

Posting Date: March 26, 2019

**NOTICE OF A REGULAR MEETING
BONDURANT PLANNING AND ZONING COMMISSION
MARCH 28, 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, March 28, 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 – March 14, 2019
5. Guests requesting to address the Planning and Zoning Commission
6. **RESOLUTION NO. PZ-190314-07** – Resolution regarding the Site Plan for Bondurant Commercial Lot 7
7. **PUBLIC HEARING** – Relative to amending the Zoning Classification of certain real estate from C-2, General Commercial District to M-1, Limited Industrial District (George Property)
8. **RESOLUTION NO. PZ-190328-08** – Resolution regarding the amendment to the Code of Ordinances of the City of Bondurant, Iowa, 2002, by amending the Zoning Classification of certain real estate from C-2, General Commercial District to M-1, Limited Industrial District (George Property)
9. Reports/Comments and appropriate action thereon:
 - a. Commission Members
 - b. Commission Chair
 - c. City Administrator
 - d. City Council Liaison
10. Adjournment

Planning & Zoning Commission Meetings:

- Regular Meeting, April 11, 2019
- Regular Meeting, April 25, 2019
- Regular Meeting, May 9, 2019
- Regular Meeting, May 23, 2019

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

1. Call to Order

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

2. Roll Call

Roll call was taken and a quorum was declared.

Present: Commission Chair Jeff Kromrie, Commission Member Joe Phearman, Commission Member Angela McKenzie, Commission Member Torey Cuellar, Commission Member Brian Clayton, Commission Member Karen Keeran

Absent: Commission Member Roy McCleary

City Officials

Present: City Administrator Marketa Oliver, Utility Clerk Misty Richardson-Kugler

3. Perfecting and Approval of the Agenda

Motion by McKenzie, seconded by Phearman, to amend and approve the agenda by adding a discussion item regarding Hwy 65 Property as item #8 and changing the remaining agenda items numerically. Vote on Motion 6-0. Motion declared carried unanimously.

4. Approval of the Commission Minutes – February 28, 2019

Motion by McKenzie, seconded by Phearman, to approve the February 28, 2019 minutes. Vote on Motion 6-0. Motion declared carried unanimously.

5. Guests requesting to address the Commission – None.

6. **RESOLUTION NO. PZ-190228-06** – Resolution regarding the Park Side Apartments Site Plan

Motion by McKenzie, seconded by Cuellar, to approve PZ-190228-06. Roll Call: Ayes: McKenzie, Clayton, Kromrie, Keeran, Cuellar, Phearman. Nays: None. Absent: McCleary. Motion Carried 6-0.

7. **RESOLUTION NO. PZ-190314-07** – Resolution regarding the Site Plan for Bondurant Commercial Lot 7

Motion by McKenzie, seconded by Cuellar, to table RESOLUTION NO. PZ-190314-07. Roll Call: Ayes: McKenzie, Clayton, Kromrie, Keeran, Cuellar, Phearman. Nays: None. Absent: McCleary. Motion Carried 6-0.

8. Discussion Items –

- a. Hwy 65 Property – RMS Property (George Property) is requesting to rezone the property back to M-1, Limited Industrial District. The City rezoned a portion of the property a year

ago to C-2, General Commercial District. A public hearing on the matter will be on the next agenda.

9. Reports/Comments and appropriate action thereon:

a. Commission Member Comments

Phearman –Brick Street Fitness parking comments.

Cuellar – None.

Keeran – Lucille’s and old Wooden Nickel comments.

Clayton – Old Huber property comments.

McKenzie – McCleary’s property comments.

b. Commission Chair Comments – Questioned a few properties around the City.

c. City Administrator Comments – Council approved a planner position, and a Complete Streets presentation from the MPO is on the agenda for Monday.

d. City Council Liaison – Not present.

10. Adjournment

Moved by Phearman, seconded by Cuellar to adjourn the meeting at 7:30 p.m. Vote on Motion 6-0.
Motion declared carried unanimously.

Misty Richardson-Kugler, Utility Clerk

ATTEST:

Jeff Kromrie, Commission Chair

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-190314-07

RESOLUTION REGARDING THE SITE PLAN FOR BONDURANT COMMERCIAL

WHEREAS, Civil Design Advantage submitted a Site Plan for Bondurant Commercial Business Lot 7; AND

WHEREAS, the owner is T2 Holdings, LLC; AND

WHEREAS, the following is a legal description for the property:

*LOT 7, BONDURANT COMMERCIAL BUSINESS PARK, AN OFFICIAL PLAT IN
BONDURANT, POLK COUNTY, IOWA, CONTAINING 56,697 SF (1.30 AC)*

WHEREAS, property subject to any and all easements of record; AND

WHEREAS, the property is zoned C-2, Central Commercial District,

NOW, THEREFORE, BE IT RESOLVED, by the Planning and Zoning Commission of the City of Bondurant, Iowa, that the site plan for Bondurant Commercial Business Lot 7 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 March 28, 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				
Kromrie				
Keeran				
Cuellar				
Phearman				
McCleary				

Jeff Kromrie, Commission Chair

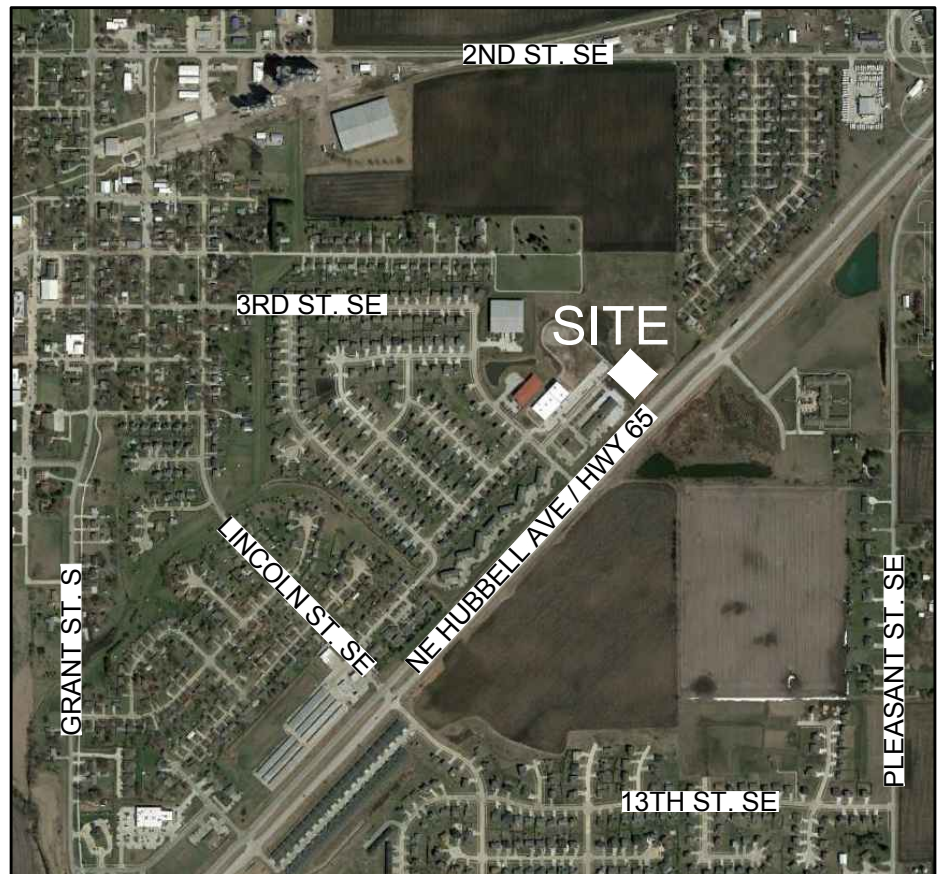
SITE PLAN FOR:

BONDURANT COMMERCIAL - LOT 7

BONDURANT, IOWA

VICINITY MAP

NOT TO SCALE



LEGAL DESCRIPTION

LOT 7, BONDURANT COMMERCIAL BUSINESS PARK, AN OFFICIAL PLAT IN BONDURANT, POLK COUNTY, IOWA. CONTAINING 56,697 SF (1.30 AC).

SITE ADDRESS

87 PAINE STREET SE

ZONING

C-2 CENTRAL COMMERCIAL DISTRICT

DATE OF SURVEY

JANUARY 19, 2019

BENCHMARKS

USGS BM MONUMENT A STANDARD DISK, STAMPED J33 1934, 1.9 MILES SOUTH FOR ENTERPRISE ALONG THE CHICAGO, ROCK ISLAND AND PACIFIC RAILWAY FROM THE STATION AT ENTERPRISE, POLK COUNTY, OPPOSITE POLE 83+5, AT A CONCRETE CULVERT, IN THE SOUTHEAST CORNER, 1.1 FEET NORTH OF THE SOUTH SIDE AND 11.3 FEET EAST OF THE EAST RAIL. ELEVATION=938.93

FLAG BOLT ON FIRE HYDRANT 400 FEET +/- NORTH OF WASHINGTON AVENUE SE, NORTHEAST SIDE OF PAINE STREET SE. ELEVATION=977.15

PARKING REQUIREMENTS

PARKING:

RESTAURANT:

1 SPACE PER 100 SF

5,334 SF RESTAURANT =54 SPACES

BUSINESS AND PROFESSIONAL OFFICE:

1 SPACE PER 200 SF

2,648 SF OF OFFICE =14 SPACES

TOTAL REQUIRED =68 SPACES

TOTAL PROVIDED =68 SPACES

ACCESSIBLE PARKING:

• REQUIRED: (51-75 SPACES PROVIDED) =3 SPACES

• PROVIDED: TOTAL PROVIDED =3 SPACES

INDEX OF SHEETS

NO.	DESCRIPTION
1	COVER SHEET
2	DIMENSION PLAN
3	GRADING PLAN
4	EROSION & SEDIMENT CONTROL PLAN
5	UTILITY PLAN
6	LANDSCAPE PLAN

GENERAL LEGEND

PROPOSED

PROJECT BOUNDARY	———
LOT LINE	- - - - -
SECTION LINE	- - - - -
CENTER LINE	- - - - -
RIGHT OF WAY	- - - R/W - - -
PERMANENT EASEMENT	- - - P/E - - -
TEMPORARY EASEMENT	- - - T/E - - -
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	
STORM SEWER STRUCTURE NO.	
STORM SEWER PIPE NO.	
SANITARY SEWER STRUCTURE NO.	
SANITARY SEWER PIPE NO.	
SANITARY SEWER WITH SIZE	—— 8"S ——
SANITARY SERVICE	—— S —— S —— S ——
STORM SEWER	———
STORM SERVICE	—— ST —— ST ——
WATERMAIN WITH SIZE	—— 8"W ——
WATER SERVICE	—— W —— W ——
SAWCUT (FULL DEPTH)	
SILT FENCE	

EXISTING

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	
ROOF DRAIN/ DOWNSPOUT	
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	—— TV ——
GAS MAIN	—— G ——
FIBER OPTIC	—— FO ——
UNDERGROUND TELEPHONE	—— T ——
OVERHEAD ELECTRIC	—— OE ——
UNDERGROUND ELECTRIC	—— E ——
FIELD TILE	—— TILE ——
SANITARY SEWER W/ SIZE	—— 8"S ——
STORM SEWER W/ SIZE	—— 15" RCP ——
WATER MAIN W/ SIZE	—— 8"W ——

OWNER / APPLICANT

T2 HOLDINGS LLC
CONTACT: TRAVIS M. SISSON
5700 UNIVERSITY AVE STE 220
WEST DES MOINES, IA 50266

ENGINEER

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: ERIN OLLENDIKE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410

SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: MIKE BROONER
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410

