require a traffic impact study as part of subdivision approval. The City of Altoona also has a similar traffic impact study requirement; as such, Snyder & Associates is currently preparing this required traffic impact study and anticipates this study will be finalized in February 2020. Once this traffic impact study has been completed, Bondurant’s City Council will consider a resolution accepting this traffic impact study.

Parking – while the City of Bondurant’s Zoning Code has certain parking requirements for industrial-type uses, parking is not being considered as part of this staff report, as no actual building or parking lot development is proposed within Bondurant’s city limits. Since no new streets are proposed within Bondurant’s city limits, the topic of on-street parking does not need to be discussed.

Sidewalks - the preliminary plat does not show any sidewalks being constructed adjacent to the 4.67-acre parcel within Bondurant's city limits. Per Section 180.05.4.D of the City's Subdivision Ordinance, sidewalks shall be constructed on both sides of all streets. Hubbell Road SW/Highway 65 is adjacent to the south – so a sidewalk waiver in this area would make sense. The north property line of this parcel is adjacent to NE 62nd Avenue, which then connects east of Hubbell Road SW/Highway 65 – sidewalk waiver in this area could also make sense, as the intersection of Hubbell/Highway 65 and NE 62nd Avenue does not accommodate for a pedestrian crossing.

Utilities - the developable lots within Altoona's city limits will be served by water and sanitary mains within the Altoona portion of the subdivision. Lots 9-12 will provide their own on-site detention. For the lots not providing their own on-site detention, a new storm sewer will be constructed within Altoona's city limits that will carry water over to the wet-bottom detention basin within Bondurant's city limits. This detention pond will then empty into an existing 60" storm sewer than runs under Hubbell Road SW/Highway 65. As noted in the engineer's stormwater report, "storm sewer pipes will be designed to convey the 100-year post-developed storm event associated with the industrial condition for lots that are having stormwater detention provided in the regional wet-bottom detention pond". The pond within Bondurant's city limits will not be owned by the City of Bondurant. The City of Bondurant will own no new public storm infrastructure as a result of this subdivision.

Comments from City Officials and Utilities:

Relevant City Departments and private utilities were notified of this preliminary plat for comment. The following comments have been received:

- **City Engineer** – enclosed please find Bob Veenstra's review.
- **Public Works** – has reviewed and agrees with comments received from Bob Veenstra.
- **Fire Department** – no comments received.
- **Bondurant-Farrar Community School District** – reviewed and noted no concerns with the preliminary plat.
- **CenturyLink** – no comments received.
- **Mediacom** – reviewed and noted no concerns with the preliminary plat.
- **MidAmerican** – no comments received.
- **Northern Natural Gas** – no comments received.
- **Iowa DOT** – no comments received.

Alternatives

The following options exist for the Planning and Zoning Commission:

1. Recommended approval of the I-80 Business Park Preliminary Plat;
2. Recommended approval of the I-80 Business Park Preliminary Plat, subject to City Code/Policy clarification items being addressed prior to the start of construction within Bondurant's city limits;
3. Recommend denial of the I-80 Business Park Preliminary Plat;
4. Table pending additional comment/feedback.

Staff Conclusions/Recommendations

Subject to further comments received, staff recommends approval of the I-80 Business Park Preliminary Plat, subject to the following City Code/Policy requirements being addressed prior to the start of construction within Bondurant's city limits:

- 1.) That as required per Section 180.05.4.I of the City's Subdivision Code, an association shall be created for any development with privately owned utilities/open space which is utilized by more than one owner. Documentation of association ownership/maintenance of Outlot Z is to be submitted to the City for review/approval prior to eventual final plat approval.
- 2.) That as required per the City's Policy on Traffic Impact Studies for Proposed Developments, that the finalized traffic impact study for this area be submitted to the City for review/approval prior to construction.
- 3.) That while Section 180.05.4.D of the City's Subdivision Code requires installation of sidewalks along the rights-of-way areas, waiver by Council could be considered due to no logical connection.
- 4.) A general note that this is for recommended Preliminary Plat approval only. The I-80 Business Park Final Plat will need to be reviewed/approved by Council prior to releasing for recording (Section 180.05.5 of the Subdivision Code).



VEENSTRA & KIMM, INC.

3000 Westown Parkway • West Des Moines, Iowa 50266-1320

515-225-8000 • 515-225-7848 (FAX) • 800-241-8000 (WATS)

January 6, 2020

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

**BONDURANT, IOWA
I-80 BUSINESS PARK
STORMWATER MANAGEMENT PLAN
EVALUATION OF DOWNSTREAM AREAS**

The writer has completed a review of the January 4, 2020 revision of the Stormwater Management Plan for the I-80 Business Park prepared by Civil Design Advantage. The January 4, 2020 revision includes the analysis of downstream conditions completed by Civil Design Advantage.

Based on its initial review of the I-80 Business Park the City of Bondurant requested the project undertake a review of the conditions downstream of the release from the detention basin proposed for the I-80 Business Park. The detention basin releases to the culvert under Hubbell Avenue and continues downstream southeasterly toward Interstate 80.

In its revised report Civil Design Advantage undertakes a review of the downstream condition from the culvert through the existing pond located in Clement Estates Plat 2. The downstream analysis is set forth on the second page of the narrative analysis of the stormwater. The very end of the report includes the modelling information on the existing pond in Clement Estates.

In undertaking the analysis Civil Design Advantage made certain assumptions regarding the downstream conditions. Based on these assumptions the model of the existing detention basin in Clement Estates indicated the water level in a 100-year storm event would be 0.07 feet lower than would exist under the current condition. The release rate from the downstream basin is projected to decrease from the current condition of 211.57 cfs in a 100-year storm event to a 100-year release rate of 155.12 cfs with the I-80 Business Park project pond.

