



— PLANNING AND ZONING COMMISSION —

April 21, 2020
6:00 P.M.
City Council Chambers

AGENDA

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes
 - A. March 10, 2020
5. Public Comments
6. Old Business
 - A. Consider Recommendation on Elevate Indianola, a Comprehensive Plan Update Prepared with the Citizens of Indianola.
7. New Business
 - A. Consider recommendation on request from Brent K. Culp of Snyder & Associates, Inc. for approval of a Preliminary Plat for Treeline Plat 1.
 - B. Consider recommendation on request from Jon F. and Mary Hellen Peterson for an Annexation into the City of Indianola.
 - C. Consider recommendation on request from the Edward H. Arp of Civil Engineering Consultants Inc. to rezone a parcel of land in the NE ¼ of the SE ¼ and the SE ¼ of the NE ¼ of Section 36, Township 76 North, Range 24 West Of The 5th P.M., City of Indianola, Iowa, from A-1, Agricultural Zoning District to A-2 Mixed Agricultural Zoning District.
 - D. Consider recommendation on request from Jeffrey A. Gaddis of Civil Engineering Consultants, Inc for approval of a Plat of Survey for a parcel of land in the NE ¼ of the SE ¼ and the SE ¼ of the NE ¼ of Section 36, Township 76 North, Range 24 West Of The 5th P.M., City of Indianola, Iowa.
 - E. Consider recommendation on request from Josh Moulton of DR Horton for approval of a Proposed Development Plan and to rezone a parcel of land in the SE ¼ of the SW ¼ of Section 18, Township 76 North, Range 23 West Of The 5th P.M., City of Indianola, Iowa from the R-3, Mixed-Residential Zoning District to the R-5, Planned Residence District.
 - F. Consider recommendation on request from Barry Accountius of Woda Cooper Development, Inc. to rezone property located on Outlot X of the Replat of the Hillcrest Industrial Park Plat 1, except Parcels B & C, from the M-2 General Industrial Zoning District to the R-4, Multiple Family (Residential) Zoning District.

- 8. Comments
 - A. Commission Members
 - B. Staff
- 9. Adjournment

Distribution:

Planning and Zoning Commission
Mayor/ City Council
City Manager
City Clerk
City Attorney
IMU General Manager

Bulletin Board
Business Leader
Independent Advocate
KNIA/KRLS
Record Herald
Warren County Zoning



— PLANNING AND ZONING COMMISSION —

NOTICE:

The City of Indianola is committed to the safety of our community and our organization. Therefore, since February, members of the City team have been meeting on a regular basis to monitor, plan and implement necessary communications and actions to ensure your safety and allow us all to continue to serve the Indianola community.

As the COVID-19 pandemic continues to unfold, we understand that many in our community may have questions of the City, but who also may be nervous about attending gatherings such as a Planning and Zoning Commission meeting.

Residents may view the meeting live via a live stream. To do so, please use the following link to access - https://www.youtube.com/channel/UCCwqdy2irWQILB_1QzcVrdw

If you have a question or would like to submit a public comment, but are unable to attend the Planning and Zoning Commission meeting due to concerns about COVID-19, please submit the form on the next page to:

comdev@indianolaiowa.gov

or

Community Development Department
110 N 1st Street
Indianola, IA 50125

(May be dropped off at the Police Station – south entrance)

Forms received by 4:00 pm on Tuesday, April 21, 2020 will be distributed to the Planning and Zoning Commission prior to the meeting. Comments received during the Planning and Zoning Commission meeting must be emailed to comdev@indianolaiowa.gov and contain your name and address.

If you plan on attending the meeting, please RSVP to comdev@indianolaiowa.gov.

Thank you for your cooperation, patience and understanding.

The City of Indianola



— PLANNING AND ZONING COMMISSION —

**CITY OF INDIANOLA
PUBLIC COMMENT FORM**

If you would like to enter an electronic public comment with the Planning and Zoning Commission, please take the following steps:

- Please turn in this completed form by 4:00 pm the business day before the meeting to comdev@indianolaiowa.gov.
- Your comment will be sent to all Planning and Zoning Commission members.
- Comments received after the deadline or during the meeting will be sent to the Planning and Zoning Commission during the meeting.

Please complete the following information:

Your Name: _____

Address: _____

Agenda Item: _____

Please provide a short summary of the topic you wish to address with the Planning and Zoning Commission.



— PLANNING AND ZONING COMMISSION —

MINUTES OF PLANNING AND ZONING MEETING

03/10/2020

6:00pm

The meeting was called to order by Chairperson Josh Rabe and, on roll call, the following members were present:

- Josh Rabe
- Al Farris
- Misty Soldwisch
- Becky Needles
- Joe Butler
- Sarah Ritchie
- Erin Freeberg
- Bob Ormsby

Commission Members Absent: Jeromy Pribil

Staff Present: Charlie Dissell, Cortney Marmon, Doug Bylund

Public Present: Terry Davis 19161 S23 Milo, IA 50166

Commissioner Farris moved to approve the minutes of the January 15th, 2020 meeting pending the noted changes of new business being presented before old business and Commissioner Soldwisch seconded the motion. On roll call the vote was AYES: Rabe, Farris, Soldwisch, Ormsby, Needles, Butler, Ritchie Opposed: None. Whereupon the Chairperson declared the motion carried unanimously.

Consider zoning regulation amendment to Chapter 165, regarding bulk storage of petroleum products

Mr. Dissell provided an overview.

Commissioner Ormsby asked if there were any regulations on spacing for tanks. Mr. Dissell stated he would have to look at NFP Regulations and Mr. Davis said it would depend on the size of the tanks.

Commissioner Farris asked how far back 300 ft was based on map and Mr. Dissell pointed it out and noted the larger tank was proposed to be located was closer to the back of the lot.

Commissioner Farris asked if the land to the north could become residential and Mr. Dissell said yes. Commissioner Farris wondered if this would cause issues.

Commissioner Butler wanted to know if additional structures would have to be 300 feet away. Mr. Dissell said no, that would be a “buyer be aware” situation.

Commissioner Rabe stated that the concerns seemed mostly about future development.

Commissioner Farris wanted to know if someone could just drive up and fill up a tank. Mr. Davis advised that you couldn't do this, and that only a trained individual would be able to do this.

Commissioner Butler said he was on the Commission in 2015 when this was originally brought up, and said the concerns were with safety and appearance. He stated that the safety issues have been addressed and the concerns were more about appearance at this point.

Mr. Davis addressed issues of not being able to put the tanks underground due to safety and inefficiency. Commissioner Butler said that we would need to think about how this will look to residents. Mr. Davis advised the tanks cannot be fully enclosed and Commissioner Butler said we would have to make a ruling based off the fact that anyone could follow suit in C-2 district. Commissioner Farris also stated the appearance would depend on how you orient the tanks.

Commissioner Butler stated that since it's a permanent structure it should be outside the front yard setback and Mr. Dissell agreed.

Commissioner Rabe asked if the pump and tank are separate. Mr. Davis advised it can be done several ways but that there are regulations on the length of the hose.

Commissioner Rabe asked about amount of air flow needed for tanks and Mr. Davis stated there is not set amount. Commissioner Butler advised we implement the tanks being not visible and Commissioner Soldwisch asked if this would hinder or limit use. Mr. Davis said no it would not and the area would also need to be secure.

Commissioner Butler moved to recommend the zoning regulation amendment request be approved, with the condition that the new regulations do not go into effect until the City adopts NFPA 54 and NFPA 58. Further, knowing that there will be other codes in place to regulate the safety aspects of gas stations to a greater extent, the Commission recommends amending the permitted principal use in the C-2 Highway Commercial Zoning District to state:

2. Gas Station/Convenience Store, not including the dispensing of liquefied propane for vehicles, but not including any above ground storage tanks over 1,000 gallons in size, providing that all above ground tanks be located outside the front yard and providing screening of above ground tanks from all public rights-of-way in compliance with Section 166.11.3.

Further, to address the bulk storage of petroleum products, the Commission recommends the following be added to the list of special exceptions in the C-2 Highway Commercial Zoning District:

Subject to Section 165.35(2) and the other requirements contained herein, the Board of Adjustment may permit the following:

4. Bulk storage of petroleum products and liquid fertilizer under pressure not located within 300 feet of any existing dwelling, business, public right-of-way, park, school, church or place of public assembly. For purposes of this section, the bulk storage includes any above ground storage tank over 1,000 gallons in size.

Commissioner Farris seconded the motion. On roll call the vote was AYES: Rabe, Farris, Butler, Soldwisch, Ormsby, Ritchie, Needles, Freeberg NAYS: None. Whereupon the Chairperson declared the motion approved unanimously

Consider amendments to Planning and Zoning Commission Rules and Regulations

Mr. Dissell provided an overview.

Commissioner Butler moved to approve the amendments to the Planning and Zoning Commission Rules and Regulations Commissioner Soldwisch seconded the motion. On roll call the vote was AYES: Rabe, Farris, Butler, Soldwisch, Ormsby, Ritchie, Needles, Freeberg NAYS: None. Whereupon the Chairperson declared the motion approved unanimously

Consider Recommendation on Elevate Indianola, a Comprehensive Plan Update Prepared with the Citizens of Indianola

Mr. Dissell provided an overview.

Discussion took place on the annual work program, and when that should be done.

Discussion took place regarding zoning maps and rezoning process.

Discussion took place on accountability within departments and working together.

Discussion took place on timeline of Comprehensive plan.

Discussion took place on being able to amend the comprehensive plan.

Discussion took place on developing parks and concerns with parks and distances between parks.

Discussion took place on roads and developing new intersections, crossways, feeder roads, etc.

Discussion took place on land use classifications.

Discussion took place on utilities and the action statements related to them.

Commission agreed to make the following changes to the draft plan:

1. Set up the annual work program and review based on the fiscal year instead of calendar year to better match with City budgeting practices. This would also require an amendment to Section 23.05(9) of the Code of Ordinances of Indianola, Iowa.
2. Keep the provided park space at a rate of 16 acres per 1,000 population, however, rather than parks being located within ¼ mile walk of every resident, change to a ½ mile walk of every resident
3. On the crossing of certain roads through environmentally sensitive areas, the following policy statement was added “this Plan includes an action statement for the City to establish a policy to identify when there should be a city contribution to road improvements or new road construction that is necessary to support new development, rather than being completely funded by the developer. It is important to establish a good system of collector and arterial streets that provide connectivity between neighborhoods, generally in a grid pattern. Streams and creeks can make development of a grid roadway network difficult due to the need for culverts and/or bridges in addition to the greater potential for disruption to the environment resulting from tree clearing and extensive grading operations. To be cost-effective and environmentally responsible, the number of new creek crossings should be limited. In areas where construction is determined to be not feasible due to topography or other environmental conditions, other options such as cul-de-sacs and T-intersections should be considered by the City and the developer.”
4. West Orchard Avenue was changed to a minor collector, and its crossing across Cavitt Creek was eliminated. Eliminating this crossing should mean more traffic on Iowa Avenue and Hoover Street. Hoover Street is planned as a major arterial. Iowa Avenue may require some traffic calming measures in the future to keep it functioning as minor arterial, while managing the speed.

No Motion/action taken on this agenda item

Comments:

None.

Commissioner Needles moved to adjourn the meeting and Commissioner Farris seconded. Meeting was adjourned at 7:35pm.

Josh Rabe, Chairperson

Charlie Dissell, Director of Community Development



COMMUNITY DEVELOPMENT

To: Planning and Zoning Commission
From: Charlie E. Dissell, AICP, Community and Economic Development Director
Date: April 14, 2020
Subject: Elevate Indianola, a Comprehensive Plan Update Prepared with the Citizens of Indianola

As you are aware, the City is in the process of updating its Comprehensive Plan. This document is important as it sets a baseline for policies on how the community will grow with regards to housing, land use, recreation, transportation and utilities, and sets the framework for new and updated City codes. At its meeting on January 15th, the Planning and Zoning Commission held a joint meeting with the City Council to review and provide input on the draft comprehensive plan. This meeting included a presentation from the consultant on the process used to update the comprehensive plan, as well as the elements that are a part of the draft comprehensive plan. Following the January 15th meeting, the Planning and Zoning Commission used its February 11th and March 10th meeting to further discuss the Comprehensive Plan update. At its March 10th meeting, the Commission directed the following changes:

1. Set up the annual work program and review based on the fiscal year instead of calendar year to better match with City budgeting practices. This would also require an amendment to Section 23.05(9) of the Code of Ordinances of Indianola, Iowa.
2. Keep the provided park space at a rate of 16 acres per 1,000 population, however, rather than parks being located within ¼ mile walk of every resident, change to a ½ mile walk of every resident
3. On the crossing of certain roads through environmentally sensitive areas, the following policy statement was added “this Plan includes an action statement for the City to establish a policy to identify when there should be a city contribution to road improvements or new road construction that is necessary to support new development, rather than being completely funded by the developer. It is important to establish a good system of collector and arterial streets that provide connectivity between neighborhoods, generally in a grid pattern. Streams and creeks can make development of a grid roadway network difficult due to the need for culverts and/or bridges in addition to the greater potential for disruption to the environment resulting from tree clearing and extensive grading operations. To be cost-effective and environmentally responsible, the number of new creek crossings should be limited. In areas where construction is determined to be not feasible due to topography or other environmental conditions, other options such as cul-de-sacs and T-intersections should be considered by the City and the developer.”

4. West Orchard Avenue was changed to a minor collector, and its crossing across Cavitt Creek was eliminated. Eliminating this crossing should mean more traffic on Iowa Avenue and Hoover Street. Hoover Street is planned as a major arterial. Iowa Avenue may require some traffic calming measures in the future to keep it functioning as minor arterial, while managing the speed.

According to Iowa Code Section 414.3, zoning regulations shall be made in accordance with a comprehensive plan, the comprehensive plan shall be made with consideration of the smart planning principles under Iowa Code Section 18B.1, and a comprehensive plan recommended for adoption by the Planning and Zoning commission may be adopted by the City Council. The next step in the process would be for the Planning and Zoning Commission to make its final recommendation on the final draft to the City Council. It shall be noted that there is no established deadline for a recommendation of approval from the Planning and Zoning Commission, and such recommendation shall only be made once the Planning and Zoning Commission has fully vetted the draft comprehensive plan. If the Planning Commission formulates its recommendation, the final draft, along with the Commissions recommendation, will be forwarded to the City Council for a public hearing and consideration at its May 18th meeting. Once approved, staff will begin working on implementation steps outlined in the plan and has already begun incorporating this into the proposed FY21 budget.

Attached to this memo is a memo from the consultant outlining the changes made to the draft comprehensive plan since the last submittal on December 18, 2019, as well as a letter of support from the Indianola Parks and Recreation Committee. A copy of the draft comprehensive plan, the survey results and open house posters, as well as a timeline of key events throughout the planning process, may be viewed at www.elevateindianola.com. I will attend your April 21st meeting to answer any questions you may have.

Memorandum

To: Charlie Dissell, AICP
Director of Community & Economic Development
City of Indianola

Date: March 25, 2020

Planning and Zoning Commission

From: Mindy Moore, AICP

RE: Plan Edits #2 – Elevate Indianola – S&A Project No. 119.0217

Below is a summary of changes proposed to be made to the draft comprehensive plan since the last submittal on December 18, 2019.

1. Replace all instances of Simpson University with Simpson College.
2. Acknowledgements - Update City Council list to include current and former council members due to change during the planning process.
3. Introduction
 - a. Page 14 - Add year to survey dates
 - b. Page 14 - add “2019 National” to name of Balloon Classic.
 - c. Page 16 - add “National” to name of Balloon Classic.
4. Community Profile
 - a. Page 34 - Correct age group label on population pyramids to “75 to 79 years.”
5. Land Use and Growth Management
 - a. Page 44 - Correct capitalization and typo
 - b. Page 50 - Change “will” to “would” in this sentence, “At that same ratio, an additional 186 acres of parkland dedication will be needed.”
 - c. Page 53 - Change minimum dwelling units per gross acre from 1 to 2 in the Low Density Residential category.
 - d. Page 53-54 - Change references to “conditional use” review to “special exception” review.
 - e. Page 55 - Replace Priority Annexation Areas & Future Land Use map with one including the annexation agreement line.
 - f. Page 57 - Add text to Priority Annexation Areas section: “The City of Indianola is party to an Annexation Moratorium Agreement with the City of Des Moines and Warren County. The original agreement was executed in 2005 for 10 years and

renewed in 2015 for an additional 10 years. The City will revisit the agreement again in 2025.

The Annexation Moratorium Agreement prohibits Indianola from annexing generally north of Middle River by Indianola and prohibits the City of Des Moines from annexation south of Scotch Ridge Road / Dakota Avenue by the City of Des Moines.”

6. Economic Development

- a. Page 62 - Add text, “Regional amenities also contribute to the quality of life. Simpson students in particular were fond of Lake Ahquabi. Others mentioned Summerset Park and the Summerset Trail as benefits of living in Indianola. These amenities are described in the Community Services chapter.”

7. Transportation

- a. Page 82 – Under MINOR ARTERIALS
 - i. Add South K Street/120th Street – move text related to South K Street from page 83 to this section.
 - ii. 17th Avenue
 - iii. 150th Avenue
- b. Under MAJOR COLLECTORS
 - i. Page 82 - Delete, “Some of these streets (e.g. Orchard Avenue) already include houses with driveways directly abutting the street.”
 - ii. Revise the following sentence to read, “Future development of these streets should provide minimum access spacing between 330-400 feet, or a typical city block.”
 - iii. Page 83 - Delete list of major collectors. Add text, “Please refer to the map for the location of existing and future major collectors.”
- c. Under MINOR COLLECTORS
 - i. Page 83 - Add text, “Minor collectors also provide connections to major collectors and arterial streets”
 - ii. Page 85 - Delete list of minor collectors. Add text, “Please refer to the map for the location of existing and future minor collectors.”

d. Page 84 - Revise classification map as per attached.

e. Page 85 - Add Heading and following text:

“ROADWAY DEVELOPMENT POLICY

This Plan includes an action statement for the City to establish a policy to identify when there should be a city contribution to road improvements or new road construction that is necessary to support new development, rather than being completely funded by the developer. It is important to establish a good system of collector and arterial streets that provide connectivity between neighborhoods, generally in a grid pattern. Streams and creeks can make development of a grid roadway network difficult due to the need for culverts and/or bridges in addition to the greater potential for disruption to the

environment resulting from tree clearing and extensive grading operations. To be cost-effective and environmentally responsible, the number of new creek crossings should be limited. In areas where construction is determined to be not feasible due to topography or other environmental conditions, other options such as cul-de-sacs and T-intersections should be considered by the City and the developer.”

8. Community Services

- a. Page 88 – Remove “IMU” from Fiber Optic System heading. Add text, “There are multiple fiber providers in the city.”
- b. Page 92 - Add text as a continuation of SANITARY SEWER description:

“It is important for the City to protect the expansion capabilities of the Water Resource Recovery Facility. To accomplish that goal, a 1,000 foot buffer area surrounding the facility site should be protected from encroachment by development. Prior to the City approving development within the buffer area, a ‘Waiver of Separation Distance’ document should be signed by the property owner and recorded in such a manner that it appears on the title opinion of each lot within the development.

Inflow and Infiltration (I&I) is the invasion of storm water into the sanitary sewer system from broken, cracked or misaligned mains, leaking manholes or manholes that have water flowing over their covers. Other sources of I&I include resident and business sanitary services that are cracked or broken and storm water connections from sump pits, roof drains, or surface drains into sanitary sewers, the latter of which are illegal.

I&I not only causes sewage backups in basements, but also results in a substantial increase in energy needs and rapidly advances the need for repair and maintenance due to increased burden on the system. In addition, there is a reduction in sewer capacity, which shortens the life of the treatment facility. All of which result in increased cost and financial burden on citizens and businesses of Indianola.

The City adopted an I&I Policy in 1986, which has been amended eight times through May 1, 2017. Generally, it addresses city staff review and repair of the sewer system and how to address private sources of I&I whether they are legal or illegal.

The city maintains an annual Collection System Maintenance Program consisting of the following tasks:

- Clean and televise sewer main - average 50,000 feet per year.
- Line sewer main - average between 2,000 and 3,000 feet per year.
- Lateral lining in conjunction with the sewer main lining to seal off the opening for the laterals.
- Manhole repair by lining – average 20 per year.

- Replace pick hole manhole lids and replace the concrete adjusting rings with Cretex Pro Rings to eliminate infiltration – average 30 per year.”

Replace text as a description of STORM SEWER:

The City currently maintains over 27 miles of storm sewer system and more than 1,200 structures. The City maintains a Storm Water utility to fund maintenance and upkeep of the storm sewer system. The City is currently preparing a storm water masterplan that will include verification of the storm water units per property, specify maintenance practices, identify needed repairs and system improvements, and recommend policy amendments.

- c. Page 96 – Under EVALUATION OF PARKS BY GEOGRAPHIC DISTRIBUTION
 - i. Change ¼ mile to ½ mile.
 - ii. Revise the next sentence to read, “The service areas have been modified to account for barriers to walking or biking access, including major and minor arterials and major collectors and creeks.”
 - iii. Add text, “If a safe bicycle and pedestrian crossing can be established across the barriers, the service area may also be extended across the barrier. When future parks and roadways are developed, the city should evaluate access to the park within the ½ mile service area along with bicycle and pedestrian movement along and across the roadway.”
 - iv. Delete text, “It should be noted that neighborhood parks may potentially serve somewhat larger areas, up to ½ mile around the park provided no physical barriers exist that would limit access.”
- d. Page 102 - Correct list of objectives under CS-1 in the chapter.
- e. Page 102 - Add Objective CS-2-D: Ensure that public utilities are sufficient to serve existing and future needs.
- f. Page 102 - Change ¼ mile walk to 1/2 mile walk

9. Implementation Plan

- a. Page 116 –
 - i. Revise text to read, “Each fiscal year (starting July 1), the Planning and Zoning Commission should develop a work plan to program actions for that year.”
 - ii. Correct “Planning and Zoning Board” to “Planning and Zoning Commission”
- b. Economic Development
 - i. Page 118 – Add action ED-1-B-v: Support development of businesses that relate to the nearby parks, conservation, and recreational resources, such as equipment rental, overnight accommodations, restaurants, convenience stores, transportation services, and tour operators.

- c. Housing
 - i. Page 123 - Revise HN-1-A-i and ii: Change “Consider” to “Maintain and promote” and remove language “over a particular price point.” Change timeframe to “Ongoing.”
 - ii. Page 123 - Add action HN-1-A-iii: Reevaluate housing needs to determine if the tax abatement programs continue to be justified in their current form. Timeframe is Medium (5-10 years).
 - iii. Page 124 - Add action HN-1-B-viii: Adopt a City Housing Code in compliance with Section 364.17 of the Iowa Code once the city reaches a population of 15,000, as determined by the decennial census.”

