



— PLANNING & ZONING COMMISSION —

AGENDA

September 15, 2020
6:00 P.M.
City Council Chambers

Live stream: https://www.youtube.com/channel/UCCwqdy2irWQILB_1QzcVrdw

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes
 - A. August 11, 2020
5. Public Comments
6. Old Business
 - A. Consider recommendation on request for approval of a Final Plat for Bussanmas Estates, located at 1409 West 6th Avenue.
7. New Business
 - A. Consider recommendation on request for approval of a Final Plat for Treeline Plat 1, located in the 1000, 1100 and 1200 blocks of North 7th Court, as well as the 800 block of East Iowa Avenue.
 - B. Consider recommendation on request for approval of a Final Plat for Grand Meadows Estate, located within two miles of the City of Indianola.
 - C. Consider recommendation on request for alternative method of approval for a site plan for Cabin Coffee, located at 910 East 2nd Avenue.
 - D. Consider recommendation on request for a rezoning from C-2, Highway Commercial Zoning District to R-3 Mixed Residential Zoning District located at 506 and 508 West 2nd Avenue.
8. Comments
 - A. Commission Members
 - B. Staff
9. Adjournment

To submit a public comment online, please visit

<https://www.indianolaiowa.gov/FormCenter/Community-Development-3/Public-Comment-78>

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 & ZONING COMMISSION —

MINUTES OF PLANNING AND ZONING MEETING

August 11th, 2020

6:00pm

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

Josh Rabe

Joe Butler (via Zoom)

Becky Needles

Jeromy Pribil (via Zoom)

Sarah Ritchie (via Zoom)

Misty Soldwisch (via Zoom)

Members Absent: Al Farris, Erin Freeberg, Bob Ormsby

Staff Present: Charlie Dissell, Cortney Marmon

Public Present: Caroline Vernon 1305 W Clinton, Ed Arp, Stacy Crow

Commissioner Needles moved to approve the agenda of the August 11th, 2020 Planning and Zoning Commission meeting. Commissioner Butler seconded the motion. On roll call the vote was AYES: Rabe, Butler, Needles, Pribil, Ritchie. Opposed: None. Whereupon the Chairperson declared the motion carried unanimously.

Commissioner Butler moved to approve the minutes of the July 14th, 2020 meeting and Commissioner Ritchie seconded the motion. On roll call the vote was AYES: Rabe, Butler, Needles, Pribil, Ritchie Opposed: None. Whereupon the Chairperson declared the motion carried unanimously.

Consider recommendation on request for approval of a Final Plat for Bussanmas Estates, located at 1409 West 6th Avenue.

Mr. Dissell explained that upon review of this item, it was noticed that the zoning district does not support the subdivision request. The applicant is aware and is exploring options.

Commissioner Pribil asked if rezoning was looked at in that area as a whole or if it's a case by case basis.

Mr. Dissell said that generally they would look at the entire area.

Commissioner Pribil moved to table this agenda item and refer it back to the applicant and staff.

Commissioner Butler seconded the motion. On roll call the vote was AYES: Rabe, Butler, Needles, Pribil, Ritchie, Soldwisch Opposed: None. Whereupon the Chairperson declared the motion carried unanimously.

Consider recommendation on request for approval of a Plat of Survey for Steven M and Jeri Le Henry, located within two miles of the City of Indianola.

Mr. Dissell Provided an overview.

Commissioner Butler moved to approve the request for approval of a Plat of Survey for Steven M and Jeri Le Henry located within two miles of the City of Indianola. Commissioner Needles seconded the motion. On roll call the vote was AYES Rabe, Butler, Needles, Pribil, Ritchie, Soldwisch Opposed: None. Whereupon the Chairperson declared the motion carried unanimously.

Comments: Mr. Dissell summarized permit reports.

Commissioner Ritchie moved to adjourn the meeting and Commissioner Soldwisch seconded. Meeting was adjourned at 6:09pm.

Josh Rabe, Chairperson

Charlie Dissell, Director of Community Development



COMMUNITY DEVELOPMENT

To: Planning and Zoning Commission
From: Charlie E. Dissell, Community and Economic Development Director
Date: September 8, 2020
Re: Item 6. A. Consider recommendation on request for approval of a Final Plat for Bussanmas Estates, located at 1409 West 6th Avenue.

At its meeting on August 11th, the Planning and Zoning Commission tabled this agenda item. As the Commission will recall, a subdivision plat was submitted, and, upon review of the plat by staff, it was realized the zoning district did not support the proposed subdivision. On August 25th, the applicant did indicate to staff, via e-mail, that a decision had been made to keep the current lot as is. As such, staff would recommend this item be removed from the table (a motion is necessary to do so), and the subdivision plat be recommended for denial.



BUSSANMAS ESTATES MINOR SUBDIVISION PLAT

COUNTY: WARREN
 LOCATION: PART OF THE E $\frac{1}{2}$, SE $\frac{1}{4}$, SE $\frac{1}{4}$ of SECTION 26, TOWNSHIP 76 NORTH, RANGE 24 WEST and PARCEL "D" of SECTION 34, TOWNSHIP 76 NORTH, RANGE 24 WEST

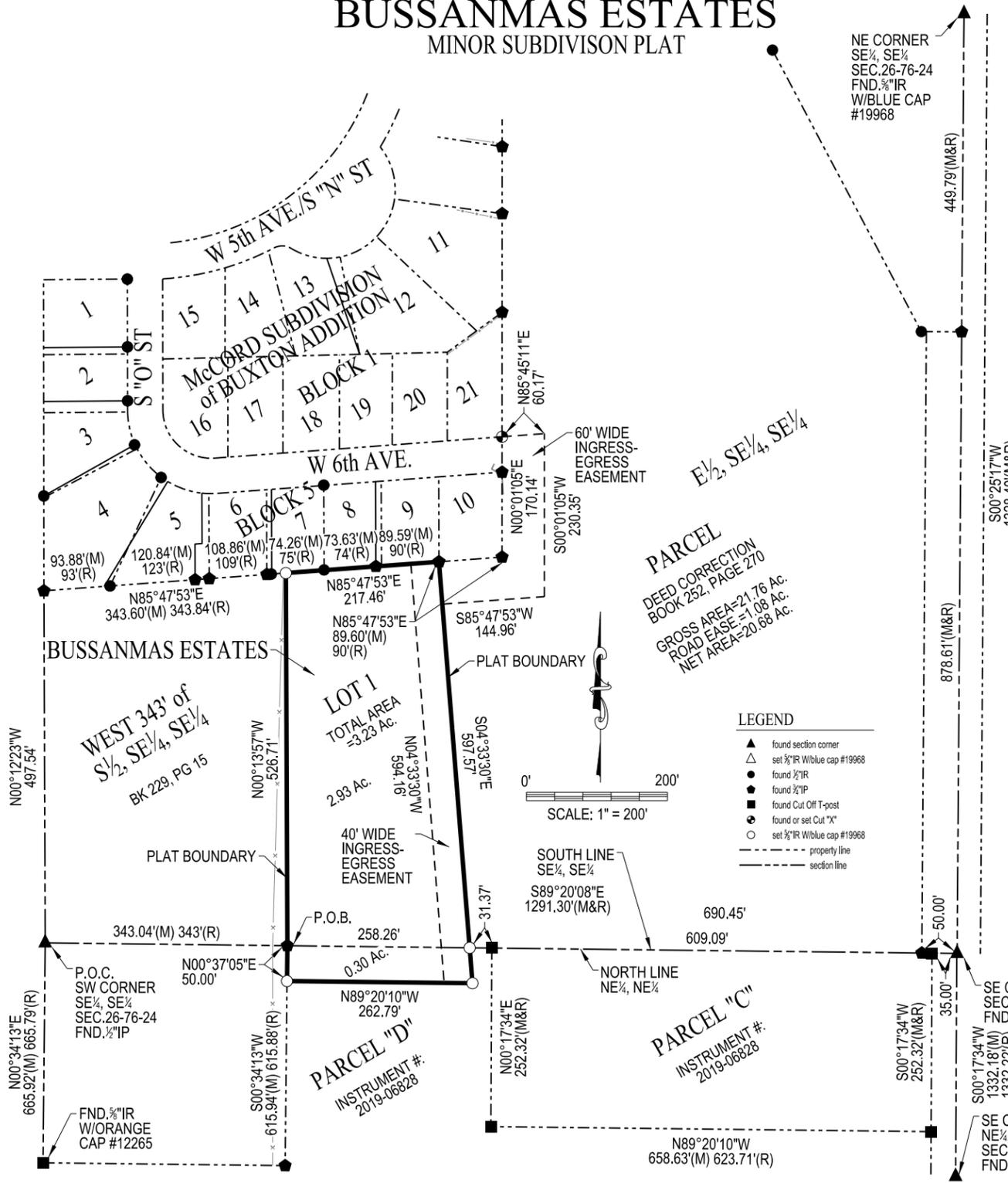
SURVEY FOR REQUESTOR: WILLIAM BUSSANMAS

PROPRIETOR: CAPONE PROPERTY MANAGEMENT, LLC
 1820 N 7th STREET, INDIANOLA, IOWA 50125

SURVEYOR AND SURVEY COMPANY:
 MATT THOMAS, PLS
 THOMAS LAND SURVEYING, LLC
 6230 90th AVENUE, INDIANOLA, IA 50125

RETURN TO AND PREPARED BY:
 MATT THOMAS, 6230 90th AVENUE,
 INDIANOLA, IOWA 50125
 (515) 494-6663

DATE OF SURVEY: 11-11-2018 THRU 01-04-2019



LEGAL DESCRIPTION: BUSSANMAS ESTATES

A parcel of land now included in and forming a part of the Southeast Quarter of the Southeast Quarter of Section 26 and a part of PARCEL "D", as recorded in INSTRUMENT #: 2019-06828 in the Office of Warren County Recorder, in the Northeast Quarter of the Northeast Quarter of Section 34, All in Township 76 North, Range 24 West of the 5th P.M., Warren County, Iowa, more particularly described as follows:

Commencing at the Southwest Corner of the Southeast Quarter of the Southeast Quarter of Section 26, Township 76 North, Range 24 West of the 5th P.M., Warren County, Iowa; thence South 89°20'08" East along the South Line of the Southeast Quarter of the Southeast Quarter of said Section 26, a distance of 343.04 feet to the Point of Beginning, also being the Northwest Corner of PARCEL "D" of the Northeast Quarter of the Northeast Quarter of Section 34, Township 76 North, Range 24 West of the 5th P.M., Warren County, Iowa, as recorded in INSTRUMENT #: 2019-06828 in the Office of Warren County Recorder; thence North 00°13'57" West, a distance of 526.71 feet to a point on the South Line of BLOCK 5 of McCORD SUBDIVISION of BUXTON ADDITION, an Official Plat, now included in and forming a part of the City of Indianola, Warren County, Iowa; thence North 85°47'53" East along said South Line, a distance of 217.46 feet to the Southeast Corner of LOT 9 of said BLOCK 5; thence South 04°33'30" East, a distance of 597.57 feet; thence North 89°20'10" West, a distance of 262.79 feet to a point on the West Line of said PARCEL "D" thence North 00°37'05" East along said West Line, a distance of 50.00 feet to the Point of Beginning, containing 3.23 Acres, subject to all easements, restrictions and covenants of record.

