



— PLANNING AND ZONING COMMISSION —

May 12, 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. April 21, 2020
5. Public Comments
6. Old Business
7. New Business
 - A. Consider recommendation on request for approval of a Preliminary Plat for Summercrest Subdivision.
 - B. Consider recommendation on request for approval of a Plat of Survey in unincorporated Warren County.
 - C. Consider recommendation on request for approval of a Preliminary Plat for Ashton Park Plat 7.
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 visit <https://www.indianolaiowa.gov/FormCenter/Community-Development-3/Public-Comment-78> or 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)

Comments received by 5:00 pm on Tuesday, May 12, 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.



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

April 21st, 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 (via Zoom)

Misty Soldwisch (via Zoom)

Jeromy Pribil (via Zoom)

Joe Butler (via Zoom)

Sarah Ritchie (via Zoom)

Erin Freeberg (via Zoom)

Bob Ormsby (via Zoom)

Commission Members Absent: Becky Needles

Staff Present: Charlie Dissell, Cortney Marmon

Public Present: Mindy Moore of Snyder & Associates, Brent K. Culp of Snyder & Associates, Ted Grob, Edward H. Arp of Civil Engineering Consultants Inc., Jeffrey A. Gaddis of Civil Engineering Consultants, Inc, Ross Dale 615 E Scenic Valley, Branden Stubbs (representing DR Horton), Barry Accountius of Woda Cooper Development, Inc., Nick Surak of Woda Cooper Development, Inc.

Commissioner Farris moved to approve the agenda of the April 21st, 2020 meeting and Commissioner Soldwisch seconded the motion. On roll call the vote was AYES: was AYES: Rabe, Farris, Soldwisch, Pribil, Ormsby, Butler, Ritchie Opposed: None. Whereupon the Chairperson declared the motion carried unanimously.

Commissioner Butler moved to approve the minutes of the March 10th, 2020 and Commissioner Soldwisch seconded the motion. On roll call the vote was AYES: was AYES: Rabe, Farris, Soldwisch, Pribil, Ormsby, Butler, Ritchie Opposed: None. Whereupon the Chairperson declared the motion carried unanimously.

Old Business- Consider Recommendation on Elevate Indianola, a Comprehensive Plan Update Prepared with the Citizens of Indianola.

Mr. Dissell provided an overview

Chairperson Rabe provided the opportunity for questions

Commissioner Farris asked for clarification on pages 51-57 regarding future land use

Mr. Dissell stated its a fluid document and changes can be made

Commissioner Farris stated he was surprised about the table listed on page 70, wanted to know if the houses under 200k listed were normal compared to other areas

Ms. Moore stated other counties were similar, but she wouldn't want to call one normal or not normal

Commissioner Farris moved to approve the recommendation on Elevate Indianola, a Comprehensive Plan Update Prepared with the Citizens of Indianola. Commissioner Ritchie seconded the motion. On roll call the vote was AYES: Rabe, Farris, Butler, Soldwisch, Pribil, Ritchie, Ormsby, Freeberg NAYS: None. Whereupon the Chairperson declared the motion approved unanimously

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

Mr. Dissell provided an overview

Commissioner Ormsby wanted to know if they can remove trees/add trees

Mr. Dissell said it can be recommended to council if they want a buffer yard

Commissioner Butler wanted to a general idea of what the land could be used as in the future, also wanted to know if lots 27a and be and 26 a and b were the duplex lots and if so if the side yard setbacks are 8 feet he stated they were only 42- and 43-foot lots

Mr. Dissell stated that the middle line between 26 a and b would be a zero-lot line, provided an overview of what the land could be used for future use for M1

Commissioner Butler stated he could see the land being redeveloped in the future

Ross Dale 615 E Scenic Valley wanted to know, regarding density, are there minimums regarding units per acre

Mr. Dissell stated no but there are recommendations

Mr. Dale wanted to know how to lots are measured, from what point

Mr. Dissell stated typically one foot from the sidewalk

Commissioner Soldwisch moved to approve the request from Brent K. Culp of Snyder & Associates, Inc. for approval of a Preliminary Plat for Treeline Plat 1 Commissioner Ormsby seconded the motion. On roll call the vote was AYES: Rabe, Farris, Butler, Soldwisch, Pribil, Ritchie, Ormsby, Freeberg NAYS: None. Whereupon the Chairperson declared the motion approved unanimously

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

Mr. Dissell provided an overview

Chairperson Rabe stated that there was one letter of public comment from Matt and Jessica Sandford

Commissioner Ormsby wanted to know what in the future would cause us to want to force annexation on the property

Mr. Dissell said we would not want to do that, and it rarely happens, we are looking at development with a landowner or developer comes forward

Commissioner Freeberg wants to know if there's a timeline for when a property is annexed for progress to occur

Mr. Dissell said no timelines

Commissioner Pribil moved to approve the request from Jon F. and Mary Hellen Peterson for an Annexation into the City of Indianola. Commissioner Ritchie seconded the motion. On roll call the vote was AYES: Rabe, Farris, Butler, Soldwisch, Pribil, Ritchie, Ormsby, Freeberg NAYS: None. Whereupon the Chairperson declared the motion approved unanimously

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.

Mr. Dissell provided an overview

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

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.

Mr. Dissell provided an overview

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

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

Mr. Dissell provided an overview

Commissioner Pribil wanted to know if when going from r3 to r5 if there is a precedence as to why you would do that Mr. Dissell stated with the lot being narrow it would be needed, stated Heritage Hills is zoned r5 but this type of lot size is not the same as any of the city, it does, however meet the density standards of the comp plans

Commissioner Farris wanted clarification on the 5000 sq. ft minimum, said he doesn't see any of the lots that are proposed below 6000 sq. ft

Mr. Stubbs representing Dr Horton stated that was just to be conservative in case they had to make a smaller lot, but the plan is the move forward with the 6000 sq. ft lots, everything on the east and west will have to be over 7000 sq. ft Commissioner Farris wanted to know if we were to approve with 5000 sq. ft min would this be setting a new smaller lot size for the future

Mr. Dissell said it would be on a case by case basis

Chairperson Rabe wanted to know if there was anything preventing us making a recommendation to approve larger lot sizes

Mr. Dissell said no it can be modified

Chairperson Rabe wanted to know what the landscaping requirements would be or if it would be different that what's required for any other developments

Mr. Dissell said it would be the same requirements to his knowledge

Mr. Stubbs stated there would be a landscape buffer and requirements would be listed on next submittal

Commissioner Butler stated N 7th street jog going up then straight back down will cause smaller lots sizes and could cause excess traffic and congestion

Mr. Dissell said he thinks something might not be lining up correctly and is waiting to see if they can get the jog off N 7th lined up but hasn't received final review back on that

Commissioner Farris stated he had concerns about open space and thinks it needs to be considered, stated page 51 of the comp plan shows there's a need for a park in this area

Mr. Dissell said he thought that the park space for this area was to the south

Commissioner Soldwisch wanted to know what kind of consideration needs to be made, there will be access to Summerset trail

Commissioner Farris stated Dayton park was too far away

Commissioner Soldwisch wanted to know if Commissioner Farris thought this was cost prohibitive on a 17-acre lot

Commissioner Farris stated he thinks the developer is ignoring the open space requirement

Commissioner Ormsby stated r5 intent is to permit an innovative design concept resulting in a better use of the land while adhering to quality of life, he stated developer is pushing for r5 but hasn't shown what they will do as for as innovative landscaping

Mr. Stubbs stated DR Horton has been doing the same concept of smaller lots all over the metro, has submitted the same packet throughout cities, people are wanting smaller lots to get a more affordable home, to make this work financially they need these size of lots, most cities have been for it, some haven't and in the case where they haven't been for it DR Horton has moved on, not able to do 7200 sq. feet lots, but they are up for more landscaping suggestions

Chairperson Rabe wanted to know if there is any consideration for betterment of the area as per the r5 guidelines as far as landscaping

Mr. Stubbs wanted to know if the city would purchase the park if one was put there or would this just be open space

Mr. Dissell said they'd have to investigate that

Mr. Stubbs stated that DR Horton would say they are bringing lots of families to the area, tax incentives etc., more so than a park

Commissioner Soldwisch stated it would create an area for affordable housing

Commissioner Ritchie stated she agrees with Commissioner Soldwisch and it's a great location right by the YMCA and the trails, there is access to green space

Commissioner Butler stated he was surprised by how many lots are over 7200 sq. feet already per the plan layout stated he thinks we could lose one lot off each row and still be within R3 guidelines, doesn't see the purpose of going to R5 when R3 can be met

Mr. Stubbs stated req is for 60-foot lots these are 50 ft lots

Commissioner Farris said page 70 of the comp plan states we don't need any more lower level affordable housing

Commissioner Soldwisch stated these houses would be over 200k

Chairperson Rabe stated these are different types of homes altogether

Commissioner Soldwisch stated these are new affordable homes versus much older homes that are affordable

Ross Dale 615 E Scenic Valley, representing homeowner's association at Summercrest Hills, opposed to his plan because of concerns with the unity and consistency of neighborhood, this development would bring in a different configuration and clientele as well as more traffic, also concerns about green space not being enough

stated about 12 lots that don't meet set back requirements, would like to see plans of what is going to be built, slab grade homes are inconsistent with homes in the area, risk of the buyer also needs to be considered

Commissioner Ormsby wanted to know if an r3 scheme is a possibility

Mr. Stubbs said they would lose about 20 percent of the lots, the price points on the homes will be 240-260k

stated a lot less dense than if there were townhomes or duplexes since they are doing a single-family product

Chairperson Rabe said he wanted to amend to minimum being 6000 minimums

Mr. Stubbs said that wouldn't be an issue

Chairperson Rabe stated that 40 of the lots are already over 7200 sq. ft only be the loss of the units under 7200

Mr. Dissell asked if we could hit min lot size for r3 and not the width

Commissioner Soldwisch wants to know how this would set a precedent if we approved a smaller width on this land

Commissioner Butler said because it's not impossible to develop this land as r3, if we approve then we have no leg to stand on for another r3 area wanting to be rezoned as r5

Commissioner Freeberg wanted to know at what point in the process does evaluating the use of the land or the design standards come into play

Mr. Dissell wanted clarification, was she asking what the homes would look like

Commissioner Freeberg stated yes that and the landscaping

Mr. Dissell stated he would recommend moving forward with conditions of needing to see what landscaping would look like but there is nothing in place yet for what the homes look like, the hope would be as it moves forward with council to look at zoning standards etc. to include what the homes would look like

Mr. Stubbs stated he could send over elevations of what the homes would look like then discuss at prelim plat

Mr. Dissell stated at that point it would be more of a feel-good thing

Commissioner Ritchie said we have never required elevations of homes before

Chairperson Rabe provided a recap of the options

Commissioner Ritchie asked for clarification on what recommendation would be if they said yes

Chairperson Rabe said 7200 sq. ft for lot on inside, dev asked for 5000 sq. ft min on rest of lots, can make recommendation to increase to 6000 or just make the whole thing r3 compliant so 7200 sq. ft

Commissioner Butler moved to recommend that Indianola Planning and Zoning Commission recommends the rezoning request and development plan be approved, with conditions that:

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.
3. The development plan be amended to state minimum lots sizes will be 6,000 square feet
4. The development is restricted to single-family lots.

Commissioner Ormsby seconded the motion. On roll call the vote was AYES: Rabe, Butler, Soldwisch, Ormsby, Ritchie, Needles, Freeberg. NAYS: Farris. Whereupon the Chairperson declared the motion approved.

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.