SUBMITTAL DATES

-FIRST SUBMITTAL: 03/07/2019
-SECOND SUBMITTAL: 03/21/2019

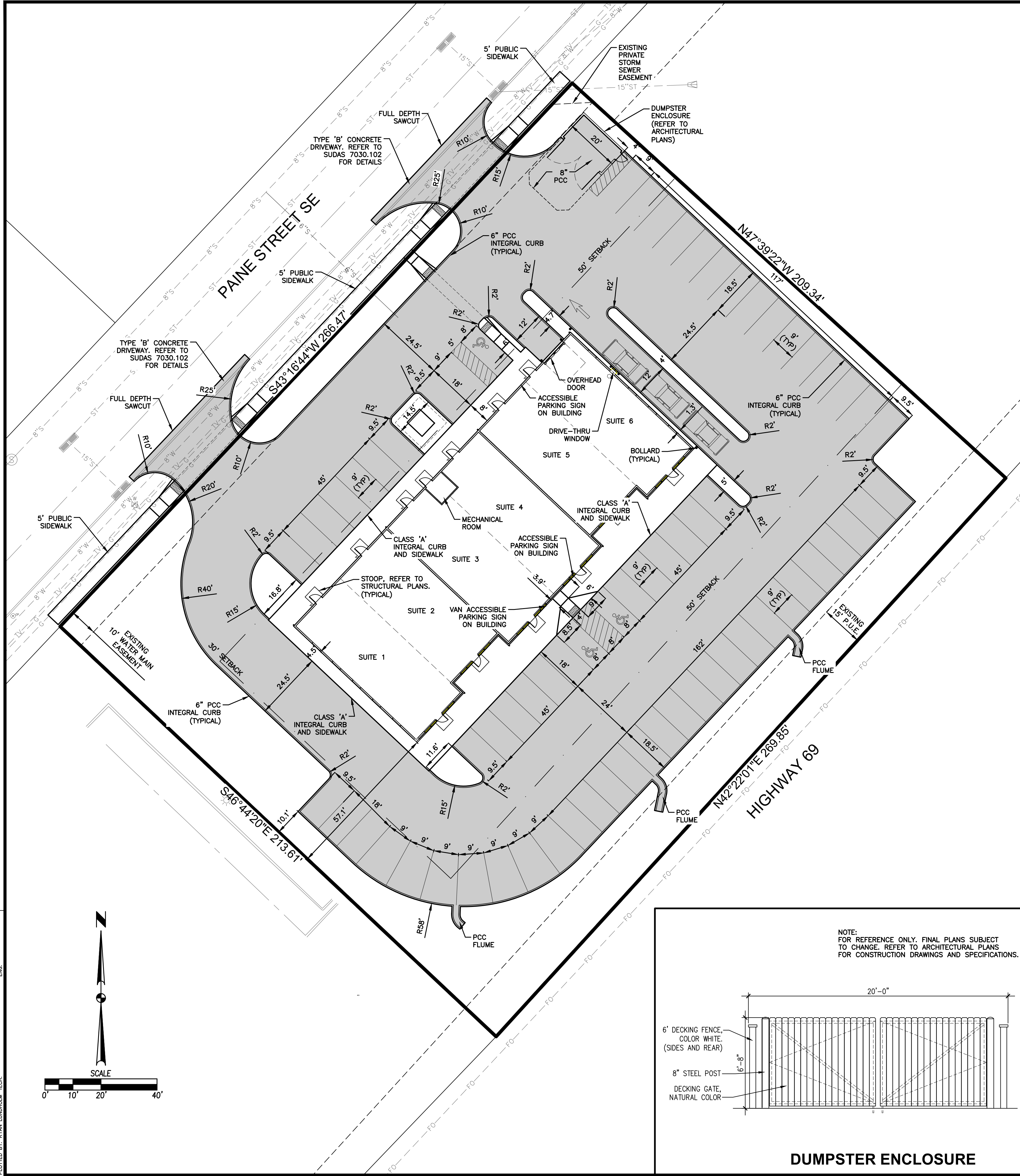
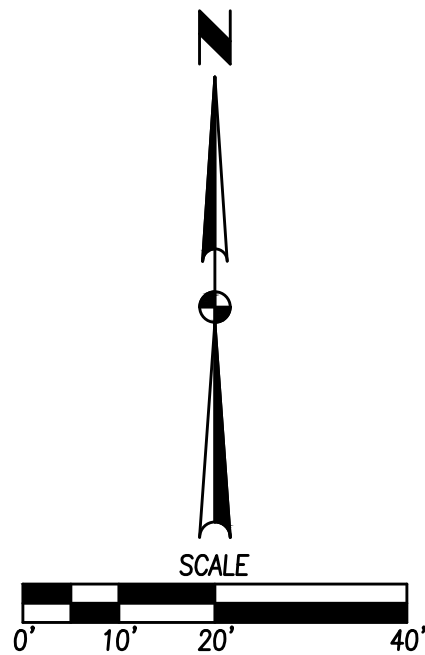


UTILITY WARNING

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.



ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.	
THE 2019 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.	
	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. ERIN K. OLLENDIKE, P.E. DATE _____ MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019 PAGES OR SHEETS COVERED BY THIS SEAL: 1-5



GENERAL NOTES

1. THE 2019 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
18. ALL SCOUR STOP SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR ACCORDING TO SCOUR STOP PRODUCT SPECIFICATIONS.
19. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.

TRAFFIC CONTROL NOTES

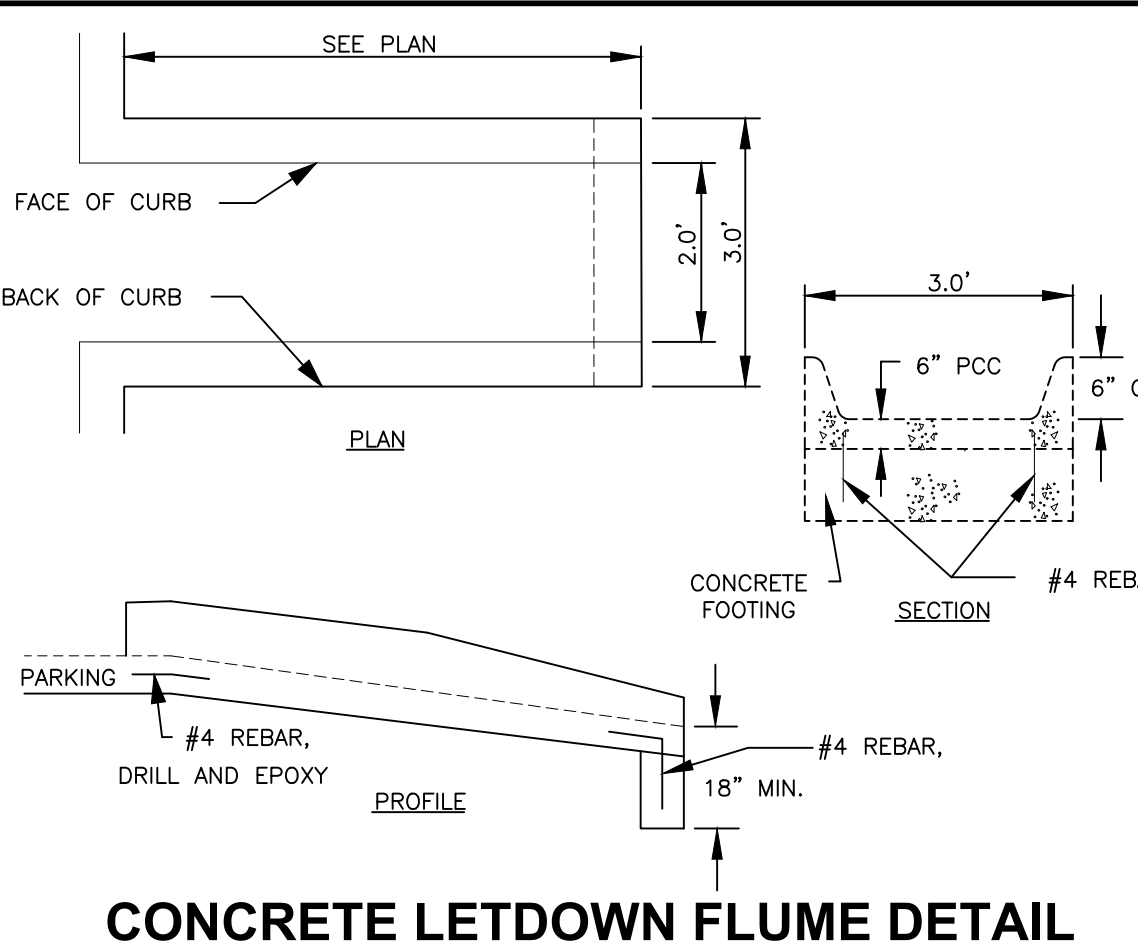
1. ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
2. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
4. THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
5. SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES.
6. THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
7. ALL SIGNING AND LANE STRIPING WILL NEED TO COMPLY WITH MUTCD. MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.

PAVEMENT THICKNESS

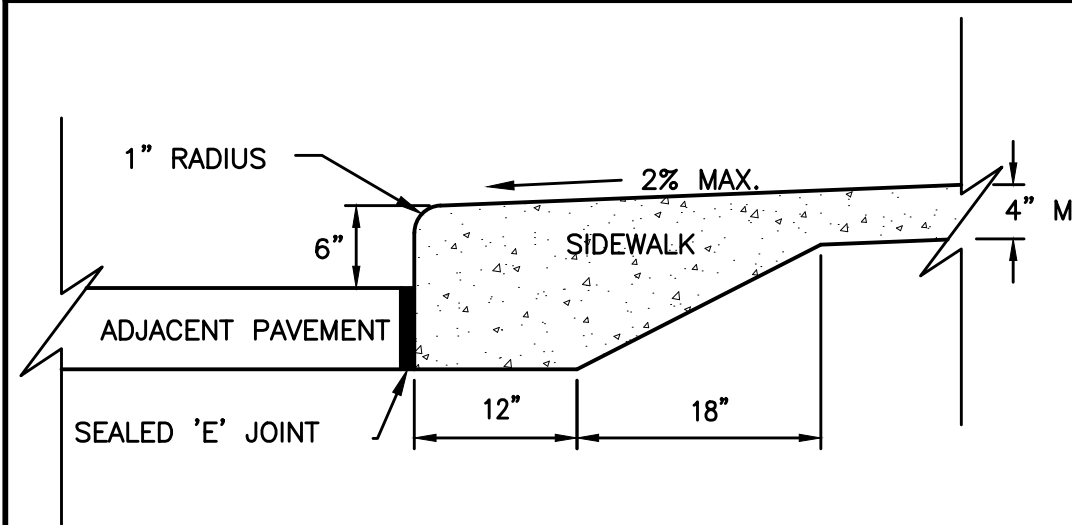
- | | |
|-------------------------------------|-----------|
| 1. SIDEWALKS | 4" P.C.C. |
| 2. PAVEMENT IN R.O.W. | 7" P.C.C. |
| 3. DRIVEWAY AND PARKING AREAS | 6" P.C.C. |
| 4. DUMPSTER ENCLOSURE AND FRONT 20' | 8" P.C.C. |