Maggie Murray
January 6, 2020
Page 2

The decrease in the flow rate through the downstream pond is expected. Although the City has not recently completed a detailed review of the existing detention basin in Clement Estates it is clear that basin was designed to pass the undetained upstream flow. By introducing detention within the basin the rate of flow to and through the existing basin in Clement Estates would be reduced.

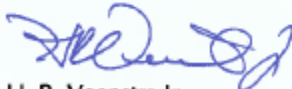
In early 2019 the existing detention basin in Clement Estates was subject to a partial review as a part of the Mid Country Site Plan. That review was limited to determining whether the detention basin had adequate storage volume for the proposed development in Clement Estates. The analysis as part of the Mid Country project did not look at the peak flow discharges from the detention basin.

The existing detention basin has a relatively small diameter release pipe. Flows in excess of that release rate are allowed to discharge undetained to the downstream channel. Based on the design of the basin, the overflow rate from the detention basin would decrease as projected in the updated Civil Design Advantage report.

The writer would note the revised report by Civil Design Advantage limited its analysis to the downstream pond. There was no evaluation of the conditions downstream of the existing detention basin in Clement Estates. Most of the historical discussion regarding the drainage downstream of the I-80 Business Park has focused on the areas downstream of the detention basin in Clement Estates. The additional analysis by Civil Design Advantage confirmed the obvious with respect to the existing pond but provided little additional evaluation of what will occur downstream. It is recognized the detention basin will reduce the flow rate downstream of the detention basin in Clement Estates, but that reduction does not necessarily mean existing concerns regarding drainage would be mitigated by construction of the new pond.

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

VEENSTRA & KIMM, INC.