Mr. Dissell provided an overview

Commissioner Soldwisch recused from voting

Mr. Dissell discussed traffic study done in that area of town

Commissioner Butler stated it is always challenging transitioning from one zoning district to next and this would be a good solution to that

Barry Accountius introduced himself and stated he's excited about building in Indianola

Chairperson agreed this is a nice use of buffering

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

Comments:

Commissioner Butler wanted to know if public comments could be sent out altogether per agenda item
Mr. Dissell said he was trying to spread it out a little but can send them all as one package
Mr. Dissell stated all reports are included and that we had an excellent month in March, and regardless of pandemic the housing market is staying strong
Mr. Dissell noted the ISU workshops have gone to Webinars, so Commissioners can now do any of those dates
Mr. Dissell noted that tomorrow Administrative Professional's Day, and thanked Ms. Marmon for her service to the Commission.

Commissioner Ormsby moved to adjourn the meeting and Commissioner Ritchie seconded. Meeting was adjourned at 8:23pm.

Josh Rabe, Chairperson

Charlie Dissell, Director of Community Development



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: May 12, 2020

Agenda Item: 7.A. Consider recommendation on request for approval of a Preliminary Plat for Summercrest Subdivision.

Application Type: Preliminary Plat

Applicant: Josh Moulton of DR Horton

Zoning: R-3, Mixed Residential (Rezoning to the R-5, Planned Residence District pending)

Comprehensive Plan Designation: Mixed Use/High Density Residential

Application Summary: Request for preliminary plat approval of a 71-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

As the Planning and Zoning Commission will recall, at its April 21st meeting, a 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 a request 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 was reviewed. Ultimately, the Planning and Zoning Commission recommended the rezoning request and development plan be approved, with conditions that:

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.
3. The development plan be amended to state minimum lots sizes will be 6,000 square feet
4. The development is restricted to single-family lots.

The preliminary plat submitted creates 71 single-family lots which will all be accessed by new, internal streets. This proposed development provides an average density of about 4.01 units per acre. East Scenic Valley Avenue, which is currently stubbed in on both the east and west side, will be extended through this development, completing this segment of road. Additionally, North 7th Street, will be extended through this development where it will connect with the existing North 7th Street on the south side of East Hillcrest Avenue, and will align with North 7th Avenue, which is planned as part of the Quail Meadows Subdivision to the north. An additional "Street A" is proposed; however, the applicant has not proposed a name for that street yet.

Staff has reviewed the plat as to its conformance to the regulations listed herein. Snyder and Associates has also provided professional assistance to the Commission. The plan review response comments, which include the initial comments from staff, are attached to this report. A few outstanding items remain, including Street A being named and the possible dedicating of the East Hillcrest Avenue right-of-way and trail easement. Additionally, According to Section 170.40, a sixty-foot buffer park is required along the east sides of Lots 39, 40 and 41. Section 170.18 permits and encourages subdividers to utilize imaginative and innovative concepts in the design, layout and developments of subdivisions through planned developments. There is an existing 6-foot tall, double sided wood fence that is located on the adjacent property to help buffer the storage units from these residential lots. However, staff recommends that the landscaping plan that was recommended in condition #2 above be extended along the east sides of Lots 39, 40 and 41.

Letters were mailed to property owners within 200 feet of this property on April 30, 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. The landscaping plan that was recommended in the development plan be extended to include the east sides of Lots 39, 40 and 41.
2. The road name(s) for Lot A be determined and approved by staff prior to review by the City Council.
3. The right-of-way and trail easement dedication along East Hillcrest be reviewed by staff prior to review by the City Council.

PRELIMINARY PLAT

FOR

SUMMERCREST INDIANOLA, IA

SITE AREA:

17.72 ACRES (771,833 SQ. FT.)

PROPOSED ZONING:

R-5 PLANNED RESIDENTIAL

BULK REGULATIONS (R-5):

MINIMUM LOT AREA: 5,000 SQ. FT.
MINIMUM LOT WIDTH: 50 FT. SINGLE FAMILY

SETBACKS:

FRONT YARD: 25 FT.
SIDE YARD: 5 FT.
REAR YARD: 25 FT.

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;

VICINITY MAP:



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

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

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

RM30 HOLDINGS LLC
3949 FOREST PKWY SUITE 100
WHEATFIELD NY 14120

E HILLCREST AVE

E SCENIC VALLEY AVE

EXISTING SANITARY
MANHOLE

E SCENIC VALLEY AVE

APEX STORAGE
SOLUTIONS LLC
PO BOX 757
INDIANOLA IA 50125

FORRET, TODD
M/JENNIFER A
903 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
C/MARYBETH
2207 N 8TH ST
INDIANOLA IA 50125

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

SOREI
M/DAR
2301 N
INDIAN

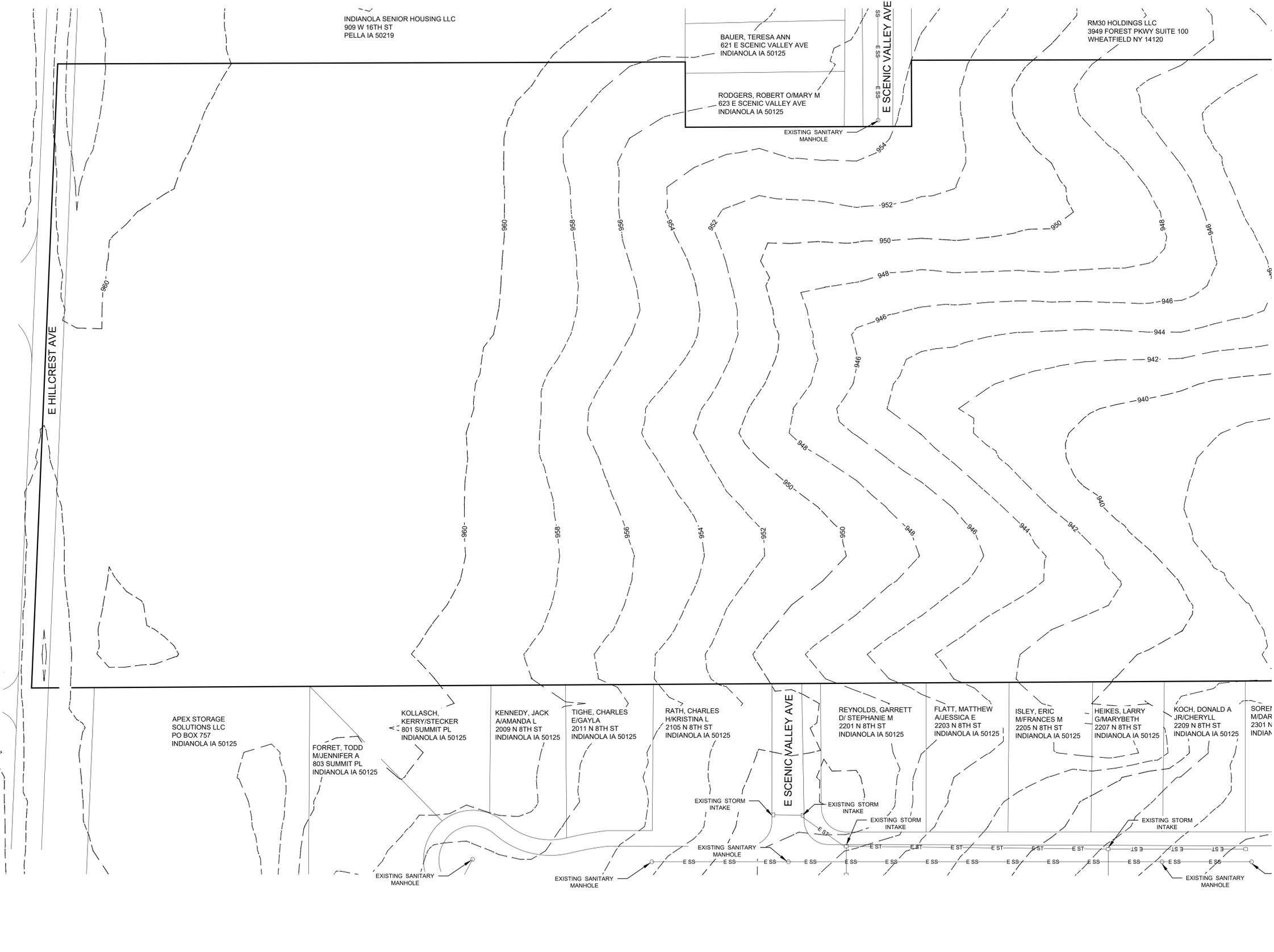
EXISTING STORM
INTAKE

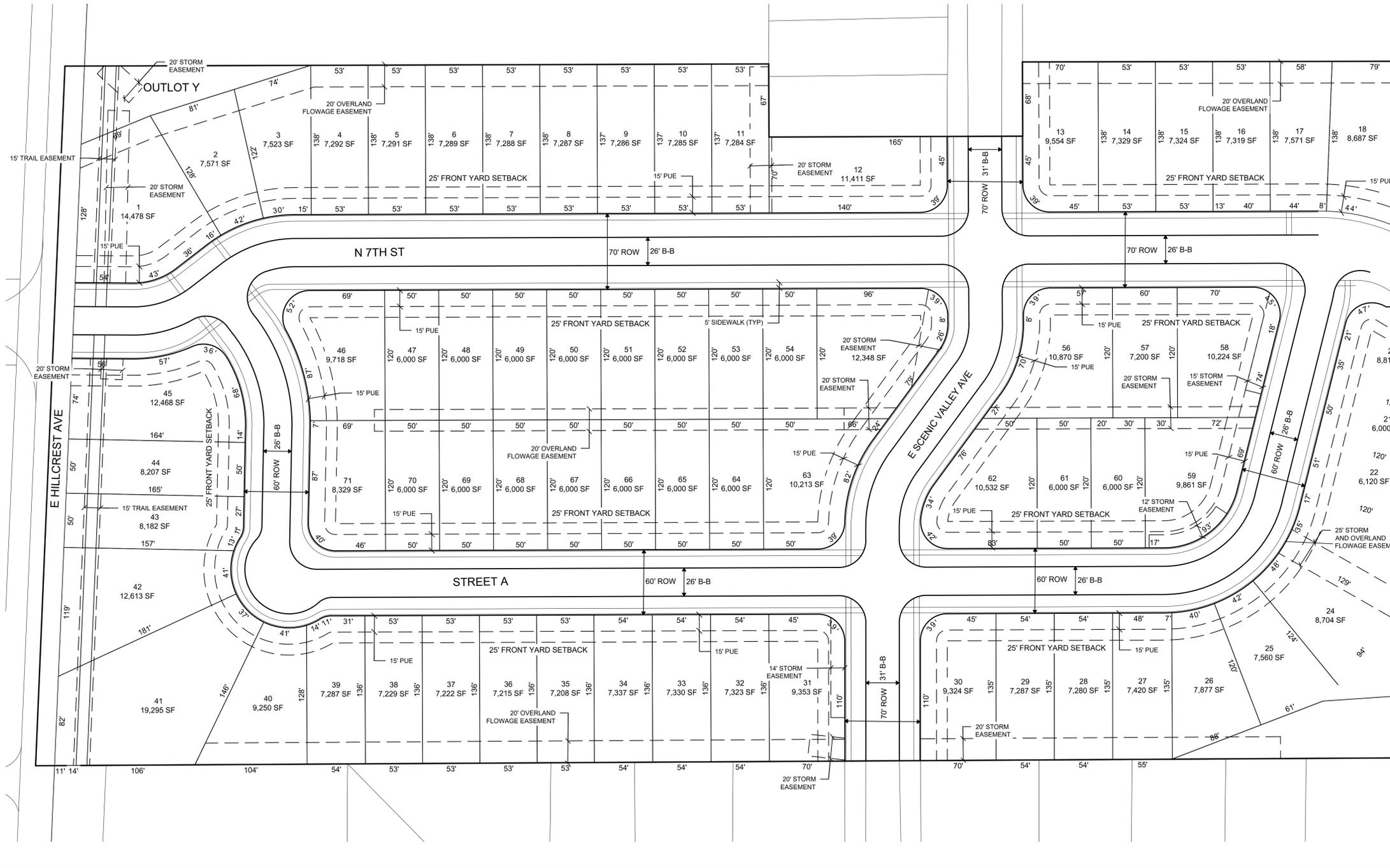
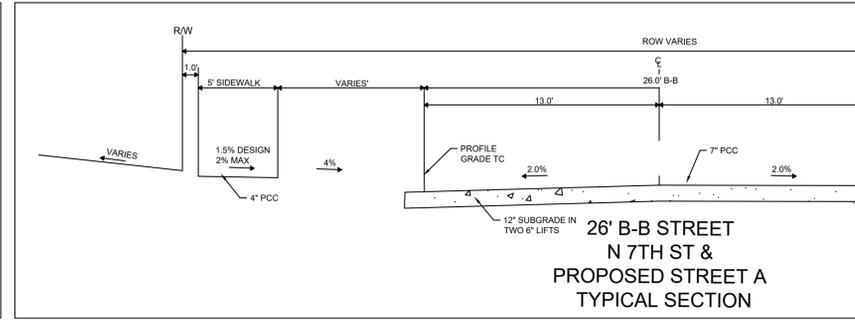
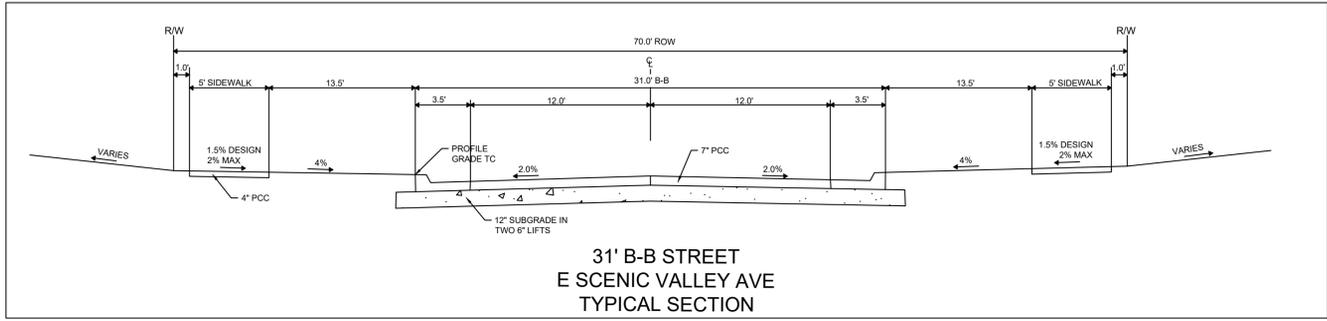
EXISTING STORM
INTAKE