DEMOLITION NOTES

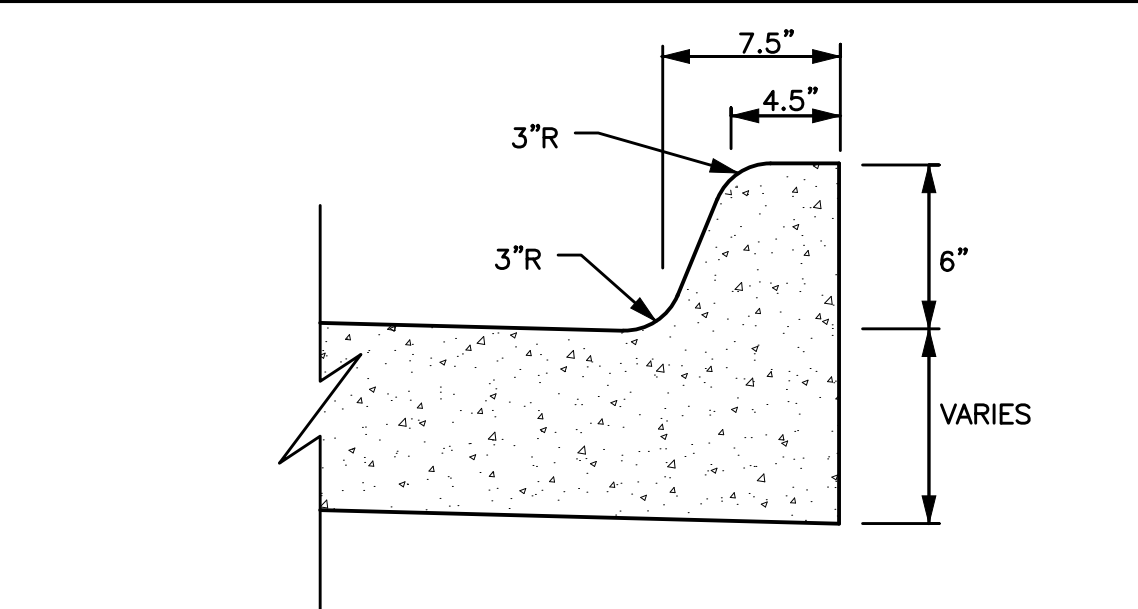
1. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER OR ENGINEER AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
2. PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY IN WRITING (48 HRS NOTICE) THE FOLLOWING:
 - A. CITY
 - B. APPROPRIATE UTILITY COMPANIES
 - C. OWNER
 - D. CIVIL DESIGN ADVANTAGE
 - E. ARCHITECT
3. DO NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE NOTED. COORDINATE REMOVAL OR ABANDONMENT OF ALL UTILITIES WITH THE APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
4. PROTECT EXISTING UTILITIES THAT ARE TO REMAIN. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
5. BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 95% MAXIMUM STANDARD PROCTOR DRY DENSITY AND MOISTURE RANGE OF OPTIMUM MOISTURE TO 4% ABOVE OPTIMUM MOISTURE. TESTING OF BACKFILL TO BE BY A GEOTECHNICAL ENGINEER EMPLOYED BY THE OWNER. IN THE EVENT OF A TEST FAILURE, ANY RETESTING SHALL BE PAID FOR BY THE CONTRACTOR.
6. FIELD VERIFY EXISTING GRADES AND LOCATION OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE FEATURES PRIOR TO DEMOLITION AND IMMEDIATELY INFORM THE ENGINEER AND/OR OWNER OF ANY DISCREPANCIES.
7. DEMOLITION NOTES AS SHOWN ON THE PLAN ARE NOT ALL INCLUSIVE. CONTRACTOR TO ABANDON IN PLACE OR REMOVE AND DISPOSE OF ALL EXISTING SITE IMPROVEMENTS ABOVE AND BELOW GROUND TO COMPLY WITH THE GENERAL INTENT OF THIS DOCUMENT.
8. ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
9. CONSTRUCTION LIMITS SHALL BE CONFINED TO THE SITE BOUNDARY AS NOTED. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.



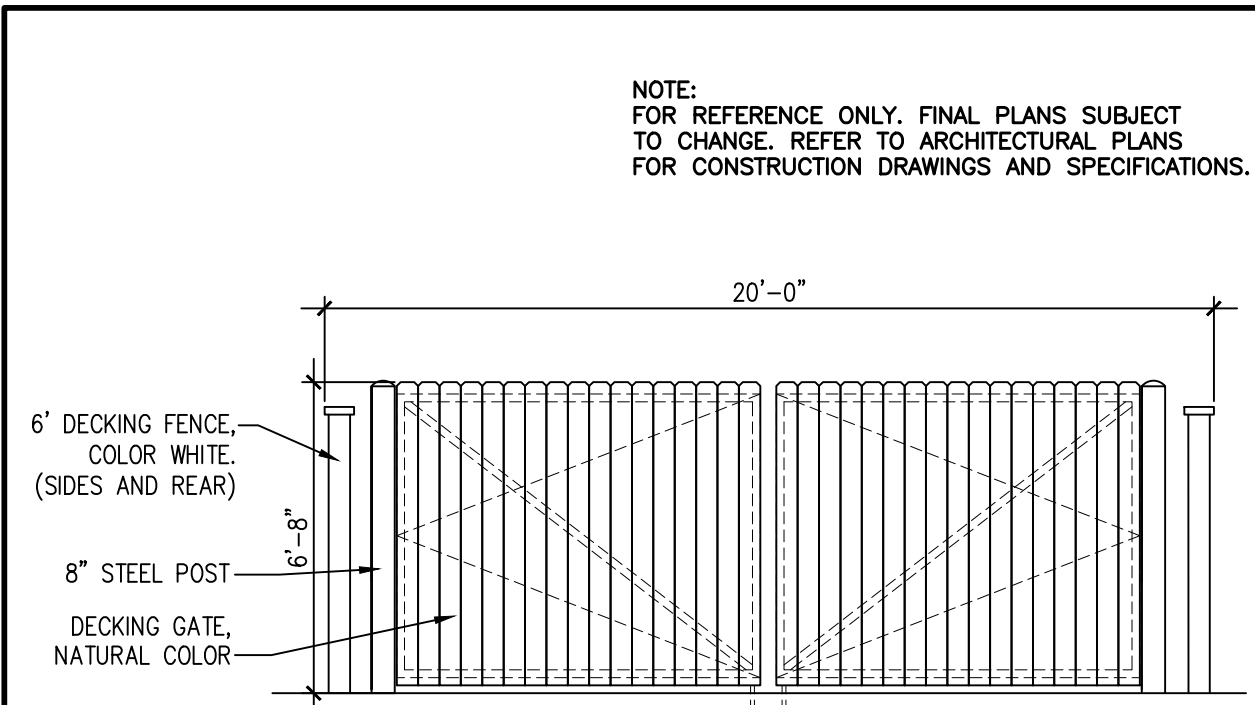
CONCRETE LETDOWN FLUME DETAIL



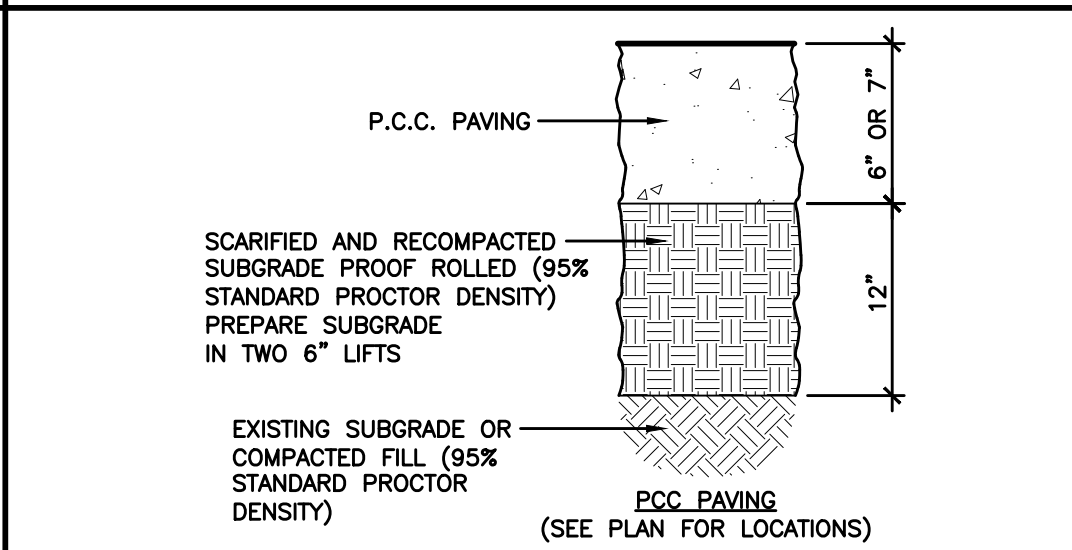
CLASS 'A' INTEGRAL CURB AND SIDEWALK DETAIL