LEGAL DESCRIPTION: Ingress-Egress Easement

A parcel of land now included in and forming a part of the Southeast Quarter of the Southeast Quarter of Section 26 and a part of PARCEL "D", as recorded in INSTRUMENT #: 2019-06828 in the Office of Warren County Recorder, in the Northeast Quarter of the Northeast Quarter of Section 34, All in Township 76 North, Range 24 West of the 5th P.M., Warren County, Iowa, more particularly described as follows:

Beginning at the Southeast Corner of LOT 21 of BLOCK 1 of McCORD SUBDIVISION of BUXTON ADDITION, an Official Plat, now included in and forming a part of the City of Indianola, Warren County, Iowa; thence North 85°45'11" East, a distance of 60.17 feet; thence South 00°01'05" West, a distance of 230.35 feet; thence South 85°47'53" West, a distance of 140.96 feet; thence South 04°33'30" East, a distance of 537.57 feet; thence North 89°20'10" West, a distance of 40.17 feet; thence North 04°33'30" West, a distance of 594.16 feet to a point on the South Line of BLOCK 2 of said McCORD SUBDIVISION of BUXTON ADDITION; thence North 85°47'53" East along said South Line, a distance of 40.00 feet; thence continuing North 85°47'53" East along said South Line, a distance of 89.60 feet to the Southeast Corner of said McCORD SUBDIVISION of BUXTON ADDITION; thence North 00°01'05" East along the East Line of said McCORD SUBDIVISION of BUXTON ADDITION, a distance of 170.14 feet to the Point of Beginning, containing 42,886 Square Feet (0.98 Acres).

TLS
 THOMAS
 LAND
 SURVEYING, LLC
 6230 90th AVENUE
 INDIANOLA, IA 50125
 TELE.: 515.494.6663



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

Signature: *Matthew J. Thomas* Date: 07-08-2020

Name: (Printed or typed) Matthew J. Thomas
 License Number: 19968
 My license renewal date is December 31, 2021.
 Pages or sheets covered by this seal: THIS SHEET

BUSSANMAS ESTATES MINOR SUBDIVISION PLAT				
REQUESTED BY TITLE HOLDER: CAPONE PROPERTY MANAGEMENT, LLC				
PROJECT NUMBER	20065	COUNTY	DATE DRAWN	YEAR
		WARREN	07-08-2020	2020
			SHEET NO.	1



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: September 15, 2020

Agenda Item: 7. A. Consider recommendation on request for approval of a Final Plat for Treeline Plat 1, located in the 1000, 1100 and 1200 blocks of North 7th Court, as well as the 800 block of East Iowa Avenue.

Application Type: Final Subdivision Plat

Applicant: Ted Grob of Savannah Homes, Inc.

Zoning: R-3, Mixed Residential

Comprehensive Plan Designation: Mixed/High Density Residential (2011 Comprehensive Plan)

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

AERIAL MAP



Legend

Boundaries



APPLICABLE CODE SECTIONS

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

170.06 FINAL PLATTING PROCEDURE.

1. A final plat shall be submitted within six (6) months of the approval of the preliminary plat, or such approval shall expire and the preliminary plat shall be resubmitted for approval prior to the preparation of a final plat.
2. Procedures for final plats shall be the same as set out for preliminary plats in Section 170.05 above.
3. Upon approval of the final plat, a certification of approval signed by the Mayor and attested by the Clerk shall be affixed to the original tracing of the final plat and copies of the same filed with the Clerk, County Auditor and County Recorder, along with such other certifications and instruments as may be required by law.
4. Final platting of townhome lots and as built surveys shall be completed and recorded prior to occupancy of the units.

170.10 FINAL PLAT REQUIREMENTS. The final plat shall meet the following specifications:

1. It may include all or only part of the preliminary plat.
2. The plat shall be 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. An electronic file is required to be filed prior to Planning and Zoning action with the Clerk.
3. The final plat shall contain the following:
 - A. Accurate boundary lines, with dimensions and angles, which provide a survey of the tract, closing with an error of not more than one (1) foot in three thousand (3,000) feet.
 - B. Accurate references to known or permanent monuments, giving the bearing and distance from some corner of a congressional division of the county of which the subdivision is a part.
 - C. Accurate locations of all existing and recorded streets intersecting the boundaries of the tract.
 - D. Accurate metes and bounds description of the boundary.
 - E. Street names.
 - F. Complete curve notes for all curves included in the plat.
 - G. Street right-of-way lines with accurate dimensions in feet and hundredths of feet with angles to right-of-way lines and lot lines.
 - H. Lot numbers and dimensions.
 - I. Accurate locations and descriptions of easements for utilities and any limitations on such easements.
 - J. Accurate dimensions for any property to be dedicated or reserved for public, semi-public or community use.
 - K. Building lines and dimensions.
 - L. The location, type, material and size of all monuments and markers.
 - M. The name of the subdivision.
 - N. The name and address of the owner and the subdivider.
 - O. North point, scale and date.
 - P. Certification by a registered land surveyor of the State of Iowa.
 - Q. Certification of dedication of streets, easements and other public property.
 - R. A resolution and certificate of approval by the Council for signatures of the Mayor and Clerk, stating that the plat, as described, has been acted upon and approved as required by Chapter 354, Code of Iowa, and that all dedications of streets easements and public lands have been accepted by the City.
 - S. Location and dimensions of sidewalks to be installed prior to the occupancy of a developed lot.

ANALYSIS

The request is for final plat approval of a 29-lot residential subdivision, which includes 25 single-family lots, and 4 two-family lots. The preliminary plat of this subdivision was approved by the City Council on May 4, 2020 and included all lots shown on the final plat and matches the preliminary plat that was approved. The plat includes an

extension of North 7th Court to the south, where it will terminate in a cul-de-sac, and East Kentucky Avenue to the east, where it will terminate in a dead-end on the east end of the awaiting future development.

Grading, paving and utilities are completed for this subdivision, and City staff has inspected those improvements. All maintenance bonds for the improvements have been received. Letters were mailed to property owners within 200 feet of this property on September 3, 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 final plat be approved, as submitted.
- 2) The City of Indianola Planning and Zoning Commission recommends the final plat be approved, with conditions.
- 3) The City of Indianola Planning and Zoning Commission recommends the final plat be denied.
- 4) The City of Indianola Planning and Zoning Commission remands final 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 final plat be approved with the following conditions:

1. All easement documents, as well as all attachments as required by Section 354.11 of the Iowa Code shall be reviewed by staff prior to recordation and then recorded with the final plat.



July 31, 2020

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

RE: TREELINE PLAT 1 -FINAL PLAT SUBMITTAL
OUTLOT "Y", FOX RUN PLAT 1
INDIANOLA, IOWA
S&A PROJECT NO. 120.0122.01

Dear Charlie:

On behalf of Ted Grob of Savannah Homes, Inc., as Applicant, please find accompanying the Final Plat for the above referenced project. We respectfully request the City's review and approval of these documents to allow construction to proceed this spring. The Final Plat has been prepared in accordance with City of Indianola and SUDAS design standards and ordinances.

Submittal materials being mailed down to you are as follows:

1. Four (4) full-size, folded copies of the Final Plat, and
2. Final Plat filing fee of \$340.00.

We wanted to get the Final Plat down to you to receive your review of the document so that when the public improvements are completed and accepted, we are ready to move the Final Plat through the approval process. Let me know if you have any questions or require further information. Thank you.

Sincerely,

SNYDER & ASSOCIATES, INC.

A handwritten signature in blue ink that reads 'Brent K. Culp'.

Brent K. Culp

Enclosure

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

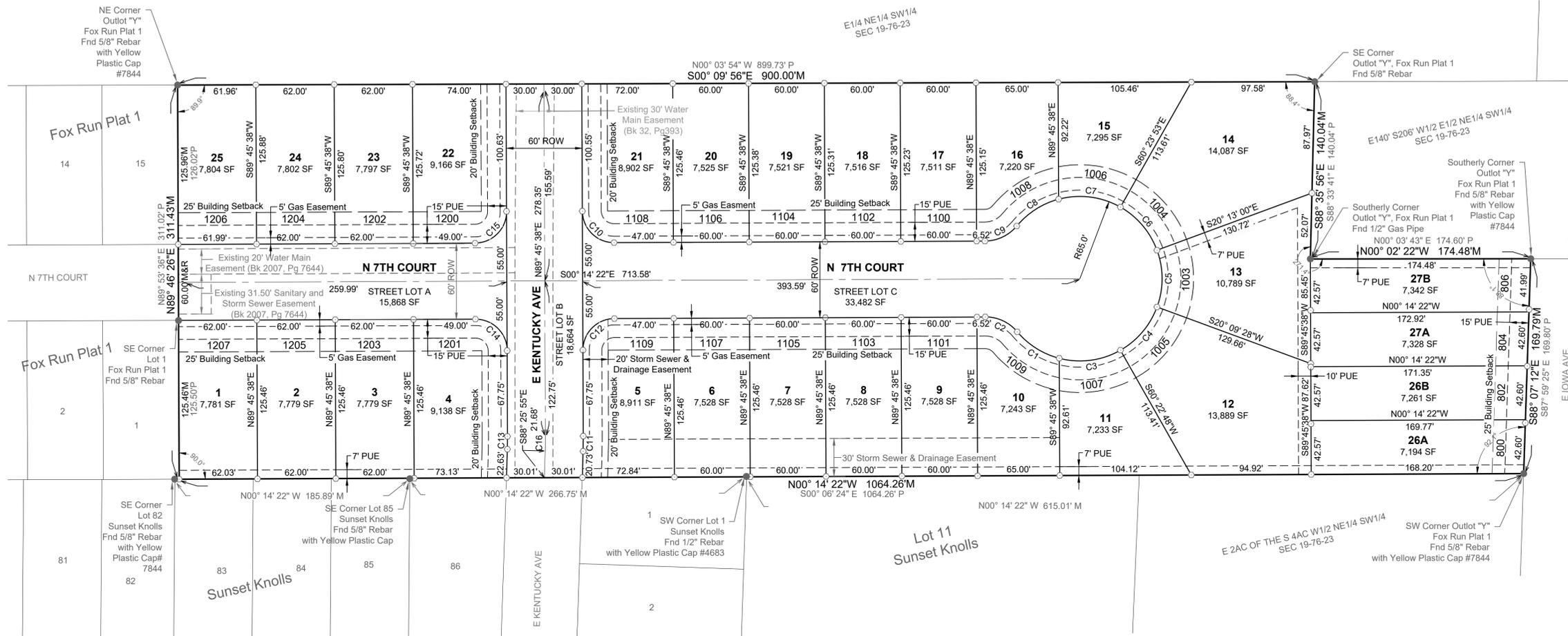
TREELINE PLAT 1

FINAL PLAT

AREA ABOVE RESERVED FOR RECORDER'S STAMP

INDEX LEGEND

SURVEYOR'S NAME:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
EGRIFFIN@SNYDER-ASSOCIATES.COM
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
OUTLOT "Y", FOX RUN PLAT 1
REQUESTED BY:
SAVANNAH HOMES, INC.
RETURN TO:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023



