

Posting Date: July 24, 2019

**NOTICE OF A REGULAR MEETING
BONDURANT PLANNING AND ZONING COMMISSION
JULY 25, 2019**

NOTICE IS HEREBY GIVEN that a regular meeting of the Planning and Zoning Commission will be held at 6:00 p.m., on Thursday, July 25, 2019, in the Community Room at 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 the Commission Minutes – July 11, 2019
5. Guests requesting to address the Planning and Zoning Commission
6. **RESOLUTION NO. PZ-190725-16** – Resolution regarding the Final Plat of Park Side Plat 2
7. Reports/Comments and appropriate action thereon:
 - a. Commission Members
 - b. Commission Chair
 - c. City Administrator
 - d. City Council Liaison
8. Adjournment

Planning & Zoning Commission Meetings:

- Regular Meeting, August 8, 2019
- Regular Meeting, August 22, 2019
- Regular Meeting, September 12, 2019
- Regular Meeting, September 26, 2019

CITY OF BONDURANT
PLANNING AND ZONING COMMISSION
JULY 11, 2019
MINUTES

1. Call to Order

Commission Vice Chair Karen Keeran 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 Joe Phearman, Commission Member Angela McKenzie, Commission Member Brian Clayton, Commission Member Karen Keeran, Commission Member Andy Mains, Commission Member Kristin Brostrom

Absent: Commission Member Torey Cuellar

City Officials

Present: City Administrator Marketa Oliver, City Clerk Shelby Hagan, Council Member Doug Elrod, Planning Intern Nelson Loring

3. Perfecting and Approval of the Agenda

Motion by McKenzie, seconded by Phearman, to amend and approve the agenda by adding appointing a Chair and Vice Chair after Item #3. Vote on Motion 6-0. Motion declared carried unanimously.

4. Chair Appointments

Motion by Clayton, seconded by McKenzie, to approve the appointment of Board Member Torey Cuellar as Chair and Karen Keeran as Vice Chair. Vote on Motion 6-0. Motion declared carried unanimously.

5. Approval of the Commission Minutes – May 23, 2019

Motion by Clayton, seconded by Phearman, to amend and approve the May 23, 2019 minutes stating that Kristin Brostrom was in attendance and interviewed, and Tabetha Gerdner was unable to attend and absent. Vote on Motion 6-0. Motion declared carried unanimously.

5. Guests requesting to address the Commission – None.

6. **RESOLUTION NO. PZ-190711-12** – Resolution regarding the Casey's General Store Site Plan

Motion by Clayton, seconded by Phearman, to approve RESOLUTION PZ-190711-12. Roll Call: Ayes: McKenzie, Clayton, Mains, Keeran, Phearman, Brostrom. Nays: None. Absent: Cuellar. Motion Carried 6-0.

7. **RESOLUTION NO. PZ-190711-13** – Resolution regarding the Foggy Bottoms Preliminary Plat

Motion by McKenzie, seconded by Mains, to approve RESOLUTION PZ-190711-13. Roll Call: Ayes: McKenzie, Clayton, Mains, Keeran, Phearman, Brostrom. Nays: None. Absent: Cuellar. Motion Carried 6-0.

8. **RESOLUTION NO. PZ-190711-14** – Resolution regarding the Wolf Creek Plat 13

Kory Marsh, Snyder & Associates, Inc. reported that this is the final installment of the P.U.D.

Motion by Clayton, seconded by Phearman, to approve RESOLUTION PZ-190711-14. Roll Call: Ayes: McKenzie, Clayton, Mains, Keeran, Phearman, Brostrom. Nays: None. Absent: Cuellar. Motion Carried 6-0.

9. **RESOLUTION NO. PZ-190711-15** – Resolution regarding the Quail Run Plat

Motion by Clayton, seconded by Phearman, to approve RESOLUTION PZ-190711-15. Roll Call: Ayes: McKenzie, Clayton, Mains, Keeran, Phearman, Brostrom. Nays: None. Absent: Cuellar. Motion Carried 6-0.

10. **Discussion Items** –

- a) Concept Plan for DR Horton Project – Dave Stubbs, Stubbs Engineering, explained the proposed project of 109 fifty-five foot lots. The Commission had questions and comments including parkland, connectivity, drainage/detention ponds, lot size and square footage, Comprehensive Plan, etc.