EXISTING STORM
INTAKE

EXISTING STORM
INTAKE

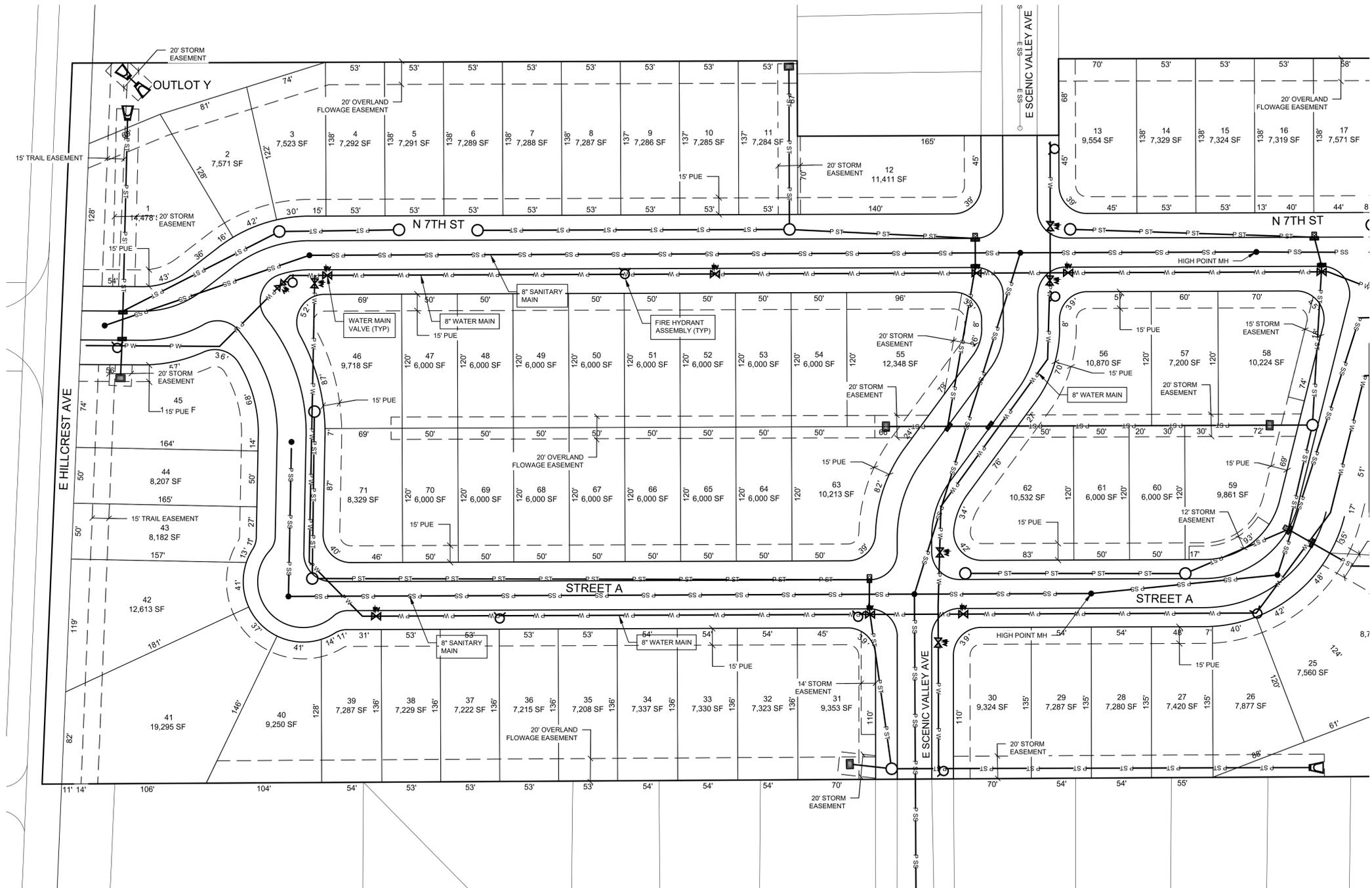
EXISTING SANITARY
MANHOLE

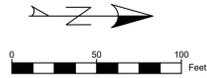




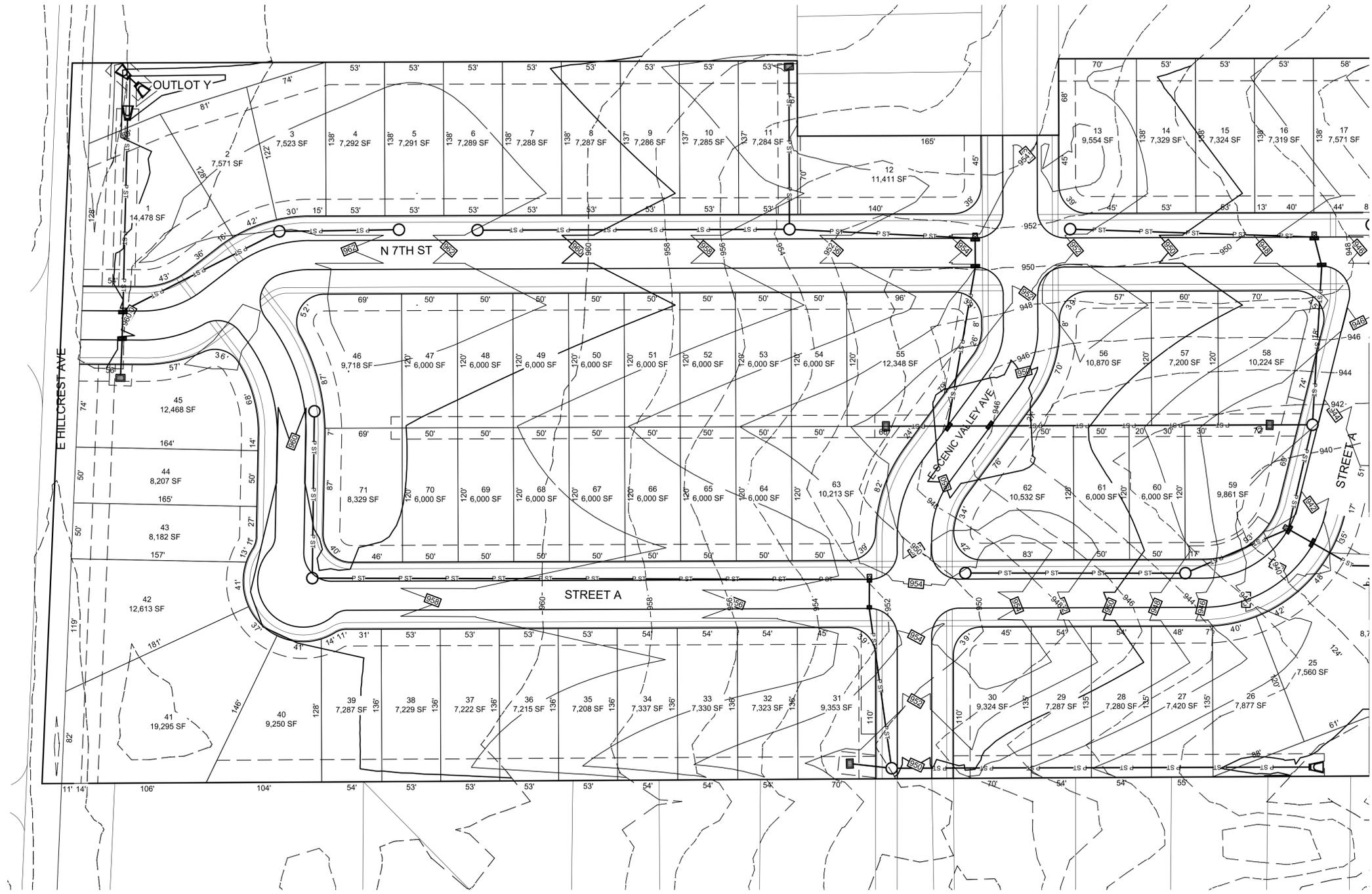


- LEGEND:**
- E W- EXISTING WATER
 - E ST- EXISTING STORM
 - E SS- EXISTING SANITARY
 - P W- PROPOSED WATER
 - P ST- PROPOSED STORM
 - P SS- PROPOSED SANITARY
 - FIRE HYDRANT
 - WATER MAIN VALVE
 - STORM INTAKE
 - STORM FLARED END
 - STORM MANHOLE
 - SANITARY MANHOLE
 - PROPOSED STREET LIGHT
 - EXISTING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





- 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





STUBBS ENGINEERING

431 NE 72nd St. Pleasant Hill, IA 50327

5/01/20

Charlie E. Dissell, AICP

City of Indianola

Summercrest Preliminary Plat

1. Sheet 3:
 - a. Both internal and along the boundaries of the development are areas where surface drainage is conveyed to a surface area intakes. These mainly exist along the rear lot line. We suggest adding a drainage easement to ensure that the rear lot line area are constructed and protected for the use of surface drainage. The drainage easement should be included wherever overland flow is conveyed, so the rear yard of lots 1-11, 13-18, 31-40, 47-56, and 65-73 areas to be reviewed.
Added overland flowage easements.
 - b. There are storm sewer easements shown on Sheet 4 and should be included on the Sheet 3, Lot Layout.
Added storm sewer easements to the lot layout sheet.
2. Sheet 4
 - a. The preliminary plat is not intended to be used to review sizing of storm sewer facilities. We will review this in more detail during the public improvement submittal. It should be noted that material and size requirement should meet the City of Indianola standards
Removed storm sewer sizing labels.
 - b. The storm sewer and associated easement along the north line of lot 19 should be analyzed to determine if it can parallel the lot line. This will be easier to dedicate during the final plat submittal. Other locations that have a skewed easement should be reviewed.
Revised easements. Will look into more detail for construction plans
 - c. The detention area at the rear of lots 20-25 appears to be a separate lot. It would be helpful to understand how this will be maintained
To be maintained by homeowner's association
3. Sheet 5:
 - a. It is noted base on the contour the area between lots 23 and 24 is at a low point in the storm sewer system. The design storm will need to be analyzed to convey overland along the lot line and into the detention area. This may require additional easement width.
Adjusted easement to be 25' storm sewer and overland flowage easement. Overflow grading to be detailed with construction plans.