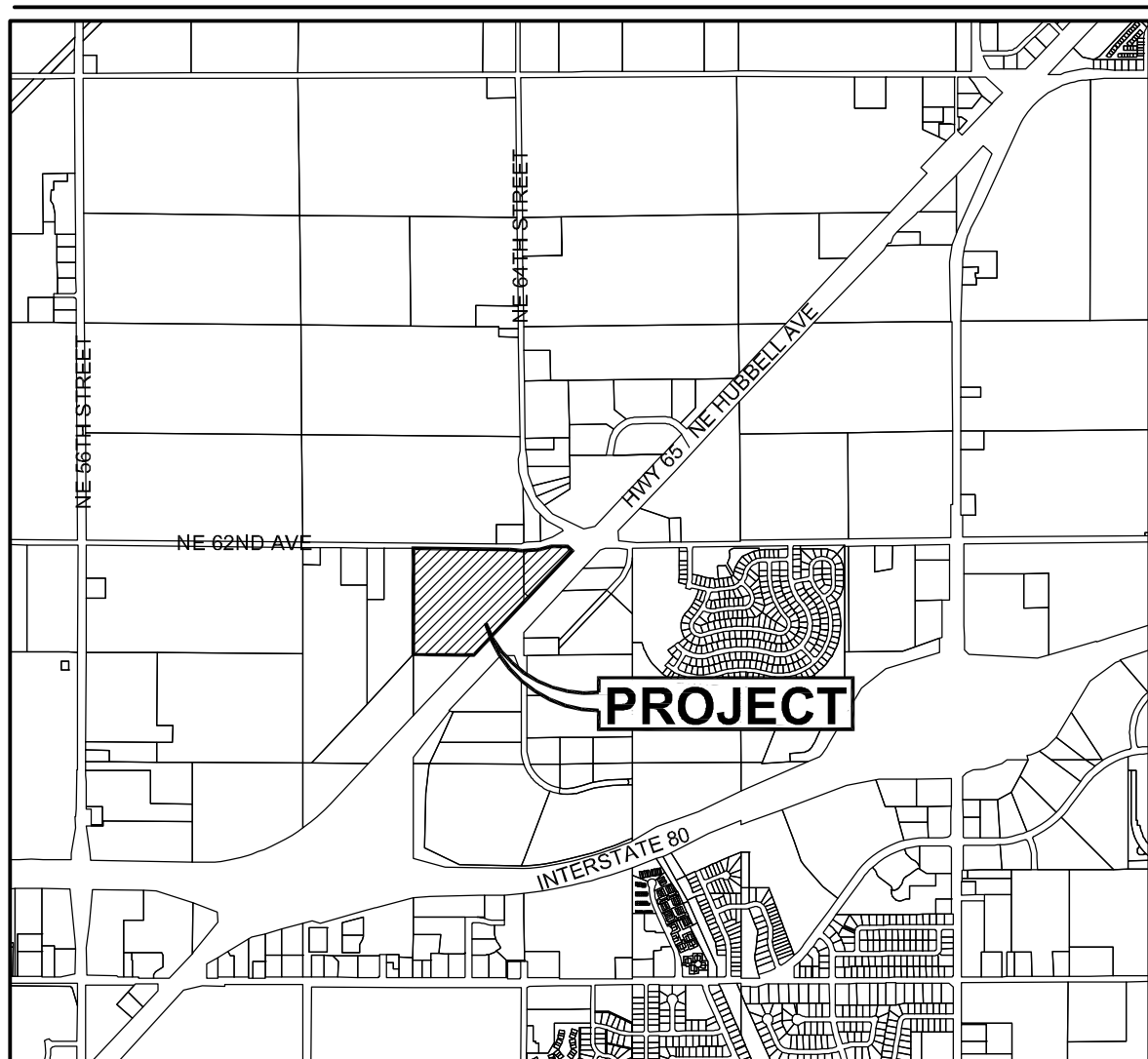


H. R. Veenstra Jr.

HRVjr:kld
0-11

Cc: Marketa Oliver

VICINITY MAP



ALTOONA, IOWA

PRELIMINARY PLAT FOR:
I-80 BUSINESS PARK

ALTOONA & BONDURANT, IOWA

OWNER / APPLICANT

I-80 BUSINESS PARK, LLC
1120 2ND STREET NE
BONDURANT, IA 50035
PH: 515-957-4907
CONTACT: JESSE ROGNES

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400
CONTACT: JARED MURRAY

ZONING

EXISTING:
M-1: LIMITED INDUSTRIAL DISTRICT
A-1: AGRICULTURAL DISTRICT

PROPOSED:
M-1: LIMITED INDUSTRIAL DISTRICT
C-2: GENERAL COMMERCIAL DISTRICT

BULK REGULATIONS

M-1: LIMITED INDUSTRIAL DISTRICT

FRONT YARD SETBACK 50 FT
SIDE YARD SETBACK 20 FT UNLESS ADJACENT TO "R" OR "C-1" DISTRICT THEN 25 FT
REAR YARD SETBACK 50 FT
MAX BUILDING HEIGHT 65 FT
MAX STORIES 4 STORIES

C-2: GENERAL COMMERCIAL DISTRICT

FRONT YARD SETBACK 50 FT
SIDE YARD SETBACK 0 FT UNLESS ADJACENT TO "R" DISTRICT THEN BUFFER YARD 25 FT
REAR YARD SETBACK 65 FT
MAX BUILDING HEIGHT 65 FT
MAX STORIES 4 STORIES

BENCHMARKS

- BM #1: CITY OF ALTOONA BM-CP1, BRASS DISC IN CONCRETE AT THE SOUTHEAST CORNER OF THE INTERSECTION OF NE 62ND AVE AND NE 56TH STREET. ELEVATION=960.75
- BM #2: CITY OF ALTOONA BM-CP6, BRASS DISC IN CONCRETE AT THE SOUTHEAST CORNER OF THE INTERSECTION OF ADVENTURELAND AND PRAIRIE MEADOWS DRIVE. ELEVATION=961.25

STANDARD NOTES

- ALL UTILITY COMPANIES MUST SUBMIT A PLAN TO THE CITY OF ALTOONA REQUESTING APPROVAL OF THE PLACEMENT OF UTILITIES. APPROVAL IS REQUIRED EVEN IF PLACEMENT IS NOT IN THE CITY RIGHT-OF-WAY.
- VIDEO INSPECTION OF ALL NEW SANITARY SEWERS IS REQUIRED AS OUTLINED IN THE URBAN STANDARD SPECIFICATIONS, DIVISION 4, SECTION 4040, PART 3.
- ALL WORK PERFORMED MUST CONFORM TO THE CURRENT VERSION OF THE URBAN DESIGN STANDARDS FOR PUBLIC IMPROVEMENTS AND URBAN STANDARD SPECIFICATIONS.
- PLACE SILT FENCING AT ALL LOWER AREAS OF DISTURBED GROUND AND DOUBLE SILT FENCING AT ALL INTAKES.
- THE ENGINEER/DEVELOPER IS RESPONSIBLE FOR SUBMITTING A POLLUTION PREVENTION PLAN AS PART OF THE GRADING PLAN. IN ADDITION, THE CITY WILL NOT ISSUE ANY CONSTRUCTION PERMITS OR ALLOW ANY GROUND DISTURBANCE UNTIL THE IOWA DEPARTMENT OF NATURAL RESOURCES HAS ISSUED A STORM WATER DISCHARGE PERMIT FOR THE PROJECT.
- IF A NPDES PERMIT IS REQUIRED BY THE IOWA DEPARTMENT OF NATURAL RESOURCES, A COSESCO PERMIT IS ALSO REQUIRED BY THE CITY OF ALTOONA. THE PERMIT MUST BE COMPLETED AND APPROVED PRIOR TO ANY GROUND DISTURBANCE.
- DEVELOPER IS REQUIRED TO INSTALL STREETLIGHTS WITHIN THE PROPERTY.

PRELIMINARY PLAT DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ALTOONA, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 11; THENCE SOUTH 00°02'35" EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 663.39 FEET TO THE NORTH RIGHT OF WAY LINE OF NE HUBBELL AVENUE/US HIGHWAY 65; THENCE SOUTH 43°12'33" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 881.18 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 89°52'22" WEST ALONG SAID SOUTH LINE, 728.51 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 00°00'35" EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, 1314.19 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 89°33'46" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 1331.14 FEET TO THE POINT OF BEGINNING.

AND

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF BONDURANT, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 12; THENCE NORTH 89°12'07" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, 518.52 FEET TO THE WESTERLY RIGHT OF WAY LINE OF NE HUBBELL AVE/US HIGHWAY 65; THENCE SOUTH 46°52'55" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, 81.62 FEET; THENCE SOUTH 43°12'33" WEST CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, 761.39 FEET; THENCE NORTH 46°35'09" WEST CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, 77.56 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 00°02'35" WEST ALONG SAID WEST LINE, 550.20 FEET TO THE POINT OF BEGINNING.

PROPERTY CONTAINS 40.27 ACRES (1,754,222 SQUARE FEET) AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD INCLUDING ROADWAY EASEMENT. SAID ROADWAY EASEMENT CONTAINS 1.52 ACRES (66,354 SQUARE FEET).