CURVE TABLE

CURVE #	Δ	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	35°12'41"	65.00'	39.95'	N32°08'59"E	39.32'
C2	49°59'41"	33.00'	28.79'	N24°45'29"E	27.89'
C3	44°09'51"	65.00'	50.10'	N07°32'17"W	48.87'
C4	40°13'20"	65.00'	45.63'	N49°43'52"W	44.70'
C5	40°22'27"	65.00'	45.80'	S89°58'14"W	44.86'
C6	40°10'53"	65.00'	45.58'	S49°41'34"W	44.66'
C7	44°37'29"	65.00'	50.63'	S07°17'23"W	49.36'
C8	35°12'41"	65.00'	39.95'	S32°37'42"E	39.32'
C9	49°59'41"	33.00'	28.79'	S25°14'12"E	27.89'
C10	90°00'00"	25.00'	39.27'	S44°45'38"W	35.36'
C11	1°48'26"	380.00'	11.99'	N89°20'08"W	11.99'
C12	89°59'56"	25.00'	39.27'	N45°14'20"W	35.36'
C13	1°48'26"	320.00'	10.09'	S89°20'08"E	10.09'
C14	90°00'00"	25.00'	39.27'	N44°45'38"E	35.36'
C15	89°59'57"	25.00'	39.27'	S45°14'20"E	35.36'
C16	1°48'26"	350.00'	11.04'	S89°20'08"E	11.04'

PLAT DESCRIPTION

OUTLOT "Y", FOX RUN PLAT 1, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF INDIANOLA, WARREN COUNTY, IOWA AND CONTAINING 7.06 ACRES (307,937 SQUARE FEET).

SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

OWNER/DEVELOPER

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

ENGINEER/SURVEYOR

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

NOTES

- PUBLIC 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.
- THE UNADJUSTED ERROR OF CLOSURE IS LESS THAN ONE IN TEN THOUSAND FOR THE SUBDIVISION BOUNDARY AND LESS THAN ONE IN FIVE THOUSAND FOR THE INDIVIDUALS LOTS.
- THE DEVELOPER IS RESPONSIBLE TO INSTALL STREETLIGHTS IN THE PLAT.
- ALL HOMES SHALL HAVE AT LEAST ONE RAIN BARREL CONNECTED TO A DOWNSPOUT.
- AN INFILTRATION TRENCH WITH SUBDRAIN IS PROPOSED IN THE REAR OF LOTS 5-10.

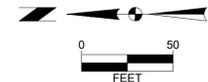
ZONING

R-3: MIXED RESIDENTIAL

BULK REGULATIONS:

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

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

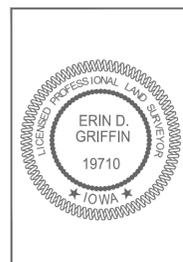


LEGEND

Survey

- Section Corner
- 1/2" Rebar, Yellow Plastic Cap #19710 (Unless Otherwise Noted)
- ROW Marker
- ROW Rail
- Control Point
- Bench Mark
- Platted Distance
- Measured Bearing & Distance
- Recorded As
- Deed Distance
- Calculated Distance
- Centerline
- Section Line
- 1/4 Section Line
- 1/4 1/4 Section Line
- Easement Line

- Found
- Set
- Section Corner
- ROW Marker
- Control Point
- Bench Mark
- Platted Distance
- Measured Bearing & Distance
- Recorded As
- Deed Distance
- Calculated Distance
- Centerline
- Section Line
- 1/4 Section Line
- 1/4 1/4 Section Line
- Easement Line



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

Erin D. Griffin, PLS Date _____
License Number 19710
My License Renewal Date is December 31, 2021
Pages or sheets covered by this seal:
SHEET 1 OF 1

MARK	REVISION	DATE	BY

INDIANOLA, IOWA

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

Project No.: 120.0122.01

Sheet 1 of 1

TREELINE PLAT 1

FINAL PLAT

SNYDER & ASSOCIATES, INC.

Project No.: 120.0122.01

Sheet 1 of 1



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: September 15, 2020

Agenda Item: 7. B. Consider recommendation on request for approval of a Final Plat for Grand Meadows Estate, located within two miles of the City of Indianola.

Application Type: Final Subdivision Plat

Applicant: Tim Williams of TD&K Development, LLC.

Comprehensive Plan Designation: Agriculture

Application Summary: Request for final plat approval of a four-lot residential subdivision

AERIAL MAP



APPLICABLE CODE SECTIONS

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

170.06 FINAL PLATTING PROCEDURE.

1. A final plat shall be submitted within six (6) months of the approval of the preliminary plat, or such approval shall expire and the preliminary plat shall be resubmitted for approval prior to the preparation of a final plat.
2. Procedures for final plats shall be the same as set out for preliminary plats in Section 170.05 above.
3. Upon approval of the final plat, a certification of approval signed by the Mayor and attested by the Clerk shall be affixed to the original tracing of the final plat and copies of the same filed with the Clerk, County Auditor and County Recorder, along with such other certifications and instruments as may be required by law.
4. Final platting of townhome lots and as built surveys shall be completed and recorded prior to occupancy of the units.

170.10 FINAL PLAT REQUIREMENTS. The final plat shall meet the following specifications:

1. It may include all or only part of the preliminary plat.

2. The plat shall be 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. An electronic file is required to be filed prior to Planning and Zoning action with the Clerk.
3. The final plat shall contain the following:
 - A. Accurate boundary lines, with dimensions and angles, which provide a survey of the tract, closing with an error of not more than one (1) foot in three thousand (3,000) feet.
 - B. Accurate references to known or permanent monuments, giving the bearing and distance from some corner of a congressional division of the county of which the subdivision is a part.
 - C. Accurate locations of all existing and recorded streets intersecting the boundaries of the tract.
 - D. Accurate metes and bounds description of the boundary.
 - E. Street names.
 - F. Complete curve notes for all curves included in the plat.
 - G. Street right-of-way lines with accurate dimensions in feet and hundredths of feet with angles to right-of-way lines and lot lines.
 - H. Lot numbers and dimensions.
 - I. Accurate locations and descriptions of easements for utilities and any limitations on such easements.
 - J. Accurate dimensions for any property to be dedicated or reserved for public, semi-public or community use.
 - K. Building lines and dimensions.
 - L. The location, type, material and size of all monuments and markers.
 - M. The name of the subdivision.
 - N. The name and address of the owner and the subdivider.
 - O. North point, scale and date.
 - P. Certification by a registered land surveyor of the State of Iowa.
 - Q. Certification of dedication of streets, easements and other public property.
 - R. A resolution and certificate of approval by the Council for signatures of the Mayor and Clerk, stating that the plat, as described, has been acted upon and approved as required by Chapter 354, Code of Iowa, and that all dedications of streets easements and public lands have been accepted by the City.
 - S. Location and dimensions of sidewalks to be installed prior to the occupancy of a developed lot.

ANALYSIS

The request is for final plat approval of a four-lot residential subdivision, located withing two-miles of the City of Indianola, but not inside a growth priority area. A preliminary plat of this subdivision was not required as there were no infrastructure improvements associated with this subdivision. Letters were mailed to property owners within 200 feet of this property on September 3, 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 final plat be approved, as submitted.
- 2) The City of Indianola Planning and Zoning Commission recommends the final plat be approved, with conditions.
- 3) The City of Indianola Planning and Zoning Commission recommends the final plat be denied.
- 4) The City of Indianola Planning and Zoning Commission remands final 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

As this subdivision plat is located outside of the City of Indianola, and outside of any planned growth area for the City, Staff recommends that the City of Indianola Planning and Zoning Commission move alternative 1, recommending the final plat be approved.

LAND DIVISION APPLICATION

Community Development

110 North 1st Street, Indianola, Iowa 50125-0299
 (515) 961-9430 • comdev@indianolaiowa.gov



PROPERTY OWNER

(Last Name) Williams TD&K Development LLC
 (First Name) Tim
 (Address) 15152 Newbold St.
 (City) Indianola (State) IA (Zip) 50125
 (Phone) 515-201-7839 (Email) timwilliams2219@gmail.com

APPLICANT (if not Property Owner)

(Last Name) _____
 (First Name) _____
 (Address) _____
 (City) _____ (State) _____ (Zip) _____
 (Phone) _____ (Email) _____

PLAT OF SURVEY

Submittal Requirements:

*All submittal requirements must be completed.
 Incomplete applications will not be considered*

- Completed Application
- Filing Fee: \$75 per request
- Proposed plat of survey (hard copy)
- Proposed plat of survey (electronic copy)
- Legal description (electronic in word format)
- Other Information as required by Director

PRELIMINARY PLAT

Submittal Requirements:

*All submittal requirements must be completed.
 Incomplete applications will not be considered*

- Completed Application
- Filing Fee: \$250, plus \$10.00 for each lot in excess of 10 lots, land plus Outside Engineering Costs
- Proposed preliminary plat (hard copy)
- Proposed preliminary plat (electronic copy)
- Legal description (electronic in word format)
- All items as required by Section 170.09 of the Code of Ordinances of Indianola, Iowa
- Other Information as required by Director

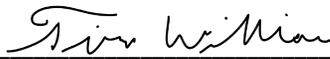
FINAL PLAT

Submittal Requirements:

*All submittal requirements must be completed.
 Incomplete applications will not be considered*

- Completed Application
- Filing Fee: \$150, plus \$10.00 for each lot in excess of 10 lots, land plus Outside Engineering Costs
- Proposed final plat (hard copy)
- Proposed final plat (electronic copy)
- Legal description (electronic in word format)
- All items as required by Section 170.10 of the Code of Ordinances of Indianola, Iowa
- Other Information as required by Director

I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that in filing this application I am acting with the knowledge, consent and authority of the owner(s) of the property. Pursuant to said authority, I hereby permit City officials to enter upon the property for the purpose of inspection related to this application.

