



BUILDING BONDURANT



# building [bondurant] comprehensive plan

*Adopted September 2022*

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*Chapter One:*  
**[Introduction]**

# Introduction

## Why We Plan + How to Use the Plan

### Comprehensive Plan Purpose

Comprehensive Plans are guiding documents for growth and development in a community. By definition, the plans are far reaching and cover a wide range of issue areas including land use, natural resources, public facilities, housing, community character, and infrastructure. Recommendations for each of these topics are crafted after a thorough analysis of existing conditions and a robust public input process. Comprehensive Plans are opportunities to inventory what is happening in a city as well as a chance to hear directly from the public on a wide range of issues.

Bondurant's last full Comprehensive Plan Update was in 2012. Since 2012, Bondurant has continued to see significant increases in population and employment gains that have necessitated an updated plan that better reflects the existing conditions of Bondurant in 2022. Population and employment growth has made new opportunities possible for Bondurant as well as creating new challenges. New tax dollars from added residents and employers have also meant more congestion, annexations, and increased pressure on city services and infrastructure. This plan is designed to help Bondurant sustainably manage this new growth in a way that preserves its hometown character while also being forward-thinking.

### How to Use the Plan

The Building Bondurant Comprehensive Plan lays out a vision for how to continue building a strong sense of community in Bondurant through the year 2050 and beyond. While this plan represents a unified vision for Bondurant in the next 20 to 30 years, it is not meant to be a static document that sits on a shelf until 2040 or 2050. The Plan should be regularly referenced, reviewed, and updated when necessary to keep the document relevant. Annually, the City of Bondurant should review the implementation recommendations to assess progress and remove completed tasks. This process also helps to identify areas of deficiency or highlight segments that now need updating. Every five years, a full review of the Comprehensive Plan should be done to identify larger areas of modification that may be needed due to growth or changing circumstances.

Comprehensive Plans can be used to justify decision-making by city leadership because of the amount of analysis and public input that went into the creation of the plan. In particular, the Future Land Use Plan in Chapter 4 – Land Use should be used when making decisions regarding proposed development, annexation, and rezoning requests. Often the recommendations within the Comprehensive Plan will lead to additional projects or programs whose purpose can be explained by referencing relevant chapters in the planning document. Overall, the City should regularly reference the Comprehensive Plan in the routine functioning of government.

# Introduction

## Building Bondurant

### Why Building Bondurant?

Early in the planning process, a discussion took place between the city leadership, staff, and Comprehensive Plan Advisory Committee (CPAC) about the overall branding to be associated with this new planning effort. As part of the branding, a plan logo was created. Building Bondurant emerged as a suitable name not only for its alliterative benefits, but also because of the connotation with building and all of the growth and new activity occurring within the community.

Several iterations of possible logos were presented and discussed amongst the group. Figure 1.1 represents the ultimate final vision and decision of the city and the CPAC. The colors used match the approved community branding guide color scheme. The logo was shaped in the outline of a capital letter B to represent Bondurant and the signature Bondurant 'B' from the community's logo was added for consistency. The existing street and development pattern of the historic core of the community was used to fill in the logo including the important Highway 65 that bisects the city.

This logo has been used to market the engagement activities included in the planning process to provide an easily identifiable image for the new Comprehensive Plan.

Figure 1.1 Building Bondurant Logo



# Introduction

## Planning Process

### Plan Process

The Building Bondurant comprehensive planning process was completed over the course of four main phases.

- Phase 1: Project Kick-Off, Research + Analysis
- Phase 2: Vision, Input + Direction
- Phase 3: Draft Plan + Evaluation
- Phase 4: Final Draft Plan + Adoption

### PHASE 1: Project Kick-Off, Research + Analysis

Phase 1 included a kick-off meeting with the Comprehensive Plan Advisory Committee (CPAC), where discussions over project goals and visioning were completed. A majority of the technical analysis of Bondurant's existing conditions were performed during this phase.