LEGEND

FEATURES

PROPOSED

GROUND SURFACE CONTOUR

TYPE SW-501 STORM INTAKE

TYPE SW-503 STORM INTAKE

TYPE SW-505 STORM INTAKE

TYPE SW-506 STORM INTAKE

TYPE SW-513 STORM INTAKE

TYPE SW-401 STORM MANHOLE

TYPE SW-402 STORM MANHOLE

TYPE SW-301 SANITARY MANHOLE

STORM/SANITARY CLEANOUT

WATER VALVE

FIRE HYDRANT ASSEMBLY

SIGN

DETECTABLE WARNING PANEL

SANITARY SEWER WITH SIZE

STORM SEWER

WATERMAIN WITH SIZE

EXISTING

GROUND SURFACE CONTOUR

SANITARY MANHOLE

WATER VALVE BOX

FIRE HYDRANT

WATER CURB STOP

WELL

STORM SEWER MANHOLE

STORM SEWER SINGLE INTAKE

STORM SEWER DOUBLE INTAKE

FLARED END SECTION

DECIDUOUS TREE

CONIFEROUS TREE

DECIDUOUS SHRUB

CONIFEROUS SHRUB

ELECTRIC POWER POLE

GUY ANCHOR

STREET LIGHT

POWER POLE W/ TRANSFORMER

UTILITY POLE W/ LIGHT

ELECTRIC BOX

ELECTRIC TRANSFORMER

ELECTRIC MANHOLE OR VAULT

TRAFFIC SIGN

TELEPHONE JUNCTION BOX

TELEPHONE MANHOLE/VAULT

TELEPHONE POLE

GAS VALVE BOX

CABLE TV JUNCTION BOX

CABLE TV MANHOLE/VAULT

MAIL BOX

BENCHMARK

SOIL BORING

UNDERGROUND TV CABLE

GAS MAIN

FIBER OPTIC

UNDERGROUND TELEPHONE

OVERHEAD ELECTRIC

UNDERGROUND ELECTRIC

FIELD TILE

SANITARY SEWER W/ SIZE

STORM SEWER W/ SIZE

WATER MAIN W/ SIZE

SURVEY

SECTION CORNER
1/2" REBAR, YELLOW CAP #18660
(UNLESS OTHERWISE NOTED)

ROW MARKER

PLATTED DISTANCE

MEASURED BEARING & DISTANCE

RECORDED AS

DEED DISTANCE

CALCULATED DISTANCE

CURVE ARC LENGTH

MINIMUM 100 YEAR FLOOD

PROTECTION ELEVATION

CENTERLINE

SECTION LINE

1/4 SECTION LINE

1/4 1/4 SECTION LINE

EASEMENT LINE

LOT LINE

RIGHT OF WAY

BUILDING SETBACK

PLAT BOUNDARY

FOUND

SECTION CORNER

1/2" REBAR, YELLOW CAP #18660

(UNLESS OTHERWISE NOTED)

ROW MARKER

PLATTED DISTANCE

MEASURED BEARING & DISTANCE

RECORDED AS

DEED DISTANCE

CALCULATED DISTANCE

CURVE ARC LENGTH

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PROTECTION ELEVATION

CENTERLINE

SECTION LINE

1/4 SECTION LINE

1/4 1/4 SECTION LINE

EASEMENT LINE

LOT LINE

RIGHT OF WAY

BUILDING SETBACK

PLAT BOUNDARY

SET

SECTION CORNER

1/2" REBAR, YELLOW CAP #18660

(UNLESS OTHERWISE NOTED)

ROW MARKER

PLATTED DISTANCE

MEASURED BEARING & DISTANCE

RECORDED AS

DEED DISTANCE

CALCULATED DISTANCE

CURVE ARC LENGTH

MINIMUM 100 YEAR FLOOD

PROTECTION ELEVATION

CENTERLINE

SECTION LINE

1/4 SECTION LINE

1/4 1/4 SECTION LINE

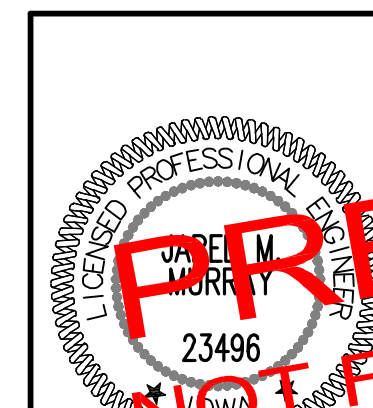
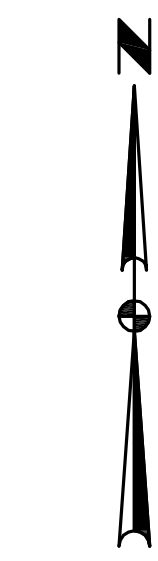
EASEMENT LINE