Signature 

Name (printed) Tim Williams

Date 9-3-2020

FOR OFFICE USE ONLY: Code to 45685 (prelim & final)
 Code to 45686 (plat of survey)

Date Received: _____

Receipt No: _____

Receipt Amount: _____

GRAND MEADOW ESTATES - MINOR SUBDIVISION PLAT

in the NE¹/₄, NE¹/₄ of SEC.13-T75N-R24W

COUNTY: WARREN
 LOCATION: NE¹/₄, NE¹/₄ of SECTION 13-T75N-R24W

INDEX LEGEND

SURVEY FOR PROPRIETOR: TD & K DEVELOPMENT, LLC
 15152 NEWBOLD STREET, INDIANOLA, IOWA 50125

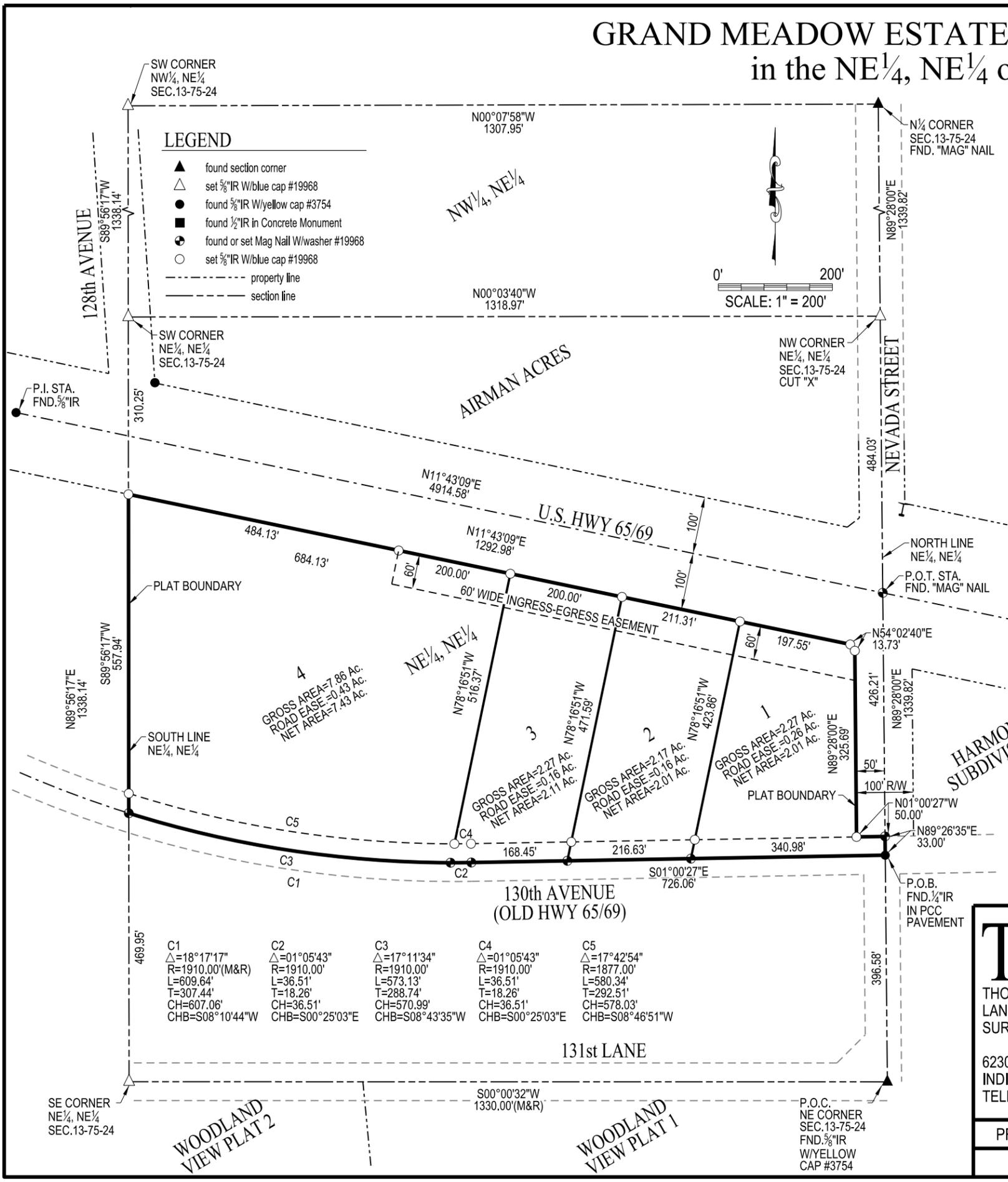
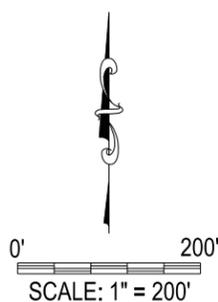
SURVEYOR AND SURVEY COMPANY:
 MATT THOMAS, PLS
 THOMAS LAND SURVEYING, LLC
 6230 90th AVENUE, INDIANOLA, IA 50125

RETURN TO AND PREPARED BY:
 MATT THOMAS, 6230 90th AVENUE,
 INDIANOLA, IOWA 50125
 (515) 494-6663

DATE OF SURVEY: 06-22-2020 THRU 07-15-2020

LEGEND

- ▲ found section corner
- △ set 5/8" IR W/blue cap #19968
- found 5/8" IR W/yellow cap #3754
- found 1/2" IR in Concrete Monument
- found or set Mag Nail W/washer #19968
- set 5/8" IR W/blue cap #19968
- - - property line
- section line



LEGAL DESCRIPTION: GRAND MEADOW ESTATES

A parcel of land now included in and forming a part of the Northeast Quarter of the Northeast Quarter of Section 13, Township 75 North, Range 24 West of the 5th P.M., Warren County, Iowa, more particularly described as follows:

Commencing at the Northeast Corner of Section 13, Township 75 North, Range 24 West of the 5th P.M., Warren County, Iowa; thence South 89°28'00" West along the North Line of the Northeast Quarter of the Northeast Quarter of said Section 13, a distance of 396.58 feet to a point on the Centerline of 130th Avenue (Old Highway 65/69); thence South 01°00'27" East along the Centerline of 130th Avenue (Old Highway 65/69), a distance of 726.06 feet; thence Southwesterly along a curve concave Northwesterly having a radius of 1910.00 feet, an arc length of 609.64 feet, a chord length of 607.06 feet and a chord bearing of South 08°10'44" West along the Centerline of 130th Avenue (Old Highway 65/69) to a point on the South Line of the Northeast Quarter of the Northeast Quarter of said Section 13; thence South 89°56'17" West along the South Line of the Northeast Quarter of the Northeast Quarter of said Section 13, a distance of 557.94 feet to a point on the East Right-of-Way Line of U.S. Highway 65/69; thence North 11°43'09" East along the East Right-of-Way Line of U.S. Highway 65/69, a distance of 1292.98 feet to a point on the South Right-of-Way Line of Nevada Street; thence North 54°02'40" East along the South Right-of-Way Line of Nevada Street, a distance of 13.73 feet; thence North 89°28'00" East along the South Right-of-Way Line of Nevada Street, a distance of 325.69 feet to a point on the West Right-of-Way Line of 130th Avenue (Old Highway 65/69); thence North 01°00'27" West along the West Right-of-Way Line of 130th Avenue (Old Highway 65/69), a distance of 50.00 feet to a point on the North Line of the Northeast Quarter of the Northeast Quarter of said Section 13; thence North 89°26'35" East along the said North Line, a distance of 33.00 feet to the Point of Beginning, containing 14.57 Acres, which includes 1.01 Acres of Public Highway Easement, subject to all easements, restrictions and covenants of record.

C1 △=18°17'17" R=1910.00'(M&R) L=609.64' T=307.44' CH=607.06' CHB=S08°10'44"W	C2 △=01°05'43" R=1910.00' L=36.51' T=18.26' CH=36.51' CHB=S00°25'03"E	C3 △=17°11'34" R=1910.00' L=573.13' T=288.74' CH=570.99' CHB=S08°43'35"W	C4 △=01°05'43" R=1910.00' L=36.51' T=18.26' CH=36.51' CHB=S00°25'03"E	C5 △=17°42'54" R=1877.00' L=580.34' T=292.51' CH=578.03' CHB=S08°46'51"W
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TLS
 THOMAS
 LAND
 SURVEYING, LLC

6230 90th AVENUE
 INDIANOLA, IA 50125
 TELE.: 515.494.6663



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

Signature: *Matthew J. Thomas* Date: 08-04-2020

Name: (Printed or typed) Matthew J. Thomas
 License Number: 19968
 My license renewal date is December 31, 2021.
 Pages or sheets covered by this seal: THIS SHEET

PROJECT NUMBER	20091	COUNTY	DATE DRAWN	YEAR	SHEET NO.
		WARREN	08-04-2020	2020	1

Charlie Dissell

From: Presley Sparks <presleysparks08@gmail.com>
Sent: Tuesday, September 8, 2020 2:47 PM
To: Community Development
Subject: 130th Ave near future development land
Attachments: IMG_3924.jpeg

Good afternoon-

I received the attached letter regarding a future subdivision on a neighboring property. I do have concerns regarding how the property is being developed and wanted to notify someone.

It came to my attention that a large implement was delivered to the site about a month ago. The implement was used to tear down multiple trees guarding 130th Ave. Rather than unloading the implement on the actual property, it was unloaded on 130th Avenue, causing damage to the road also known as old Hwy 69. Photos are attached.

I'm aware that this road is not in great shape, but this act did rough it up even more. What's worse is when the party was done with the implement a few weeks later, it was loaded back up in the same spot. I believe this was negligent because it was clear they caused damage from originally unloading it on the road. Additional photos are attached.

I do have a video taken before the damage was done showing the road used to be in much better shape. I took a screenshot to give you an idea.

Because of where this unloading was done, my house is the only one affected. That being said, I believe the developer should be held liable for repairs. There is plenty of land and it's been dry enough that an implement could have easily been loaded/unloaded on the property. I would also like it to be known that graveling the area would not be a sufficient repair.



Community Development

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Staff Report

Planning and Zoning Commission

Date of Meeting: September 15, 2020

Agenda Item: 7. C. Consider recommendation on request for alternative method of approval for a site plan for Cabin Coffee, located at 910 East 2nd Avenue.