- d. Transportation
 - i. Page 126 - Modify TR-1-A-i: delete “by 2021.”
 - ii. Page 128 – Add action TR-2-A-viii: Reevaluate the city’s road classifications.
 - iii. Page 129 - Add action TR-2-B-vii: Establish a policy to identify when there should be a city contribution to road improvements or new road construction that is necessary to support new development, rather than being completely funded by the developer.
 - iv. Page 129 - Modified TR-2-C-ii: Revise the street tree ordinance, including tree planting guidelines to improve aesthetics while ensuring that street trees will not interfere with utilities, sidewalks, or the adjacent roadway.

- e. Community Services
 - i. Page 130 - CS-1-B-i: Change Responsible Party from “Administration” to “Chamber.”
 - ii. Page 130 - CS-1-C-ii: Add Library as responsible party
 - iii. Page 131- CS-1-C-iii: Add Library as responsible party
(All below on page 132)
 - iv. Add Objective CS-2-D: Ensure that public utilities are sufficient to serve existing and future needs
 - v. Add action CS-2-D-i: Conduct a potable water service infrastructure study to determine where to invest in upgrades to facilitate growth and redevelopment. Partners shall include Warren County Water District.
 - vi. Add action CS-2-D-ii: Follow through with development of the Water Resource Recovery Facility.
 - vii. Add action CS-2-D-iii: Consider acquiring land adjacent to the Indianola Water Resource Recovery Facility so the city has control over the 1,000 foot buffer area surrounding the treatment plant.
 - viii. Add action CS-2-D-iv: Require a “Waiver of Separation Distance” for any new development located within 1,000 feet of the property line of the Indianola Water Resource Recovery Facility.

- ix. Add action CS-2-D-vi: Complete a feasibility study of the South Plant service area, including adjoining growth areas, to address capacity issues in the system.
- x. Add action CS-2-D-vii: Maintain the Inflow and Infiltration policy.
- xi. Add action CS-2-D-viii: Maintain the Collection Systems Maintenance Program.
- xii. Add action CS-2-D-ix: Complete a hydraulic analysis and feasibility study for all sanitary service areas in the city at least every three years. (Timeframe: Current, Ongoing)
- xiii. Add action CS-2-D-x: Continue to build and expand the Fiber Optic System.
- xiv. Add action CS-2-D-xi: Prepare for the Stormwater Utility audit.
- xv. Add action CS-2-D-xii: Explore best practices of refuse, recycling, and lawn waste collection, including the location of the city’s brush facility.
- xvi. Page 133 - CD-3-C: Revise ¼ mile walk to ½ walk

f. Environment and Sustainability

- i. Page 134 - Revise action ES-1-B-i: Promote the small scale wind energy code. Change timeframe to “Ongoing.”
- ii. Page 137 - Add action ES-3-C-iii: Reevaluate the Annexation Moratorium Agreement with City of Des Moines and Warren County in 2025.

10. Appendix – Add the presentation for the joint Council and Planning Commission meeting.

March 16, 2020

Planning and Zoning Commission
110 North First Street
Indianola, IA 50125

Re: Public Comment – Elevate Indianola Draft Comprehensive Plan

Dear Commissioners Pribil, Freeberg, Needles, Rabe, Ritchie, Ormsby, Butler, Farris and Soldwisch;

Thank you for the opportunity to provide public comment on the Elevate Indianola draft comprehensive plan. Collectively as a Commission we support many of the goals of the draft plan including the development of trails for a more walkable community and the prioritization to provide high quality Parks and Recreation amenities for all residents of all ages and abilities. We want to call your attention to three particular components of the draft plan:

Goal CS-3: CS B-ii: Require dedication of recreation trail easements concurrent with plat approvals by 2021.

Goal CS-3: C3-C-i: Modify the parkland dedication ordinance to include maintenance of 16 parkland acres/1,000 population; minimum acreage, location and accommodation of amenities, mechanisms for dedication in lieu of land by 2021.

Goal CS-3: C3-C-ii: Develop parks concurrent with new residential development to meet level of service needs.

Parks and Recreation Commission members are unanimous in our support and prioritization of these goals and urge swift adoption of a modified city ordinance that would provide the Planning and Zoning Commission the authority to fully implement them.

Sincerely,



Joel Hoger
Chair – Indianola Parks and Recreation Commission

Drew Brazie
Vice Chair

Chris Goodale

Kerry Koonce

Kathy Turnbull

Kate Walton

Cc: Indianola City Council
Doug Bylund, Director – Indianola Parks and Recreation



Community Development

110 N. First St., Indianola, IA 50125-0299 • www.indianolaiowa.gov
515-961-9430 • comdev@indianolaiowa.gov

Staff Report

Planning and Zoning Commission

Date of Meeting: April 21, 2020

Agenda Item: 7.A. Consider recommendation on request from Brent K. Culp of Snyder & Associates, Inc. for approval of a Preliminary Plat for Treeline Plat 1.

Application Type: Preliminary Plat

Applicant: Brent K. Culp of Snyder & Associates, Inc.

Zoning: R-3, Mixed Residential

Comprehensive Plan Designation: Mixed/High Density Residential

Application Summary: Request for preliminary plat approval of a 29-lot residential subdivision.

AERIAL MAP



APPLICABLE CODE SECTIONS

The following sections of the Code of Ordinances of Indianola, Iowa apply to this request:

170.05 PRELIMINARY PLATTING PROCEDURE.

1. The owner or developer of any tract of land to be subdivided shall cause a preliminary plat to be prepared, a plat of the subdivision containing the information specified herein and shall file twelve (12) copies and an electronic copy with the Clerk.
2. Preliminary plats shall be filed with the Clerk at least fifteen (15) days prior to scheduled Commission meetings. Adjoining property owners shall be notified of preliminary plats by first class mail at least ten (10) days prior to Commission meetings.
3. The Clerk shall immediately transmit three (3) copies of the preliminary plat to the Commission for study and recommendation.
4. The Commission shall examine the plat as to its compliance with this chapter, and the comprehensive plan of the City and shall have thirty (30) days to submit a recommendation to the Council provided that the owner or developer may agree to an extension of time not to exceed sixty (60) days. A copy of the recommendation shall be forwarded to the owner or developer.
5. The Council, upon receipt of the Commission's recommendation, or after thirty (30) days, or any extension thereof shall have passed, shall by resolution grant approval or reject the preliminary plat. If the preliminary plat is rejected, the Council will advise the owner or developer of any changes which are desired or should have consideration before approval will be given. Upon making such changes, the developer may resubmit the preliminary plat for approval by the Commission and the Council. Approval of the preliminary plat by the Council shall constitute approval to proceed with the preparation of the final plat but shall not be deemed approval of the subdivision.

170.09 PRELIMINARY PLAT REQUIREMENTS. The preliminary plat shall contain the following information:

1. A location map showing:
 - A. The subdivision name.
 - B. An outline of the area to be subdivided.
 - C. The existing streets and public or community utilities, if any, on adjoining property.
 - D. North point and scale.
2. A preliminary plat of the subdivision drawn to the scale of fifty (50) feet to one (1) inch, provided that if the resulting drawing would be over thirty-six (36) inches in its shortest dimension, a scale of one hundred (100) feet to one (1) inch may be used, said preliminary plat to show:
 - A. The legal description, acreage and the name of the proposed subdivision.
 - B. The name and address of the owner.
 - C. The name of the person who prepared the plat, and the date thereof.
 - D. The location of existing lot lines, streets, public utilities, water mains, sewers, drainpipes, culverts, watercourses, bridges, railroads and buildings in the proposed subdivision.
 - E. Contours at vertical intervals of not more than two (2) feet, based upon City datum, except that where the slope of the land exceeds twenty-five percent (25%), five (5) foot intervals shall be sufficient.
 - F. The location and widths, other dimensions and names of the proposed streets, utility easements and other open spaces or reserved areas.
 - G. A statement concerning the location and approximate size or capacity of utilities proposed to be installed.
 - H. Tract boundary lines showing dimensions, bearings, angles, and references to known lines or bench marks.
 - I. The names and addresses of adjacent property owners.
 - J. Proposed building lines.
 - K. Grades of proposed streets.

- L. A cross-section of the proposed streets showing the roadway location, type and width of surfacing, the type drainage and other improvements to be installed.
- M. The location of proposed wells and/or water mains and sewage disposal system if a public or community system is used.
- N. The drainage of the land including proposed storm sewers, ditches, culverts, bridges and other structures.
- O. North point and graphic scale.
- P. The location and dimension of sidewalks to be installed.
- Q. Indicate the current Iowa Department of Natural Resources requirement in a note placed on the plat, if applicable.
- R. Indicate current flood zones as determined by FEMA with the platted area.

170.11 DESIGN STANDARDS — STREETS.

1. General Considerations that must comply with the current Iowa Statewide Urban Design Standards for Public Improvements (“SUDAS”).
 - A. The street and alley layout shall provide access to all lots and parcels of land within the subdivision.
 - B. Street jogs of less than 150 feet shall be avoided.
 - C. Cul-de-sacs shall not exceed 700 feet in length.
 - D. New subdivisions shall make provisions for continuation and extension of thoroughfares and collector streets and roads.
 - E. No dead-end streets will be permitted except at subdivision boundaries and in no event shall any dead-end street be in excess of 500 feet.
 - F. Thoroughfare and collector streets in a subdivision shall extend through to the boundaries thereof, unless a terminal point within the subdivision is shown in the master street plan.
 - G. Alleys shall be discouraged in residential areas but shall be provided in commercial and industrial areas unless other suitable public or private access to loading and service areas is provided.
 - H. Intersection of road centerlines shall be between 80 degrees and 100 degrees.
 - I. Intersection of more than two (2) streets at a point shall not be permitted.
 - J. Where parkways or special types of streets are proposed, the Commission may apply special standards for the design of such parkways or streets.
 - K. Proposed streets that are extensions of or in alignment with existing streets shall bear the name of the existing street. Names of new streets shall avoid duplication of or similarity to existing names of streets, or public and semi-public buildings and areas.
 - L. Streets, avenues, places and courts shall be named in the following manner:

<u>General direction</u>	<u>Long streets</u>	<u>Short streets</u>
North and south	Streets	Courts
East and west	Avenues	Places
Diagonal	Roads	Ways
Curving	Drives	Lanes
2. Minimum rights-of-way shall be provided as follows:
 - A. Thoroughfares — 100 feet. In addition, access spacing on thoroughfares is as follows: (i) Intersection spacing - 600' minimum; (ii) Entrance spacing - 300' minimum; (iii) Separation of Entrance from Intersection - 150' minimum. (Ord. 1499 – Aug. 12 Supp.)
 - B. Residential collector streets — 70 feet.
 - C. Commercial collector streets — 80 feet.
 - D. Residential streets — 60 feet.
 - E. Cul-de-sacs — 110 feet in diameter.
 - F. Alleys — 20 feet.
3. The minimum width of surfacing to be provided shall be as follows:
 - A. Reserved.
 - B. Reserved.
 - C. Commercial collector streets:
 - (1) Parallel parking — 49 feet.

(2) Angle parking — 61 feet.

D. Residential street — 25 feet or 31 feet within the discretion of the Council.

E. Cul-de-sacs — 85 feet in diameter.

F. Alleys — 20 feet.

G. Sidewalks — 4 feet.

4. Grades. No street grade shall be less than one-half of one percent and shall not exceed the following limits:

A. Thoroughfare streets — 4 percent.

B. Collector streets — 6 percent.

C. Residential streets — 8 percent.

170.12 DESIGN STANDARDS — BLOCKS.

1. The length of blocks shall be not less than 240 feet and not more than 1,250 feet in length.
2. Blocks shall be of sufficient width to permit two (2) tiers of lots of appropriate depth and in no case shall the width be less than 240 feet, except where a single tier of double frontage lots parallels a limited access highway, a thoroughfare, drainage course, railroad or other barrier, the width shall be not less than 50 feet.
3. Crosswalks may be required in blocks over 700 feet long or in areas where curbed streets require excessive out of the way travel. If required, they shall be constructed by the developer. Right-of-way for crosswalks shall not be less than 30 feet, nor more than 45 feet.

170.13 DESIGN STANDARDS — LOTS.

1. All lots shall abut on a street or place. Corner lots which abut on a thoroughfare or collector street shall have a minimum radius of 25 feet at the intersection.
2. Sidelines of lots shall approximate right angles to straight street lines and radial angles to curbed street lines except where a variation will provide better lot layout.
3. Lots with double frontage shall be avoided, except in specific locations where good planning indicates their use. In that event a planting screen shall be provided along the rear of the lot.
4. Corner lots shall not be less than 80 feet in width and interior lots shall not be less than 70 feet in width at the building line.
5. Lot depth shall not exceed 2½ times the width.
6. No lot shall have less area than required by the Zoning Ordinance for the district in which it is located.

170.14 EASEMENTS.

1. Easement not less than 15 feet in width shall be provided along each side of the front yard lot lines of all lots, and in the case of corner lots, the side street yard, and along such other lot liens as may be required by public and private utility companies.
2. Easements of greater width may be required for trunk lines, pressure lines, open drainage courses or high voltage lines and shall be provided as determined by the utility or Council.
3. Utility easements shall convey to the City, its successors and assigns, the perpetual right within the areas shown on the plat and described in the easement, to construct, reconstruct, operate and maintain electric lines consisting of poles, wires, cables, conduits, fixtures, anchors and other similar equipment, including the right to trim or remove trees within such areas where necessary to secure a clearance of 4 feet from the wires or poles, together with the right to extend to any telephone, telegraph, electric or power company, the right to use separately or jointly with the City, the areas included in the easement for the purposes above enumerated.

170.15 PARKS, SCHOOL SITES AND PUBLIC AREAS.

1. In subdividing property, consideration shall be given to suitable sites for schools, parks, playgrounds and other common areas for public use so as to conform to any recommendations of the most current Comprehensive Plan. Any provision for schools, parks and playgrounds should be indicated on the preliminary plan in order that it may be determined when and in what manner such areas will be provided or acquired by an appropriate taxing agency.

170.16 NATURAL DRAINAGE COURSES. Whenever any stream or important surface drainage course is located in an area which is being subdivided, the subdivider shall provide an adequate easement along each side of the stream for the purpose of widening, deepening, sloping, improving or protecting the stream or drainage course.

170.17 EROSION CONTROL (DESIGN STANDARDS). Methods for controlling soil erosion shall be in accordance with current Iowa Department of Natural Resources Standards and requirements of NPDES permit.

170.18 PLANNED DEVELOPMENTS.

1. Purpose. The purpose of this provision is to permit and encourage subdivider's to utilize imaginative and innovative concepts in the design, layout and development of subdivisions.
2. Intent. It is not the intent of this provision to lessen the number, size, extent, or type of improvements required by this chapter, but to permit the reasonable and necessary modification of the requirements in order to allow development of subdivisions which do not utilize a conventional layout for blocks, lots, streets and other features. It is the intent of this provision that any such modification or change in requirements be in harmony with the spirit of this chapter.
3. Procedure. The procedure for the submission and approval of plats for planned developments shall be the same as for other plats as set forth elsewhere in this chapter.

170.19 SANITARY SEWERS. The subdivider shall at the subdivider's expense provide the subdivision with a complete sanitary sewer system including all necessary pumping stations, force mains, pumping equipment and other appurtenances, which shall connect with a sanitary sewer outlet or treatment facility approved by the Council. The sewers shall extend to the subdivision boundaries as necessary to provide for the extension of the sewers by adjacent property. Where sewers in excess of fifteen (15) inches in diameter are required, the additional cost shall be borne by the City.

170.20 PROHIBITED DISCHARGE. No storm water, surface water, ground water, roof runoff, swimming pool, subsurface drainage, cooling water or unpolluted water shall be discharged into the City sanitary sewer system. Any such discharge into the City sanitary sewer system shall be deemed a public nuisance and a municipal infraction.

170.21 STORM DRAINS.

1. The subdivider shall, at the subdivider's expense, provide the subdivision with adequate drains, ditches, culverts, complete bridges, storm sewers, intakes and manholes to provide the collection and removal of all surface waters. These improvements shall extend to the boundaries of the subdivision so as to provide for extension by adjoining properties. Where oversized storm sewers or drainage structures are required to serve other areas of the watershed, the additional cost shall be borne by the developer.
2. The subdivider shall, at the subdivider's expense, provide the subdivision with a storm sewer system to adequately handle a five (5) year rain storm. The system shall include culverts, ditches, intakes, manholes, or any structure deemed necessary. All such structures shall meet the City of Indianola Standard Specifications. In addition, the subdivider shall, at the subdivider's expense, provide the subdivision with overland drainage courses and easements to adequately handle storm water in excess of a five (5) year rain storm and up to a 100-year rain storm. For any subdivision containing new streets, the system shall be designed by a licensed engineer registered to practice in the State of Iowa.
 - A. Each lot shall be provided with minimum six (6) inch diameter storm sewer service line that is a minimum of four (4) feet below ground level, stubbed to the property line, unless the Director of Community Development determines that sump lines can be taken to an existing overland drainage area. The sump pump line shall be a minimum of one and a half (1½) inches in diameter.
 - B. The storm sewer system line shall be made of reinforced concrete pipe or polyvinyl chloride (PVC) pipe. The sump pump lines shall be made of PVC, PVC Truss, or PVC corrugated pipe. All structures shall be built in accordance with City of Indianola Standard Construction Specifications for Subdivisions.
 - C. The storm sewer system shall be large enough to provide for anticipated extension of use to serve additional areas, as set out in Indianola Comprehensive Plan.
 - D. Storm sewer service lines shall be connected to the City storm sewer system at intakes, manholes, or directly into the City storm sewer pipe. Tapping storm sewer service lines into the City storm sewers shall be by using approved methods.

Should it not be possible to install a storm sewer service, as described above, alternate plans may be submitted for review by the City's consulting engineer and City staff.

170.22 WATER. The subdivider shall at the subdivider's expense provide the subdivision with a complete water main supply system including hydrants, valves and other appurtenances which shall be extended into and through the subdivision to the boundary lines, and which shall provide a water connection for each lot and shall be connected to the City water system. Fire hydrants shall be uniform throughout the subdivision and shall meet the standards and design approved by the Utilities Board of Trustees. Where water mains in excess of eight (8) inches are required, the additional cost shall be borne by the City if the area is zoned R-2 or R-3. If at the time the main is to be installed the area in question is zoned R-4, any commercial or any industrial classification, the subdivider may be required to put in a water main in excess of eight (8) inches at the subdivider's own expense. Whether the City shall pay a portion of the additional cost shall be discretionary with the Board of Trustees. Water mains shall extend to the boundaries of the subdivision so as to provide for extension by adjoining properties.

170.23 SIDEWALKS. The subdivider, developer or owner of the lot shall at their expense provide a four-foot wide concrete sidewalk along each lot frontage prior to the occupancy of the structure on the lot except as otherwise provided herein. In commercial or industrial areas where it can be demonstrated that there will be limited or no need for sidewalks, the Council may waive or modify the requirement for the installation of sidewalks after review and report from the Commission. The Council may waive the sidewalk requirement on cul-de-sacs. Any such waiver shall not be acted upon until the Council has received the recommendation of the Commission.

170.24 MARKERS. The subdivider shall at the subdivider's expense place an iron rod not less than one-half inch in diameter and twenty-four (24) inches in length as follows:

1. Set in concrete three (3) feet deep at the intersection of all lines forming angles in the boundary of the subdivision, and at all street intersections.
2. At lot corners and changes in direction of block and lot boundaries.

170.25 GRADING. The subdivider shall at the subdivider's expense bring all streets and alleys with the platted area which are being dedicated for public use to the grade approved by the Council.

170.26 CURB AND GUTTER. The subdivider shall at the subdivider's expense install curb and gutter on all streets in the plat being dedicated for public use. Curb and gutter shall be constructed of Portland cement concrete in accordance with designs and specifications and at grades approved by the Council.

170.27 EROSION CONTROL (REQUIRED IMPROVEMENTS). The subdivider shall be responsible for controlling soil erosion and surface water runoff within the subdivision during its construction and development and shall provide erosion and runoff control measures as work progresses on site grading, the installation of sewers or other improvements or phases of work. Insofar as practical, erosion control measures shall be undertaken prior to any other development within the subdivision which will contribute to runoff or erosion.

170.28 SURFACING. The subdivider shall at the subdivider's expense surface all streets being dedicated for public use from curb to curb. Surfacing shall consist of not less than six (6) inches of Portland cement concrete over a prepared subgrade and shall be constructed in accordance with designs and specifications and at grades approved by the Council. Where a surface width in excess of thirty-one (31) feet is required, the cost of the additional surface width, which shall be assumed to be the center portion of the roadway surface, shall be paid by the City. On collector and thoroughfare streets where a higher standard than is herein required or a thickness of greater than eight (8) inches is deemed necessary by the Council, the additional cost shall be borne by the City. Where unimproved street right-of-way exists the owner or developer at the owner's or developer's own expense shall improve such right-of-way as required by this section for the entire width of the lot or lots (or for the entire width and the length of the lot or lots in the case of lot or lots bordered by more than one street) prior to or contemporaneous with the development of the lot or lots. The owner or developer shall also improve all other portions of unimproved street right of way serving such areas.

170.29 SPECIFICATIONS. The type of construction, the materials, the methods, the standards of subdivision improvements and the maintenance bonds shall be in accordance with the specifications found in a bound volume which is entitled Iowa Statewide Urban Design and Specification for Public Improvements which is on file in the

Clerk's office. The Council may from time to time amend by resolution the standard construction specifications for subdivisions found in the volume. The Clerk shall keep a record of all amendments made to the specifications. Plans and specifications for subdivisions shall be submitted to the Community Development for approval prior to construction, and construction shall not be started until the plans and specifications have been approved.

170.30 APPROVAL OF PLANS AND SPECIFICATIONS. The approval of plans and specifications relative to improvements required by this chapter shall be effective for a period of two (2) years after the approval. If the required improvements are not in place and accepted by the City within the times specified, the approval shall lapse, and construction shall not be started and construction under way shall cease until resubmitted plans and specifications have been approved. The City shall have the right, at the time of the new request for approval, to require the subdivider to use the type of construction, the materials, the methods and standard of subdivision improvements equal to the specifications of the City for like work which are in effect at that time. The City may also require that the subdivider comply with any amended ordinance or ordinances relative to improvements under this chapter or any successor chapter relative to subdivision improvements which have been adopted between the time of initial approval and the renewed approval as herein required. The reapproval as required by this section specifically applies only to the plans and specifications relative to subdivision improvements and has no application as to lot sizes, setbacks, lot boundaries, street location or other platting requirements which shall be final on Council approval unless changed by some other method permitted by law.