LOT LINE

RIGHT OF WAY

BUILDING SETBACK

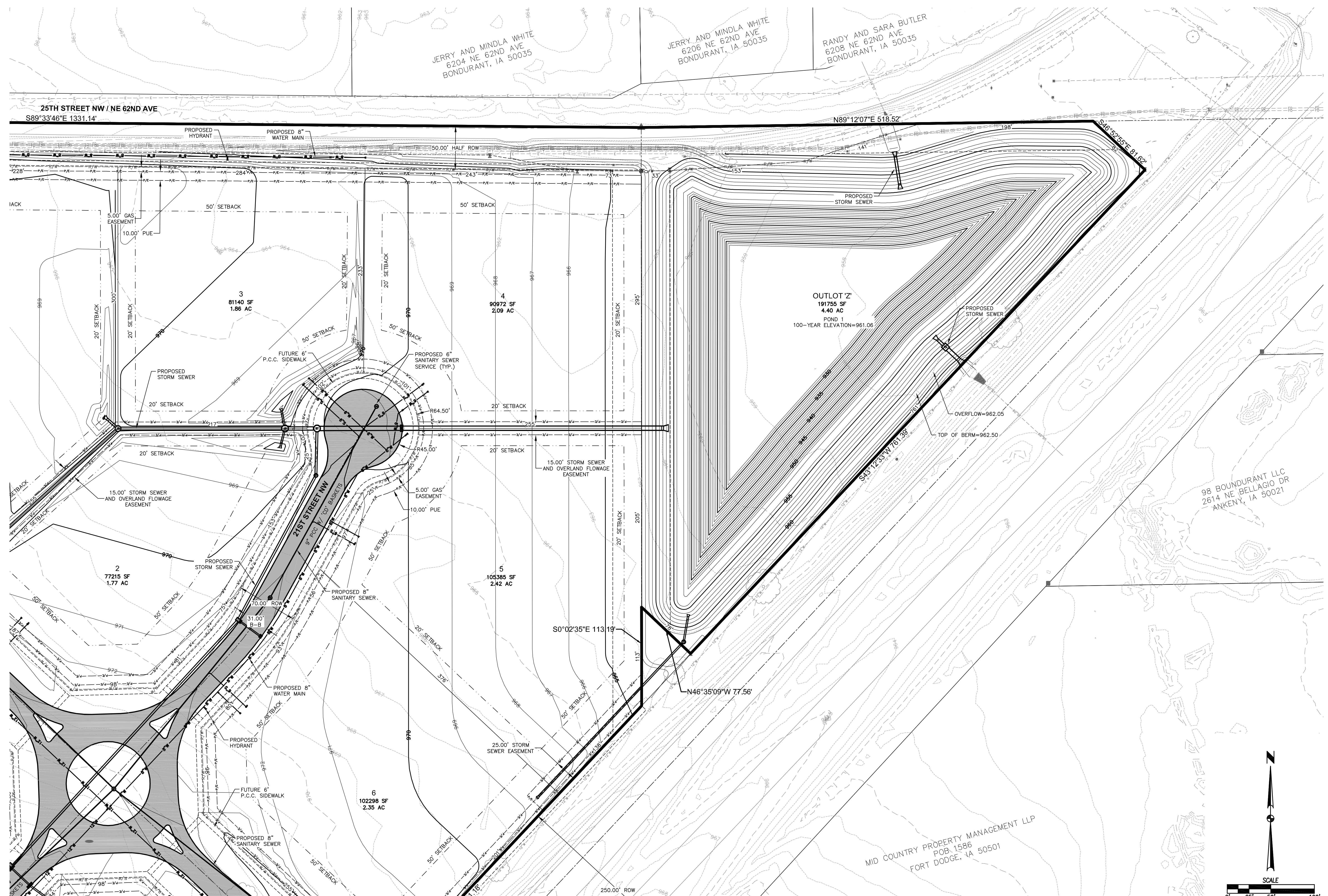
PLAT BOUNDARY



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

DATE _____

ALL SHEETS

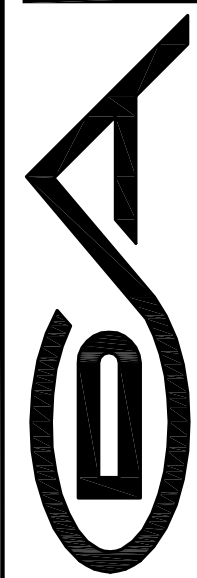


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 PLOTTED BY: JARED MURRAY TECH: COMMENT:
 ENG:

JERRY AND MINDLA WHITE
6204 NE 62ND AVE
BONDURANT, IA 50035

MID COUNTRY PROPERTY MANAGEMENT LLP
POB 1586
FORT DODGE, IA 50501

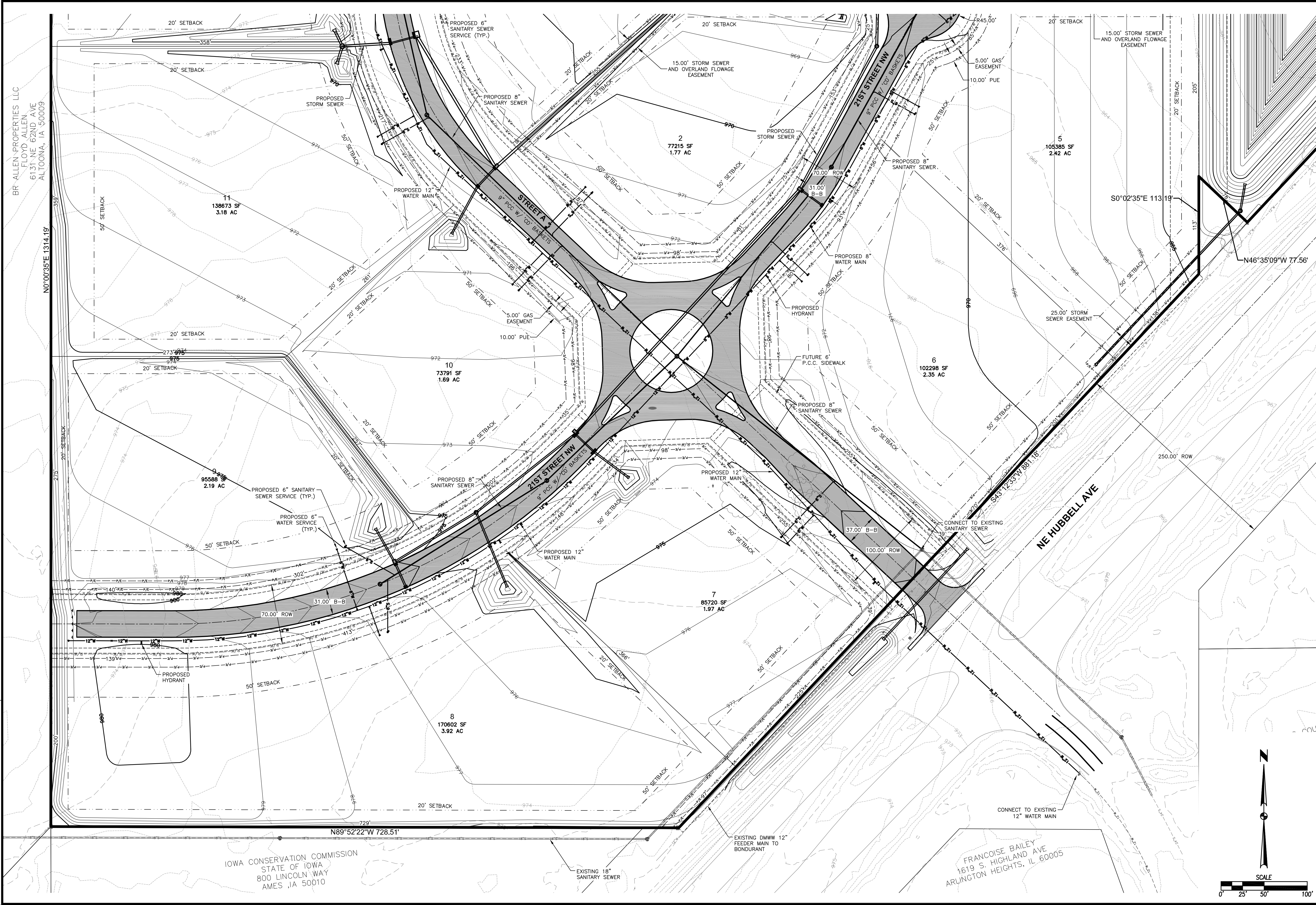
REVISIONS	DATE
2ND SUBMITTAL	11/21/2019
1ST SUBMITTAL	10/31/2019



**I-80 BUSINESS PARK
PRELIMINARY PLAT**

3/4
1905.232
GA

FILE: H:\2019\1905232\1905232-PRELIMINARY PLAT.DWG
DATE PLOTTED: 11/25/2019 9:40 AM
DRAWN BY: JARED MURRAY
CHECKED BY: JARED MURRAY
COMMENTS:
END



DATE

REVISIONS

11/21/2019

2ND SUBMITTAL

10/31/2019

1ST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH:
ENGINEER: JMM

CIVIL DESIGN ADVANTAGE

ALTOONA & BONDURANT, IOWA

I-80 BUSINESS PARK

PRELIMINARY PLAT

4 / 4

1905.232

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-200109-02

RESOLUTION REGARDING THE I-80 BUSINESS PARK PRELIMINARY PLAT

WHEREAS, Civil Design Advantage submitted the Preliminary Plat for the I-80 Business Park; AND

WHEREAS, the owner/developer is I-80 Business Park, LLC; AND

WHEREAS, this is a subdivision that includes land both within Bondurant's city limits and also land within Altoona's city limits;

WHEREAS, the following is the legal description for land that falls within Bondurant's city limits:

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF BONDURANT, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 12; THENCE NORTH 89°12'07" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, 518.52 FEET TO THE WESTERLY RIGHT OF WAY LINE OF HUBBELL AVENUE; THENCE SOUTH 46°52'55" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, 81.62 FEET; THENCE SOUTH 43°12'33" WEST CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, 761.39 FEET; THENCE NORTH 46°35'09" WEST CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, 77.56 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 00°02'35" WEST ALONG SAID WEST LINE, 550.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.67 ACRES (203,215 SQUARE FEET).

NOW, THEREFORE, BE IT RESOLVED, that the Planning and Zoning Commission recommends City Council approval of the I-80 Business Park Preliminary Plat, subject to the following recommendations:

- 1.) That as required per Section 180.05.4.I of the City's Subdivision Code, an association shall be created for any development with privately owned utilities/open space which is utilized by more than one owner. Documentation of association ownership/maintenance of Outlot Z is to be submitted to the City for review/approval prior to eventual final plat approval.
- 2.) That as required per the City's Policy on Traffic Impact Studies for Proposed Developments, that the finalized traffic impact study for this area be submitted to the City for review/approval prior to construction.
- 3.) That while Section 180.05.4.D of the City's Subdivision Code requires installation of sidewalks along the rights-of-way areas, waiver by Council could be considered due to no logical connection.
- 4.) A general note that this is for recommended Preliminary Plat approval only. The I-80 Business Park Final Plat will need to be reviewed/approved by Council prior to releasing for recording (Section 180.05.5 of the Subdivision Code).

Moved by _____, Seconded by _____ to adopt.

ATTEST: I, Craig Marshman, Interim City Clerk of Bondurant, hereby certify that at a meeting of the Planning and Zoning Commission held on January 9, 2020; among other proceedings the above was adopted.

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

Craig Marshman, Interim City Clerk

Action	Yay	Nay	Abstain	Absent
Hoffman-Zinnel				
Clayton				
Mains				
Keeran				
Cuellar				
Phearman				
Brostrom				

Torey Cuellar, Commission Chair

January 7, 2020



From: Maggie Murray, AICP
To: Planning & Zoning Commission
Subject: Preliminary Plat Subdivision Review of Proposed I-80 Business Park.
Action: For P&Z recommendation on January 9th, 2020

Brief History

For review by the Planning and Zoning Commission is recommended approval of a Plat of Survey that will create a parcel of land as a result of vacated Highway 65/Hubbell Avenue right-of-way in the area as shown on the enclosed maps. As the enclosed Plat of Survey shows, this newly-created parcel is 3,186 SF and is adjacent to Parcel #231/00001-017-009. This land is situated within Bondurant's city limits. Altoona's city limits is adjacent to the west. Parcels on both sides of this parcel being created are owned by I-80 Business Park, LLC. Once this parcel is created by recorded the Plat of Survey, it is anticipated that I-80 Business Park, LLC will obtain ownership of this vacated right-of-way area. This parcel being created will be used for detention pond use to help serve the developable lots of the I-80 Business Park subdivision.