Brian Curnes, Integrity Homes, questioned the drainage and stormwater management of the proposed property.

Jeff Watson, 802 13th Street, Southeast, expressed his concerns with the additional development.

11. Reports/Comments and appropriate action thereon:

- a. Commission Member Comments

Brostrom – None.

Phearman – Questioned sidewalk at 319 Washington Avenue, SE, Vision Electric's parking lot, and the Pre-Cast parking lot.

Mains – None.

Clayton – DR Horton Concept Plan comments.

McKenzie – Easement education comments.

- b. Commission Vice Chair Comments – Reported on the break-ins at the sports complexes.

- c. City Administrator Comments – Updated the Commission on grants, events, projects, etc.

d. City Council Liaison – Left prior to adjournment.

12. Adjournment

Moved by Phearman, seconded by Mains to adjourn the meeting at 8:04 p.m. Vote on Motion 6-0.
Motion declared carried unanimously.

Shelby Hagan, City Clerk

ATTEST:

Karen Keeran, Vice Chair

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-190725-16

RESOLUTION REGARDING THE PARK SIDE PLAT 2 FINAL PLAT

WHEREAS, Snyder & Associates, Inc. submitted the Final Plat for Park Side Plat 2; AND

WHEREAS, the owner/developer is Parkside Land Company, LLC; AND

WHEREAS, legal description is as follows:

PARCEL "G" AS FILED IN BOOK 12783, PAGE 295 OF THE POLK COUNTY RECORDER'S OFFICE AND A PART OF PARCEL "D" AS FILED IN BOOK 11290, PAGE 702 OF THE POLK COUNTY RECORDER'S OFFICE ALL BEING A PART OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., CITY OF BONDURANT, POLK COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 29; THENCE SOUTH 00° 11' 30" EAST ALONG THE WEST LINE OF SAID PARCEL "G", A DISTANCE OF 303.51 FEET TO THE EASTERLY LINE OF SAID PARCEL "D" AND TO THE POINT OF BEGINNING; THENCE SOUTH 43° 09' 56" WEST AILONG SAID EAST LINE, 323.12 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "D"; THENCE NORTH 10° 32' 55" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL "D", 76.81 FEET; THENCE NORTHERLY CONTINUING ALONG SAID SOUTHERLY LINE AND ALONG A CURVE CONCAVE WESTERLY WHOSE RAIDIUS IS 433.17 FEET, WHOSE ARC LENGTH IS 386.65 FEET AND WHOSE CHORD BEARS NORTH 42° 50' 13" WEST, 373.94 FEET; THENCE NORTH 76° 02' 36" WEST CONTINUING AILONG SAID SOUTHERLY LINE, 815.69 FEET; THENCE NORTH 53° 52' 57" WEST, 438.64 FEET; THENCE NORTH 29° 07' 45" WEST, 238.47 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RAIDIUS IS 370.00 FEET, WHOSE ARC LENGTH IS 10.77 FEET AND WHOSE CHORD BEARS SOUTH 85° 54' 49" WEST, 10.77 FEET; THENCE NORTH 04° 55' 13" WEST, 60.00 FEET; THENCE NORTH 23° 10' 16" WEST, 137.65 FEET TO THE NORTH LINE OF SAID PARCEL "D"; THENCE NORTH 89° 56' 18" EAST AILONG SAID NORTH LINE, 938.64 FEET; THENCE NORTH 89° 58' 49" EAST CONTINUING ALONG SAID NORTH LINE AND ALONG THE NORTH LINE OF SAID PARCEL "G", 1,686.94 FEET; THENCE SOUTH 46° 58' 19" EAST CONTINUING ALONG SAID NORTH LINE OF SAID PARCEL "G", 72.42 FEET TO THE NORTHEAST CORNER OF SAIO PARCEL "G"; THENCE SOUTH 43° 07' 00" WEST ALONG THE EAST LINE OF SAID PARCEL "G", 1,253.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 40.17 ACRES (1,749,619 S.F.O.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

WHEREAS, recommend approval pending infrastructure punch list items and post-construction data (as-builts/MPE's) as accepted by the Public Works Director,

NOW, THEREFORE, BE IT RESOLVED, by the Planning and Zoning Commission of the City of Bondurant, Iowa, that the Park Side Plat 2 Final Plat is approved and forwarded to the City Council with a recommendation for approval of same.