### PHASE 2: Vision, Input + Direction

Phase 2 was about public engagement and visioning. A robust set of engagement exercises were completed to identify common themes and desires from members of the Bondurant community. These exercises included one-on-one stakeholder interviews, event booths at Farmers Markets, a Box City event, a public workshop, project website, and interactive engagement website.

### PHASE 3: Draft Plan + Evaluation

Phase 3 included a majority of the plan drafting and review process. Multiple meetings with the Comprehensive Plan Advisory Committee took place during this phase as draft chapters were completed. An additional Joint Workshop with the Planning & Zoning Commission and City Council was held towards the end. The final step of this phase was a public open house where the plan was revealed to the public for review and comment.

### PHASE 4: Final Draft Plan + Adoption

Phase 4 took place over approximately two months and included final review and revisions as well as the public hearing process for the Planning & Zoning Commission and City Council. After the Planning & Zoning Commission voted to recommend approval of the plan, the City Council then completed their public hearing process followed by review, discussion, and formal adoption.

# Introduction

## Plan Horizon Year + Plan Boundary

### Plan Horizon Year

A horizon year for a Comprehensive Plan is the last year in the future for which projections and planning end. Comprehensive Plans are long-range in nature and the Building Bondurant Comprehensive Plan is no exception to this. A horizon year of 2050 has been selected for this planning effort. A plan horizon year that is 20 to 30 years in the future allows for projections to occur with some degree of predictability while also being aspirational and far reaching.

While the horizon year for the plan is long, the document, especially the Implementation Chapter, should be reviewed annually to ensure goals, policies, and action items are being accomplished in a timely manner. Additionally, the entire document should be reviewed in full every five years to identify significant changes to existing conditions that need to be updated in the document. This plan is not meant to sit on a shelf, it is a living document that will be amended as needed to best serve Bondurant.

### Plan Boundary

A Comprehensive Plan typically looks beyond the existing city limits of a community to plan for what comes next. To aid in this process, a plan boundary is created that identifies the areas in which Bondurant either anticipates growth within the horizon year or wants to plan for in order to protect its borders.

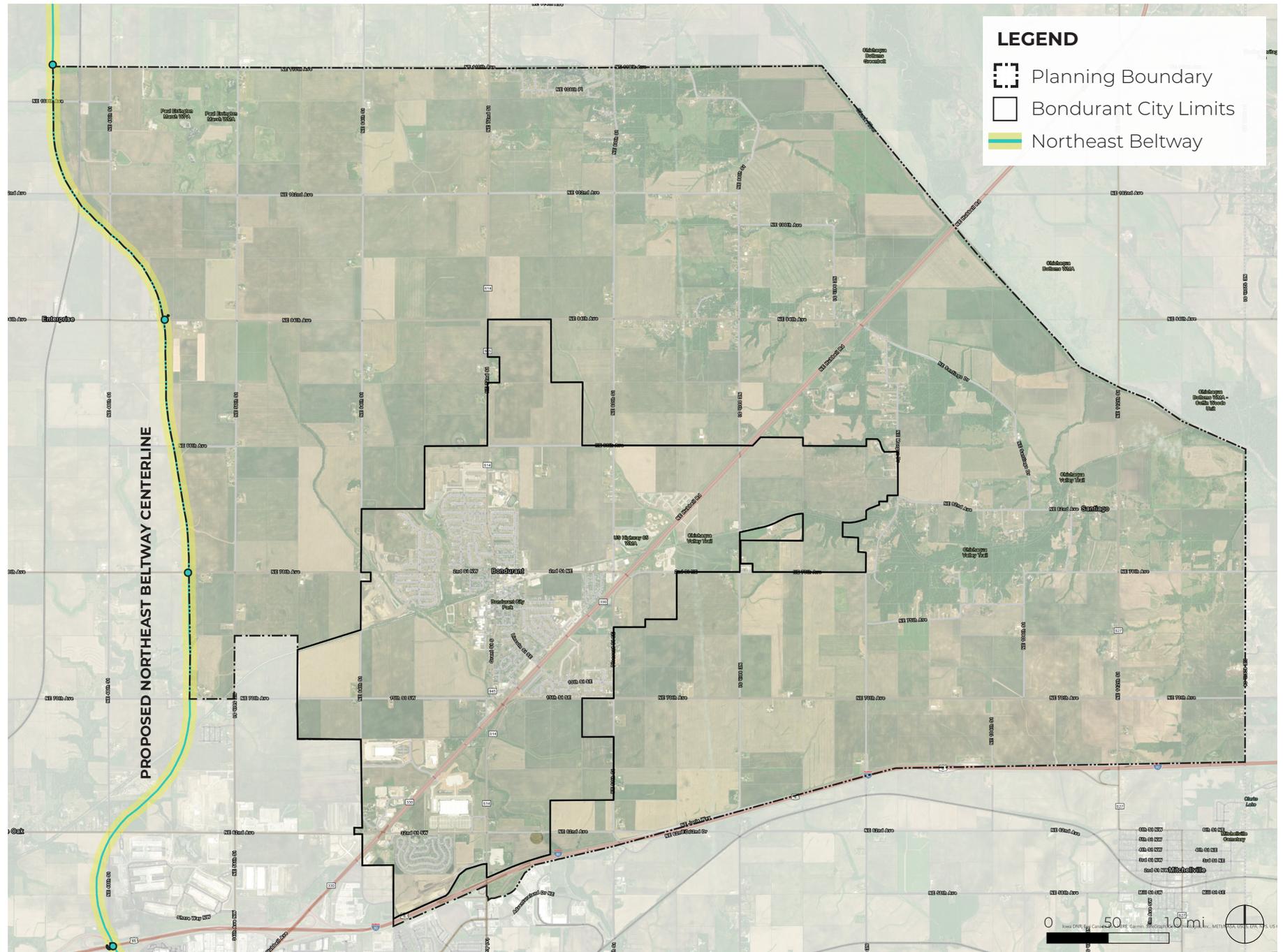
The Building Bondurant plan boundary can be described roughly as:

- West to the proposed Northeast Beltway, which is discussed further on the following pages
- North to NE 110th Avenue
- East to the Chichaqua Bottoms border and NE 112th Street
- South to Interstate-80

The plan boundaries intentionally extend beyond where Bondurant is likely to grow by 2050 to allow flexibility in the location of different land use types as well as to provide protection for Bondurant from encroaching development by other communities or within the unincorporated areas of Polk County.

Figure 1.2 on the following page shows a map of the plan boundary.

Figure 1.2 Planning Boundary



# Introduction

## Plan Outline

### Plan Outline

The Building Bondurant Comprehensive Plan outline is shown on the right. There are twelve chapters that will cover a wide range of topic areas.

#### *Introduction, Public Input Summary + Community Profile*

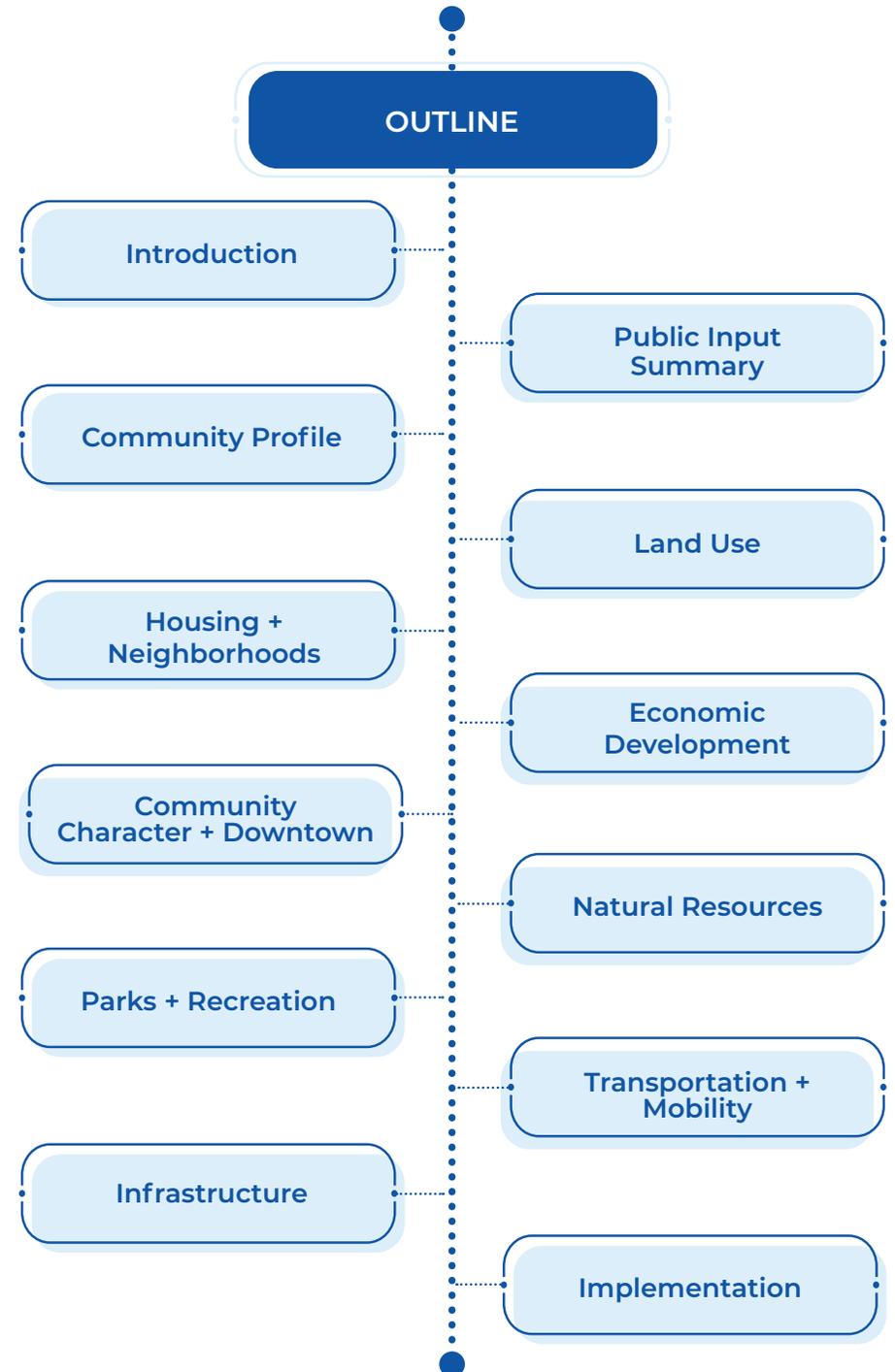