Application Type: Site Plan

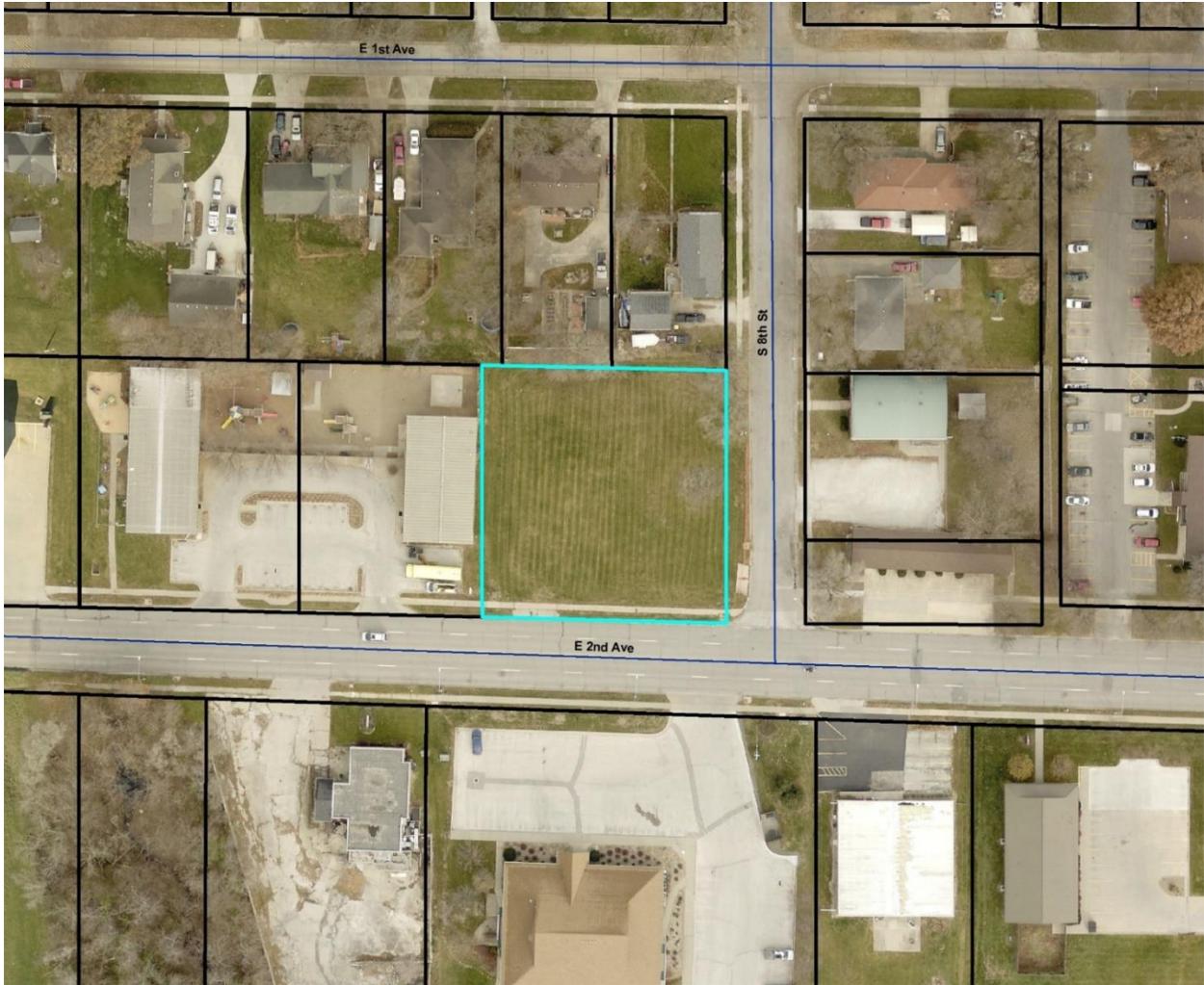
Applicant: Rick H. Baumhover of Bishop Engineering

Address: 910 East 2nd Avenue

Comprehensive Plan Designation: Regional Mixed Use

Application Summary: Request for alternative method of approval for a site plan for Crow's Nest RV Park, requesting approval of a plan that does not meet the design standards of highway corridors.

AERIAL MAP



APPLICABLE CODE SECTIONS

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

166.06 ALTERNATE METHOD FOR APPROVAL OF SITE PLAN.

1. If the Director of Community Development does not approve the site plan as presented and the applicant is unable or unwilling to meet the above criteria and specific design standards or provide the information as required, the applicant shall have the option of submitting the site plan to the Planning and Zoning Commission and Council for their review, in accordance with the following provisions: Applicant shall cause to be prepared a site plan for such development and submit a reproducible medium and three copies to the Community Development Department. The site plan shall be accompanied by a cover letter requesting review and approval of said plan and by a receipt from the Clerk's office as proof of payment of the application fee which is as follows:

Site plan review — one acre or less \$ 50.00

Site plan review — more than one acre \$ 100.00

The site plan shall contain all of the information required by Sections 166.03 and 166.04 of this chapter and, in addition, shall contain the following supplemental information:

- A. Existing and proposed contours at an interval not to exceed two feet, provided that at least two contours shall be shown.
- B. Location, shape, exterior dimensions and number of stories of each existing building to be retained and of each proposed building.

- C. A vicinity map at a scale of one inch equals 400 feet or larger, showing the general location of the property.
- D. Soil tests and similar information, if deemed necessary by the Director of Community Development to determine the feasibility of the proposed development in relation to the design standards set forth in this chapter.
- E. In case of any conflicting requirements between this chapter and any existing ordinance of the City, the more restrictive requirement shall be met.

EXCEPTION: C-1, C-4, R-5 and R-6 zoning restrictions shall apply.

- 2. When improvements are made to existing structures that fall under the scope of Section 166.02 requiring the entire property to meet the applicable design standards of the site plan, the Planning and Zoning Commission and City Council may consider the following list of factors prior to approval:
 - A. The use of the land and building;
 - B. Building setback;
 - C. Lot area;
 - D. Cost of compliance; and
 - E. Existing development in the surrounding area

166.11 HIGHWAY CORRIDORS.

- 1. Purpose. The purpose of the architectural design standards found in this section is to recognize the importance of Highways 65-69 and 92 to the City’s image and future development, to establish specific design guidelines for all development within the enforcement areas and to avoid the construction of structures which have the general appearance of farm machine sheds. Improvement of the highway corridors through Indianola should be undertaken by devising an overall long-range plan. The plan must focus on unifying and enhancing the appearance not only of the public right-of-way but also of the private property abutting it.
- 2. Enforcement Area. All improvements and/or developments that are subject to the requirements of this chapter and are property zoned C-2 (Highway Commercial), A-1 (Agricultural), R-1 (Single-Family Residential), R-2 (Single and Two-Family Residential), R-3 (Mixed Residential) and M-2 (General Industrial).
- 3. Design Standards.
 - A. A minimum of 100 percent of the building wall surface that faces Highway 65-69 or 92 shall consist of full natural brick, exterior finish insulation system (E.F.I.S.), culture stone and/or masonry veneer with a minimum of one and one-half inches in thickness that is mechanically fastened to the exterior of the building structure, pre-cast concrete walls (except smooth finish pre-cast concrete walls) and/or an approved panelized fiber system with a minimum thickness of five-eighths inch, self-draining and mechanically fastened to an exterior or split-faced concrete masonry units. Those walls that adjoin a wall that fronts Highways 65-69 or 92 shall consist of 30 percent full natural brick, exterior finish insulation system (E.F.I.S.), culture stone and/or masonry veneer with a minimum of one and one-half inch in thickness that is mechanically fastened to the exterior of the building structure, pre-cast concrete walls (except smooth finish pre-cast concrete walls) and/or an approved panelized fiber system with a minimum thickness of five-eighths inch, self-draining and mechanically fastened to an exterior or split-faced concrete masonry units. Said 30 percent shall be for the entire depth of the walls at ground level and shall not be achieved in a vertical configuration. On corner lots, all walls that face the side street shall comply with the requirements of this paragraph regarding walls that face highways. Areas for glazing or overhead doors (or similar doors for vehicle entrances only) shall be excluded from the total wall area in making this determination. If E.F.I.S. is being utilized for more than 50 percent of the total wall surface, architectural accenting consisting of a minimum of 20 percent of the wall surface is required. The use of colors, materials, façade projections, recesses, articulated roof lines, enhanced entrances, lighting, windows and awnings can be used to make the improvement aesthetically companionable, provided accenting does not exceed more than 20 percent of the elevation that faces the highway. This regulation shall not be construed to prevent the use of innovative materials or progressive structural designs. Plans or designs which deviate from the full natural brick, exterior finish insulation system (E.F.I.S.), culture stone and/or masonry veneer with a minimum of one and one-half inch in thickness that is mechanically fastened to the exterior of the building structure,

pre-cast concrete walls (except smooth finish pre-cast concrete walls) and/or an approved panelized fiber system with a minimum thickness of five-eighths inch, self-draining and mechanically fastened to an exterior or split-faced concrete masonry units requirements found in this paragraph may be submitted to the Planning and Zoning Commission and Council for their review and approval. The provisions of this paragraph also apply to all buildings with street frontage in Blocks 7, 8, 9, 12, 13, 16, 17 and 18, Original Town Plat, Indianola, Iowa.

B. Unpainted metal siding is prohibited.

ANALYSIS

Cabin Coffee proposes to build a café at 910 East 2nd Avenue. A site plan for this RV park was submitted to the City on August 27, 2020. The current site plan shows a building that is 1,935 square feet and includes a drive thru. The site provides for 20 parking stalls.

Section 166.11 of the Code of Ordinances of Indianola, Iowa pertaining to the site planning standards along highway corridors in the City requires that a minimum of 100 percent of the building wall surface that faces Highway 92 shall consist of full natural brick, exterior finish insulation system (E.F.I.S.), culture stone and/or masonry veneer with a minimum of one and one-half inches in thickness that is mechanically fastened to the exterior of the building structure, pre-cast concrete walls (except smooth finish pre-cast concrete walls) and/or an approved panelized fiber system with a minimum thickness of five-eighths inch, self-draining and mechanically fastened to an exterior or split-faced concrete masonry units. Those walls that adjoin a wall that fronts Highways 92 shall consist of 30 percent of the material noted above. The purpose of the architectural design standards is to recognize the importance of Highways 65-69 and 92 to the City's image and future development, to establish specific design guidelines for all development within the enforcement areas and to avoid the construction of structures which have the general appearance of farm machine sheds.

The south side of the proposed building is the side that fronts Highway 92 and requires 100%, while the east and west sides require 30%. The current site plan proposes 3'-2" of Versetta Stone on the south and east sides of the building, or approximately 33% of the building wall. The west side includes the stone only around the drive thru window. The remainder of the building is proposed to be a Diamind Kote siding/trim with a color and texture that gives the building a wood look resembling a cabin. As such, the east side meets code, while the south and west sides do not. The proposed elevations and perspectives are attached to this report.