170.31 INSPECTION. The subdivider or developer shall cause the installation of all improvements to be inspected to ensure compliance with the requirements of this chapter. The cost of the inspection shall be borne by the subdivider or developer. All inspection reports and certificates of compliance shall be filed with the Clerk before any improvements are accepted by the Council. Before accepting any portion of paving, storm water improvement or sanitary sewer system and maintenance thereof which has been constructed under the provisions of Sections 170.19 and Section 170.29 above, the Council reserves the right to have all mains within the sewer system to be dedicated, televised in order to determine whether they have been properly constructed. The televising shall be at the expense of the subdivider or party making the dedication.

170.32 ACCEPTANCE. All of the improvements required in this chapter under Sections 170.19 through 170.28 shall, upon their completion, inspection, approval and acceptance by the City of Indianola, become the property of the City.

170.33 ELECTRIC SERVICE. The City, by and through Indianola Municipal Utilities, shall extend electric service to the subdivision and shall make electric service available to each lot in the subdivision that is within Indianola Municipal Utilities' assigned area of service pursuant to Iowa Code Chapter 476. The City, by and through Indianola Municipal Utilities, shall install street lighting that is within Indianola Municipal Utilities' assigned area of service pursuant to Iowa Code Chapter 476 to current Indianola Municipal Utilities' standards and specifications. In residential subdivisions, all electric lines, including individual house service lines installed by the owner or developer, shall be placed underground.

170.34 CHARGE FOR INSTALLATION OF ELECTRICAL SERVICE. The City, by and through Indianola Municipal Utilities, reserves the right to make a reasonable charge to be paid by the developer, builder or owner for any service extended as provided by Section 170.33 above. Said charges may be changed from time to time, but shall be in accordance with a schedule of charges set by the Indianola Municipal Utilities Board of Trustees

170.37 VARIANCES. Where the strict application of standards or requirements established by this chapter would cause substantial hardship or impose unreasonable restrictions on the development of a tract of land because of natural or physical conditions or limitations not created by the owner or developer, the Commission may recommend and the Council may grant such variances from these standards or requirements as may be necessary to permit the reasonable development of the land while preserving the intent of this chapter.

170.38 ENFORCEMENT. In addition to other remedies and penalties prescribed by law, the provisions of this chapter shall not be violated subject to the following:

1. No plat of survey, plat or subdivision in the City or within two (2) miles thereof shall be recorded or filed with the County Auditor or County Recorder, nor shall any plat or subdivision have any validity until it complies with the provisions of this chapter and has been approved by the Council as prescribed herein.

2. No more than two (2) building permits for principal structures issued for each separate tract existing at the effective date of this chapter unless the tract shall have been platted in accordance with the provisions contained herein except planned multiple-family, commercial or industrial complexes under a common ownership and constructed in accordance with an overall site development plan.
3. No public improvements over which the Council has control shall be made with City funds, nor shall any City funds be expended for street maintenance, street improvements, or other services in any area that has been subdivided after the adoption of the regulations in this chapter unless such subdivision and streets have been approved in accordance with the provisions of this chapter and the street accepted by the Council as a public street.
4. Any persons who shall dispose of or offer for sale or lease any lots in the City, addition thereto, or within one mile thereof until the plat shall have been approved, acknowledged and recorded as provided by this chapter and Chapter 354, Code of Iowa, shall forfeit and pay fifty dollars (\$50.00) for each lot or part thereof sold, disposed of, leased, or offered for sale.
5. No occupancy compliance certificate required by the Zoning Ordinance shall be issued until and unless all improvements required by this chapter have been made in accordance with the City's plans and specifications and accepted by the Council or as may otherwise be provided for elsewhere in this chapter.

ANALYSIS

The preliminary plat submitted creates 29 residential lots, including 25 single-family lots and four (4) two-family lots. The single-family lots will all be accessed by new, internal streets, while the two-family lots will be accessed by East Iowa Avenue. This proposed development provides an average density of about 4.1 units per acre, with the four (4) two-family lots providing a density of 5.97 units per acre and the 25 single-family lots provide for a density of 3.91 unit per acre. North 7th Court, which is currently stubbed in on the north side, will be extended through this development where it will terminate in a cul-de-sac. Additionally, East Kentucky Avenue, which is currently stubbed in on the west side, will be extended through this development where it will be stubbed in on the east side awaiting a future connection to the east.

Staff has reviewed the plat as to its conformance to the regulations listed herein. Fox Engineering has also provided professional assistance to the Commission, and those comments are attached, along with the response from Snyder and Associates. One of the issues noted include that Lots 26A, 26B, 27A and 27B do not meet the maximum depth to width ration of 2.5 to 1. In response, the applicant has requested a variance, per Section 170.37 to this requirement. Additionally, according to Section 170.04, a sixty-foot buffer park is required along the south 85' of the rear of Lot 14. The City Council reserves the right to waive or modify to a lesser restriction of any provision or requirement of buffers, upon receiving a recommendation by the Planning and Zoning Commission, provided the waiver or modification does not adversely affect the intent of the regulation. Things that can be considered include water detention basins, bio swales or similar uses, but are not limited to the future development as shown by the current Comprehensive Plan and the compatibility or non-compatibility of permitted uses in adjacent but different zoning classifications. Staff recommends a modification to this requirement as there is an existing line of trees on proposed Lot 14, and as the Comprehensive Plan for the adjacent lot to the east calls for the same future land use.

Letters were mailed to property owners within 200 feet of this property on April 9, 2020.

ALTERNATIVES

The City of Indianola Planning and Zoning Commission may consider the following alternatives:

- 1) The City of Indianola Planning and Zoning Commission recommends the preliminary plat be approved, as submitted.
- 2) The City of Indianola Planning and Zoning Commission recommends the preliminary plat be approved, with conditions.
- 3) The City of Indianola Planning and Zoning Commission recommends the preliminary plat be denied.

- 4) The City of Indianola Planning and Zoning Commission remands preliminary plat, back to the applicant and/or staff for further review and/or modifications and directs staff to place this item on a future Planning and Zoning agenda.

RECOMMENDATION

Staff recommends that the City of Indianola Planning and Zoning Commission move alternative 2, recommending the preliminary plat be approved, with the following conditions:

1. A variance to the maximum depth to width ratio, listed in Section 170.13.5, be approved for 26A, 26B, 27A and 27B.
2. A modification of Section 170.04 be approved allowing the existing trees to serve as a bufferyard.

TREELINE PLAT 1

PRELIMINARY PLAT-2020

LEGEND

FEATURES	EXISTING	PROPOSED
Spot Elevation	x 93.0	x 93.0
Contour Elevation	60	60
Fence (Barbed, Field, Hog)	— — — — —	— — — — —
Fence (Chain Link)	— — — — —	— — — — —
Fence (Wood)	— — — — —	— — — — —
Fence (Slit)	— — — — —	— — — — —
Tree Line	— — — — —	— — — — —
Tree Stump	— — — — —	— — — — —
Deciduous Tree \ Shrub	⊙	⊙
Coniferous Tree \ Shrub	⊙	⊙
Communication	---	---
Overhead Communication	COI(*)	COI(*)
Fiber Optic	FOI(*)	FOI(*)
Underground Electric	UEI(*)	UEI(*)
Overhead Electric	OEI(*)	OEI(*)
Gas Main with Size	1"GI(*)	1"GI(*)
High Pressure Gas Main with Size	4"HPGI(*)	4"HPGI(*)
Water Main with Size	8"WI(*)	8"WI(*)
Sanitary Sewer with Size	8"SI(*)	8"SI(*)
Duct Bank	DB	DB
Test Hole Location for SUE w/ID	⊙	⊙
(*) Denotes the survey quality service level for utilities		
Sanitary Manhole	⊙	⊙
Storm Sewer with Size	12" RCP	12" RCP
Storm Manhole	⊙	⊙
Single Storm Sewer Intake	⊙	⊙
Double Storm Sewer Intake	⊙	⊙
Fire Hydrant	⊙	⊙
Fire Hydrant on Building	⊙	⊙
Water Main Valve	⊙	⊙
Water Service Valve	⊙	⊙
Well	⊙	⊙
Utility Pole	⊙	⊙
Guy Anchor	⊙	⊙
Utility Pole with Light	⊙	⊙
Utility Pole with Transformer	⊙	⊙
Street Light	⊙	⊙
Yard Light	⊙	⊙
Electric Box	⊙	⊙
Electric Transformer	⊙	⊙
Traffic Sign	⊙	⊙
Communication Pedestal	⊙	⊙
Communication Manhole	⊙	⊙
Communication Handhole	⊙	⊙
Fiber Optic Manhole	⊙	⊙
Fiber Optic Handhole	⊙	⊙
Gas Valve	⊙	⊙
Gas Manhole	⊙	⊙
Gas Apparatus	⊙	⊙
Fence Post or Guard Post	⊙	⊙
Underground Storage Tank	⊙	⊙
Above Ground Storage Tank	⊙	⊙
Sign	⊙	⊙
Satellite Dish	⊙	⊙
Mailbox	⊙	⊙
Sprinkler Head	⊙	⊙
Irrigation Control Valve	⊙	⊙

BENCHMARKS

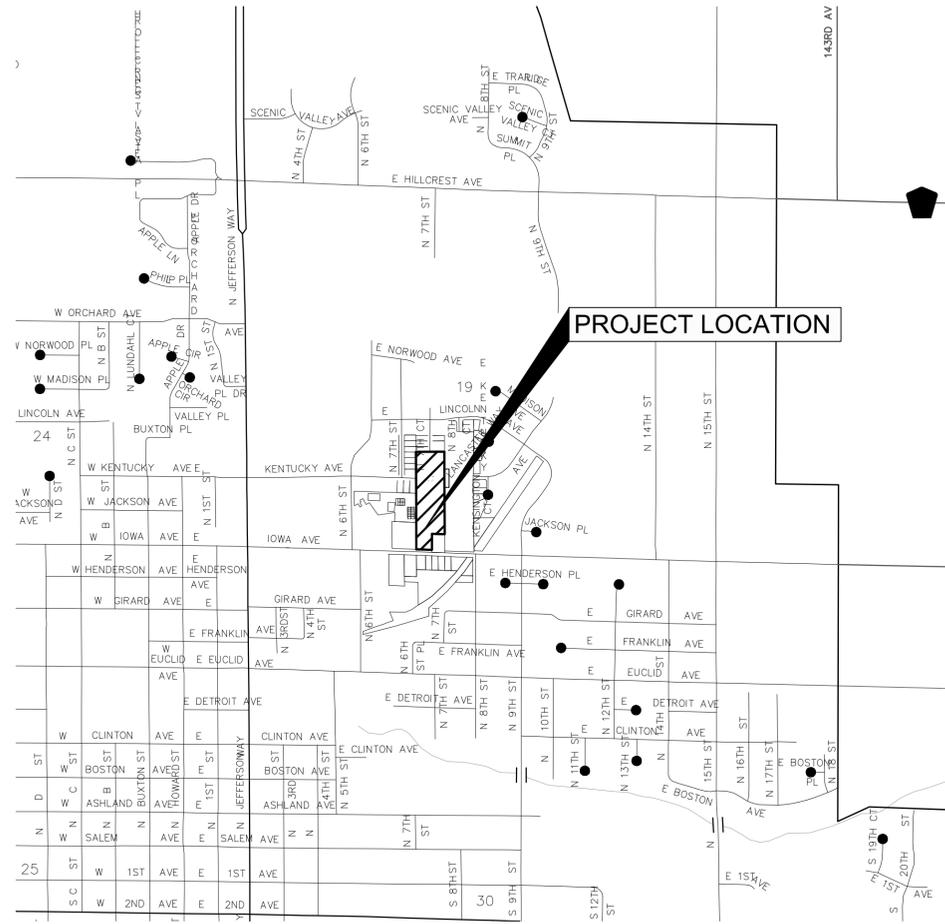
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
IARTN DERIVED - US SURVEY FEET

BM500	N=7408888.33 E=18545463.60 ELEV=959.70 ARROW ON CLOW HYDRANT ON THE EAST SIDE OF ROAD AT THE SOUTH END OF N. 7TH COURT, NORTH SIDE OF SITE.
BM501	N=7407813.91 E=18545288.78 ELEV=962.66 NORTH BURY BOLT ON HYDRANT AT THE SOUTHEAST CORNER OF TRAILER PARK, SOUTHWEST CORNER OF SITE.

CONTROL POINTS

IOWA REGIONAL COORDINATE SYSTEM ZONE 8 (AMES-DES MOINES)
NAD83(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET

CP1	N=7408585.39 E=18545255.04 Z=963.93 CUT "X" ON CURB ON THE SOUTH SIDE OF E. KENTUCKY AVENUE 30' EAST OF STREET LIGHT, EAST SIDE OF SITE.
CP2	N=7408900.02 E=18545430.22 Z=956.90 CUT "X" ON CURB ON THE WEST SIDE OF N. 7TH COURT 15' NORTH OF SOUTH END, NORTH SIDE OF SITE.
CP3	N=7408606.61 E=18545965.33 Z=957.22 CUT "X" ON CURB ON THE SOUTH SIDE OF E. KENTUCKY AVENUE 30' EAST OF WEST END, WEST SIDE OF SITE.
CP4	N=7407798.62 E=18545627.80 Z=957.99 CUT "X" ON CURB ON THE NORTH SIDE OF E. IOWA AVENUE 10' SOUTHEAST OF IMU VAULT, SOUTHEAST CORNER OF SITE.
CP5	N=7407810.08 E=18545302.38 Z=961.03 CUT "X" ON CURB ON THE NORTH SIDE OF E. IOWA AVENUE 15' SOUTHEAST OF HYDRANT, SOUTHWEST CORNER OF SITE.



VICINITY MAP
INDIANOLA, IOWA



PLAT DESCRIPTION

OUTLOT "Y" OF FOX RUN PLAT 1, BEING AN OFFICIAL PLAT INCLUDED AND FORMING PART OF THE CITY OF INDIANOLA, WARREN COUNTY, IOWA AND CONTAINING 7.07 ACRES (307,940 SF).

OWNER

JOHANSEN ENTERPRISES LLC
2929 WESTOWN PKWY STE 100
WEST DES MOINES IA 50266-1319

APPLICANT

SAVANNAH HOMES INC.
800 SOUTH 50TH STREET
WEST DES MOINES, IA 50265
CONTACT: TED GROB
PHONE: (515)221-2333

ENGINEER/SURVEYOR

SNYDER & ASSOCIATES, INC.
CONSULTING ENGINEERS & PLANNERS
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
(515)964-2020
CHAD DEVORE, P.E.
ERIN GRIFFIN, PLS

ZONING

R-3: MIXED RESIDENTIAL

BULK REGULATIONS:

SINGLE-FAMILY DWELLING (LOTS 1-25)
MINIMUM LOT AREA = 7,200SF
MINIMUM LOT WIDTH = 60'
FRONT YARD SETBACK = 25'
REAR YARD SETBACK = 30'
SIDE YARD SETBACK = 8'

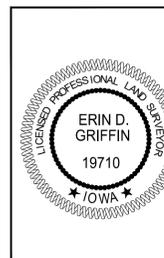
TWO-FAMILY DWELLING (LOTS 26A-27B)
MINIMUM LOT AREA = 8,400SF
MINIMUM LOT WIDTH = 70'
FRONT YARD SETBACK = 25'
REAR YARD SETBACK = 30'
SIDE YARD SETBACK = 8'
(0' ALONG COMMON LOT LINE)

GENERAL NOTES

1. PROPER SOIL EROSION TECHNIQUES WILL BE COMPLETED DURING CONSTRUCTION.
2. PUBLIC IMPROVEMENTS TO BE INSTALLED TO SUDAS STANDARDS AND CITY OF INDIANOLA SUPPLEMENTAL SPECIFICATIONS.
3. THE DEVELOPER IS RESPONSIBLE TO INSTALL STREETLIGHTS IN THE PLAT.
4. SOURCE OF WATER SUPPLY: INDIANOLA MUNICIPAL UTILITIES
SEWAGE DISPOSAL: CITY OF INDIANOLA SANITARY SEWER
5. ALL HOMES SHALL HAVE AT LEAST ONE RAIN BARREL CONNECTED TO A DOWNSPOUT.
6. AN INFILTRATION TRENCH WITH SUBDRAIN IS PROPOSED IN THE REAR OF LOTS 5-11.

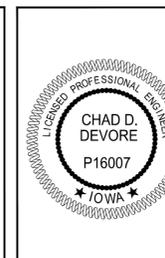
INDEX OF SHEETS

C100	COVER SHEET
C200	PRELIMINARY PLAT-DIMENSION AND UTILITY PLAN
C300	PRELIMINARY PLAT-GRADING PLAN



I hereby certify that this land surveying document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Erin D. Griffin, PLS
License Number 19710
My License Renewal Date is December 31, 2021
Pages or sheets covered by this seal:
C100-C300



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.

Chad D. Devore, P.E.
License Number P16007
My License Renewal Date is December 31, 2021
Pages or sheets covered by this seal:
C100-C300

TREELINE PLAT 1

TITLE SHEET

INDIANOLA, IOWA

INDIANOLA, IOWA

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



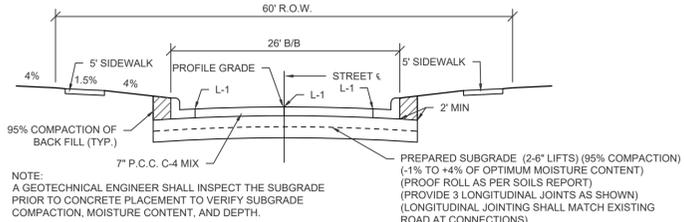
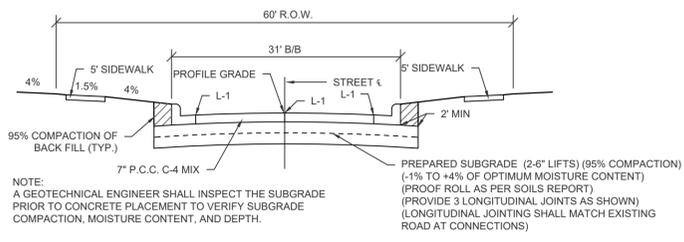
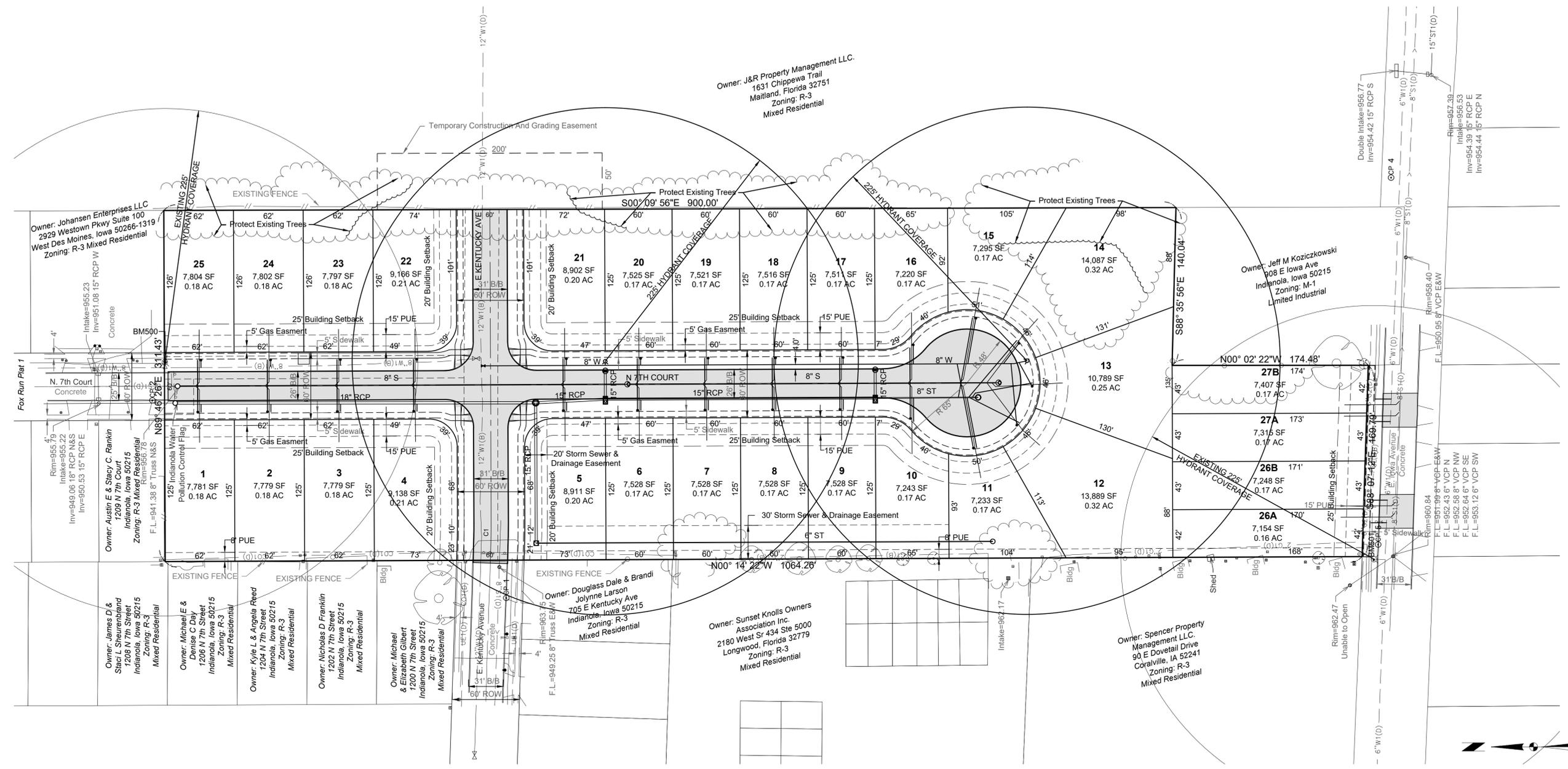
Project No: 120.0122.01

Sheet C100

2	IDENTIFY TREE PROTECTION	4-13-2020 LJM	DATE	BY
1	REVISED PER CITY COMMENTS	04-06-20 LJM	DATE	BY
MARK	REVISION	Scale: 1" = 500'	DATE	BY
Engineer: CDD	Checked By: BKC	T-R-S: TTN-RRW-SS	DATE: 03-16-20	
Technician: LJM				
Project No: 120.0122.01				Sheet C100