4. 170.40 requires a 60-foot buffer yard when platting of vacant land into single- or multi-family residential lots that lie adjacent to M-1 (Limited Industrial). This would apply to the east sides of Lots 39,40,41, and 42. The City Council reserves the right to waive or modify to a lesser restriction of any provision or requirement of buffers, provided a favorable recommendation by the Planning and Zoning Commission is give, provided the waiver or modification does not adversely affect the intent of the regulation. Things that can be considered include, 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.

We would like to request the buffer to be waved

5. Would you prefer to dedicate the 15' trail easement along East Hillcrest to the City by fee title?

In discussions with developer

6. Is there a phasing plan for this subdivision? Please clarify.

To be determined based upon start date of construction prior to lift station.

7. Our records indicate that Kathleen Picken still owns this property. Please clarify. If that is the case, please update to show a separate property owner and developer.

Owner updated to match records.

8. What will Street A be named? The north-south segment should be a "street" and the east-west segments should be an "avenue" or "place".

Waiting to hear back from developer on street names

9. How wide are the sidewalks in this subdivision? Please show on the plat.

Sidewalk typical width labeled. Typical street sections also show sidewalk width.

10. Please show the alignment that was approved for North 7th as part of the Preliminary Plat for Quail Meadows 3 and 4 and how this subdivision connects to that alignment.

Centerline shown and labeled.

11. Please show a 15' public utility easement along all lot lines that adjoin a street.

Added public utility easements.

12. Please show all utilities that adjoin this property and their sizes.

Utilities shown



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: May 12, 2020

Agenda Item: 7. C. Consider recommendation on request from Chad A. Daniels of Daniels Land Surveying for approval of a Plat of Survey in the Southeast Quarter of the Southeast Quarter of Section 2, White Oak Township.

Application Type: Plat of Survey

Applicant: Chad A. Daniels of Daniels Land Surveying

Comprehensive Plan Designation: Low Density Residential

Application Summary: Request for plat of survey approval, located outside the City limits, dividing a parcel of ground to facilitate the construction/financing of a new single-family dwelling.

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 new single-family dwelling located outside of the City limits of Indianola, no public improvements are being made. This area is located outside of any growth priority area for the City. Letters were mailed to property owners within 200 feet of this property on April 30, 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, as submitted.

PLAT OF SURVEY

SURVEY LEGEND

INDEX LEGEND

LOCATION: SE 1/4 OF SE 1/4 OF SECTION 2
T 75N, R 24W, WARREN COUNTY, IOWA

OWNER: KEVIN W & SHELLEY J PETERSON
910 W DETROIT, INDIANOLA IA 50125

SURVEY FOR: (OWNER)

PREPARED BY CHAD A. DANIELS
DANIELS LAND SURVEYING, 22598 18TH AVE, NEW VIRGINIA IA 50210
RETURN TO: 515-577-2583

- () - Recorded Distance/Bearing
- — — — — Centerline Easement
- . - . - . Section line
- x — x — Fence line

Monuments

- ▲ - Found section corner
- - Set 1/2" red plastic capped rebar, #17532

BASIS OF BEARINGS IS IA RCS ZONE 8

DESCRIPTION - PARCEL E:

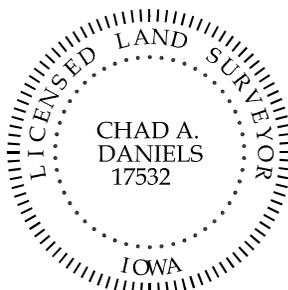
That part of Parcel B of the Southeast Quarter of the Southeast Quarter of Section 2, Township 75 North, Range 24 West of the 5th P.M., Warren County, Iowa, described as follows;

Commencing at the Southeast corner of said Section 2; thence North 88 degrees 12 minutes 50 seconds West, 319.56 feet along the South line of said Section 2; thence North 01 degrees 47 minutes 10 seconds East, 100.00 feet to the Point of Beginning; thence North 01 degrees 47 minutes 10 seconds East, 499.33 feet; thence North 88 degrees 12 minutes 50 seconds West, 440.64 feet; thence South 01 degrees 47 minutes 10 seconds West, 499.33 feet; thence South 88 degrees 12 minutes 50 seconds East, 440.64 feet to the Point of Beginning, having an area of 5.05 Acres.

DESCRIPTION - INGRESS/EGRESS EASEMENT

A 40 feet wide Ingress/Egress Easement across that part of Parcel B of the Southeast Quarter of the Southeast Quarter of Section 2, Township 75 North, Range 24 West of the 5th P.M., Warren County, Iowa, the centerline of which is described as follows;

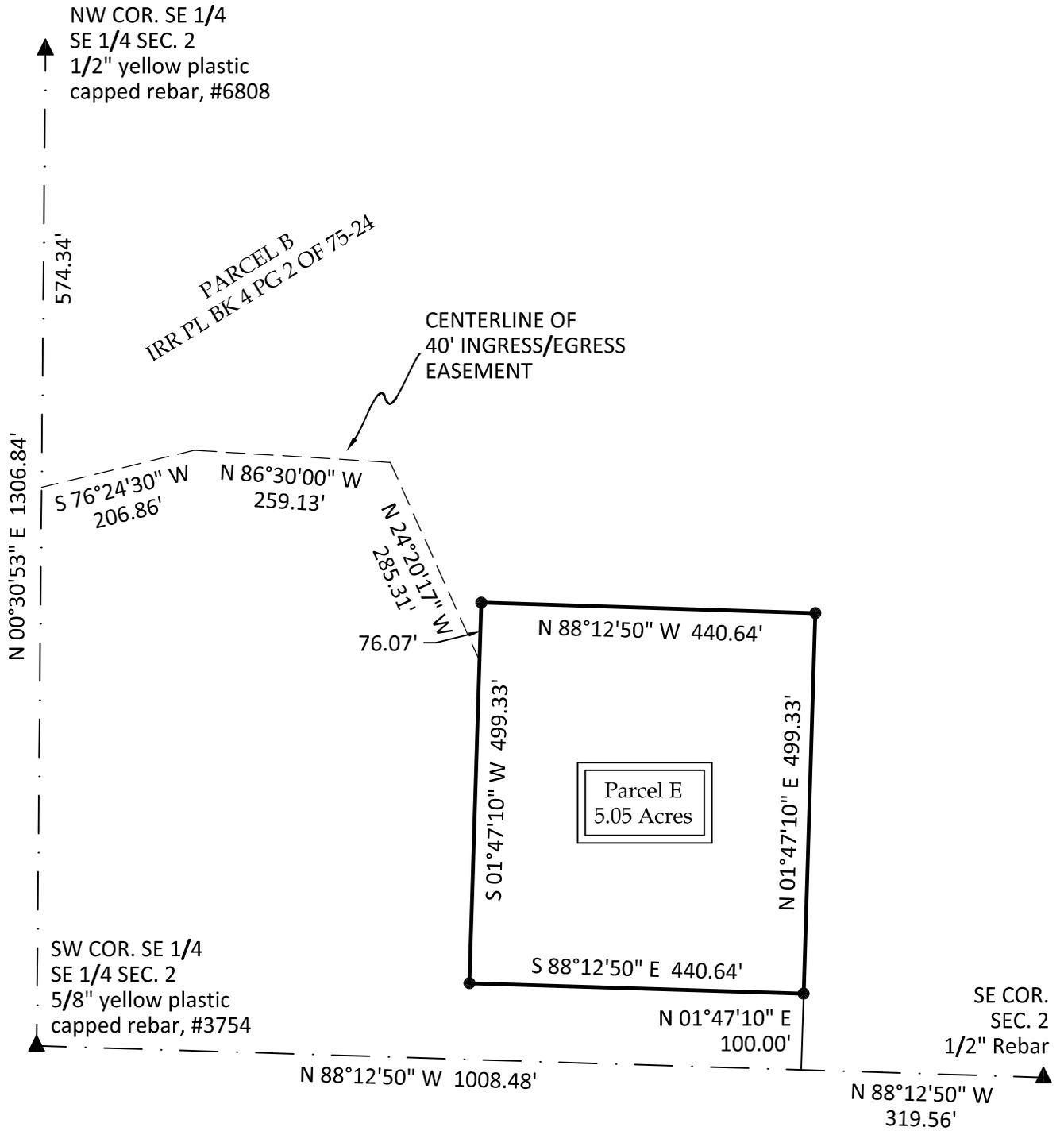
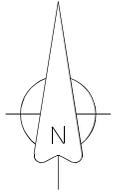
Commencing at the Northwest corner of Parcel E; thence South 01 degrees 47 minutes 10 seconds West, 76.07 feet along the West line of said Parcel E to the Point of Beginning of said Easement; thence North 24 degrees 20 minutes 17 seconds West, 285.31 feet; thence North 86 degrees 30 minutes 00 seconds West, 259.13 feet; thence South 76 degrees 24 minutes 30 seconds West, 206.86 feet to the West line of said Southeast Quarter of the Southeast Quarter and the terminus of said Easement.



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

Signed Chad A. Daniels 4/22/20
Chad A. Daniels Date

Iowa License No. 17532
My license renewal date is 12-31-2020
Page No.'s covered by this seal: 1 and 2





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: May 12, 2020

Agenda Item: 7.C. Consider recommendation on request for approval of a Preliminary Plat for Ashton Park Plat 7.