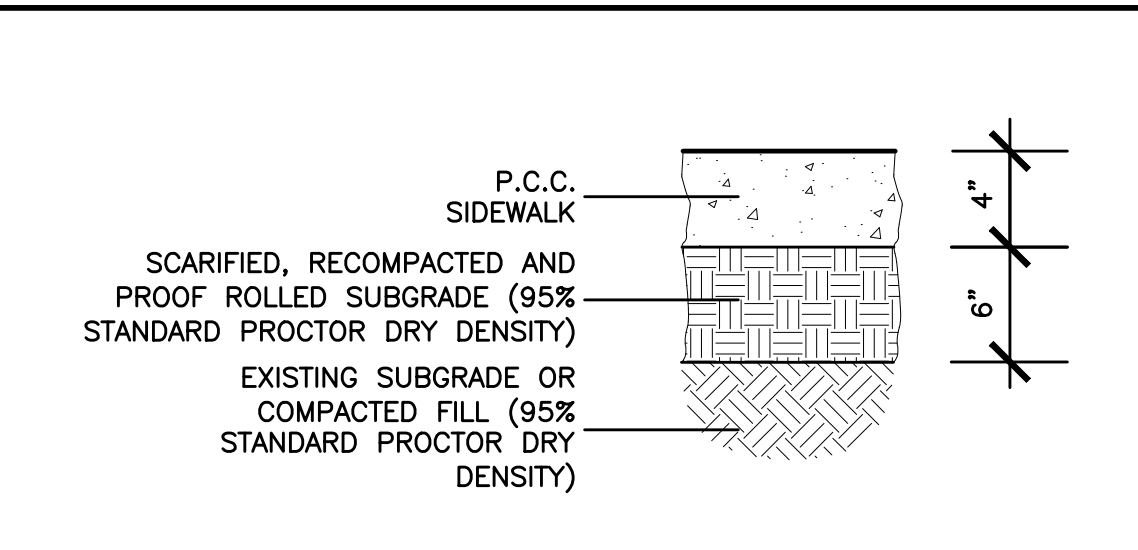
6" PCC INTEGRAL CURB



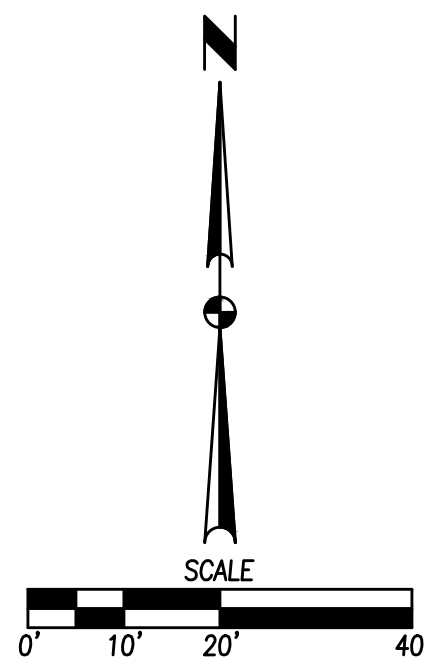
DUMPSTER ENCLOSURE




PCC PAVING



PCC SIDEWALK DETAIL

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REVISIONS	DATE
SECOND SUBMITTAL	03/21/19
FIRST SUBMITTAL	03/07/19



CIVIL DESIGN ADVANTAGE

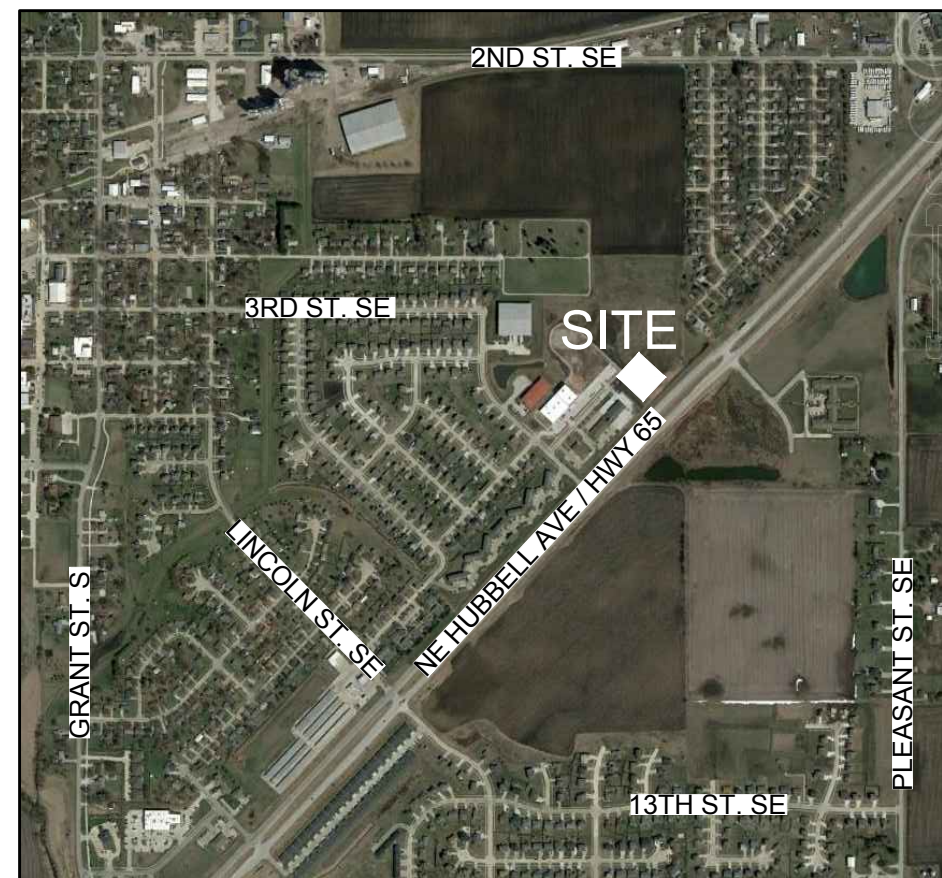
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BONDURANT COMMERCIAL - LOT 7

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

NOT TO SCALE



BONDURANT, IOWA

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	798
2	FILTER SOCK	LF	140
3	SEEDING, FERTILIZING, AND MULCHING	AC	0.40
4	INLET PROTECTION DEVICES	EA	2
5	CONCRETE WASHOUT PIT	EA	1

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO FOURMILE CREEK ±3000 FT
TOTAL AREA DISTURBED TO DISCHARGE POINT
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)

1.42 ACRES
5,112 CU FT









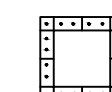

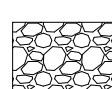

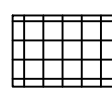
VOLUME PROVIDED IN FILTER SOCK (140 LF @ 2.0 CU FT/LF OF SOCK)
VOLUME PROVIDED IN SILT FENCE (798 LF @ 9.0 CU FT/LF OF FENCE)
TOTAL VOLUME PROVIDED

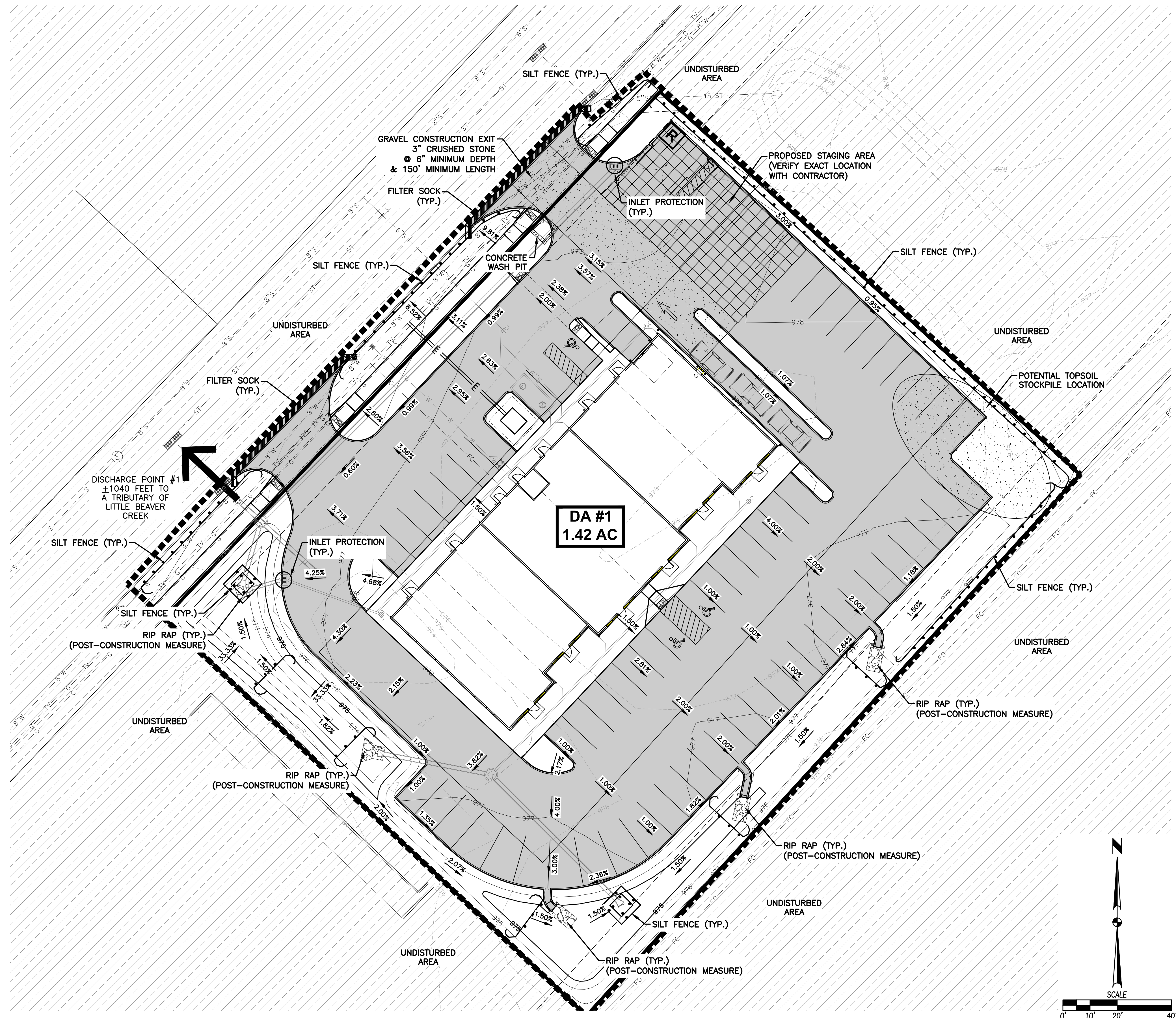
$$\begin{array}{r} 280 \text{ CU FT} \\ 7,182 \text{ CU FT} \\ \hline 7,462 \text{ CU FT} \end{array}$$

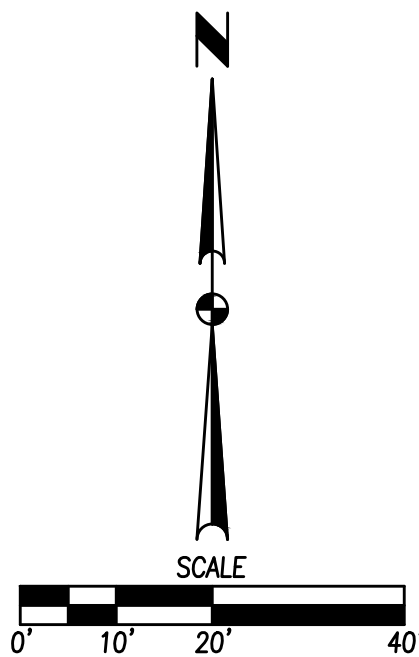
NOTES

1. WATER TAKEN FROM ANY DEWATERING ACTIVITIES SHALL BE DISCHARGED INTO A TEMPORARY SEDIMENT BASIN OR SHALL RUN THROUGH A DEWATERING SILT SACK PRIOR TO LEAVING THE SITE
2. DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED PRIOR TO THE SITE SHUTTING DOWN FOR WINTER CONDITIONS.

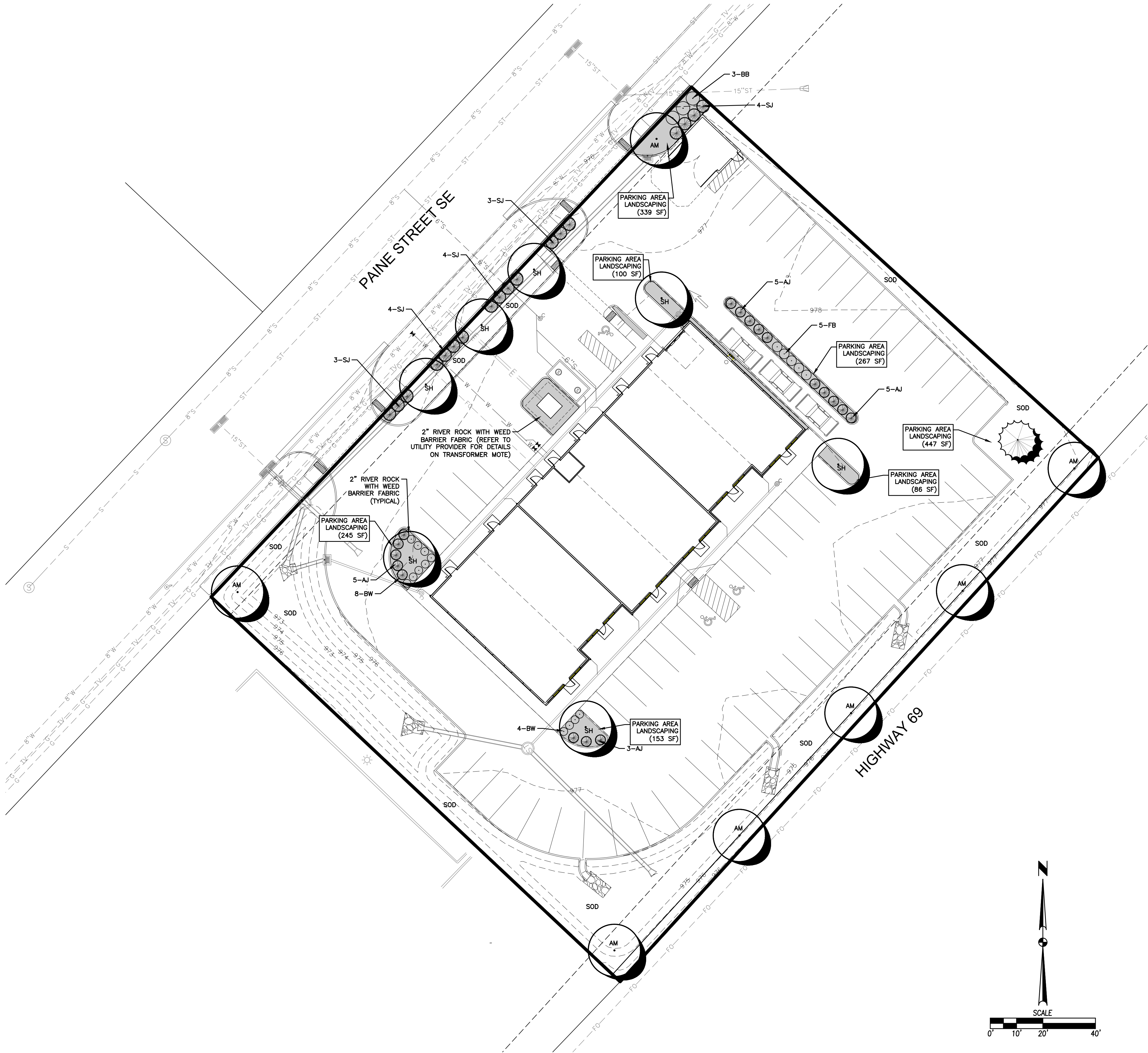
SWPPP LEGEND

DRAINAGE ARROW	
GRADING LIMITS	
FILTER SOCK	
SILT FENCE	
INLET PROTECTION	
PORTABLE RESTROOM	
TEMPORARY STANDPIPE	
CONCRETE WASHOUT PIT	
UNDISTURBED AREA	
RIP-RAP	
GRAVEL ENTRANCE	
STAGING AREA	
TEMPORARY SEDIMENT BASIN	