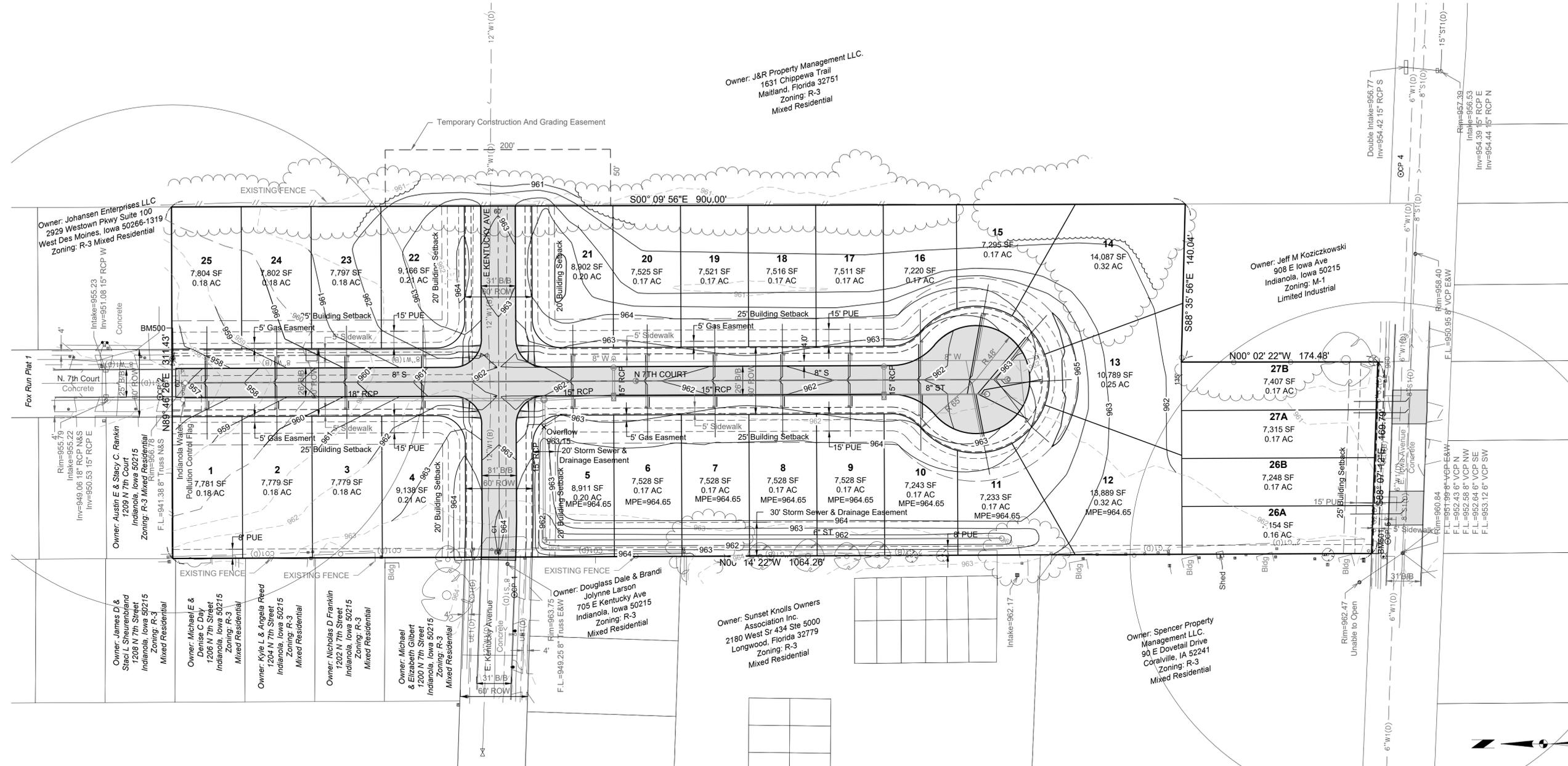
2	IDENTIFY TREE PROTECTION	4-13-2020	LJM
1	REVISED PER CITY COMMENTS	04-06-20	LJM
MARK	REVISION	DATE	BY
Engineer: CDD	Checked By: BKC	Scale: 1" = 50'	
Technician: LJM	Date: 03-16-20	T-R-S: TTN-RRW-SS	

TREELINE PLAT 1
PRELIMINARY PLAT-DIMENSION AND UTILITY PLAN
INDIANOLA, IOWA
SNYDER & ASSOCIATES, INC.
 2727 S.W. SNYDER BLVD
 ANKENY, IOWA 50023
 515-964-2020 | www.snyder-associates.com



CURVE #	Δ	ARC LENGTH	RAD.	CHORD	CHORD BEARING
C1	1°48'26"	11.04'	350.00'	11.04'	S89°20'08"E

NOTE:
 SUDAS GUIDELINES ALLOW PARKING ON ONE SIDE OF THE STREET ON 26-FOOT WIDE ROADWAYS.



TREELINE PLAT 1

PRELIMINARY PLAT-GRADING PLAN

SNYDER & ASSOCIATES, INC.

INDIANOLA, IOWA

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



2	IDENTIFY TREE PROTECTION	4-13-2020	LJM
1	REVISED PER CITY COMMENTS	04-06-20	LJM
MARK	REVISION	DATE	BY
Engineer: CDD	Checked By: BKC	Scale: 1" = 50'	
Technician: LJM	Date: 03-16-20	T-R-S: TTN-RRW-SS	

April 2, 2020

Att: Brent Culp

Snyder & Associates, Inc.
2727 SW Snyder Blvd
Ankeny, IA 50023

Treeline Plat 1 – Preliminary Plat

FOX Ref No: 8691-20B.210

FOX Engineering has completed the first review for the Treeline Plat 1 Subdivision Preliminary Plat dated March 16, 2020. Please address the following comments:

1. Sheet C200 – Preliminary Plat – Dimension Plan:
 - a. Please label the adjacent land zoning.
 - b. Please eliminate what looks like County GIS linework near the subject property boundary for clarity. This note shall apply to both sheets.
 - c. Please label the cul-de-sac right of way diameter.
 - d. Please label the width of sidewalks in the cross section.
 - e. Please clarify that the longitudinal jointing of the roadway shall match existing at connections.
2. 170.11, 170.12, 170.13, 170.14 - FOX Engineering has reviewed the proposed Streets, Blocks, Lots & Easements within this development in relation to the Comprehensive Plan:
 - a. Please label the existing street, sidewalks and right of way width west and north of this development to verify the proposed subdivision carries through with the same widths. The Subdivision Code states that the minimum width of surfacing to be provided for residential streets shall be 25 feet or 31 feet at the discretion of Council. FOX recommends allowing the proposed 26-ft cross section to match the SUDAS design standard width. Note that SUDAS guidelines allows for parking on one side of the street on a 26-ft wide roadway.
 - b. Please review the front setbacks shown along E Kentucky Avenue. They are currently shown as 20-ft setbacks and should be 25-ft setbacks.
3. 170.21, FOX Engineering has reviewed the proposed storm sewer within this development in relation to the Comprehensive Plan:
 - a. FOX reserves the right to fully comment on the proposed storm sewer and drainage improvements until after review of said plans. The following comments are general in nature.
4. 170.25, FOX Engineering has reviewed the proposed grading within this development:
 - a. Please provide a grading easement along the property boundary if/when grading is necessary outside of the subdivision limits. It appears grading is necessary east of the plat boundary.
5. 170.19, FOX Engineering has reviewed the proposed sanitary sewer within this development in relation to the Comprehensive Plan:
 - a. Please consider extending the manhole in the cul-de-sac to the parking area south of the cul-de-sac to get the manhole out from under the roadway.

-
6. 170.22, FOX Engineering has reviewed the proposed water main within this development in relation to the Comprehensive Plan:
- a. Please show any existing hydrants located within or near the subject development. Also, please show any 12-inch or 6-inch valves within/near the subject development.
 - b. Please show hydrant coverage radii.
 - c. Please dimension distance from back of curb to water main.
7. 170.15, 170.16, FOX Engineering has reviewed the proposed Parks & Public Areas, Natural Drainage Courses, within this development in relation to the Comprehensive Plan:
- a. The Comprehensive Plan shows no future parklands within this development. No parkland is being proposed for this development.
 - b. Discussion is necessary as to whether the N 7th Court sidewalk shall connect to the E Iowa Avenue sidewalk.

Please provide a letter addressing all comments on this comment letter and/or state what was modified on the site plan to address said comments.

If you have any questions or concerns, please contact John Gade or Mitch Holtz at (515) 233-0000. The City reserves the right to modify or add to these comments.

FOX ENGINEERING ASSOCIATES, INC.

Mitch Holtz

Mitch Holtz, P.E.

Copy to: Charlie Dissel, City of Indianola

April 8, 2020

Mr. Charlie Dissell, AICP
Community and Economic Development Director
City of Indianola
110 N. 1st Street
Indianola, Iowa 50125

RE: TREELINE PLAT 1
PRELIMINARY PLAT RESUBMITTAL
REPLAT OF OUTLOT "Y", FOX RUN PLAT 1
S&A PROJECT NO. 120.0122.01

Dear Charlie:

On behalf of Ted Grob of Savannah Homes, Inc., as Applicant, please find accompanying the revised Preliminary Plat and associated information for the above referenced project as per City comments dated April 3, 2020. We respectfully request the City's review and approval of the Preliminary Plat.

As requested, we have addressed all items of the Tech Review as follows:

PRELIMINARY PLAT

1. The Dimension Plan comments are addressed as follows:
 - a. The adjacent zoning districts are now labeled on the Preliminary Plat.
 - b. The Warren County GIS line work has been cleaned up to only identify the adjacent parcels.
 - c. The cul-de-sac pavement radius is identified at 48-feet (96-foot diameter) with a right-of-way radius identified at 65-feet (130-foot diameter).
 - d. The sidewalk width is labeled on the cross-section.
 - e. A note has been placed that says the longitudinal jointing of the existing roadways shall be matched with the existing roadways at the connection locations.
2. The Streets, Blocks, Lots, and Easement comments are addressed as follows:
 - a. The existing streets, sidewalks, and rights-of-way for the existing developments to the north and west have been labeled.
 - b. A variance request for the depth to width ratio for Lots 26A, 26B, 27A, and 27B is included with this comment response letter.
3. The Storm Sewer comments are addressed as follows:
 - a. Noted.
4. The Grading comments are addressed as follows:
 - a. We will work with the Applicant to obtain a grading and temporary construction easement for the property to the east along E. Kentucky Ave. Any information the City can provide for a typical written legal front end document would be appreciated.

5. The Sanitary Sewer comments are addressed as follows:
 - a. We would recommend that the sanitary manhole in the cul-de-sac remain in the cul-de-sac pavement. All of the other sanitary manholes are in the pavement plus once the sanitary manhole is placed in the parking there is a good possibility that it may be located in the future drive to the home. This typically does not work out very good.
6. The Water Main comments are addressed as follows:
 - a. The existing hydrants and valves are shown based on either a feature shot by survey or taking the location from the previous Fox Run construction plans.
 - b. Hydrant coverage radii are shown on the Preliminary Plat.
 - c. The distance of the water from the back of curb is dimensioned.
7. The Parks and Public Areas, and Natural Courses comments are addressed as follows:
 - a. Noted.
8. It would be the intent that the natural tree cover meet any required buffering for this project.

If there are additional questions or comments on this project, please contact me at your convenience.
Thank you.

Sincerely,

SNYDER AND ASSOCIATES, INC.



Brent K. Culp

Enclosure

cc: Ted Grob, Savannah Homes, Inc. (w/enclosures)
File (electronic)



April 8, 2020

Honorable Mayor and City Council
Plan and Zoning Commission
City of Indianola
110 N. 1st Street
Indianola, Iowa 50125

RE: REQUEST TO WAIVE LOT WIDTH TO DEPTH RATIO REQUIREMENT
TREELINE PLAT 1
REPLAT OF OUTLOT "Y", FOX RUN PLAT 1
S&A PROJECT NO. 120.0122.01

Dear Honorable Mayor, City Council and Plan and Zoning Commission:

On behalf of Ted Grob of Savannah Homes, Inc., as Applicant, please accept this formal request for Treeline Plat 1. As per *Chapter 170.37 Variances*, this request is to waive the "lot depth shall not exceed 2-1/2 times the width" requirement as defined in *Chapter 170.13 Design Standards –Lots* of the Indianola Code of Ordinances.

The variance request is for Lots 26A, 26B, 27A, and 27B that front along E. Iowa Avenue. Because of the configuration of the existing lot, Outlot "Y", Fox Run Plat 1, there is a "wedge" of property that is somewhat removed from the single family detached lot area. This area is proposed as single family attached lots with four lots that average a width of approximately 42.5-feet and depth ranging from 170 to 174-feet, an approximately 4 times width to depth ratio.

This variance is requested based on the configuration of the existing parcel boundary in relation to the proposed lot type. In our opinion, this "wedge" area being proposed as four lots developed as single family attached is the highest and best use for this area of the development.

If there are additional questions or comments on this project, please contact me at your convenience. Thank you.

Sincerely,

SNYDER AND ASSOCIATES, INC.

Brent K. Culp

Enclosure

cc: Ted Grob, Savannah Homes, Inc. (w/enclosures)
File (electronic)



Community Development

110 N. First St., Indianola, IA 50125-0299 • www.indianolaiowa.gov
515-961-9430 • comdev@indianolaiowa.gov

Staff Report

Planning and Zoning Commission

Date of Meeting: April 21, 2020

Agenda Item: 7.B. Consider recommendation on request from Jon F. and Mary Hellen Peterson for an Annexation into the City of Indianola.

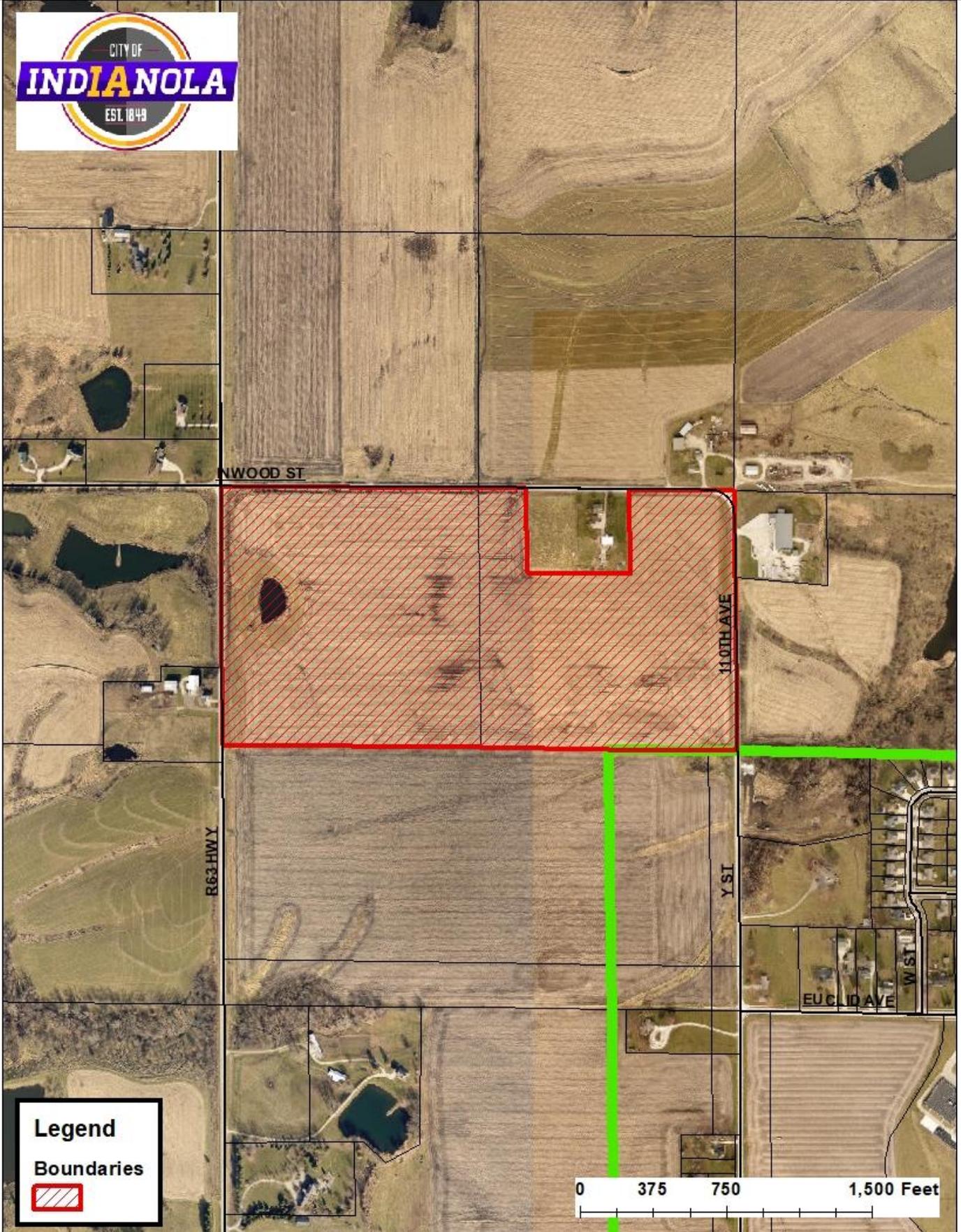
Application Type: Annexation

Applicant: Jon F. and Mary Hellen Peterson

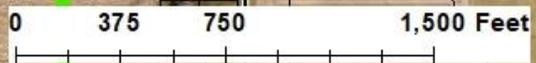
Comprehensive Plan Designation: Low Density Residential

Application Summary: Request for annexation into the City of Indianola for about 70 acres of land generally located south of Inwood Street, west of 110th Avenue (North Y Street) and east of County Highway R-63. The applicant has indicated that this property, if annexed, would be developed residentially.

AERIAL MAP



Legend
Boundaries



APPLICABLE POLICY/CODE SECTIONS

The following sections of Council Policy apply to this request:

VOLUNTARY ANNEXATIONS

All requests for voluntary annexation shall be referred to the Planning and Zoning Commission and Board of Trustees for their recommendation and report to the City Council.

The following sections of the Code of Ordinances of Indianola, Iowa apply to this request:

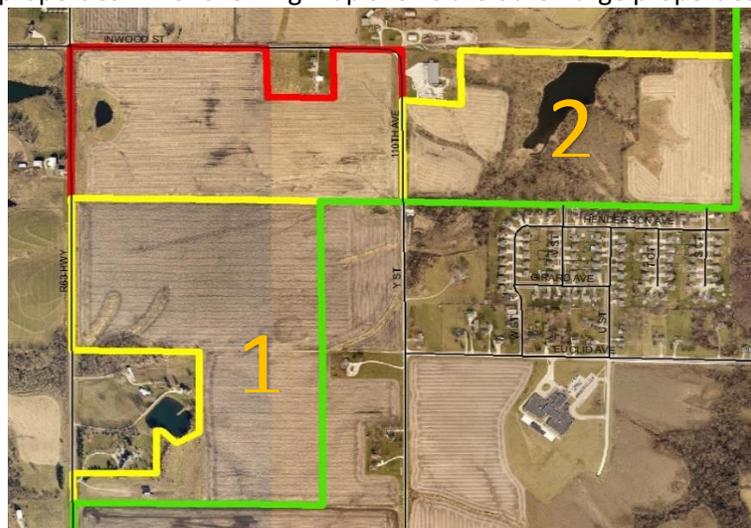
165.11 APPLICATION OF DISTRICT REGULATIONS. Subject to Section 165.09, the regulations and restrictions of this chapter shall apply as follows:

6. New Areas Annexed to City. All territory which may hereafter become a part of the incorporated area of the City shall be reviewed by the Planning and Zoning Commission prior to annexation for the most appropriate use. The proposed zoning classification may be determined by reviewing the existing uses of the land provided such uses are listed as a permitted principal use within the zoning ordinance. The future land use map within the current comprehensive plan should be used for land that is undeveloped as well as the availability of public water and sanitary sewer services. The Commission may recommend the appropriate zoning district classification prior to such territory becoming a part of the City and upon the holding of a public hearing and approval by the Council, the territory, upon becoming part of the City, may be immediately so classified.

ANALYSIS

On February 25th, 2020, an application was received for annexation of land into the City of Indianola. The annexation request is for about 70 acres of land generally located south of Inwood Street, west of 110th Avenue (North Y Street) and east of County Highway R-63. The applicant has indicated that this property, if annexed, would be developed residentially. At its meeting on March 25th, the City Council forwarded this applicant to the Board of Trustees and Planning and Zoning Commission for its review.

As the Planning and Zoning Commission may be aware, the State of Iowa allows for voluntary annexations of land when all owners of land in the territory have applied in writing. Additionally, territory of land comprising of not more than twenty percent (20%) may be included in the application without the consent of those owners to avoid creating an island or to create more uniform city boundaries. As the proposed annexation includes 70.21 acres of land where the property owner has consented, an additional 14.04 acres of land can be included in this annexation request. The farmstead on the north side of the property requested to be annexed is 4.85 acres and is owned by Matt and Jessica Sanford. Those property owners were approached by the applicant about possibly joining in on the annexation application, and ultimately denied the request. As current boundaries in this area are uniform, staff requested that the petitioner contact other large acreage property owners in this area to gauge their interest in future annexation and development of their properties. The following map shows the other large properties outlined in yellow.



As the Planning and Zoning Commission will notice, there are various smaller pieces missing. As most of the farmstead sites are taxed at a levy rate in the County of 29.11229/\$1,000 in valuation, and would be taxed at 39.74512/\$1,000 in valuation if inside the City, it is typically assumed those sites would not consent to an annexation and would need to be brought in under the 20% rule outlined above. The applicant did contact the large property owners shown above, and those property owners ultimately denied annexation.

One of the items that need to be considered with this annexation request is the City's ability to annex the areas shown in yellow in the future. Area 2 would not be an issue as there is an abundance of land to the north awaiting annexation. Area 1 could provide some future challenges; the total of area 1, when you include the farmstead sites is 122.31 acres, which includes 99.91 acres of current farm ground and 22.40 acres of the farmsteads. That equates to 81.69% farm ground and 18.31% farmsteads. Knowing this, if the farm ground were to request to be annexed, the farmsteads could be included under the 20% rule, but the land in area 1 would likely be consider as an "all or nothing" scenario in any future annexation request if the proposed annexation is approved.

Regarding utilities, there is an 18" sanitary sewer gravity main located along North Y Street, that turns to the east at West Euclid Avenue and becomes a 12" gravity main. There is a manhole located at this intersection with an invert elevation of 941'. Additionally, there is a sanitary sewer line stubbed into the north of the intersection of West Henderson Avenue and North V Street. There is a manhole located here with an invert elevation of 924'. The lowest point on the property proposed to be annexed is at elevation 928'. The developer has contacted the property owner to the east to see if they could obtain an easement to run a sanitary sewer gravity main through the property and connect to the manhole north of the intersection of West Henderson Avenue and North V Street, thus avoiding the need for a lift station to service the subject property. That landowner denied the request. Ultimately, if the area proposed to be annexed would connect to the sanitary sewer manhole at the intersection of North Y Street and West Euclid Avenue, a lift station would need to be constructed to serve the property.