Application Type: Preliminary Plat

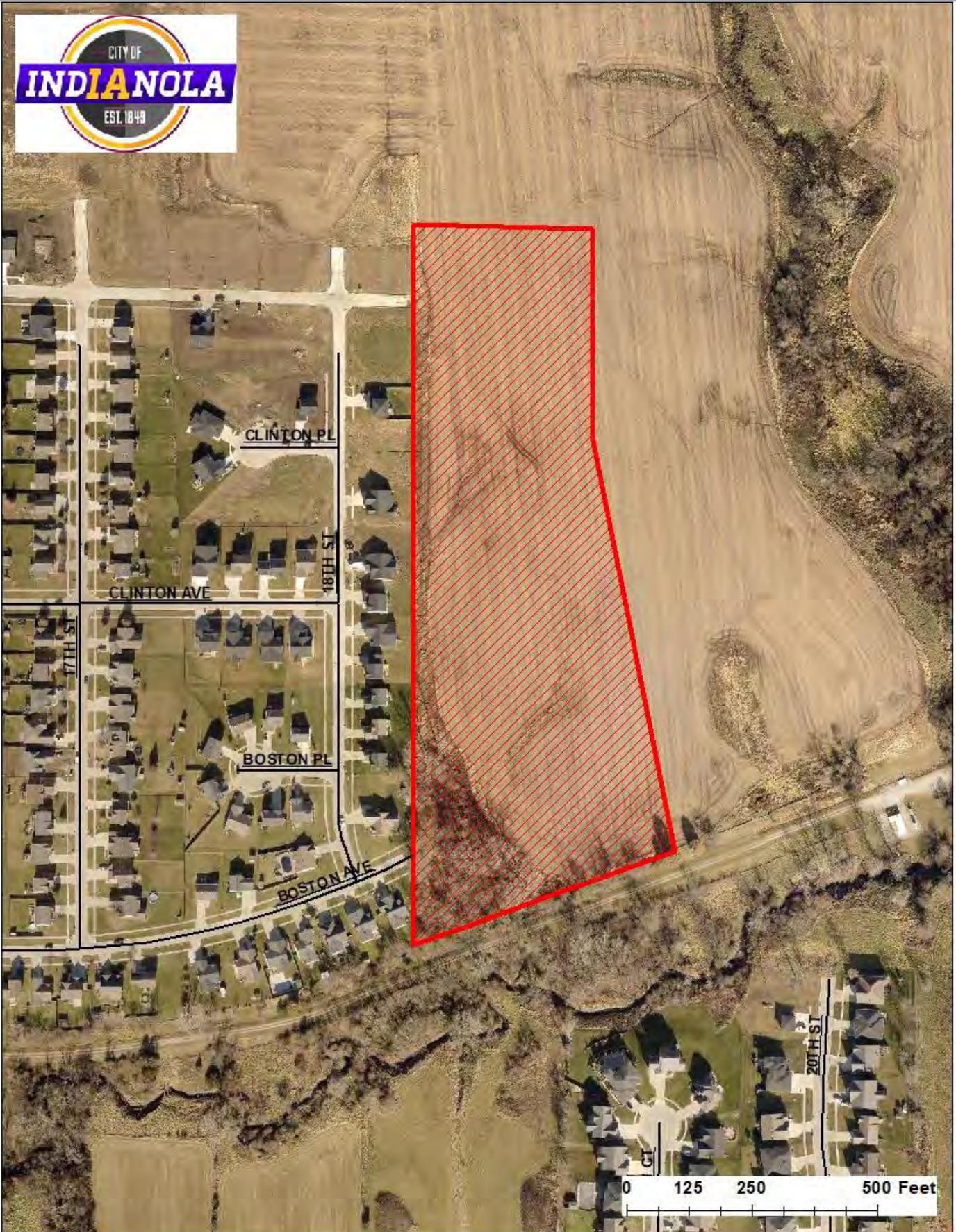
Applicant: Melissa M. Hills of Civil Engineering Consultants Inc., on behalf of Jerrys Homes, Inc.

Zoning: R-3, Mixed Residential

Comprehensive Plan Designation: Low Density Residential

Application Summary: Request for preliminary plat approval of a 19-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 19 single-family lots which will all be accessed by new, internal streets. This plat also creates an outlot at the south end which will be reserved for a future phase of development. This proposed single-family development provides an average density of about 3.56 units per acre. East Euclid Avenue, which is currently stubbed in on the west side of this development, will be extended east through this development. Additionally, North 19th Street will be added as a north-south segment, ending in a temporary gravel turnaround on the south end. North 19th Street does not extend north of East Euclid Avenue. The applicant has submitted and overall master plan for this development, which shows anticipated future roads in this development, and which ones will be stubbed in.

Staff has reviewed the plat as to its conformance to the regulations listed herein. Snyder and Associates has also provided professional assistance to the Commission. The plan review response comments, which include the initial comments from staff, are attached to this report. All review comments have been satisfied.

Letters were mailed to property owners within 200 feet of this property on April 30, 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 1, recommending the preliminary plat be approved, as submitted.

PRELIMINARY PLAT

ASHTON PARK PLAT 5 INDIANOLA, IOWA

JERRY'S HOMES INC., 3900 WESTOWN PARKWAY, SUITE 100, WEST DES MOINES, IOWA 50315



VICINITY SKETCH NORTH
SCALE: 1"=800'

ZONING
RESTRICTED R-3 SINGLE FAMILY RESIDENTIAL
SETBACKS:
FRONT - 25'
FRONT - 20' STREET SIDE CORNER LOT
SIDE - 8' MINIMUM
REAR - 30'

FLOOD ZONE
ZONE 'X'
FEMA FIRM FLOOD INSURANCE RATE MAP NUMBER
19181C0285F, REVISED 11/16/18.

NOTES
1. LOTS 'A' & 'B' ARE TO BE DEDICATED TO THE CITY OF INDIANOLA.
2. ALL UTILITIES INDICATED ON PLAT ARE PUBLIC UNLESS OTHERWISE NOTED.
3. OUTLOT 'Z' WILL BE SOLD TO THE OWNERS OF LOT 17, ASHTON PARK PLAT 5, FUTURE OUTLOT 'X' (PLAT 8) WILL BE USED AS STORM WATER DETENTION, STORM SEWER & OVERLAND FLOWAGE EASEMENT. OUTLOT 'Y' WILL BE USED FOR TEMPORARY STORM WATER DETENTION AND OVERLAND FLOWAGE. THIS AREA WILL BE OWNED AND MAINTAINED BY THE DEVELOPER UNTIL FUTURE PLAT 8 IS DEVELOPED. PERMANENT EASEMENTS FOR STORMWATER DETENTION & FLOWAGE WILL BE ESTABLISHED WITH ASHTON PARK PLAT 8 AND THOSE AREAS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION FOR ASHTON PARK PLATS 7 & 8.

SHEET LIST TABLE

SHEET #	TITLE
1	COVER
2	LOT DIMENSIONS
3	GRADING AND UTILITIES

PROPERTY OWNER / APPLICANT:
JERRY'S HOMES, INC.
3900 WESTOWN PARKWAY, SUITE 100
WEST DES MOINES, IOWA 50266
ATTN: JAY COWAN

LEGAL DESCRIPTION
A PARCEL OF LAND IN THE NE1/4 NW1/4 OF SECTION 29 AND THE SE1/4 SW1/4 OF SECTION 20, ALL IN TOWNSHIP 76 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF INDIANOLA, WARREN COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF SAID NE1/4 NW1/4 OF SECTION 29, SAID SE CORNER ALSO BEING THE SE CORNER OF SAID SE1/4 SW1/4 OF SECTION 20; THENCE N00°13'12"W, 155.08 FEET ALONG THE WEST LINE OF SAID SE1/4 SW1/4 OF SECTION 20 TO A POINT; THENCE S88°25'04"E, 355.27 FEET TO A POINT; THENCE S01°34'56"W, 125.00 FEET TO A POINT; THENCE S88°25'04"E, 2.05 FEET TO A POINT; THENCE S01°34'56"W, 185.00 FEET TO A POINT; THENCE S88°25'04"E, 2.78 FEET TO A POINT; THENCE S00°08'16"W, 303.62 FEET TO A POINT; THENCE S15°14'22"E, 130.22 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 180.00 FEET AND A CHORD BEARING N74°16'56"E, AN ARC LENGTH OF 13.02 FEET TO A POINT; THENCE S16°11'45"E, 185.08 FEET TO A POINT; THENCE N75°18'55"E, 1.97 FEET TO A POINT; THENCE S15°16'40"E, 185.16 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHWESTERLY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2030.00 FEET AND A CHORD BEARING S75°01'33"W, AN ARC LENGTH OF 21.52 FEET TO A POINT; THENCE S14°40'13"E, 147.85 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD, AS IT IS PRESENTLY ESTABLISHED; THENCE S64°23'28"W, 554.39 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE SE CORNER OF LOT 17, ASHTON PARK PLAT 5, AN OFFICIAL PLAT RECORDED IN BOOK 2007, PAGE 10934 AT THE WARREN COUNTY RECORDER'S OFFICE, SE CORNER ALSO BEING ON THE WEST LINE OF SAID NE1/4 NW1/4 OF SECTION 29; THENCE N00°08'16"E, 1290.07 FEET ALONG SAID WEST LINE OF THE NE1/4 NW1/4, SAID WEST LINE COINCIDES WITH THE EAST LINE OF SAID ASHTON PARK PLAT 5 AND THE EAST LINE OF ASHTON PARK PLAT 6, AN OFFICIAL PLAT RECORDED IN INSTRUMENT NUMBER 2017-09164 AT THE WARREN COUNTY RECORDER'S OFFICE, TO THE POINT OF BEGINNING AND CONTAINING 12.5 ACRES MORE OR LESS.

GENERAL LEGEND

PROPOSED

- PLAT BOUNDARY
- SECTION LINE
- LOT LINE
- CENTERLINE
- EASEMENT LINE
- FLARED END SECTION
- TYPE SW-501 STORM INTAKE
- TYPE SW-502 STORM INTAKE
- TYPE SW-503 STORM INTAKE
- TYPE SW-504 STORM INTAKE
- TYPE SW-505 STORM INTAKE
- TYPE SW-506 STORM INTAKE
- TYPE SW-511 STORM INTAKE
- TYPE SW-512 STORM INTAKE
- TYPE SW-513 STORM INTAKE
- TYPE SW-401 STORM MANHOLE
- TYPE SW-402 STORM MANHOLE
- TYPE SW-403 STORM MANHOLE
- TYPE SW-403 STORM MANHOLE
- TYPE SW-301 SANITARY MANHOLE
- TYPE SW-302 SANITARY MANHOLE
- TYPE SW-304 SANITARY MANHOLE
- STORM/SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- BLOW-OFF HYDRANT
- DETECTABLE WARNING PANEL
- SAN^{12"} SANITARY SEWER WITH SIZE
- SAN SANITARY SERVICE
- ST^{18"} STORM SEWER WITH SIZE
- ST STORM SERVICE
- W^{8"} WATER SEWER WITH SIZE
- W WATER SERVICE
- PROPOSED CONTOUR
- SILT FENCE
- RIP RAP
- ADDRESS

GENERAL NOTES

- ONE WEEK PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONTACT:
 - CITY OF INDIANOLA (461-4410)
 - JERRY'S HOMES, INC. (JAY COWAN @ 515-322-0663)
 - CIVIL ENGINEERING CONSULTANTS INC. (276-4884)
 - IOWA ONE-CALL
- THE LOCATION OF EXISTING FACILITIES AND APPURTENANCES SHOWN ON THIS PLAN ARE BASED ON AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING TO DETERMINE EXACT FACILITIES LOCATIONS. CIVIL ENGINEERING CONSULTANTS, INC. DOES NOT GUARANTEE THE LOCATION OF EXISTING FACILITIES AS SHOWN, OR THAT ALL EXISTING FACILITIES ARE SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL PUBLIC AND PRIVATE UTILITY PROVIDERS SERVING THIS AREA, AND IOWA ONE CALL, TO DETERMINE THE EXTENT AND PRECISE LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION BEGINS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF SUDAS.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING THE AS-BUILT LOCATIONS OF UTILITY SERVICES.
- THE CONTRACTOR SHALL RECONNECT ALL FIELD TILE INTERCEPTED DURING CONSTRUCTION.
- ALL STATIONING IS BASED ON STREET CENTERLINE MEASUREMENT AND SPECIFICATIONS.