ALTERNATIVES

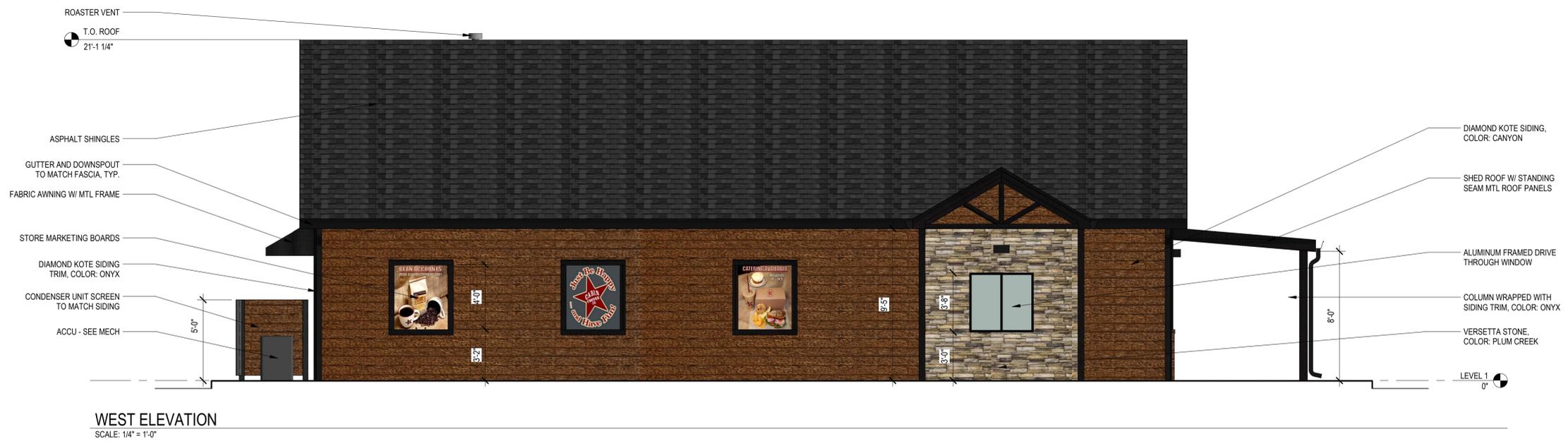
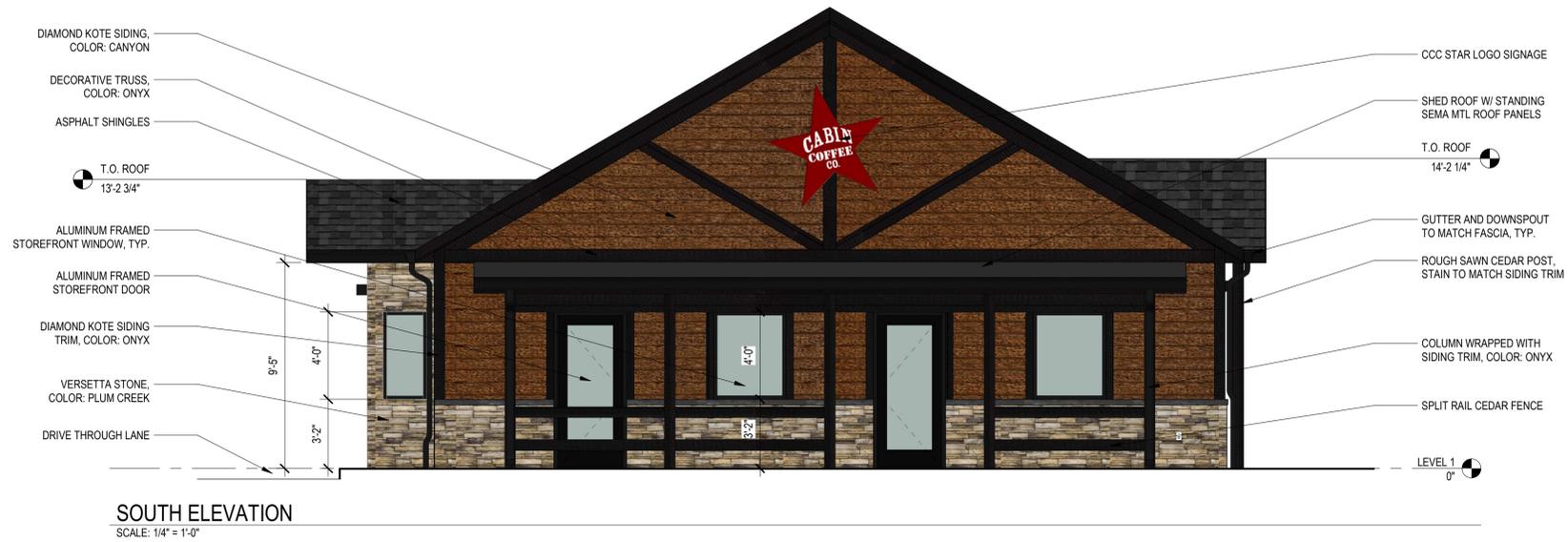
The City of Indianola Planning and Zoning Commission may consider the following alternatives:

- 1) The City of Indianola Planning and Zoning Commission recommends the alternative method of approval for a site plan be approved, as submitted.
- 2) The City of Indianola Planning and Zoning Commission recommends the alternative method of approval for a site plan be approved, with conditions.
- 3) The City of Indianola Planning and Zoning Commission recommends the alternative method of approval for a site plan be approved be denied.
- 4) The City of Indianola Planning and Zoning Commission remands the alternative method of approval for a site plan be approved, 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

While the standards of the Code are not meet, it is Staff's opinion that the intent and purpose of the design standards are still met. As such, Staff recommends that the City of Indianola Planning and Zoning Commission move alternative 1, approving the alternative method of approval for a site plan, as submitted.



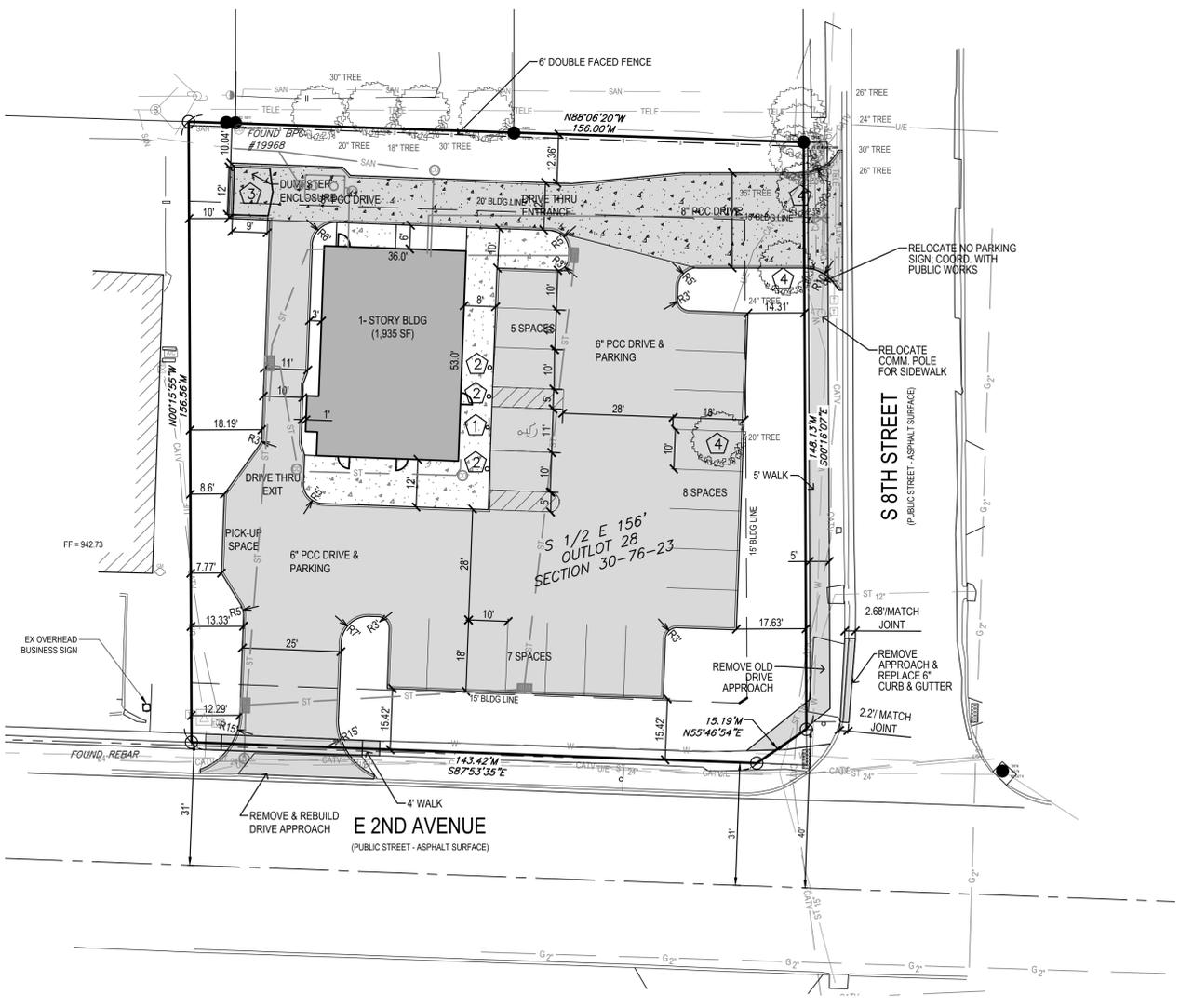
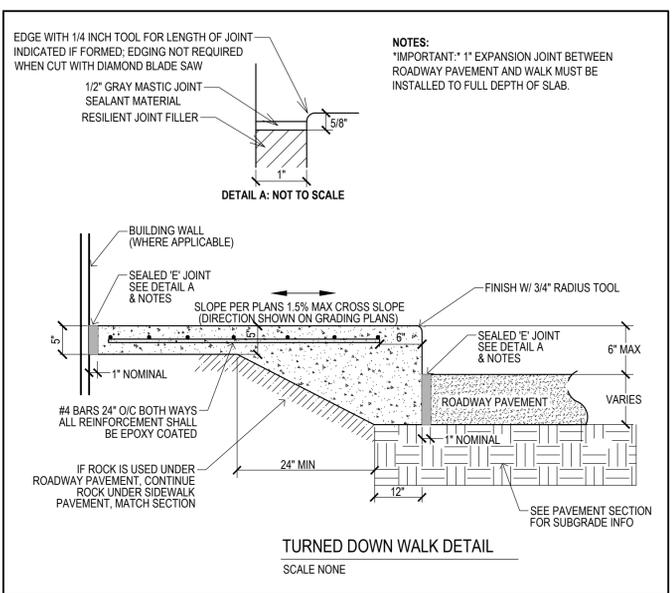
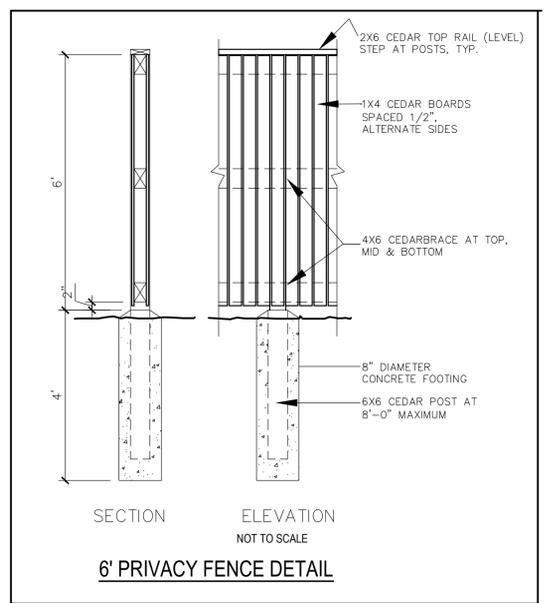
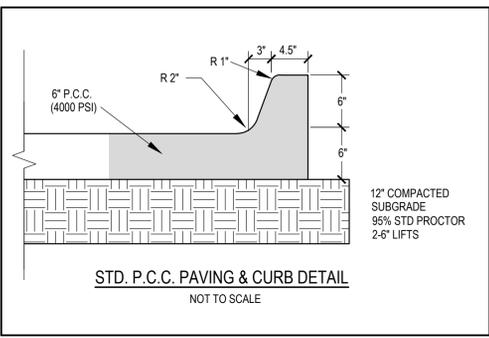
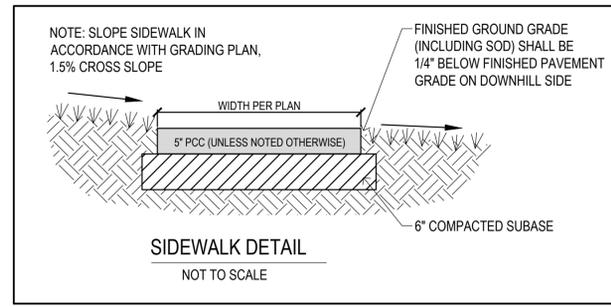
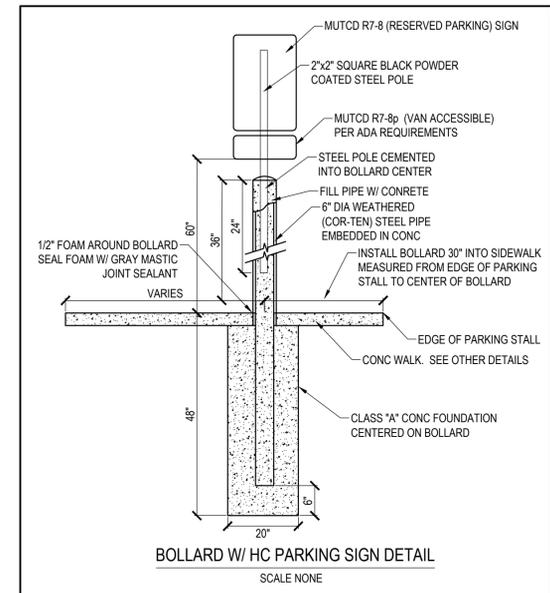