The Utility Board of Trustees reviewed this request at its April 13, 2020 meeting. The Trustees discussed three (3) points on the proposed annexation:

1. The proposed area to be annexed is located outside of the IMU electrical territory. Generally, the IMU electrical territory in this area follows the current municipal boundaries, with everything located outside of the City being in Mid American's electrical territory.
2. There is a 12" water main located at the intersection of North Y Street and West Euclid Avenue. The distance between this point and the southeast corner of the property proposed to be annexed is about one-quarter ($\frac{1}{4}$) mile, and the cost to extend the water main would have to be borne by the developer.
3. Due to the size and possible number of homes in the area proposed to be annexed, additional fiber infrastructure will have to be installed and extended in this area. Density and take rate on construction factor in the decision on timing of upgrading infrastructure, however, as deployment of new fiber areas is scheduled out for the next three (3) years, the soonest the infrastructure in this area could be installed would be 2023.

The comprehensive plan designates this area as low-density residential. Low-density residential calls for primarily single-family detached dwellings at a density of 1-4 dwellings per acre. Agricultural uses would be allowed as urban reserve. The updated comprehensive plan calls for this area to be Low / Medium Density Residential. That designation may incorporate a mix of housing types including single-family detached (plus accessory dwelling units), single family attached (townhomes and row houses), multi-family (condos and apartments), and student housing at a density of up to 15 dwelling units per gross acre. Based on the current comprehensive plan land use designation, and based on the zoning district of the area of the City between North Kenwood Boulevard and North Y Street, staff would recommend that if the Planning and Zoning Commission forwards a recommendation of approval on this application, the R-1, Single-Family Residential zoning district be recommended for this area.

ALTERNATIVES

The City of Indianola Planning and Zoning Commission may consider the following alternatives:

- 1) The City of Indianola Planning and Zoning Commission recommends the annexation request be approved, as submitted, and the R-1, Single-Family Residential Zoning District (or another district) be assigned.
- 2) The City of Indianola Planning and Zoning Commission recommends the annexation request be approved, with modifications, and the R-1, Single-Family Residential Zoning District (or another district) be assigned.
- 3) The City of Indianola Planning and Zoning Commission recommends the annexation request be denied.
- 4) The City of Indianola Planning and Zoning Commission remands the annexation request, back to the applicant and/or staff for further review and/or modifications and directs staff to place this item on a future Planning and Zoning agenda.

RECOMMENDATION

Staff recommends that the City of Indianola Planning and Zoning Commission move alternative 1, recommending the annexation request be approved, as submitted, and the R-1, Single-Family Residential Zoning District be assigned.

CITY OF Indianola, Iowa
APPLICATION FOR ANNEXATION

DATE REC'D _____ APP. TAKEN BY _____ COMM. MTG.
DATE _____
STR _____ WARD DISTRICT _____ TRACT SIZE _____ FEE _____ REC.
NO. _____

Applicant Information

NAME(S)
Peterson Jon F/Mary Helen _____ PHONE _515-238-3254-

ADDRESS __ 606 E Salem Ave. _____ CITY _Indianola _____ ZIP _50125__

ADDRESS/LOCATION OF PROPERTY TO BE
ANNEXED _Parcel ID #s 14000220840 and 14000220821 _____

NAME OF OWNER(S) IF DIFFERENT FROM
APPLICANT _____

ADDRESS OF
OWNER ____ 606 E Salem Ave. ____ CITY _Indianola _ZIP _____ 50125 _____

DOES OWNER CONSENT TO THIS APPLICATION Yes No

LEGAL DESCRIPTION OF PROPERTY TO BE ANNEXED:

We would like for you to consider these to parcels for annexation for future development.
Parcel # 14000220840
Parcel # 14000220821

Thank You,

Jon Peterson



Community Development

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Staff Report

Planning and Zoning Commission

Date of Meeting: April 21, 2020

Agenda Item: 7.D. Consider recommendation on request from the Edward H. Arp of Civil Engineering Consultants Inc. to rezone a parcel of land in the NE ¼ of the SE ¼ and the SE ¼ of the NE ¼ of Section 36, Township 76 North, Range 24 West Of The 5th P.M., City of Indianola, Iowa, from A-1, Agricultural Zoning District to A-2 Mixed Agricultural Zoning District.

Application Type: Rezoning

Applicant: Stacy Crow on behalf of Lyelca Of Warren Co Et Al

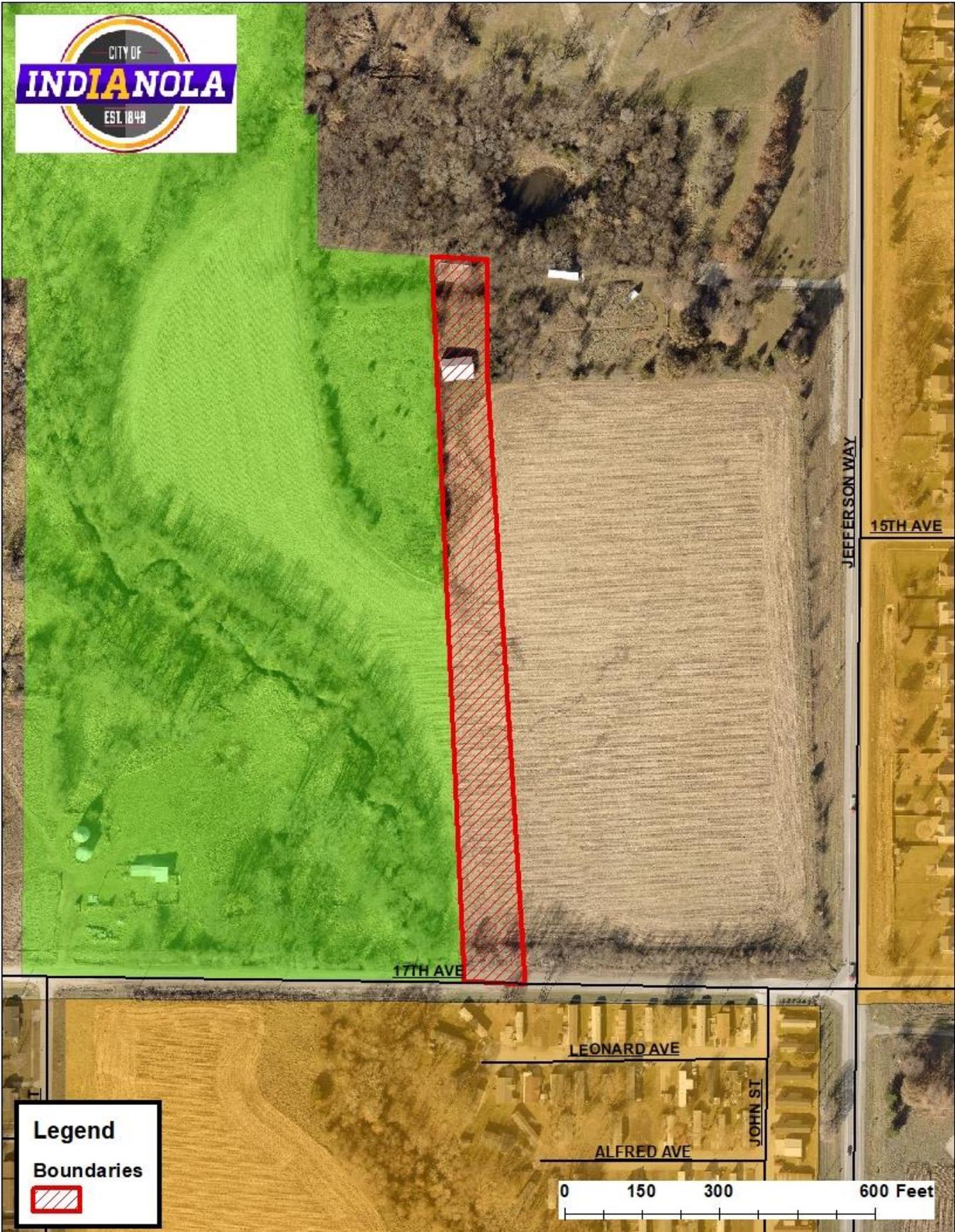
Property Owner: Lyelca Of Warren Co Et Al

Current Zoning: A-1, Agricultural

Comprehensive Plan Designation: Mixed Residential

Application Summary: Request for to rezone approximately 3.5 acres of land currently located in the A-1, Agricultural Zoning District to the A-2, Mixed Agricultural Zoning District to facilitate the proposed development of a campground.

AERIAL MAP



APPLICABLE CODE SECTIONS

The following sections of the Code of Ordinances of Indianola, Iowa apply to this request:

165.38 CHANGES AND AMENDMENTS. The regulations and restrictions imposed in the districts, and the boundaries of the districts created by this chapter may be amended from time to time by the Council, but no such amendment shall be made without public hearing before the Council and after a report has been made upon the amendment by the Commission. Not less than seven nor more than 20 days' notice of the time and place of such hearing shall be published in a newspaper having general circulation in the City. The Commission shall not make any recommendation to the Council on an amendment to the zoning district boundaries until a sign 18 inches by 24 inches indicating the amendment requested has been prepared and posted by the City in a visible location on the premises for a period of 10 days. Notice of the Commission meeting shall be mailed by first class mail 10 days prior to the meeting to all property owners within 200 feet of a proposed amendment to the zoning district boundaries. In case the Commission does not approve the amendment or, in the case of a protest filed with the Council against an amendment to district boundaries signed by the owners of 20 percent or more either of the area of the lots included in such proposed amendment or of those immediately adjacent thereto and within 200 feet of the boundaries thereof, such amendment shall not be passed except by the favorable vote of three-fourths of all the members of the Council.

165.39 APPLICATION FOR CHANGE OF ZONING DISTRICT BOUNDARIES. Any person may submit to the Council an application requesting a change in the zoning district boundaries as shown on the official zoning district map. Such application shall be filed with the Administrative Officer accompanied by a fee of two hundred dollars (\$200.00) and shall contain the following information:

1. The legal description and local address of the property.
2. The present zoning classification and the zoning classification requested for the property.
3. The existing use and proposed use of the property.
4. The names and addresses of the owners of all property within two hundred (200) feet of the property for which the change is requested.
5. A statement of the reasons why the applicant feels the present zoning classification is no longer valid.
6. A plat showing the locations, dimensions and use of the applicant's property and all property within two hundred (200) feet thereof, including streets, alleys, railroads, and other physical features.
7. If the requested zoning change is from A-1 (Agricultural) to any other classification, the application shall contain the number of acres in each soil type for which a rezoning change is requested and the crop suitability rating of each. The soil type and its crop suitability rating shall be determined by the latest cooperative soil survey and accompanying data.
8. Prior to rezoning any property, the Planning and Zoning Commission and the City Council shall consider the following relative to orderly regulated development: adequate size and location of public sanitary sewer, adequate size and location of public water and the presence of existing hard surfaced streets. Nothing in this chapter shall be construed to mean the City has any regulatory power for property used for agricultural purposes outside the City limits.

All fees shall be deposited to the General Revenue Fund of the City. Failure to approve the requested change shall not be deemed cause to refund the fee to the applicant.

ANALYSIS

The proposed rezoning is being requested to facilitate a future campground. As the Planning and Zoning Commission will recall, at its November 12, 2019 meeting, a recommendation of approval was forwarded to the City Council to rezone approximately 65 acres of land, located immediately west of the area proposed in this application, from A-1 to A-2, and that rezoning was approved by the City Council on January 21, 2020. The subject rezoning is to add additional land to the area planned for the campground.

On October 3, 2019 City staff held a preapplication meeting for the proposed development. A conceptual sketch was presented which showed a campground that included 118 RV sites, eight (8) cabins, and an area for tent camping.

There are two (2) sanitary sewer lines that run from the northwest corner of the area proposed to be rezoned, along the east side of the creek, and down to the south plant lift station. Both of those lines have the capacity to serve this proposed development. Additionally, there are two (2) water mains that run on the north side of East 17th Avenue, which have the capacity to serve this area.

West 17th Avenue is paved for about 200' past South Jefferson Way before it turns to gravel. The last traffic counts staff could find from the Iowa DOT show that there are about 300 ADT on this section of road. Based off what staff could find, it appears that campgrounds produce no more than three (3) trips per day, per unit. It is estimated that the additional traffic generated by this land use on West 17th Street would not rise to the level of needing paving, but any additional development in this area may cause West 17th Street to cross that threshold.

As this change is from A-1 (Agricultural) to A-2 (Mixed Agricultural), the application does contain the number of acres in each soil type for which a rezoning change is requested and the crop suitability rating of each, which is attached.

A notification sign was placed in a visible location on the premises for this rezoning on April 10, 2020. Notification letters were sent out to property owners within 200' on April 9, 2020.

If the rezoning were to be approved, the proposed development would be subject to all site plan requirements of the City of Indianola.

ALTERNATIVES

The City of Indianola Planning and Zoning Commission may consider the following alternatives:

- 1) The City of Indianola Planning and Zoning Commission recommends the rezoning request be approved, as submitted.
- 2) The City of Indianola Planning and Zoning Commission recommends the rezoning request be approved, with conditions.
- 3) The City of Indianola Planning and Zoning Commission recommends the rezoning request be denied.
- 4) The City of Indianola Planning and Zoning Commission remands the rezoning request, back to the applicant and/or staff for further review and/or modifications and directs staff to place this item on a future Planning and Zoning agenda.

RECOMMENDATION

Staff recommends that the City of Indianola Planning and Zoning Commission move alternative 1, approving the rezoning request as submitted.



Community Development

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REZONING APPLICATION

Local Address(es): NW CORNER OF S. JEFFERSON WAY & W. 17TH AVENUE
 Legal Description of Area: SEE PLAN
 Present Zoning: A-1 AGRICULTURE
 Zoning Requested: A-2 MIXED AGRICULTURE
 Existing Use: FARM FIELD & OUT BUILDINGS
 Proposed Use: CAMP GROUND

A statement of the reasons why the applicant feels the present zoning classification is no longer valid.
AN ADDITIONAL STRIP OF GROUND HAS BEEN
ADDED TO ORIGINAL CAMP GROUND REZONING,

A plat showing the locations, dimensions and use of the applicant's property and all property within 200 feet thereof, including streets, alleys, railroads, and other physical features. Please attach plat.

If the requested zoning change is from A-1 (Agricultural) to any other classification, the application shall contain the **number of acres** in each **soil type** for which a rezoning change is requested and the **crop suitability rating** of each. The soil type and its crop suitability rating shall be determined by the latest cooperative soil survey and accompanying data.

The undersigned affirmatively states that the special conditions and circumstances set out above did not result from the actions of the applicant and that the granting of this variance would not confer on the applicant and special privilege that is denied by this ordinance to other lands, structures or buildings in the same district.

Dated this _____ day of _____, 20 ____.

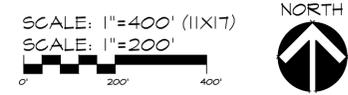
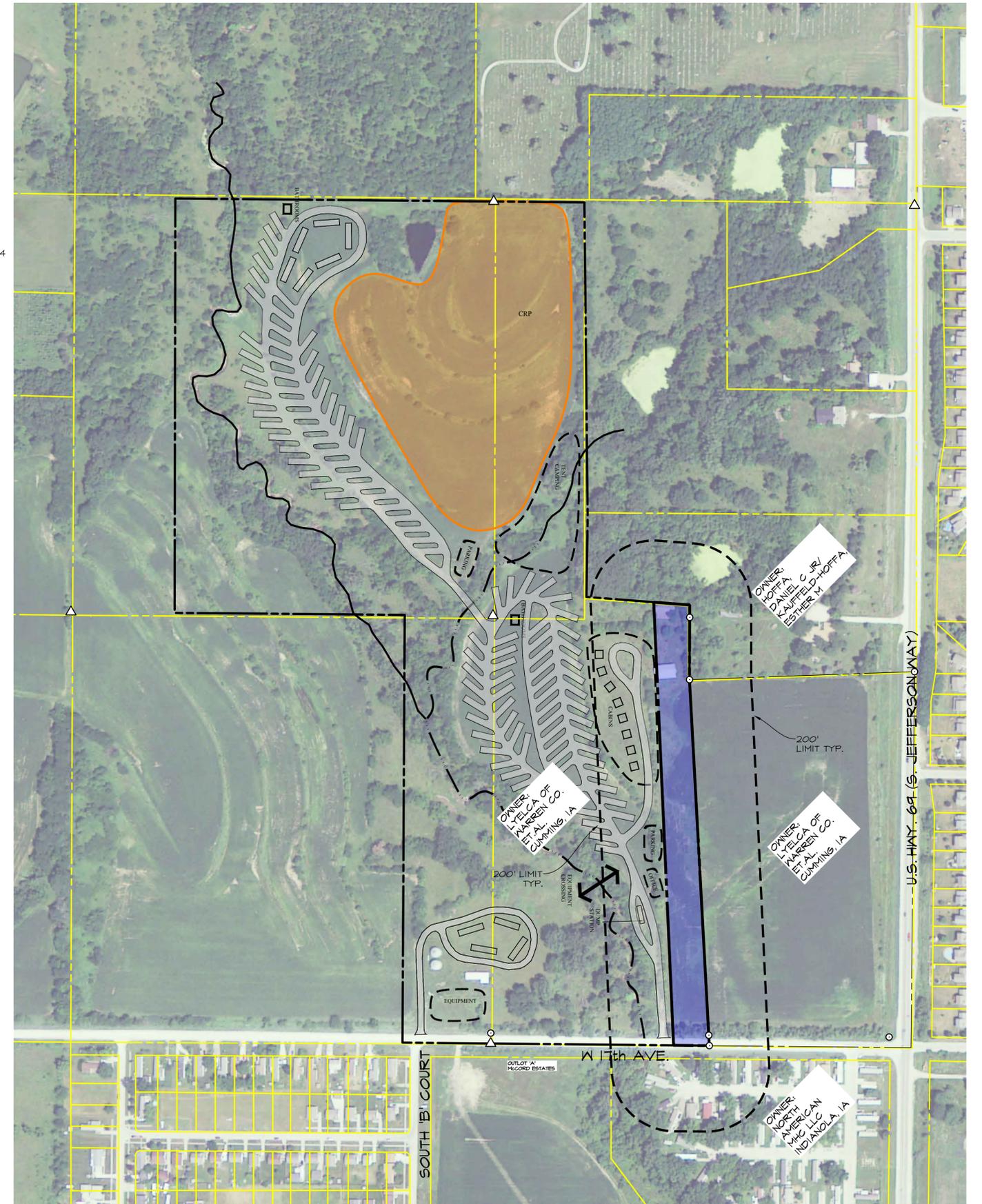
Applicant Signature

PROPERTY OWNER:
 YELGA OF WARREN COUNTY ETAL.
 36971 HIGH MEADOWS LANE
 CUMMING, IA 50061
 ATTN: STACY CROW
 scrow08@gmail.com
 515.321.1114

SITE PLAN PREPARED BY:
 CIVIL ENGINEERING CONSULTANTS, INC.
 2400 86th STREET #12
 DES MOINES, IA 50322
 515.276.4884

LAND USE:
 EXISTING: FARM AND TIMBER
 PROPOSED: CAMPGROUND

LEGAL DESCRIPTION:
 A PARCEL OF LAND IN THE NE1/4 SE1/4 AND SE1/4 NE1/4 OF SECTION 36, TOWNSHIP 16 NORTH, RANGE 24 WEST OF THE 5th P.M., CITY OF INDIANOLA, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AS A POINT OF REFERENCE AT THE SE CORNER OF SAID NE1/4 SE1/4; THENCE N84°26'02"W, 640.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4 SE1/4 TO THE POINT OF BEGINNING; THENCE CONTINUING N84°26'02"W, 113.34 FEET TO A POINT; THENCE N02°34'19"W, 1403.85 FEET TO A POINT ON THE SOUTH LINE OF THE TRACT RECORDED IN IRREGULAR PLAT BOOK 2A, PAGE 11 OF 16-24 AT THE WARREN COUNTY RECORDER'S OFFICE; THENCE S85°33'48"E, 114.54 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE S00°11'34"W, 236.23 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE S03°06'35"E, 1160.27 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.46 ACRES MORE OR LESS.



Civil Engineering Consultants, Inc.
 2400 86th Street Unit 12 Des Moines, Iowa 50322
 515.276.4884 Fax: 515.276.7084 mail@cecinc.com



REVISIONS	COMMENTS
1	
2	
3	
4	
5	EHA
6	REZ

DATE: APRIL 3, 2020
 DATE OF SURVEY:
 DESIGNED BY:
 DRAWN BY:

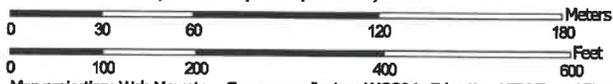
CAMPGROUND
 INDIANOLA, IA
REZONING SKETCH

SHEET
 OF 1
 A1825

Custom Soil Resource Report
 Map—Iowa Corn Suitability Rating CSR2 (IA) (Indianola Campground East CSR)



Map Scale: 1:2,350 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84

Custom Soil Resource Report

MAP LEGEND

- Area of Interest (AOI)**
 -  Area of Interest (AOI)
- Soils**
 - Soil Rating Polygons**
 -  <= 8
 -  > 8 and <= 49
 -  > 49 and <= 67
 -  > 67 and <= 75
 -  > 75 and <= 85
 -  Not rated or not available
 - Soil Rating Lines**
 -  <= 8
 -  > 8 and <= 49
 -  > 49 and <= 67
 -  > 67 and <= 75
 -  > 75 and <= 85
 -  Not rated or not available
 - Soil Rating Points**
 -  <= 8
 -  > 8 and <= 49
 -  > 49 and <= 67
 -  > 67 and <= 75
 -  > 75 and <= 85
 -  Not rated or not available
- Water Features**
 -  Streams and Canals
- Transportation**
 -  Rails
 -  Interstate Highways
 -  US Routes
 -  Major Roads
 -  Local Roads
 - Background**
 -  Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Warren County, Iowa
 Survey Area Data: Version 24, Sep 12, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 26, 2012—Sep 28, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Custom Soil Resource Report

Table—Iowa Corn Suitability Rating CSR2 (IA) (Indianola Campground East CSR)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	67	0.9	27.9%
76C2	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded	75	0.0	1.3%
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	49	0.7	21.4%
185E2	Bauer silt loam, 14 to 18 percent slopes, moderately eroded	8	1.2	36.1%
273C	Olmitz loam, 5 to 9 percent slopes	85	0.5	13.4%
Totals for Area of Interest			3.4	100.0%

Rating Options—Iowa Corn Suitability Rating CSR2 (IA) (Indianola Campground East CSR)

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Higher



Community Development

110 N. First St., Indianola, IA 50125-0299 • www.indianolaiowa.gov
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Staff Report

Planning and Zoning Commission

Date of Meeting: April 21, 2020

Agenda Item: 7.E. Consider recommendation on request from Jeffrey A. Gaddis of Civil Engineering Consultants, Inc for approval of a Plat of Survey for a parcel of land in the NE ¼ of the SE ¼ and the SE ¼ of the NE ¼ of Section 36, Township 76 North, Range 24 West Of The 5th P.M., City of Indianola, Iowa.