-
- PLAN**
- LENGTH, L
ST-4: 6'; ST-8: 8'
- DIAMETER, D
ST-4: 1.0'; ST-8: 1.25'
- ST-4: 3'; ST-8: 3.75'
- Width, W
ST-4: 7'; ST-5: 9.25'
- NOTE:**
1. THE LAST THREE SECTIONS AND THE APRON SHALL BE CONNECTED WITH PIPE CONNECTIONS PER SECTION 4030.302C OF SUDAS.
2. INSTALL A 3' CLAY WATERSTOP AT ALL STORM SEWER OUTLETS.
- PROFILE**
Section A-A
- Top of bank
- Slope
- Stable channel
- Contractor shall install apron guard.
- Engineering Fabric
- 6"
- 1'-8"
- Thickness, T = 1'-6"
- 1'-6"
- Construct note at end of apron Depth=2T
- ROCK APRON FOR PIPE OUTLET**
NOT TO SCALE



LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE 2016 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. SEED (TYPE 1) OR SOD ALL DISTURBED AREAS AS DIRECTED BY OWNER.
6. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
7. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
8. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS TO A (MIN) DEPTH OF 3".
9. ALL EDGING SHALL STEEL.
10. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
11. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
12. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
13. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.

LANDSCAPE REQUIREMENTS

ONE TREE PER 50 LF OF STREET FRONTAGE OR ONE TREE PER SIX PARKING STALLS, WHICHEVER IS GREATER.

68 PARKING STALLS

TREES REQUIRED =12
TREES PROVIDED =15

SHRUBS REQUIRED =0
SHRUBS PROVIDED =35

5% OF PARKING AREA SHALL BE LANDSCAPED

68 PARKING STALLS (9x18) =11,016 SF

LANDSCAPING REQUIRED = 551 SF (5%)
LANDSCAPING PROVIDED = 1,637 SF (14.9%)

SEEDBED PREPARATION SUDAS SECTION 7E-24 - PERMANENT SEEDING

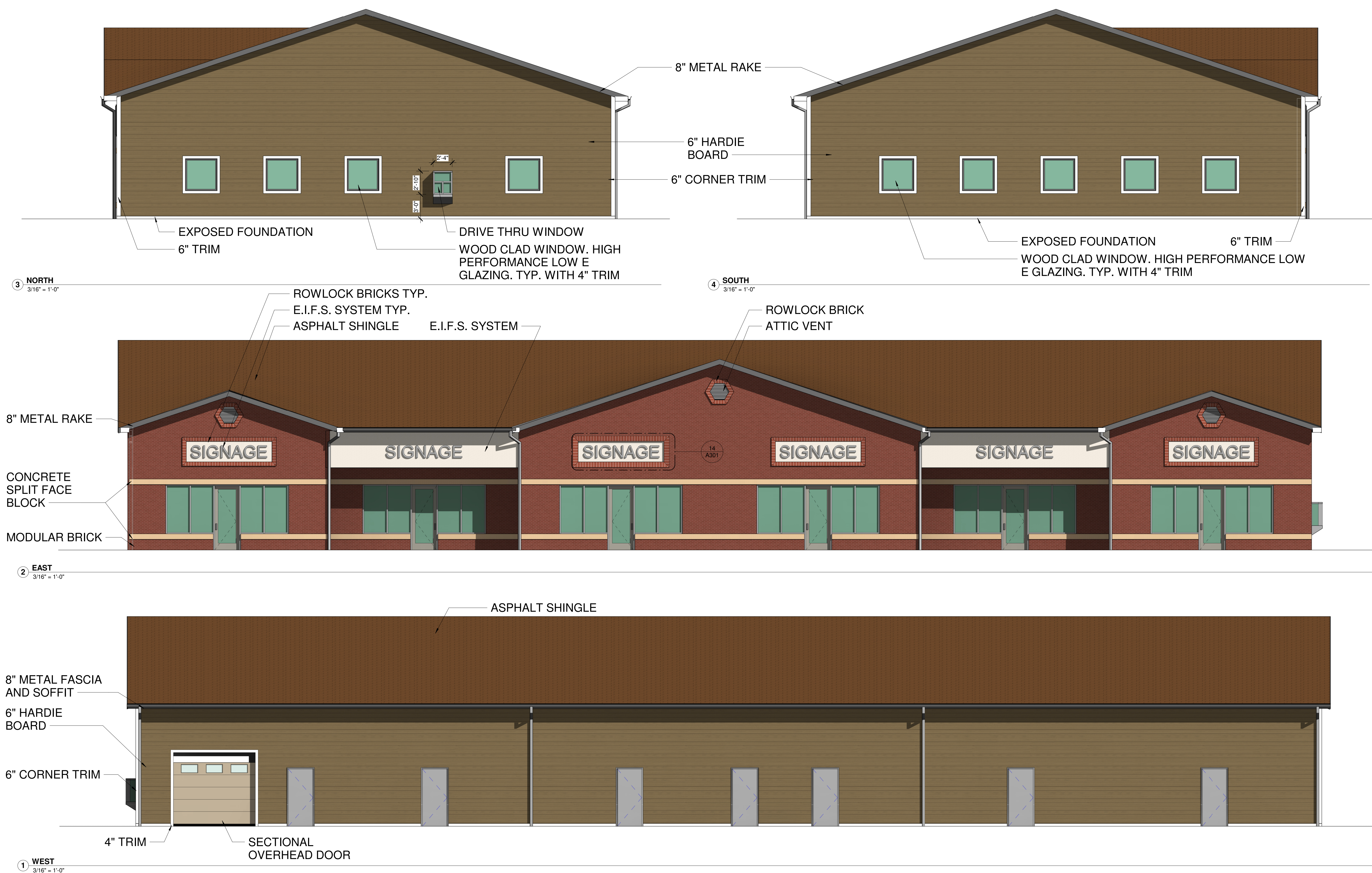
TOPSOIL:
IN ORDER TO PROVIDE AN ADEQUATE GROWING MEDIUM, A MINIMUM OF 6 INCHES OF TOPSOIL SHOULD BE PLACED OVER THE DISTURBED AREA PRIOR TO SEEDING. DEEPER TOPSOIL DEPTHS (8-12 INCHES OR GREATER) ARE DESIRABLE AS THEY INCREASE THE ORGANIC MATTER AVAILABLE FOR USE BY THE PLANTS. ALLOW FOR DEEPER ROOT PENETRATION AND INCREASE THE MOISTURE HOLDING ABILITY OF THE SOIL. THESE BENEFITS WILL INCREASE THE DROUGHT TOLERANCE AND LONG-TERM HEALTH OF THE VEGETATION. WHERE SUFFICIENT TOPSOIL IS NOT AVAILABLE, COMPOSTED MATERIAL MAY BE INCORPORATED AT THE RATE OF 1 INCH OF COMPOST FOR EVERY 3 INCHES OF DEFICIENT TOPSOIL. THIS WILL INCREASE THE ORGANIC MATTER CONTENT OF THE SOIL, AND PROVIDE AN ADEQUATE GROWING MEDIUM FOR VEGETATION.

PLANT SCHEDULE

CODE	QTY	TREES	SIZE	COND
AM	8	AUTUMN BLAZE MAPLE	2" CAL	B&B
SH	3	SHADEMASTER HONEYLOCUST	2" CAL	B&B
BS	1	COLORADO BLUE SPRUCE	6' HT.	B&B

CODE	QTY	SHRUBS	SIZE	COND
BB	1	DWARF BURNING BUSH	EUONYMUS ALATAS COMPACTUS	3 GAL. CONT
AJ	17	ANDORA COMP. JUNIPER	JUNIPERUS HORIZONTALIS C. PLUMOSA	3 GAL. CONT
FB	6	FERNLEAF BUCKTHORN	RHAMNUS FRANGULA 'RON WILLIAMS'	3 GAL. CONT
BW	14	WINTERGREEN BOXWOOD	BUXUS MICROPHYLLA 'WINTERGREEN'	3 GAL. CONT
SJ	2	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	3 GAL. CONT
CB	3	CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII ATROPURPUREA	3 GAL. CONT

NOTES
ALL EXTERIOR FINISHES TO MATCH ADJACENT
BUILDING, 85 PAINE ST, BONDURANT, IA



18-204

PROJECT:
87 PAINE ST
87 PAINE ST SE, BONDURANT, IA

DATE:	DRAWN BY:	CHK'D BY:
02/20/2019 MT	MT	KC
REVISED:		

EXTERIOR
ELEVATIONS

A200

1605 N. ANKENY BLVD #130
ANKENY, IOWA 50023
PHONE: (515) 965-5336
FAX: (515) 965-5335
info@imprintarchitects.com

2/21/2019 4:52:38 PM
C:\Users\mtaylor\Documents\18-204-Bondurant Lot 7-Central_IA-mtaylor.rvt

PRICING SET



Land Use Report

Prepared by: Marketa Oliver, City Administrator, incorporating
information from Beth Richmond at HGKI
March 25, 2019

QUICK FACTS

Property: 87 Paine Street SE along Highway 65
Use Proposed: Commercial
Use Permitted: Yes
Nonconformities? Unique property – fronts 65 and back is on
Paine
Zoning: C-2 Central Commercial

Background

T2 Holdings LLC has requested a site plan review for a parcel of land located at 87 Paine Street SE along Highway 65 north. This site is Lot 7 of the Commercial Business Park and is currently vacant. The applicant is proposing to create a building that will be used as office and restaurant space. The applicant is proposing a “drive-through” as part of the restaurant space. Please note that the “drive-through” shown is not a typical drive-through that you would see, such as in a fast food restaurant. The area is planned either as a restaurant, which would have a pass-through window for people to pick up food they have called in advance to order (so not order board and car stacking) or, if the property becomes a post office, this area would be redesigned for cars to pull through and drop letters in the post box.





Site Plan Review

Zoning & Lot Standards

This site is zoned C-2 General Commercial and is bordered on all sides by the C-2 district. This district is intended to provide space for general retail and professional office uses. Since this parcel abuts a heavily traveled arterial street (Highway 65), it is essential to maintain an aesthetically pleasing appearance through property design, site layout and landscaping, and to minimize interference with through traffic. The site plan proposes uses of business and professional office and restaurant. The building is also proposed to have a drive-through window. Drive-through uses are conditional uses in the C-2 district.