Moved by _____, Seconded by _____ to adopt.

ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the Planning and Zoning Commission held on July 25, 2019; among other proceedings the above was adopted.

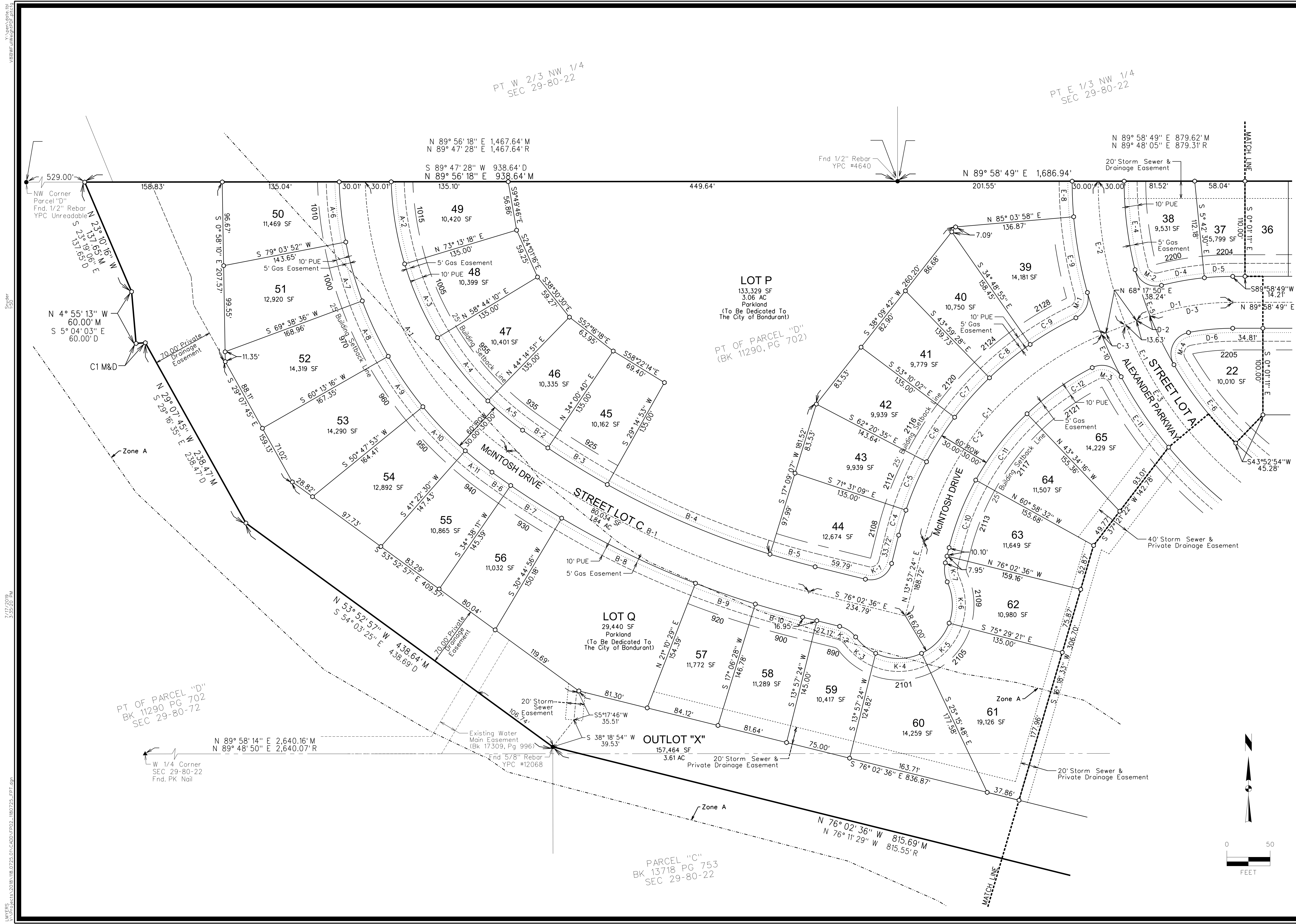
IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Shelby Hagan, City Clerk