The first three chapters are more descriptive and provide a summary of existing conditions and public input as well as this introductory chapter. Beyond a discussion of the guiding principles and vision statement, no specific goals, policies, or action items are identified in these early chapters.

#### *Main Recommendation Areas*

The bulk of the plan is dedicated to key topic area chapters including Land Use, Housing + Neighborhoods, Economic Development, Parks + Recreation, Community Character + Downtown, Infrastructure, Transportation + Mobility, and Natural Resources. Each chapter reviews the existing conditions and public input received on the subject as well as a set of recommendations in the form of goals, policies, and action items.

#### *Implementation*

The Implementation Chapter will summarize all of the recommended goals, policies, and action items included in the previous seven chapters. This chapter will help the City prioritize timelines, budget allocations, and needed resources as they work to carry out the recommendations and vision included in the plan.



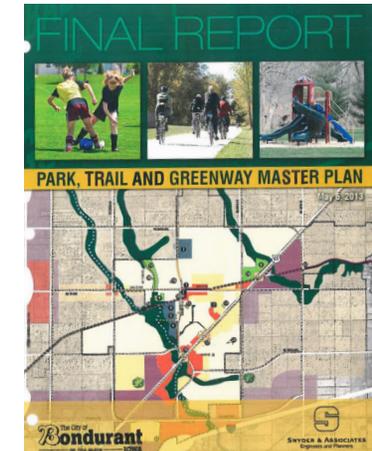
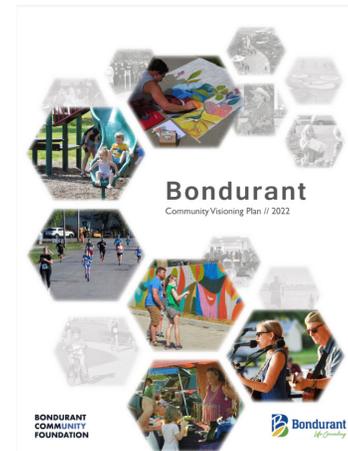
# Introduction