The table below shows the C-2 lot standards as specified by Code.

Standard	C-2 District
Minimum lot area	None
Front yard setback	50 feet
Side yard setback	None, except where adjacent to R district (N/A)
Rear yard setback	50 feet
Height	65 feet; 3 stories
Open Space	15 percent

Typically, the setback for the rear yard in the C-2 district is 25 feet. However, because this lot is bounded on both sides by streets, it is considered a “through lot” and the setback requirement for both sides of the lot abutting streets is 50 feet. The site plan proposes that the building be set back 60 feet from Paine Street SE and 90 feet from Highway 65 which meets the Code requirements.

Architectural Details

During a site plan review, the City reviews the architectural details of the plan to ensure that the proposed buildings fit with the character and overall vision for the community. The proposed building has a front façade facing Highway 65 and a rear façade facing Paine Street SE.

Because this site is located adjacent to Highway 65, it is part of the architectural Arterial Corridor Overlay. This overlay requires all buildings to include brick, stone, or glass on 100% of any façade facing Highway 65 or another public street. The applicant is proposing to construct the front facade using mainly brick and glass, with split face block as a secondary material. This façade meets the requirements of the arterial corridor overlay. The rear façade facing Paine Street SE is proposed to be built of Hardie board, or cement board siding. The rear of the building would be consistent with other buildings in the area and would be enhanced from street view with additional landscaping.

The side facades are proposed to be built of Hardie board, similar to the rear façade. The Code specifies that the side, or non-public, façades should complement the front and rear of the building in terms of architectural design elements, materials, and colors. The required building materials of brick, stone, and/or glass must be present at least as trim material on the side facades. As you can see in the colored elevations provided by the developer, there are windows proposed in the sides.



Buildings in this overlay should be designed to minimize single plane walls and a boxy appearance and must incorporate façade modulation in all building elevations visible to the public in order to reduce the effect of long, large, or expansive wall surfaces. The front façade meets this requirement by providing building offsets that break up the flat expanse of wall. The articulation in the rear of the building facing Paine Street SE will be accomplished with additional landscaping, as opposed to requiring a second façade on the building rear. Because the access points to this site are located off of Paine Street SE, it is important to provide screening.

The applicant is required to adequately screen the negative aspects of buildings (garbage dumpsters, non-residential overhead doors, etc.) from any public street and adjoining properties. The site plan proposes a non-residential overhead door visible from Paine Street SE. This overhead door must be the same color as the building or screened from public view. All refuse collection areas are required to be fully enclosed by a six-foot high opaque wood fence or masonry wall that is of similar design character to the principal building on the site. The dumpster enclosure proposed on the northwest corner of the site appears to meet those requirements.

Parking

The applicant is proposing to use part of the building as office space and part of the building as a restaurant. The Code requires that one parking space be provided for every 200 square feet of gross floor area for offices and one parking space for every 100 square feet of restaurant gross floor area. With a drive-through, an additional 5 spaces are required per drive-in window. There is one drive-in window proposed on the site. The table below shows the number of parking stalls required and proposed on site.

	Standard	Number of Stalls Required	Number of Stalls Proposed
Office	1 space per 200 sq. ft.	14	14
Restaurant	1 space per 100 sq. ft.	54	54
Drive-through	5 spaces per drive-through window	5*	3
Total Stalls		73	71
Total Handicap-Accessible Stalls	3 spaces if providing a total of 51-75 spaces	3	3

* See explanation below.

Currently, the building is proposed to be used as a restaurant and a professional office. The parking calculations were completed according to the square footages provided by the applicant, stating that the restaurant use would use roughly two thirds of the space while the office would use one third. If the ratios of these uses, or the uses themselves were to change, the parking need for the building would also change.

Currently, there are not enough spaces provided for the drive-in window if the window were to be used as a typical drive-through. 5 spaces are usually required for each drive-through window but the site plan only shows room for three cars. However, due to the usage for this window in a way that is not the convention “drive-through” window, three spaces are acceptable.

The proposed building is less than 10,000 square feet. Therefore, no off-street loading spaces are required. The site plan does not propose any loading spaces.



The drive serving the parking spaces must be 16 feet in width. This drive wraps all the way around the building and has access onto Paine Street SE from two different access points. Currently this drive is 24.5 feet wide which is larger than necessary. This drive could be narrowed, providing additional open space around the site.

Because this parking lot is visible from public streets, at least 5 percent of the parking area is required to be landscaped and continuously maintained, excluding any plantings around the perimeter of the parking area. The applicant has provided plans to plant vegetation on each of the islands on the corner of the parking lot, as well as on the drive-through lane separator. The applicant provides additional trees and landscaping around the parking lot. Landscaped area total 1,637 square feet or 14.9%.

Sidewalks

A 5-foot wide public sidewalk is shown along Paine Street SE traveling the length of the site. City Code requires sidewalks to be at least four feet wide. A private sidewalk wraps around the front, rear, and southwest side of the building, connecting the building to the parking areas. The private sidewalk will be 10 feet wide on the southeast side of the building, 4.5 feet wide along the southwest side of the building, and 8 feet wide along the northwest side of the building. The proposed sidewalks meet Code requirements for this site.

A pedestrian crosswalk is proposed along the northwest side of the building that connects the private sidewalk with the public sidewalk along Paine Street SE.

Landscaping

The applicant has provided a landscaping plan. There are several requirements for landscaping that the applicant must meet on this site, including total trees, number of front yard trees, and interior parking lot trees.

The total number of trees on the lot is required to be either one tree per 50 feet of frontage or one tree per six parking spaces provided, whichever is greater. In this case, the applicant is proposing to create 68 parking spaces on site, requiring a minimum of 11 trees. The site's frontage is roughly 270 feet, requiring 5 trees. Therefore, 11 trees will be required overall on the site. In total, the applicant is proposing to plant 15 trees and 35 shrubs on the site. This meets the total tree requirement specified by Code.

One tree per 50 feet of frontage is required to be planted in the front yard setback, meaning 5 trees must be planted in the setback along Paine Street SE. 5 trees are included in the site plan, meeting this requirement.

Section 182.05.4.B requires one tree for every 18 parking spaces to be planted within the parking lot itself. Within the parking lot, tree islands must have an area of at least 36 square feet and a width of 5 feet. The proposed site plan shows a parking lot of 68 spaces. Therefore, 4 interior parking lot trees are required. The applicant provides a total of 4 interior parking lot trees.

Quick-growing trees, such as the Shademaster Honeylocust and the Autumn Blaze Maple are allowed to comprise up to 50 percent of the trees on-site. As a condition of approval, quick-growing trees may make up no more than 50 percent of the trees on-site.



Screening

The City Code requires that every development provide sufficient screening so that neighboring properties are shielded from any adverse external effects of that development. As stated above, dumpster areas must be enclosed and the overhead garage door visible from Paine Street SE will be screened with trees on the Paine Side. The door will also be the same color as the building. The site plan also shows an area in the rear of the building visible from Paine Street SE that would serve as a pad for mechanical equipment. As a condition of approval, this area will be screened from view using denser vegetation.

Open Space

“Open space” is defined in the Code as any parcel or area of land or water essentially unimproved and set aside, dedicated, designated or reserved for public or private use or enjoyment, or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space. This site requires a minimum of 15 percent open space. This site is comprised of 1.3 acres, or 56,697 square feet. 8,505 square feet of open space is required. After reviewing the site plan, staff found the amount of open space provided to be roughly equal to 8,505 square feet. The proposed open space meets the amount of open space area required by Code.

90 percent of the required open space must be landscaped and maintained with living ground cover. The applicant should specify the type of ground cover and/or landscaping that will be done on the landscaping plan.

Roadways, Utilities, & Grading

The site shows two access points onto Paine Street SE. Paine Street SE is an existing local street to the southwest and northeast of the site. Paine Street SE will be required to be extended as part of this development to serve the site. The applicant has provided a stormwater management plan for the City’s review. The City Engineer has provided comment regarding the roadway, grading, and utility plans for the site.

Conditional Use Permit

Drive-through facilities typically are conditional uses in the C-2 district and therefore would require a conditional use permit. The applicant is proposing one drive-through window on the northeast end of the building. There are certain standards that drive-through facilities must comply with in order to receive a CUP including standards governing noise volume, drive dimensions, architecture, landscape design, and lighting. These standards will be further explained in the sections below. Because this drive-through window is not a typical drive-through with a speaker, no CUP is required at this time.

General Standards

On the site plan, the applicant has provided a 12-foot wide drive-up lane which meets requirements. This lane is separated from normal circulation routes on the site and is marked by appropriate pavement markings. Any drive-through speaker proposed in the future may not reach volumes higher than 50 decibels and may not be audible above daytime ambient noise levels beyond the property lines of the site.

Stacking Lane

On the current site plan, only 60 feet of stacking space is provided. The Zoning Administrator has deemed that adequate stacking is available for this type of drive-through.



Architecture

The Code requires that the drive-through elements of the building be integrated into the overall building, not just “stuck on.” The drive-through elements proposed by the applicant are fairly integrated. The façade with the drive-through window looks similar to the opposite façade, except that one of the five windows has been replaced with the drive-through window. These windows provide visibility to the street which provides a pleasing aesthetic for both customers and passers-by.

Reflecting the findings in the architecture section above, all sides of a building should express consistent architectural detail with primary use of durable materials. The applicant is proposing to use Hardie board as the primary material for the drive-through side of the building. This material is a complementary color to the materials used for the front façade of the building and there is glass on the side of the building, as on the front.

Landscaping

The applicant has proposed some landscaping on the separation islands that will be used to screen the drive-through aisle from the parking area and abutting property. These areas are proposed to be planted with shrubs that will provide a vegetative barrier between the drive-through aisle and the rest of the property.

For future reference:

Lighting

If the drive-through changed in the future, the applicant would need to provide a lighting plan for the drive-through lane. The following requirements regarding lighting would be required as conditions of approval for a CUP:

- Direct light trespass beyond property lines is prohibited
- All luminaries shall be of full cut-off design and aimed downward and away from all adjacent property lines
- The maximum pole height shall be 20 feet
- Any building-mounted lighting must be full cut-off, aimed downward, and recessed or shielded so that the light source is not directly visible from the property line

Menu Board

If the drive-through changed in the future, the applicant would need to provide plans for a menu board. However, the Code lists several requirements governing menu boards that will be considered conditions of approval for a conditional use permit:

- Maximum of 2 menu boards per drive-through lane
- Maximum menu board area is 30 square feet
- Menu board must be single-sided with no supplemental advertising to pass-by traffic
- Menu board signage completely enclosed within one sign area

Conclusion

Site Plan

Staff recommends that the Planning Commission recommend approval of the proposed site plan with the following conditions and based on the following findings of fact.



Conditions for Approval: (All of which have been met)

1. Correctly label the required setbacks for the property (50' setbacks on Paine St side and Hwy 65 side).
2. The architectural design elements, materials, and colors should also be incorporated into the side building elevations to match the front.
3. The required building materials must be present as at least trim material on the non-public façades.
4. Façade articulation be accomplished along the rear façade (facing Paine Street SE) with trees to break up the view of the building from the Paine Street.
5. The applicant shall be required to landscape at least 5 percent of the parking area, or about 1,565 square feet.
6. The applicant shall plant at least 5 trees within the front yard setback but no closer than 4 feet to the public right-of-way.
7. The applicant must provide at least 4 deciduous interior parking lot trees placed within parking lot islands. These islands shall be at least 5 feet wide and have an area of at least 36 square feet.
8. No more than 50 percent of all proposed trees may be "quick-growing."
9. The proposed overhead door must be removed or screened from public view.
10. All refuse collection areas shall be fully enclosed by a six-foot high opaque wood fence or masonry wall that is of similar design character to the principal building on the site.
11. The mechanical pad area shall be screened from public view using dense vegetation or fencing.
12. The applicant shall specify the type of ground cover and/or landscaping that will make up the required open space on the landscaping plan.