Action	Yay	Nay	Abstain	Absent
McKenzie				
Clayton				
Mains				
Keeran				
Cuellar				
Phearman				
Brostrom				

Torey Cuellar, Commission Chair

LMYERS

[illegible]

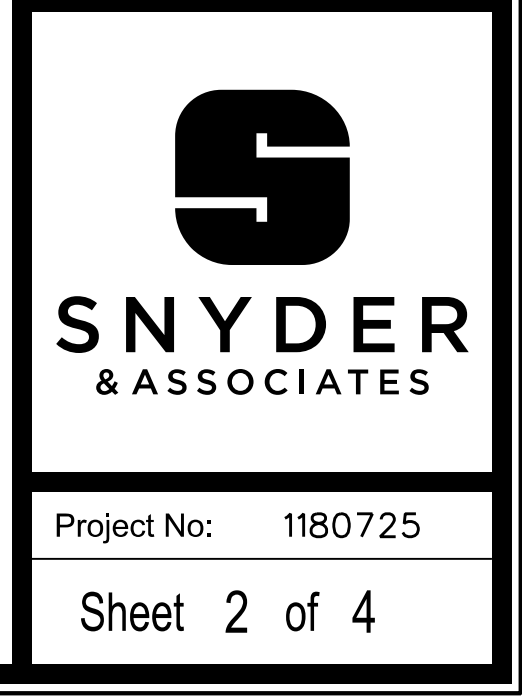
PARK SIDE PLAT 2

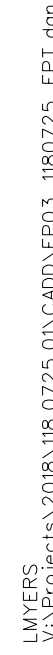
FINAL PLAT

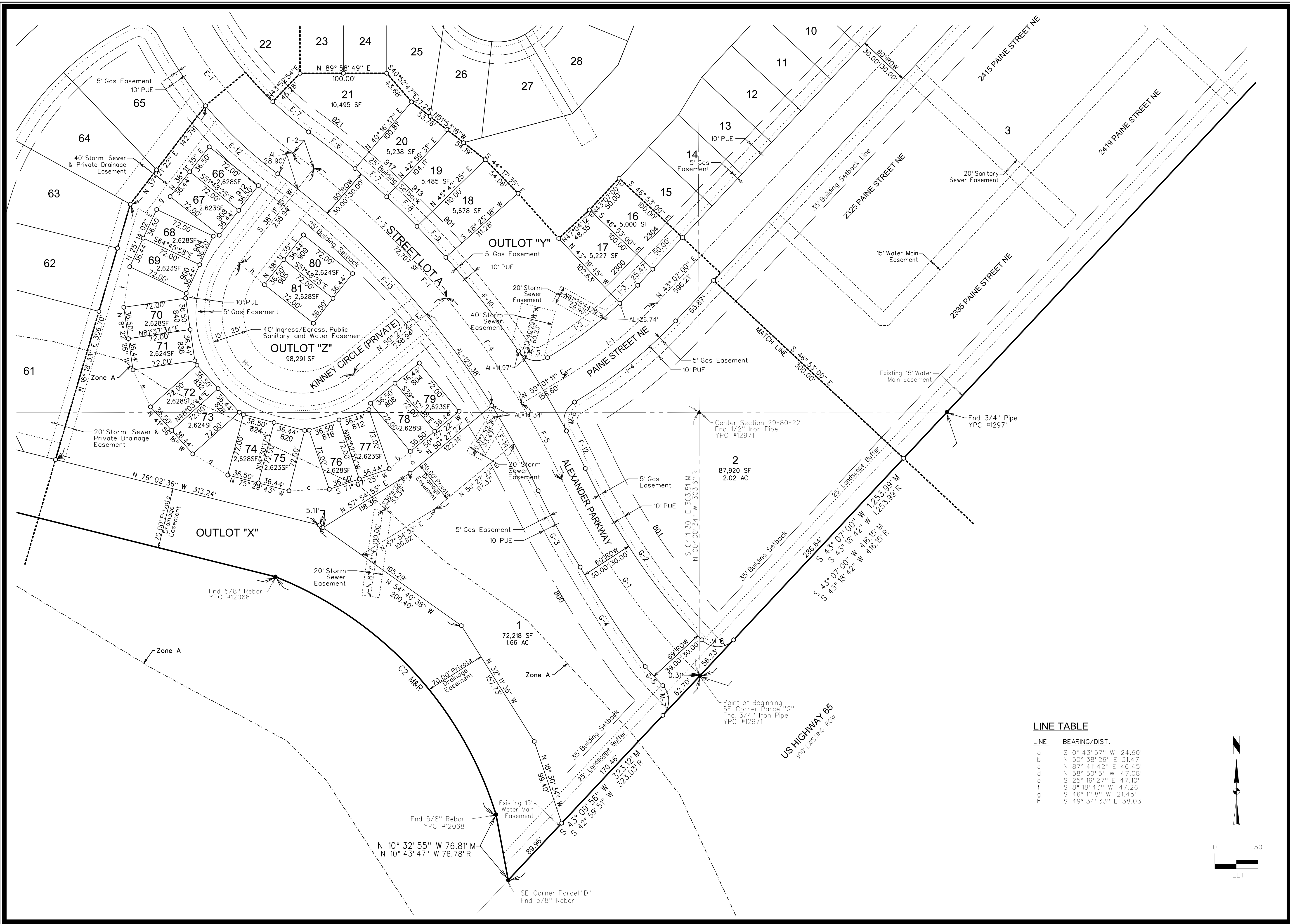
BONDURANT, IA

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com







PARK SIDE PLAT 2			
FINAL PLAT		BONDURANT, IA	
SNYDER & ASSOCIATES, INC.		2727 S.W. SNYDER BLVD. ANKENY, IOWA 50023 515-964-2020 www.snyder-associates.com	
Project No:	1180725	Sheet	4 of 4



July 17, 2019

Ms. Marketa Oliver
City Administrator
City of Bondurant
200 Second Street NE
Bondurant, Iowa 50035

RE: FINAL PLAT -RESUBMITTAL
PARK SIDE PLAT 2
PARK SIDE PLANNED UNIT DEVELOPMENT
PART OF THE SW ¼ OF SEC. 36, T80N, R24W
BONDURANT, IOWA
S&A Project No. 118.0725.01

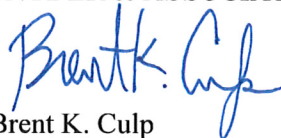
Dear Ms. Oliver:

On behalf of Parkside Land Company, please find attached the two (2) revised copies of the Final Plat document for the Park Side Plat 2 project. The following are our written responses to the July 8, 2019 city comments letter from V&K Engineering (note: responses only address comments that require revisions or explanations):

3. The lot numbers for each zoning type is listed in the Bulk Regulations.
4. An elevation exhibit with the lot #, address, MPE and map is included with the submittal.
8. The drainage easements on the plat are listed as private.
9. The drainage easements on the plat are listed as private.
12. We are aware of the existing water main along the Highway 65 corridor but are unable to locate a recorded easement at the Polk County Recorder's Office. It is our understanding that an easement document was created but may not be recorded. We left the existing water main easement label on the final plat but removed the book and page reference.
15. It is our understanding from the initial PUD rezoning process that Lot P and Lot Q was to be dedicated to the city of Bondurant to meet parkland requirements. We have removed the storm sewer and water main easements from these lots.
16. It is our understanding from the initial PUD rezoning process that Lot P and Lot Q was to be dedicated to the city of Bondurant to meet parkland requirements. We have removed the storm sewer and water main easements from these lots.

Please feel free to contact me at your convenience with any questions or comments. Thank you.

Sincerely,
SNYDER & ASSOCIATES, INC.



Brent K. Culp

Enclosure

Cc: John W. Larson, Parkside Land Company, LLC
Bob Veenstra, Veenstra and Kimm, Inc. (emailed)
File

PARK SIDE PLAT 2

MINIMUM PROTECTION ELEVATIONS (M.P.E.)