Application Type: Plat of Survey

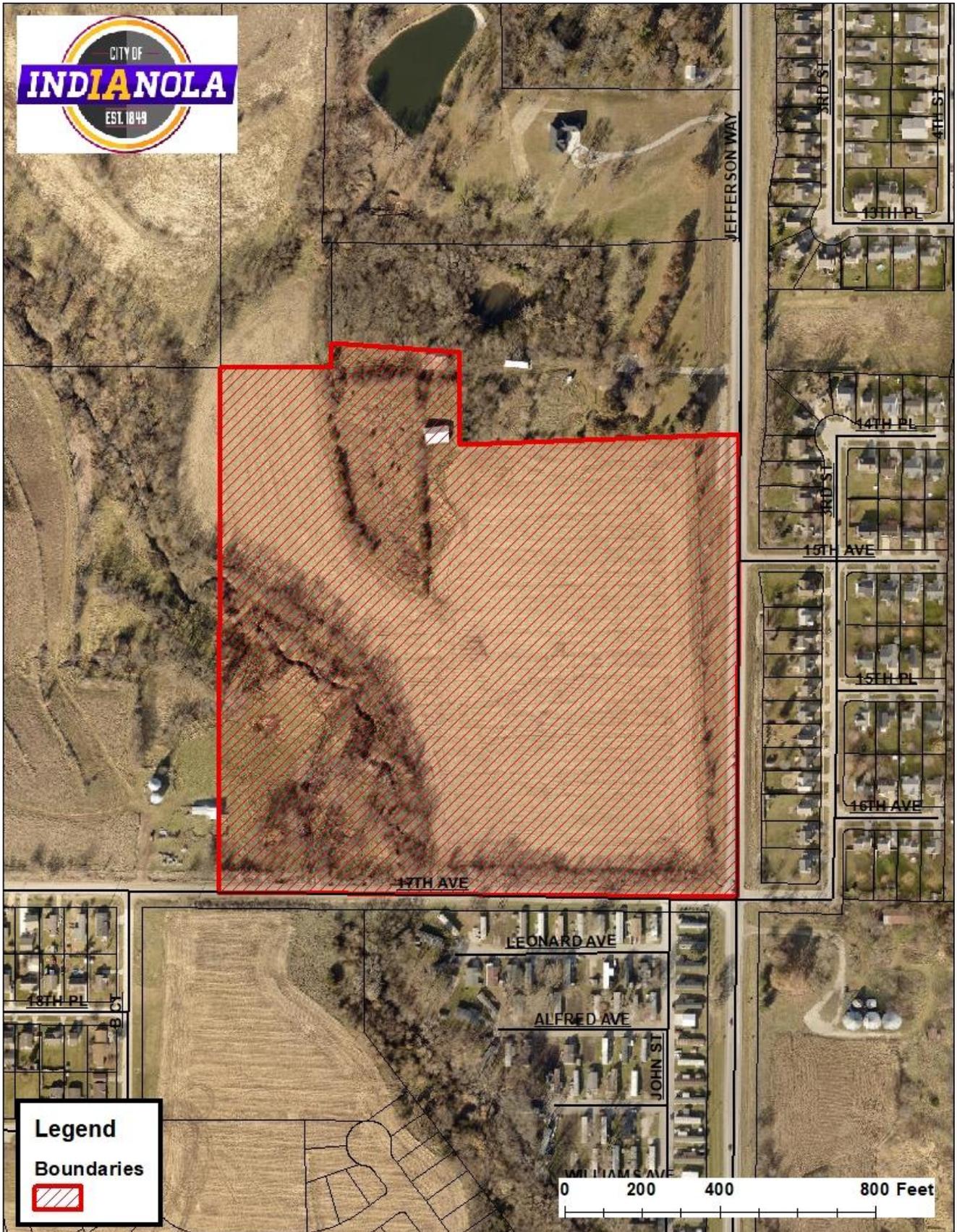
Applicant: Jeffrey A. Gaddis of Civil Engineering Consultants, Inc

Comprehensive Plan Designation: Low Density Residential and Mixed Residential

Zoning: from A-1, Agricultural Zoning District and A-2 Mixed Agricultural Zoning District

Application Summary: Request for plat of survey approval dividing a parcel of ground to facilitate the proposed development of a campground.

AERIAL MAP



APPLICABLE CODE SECTIONS

The following sections of the Code of Ordinances of Indianola, Iowa apply to this request:

170.02 JURISDICTION. All plats of survey, plats, replats or subdivisions of land into three (3) or more parts for the purpose of laying out a portion of the City of Indianola, an addition thereto or suburban lots within two (2) miles of the corporate limits of the City for other than agricultural purposes shall be submitted to the Council and the Commission in accordance with the provisions of this chapter and shall be subject to the requirements established herein. This chapter shall regulate the subdividing of land within the City and all land within an area extending two miles beyond the corporate limits in accordance with the provisions of Section 354.9, Code of Iowa.

170.13 DESIGN STANDARDS — LOTS.

1. All lots shall abut on a street or place. Corner lots which abut on a thoroughfare or collector street shall have a minimum radius of 25 feet at the intersection.
2. Sidelines of lots shall approximate right angles to straight street lines and radial angles to curbed street lines except where a variation will provide better lot layout.
3. Lots with double frontage shall be avoided, except in specific locations where good planning indicates their use. In that event a planting screen shall be provided along the rear of the lot.
4. Corner lots shall not be less than 80 feet in width and interior lots shall not be less than 70 feet in width at the building line.
5. Lot depth shall not exceed 2½ times the width.
6. No lot shall have less area than required by the Zoning Ordinance for the district in which it is located.

170.38 ENFORCEMENT. In addition to other remedies and penalties prescribed by law, the provisions of this chapter shall not be violated subject to the following:

1. No plat of survey, plat or subdivision in the City or within two (2) miles thereof shall be recorded or filed with the County Auditor or County Recorder, nor shall any plat or subdivision have any validity until it complies with the provisions of this chapter and has been approved by the Council as prescribed herein.

ANALYSIS

As the proposed lot split is being done to facilitate a future campground, the public improvements being made in this area are not subject to this request. Those improvements will be reviewed with the proposed site plan, when submitted. The west parcel (Parcel Q) will be part of a private campground site plan. The east parcel (Parcel R) will remain as farm ground and, at this time, there is no proposed development of the west parcel. Letters were mailed to property owners within 200 feet of this property on April 9, 2020.

ALTERNATIVES

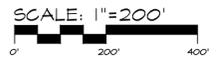
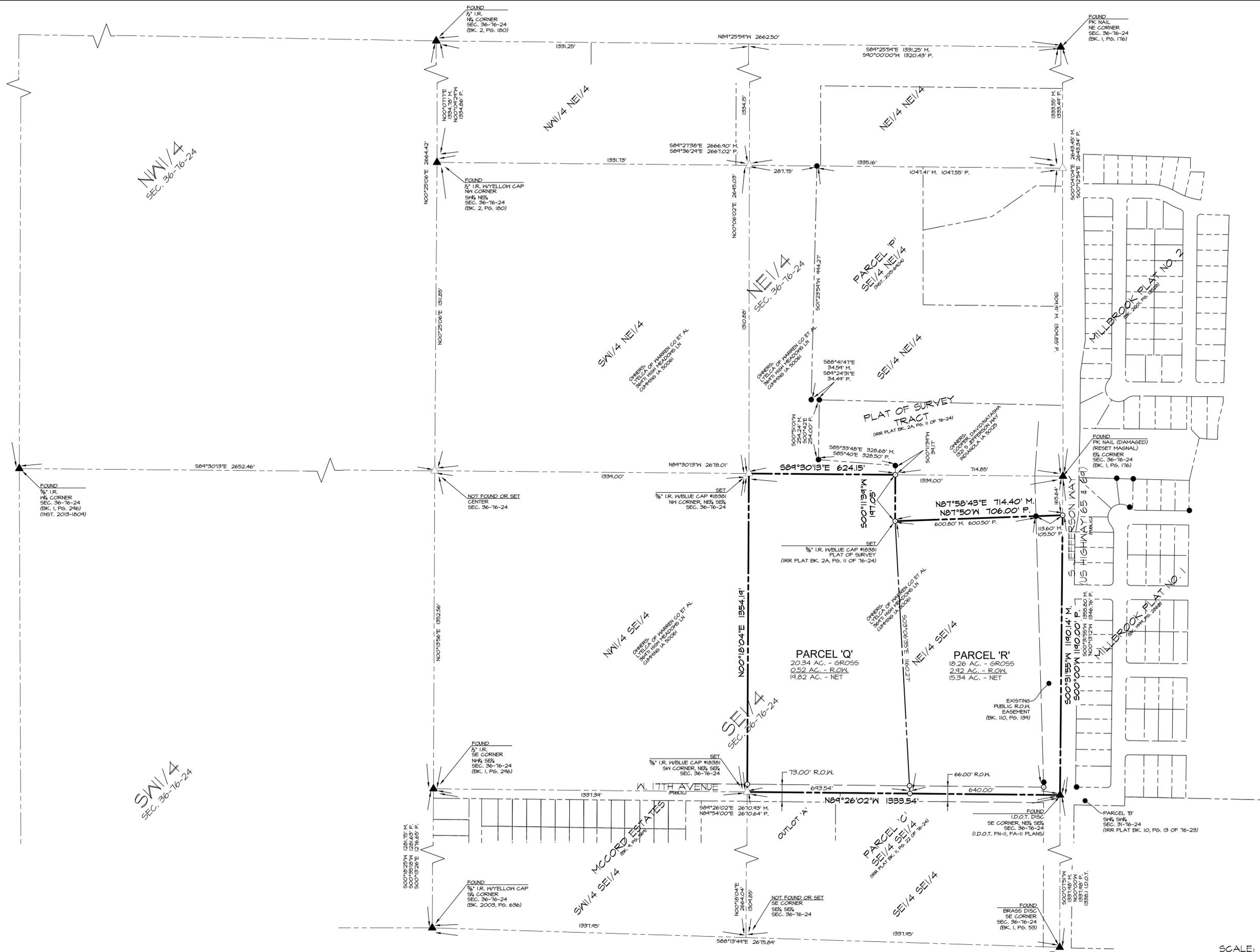
The City of Indianola Planning and Zoning Commission may consider the following alternatives:

- 1) The City of Indianola Planning and Zoning Commission recommends the plat of survey request be approved, as submitted.
- 2) The City of Indianola Planning and Zoning Commission recommends the plat of survey request be approved, with conditions.
- 3) The City of Indianola Planning and Zoning Commission recommends the plat of survey request be denied.
- 4) The City of Indianola Planning and Zoning Commission remands the plat of survey request, back to the applicant and/or staff for further review and/or modifications and directs staff to place this item on a future Planning and Zoning agenda.

RECOMMENDATION

Staff recommends that the City of Indianola Planning and Zoning Commission move alternative 1, approving the plat of survey request.

C:\A\FLESA\1806\A182_CAD Drawings\Plan of Survey\A182_POC OVERVIEW.dwg, 4/30/2020 1:51:51 PM, jgpeddie, 1:1



DATE: APR. 8, 2020
 3RD SUB. ...
 2ND SUB. ...
 1ST SUB. ...
 DATE OF SURVEY: MAR. 30, 2020
 DESIGNED BY: ARP
 DRAWN BY: JAG

PARCEL 'Q' & 'R'
 NE 1/4 SE 1/4, SEC. 36-16-24
 W. 17TH AVENUE & S. JEFFERSON WAY, INDIANOLA, IA
 OVERVIEW

SHEET
 OF 03
 A-1825

CEC
 Civil Engineering Consultants, Inc.
 2400 86th Street Unit 12, Des Moines, Iowa 50322
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Staff Report

Planning and Zoning Commission

Date of Meeting: April 21, 2020

Agenda Item: 7.E. Consider recommendation on request from Josh Moulton of DR Horton for approval of a Proposed Development Plan and to rezone a parcel of land in the SE ¼ of the SW ¼ of Section 18, Township 76 North, Range 23 West Of The 5th P.M., City of Indianola, Iowa from the R-3, Mixed-Residential Zoning District to the R-5, Planned Residence District.

Application Type: Rezoning

Applicant: Josh Moulton of DR Horton

Property Owner: Kathleen Picken

Current Zoning: R-3, Mixed-Residential Zoning District

Comprehensive Plan Designation: Mixed Use/High Density Residential

Application Summary: Request to rezone approximately 17.72 acres of land currently located in the R-3, Mixed-Residential Zoning District to the R-5, Planned Residence District, and to approve a development plan for the proposed R-5, Planned Residence District, to facilitate the proposed development of a 73-lot single-family residential development.

AERIAL MAP



APPLICABLE CODE SECTIONS

The following sections of the Code of Ordinances of Indianola, Iowa apply to this request:

165.38 CHANGES AND AMENDMENTS. The regulations and restrictions imposed in the districts, and the boundaries of the districts created by this chapter may be amended from time to time by the Council, but no such amendment shall be made without public hearing before the Council and after a report has been made upon the amendment by the Commission. Not less than seven nor more than 20 days' notice of the time and place of such hearing shall be published in a newspaper having general circulation in the City. The Commission shall not make any recommendation to the Council on an amendment to the zoning district boundaries until a sign 18 inches by 24 inches indicating the amendment requested has been prepared and posted by the City in a visible location on the premises for a period of 10 days. Notice of the Commission meeting shall be mailed by first class mail 10 days prior to the meeting to all property owners within 200 feet of a proposed amendment to the zoning district boundaries. In case the Commission does not approve the amendment or, in the case of a protest filed with the Council against an amendment to district boundaries signed by the owners of 20 percent or more either of the area of the lots included in such proposed amendment or of those immediately adjacent thereto and within 200 feet of the boundaries thereof, such amendment shall not be passed except by the favorable vote of three-fourths of all the members of the Council.

165.39 APPLICATION FOR CHANGE OF ZONING DISTRICT BOUNDARIES. Any person may submit to the Council an application requesting a change in the zoning district boundaries as shown on the official zoning district map. Such application shall be filed with the Administrative Officer accompanied by a fee of two hundred dollars (\$200.00) and shall contain the following information:

1. The legal description and local address of the property.
2. The present zoning classification and the zoning classification requested for the property.
3. The existing use and proposed use of the property.
4. The names and addresses of the owners of all property within two hundred (200) feet of the property for which the change is requested.
5. A statement of the reasons why the applicant feels the present zoning classification is no longer valid.
6. A plat showing the locations, dimensions and use of the applicant's property and all property within two hundred (200) feet thereof, including streets, alleys, railroads, and other physical features.
7. If the requested zoning change is from A-1 (Agricultural) to any other classification, the application shall contain the number of acres in each soil type for which a rezoning change is requested and the crop suitability rating of each. The soil type and its crop suitability rating shall be determined by the latest cooperative soil survey and accompanying data.
8. Prior to rezoning any property, the Planning and Zoning Commission and the City Council shall consider the following relative to orderly regulated development: adequate size and location of public sanitary sewer, adequate size and location of public water and the presence of existing hard surfaced streets. Nothing in this chapter shall be construed to mean the City has any regulatory power for property used for agricultural purposes outside the City limits.

All fees shall be deposited to the General Revenue Fund of the City. Failure to approve the requested change shall not be deemed cause to refund the fee to the applicant.

R-5 PLANNED RESIDENCE DISTRICT STATEMENT OF INTENT:

It is the intent of this district to permit innovative design concepts to be used in residential development where a deviation from conventional layout and development practices would result in a more appropriate use of land and subsequently promote the general health, welfare, safety and morals of future residents of the area. It is not the intent of this classification to permit an unrelated mixture of uses to be developed, but to permit the establishment of unified developments with uses arranged in a manner compatible with one another, the site to be developed and the surrounding area. It is further the intent of this district that such development adhere to recognized principles of civic design, land use planning and landscape architecture.

R-5 PLANNED RESIDENCE DISTRICT PERMITTED USES:

1. Any use permitted in the R-3 Mixed Residential District.

R-5 PLANNED RESIDENCE DISTRICT STANDARDS AND REQUIREMENTS:

Where in conflict with other provisions of this chapter, the following requirements shall prevail:

1. Lot Area. The minimum lot area shall be not less than four (4) acres.
2. Land Use. Combinations of land uses including single-family, multiple-family and commercial uses are permitted. Only commercial uses listed in the R-5 classification may be permitted as a part of a planned residence district. Such commercial uses shall serve primarily as supporting facilities to the residential use of the proposed development. Commercial uses shall not exceed fifteen percent (15%) of the total area of the development.
3. Yards, Area and Height. Variations in yard requirements, lot area and height required in the R-3 district may be approved for the planned residence district; however, the minimum yards around the boundaries of the R-5 district shall not be less than required in the R-3 district.
4. Density. The total number of dwelling units within the planned residence district shall not exceed the average net density that would be permitted in the R-3 district for the type or types of dwellings proposed. Density shall be computed on a total area basis using private streets and drives, common open space, park areas, recreation areas, off-street parking areas, as well as building site areas, but shall not include areas occupied or used for commercial purposes or related uses.
5. Open Space. Planned residence districts shall take into consideration the need for open space and recreation areas to enhance the general character of the area. In the event open space land or recreation areas are to be retained under private ownership, the owner shall submit a legally binding instrument setting forth the procedures and responsibilities for maintaining said areas including the means for financing maintenance costs.

R-5 PLANNED RESIDENCE DISTRICT PROCEDURE:

Requests for rezoning to the R-5 Planned Residence District shall be the same as set forth in Sections 165.38 and 165.39 of this chapter; provided however, the following additional information shall be submitted by the applicant with such request.

1. Proposed Development Plan. Six (6) copies of a proposed development plan showing the locations, types and arrangement of buildings, uses, streets, parks, open space, parking areas, landscaped areas, planting screens, drainage and other pertinent features.
2. Reports of Commission. The Commission shall review the proposal and submit its recommendations, whether for approval, disapproval, or modification thereof to the Council. A copy of the recommendations shall also be sent to the applicant.
3. Approval. Final action shall be by the Council as provided for in Sections 165.38 and 165.39 of this chapter

ANALYSIS

Attached to this staff report is the development plan related to this request. In summary, the development plan proposes a 73-lot single-family development with lots a minimum of 50' wide and at least 5,000 square feet in size. The plan does not provide for any landscaping standards. The proposed single-family residential lots and homes would vary in size, floor plans, and front elevations. According to the development plan, the following bulk regulations are proposed:

- A. Detached homes with minimum two-car attached or detached garages
- B. Minimum Lot Width at front yard setback - 50 feet
- C. Minimum Lot Area – 5,000 s.f.
- D. Minimum Yard Requirements:
 - i. Front – 25 feet
 - ii. Rear – 25 feet
- E. Side - 10 feet total (min. 5' one side)
- F. Screening Required: None
- G. R-3 Zoning Regulations shall apply to any items not covered within this PUD

According to the 3rd standard and requirement noted above, variations in yard requirements, lot area and height required in the R-3 district may be approved for the planned residence district; however, the minimum yards around the boundaries of the R-5 district shall not be less than required in the R-3 district. This plan does not show that the minimum requirements of the R-3 district around the boundary of this subdivision are met. The minimum setbacks for single family dwellings in the R-3 zoning district are 25 feet in the front, 30 feet in the rear, and 8 feet on the sides. The minimum lot area for single family homes is 7,200 square feet. The total number of dwelling units allowed for this parcel using the R-3 minimum lot size, would be 107 lots, or about 6.05 units per acre. This development proposes 73 lots, or 4.12 units per acre. No planned parks are located on this parcel.

This site does propose an 8" sanitary sewer gravity main throughout. The southern approximately two-thirds of this property can be serviced by existing sanitary gravity main. The northern one-third will need to flow to the new Quail Meadows lift station that is currently under construction. Additionally, there is an 8" water line proposed throughout this site. This site proposes an extension of North 7th Street going north to south, connecting to the recently approved Quail Meadows subdivision to the north, to the current intersection of North 7th Street and East Hillcrest Avenue to the south. This site also proposes a connection of East Scenic Valley Avenue where it is currently stubbed in on both the east and west sides of this development.

A notification sign was placed in a visible location on the premises for this rezoning on April 10, 2020. Notification letters were sent out to property owners within 200' on April 9, 2020.

ALTERNATIVES

The City of Indianola Planning and Zoning Commission may consider the following alternatives:

- 1) The City of Indianola Planning and Zoning Commission recommends the rezoning request and development plan be approved, as submitted.
- 2) The City of Indianola Planning and Zoning Commission recommends the rezoning request and development plan be approved, with conditions.
- 3) The City of Indianola Planning and Zoning Commission recommends the rezoning request and development plan be denied.
- 4) The City of Indianola Planning and Zoning Commission remands the rezoning request and development plan back to the applicant and/or staff for further review and/or modifications and directs staff to place this item on a future Planning and Zoning agenda.

RECOMMENDATION

Staff recommends that the City of Indianola Planning and Zoning Commission move alternative 2, approving the rezoning request and development plan with the following conditions:

1. The development plan be updated to show minimum setbacks of 25 feet in the front, 30 feet in the rear, and 8 feet on the sides, plus a minimum lot area of 7,200 square feet for lots that are adjacent to the boundaries of the existing lot.
2. The development plan be updated to include landscaping standards that will be included for each lot, as well as perimeter landscaping that will be included along the south side of the development.

SUMMERCREST

PLANNED RESIDENCE DISTRICT

CITY OF INDIANOLA

APRIL 2, 2020

VICINITY MAP:



STUBBS ENGINEERING

431 NE 72ND ST, PLEASANT HILL, IA 50327

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REZONING MAP

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VEHICULAR CIRCULATION

PEDESTRIAL CIRCULATION

SECTION 1
PROJECT PLAN

SUMMERCREST – INDIANOLA

PROJECT OVERVIEW

The Summercrest is a 17.72-acre Planned Residence District (PRD) proposing a single-family residential with 50'+ front lot width. The property is located North of E Hillcrest Ave and roughly east of N 6th Street. E Scenic Valley Ave will run through the property connecting the two subdivisions to the East and West of the property.

The property was annexed into the incorporated city limits of Indianola. The existing land use is agricultural farm land. The City of Indianola establishes zoning districts through Beacon. Beacon is an online map system that stores county public information. According to Beacon, the property currently holds the standard R-3 (Mixed Residential) zoning classification for the City of Indianola.