Findings of Fact:

Staff offers the following findings in support of the proposed site plan:

1. The proposed site plan is in conformance with the Office land use established for this area.
2. The site plan meets the zoning requirements established for the C-2 General Commercial district.
3. The site plan is in conformance with the comprehensive plan.
4. Staff considers the conditions for approval listed above to have been met.

Conditional Use Permit

Staff recommends that no Conditional Use Permit be required at this point given the type of "drive-through" that is planned.

Attachments

1. Site Plan Packet
2. Building Elevations



March 11, 2019

Marketa Oliver
City Administrator
City of Bondurant
200 Second Street NE
P.O. Box 37
Bondurant, Iowa 50035

BONDURANT, IOWA
BONDURANT COMMERCIAL - LOT 7
SITE PLAN REVIEW

The writer has completed a review of the site plan submittal and stormwater drainage report for the Bondurant Commercial - Lot 7 project. The project involves the development of Lot 7 of the Bondurant Commercial Park located at 878 Payne Street SE.

Based on review of the site plan the following is noted:

1. The zoning is shown on the site plan as C-2 Central Commercial District.
2. The site plan illustrates a six unit commercial building. The site plan indicates a drive-thru window on the northeasterly side of the building on Suite 6.
3. The parking requirement is calculated based on four of the six suites meeting the requirements for restaurant space and two suites meeting the requirement for business and professional office space. The parking requirement calculates to 68 spaces. A total of 68 spaces are shown on the site plan.
4. The site plan would meet the parking requirements as long as no more than four suites are used for a restaurant or similar use.
5. The site plan under general notes includes a reference that will comply with the 2019 Edition of SUDAS. This note is satisfactory.
6. Driveway access is provided by two driveways to Payne Street SE. Both driveways are wide enough for two-way traffic.

7. The drive-thru lane on the northeast side of the building is one-way traffic to the northwest. The driveway is configured so vehicles can enter the northeasterly driveway and continue east on the north side of the traffic island and still access the drive-thru. For longer vehicles this turning maneuver may be challenging.
8. There are no public water main or sanitary sewer improvements as part of the lot development.
9. The utility plan shows the 6-inch water service with both a 2-inch domestic service and a 6-inch fire service connection to the building.
10. The sanitary sewer service is 6-inch diameter. The sewer service includes both a domestic service line and a grease interceptor line.
11. The grease interceptor will need to be sized to meet the requirements of the Wastewater Reclamation Authority (WRA). The details of the grease interceptor are referenced on the mechanical/plumbing plans for the building that are not included as part of the site plan submittal.
12. The solid waste receptacle and storage area is located at the northwest corner of the site immediately adjacent to Payne Street SE. From an aesthetic perspective this location would be considered somewhat less than desirable.
13. The site plan includes the landscaping plan. The landscaping plan indicates the governing criteria for trees is the 68 parking stalls. The parking stall based requirement is for 12 trees. A total of 12 trees are being provided.
14. The site plan indicates there are a total of 43 shrubs located adjacent to the building, including the traffic island on the northeast side of the drive-thru lane. The City's site plan ordinance would not require a placement of shrubs above and beyond the placement of the mandated trees.
15. The site plan shows a sidewalk adjoining the easterly side of Payne Street SE.
16. The site plan shows handicap ramps at the driveway crossings.
17. The site plan includes a handicap assessable sidewalk extending from the sidewalk on Payne Street SE to the area of Suite 6, including handicap access ramps at the crossings of the driveway on the northwesterly side of the building.
18. The site plan includes the details for the handicap ramps, including elevations and slopes.

19. The site disturbs more than one acre and a General Permit No. 2 and Storm Water Pollution Prevention Plan is required for the project. The site plan includes a basic erosion and sediment control plan. The additional documents required for the full Storm Water Pollution Prevention Plan (SWPPP), including General Permit No. 2 will need to be submitted to the City prior to the start of construction.

Based on review of the stormwater drainage report the following comments are offered:

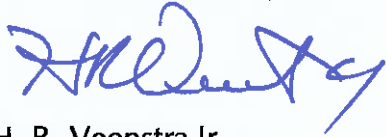
1. The allowable release rate for the site was determined by the stormwater management plan approved for the original Bondurant Commercial Business Park.
2. The allowable release rate for Lot 7 in a Q_{100} storm is 1.17 cfs.
3. The stormwater report indicates the release rate from the site for a Q_{100} storm is 1.14 cfs, or slightly less than the allowable release rate.
4. The majority of the site is tributary to the stormwater detention basins located along the southwesterly side of the site.
5. There are two undetained areas. Undetained Area 1 of 0.05 acres flows northerly and easterly away from the site. Undetained Area 2 is located adjacent to Payne Street SE and flows directly to the Payne Street right-of-way.
6. The discharge from the detention pond is to the storm sewer stub already constructed from Payne Street SE to the property. This connection is located on the southerly side of the southerly driveway.
7. The existing storm sewer stub is being shortened to accommodate the location of the pond.
8. The stormwater plan indicates the detained areas are conveyed overland or through a storm sewer network to either the primary or secondary pond cell.
9. The release rate from the pond is controlled to limit the allowable discharge rate.
10. The calculated allowable release rate of 1.14 cfs under a Q_{100} storm is the combination of the release rate from the detention basin and the release from the two undetained areas.
11. The stormwater report indicates under a Q_{100} storm the peak flow rate to the detention basin is 9.01 cfs and the release from the basin is 0.76 cfs.
12. The Q_{100} release rate from the undetained Area 1 is 0.261 cfs. The report indicates the release rate from the undetained Area 2 is 0.169 cfs.

13. The numerical sum of the three discharge areas is 1.19 cfs. When the varying travel times between the discharges from the three areas is taken into account the peak release rate from the site is 1.135 cfs, or rounded to 1.14 cfs.
14. The stormwater report indicates that the stored volume of flow in the detention basin is 12,112 cubic feet, or 0.28 acre feet.
15. The stormwater report indicates the bottom elevation of the pond is 971.80. With a 100 year rainfall event the maximum water level in the pond is 976.54 for a maximum depth of 4.74 feet.
16. The stormwater drainage report indicates the release rate from the stormwater detention basin is through a 4-inch diameter orifice.
17. The report indicates the 4-inch diameter orifice is installed in the existing 15-inch pipe at the downstream side of the new storm sewer manhole identified as ST1.
18. The report indicates under a Q_{100} event the freeboard is only 0.21 feet. The City normally requires 1-foot of freeboard. If less than 1-foot of freeboard is available the stormwater drainage report must provide additional information on the discharge flow in the event the pond were to overtop. Given the limited freeboard Civil Design Advantage is requested to submit information on the overland flow path downstream from the pond.
19. A 4-inch diameter orifice in a 15-inch diameter storm sewer would be considered very vulnerable to plugging unless it is maintained and cleaned on a regular basis. The increased potential for plugging of the orifice is another reason why it appears prudent to set forth an evaluation of the overland discharge from the detention basin.
20. The stormwater drainage report includes a sizing evaluation for the storm sewers and intakes. The stormwater drainage report on the storm sewers and capacity of the intakes indicates the pipes and intakes are adequately sized.

Marketa Oliver
March 11, 2019
Page 5

If you have any questions or comments concerning the project, please contact the writer at 225-8000.

VEENSTRA & KIMM, INC.

A handwritten signature in blue ink, appearing to read "H. R. Veenstra Jr.", written in a cursive style.

H. R. Veenstra Jr.

HRVjr:paj
4285-082

cc: John Horton, City of Bondurant
Erin Ollendike, Civil Design Advantage

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-190328-08

RESOLUTION OF RECOMMENDATION APPROVING THE NW CORNER OF HWY 65
AND NE 64TH STREET, SOUTHEAST REZONING FROM C-2, GENERAL
COMMERCIAL DISTRICT TO M-1, LIMITED INDUSTRIAL DISTRICT

WHEREAS, the Planning and Zoning Commission held a Public Hearing to consider a request by Patrick W. and Patricia L. George and Tim George to rezone a property from C-2 General Commercial District to M-1 Limited Industrial District; AND

WHEREAS, amending the land use map and rezoning for the property legally described as follows:

OUTLOT X IN McCLEARY MEADOWS INDUSTRIAL PARK (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID OUTLOT X, THENCE N 77°02' E 462.01 FEET ALONG THE NORTHWESTERLY LINE OF SAID OUTLOT X, THENCE S 0°00' E 150.00 FEET; THENCE S 59°16'32" W 365.32 FEET TO A POINT ON THE NORTHEASTERLY LINE OF THE PRESENTLY ESTABLISHED ROAD RIGHT OF WAY OF NW 64TH STREET, THENCE N 42°20'20" W 141.00 FEET ALONG SAID RIGHT OF WAY LINE, THENCE N 17°20'30" W 135.40 FEET TO THE POINT OF BEGINNING,) AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, IOWA.

WHEREAS, the property is approximately 15.383 acres; AND

WHEREAS, the rezoning will only take effect only on the transfer of the property to the new owner; AND

WHEREAS, should the transaction not be completed, the zoning change would not transition,

NOW, THEREFORE, BE IT RESOLVED, by the Planning and Zoning Commission of the City of Bondurant, Iowa, that the rezoning for the Northwest corner of Hwy 65 and Northeast 64th Street, Southeast 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 March 28, 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				
Kromrie				
Keeran				
Cuellar				
Phearman				
McCleary				

Jeff Kromrie, Commission Chair



Land Use Report

Prepared by: Marketa Oliver, City Administrator

March 25, 2019

QUICK FACTS

Property: Located NW corner of Hwy 65 and 64th Street
(Franklin) (Parcel 231/00221-357-002)
Use Proposed: Industrial. (This is a rezoning request)
Use Permitted:
Nonconformities?
Status:

BACKGROUND:

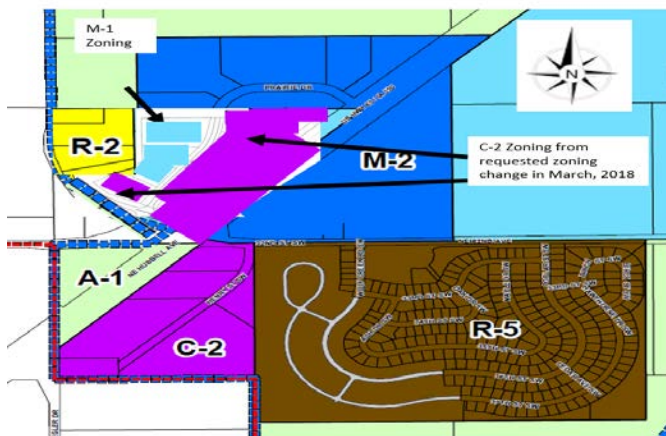
The property is approximately 15.383 acres located on the northwest corner of Highway 65th (Hubbell Avenue) and NE 64th Street.