NPDES/SWPPP

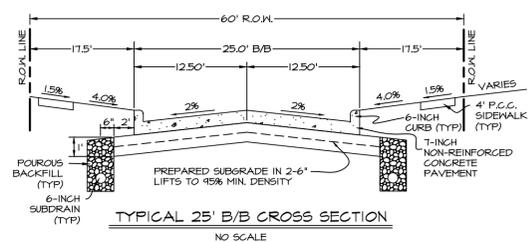
- THE OWNER AND/OR CONTRACTOR ARE REQUIRED TO OBTAIN A NPDES PERMIT AND FOLLOW THE REQUIREMENTS OF THE ASSOCIATED STORM WATER POLLUTION PREVENTION PLAN PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.

GRADING NOTES

- ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
- ALL SPOT ELEVATIONS ARE AT GUTTER, UNLESS NOTED OTHERWISE.
- STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO RECEIVE STRUCTURAL FILL.
- AREAS TO RECEIVE FILL TO BE BENCHED.
- PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO A DEPTH OF 6-INCHES AND COMPACT. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERGUT AND RECOMPACTED WITH ON-SITE FILL.
- ALL SITE GRADING FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.
- ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE THE TOP 12-INCHES DISCED AND RECOMPACTED TO 95% STANDARD PROCTOR DENSITY.
- THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL MATCH URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, BETWEEN 0 AND 4% OVER OPTIMUM MOISTURE.
- UNLESS GRADING FOR A DESIGNED SUMP OR LOW POINT AREA, GRADE ALL SITE AREAS TO DRAIN WITHOUT TRAPPING OR PONDING SURFACE WATER WHEN SITE GRADING IS COMPLETE.
- FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE, ALL OTHER AREAS TO BE WITHIN 0.2' OF PLAN GRADE.
- TOPSOIL SHALL BE RESPREAD TO A MINIMUM THICKNESS OF 4-INCHES ON ALL DISTURBED UNPAVED AREAS.
- BACKFILL TO TOP OF ALL CURBS.
- GRADING & TREE PROTECTION LIMITS SHALL BE STAKED PRIOR TO ANY TREE REMOVAL.
- CIVIL ENGINEERING CONSULTANTS, INC. IS NOT A GEOTECHNICAL ENGINEER.
- A GEOTECHNICAL REPORT FOR THIS PROJECT CAN BE OBTAINED BY CONTACTING THE OWNER. THE CONTRACTOR SHALL REFER TO AND FOLLOW THE RECOMMENDATIONS IN CONSTRUCTION MATERIALS TESTING, INC.'S (CMT'S) REPORT FOR THE WILLIAMS PROPERTY, PROJECT NUMBER 1402045WPI DATED DECEMBER 4, 2014.
- STREET PAVEMENT SUBGRADE SHALL BE COMPACTED PER THE GUIDELINES IN THE GEOTECHNICAL EXPLORATION REPORT REFERENCED IN NOTE 15.
- EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND INSPECTED IN ACCORDANCE WITH SUDAS SECTION 9040; BY A CERTIFIED PROFESSIONAL IN EROSION & SEDIMENT CONTROL (CPESC). A CPESC IS A RECOGNIZED SPECIALIST IN SOIL EROSION AND SEDIMENT CONTROL. THE SOIL AND WATER CONSERVATION SOCIETY AND THE INTERNATIONAL EROSION CONTROL ASSOCIATION, IN COOPERATION WITH THE AMERICAN SOCIETY OF AGRONOMY, SPONSOR THE CERTIFICATION PROGRAM. CIVIL ENGINEERING CONSULTANTS, INC. IS NOT A CERTIFIED PROFESSIONAL IN EROSION & SEDIMENT CONTROL.
- ALL SLOPES SHALL BE 3:1 OR FLATTER FOR THE SITE.
- ADDITIONAL SILT FENCING MAY BE REQUIRED BY THE CITY AFTER FIELD INSPECTION.

BENCHMARKS

- B.M. #1 - ARROW ON HYDRANT, NORTHWEST CORNER NORTH 15TH STREET AND EAST EUCLID.
ELEVATION -----944.60
- B.M. #2 - ARROW ON HYDRANT, NORTHWEST CORNER NORTH 15TH STREET AND EAST DETROIT.
ELEVATION -----947.21

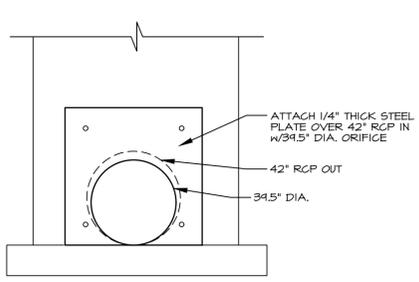
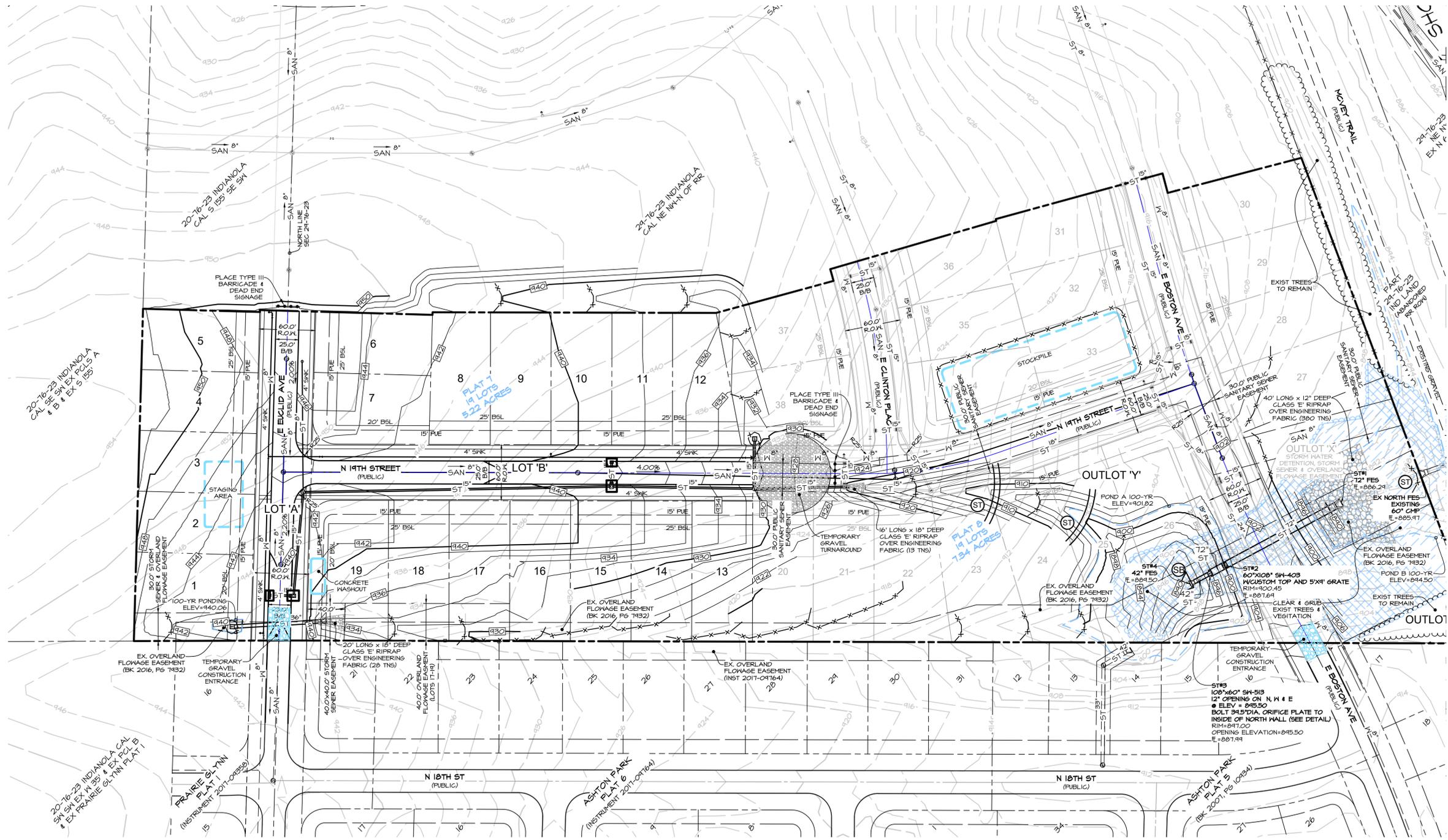


UTILITIES
SANITARY:
WATER: IF
CERTIFIED

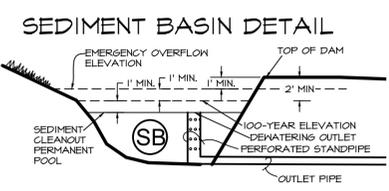
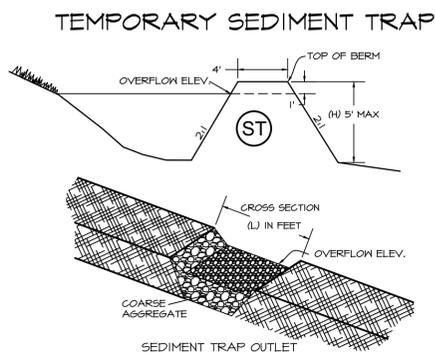


PRELIMINARY
FOR CONSTRUCTION

C:\P\1516\1516.dwg, 1:10, 11/14/18, 11:42:14 AM, 11/14/18, 11:42:14 AM, 11/14/18, 11:42:14 AM



ORIFICE DETAIL: ST#3
 NO SCALE
 NOTE: BOLT PLATE TO NORTHWEST SIDE OF INTAKE WHERE 42" RCP ENTERS THE STRUCTURE





Civil Engineering Consultants, Inc.

May 6, 2020

Attn: Charlie Dissell, AICP
Director of Community & Economic Development
City of Indianola
110 North 1st Street
P.O. Box 299
Indianola, IA 50125

**RE: ASHTON PARK PLAT 7
PRELIMINARY PLAT – 2ND SUBMITTAL**

Dear Mr. Dissell:

Enclosed for your review are:

- A revised .pdf of the Preliminary Plat
- A revised .pdf of the SWMP

The review comments dated May 5, 2020 have been addressed as follows:

Drainage and Storm Water Management Comments

Preliminary Plat, Utility and Grading Plan, Sheet 3

1. There are several areas within the plat and along the boundary where surface water is to be conveyed.
 - a. The rear yards of lots 13-19 note a previously dedicated easement. The 100-year storm will need to be conveyed in this area and construction plans should indicate the limits of the storm water. **Agreed. The stormwater limits will be indicated on the construction plans.**
 - b. East of the plat boundary a drainage swale is proposed near the rear of lots 6-12. A temporary and permanent drainage easement will be necessary. Consideration should be given to centering this swale along the boundary line. **The developer owns the ground to the east and plans to have that swale be a permanent easement in a future plat to the east. We prefer to have the swale on one side of the rear lot line so that franchise utilities can be located on the west side of the rear property line. The franchise utilities also prefer to have utility boxes located outside of the flowage easements.**
 - c. The swale proposed along the south boundary of lot 12 will also need to be dedicated with the next plat. Consideration should be given to aligning this swale along the lot line. **We will dedicate that easement in plat 8. We prefer for that easement to be located entirely in the rear yard setback of the future plat 8 lots and not in the side yard of Lot 12 as it will give better separation between the home on lot 12 and the flow path of the swale.**

2. The proposed drainage ditch to be constructed across future plat 8 traverses across future lots 22-26. This ditch may cause future homes to have issues with foundation settlement depending on elevation of structure. Constructing buildings within the future plat will require precaution. **We plan to specify over-excavation of the swale area, recompaction to 95% standard proctor density and additional soils testing when plat 8 develops.**

3. The 100-year water elevation in Outlot Y, which will be lots 24, 25, and 26, should be noted within an easement. If the property is retaining ownership of Outlot Y, this easement can be dedicated during development of plat 8. **We are expecting the ponding area north of Boston Avenue to decrease once we build the plat 8 pond, increasing the volume south of Boston Ave. We have noted that Outlot 'Y' is to be used as a temporary detention, storm sewer and storm water flowage easement. The permanent detention easements locations will be determined and dedicated with Plat 8.**

4. There is significant drainage area north of Euclid Avenue and needs to be routed through the proposed 36" storm sewer at the northeast corner of the plat. Calculation of the 100-year storm elevation should be calculated with consideration of the necessary grading plan, such that lot 1 will not be impacted or lot 16 of Ashton Park Plat 6. **Channel and weir calculations have been added to the SWMP and we have provided a catastrophic flow route that goes to the low point intakes on E. Euclid Avenue. We will require a minimum opening elevation on this lot and any other lot that would potentially be affected by stormwater flowage. This documentation will be provided with the construction drawings and final plat.**

5. The area between Boston Ave and McVey Trail will need additional consideration related to hydraulics. The construction plans may be used to provide more details, since these improvements don't have an impact directly on plat 7 lots. The proposed 72" pipe discharges into Outlot X prior to being conveyed under the McVey Trail via a 60" CMP. The likely pooling between the 72" and 60" should be expected. These two pipes are only 80' apart and consideration of connecting these pipes could be evaluated. This may result in less required easement dedication and more buildable area. If the storm sewer is not connected, the rip rap should be expanded to protect the inlet of the 60" CMP trail crossing. If this area is used for future storage, evaluation of trail embankment will be required to determine suitability.