PRELIMINARY- NOT FOR CONSTRUCTION

8/25/2020 5:07:38 PM M:\LAND PROJECTS 2019\190588 COFFEE CABIN 910 EAST 2ND AVE INDIANOLA\MGC2\LAYOUT.DWG

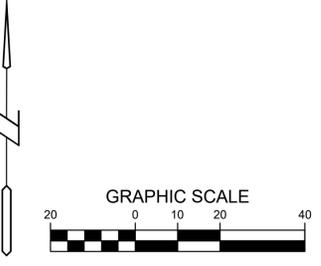


- PAVING NOTES:**
1. THE PAVING/ GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE AREA AS SOON AFTER THE PAVING AS POSSIBLE.
 2. SUBGRADE PREPARATION AND PAVEMENTS WILL BE CONSTRUCTED FOLLOWING RECOMMENDATIONS IN THE SOILS REPORT. APPROVED SOILS ENGINEER MUST SIGN OFF ON SUBGRADE PRIOR TO ANY PAVEMENT BEING PLACED.
 3. SEE DETAILS FOR ALL PAVEMENT THICKNESS.
 4. ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.
 5. SAWCUT NEW PAVEMENT INTO SQUARES BETWEEN APPROXIMATELY 12' X 12' AND 15' X 15'. LENGTH SHALL NOT EXCEED 150% OF WIDTH.
 6. PLACE 1/2\"/>

- PAVEMENT MARKING NOTES:**
1. PAINT A 4\"/>

- KEYED NOTES:**
- 1 BOLLARD WITH ADA PARKING SIGNS (SEE DETAIL)
 - 2 BOLLARD WITH OUT PARKING SIGNS
 - 3 TRASH DUMPSTER ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
 - 4 REMOVE TREE

- LEGEND:**
- PCC PAVING: 8\"/>



Bishop Engineering
 "Planning Your Successful Development"
 3501 104th Street
 Des Moines, Iowa 50322-3825
 Phone: (515)276-0467 Fax: (515)276-0217
 Civil Engineering & Land Surveying Established 1959

CABIN COFFEE COMPANY
 910 E. 2ND AVE., INDIANOLA, IA

LAYOUT PLAN

REFERENCE NUMBER:	
DRAWN BY:	CEJ
CHECKED BY:	RHB
REVISION DATE:	8-25-20
PROJECT NUMBER:	190588
SHEET NUMBER:	C2.1

LANDSCAPE NOTES:

- ALL SODDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
- SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE. SOD/SEED LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES.
- STAKE SOD ON ALL SLOPES 3 : 1 OR GREATER.
- PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
- IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE IDENTIFICATION TAGS AND CORDS ON ALL PLANT MATERIAL PRIOR TO THE COMPLETION OF THE CONTRACT. IDENTIFICATION TAGS MUST BE LEFT ON UNTIL AFTER ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH AROUND ALL TREES TO A DEPTH OF 4 INCHES, UNLESS NOTED.
- STAKE AND WRAP ALL DECIDUOUS TREES IMMEDIATELY AFTER PLANTING. STAKE ALL TREES ACCORDING TO THE STAKING DETAILS. CONTRACTOR SHALL ADJUST AND MAINTAIN GUYING TENSION THROUGHOUT THE PLANT ESTABLISHMENT PERIOD.
- THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
- NO LANDSCAPE MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
- ALL SHRUB AND PERENNIAL PLANTING BEDS SHALL INCORPORATE TYPAR 3301 NONWOVEN LANDSCAPE FABRIC (OR SIMILAR) AND 3" THICK LAYER OF WASHED RIVER ROCK (1.5" NOMINAL SIZE).
- ALL BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER ROCK IS INSTALLED.

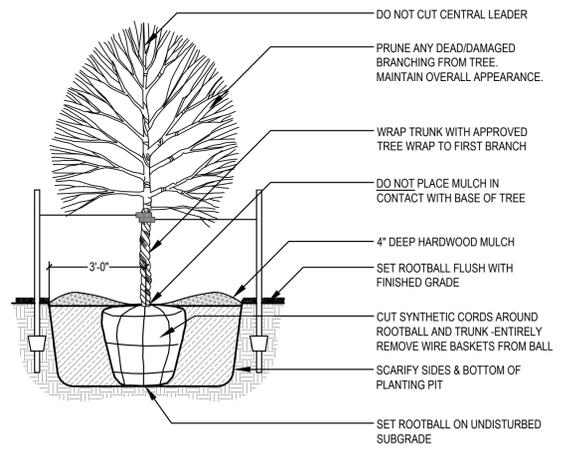
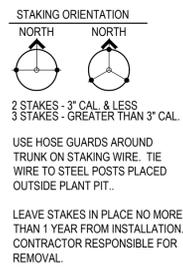
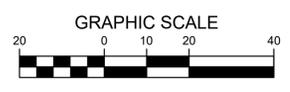
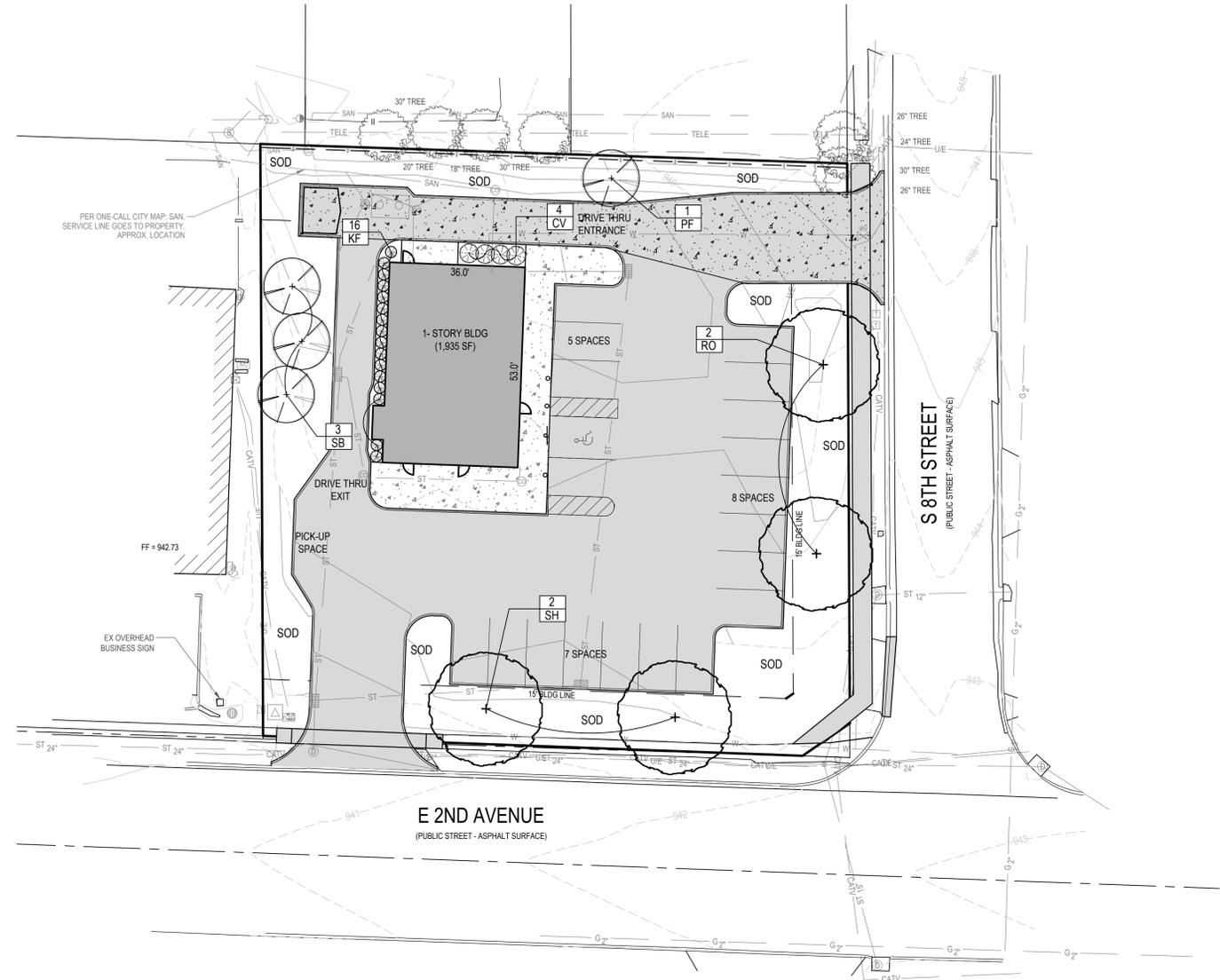
PLANTING SCHEDULE

CODE	QUAN	COMMON NAME	LATIN NAME	SIZE	ROOT	NOTES
SH	2	SKYLINE HONEYLOCUST	GLIEDITSIA TRIACANTHOS INERMS 'SKYLINE'	2.0" CAL	B&B	MATCHED SPECIMENS
RO	2	RED OAK	QUERCUS RUBRA	2.0" CAL	B&B	MATCHED SPECIMENS
SB	3	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'	8" HT	B&B	MATCHED SPECIMENS (CLUMP FORM)
PF	1	PRAIRIE FIRE CRABAPPLE	MALUS 'PRAIRIE FIRE'	1.5" CAL	B&B	MATCHED SPECIMENS
CV	4	COMPACT VIBURNUM	VIBURNUM TRILOBUM 'COMPACTA'	#5	CONT	FULL FORM - MATCHED
KF	16	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS ACUTIFOLIA 'KARL FOERSTER'	#1	CONT	FULLY ROOTED IN CONTAINER