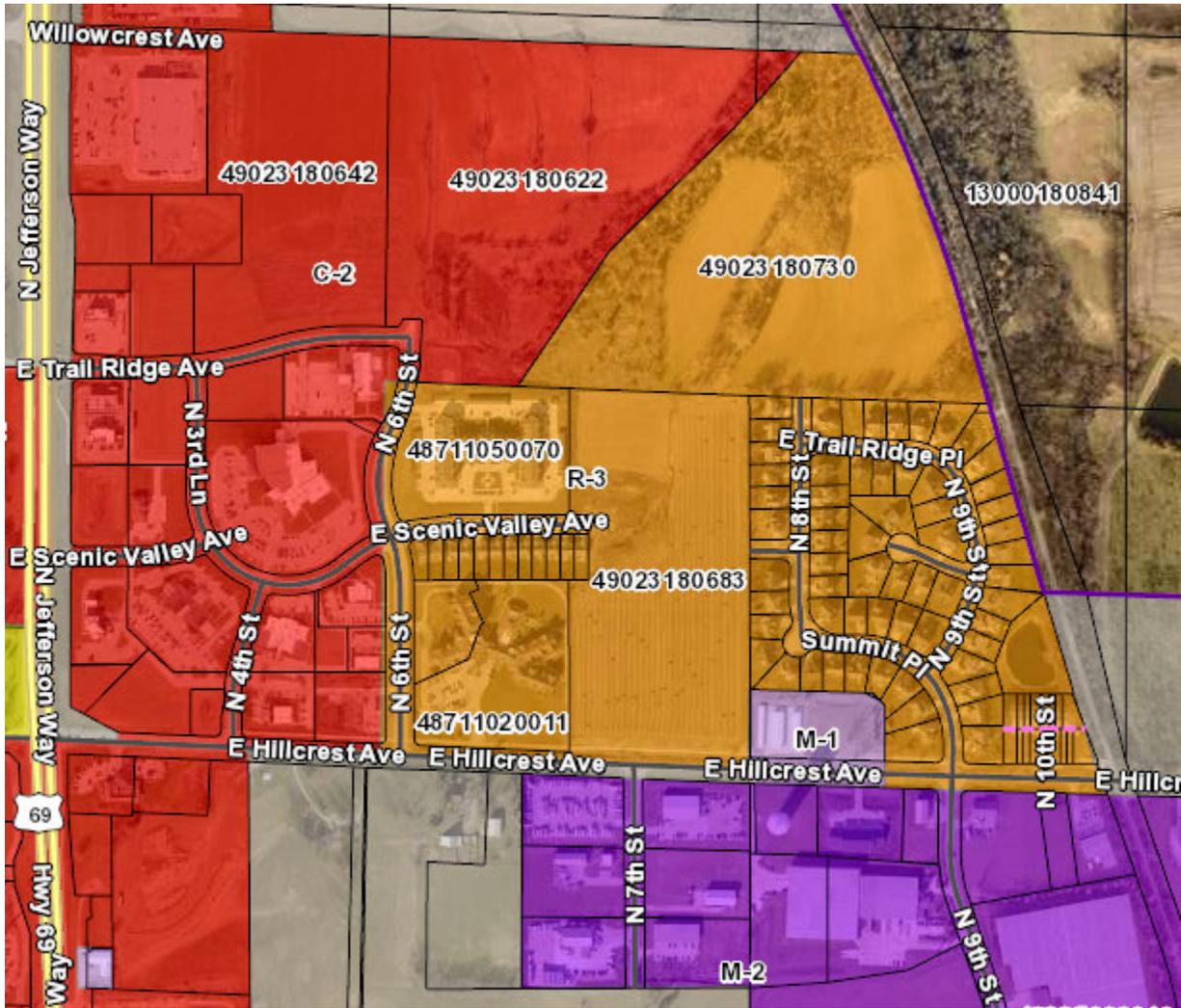
The proposed Summercrest PRD will include: a small pond and a larger pond for storm water management, street lighting features, and neighborhood signage will also be explored and implemented if feasible to enhance curb-appeal and promote a neighborhood/community setting.

These single-family residential lots and homes will vary in size, floor plans, and front elevations to offer numerous product types and meet current demand from the marketplace while maintaining a consistent theme throughout the development. The minimum lot size will be 5,000 SF.

This proposed planned residence district establishes bulk regulation and provides supporting evidence for the development. The Conceptual Master Plan illustrates the proposed lot layout. Specifics for the PRD can be found in the bulk regulations.

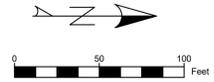
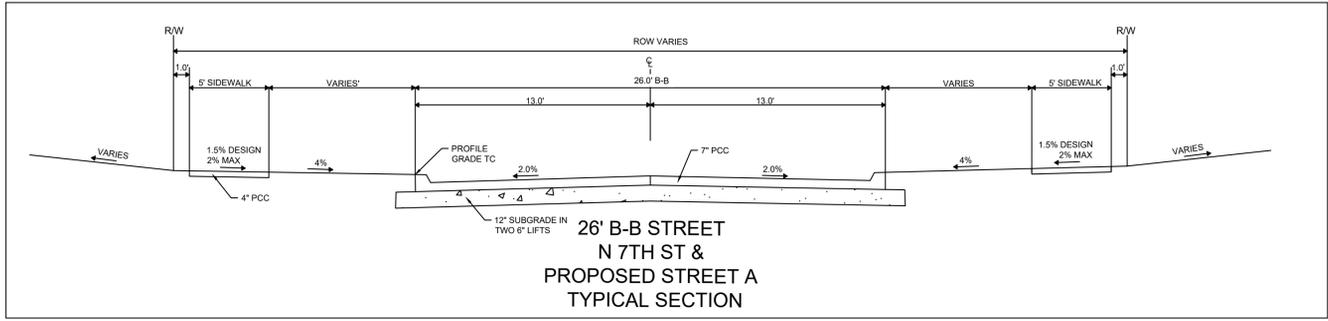
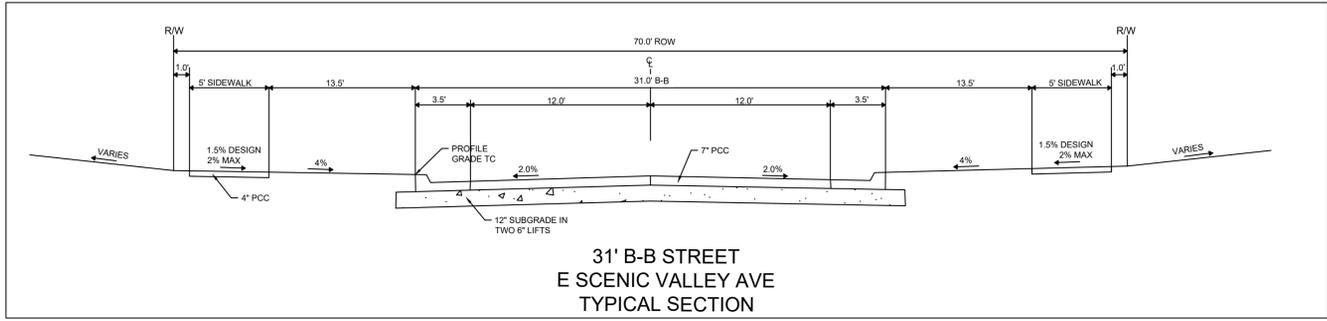
A preliminary plat will be prepared and reviewed by the City of Indianola for the development of Summercrest. The preliminary plat will further address street layout, lot layout, utilities, and storm water calculations.

SUMMERCREST – INDIANOLA
CITY OF INDIANOLA ZONING MAP



Picture Captured: April 2, 2020

PARCEL 49023180683: Projected to be R-3



- LEGEND:**
- E-W- EXISTING WATER
 - E-ST- EXISTING STORM
 - E-SS- EXISTING SANITARY
 - P-W- PROPOSED WATER
 - P-ST- PROPOSED STORM
 - P-SS- PROPOSED SANITARY
 - FIRE HYDRANT
 - WATER MAIN VALVE
 - STORM INTAKE
 - STORM FLARED END
 - SANITARY MANHOLE
 - PROPOSED STREET LIGHT
 - EXISTING STREET LIGHT



DATE:	04/03/20
DRAWN BY:	JA
ENGINEER:	BWS
PROJECT NUMBER:	20-005
PAGE NUMBER:	

SUMMERCREST – INDIANOLA
LAND USE SUMMARY

CITY OF INDIANOLA ZONING MAP - APRIL 3, 2020

- 100% R-3 MIXED RESIDENTIAL

CONCEPTUAL MASTER PLAN - APRIL 3, 2020

- 100% R-5 PLANNED RESIDENTIAL
SINGLE-FAMILY RESIDENTIAL (50'+ LOTS)

SUMMERCREST – INDIANOLA
PLANNED UNIT DEVELOPMENT

BULK REGULATIONS

SINGLE-FAMILY RESIDENTIAL (50'+ LOTS)

- A. Detached homes with minimum two-car attached or detached garages
- B. Minimum Lot Width at front yard setback - 50 feet
- C. Minimum Lot Area – 5,000 s.f.
- D. Minimum Yard Requirements:
 - i. Front – 25 feet
 - ii. Rear – 25 feet
- E. Side - 10 feet total (min. 5' one side)
- F. Screening Required: None
- G. R-3 Zoning Regulations shall apply to any items not covered within this PUD

SECTION 2
REZONING REQUEST



Community Development

110 N. First St., Indianola, IA 50125-0299 • www.indianolaiowa.gov
515-961-9430 • comdev@indianolaiowa.gov

REZONING APPLICATION

Local Address(es): N/A
Legal Description of Area: See attached document
Present Zoning: R-3 Mixed Residential
Zoning Requested: R-5 Planned Residential
Existing Use: Agriculture
Proposed Use: Single Family Residential

A statement of the reasons why the applicant feels the present zoning classification is no longer valid.
See planned residential destrict plan.

A plat showing the locations, dimensions and use of the applicant's property and all property within 200 feet thereof, including streets, alleys, railroads, and other physical features. Please attach plat.

If the requested zoning change is from A-1 (Agricultural) to any other classification, the application shall contain the **number of acres** in each **soil type** for which a rezoning change is requested and the **crop suitability rating** of each. The soil type and its crop suitability rating shall be determined by the latest cooperative soil survey and accompanying data.

The undersigned affirmatively states that the special conditions and circumstances set out above did not result from the actions of the applicant and that the granting of this variance would not confer on the applicant and special privilege that is denied by this ordinance to other lands, structures or buildings in the same district.

Dated this _____ day of _____, 20 ____.

DocuSigned by:
4/3/2020

Josli Moulton

Applicant Signature 85913993E3E8426...

Fee \$200.00 Receipt # _____

Applicant Full Name Printed: DR Horton - Josh Moulton

Applicant Mailing Address: 1910 SW Plaza Shops Ln, Ankeny, IA 50023

Email Address: jlmoulton@drhorton.com

Contact Number: (515)965-7876

Legal Description Recorded in Book 1999, Page 10156 in the office of the Warren County Recorder:

The S1/2 NE1/4 and the North 30 acres of the NE1/4 SE1/4 of Section 11, Township 76 North, Range 24, West of the 5th P.M., Warren County, Iowa,

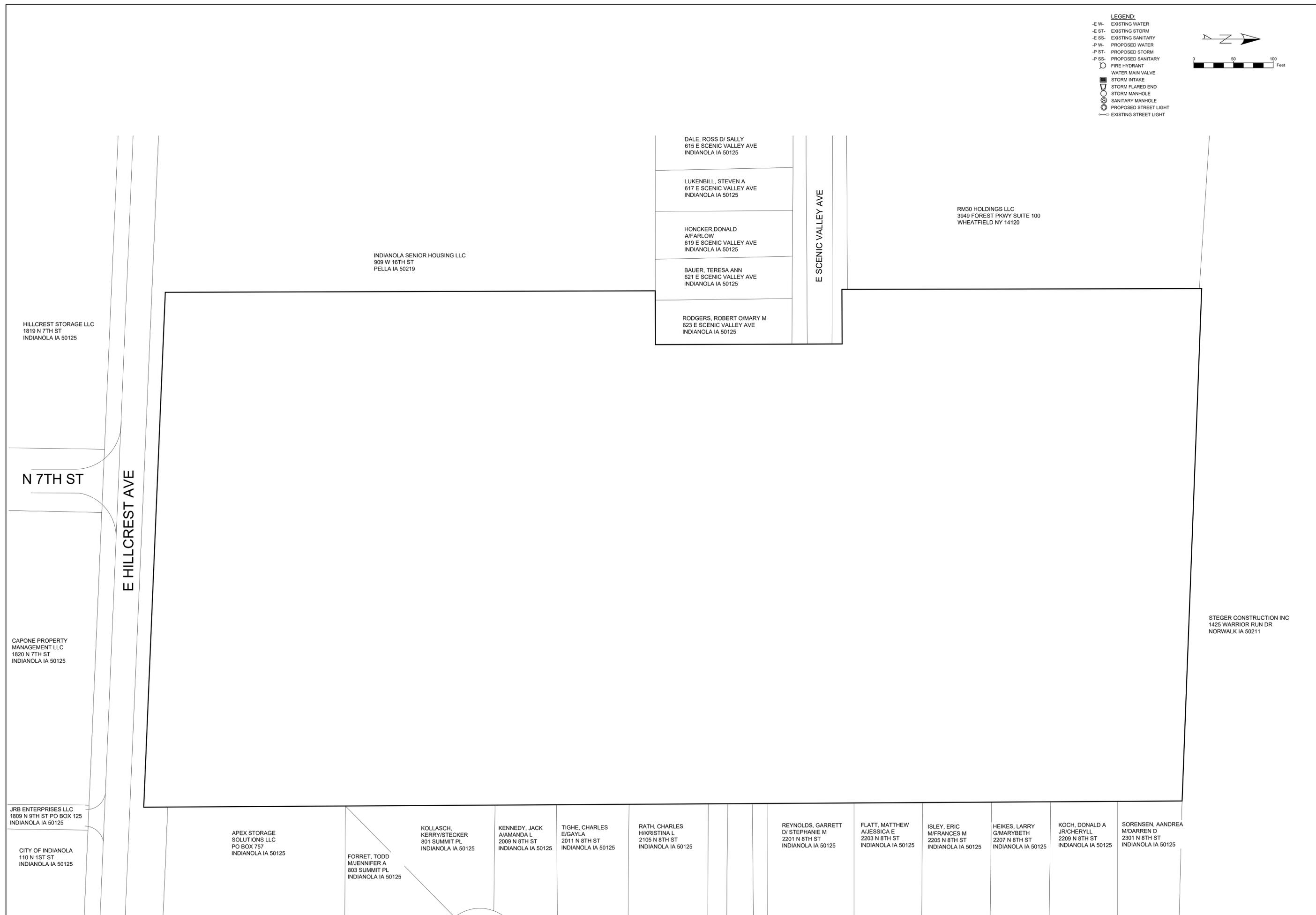
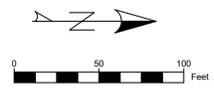
AND

The Southwest Fractional Quarter and all of that part of the Southwest Quarter of the Northeast Quarter and also that part of the Northwest Quarter of the Southeast Quarter lying West of the right of way of the Chicago, Rock Island, and Pacific Railway Company all in Section 18, Township 76 North, Range 23 West of the 5th P.M., Iowa EXCEPT that part thereof of the SW1/4 of Section 18, Township 76 North, Range 23 West of the 5th P.M., Iowa, deeded to the State of Iowa by a Warranty Deed Recorded in Book 154, Pages 386-393 in the office of the Warren County Recorder,

AND EXCEPT

The North 100 feet of the SW1/4 of Section 18, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa, and all that part of the SW1/4 of the NE1/4 of said Section 18, lying West of the Railroad Right-of-Way and all that part of the North 100 feet of the NW1/4 of the SE1/4 of said Section 18, lying West of the Railroad Right-of-Way;

- LEGEND:**
- E W- EXISTING WATER
 - E ST- EXISTING STORM
 - E SS- EXISTING SANITARY
 - P W- PROPOSED WATER
 - P ST- PROPOSED STORM
 - P SS- PROPOSED SANITARY
 - FIRE HYDRANT
 - WATER MAIN VALVE
 - STORM INTAKE
 - STORM FLARED END
 - STORM MANHOLE
 - SANITARY MANHOLE
 - PROPOSED STREET LIGHT
 - EXISTING STREET LIGHT



HILLCREST STORAGE LLC
1819 N 7TH ST
INDIANOLA IA 50125

N 7TH ST

E HILLCREST AVE

CAPONE PROPERTY
MANAGEMENT LLC
1820 N 7TH ST
INDIANOLA IA 50125

JRB ENTERPRISES LLC
1809 N 9TH ST PO BOX 125
INDIANOLA IA 50125

CITY OF INDIANOLA
110 N 1ST ST
INDIANOLA IA 50125

APEX STORAGE
SOLUTIONS LLC
PO BOX 757
INDIANOLA IA 50125

FORRET, TODD
M/JENNIFER A
803 SUMMIT PL
INDIANOLA IA 50125

KOLLASCH,
KERRY/STECKER
801 SUMMIT PL
INDIANOLA IA 50125

KENNEDY, JACK
A/AMANDA L
2009 N 8TH ST
INDIANOLA IA 50125

TIGHE, CHARLES
E/GAYLA
2011 N 8TH ST
INDIANOLA IA 50125

RATH, CHARLES
H/KRISTINA L
2105 N 8TH ST
INDIANOLA IA 50125

REYNOLDS, GARRETT
D/STEPHANIE M
2201 N 8TH ST
INDIANOLA IA 50125

FLATT, MATTHEW
A/JESSICA E
2203 N 8TH ST
INDIANOLA IA 50125

ISLEY, ERIC
M/FRANCES M
2205 N 8TH ST
INDIANOLA IA 50125

HEIKES, LARRY
G/MARYBETH
2207 N 8TH ST
INDIANOLA IA 50125

KOCH, DONALD A
JR/CHERYLL
2209 N 8TH ST
INDIANOLA IA 50125

SORENSEN, AANDREA
M/DARREN D
2301 N 8TH ST
INDIANOLA IA 50125

INDIANOLA SENIOR HOUSING LLC
909 W 16TH ST
PELLA IA 50219

DALE, ROSS D/ SALLY
615 E SCENIC VALLEY AVE
INDIANOLA IA 50125

LUKENBILL, STEVEN A
617 E SCENIC VALLEY AVE
INDIANOLA IA 50125

HONCKER, DONALD
A/FARLOW
619 E SCENIC VALLEY AVE
INDIANOLA IA 50125

BAUER, TERESA ANN
621 E SCENIC VALLEY AVE
INDIANOLA IA 50125

RODGERS, ROBERT O/MARY M
623 E SCENIC VALLEY AVE
INDIANOLA IA 50125

E SCENIC VALLEY AVE

RM30 HOLDINGS LLC
3949 FOREST PKWY SUITE 100
WHEATFIELD NY 14120

STEGER CONSTRUCTION INC
1425 WARRIOR RUN DR
NORWALK IA 50211

SUMMERCREST

STUBBS ENGINEERING
431 NE 72ND ST, PLEASANT HILL, IA 50327
(515) 979-8499



R-5 PLANNED RESIDENTIAL
REZONING

DATE:
04/03/20
DRAWN BY:
JA
ENGINEER:
BWS
PROJECT NUMBER:
20-005
PAGE NUMBER:

2

SECTION 3
SUPPORTING EVIDENCE

SUMMERCREST – INDIANOLA

EXISTING CONDITIONS

The proposed property was annexed into the incorporated city limits of Indianola. The existing land use is agricultural farm land. The City of Indianola establishes zoning districts through Beacon. Beacon is an online map system that stores county public information. According to Beacon, the property currently holds the standard R-3 (Mixed Residential) zoning classification for the City of Indianola.

VEHICULAR CIRCULATION

There is one access street to the proposed property off E Hillcrest Ave that runs north and south through the entire property. This street will allow the property to the North to have an existing access point for future development. This will be the primary north south collector for the development. There is one street, E Scenic Valley Ave, running through the entire property East and West. This street ties into the existing roadway on both sides.

PEDESTRIAL CIRCULATION

Five-foot-wide public sidewalks on both sides of the public streets will be constructed throughout the entire single-family residential area. The sidewalk system will provide access for all residents to reach all parts of the subdivision. The sidewalks will also connect to the adjoining properties sidewalk system. Detectable warnings will be required at all sidewalk crossings of public streets.



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Staff Report

Planning and Zoning Commission

Date of Meeting: April 21, 2020

Agenda Item: 7.G. Consider recommendation on request from Barry Accountius of Woda Cooper Development, Inc. to rezone property located on Outlot X of the Replat of the Hillcrest Industrial Park Plat 1, except Parcels B & C, from the M-2 General Industrial Zoning District to the R-4, Multiple Family (Residential) Zoning District.

Application Type: Rezoning

Applicant: Barry Accountius of Woda Cooper Development, Inc.

Property Owner: Goering Properties LLC

Current Zoning: M-2 General Industrial

Comprehensive Plan Designation: Mixed Residential/Light Industrial

Application Summary: Request to rezone approximately 3.50 acres of land currently located in the M-2 General Industrial Zoning District to the R-4, Multiple Family (Residential) Zoning District to facilitate the proposed development of a two (2) story, 50-unit apartment complex for households 55 years of age and older.

AERIAL MAP



APPLICABLE CODE SECTIONS

The following sections of the Code of Ordinances of Indianola, Iowa apply to this request:

165.38 CHANGES AND AMENDMENTS. The regulations and restrictions imposed in the districts, and the boundaries of the districts created by this chapter may be amended from time to time by the Council, but no such amendment shall be made without public hearing before the Council and after a report has been made upon the amendment by the Commission. Not less than seven nor more than 20 days' notice of the time and place of such hearing shall be published in a newspaper having general circulation in the City. The Commission shall not make any recommendation to the Council on an amendment to the zoning district boundaries until a sign 18 inches by 24 inches indicating the amendment requested has been prepared and posted by the City in a visible location on the premises for a period of 10 days. Notice of the Commission meeting shall be mailed by first class mail 10 days prior to the meeting to all property owners within 200 feet of a proposed amendment to the zoning district boundaries. In case the Commission does not approve the amendment or, in the case of a protest filed with the Council against an amendment to district boundaries signed by the owners of 20 percent or more either of the area of the lots included in such proposed amendment or of those immediately adjacent thereto and within 200 feet of the boundaries thereof, such amendment shall not be passed except by the favorable vote of three-fourths of all the members of the Council.

165.39 APPLICATION FOR CHANGE OF ZONING DISTRICT BOUNDARIES. Any person may submit to the Council an application requesting a change in the zoning district boundaries as shown on the official zoning district map. Such application shall be filed with the Administrative Officer accompanied by a fee of two hundred dollars (\$200.00) and shall contain the following information:

1. The legal description and local address of the property.
2. The present zoning classification and the zoning classification requested for the property.
3. The existing use and proposed use of the property.
4. The names and addresses of the owners of all property within two hundred (200) feet of the property for which the change is requested.
5. A statement of the reasons why the applicant feels the present zoning classification is no longer valid.
6. A plat showing the locations, dimensions and use of the applicant's property and all property within two hundred (200) feet thereof, including streets, alleys, railroads, and other physical features.
7. If the requested zoning change is from A-1 (Agricultural) to any other classification, the application shall contain the number of acres in each soil type for which a rezoning change is requested and the crop suitability rating of each. The soil type and its crop suitability rating shall be determined by the latest cooperative soil survey and accompanying data.
8. Prior to rezoning any property, the Planning and Zoning Commission and the City Council shall consider the following relative to orderly regulated development: adequate size and location of public sanitary sewer, adequate size and location of public water and the presence of existing hard surfaced streets. Nothing in this chapter shall be construed to mean the City has any regulatory power for property used for agricultural purposes outside the City limits.