MAP OF PROPERTY LOCATION:



ZONING DISTRICT EXPLANATION:

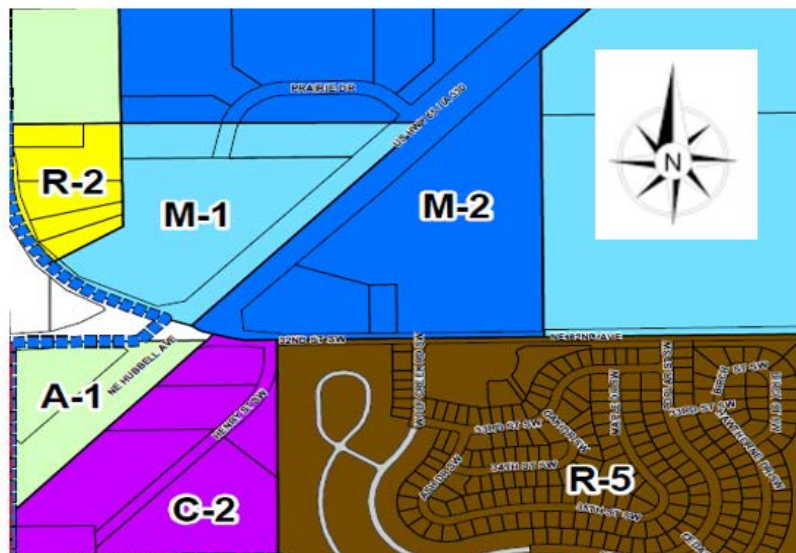
The parcel was zoned M-1, Limited Industrial and the property owner requested a change last year for a portion of it to go into a C-2 commercial designation. The request was approved the zoning is depicted below:





The property owner planned to parcel the property and envisioned retail and convenience uses bordering Highway 65 and NE 64th Street. However, since that time, the property owner has entered into an agreement to sell the property and the purchaser would like to rezone the property back to have the full parcel be M-1. The zoning would take effect only on the transfer of the property to the new owner. Should the transaction not be completed, the zoning change would not transition.

The following map shows what the zoning map would look like if the proposal were approved.



COMPREHENSIVE PLAN COMMENTS:

The Comprehensive Plan identifies both this area, as well as the current commercial area across the street, as Industrial.

ZONING DISTRICT DISCUSSION:

The portion that is currently C-2 is consistent with other C-2 areas, such as the Git 'n Go across the street. The industrial is also consistent with adjacent uses to the east and north.

**ANALYSIS:**

The industrial use was in place before for many years prior to the change. Either zoning designation fits with the area.

STANDARD REQUIREMENTS:

Followings is a comparison of requirements for Commercial (C-2) and Industrial (both M-1 and M-2) uses.

STANDARD REQUIREMENTS:

Setbacks: Chapter 178	Commercial (178.04)	M-1 Industrial (178.13)	M-2 Industrial (178.14)
Front	50 feet	50 feet	30 feet
Side	None – except where adjacent to an “R” district, which triggers buffer requirements. (See below for buffer requirements.)	20 feet (25 feet if adjacent to “R” or “C-1” district)	20 feet (25 feet if adjacent to “R” or “C-1” district)
Rear	25 feet	50 feet	40 feet
Landscaping	A minimum of 15% of the lot area shall be retained as landscaped open space to include such items as walks, trees, shrubs, fountains, or other ornamental features.		(From 178.13) Screening of a sufficient height and density to obscure structures and activities shall be erected at all locations where an Industrial “M” District is immediately adjacent to a Residential “R” District
Maximum Height	65 feet	45 feet (3 stories)	50 feet



Buffer requirements:	Chapter 178.08(5)	178.13(3)	178.14(3)
	<p>A buffer yard of 15 feet in width; 1 6-foot high masonry wall to be designed with face brick, stucco or similar finished surface facing toward the residential district; or</p> <p>(2) A buffer yard of 26 feet or more in width; and 5 over story trees, 10 under story trees, and 20 shrubs for each 100 lineal feet; or</p> <p>(3) A buffer yard 35 feet or more in width; 4-foot high earth berm or opaque wood fence; and 4 over story trees, 6 coniferous trees, and 15 shrubs for each 100 lineal feet.</p> <p>The buffer yard shall be located on the entire common perimeter of the contrasting uses, and extend to the lot lines. No part of any required buffer shall be used for parking, storage, loading, active recreation, locating refuse containers, or similar activity which may create a nuisance. Where a residentially zoned area has been subdivided, the developer of a vacant commercial property shall be responsible for providing the buffer; where the commercial buildings exist or are under construction, the developer of a vacant residential area shall provide the buffer.</p>	<p>No use shall be permitted to be established or maintained which by reason of its nature or manner of operations is or may become hazardous, noxious, or offensive owing to the emission of odor, dust, smoke, cinder, gas, fumes, noise, vibrations, refuse matter or water-carried waste</p>	<p>All principal buildings and all accessory buildings or structures, including loading and unloading facilities, shall be located at least one hundred (100) feet from any "R" District boundary, except where separated by an adjoining railroad right-of-way.</p>



Architectural Standards:	Chapter 179.02(l)4*	Industrial M1 Chapter 179.02(l)5*	Industrial M2 Chapter 179.02(l)5c.*
	<p>1. All Uses Within Any C District: Buildings within any C District shall be designed, having as a primary element of the building exterior: fascia glass, brick, architecturally designed concrete tilt-up panels, textured concrete block or stone with all sides of any building consistent in design and use of materials. These materials shall make up at least thirty percent (30%) of the overall exterior building facade. The remaining surface shall be finished with split-faced block, concrete panels, stucco, or architectural aluminum panels. No wood, masonite, asphaltic wall material, non-architectural sheet metal, non-textured concrete block, or other similar materials shall constitute a portion of any building except as a trim material, unless the City Council approves.</p>	<p>Same requirement as C district, except must be present on at least 50% of building front and present on other sides as at least the trim.</p> <p>Buildings proposed in industrial areas that are adjacent to less intense uses (e.g. residential or civic uses) should be designed with an articulated roofline, giving emphasis to architectural elements that will help divide the mass of a large building into smaller, identifiable parts.</p>	<p>Same rules apply, except:</p> <p>a. M-2 District: This section shall not apply to development in an M-2 area provided that:</p> <p>i. The gross floor area of the site is in excess of 150,000 square feet per floor; and</p> <p>ii. The M-2 District does not fall within 600 feet of Highway 65 (see subheading 6 below).</p>

*There is an Arterial Corridor overlay that applies to both C and M districts which are within 600 feet of HWY 65. Required amount of hard surfaces materials may be limited to only those façades that face the public view, provided that adequate screening will block other non-public façades. All buildings must be designed to include brick, stone or glass on 100% of each elevation facing Hwy 65, another street, or public parking area. Split face block, EIFS and precast materials may be used as a secondary material. Residential-style vinyl or metal siding may not be used. Metal paneling may be used as a trim material and must not make up more than 10% of any elevation. All buildings should be designed to minimize single plane walls and boxy appearance through the use of pitched roofs, dormers, cupolas, multiple roof lines, and relief in long wall expanses. Loading docks, service areas or overhead doors shall not face the corridor. Buildings proposed in commercial or industrial areas that are adjacent to less intense uses (e.g. residential or civic uses) should be designed with and articulated roofline, giving emphasis to architectural elements that will help divide the mass of a large building into smaller, identifiable parts. Commercial and industrial buildings shall incorporate façade modulation in all building elevations visible to the public or adjacent to other less intense uses in order to preserve building scale and reduce the effect of long, large or expansive wall surfaces. Variation of these surfaces can be accomplished by physical offsets or the use of color, pattern or texture. Buildings shall incorporate architectural design elements, materials, and colors into the side and rear building elevations similar to those used in the front building elevation.



Architectural Standards (continued):	Chapter 179.02(I)4*	Industrial M1* Chapter 179.02(I)5	Chapter 179.02(I)5*
	<p>A. The required amount of hard surfaces materials shall be limited to only those façades that face the public view, provided screening will block other non-public façades. In this case, the required building materials must be present as at least trim material on the non-public façades.</p> <p>b. Commercial buildings shall incorporate façade modulations in all building elevations in order to preserve building scale and reduce the aesthetic impact of long, large expansive wall surfaces. The variation in wall surfaces can be accomplished either by physical offsets or by the use of color, pattern, or texture.</p> <p>Buildings proposed in commercial areas that are adjacent to less intense uses (e.g. residential or civic uses) should be designed with an articulated roofline, giving emphasis to architectural elements that will help divide the mass of a large building into smaller, identifiable parts.</p>	<p>Industrial buildings shall incorporate façade modulation in all building elevations visible to the public or adjacent to other less intense uses in order to preserve building scale and reduce the effect of long, large or expansive wall surfaces.</p>	



Landscaping Requirements: Chapter 182	Commercial	Industrial M1	Industrial M2
	10% minimum "open space" and 90% of open space must be landscaped and maintained with living ground cover	Same	same
	One tree per fifty feet of frontage or one tree per six parking, loading, and stacking spaces, whichever is greater.	Same	Same

Parking Standards: Chapter 177.09	Commercial	Industrial M1	Industrial M2
	Parking requirements are the same in all categories. The number of stalls depends on usage. Also, pursuant to 177.10, all proposed off-street parking, including commercial parking lots and automobile, trailer or other vehicular sales lots, in conjunction with any multi-family residential, commercial, industrial, public or semi-public land use, whether such use is existing or proposed, shall meet all of the required development standards set forth in this section which includes an asphaltic or Portland cement binder pavement.		



Architectural Standards:	Chapter 179.02(I)4	Chapter 179.02(I)5
	<p>1. All Uses Within Any C District: Buildings within any C District shall be designed, having as a primary element of the building exterior: fascia glass, brick, architecturally designed concrete tilt-up panels, textured concrete block or stone with all sides of any building consistent in design and use of materials. These materials shall make up at least thirty percent (30%) of the overall exterior building facade. The remaining surface shall be finished with split-faced block, concrete panels, stucco, or architectural aluminum panels. No wood, masonite, asphaltic wall material, non-architectural sheet metal, non-textured concrete block, or other similar materials shall constitute a portion of any building except as a trim material, unless the City Council, after receiving a recommendation from the Planning and Zoning Commission, shall determine said material when used as a primary element, does not distract from the physical appearance of the building. The architectural design and use of materials for the construction shall be reviewed as part of any site plan.</p> <p>A. The required amount of hard surfaces materials shall be limited to only those façades that face the public view, provided that screening will block other non-public façades. In this case, the required building materials must be present as at least trim material on the non-public façades.</p> <p>b. Commercial buildings shall incorporate façade modulations in all building elevations in order to preserve building scale and reduce the aesthetic impact of long, large expansive wall surfaces. The variation in wall surfaces can be accomplished either by physical offsets or by the use of color, pattern, or texture.</p> <p>Buildings proposed in commercial areas that are adjacent to less intense uses (e.g. residential or civic uses) should be designed with an articulated roofline, giving emphasis to architectural elements that will help divide the mass of a large building into smaller, identifiable parts.</p> <p>(Note: subsection C was left out of this report as it pertains only to downtown.)</p>	<p>None apply. See Chapter 179.02(I)5c.</p> <p>a. M-2 District: This section shall not apply to development in an M-2 area provided that:</p> <p>i. The gross floor area of the site is in excess of 150,000 square feet per floor; and</p> <p>ii. The M-2 District does not fall within 600 feet of Highway 65 (see subheading 6 below).</p>



Parking Standards: Chapter 177.09	Commercial	Industrial
	Automobile sales and service garages: one (1) space per 200 square feet of gross floor area. 24 spaces	Warehousing: one (1) space per employee 1 space

177.10 DEVELOPMENT AND MAINTENANCE OF PARKING AREAS. All proposed off-street parking, including commercial parking lots and automobile, trailer or other vehicular sales lots, in conjunction with any multi-family residential, commercial, industrial, public or semi-public land use, whether such use is existing or proposed, shall meet all of the required development standards set forth in this section:

- Any off-street parking area, including any commercial parking lot, shall be surfaced with an asphaltic or portland cement binder pavement.