Prior to being able to record this Plat of Survey, the Polk County Recorder's Office will look to see that this Survey has Bondurant City Council approval.

Analysis:

Zoning

Road right-of-way is not zoned – as such, is 3,186 SF area of land does not currently have a zoning designation. This 3,186 SF parcel being created does not meet minimum lot size requirements of Section 178 of the Zoning Code for any potential zoning district designations – because of this, this parcel will need to be combined with the adjacent parcel at Parcel ##231/00001-017-009 to ensure that minimum lot size requirements of the Zoning Code are met. Once this parcel is combined, there is a section of the Zoning Code that allows the Planning and Zoning Commission (and City Council) the authority to extend the adjacent zoning district to this new area of the parcel (Section 175.04.8). Parcel ##231/00001-017-009 is currently zoned as being within the City's Agricultural (A-1) District, but is currently being considered for rezoning as part of Case #2020.R.1 – for further information on this rezoning request, please see the corresponding rezoning staff report. If Case #2020.R.1 rezoning request is approved, the M-1 District zoning designation would be extended to this 3,186 SF Plat of Survey parcel.

Utilities

Lots 9-12 of the I-80 Business Park will provide their own on-site detention. For the lots not providing their own on-site detention, a new storm sewer will be constructed within Altoona's city limits that will carry water over to the wet-bottom detention basin within Bondurant's city limits. This detention pond will then empty into an existing 60" storm sewer than runs under Hubbell Road SW/Highway 65. As noted in the engineer's stormwater report, "storm sewer pipes will be designed to convey the 100-year post-developed storm event associated with the industrial condition for lots that are having stormwater detention provided in the regional wet-bottom detention pond". The pond within Bondurant's city limits will not be owned by the City of Bondurant. The City of Bondurant will own no new public storm infrastructure as a result of this subdivision.

Alternatives

The following options exist for the Planning and Zoning Commission:

1. Recommended approval of the Parcel 2019-186 Plat of Survey;
2. Recommended approval of the Parcel 2019-186 Plat of Survey, subject to City Code/Policy clarification items being addressed;
3. Recommend denial of the Parcel 2019-186 Plat of Survey;
4. Table pending additional comment/feedback.

Staff Conclusions/Recommendations

Subject to further comments received, staff recommends approval of the Plat of Survey creating Parcel 2019-186, subject to the following City Code/Policy requirements:

- 1.) That as required per Section 180.05.4.I of the City's Subdivision Code, an association shall be created for any development with privately owned utilities/open space which is utilized by more than one owner. Documentation of association ownership/maintenance of Outlot Z is to be submitted to the City for review/approval prior to eventual final plat approval.
- 2.) Once I-80 Business Park LLC has obtained ownership of this Plat of Survey area, said owners will combine this parcel with their existing parcel to the east at Parcel #231/00001-017-009 so as to ensure minimum lot size requirements of Section 178 of the Zoning Code are satisfied.
- 3.) That as allowed per Section 175.04.8 of the City's Zoning Code, once this Plat of Survey parcel is combined with Parcel #231/00001-017-009, the zoning designation of Parcel #231/00001-017-009 will be extended to this Plat of Survey parcel (reasoning – right-of-way is not zoned).

Area Map



INDEX LEGEND

LOCATION: SEC 12-79-23, NW1/4 NW1/4

REQUESTOR: I-80 BUSINESS PARK LLC

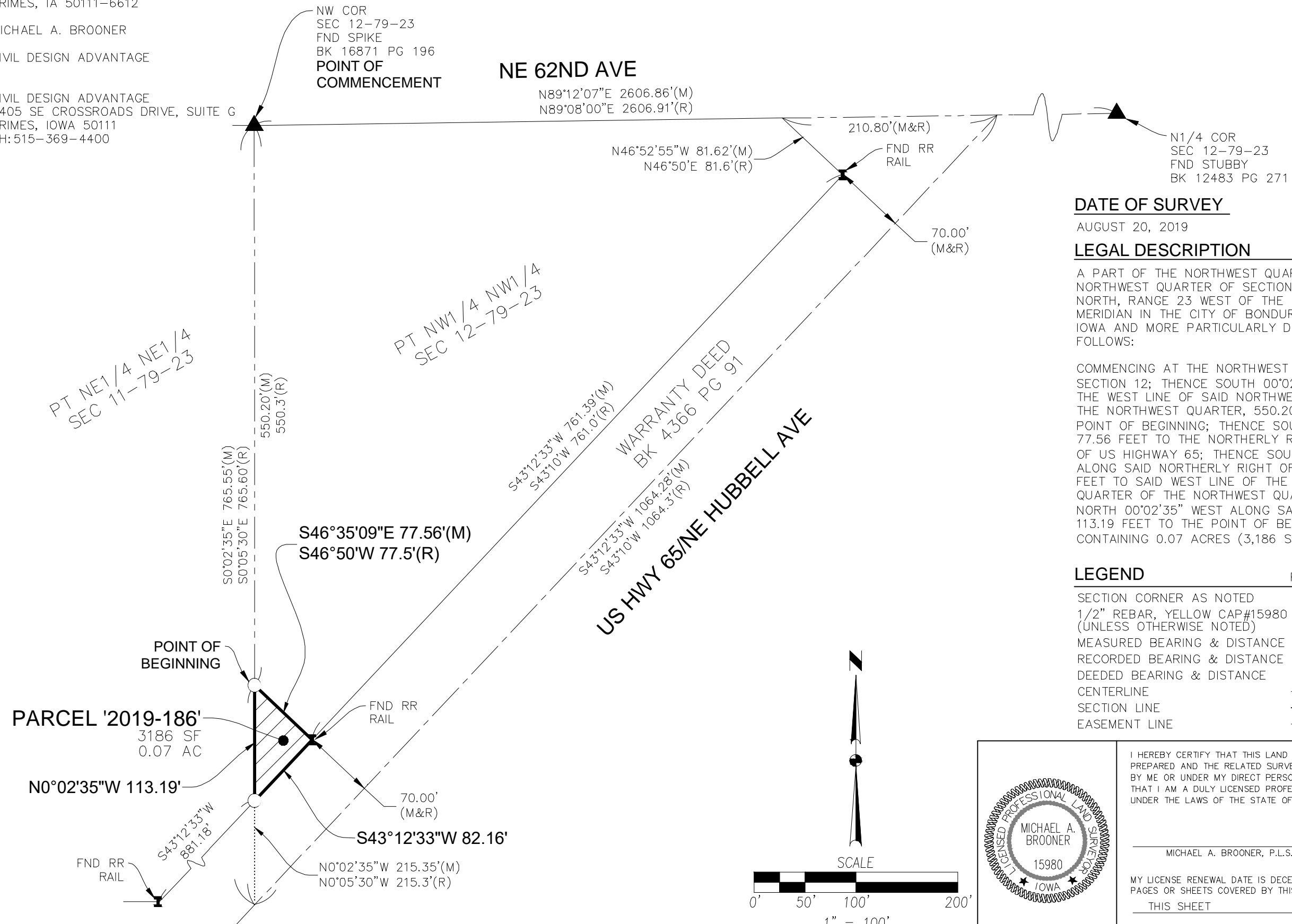
PROPRIETOR: IOWA DEPARTMENT OF TRANSPORTATION
DISTRICT 1 FIELD STAFF
2300 SE 17TH ST
GRIMES, IA 50111-6612