July 10, 2019

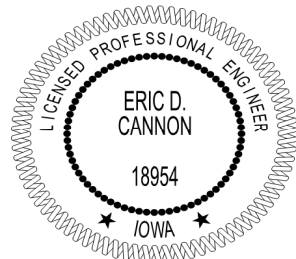
LOT #	ADDRESS	M.P.E.	LOT #	ADDRESS	M.P.E.
1	800 Alexander Parkway	961.50	22	2205 McIntosh Court	963.50
2	801 Alexander Parkway	961.10	23	2209 McIntosh Court	963.50
3	2325,2335,2415,2419 Paine ST NE	961.10	24	2213 McIntosh Court	963.50
4	2423 Paine Street NE	961.10	25	2217 McIntosh Court	963.50
5	2416 Paine Street NE	961.50	26	2221 McIntosh Court	961.50
6	2412 Paine Street NE	961.50	27	2225 McIntosh Court	961.50
7	2408 Paine Street NE	961.50	28	2229 McIntosh Court	961.50
8	2404 Paine Street NE	961.50	29	2233 McIntosh Court	961.50
9	2400 Paine Street NE	961.50	30	2232 McIntosh Court	961.50
10	2328 Paine Street NE	961.50	31	2228 McIntosh Court	961.50
11	2324 Paine Street NE	961.50	32	2224 McIntosh Court	962.90
12	2320 Paine Street NE	961.50	33	2220 McIntosh Court	962.90
13	2316 Paine Street NE	961.50	34	2216 McIntosh Court	962.90
14	2312 Paine Street NE	961.50	35	2212 McIntosh Court	962.90
15	2308 Paine Street NE	961.50	36	2208 McIntosh Court	962.90
16	2304 Paine Street NE	961.50	37	2204 McIntosh Court	962.90
17	2300 Paine Street NE	961.50	38	2200 McIntosh Court	962.90
18	901 Alexander Parkway	961.50	39	2128 McIntosh Drive	961.50
19	913 Alexander Parkway	961.50	40	2124 McIntosh Drive	961.50
20	917 Alexander Parkway	961.50	41	2120 McIntosh Drive	961.50
21	921 Alexander Parkway	963.50	42	2116 McIntosh Drive	961.50

PARK SIDE PLAT 2

MINIMUM PROTECTION ELEVATIONS (M.P.E.)

July 10, 2019

LOT #	ADDRESS	M.P.E.	LOT #	ADDRESS	M.P.E.
43	2112 McIntosh Drive	961.50	63	2113 McIntosh Drive	962.00
44	2108 McIntosh Drive	961.50	64	2117 McIntosh Drive	962.00
45	925 McIntosh Drive	961.50	65	2121 McIntosh Drive	962.00
46	935 McIntosh Drive	961.50	66	912 Kinney Circle	962.00
47	955 McIntosh Drive	961.50	67	908 Kinney Circle	962.00
48	1005 McIntosh Drive	961.50	68	904 Kinney Circle	962.00
49	1015 McIntosh Drive	961.50	69	900 Kinney Circle	962.00
50	1010 McIntosh Drive	961.50	70	840 Kinney Circle	962.00
51	1000 McIntosh Drive	961.50	71	836 Kinney Circle	962.00
52	970 McIntosh Drive	961.50	72	832 Kinney Circle	962.00
53	960 McIntosh Drive	961.50	73	828 Kinney Circle	962.00
54	950 McIntosh Drive	961.50	74	824 Kinney Circle	961.50
55	940 McIntosh Drive	961.50	75	820 Kinney Circle	961.50
56	930 McIntosh Drive	961.50	76	816 Kinney Circle	961.50
57	920 McIntosh Drive	961.50	77	812 Kinney Circle	961.50
58	900 McIntosh Drive	961.50	78	808 Kinney Circle	961.50
59	890 McIntosh Drive	961.50	79	804 Kinney Circle	961.50
60	2101 McIntosh Drive	961.50	80	909 Kinney Circle	961.50
61	2105 McIntosh Drive	962.00	81	905 Kinney Circle	961.50
62	2109 McIntosh Drive	962.00			



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.

Eric D. Cannon, P.E. _____ Date

License Number 18954

My License Renewal Date is December 31, 2019

Pages or sheets covered by this seal:

MPE TABLE

PARK SIDE PLAT 2

ELEVATION EXHIBIT