All fees shall be deposited to the General Revenue Fund of the City. Failure to approve the requested change shall not be deemed cause to refund the fee to the applicant.

ANALYSIS

The proposed rezoning is being requested to facilitate a proposed development of a two (2) story, 50-unit apartment complex for households 55 years of age and older. On March 9th, 2020, the applicant hosted a neighborhood meeting on this proposed project.

While the comprehensive plan does plan for this area as light industrial, it should be noted that the boundary line between mixed residential and light industrial is located on the south border of the proposed area to be rezoned, and the future land use map is a policy guide whose boundaries are not meant to be exact. As the applicant noted, this site, if used as a multi-family site, could serve as a transition from the residential uses to the south to the industrial uses to the north.

This site does provide a 15" sanitary sewer gravity main on the west side (rear yard) of the property. Additionally, there is an 8" water line on the west side of North 9th Street located just south of this property. That line does transition to the east side of North 9th Street just south of this property and becomes a 12" line as it moves north through the existing industrial area. North 9th Street is a hard surfaced, 31' back to back road that would serve to access this property.

A notification sign was placed in a visible location on the premises for this rezoning on April 10, 2020. Notification letters were sent out to property owners within 200' on April 9, 2020.

ALTERNATIVES

The City of Indianola Planning and Zoning Commission may consider the following alternatives:

- 1) The City of Indianola Planning and Zoning Commission recommends the rezoning request be approved, as submitted.
- 2) The City of Indianola Planning and Zoning Commission recommends the rezoning request be approved, with conditions.
- 3) The City of Indianola Planning and Zoning Commission recommends the rezoning request be denied.
- 4) The City of Indianola Planning and Zoning Commission remands the rezoning request, back to the applicant and/or staff for further review and/or modifications and directs staff to place this item on a future Planning and Zoning agenda.

RECOMMENDATION

Staff recommends that the City of Indianola Planning and Zoning Commission move alternative 1, approving the rezoning request as submitted.



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REZONING APPLICATION

Local Address(es): Directly across the street from 1800 N. 9th Street, Indianola
Legal Description of Area: Please see attached.
Present Zoning: I - Industrial
Zoning Requested: R-4 Multifamily
Existing Use: Vacant land
Proposed Use: 50 unit Senior, independent living community.

A statement of the reasons why the applicant feels the present zoning classification is no longer valid. The current zoning for the site is Industrial. Although it has industrial uses to the north and east, there are residential single- and multi-family uses to the south and southeast. The site is uniquely situated to be a "transition" for Industrial and Residential uses. The project is designed as a 2-story single building, with an elevator.

A plat showing the locations, dimensions and use of the applicant's property and all property within 200 feet thereof, including streets, alleys, railroads, and other physical features. Please attach plat.

If the requested zoning change is from A-1 (Agricultural) to any other classification, the application shall contain the **number of acres** in each **soil type** for which a rezoning change is requested and the **crop suitability rating** of each. The soil type and its crop suitability rating shall be determined by the latest cooperative soil survey and accompanying data.

The undersigned affirmatively states that the special conditions and circumstances set out above did not result from the actions of the applicant and that the granting of this variance would not confer on the applicant and special privilege that is denied by this ordinance to other lands, structures or buildings in the same district.

Dated this 6th day of April, 20 20.

Applicant Signature

Property Owner Signature
Goering Properties, LLC

dotloop verified
04/06/20 4:21 PM CDT
CMW4-92RT-QKLG-YYTP

Date

Fee \$200.00 Receipt # _____

Applicant Full Name Printed: Barry Accountius, Vice President - Woda Cooper Development, Inc.

Applicant Mailing Address: 500 S. Front Street, 10th Fl., Columbus, OH 43215

Email Address: baccountius@wodagroup.com

Contact Number: 614-935-5466

Fee \$200.00 Receipt # _____

Applicant Full Name Printed: Barry Accountius, Vice President - Woda Cooper Development, Inc.

Applicant Mailing Address: 500 S. Front Street, 10th Fl., Columbus, OH 43215

Email Address: baccountius@wodagroup.com

Contact Number: 614-935-5466

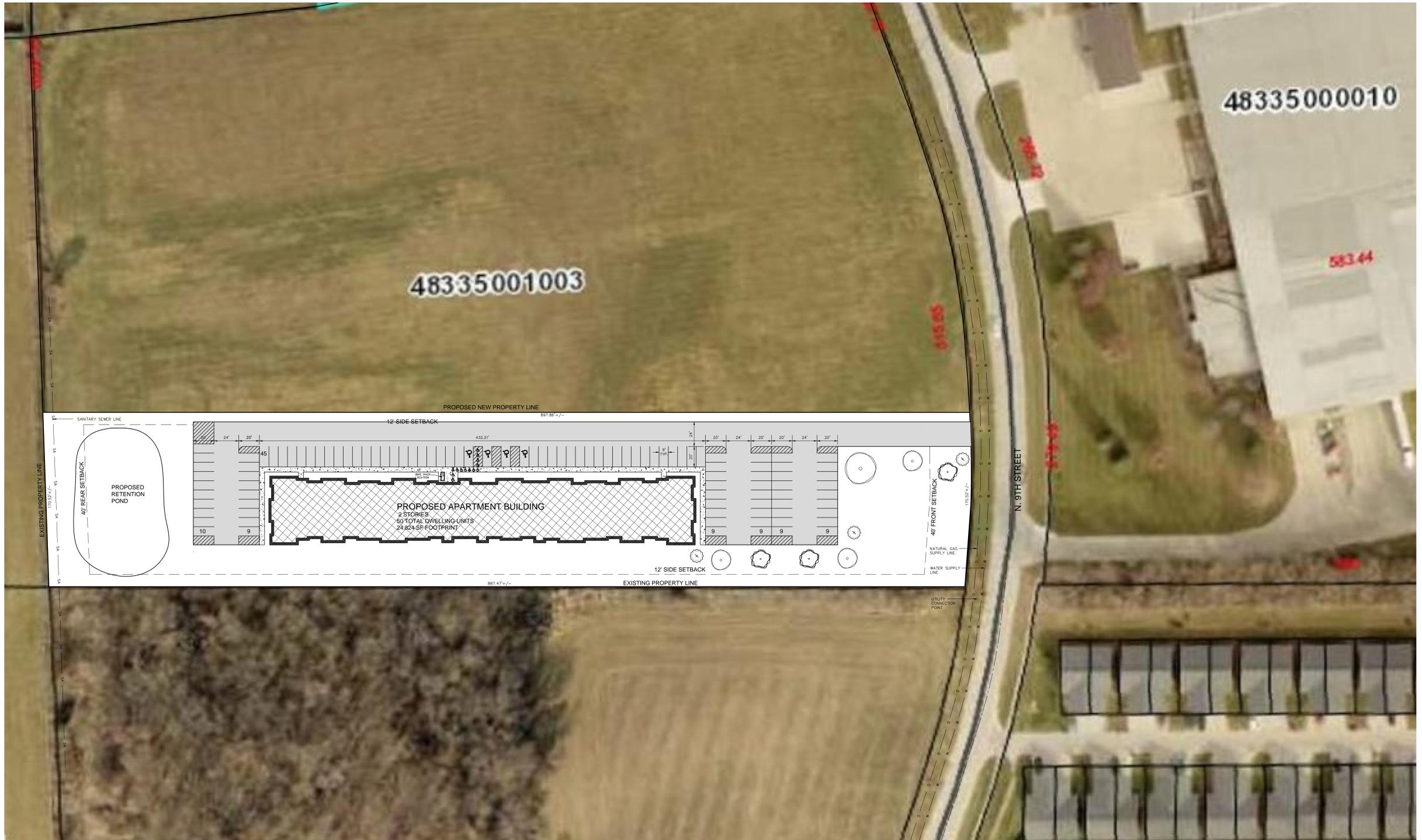
GENERAL SITE NOTES:
 UTILITY LOCATIONS SHOWN ARE ANTICIPATED AND/OR LOCATED IN EXISTING PROPERTY RIGHT OF WAY. ALL UTILITY INFORMATION TO BE VERIFIED UPON COMPLETION OF COMPLETE PROPERTY SURVEY AND ENGINEERING PLANS.
 SITE SECURITY SYSTEM SHALL BE INSTALLED THAT SHALL RECORD ACTIVITY AT THE SITE SUCH THAT NO PART OF THE SITE CAN BE ACCESSED WITHOUT THAT ACTIVITY BEING RECORDED.

SITE INFORMATION:	
EXISTING PROPERTY AREA:	AREA = 521,413 S.F. (11.97 ACRES).
PROPOSED PROPERTY AREA:	AREA = APPROX. 152,570 S.F. (3.5 ACRES).
EXISTING ZONING:	I INDUSTRIAL
PROPOSED ZONING:	R-3 MULTI-FAMILY RESIDENTIAL
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
SETBACKS:	BUILDING: FRONT = 40' SIDE = 12' REAR = 40'
PARKING REQUIRED:	2 SPACES PER DWELLING UNIT (100 SPACES REQ.)
PARKING PROVIDED:	100 SPACES
HANDICAP STALLS REQUIRED:	4, HANDICAP STALLS PROVIDED: 4
BUILDING OCCUPANCY CLASSIFICATION:	= R-2
CLASS OF BUILDING CONSTRUCTION:	= VA
PROPOSED UNITS:	50 TOTAL UNITS 18 ONE BEDROOM UNITS (629 SF) 12 TWO BEDROOM (END) UNITS (826 SF) 20 TWO BEDROOM UNITS (813 SF)
PROPOSED ACCESSIBLE UNITS:	5 UNITS (2 ONE BED/3 TWO BED)
PROPOSED 'TYPE A' UNITS:	13 UNITS (6 ONE BED/7 TWO BED)
PROPOSED 'TYPE B' UNITS:	32 UNITS (10 ONE BED/22 TWO BED)
♿♿♿ PROPOSED ACCESSIBLE ROUTE	



PROJECT INFORMATION

PROPOSED MULTIFAMILY DEVELOPMENT
WODA COOPER COMPANIES
 9th STREET • INDIANOLA, IOWA



CONCEPT PLAN
 SCALE: 1"=40'-0"
 1" = 40' SCALE

PROFESSIONAL SEAL

PRELIMINARY DATES
FEB. 10, 2020
FEB. 11, 2020
FEB. 12, 2020
FEB. 24, 2020
FEB. 25, 2020
FEB. 26, 2020

JOB NUMBER
2007380

SHEET NUMBER
C

SITE PLAN

NOT FOR CONSTRUCTION



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Mar 2020 Permit Report

<u>Code</u>	<u>Type</u>	<u>Permits Issued</u>	<u>Amount</u>	<u>Average</u>	<u>Non-Taxable</u>
101	Single Family Home	16	\$2,484,438	\$155,277.38	\$0
102	Single Family Attach	0	\$0	\$0.00	\$0
103	Two Family	2	\$200,000	\$100,000.00	\$0
104	Three or More Families	0	\$0	\$0.00	\$0
	Mobile Homes	2	\$75,574	\$38,494.00	
322	Service Stations	0	\$0	\$0.00	\$0
324	Office	0	\$0	\$0.00	\$0
328	Non-resident buildings	0	\$0	\$0.00	\$0
329	Pool	0	\$0	\$0.00	\$0
434	Residential Add/Alt	7	\$97,308	\$13,901.14	\$0
437	Non-residential add/alt	0	\$0	\$0.00	\$0
438	Res garage/carports	0	\$0	\$0.00	\$0
645	Demo - sfd	5	\$0	\$0.00	\$0
649	Demo - commercial	0	\$0	\$0.00	\$0
September Total		32	\$2,857,320		\$0
<u>Residential Value</u>			<u>Commercial Value</u>		<u>All Non-Taxable</u>
97.4%			0.0%		0.0%

<u>YEAR TO DATE TOTAL</u>					
<u>Code</u>	<u>Type</u>	<u>Permits Issued</u>	<u>Amount</u>	<u>Average</u>	<u>Non-Taxable</u>
101	Single Family Home	22	\$3,973,438	\$180,611	
102	Single Family Attach				
103	Two Family	2	\$200,000	\$100,000	
104	Three or More Families	0			
	Mobile Homes	8	\$344,956	\$46,178	
322	Service Stations	0	\$0	\$0	
324	Office	0	\$0	\$0	
328	Non-resident buildings				
329	Pool	0	\$0	\$0	
434	Residential add/alt	12	\$1,085,024	\$90,419	
437	Non-residential add/alt	2	\$1,971,511	\$985,756	
438	Res garage/carports				
645	Demo - sfd	3	\$0	\$0	
649	Demo - commercial				
YTD TOTAL		49	\$7,574,929	\$154,590	
<u>Residential Value</u>			<u>Commercial Value</u>		<u>All Non-Taxable</u>
69.4%			26.0%		0.0%



COMMUNITY DEVELOPMENT

To: Ryan J. Waller, City Manager
From: Charlie E. Dissell, AICP, Community and Economic Development Director
Date: April 10, 2020
Subject: Current Projects Update

The purpose of this memorandum is to provide a brief synopsis of different projects that may be of interest to the Council.

- **People Bank Administration Building (500 East Iowa Avenue)**
 - Site plan and building permit submitted on March 13.
 - Site plan review comments returned on March 24.
- **Apple Tree Inn (1215 North Jefferson Way)**
 - Building permit application for interior remodel submitted on January 10.
 - Review comments were returned on January 13.
 - Revised building plans submitted on February 5.
 - Building Permit issued on February 12.
- **Wal-Mart (1500 North Jefferson Way)**
 - Building Permit application and plans submitted on October 29 for a remodel of this building.
 - Building plans approved on November 7.
 - Building Permit issued on January 16.
 - Applicant has indicated a start date of January 19.
- **Cabin Coffee (910 East 2nd Avenue)**
 - Sale of D&D lot and development agreement was approved by Council on October 21.
 - Staff hosted a preapplication meeting with the developers on October 22.
 - Developer closed on the property on November 22.
 - On March 16, developer notified City that, due to the COVID 19 pandemic, this project is being suspended until further notice.
- **Scooters Coffee (1112 North Jefferson Way)**
 - Site plan and building permit were submitted on October 9.
 - Site plan comments returned to applicant on November 4.
 - Updated site plan submitted on November 18.
 - Staff continues to work with the property owner on a solution for the storm sewer pipe located on this property.
 - Revised site plan submitted on February 28.
 - Site plan comments returned on March 9.
 - Revised site plan submitted on March 9.
 - Site plan approved on March 11.
 - Building Permit issued on April 9.

- **Indianola Pediatric Dentist (2001 North 6th Street)**
 - Site plan and stormwater management plan were submitted on May 23.
 - Comments were returned to the applicant on June 2.
 - Building permit application submitted on June 13.
 - Site plan and stormwater management plan were approved on June 18.
 - Building permit comments returned on July 3.
 - Revised building permit plans were resubmitted on July 11.
 - Building permit was issued on July 15.
 - Final inspection occurred on March 19
 - Certificate of Occupancy issued on March 20.
- **Missouri Valley JATC Training Facility (1600 East Iowa Avenue)**
 - Site Plan for this project was submitted on April 3 to the City and comments were returned on April 22.
 - City Staff has also held internal meetings regarding new road alignment within the industrial park expansion.
 - City staff met with the Missouri Valley on May 1 to discuss access to this site and possible road upgrades/funding.
 - A revised site plan was submitted on May 20.
 - Revised comments were returned on June 4.
 - A second revised site plan was submitted on June 11.
 - Site Plan was approved on June 11.
 - Building permit application was submitted on June 14.
 - Building permit comments were returned on July 2.
 - Staff has meet with Missouri Valley on a development agreement related to future infrastructure improvements.
 - Building permit application submitted on August 2
 - Staff meet with the contractor on August 23 to discuss building/inspection process.
 - Fire review comments returned to applicant on September 23.
 - Response to fire review comments received on October 29.
 - Full building permit issued on November 13.
- **Chumbley's Auto Care (110 South Jefferson Way)**
 - Staff met with the business owner on March 15 to discuss plans for future building.
 - Staff has submitted preliminary comments on the site plan to the business owner.
 - Site plan and building permit application plan were submitted on May 10.
 - Comments were returned to the applicant on May 22.
 - Revised site plans and building permit plans were resubmitted on July 10.
 - Site plan and building permit were issued on July 17.
 - Temp CO issued on November 26. Awaiting seed/sod and landscaping before final CO will be issued.

- **Ace Hardware (506 North Jefferson Way)**
 - City staff held a pre-development meeting on this project on February 22.
 - The old car wash was demolished the week of July 15.
 - The existing Mudslingers Coffee Shop would remain.
 - A code review was submitted to the City for review by the architect on July 29.
 - The City returned comments on that code review on July 31.
 - Engineer inquired about site plan approval process on August 23.
 - Site plan submitted on September 5.
 - Initial comments on the site plan were returned on September 19.
 - Variance application for parking submitted on September 24. Will be placed on November 6 agenda.
 - Revised site plan submitted on October 4.
 - Building Permit application and plans submitted on October 14.
 - 2nd review comments on the site plan were returned on October 17.
 - Building permit comments returned on October 18.
 - Revised building permit plans received on October 23.
 - Revised site plan submitted on October 25.
 - Variance request for parking was approved by the Board of Adjustment on November 6.
 - Site plan approved and building permit issued on November 7.
- **New Heights Church (309 East Hillcrest Avenue)**
 - The project engineer contacted the City on February 7 to clarify plan review comments.
 - Updated site plan was received on March 7.
 - Updated comments returned to applicant on March 20.
 - The project engineer contacted the City on July 11 to clarify plan review comments.
 - Staff responded to those questions on July 12.
 - An updated site plan was submitted on July 29.
 - Staff responded to fire code requirements on August 21.
 - An updated site plan was submitted on August 30.
 - Site plan comments were returned on September 2.
 - Revised site plan submitted on September 20.
 - Site plan comments returned on October 18.
- **Summercrest**
 - Located north of the intersection of North 7th Street and East Hillcrest Avenue.
 - Rezoning/PRD plan and preliminary plat received on April 3.
- **Treeline Plat 1**
 - Located north of East Iowa Avenue and south of North 7th Court
 - Preliminary Plat and Construction Plans submitted on March 16.
 - Comments on Preliminary Plat and Construction Plans returned on April 3.
 - Updated Preliminary Plat submitted on April 8.

- **Quail Meadows Plat 3**

- Located north of North 8th Street and East Trail Ridge Place.
- Staff has been notified that about 30 acres of land in the Summercrest Hills development was sold to a developer who intends to develop single family lots.
- A rezoning application was submitted on July 1 to change a portion on this land from C-2 to R-3. The Planning and Zoning Commission recommended approval of this request at its August 13 meeting.
- The City Council held a public hearing and first consideration at its September 16 meeting.
- This development will require the City to relocate the current lift station north of the Quail Meadows Subdivision to the north of the Summercrest Hills development. The tentative schedule is to have the new lift station designed by this fall, bid by next spring, and completion by fall of 2020.
- Staff met with HR Green and Developer engineer to discuss timing of improvements and new lift station on September 9.
- The developer submitted a preliminary plat to the City on September 24.
- Comments on preliminary plat returned on October 4.
- Preliminary plat recommended for approval by Planning and Zoning Commission on November 12.
- City Council approved the preliminary plat at its November 18th meeting.
- Construction plans were submitted on December 2.
- Comments on construction plans returned on December 17.
- Revised construction plans submitted on February 7.
- Comments on construction plans returned on February 18.
- Revised construction plans submitted on March 2.
- Pre-construction meeting for both the Lift Station project and the Quail Meadows 3 development was held on March 11.
- Construction plans approved on March 13.

- **Heritage Hills Plat 10**

- Located at the west end of Trailridge Road.
- Preliminary plat for a 10-lot residential subdivision was submitted to the City on July 12.
- The Planning and Zoning Commission recommended approval of this plat at its August 13 meeting.
- The City Council approved the preliminary plat at its August 19 meeting.
- Construction Plans were submitted on August 27.
- Comments on construction plans returned on September 11.
- Revised construction plans were submitted on September 18.
- Construction plans were approved on October 8.
- Plat of survey to convey property to developer was submitted on January 2. This Plat of survey was reviewed by the Planning Commission on January 15 and the City Council adopted a resolution of approval on January 21.

- **Prairie Glynn Plat 2**
 - Located east of East Franklin Avenue and North 15th Street.
 - Construction plans have been submitted and will be approved once changes are made.
 - A second revised preliminary and final plat were submitted on June 5. The Planning and Zoning Commission reviewed the preliminary plat at its July 9 meeting, and the Council approved the preliminary plat at its July 15 meeting.
 - Final Plat submitted on April 2.
- **Quail Meadows Townhomes Preliminary Plat**
 - Located on the north side of East Hillcrest Avenue between North 9th Street and the Summerset Trail.
 - Final Plat approved by Council on May 20.
 - Building permits for north side issued on May 23.
 - Site development is taking place and work is progressing.
- **Autumn Ridge Subdivision Plat 3**
 - Located north of North O Street and West Kentucky Avenue.
 - City Council approved a Development Agreement on June 17.
 - Staff meet with developer on November 14 to outline utility installs and final approvals.



Registration info for 2020 Intro to Planning and Zoning Workshops ****Now Online****

📅 April 9, 2020 👤 ejchr

Update: We are cancelling all remaining in person workshops this year as we are prioritizing the health and safety of all. We are now opening registration for four online workshops.

Please register at least one week in advance as we will be mailing the workbooks to you so you can follow along and take notes as we move through the presentation. Participation will require a computer with a strong internet connection, but all interaction will take place through chat and interactive questions on the screen. No microphone or camera are necessary for participation.

For now we are capping each of these workshops at 25 individuals so register soon. We may add more dates in the future depending on demand. The cost to participate is \$25 per registrant. Thank you for your flexibility.

The dates and times for these workshops are:

- Thursday April 23, 2020 5:00-8:30 pm
- Tuesday April 28, 2020 1:00-4:30 pm
- Thursday April 30, 2020 5:00-8:30 pm
- Saturday May 2, 2020 1:00-4:30 pm

To register for the Spring 2020 Introduction to Planning and Zoning workshops please [click here](#).

<https://blogs.extension.iastate.edu/planningBLUZ/2020/04/02/state-road-funding-impacts-related-to-covid/>

Recent Posts

- [Registration info for 2020 Intro to Planning and Zoning Workshops ****Now Online****](#)
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