SURVEYOR: MICHAEL A. BROONER

COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY:
& RETURN TO: CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400

PLAT OF SURVEY



DATE OF SURVEY





AUGUST 20, 2019

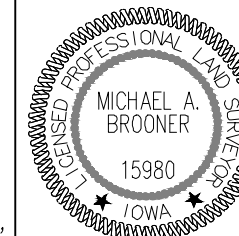
LEGAL DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 79
NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL
MERIDIAN IN THE CITY OF BONDURANT, POLK COUNTY,
IOWA AND MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 12; THENCE SOUTH 00°02'35" EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, 550.20 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 46°35'09" EAST, 77.56 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF US HIGHWAY 65; THENCE SOUTH 43°12'33" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, 82.16 FEET TO SAID WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 00°02'35" WEST ALONG SAID WEST LINE, 113.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.07 ACRES (3,186 SQUARE FEET).

LEGEND

LEGEND	FOUND	SET
SECTION CORNER AS NOTED		
1/2" REBAR, YELLOW CAP#15980 (UNLESS OTHERWISE NOTED)		
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
CENTERLINE	_____	_____
SECTION LINE	_____	_____
EASEMENT LINE	_____	_____



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 A. BROONER, P.L.S.

DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020
PAGES OR SHEETS COVERED BY THIS SEAL:

THIS SHEET

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH:

ENGINEER:

BONDURANT, IOWA

**PT NW1/4 NW1/4
SEC 12-79-23**

1/1
905.232

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-200109-03

RESOLUTION APPROVING THE PARCEL 2019-186 PLAT OF SURVEY IN BONDURANT, POLK COUNTY, IOWA, FURTHER DESCRIBED HERewith.

WHEREAS, Civil Design Advantage submitted the Plat of Survey creating Parcel 2019-186 for land located within Bondurant's city limits and legally described as follows:

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF BONDURANT, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 12; THENCE SOUTH 00°02'35" EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, 550.20 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 46°35'09" EAST, 77.56 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF US HIGHWAY 65; THENCE SOUTH 43°12'33" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, 82.16 FEET TO SAID WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 00°02'35" WEST ALONG SAID LINE, 113.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.07 ACRES (3,186 FEET).

WHEREAS, the Plat of Survey will create a parcel of private property as a result Iowa Department of Transportation right-of-way proposed for vacation; AND

WHEREAS, is the adjacent property owner on both sides of this land described as part of the Plat of Survey is I-80 Business Park LLC; AND

NOW, THEREFORE, BE IT RESOLVED, by that the Planning and Zoning Commission recommends City Council approval of the Parcel 2019-186 Plat of Survey, subject to the following recommendation:

- 1.) That as required per Section 180.05.4.I of the City's Subdivision Code, an association shall be created for any development with privately owned utilities/open space which is utilized by more than one owner. Documentation of association ownership/maintenance of Outlot Z is to be submitted to the City for review/approval prior to eventual final plat approval.
- 2.) Once I-80 Business Park LLC has obtained ownership of this Plat of Survey area, said owners will combine this parcel with their existing parcel to the east at Parcel #231/00001-017-009 so as to ensure minimum lot size requirements of Section 178 of the Zoning Code are satisfied.
- 3.) That as allowed per Section 175.04.8 of the City's Zoning Code, once this Plat of Survey parcel is combined with Parcel #231/00001-017-009, the zoning designation of Parcel #231/00001-017-009 will be extended to this Plat of Survey parcel (reasoning – right-of-way is not zoned).

Moved by _____, Seconded by _____ to adopt.

ATTEST: I, Craig Marshman, Interim City Clerk of Bondurant, hereby certify that at a meeting of the Planning and Zoning Commission held on January 9, 2020; among other proceedings the above was adopted.

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

Craig Marshman, Interim City Clerk

Action	Yay	Nay	Abstain	Absent
Hoffman-Zinnel				
Clayton				
Mains				
Keeran				
Cuellar				
Phearman				
Brostrom				

Torey Cuellar, Commission Chair