An overall grading plan for the entire 36.06-acre parcel was emailed to you on 5/5/2020. This shows our future plans to expand the detention area (Outlot 'X', Plat 8). The pipes between the ponding areas will not be connected so that additional detention can be provided south of Boston Avenue. We have extended the riprap to the flowline of the existing 60" culvert as requested.

The developer would like to work with the City on any repair work needed for the trail embankment and 60" culvert removal and replacement. We will have some indication of the composition of the embankment when we bring the sanitary sewer across to serve plat 7. We have also gotten a proposal for doing two soils borings (one at each of the existing 60" culvert crossings). The developer would like to start discussions with the City on putting together a development agreement regarding the costs for improvements on the City's ground.



Civil Engineering Consultants, Inc.

Other Comments

6. Plans the sanitary sewer arrows running the wrong way. **The flow direction arrows have been corrected.**
7. How wide are the sidewalks in this subdivision? Please show on the plat. **The sidewalks are now labeled as 4-foot walks.**
8. Earlier conceptual plans showed North 19th Street stubbed into the north. Please clarify what streets will be stubbed in and which ones will not. **An email was sent on 5/5/2020 showing our conceptual plans for the street network extending north and east outside of the property boundary. We will be extending future N 20th Street and N 21st Streets to the north and E Boston Avenue and E Euclid Avenue to the east. Pedestrian and vehicle safety will be better with more separation between access points for N18th and N20th Street.**
9. Are there future trail connections planned to the south? **An overall grading plan for the entire 36.06-acre parcel was emailed to you on 5/5/2020. This shows our future plans to have a trail connection in what will likely be**
10. What is the diameter of the temporary cul-de-sac? Please include the temporary cul-de-sac in the legend clarifying it is gravel. **The radius and material of the temporary cul-de-sac has been noted on sheet 2.**
11. Are the lines at the end of each road to indicate barricades? Please clarify in the legend. **Yes, and these barricades are now noted as such in the legend and sheet 3.**
12. Notes on page 1 refer to Lots A-E, but Lots C, D and E are not shown on this plat. Please clarify. **The note has been revised to refer to Lots A and B only.**
13. Please provide for subdrains on the proposed cross section. **Done.**
14. Please clarify maintenance and ownership of all outlots. **Please refer to the notes section on sheet 1 regarding outlet maintenance.**

Sincerely,

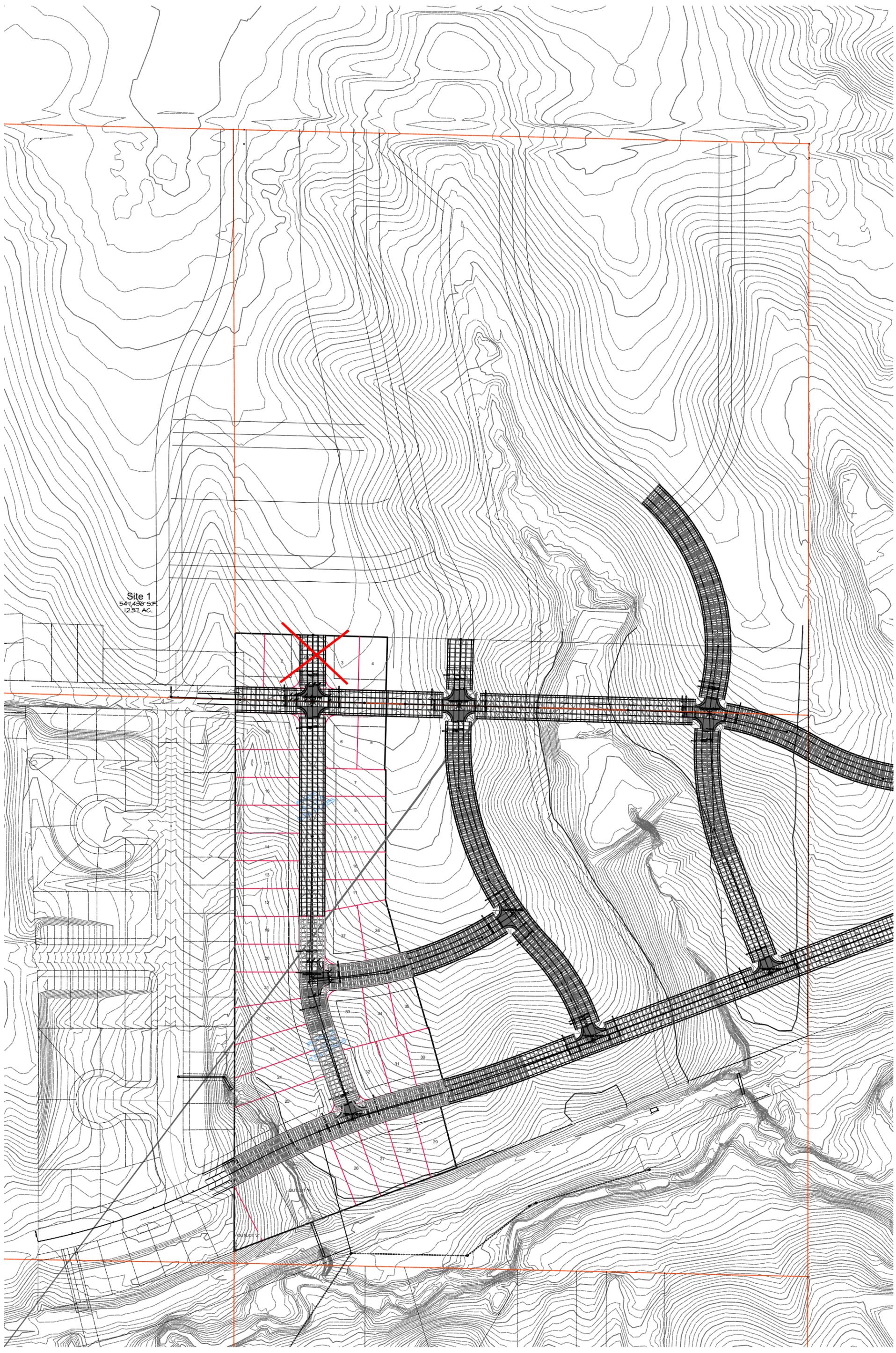
Civil Engineering Consultants, Inc.

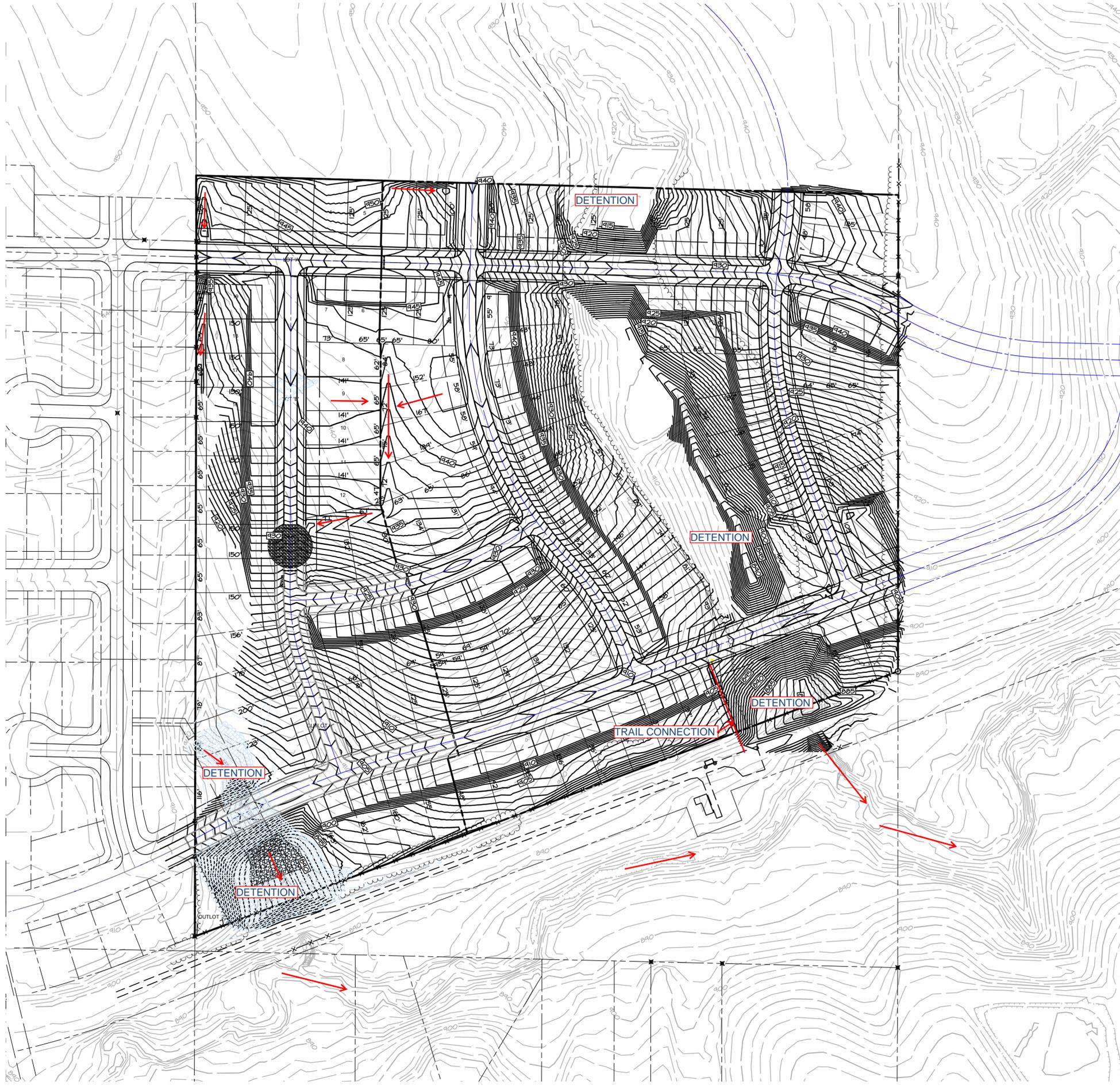
A handwritten signature in blue ink that reads 'Melissa Hills'.

Melissa Hills, P.E.
Iowa Registration No. 16023

CC. Jay Cowan, Jerry's Homes, Inc.

Site 1
547,436 S.F.
12.57 AC.