## Previous Plans and Studies

### Previous Plans and Studies in Bondurant

Bondurant has conducted various plans and studies over the years to help guide infrastructure, parks and recreation, and overall city growth and development. These plans often have a narrower area of focus than the overall comprehensive plan and therefore act as an important piece of context as well as a source of information to help in the creation of the Comprehensive Plan update. The Building Bondurant Comprehensive Plan does not replace these past planning efforts but intends to build off the work of these plans and tie them all together into one collective vision for growth and development. Each plan listed below was reviewed and various important elements can be found referenced within this document. When appropriate, alternative recommendations or ideas have been put forth in cases where a past plan no longer reflects existing conditions or the views of the community.

- 2012 Comprehensive Plan
- 2013 Park, Trail and Greenway Master Plan
- 2015 Community Visioning and Feasibility Study
- 2022 Community Visioning and Feasibility Study
- 2019 2nd Street North Functional Design Study
- 2019 Polk County Hazard Mitigation Plan
- 2020 Bondurant Regional Commercial Master Plan
- 2021 City Park Master Plan
- 2020 Stormwater Master Plan
- 2021 Draft Major Streets Plan
- 2020 Urban Forest Management Plan
- 2022 Central Park Master Plan



City of Bondurant  
**REGIONAL COMMERCIAL MASTER PLAN**  
 Master Plan & Design Guidelines **ADOPTED MAY 18, 2020**



# Introduction

## Plan Guiding Principles

### Plan Guiding Principles

Early in the planning process, the Advisory Committee and consultants developed a set of guiding principles for the Building Bondurant Comprehensive Plan. The process began with a review of the existing 2012 Comprehensive Plan and the goals laid out within that document. The guiding principles from the 2012 Comprehensive Plan included:

- We will preserve our small town feel
- We are part of a greater region
- We will work toward a vibrant and local downtown area
- We will grow thoughtfully, in a planned manner
- We will develop healthy housing mixes
- We will encourage business growth in appropriate locations
- We will encourage retail that meets the needs of the city
- We will treat natural elements as amenities,

- not hazards
- We will create abundant, connected parks
- We will encourage active, healthy living choices
- We will promote safe and efficient transportation
- We will utilize appropriate, affordable infrastructure options
- We will support our great schools
- We will have an involved and responsive local government

After a brainstorming discussion of the past goals and what the community would like to see as it grows, the following guiding principles were identified for the Building Bondurant Comprehensive Plan:

- Welcoming Community
- Sustainability + Resiliency
- Mobility + Connectivity
- Neighborhood Development
- Quality of Life
- Arts + Culture
- Parks + Recreation
- Economic Development + Growth

**Figure 1.4** Building Bondurant Guiding Principles



# Introduction

## Plan Guiding Principles



### Welcoming Community

Bondurant is a welcoming community with a hometown feel



### Mobility + Connectivity

Bondurant takes advantage of its existing connectivity while building new routes to accommodate multi-modal connectivity

### Sustainability + Resiliency



Bondurant is committed to a future that is both sustainable and resilient through investments in infrastructure, thoughtful land use planning, and fiscally responsible growth

### Neighborhood Development



Bondurant has neighborhoods that make everyone feel at home



### Quality of Life

Bondurant continues to make quality of life improvements for residents and visitors through its investments and amenities



### Parks + Recreation

Bondurant is a leader in parks and recreation planning and provides a system that serves all ages and abilities

### Arts + Culture



Bondurant celebrates its arts and culture community, including its unique history

### Economic Development + Growth



Bondurant continues to attract quality growth and development within its commercial and industrial sectors

# Introduction

## Vision Statement

### Vision Statement

In addition to developing the guiding principles, a vision statement was crafted to shape the overall direction and implementation of the comprehensive plan. The 2012 Comprehensive Plan did include a vision statement and has been updated for the Building Bondurant Comprehensive Plan. The old vision statement reads:

*We are a friendly, tranquil, growing community with rural qualities and small town values. With our close proximity to Des Moines and our location on the edge of the growing metropolitan region, we recognize that our community will continue to change. We have many desires for what that change might bring for the future of our community: a full-service grocery store, restaurants, more efficient services (and thus lower taxes), lower costs for water and sewer services, improved stormwater management, stronger walking and biking connections and great community spaces where we can gather as a community of neighbors.*

*We will be a community that embraces growth by planning for our future. Through our planning efforts, Bondurant will shape future development in a way that preserves our small town qualities, our rural heritage and builds upon the quality of life that makes Bondurant a great place to live. Our vision for our community is to realize a pattern and form of community growth that is “on our terms” and that defines Bondurant as a unique place that is connected socially, economically and environmentally.*

Vision statements are intended to identify the overriding aspirations of a community. They should be distinctive, written in the present tense, specific, and be used as a criterion for decision-making and other frameworks. Based upon this definition and the clear community vision that was expressed during the public input phase of the planning process, a new, more succinct vision statement has been created to help guide the future of Bondurant. The vision statement below is simple yet concise and balances the need to embrace the future while not forgetting the past. Bondurant has a lot of new activity and growth, but the vision remains simple and clear.

**Bondurant is a welcoming and forward-thinking community that embraces its rich history and preserves its hometown feel while growing sustainably.**

# Introduction

## Iowa Smart Planning Principles

### Iowa Smart Planning Principles

In addition to the guiding principles and vision statement identified in the previous pages, another overarching set of principles will help to guide the recommendations included within this plan. These are threaded throughout the recommendations provided in Chapter 12-Implementation to build thorough and intentional recommendations for Bondurant. The Iowa Smart Planning Principles are laid out in Iowa Code 18B.1. The principles include:

#### **1. Collaboration**

Governmental, community, and individual stakeholders, including those outside the jurisdiction of the entity, are encouraged to be involved and provide comment during deliberation of planning, zoning, development, and resource management decisions and during implementation of such decisions.

#### **2. Efficiency, Transparency, and Consistency**

Plans should aim to provide efficient, transparent, and consistent outcomes.

#### **3. Clean, Renewable, and Efficient Energy**

Plans should promote clean and renewable energy use and increased energy efficiency.

#### **4. Occupational Diversity**

Plans should promote increased diversity of employment and business opportunities, promote access to education and training, expand entrepreneurial opportunities, and promote the establishment of businesses in locations near existing housing, infrastructure, and transportation.

#### **5. Revitalization**

Plans should facilitate the revitalization of established town centers

and neighborhoods by promoting development that conserves land, protects historic resources, promotes pedestrian accessibility, and integrates different uses of property. Remediation and reuse of existing sites, structures, and infrastructure is preferred over new construction in undeveloped areas.

#### **6. Housing Diversity**

Plans should encourage diversity in the types of available housing, support the rehabilitation of existing housing, and promote the location of housing near public transportation and employment centers.

#### **7. Community Character**

Plans should promote activities and development that are consistent with the character and architectural style of the community and should respond to local values regarding the physical character of the community.

#### **8. Natural Resources and Agricultural Protection**

Plans should emphasize protection, preservation, and restoration of natural resources, agricultural land, and cultural and historic landscapes, and should increase the availability of open spaces and recreational facilities.

#### **9. Sustainable Design**

Plans should promote developments, buildings, and infrastructure that utilize sustainable design and construction standards and conserve natural resources by reducing waste and pollution through efficient use of land, energy, water, air, and materials.

#### **10. Transportation Diversity**

Plans should promote expanded transportation options for residents of the community. Consideration should be given to transportation options that maximize mobility, reduce congestion, conserve fuel, and improve air quality.