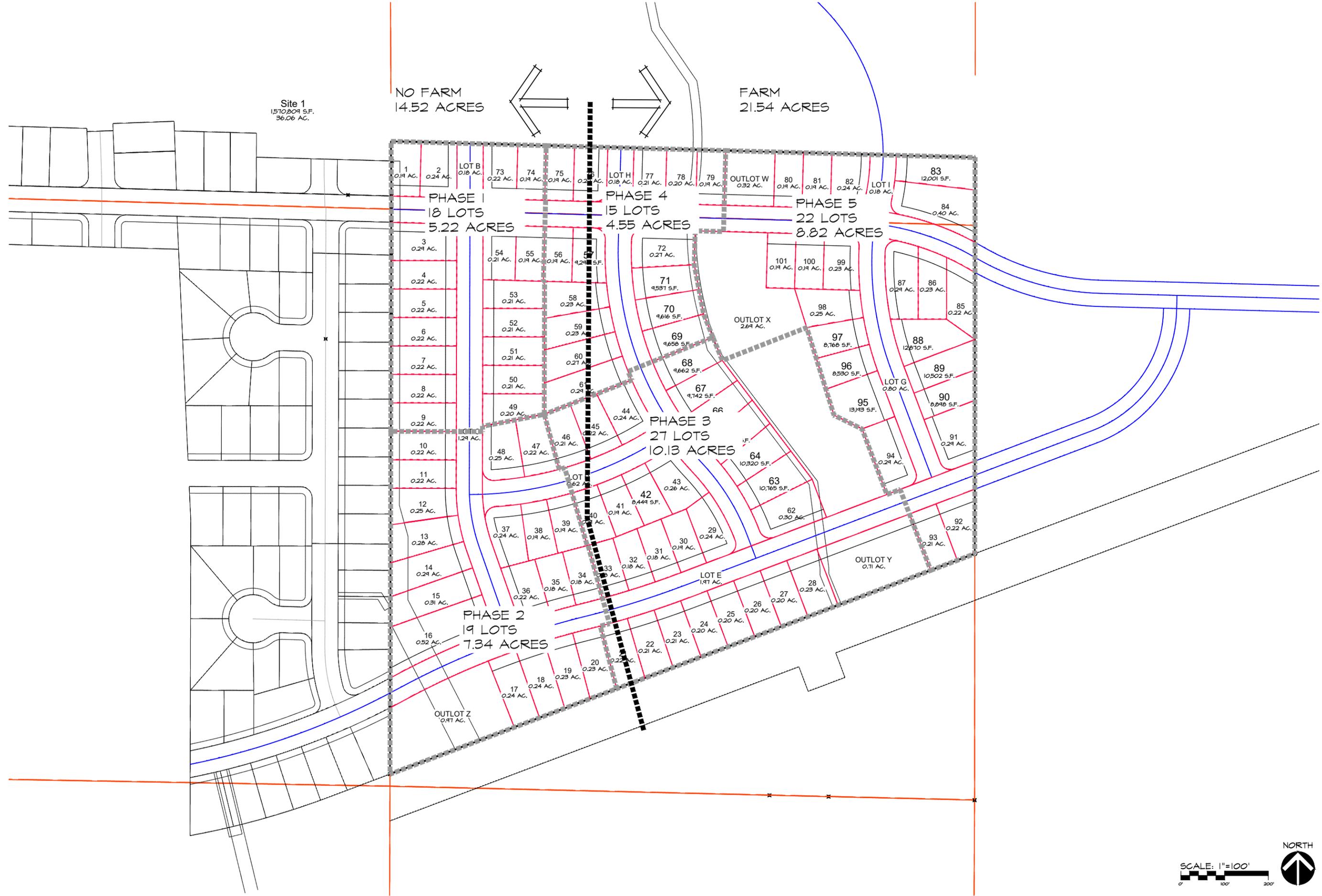
SCALE: 1"=200' (11"x17")
 SCALE: 1"=100' (22"x34")



DATE:	May 4, 2020
DESIGNED BY:	MMH
DRAWN BY:	MMH

ASHTON PARK PLAT 7
 INDIANOLA, IOWA
DRAINAGE MAP

PL071.GPJ FILED: 2014-03-20 10:00 AM DATE PLOTTED: 2014-03-20 10:00 AM PLOT: 1 OF 1



Site 1
1570809 S.F.
36.06 AC.

NO FARM
14.52 ACRES

FARM
21.54 ACRES

PHASE 1
18 LOTS
5.22 ACRES

PHASE 4
15 LOTS
4.55 ACRES

PHASE 5
22 LOTS
8.82 ACRES

PHASE 3
27 LOTS
10.13 ACRES

PHASE 2
19 LOTS
7.34 ACRES

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

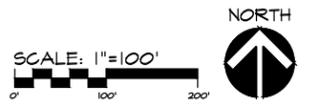


DATE:	REVISIONS	COMMENTS
08-30-2014	1	
	2	
	3	
	4	
	5	
	6	

WILLIAMS PROPERTY
INDIANOLA, IOWA
60-65' LOT CONCEPT

SHEET
OF 1

E-8236





Community Development

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

Apr 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	6	\$1,456,380.00	\$242,730.00	\$0
102	Single Family Attach	0			
103	Two Family	0			
104	Three or More Families	0			
	Mobile Homes	3	\$111,839.00	\$37,279.67	\$0
322	Service Stations	0			
324	Office	1	\$1,050,000.00	\$1,050,000.00	\$0
328	Non-resident buildings	1	\$75,000.00	\$75,000.00	\$0
329	Pool	0			
434	Residential Add/Alt	6	\$19,600.00	\$3,266.67	\$0
437	Non-residential add/alt	0			
438	Res garage/carports	0			
645	Demo - sfd	0			
649	Demo - commercial	0			
April Total		17	\$2,712,819.00		\$0
<u>Residential Value</u>		<u>Commercial Value</u>		<u>All Non-Taxable</u>	
54.4%		41.5%		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	25	\$4,598,518.00	\$183,940.72	
102	Single Family Attach				
103	Two Family	2	\$200,000.00	\$100,000.00	
104	Three or More Families				
	Mobile Homes	10	\$418,301.00	\$41,830.10	
322	Service Stations	0			
324	Office	1	\$1,105,000.00	\$1,105,000.00	
328	Non-resident buildings	1	\$75,000.00	\$75,000.00	
329	Pool	0			
434	Residential add/alt	16	\$1,074,468.00	\$67,154.25	
437	Non-residential add/alt	2	\$1,971,511.00	\$985,755.50	
438	Res garage/carports				
645	Demo - sfd	7			
649	Demo - commercial	1			
YTD TOTAL		65	\$9,442,798.00		
<u>Residential Value</u>		<u>Commercial Value</u>		<u>All Non-Taxable</u>	
62.2%		33.4%		0.0%	



Community Development

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Building Permit Detail April 2020

49	Stephen Muldrow Single Family Dwelling 400 E 1st EAST INDIANOLA LOT 7 & W 15' LOT 8 BLK 11	\$109300	4/2/2020
50	Carlson Homes LLC Single Family Dwelling 1107 S O Indianola Deer Creek Plat 2 Lot 21	\$275000	4/2/2020
51	North American MHC LLC Mobile Home 41 Alfred	\$37679	4/2/2020
52	North American MHC LLC Mobile Home 58 Lincoln	\$37080	4/2/2020
53	North American MHC LLC Mobile Home 11 Leonard	\$37080	4/2/2020
54	GroundBreaker Homes Single Family Dwelling 1001 W Orchard Heritage Hills Plat 9 Lot 9	\$220000	4/6/2020
55	GroundBreaker Homes Single Family Dwelling 1108 S O Deer Creek Plat 2 Lot 7	\$210000	4/6/2020
56	Brew Enterprises (Scooters) Commercial 1112 N Jefferson Way 19-76-23 WOODWARDS SUB DIV LOT 8	\$75000	4/9/2020



Community Development

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Building Permit Detail April 2020

57	Five Seven Enterprises/Eagle Homes Single Family Dwelling 1306 S L DeerCreek Plat 2 Lot 2	\$322080	4/13/2020
58	Cody McKasson Deck Overhang 1312 E Detroit EASTON PARK ADD LOT 23 BLK 4	\$1000	4/17/2020
59	People's Bank Commerical 500 E iowa 19-79-23 PEOPLES BANK PLAT 1 LOT 2	\$1050000	4/17/2020
60	Orton Homes Single Family Dwelling 1304 S L Lot 3 Deer Creek Plat 2	\$320000	4/20/2020
61	Dan Corsair Deck addition 1611 W Iowa Lot 9 Cavitt Creek Plat 2	\$4050	4/27/2020
62	Chris Bauer Deck 811 N U	\$550	4/27/2020



Community Development

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Building Permit Detail

April 2020

63	Mark Gaddls Deck 1605 W Detroit Western Heights Addition Lot 3	\$6500	4/30/2020
64	Sam Bedwell Deck 1204 Ann Pkwy	\$2500	4/30/2020
65	Shelly Sponner Deck 509 S Freeman	\$5000	4/30/2020



COMMUNITY DEVELOPMENT

To: Ryan J. Waller, City Manager
From: Charlie E. Dissell, AICP, Community and Economic Development Director
Date: May 1, 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.

- **Williams Terrace (1600 Block of North 9th Street)**
 - Developer hosted a neighborhood meeting on March 9.
 - Rezoning petition received on April 6.
 - The Planning and Zoning Commission reviewed the rezoning request at its April 21 meeting, and recommended approval 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.
 - Building permit comments returned on April 6.
 - Updated building permit and site plan submitted on April 16.
 - Site plan approved on April 17.
 - Building permit issued on April 17.
- **Peterson Annexation (south of Inwood Street, west of 110th Avenue (North Y Street) and east of County Highway R-63)**
 - Application for annexation was received on February 25th, 2020.
 - 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.
 - The Board of Trustees reviewed the request at its April 14 meeting.
 - The Planning and Zoning Commission reviewed the request at its April 21 meeting and recommended approval of the request.
- **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.

- **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.
 - On April 23, the developer requested a 90-day extension to the approved development agreement.
- **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.
- **Proposed Campground (Northwest Corner of South Jefferson Way and East 17th Avenue)**
 - Staff held a preapplication meeting on a proposed campground on October 3
 - A rezoning petition was submitted on October 25 for a proposed campground
 - The Planning and Zoning Commission recommended the rezoning for approval at its November 12 meeting.
 - The City Council held a public hearing on the request at its December 16 meeting.
 - The City Council approved the request at its January 21 meeting.
 - A plat of survey to split ground for the campground was submitted on April 1.
 - A rezoning petition was submitted on April 3 for additional ground for the campground.
 - The Planning and Zoning Commission reviewed the Plat of Survey and rezoning at its April 21 meeting and recommended approval of both to the City Council.
- **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.
- **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.
 - An updated site plan was submitted on April 22.

- **Ashton Park Plat 7**
 - Located east of the intersections of East Euclid Avenue and North 18th Street and East Boston Avenue and North 18th Street
 - Preliminary plat submitted on April 27
- **Summercrest**
 - Located north of the intersection of North 7th Street and East Hillcrest Avenue.
 - Rezoning/PRD plan and preliminary plat received on April 3.
 - Rezoning/PRD plan was reviewed by the Planning and Zoning Commission at its April 21 meeting and was recommended approval, with conditions, to the Council.
- **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.
 - Preliminary Plat was reviewed by Planning and Zoning Commission at its April 21 meeting and was recommended for approval to the Council.
- **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 it to have the new lift station designed by this fall, bid of by next spring, and completion by fall of 2020.
 - Staff meet 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 Qual 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.
- **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.