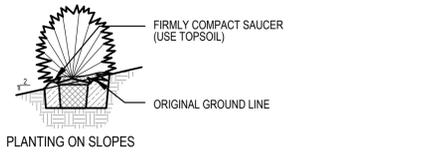
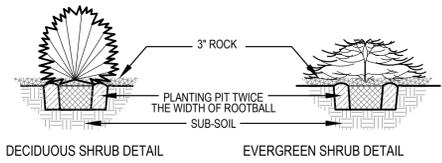
SOD: PROVIDE AND INSTALL SOD FROM LOCAL SUPPLIERS. AREAS TO BE SODDED MUST BE FREE OF ALL CONSTRUCTION DEBRIS AND ANY DIRT CLUMPS OVER 1" IN DIAMETER. THOROUGHLY WATER SOD UPON INSTALLATION. CONTRACTOR TO MAINTAIN WATERING UNTIL SOD IS ESTABLISHED (ROOTS KNITTED INTO SUBSURFACE)

GENERAL LANDSCAPE REQUIREMENTS

TOTAL SQUARE FOOTAGE OF PROJECT AREA	24,451 SF
GREEN SPACE	
10% OF SITE = 24,451 X 10% =	2,445 SF
PROVIDED =	7,888 SF (32%)
HIGHWAY CORRIDOR	
50% OF GREEN SPACE IN FRONT OF BUILDING	
2,445 SF X 50% =	1,223 SF
PROVIDED = 2,550 SF	
TREES	
2 OR 2 PER 3000 SF = 2 X 2445/3000SF =	2 TREES
SHRUBS	
6 OR 3 PER 3000 SF = 3 X 2445 / 3000SF =	6 SHRUBS



DECIDUOUS TREE PLANTING (TYP.)
SCALE: NOT TO SCALE



SHRUB PLANTING (TYP.)
SCALE: NOT TO SCALE

Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217
Civil Engineering & Land Surveying Established 1959

CABIN COFFEE COMPANY
910 E. 2ND AVE., INDIANOLA, IA

LANDSCAPE PLAN

REFERENCE NUMBER:
DRAWN BY: CEJ
CHECKED BY: RHB
REVISION DATE: 8-25-20
PROJECT NUMBER: 190588
SHEET NUMBER: C5.1



Community Development

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

Planning and Zoning Commission

Date of Meeting: September 15, 2020

Agenda Item: 7.D. Consider recommendation on request for a rezoning from C-2, Highway Commercial Zoning District to R-3 Mixed Residential Zoning District located at 506 and 508 West 2nd Avenue.

Application Type: Rezoning

Applicant: Ben Carpenter

Property Owner: City of Indianola and JK Management LLC

Address: 506 and 508 West 2nd Avenue.

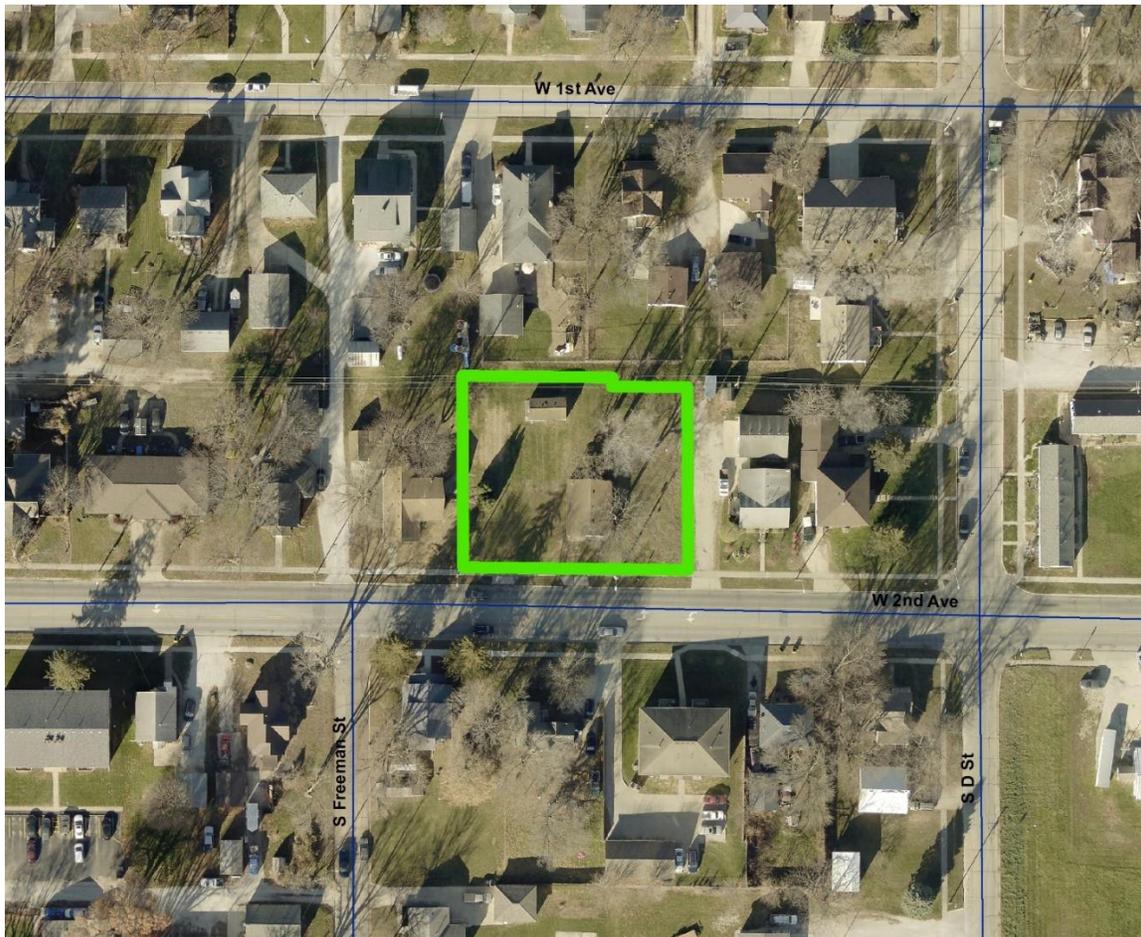
Proposed Zoning: R-3 Mixed Residential

Current Zoning: C-2 Highway Commercial

Comprehensive Plan Designation: Low Density Residential

Application Summary: Request for to rezone three lots totaling 0.43 acres of land currently located part in the C-2 Highway Commercial to the R-3, Mixed Residential to facilitate three new duplexes (one located on each lot).

AERIAL MAP



APPLICABLE CODE SECTIONS

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

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

165.39 APPLICATION FOR CHANGE OF ZONING DISTRICT BOUNDARIES. Any person may submit to the Council an application requesting a change in the zoning district boundaries as shown on the official zoning district map. Such

application shall be filed with the Administrative Officer accompanied by a fee of two hundred dollars (\$200.00) and shall contain the following information:

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

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

ANALYSIS

The proposed rezoning of these three lots is being requested to facilitate a future residential development of three two-story duplexes; one duplex located on each lot. Such a proposal would have a gross density of about 13.95 units per acre. The comprehensive plan identifies this area as low density residential. There is sufficient sanitary sewer and water service in this area to serve these lots if developed residentially. An 8" water line is provided on the north side of West 2nd Avenue, while an 8" sanitary sewer line is located in the center of West 2nd Avenue. West 2nd Avenue, also know as Iowa Highway 92, is a three-lane, hard surfaced road under the jurisdiction of the Iowa Department of Transportation. A notification sign was placed on the property on September 3, 2020, and notification letters were sent out to property owners within 200' on September 3, 2020.

ALTERNATIVES

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

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

RECOMMENDATION

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

LAND USE CHANGE APPLICATION

Community Development

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(515) 961-9430 • comdev@indianolaiowa.gov



PROPERTY OWNER City of Indianola - 506
(Last Name) JK Management LLC - 508
(First Name) [initials]
(Address) 601 W. 1st Ave
(City) Indianola (State) IA (Zip) 50125
(Phone) 515 962 5664 (Email) Kappa1@q.com

APPLICANT (if not Property Owner)
(Last Name) Carpenter
(First Name) Ben
(Address) 208 N. B St.
(City) Indianola (State) IA (Zip) 50125

COMPREHENSIVE PLAN AMENDMENT

Submittal Requirements:
All submittal requirements must be completed. Incomplete applications will not be considered

- Completed Application
- Property Address: _____
- Filing Fee: \$250
- Current Designation: _____ Proposed Designation: _____
- A plat showing the locations, dimensions and use of the property and all property within two hundred (200) feet thereof, including streets and other physical features
- Written justification for proposed amendment
- Other Information as required by Director

REZONING

Submittal Requirements:
All submittal requirements must be completed. Incomplete applications will not be considered

- Completed Application
- Property Address: 506, 508 W. 2nd Ave
- Filing Fee: \$250
- Current Zoning: C2 Proposed Zoning: R3
- Legal description (electronic in word format)
- All items as required by Section 165.39 of the Code of Ordinances of Indianola, Iowa
- Other Information as required by Director

I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that in filing this application I am acting with the knowledge, consent and authority of the owner(s) of the property. Pursuant to said authority, I hereby permit City officials to enter upon the property for the purpose of inspection related to this application.

Signature [Signature]
Name (printed) Benjamin A. Carpenter

Date 8-27-2020

FOR OFFICE USE ONLY: Code to 45989
Date Received: _____
Receipt No: _____
Receipt Amount: _____

165.39 Rezoning Application Requirements

#1 506 and 508 West 2nd Avenue Legal Description

Lot 7, 8, 9 Jones and Windles Addition, Block 18

#2 Present Zoning: C2

#2 Requested Zoning: R3

#3 Existing use of property: None

Proposed use of property: Duplex housing, a sum of 3 duplexes, one duplex on lot 7, one duplex on lot 8, one duplex on lot 9. Each duplex will be 2 story 32' wide facing Hwy 92 by 51' deep, each unit will have one attached garage for a sum of 6 garages.

#4 Names and Addresses of property owners within 200 feet

REINHOLDT, MARILYN D
603 W 1ST AVE
INDIANOLA IA 50125

KAPPELMAN, JUSTIN D/KRISTY L
601 W 1ST AVE
INDIANOLA IA 50125

SINN, NATHAN B
509 W 1ST AVE
INDIANOLA IA 50125

UTTERSON, KELSEY L
507 W 1ST AVE
INDIANOLA IA 50125

CRAWFORD, NORMAN D
505 W 1ST AVE
INDIANOLA IA 50125

SANDQUIST INVESTMENTS LLC
600 S K ST
INDIANOLA IA 50125

165.39 Rezoning Application Requirements

DOWNEY, GARY/JILL
700 S N ST
INDIANOLA IA 50125

ELLIOTT, WILLIAM H
504 W 2ND AVE PO BOX 793
INDIANOLA IA 50125

NORDHAGEN, MARLENE K REV TST
1007 N HOWARD ST
INDIANOLA IA 50125

LARSON, DOUGLAS DALE/BRANDI JOLYNNE
705 E KENTUCKY AVE
INDIANOLA IA 50125

NRK AND ARK REV TRUST
1401 APPLE DR
INDIANOLA IA 50125

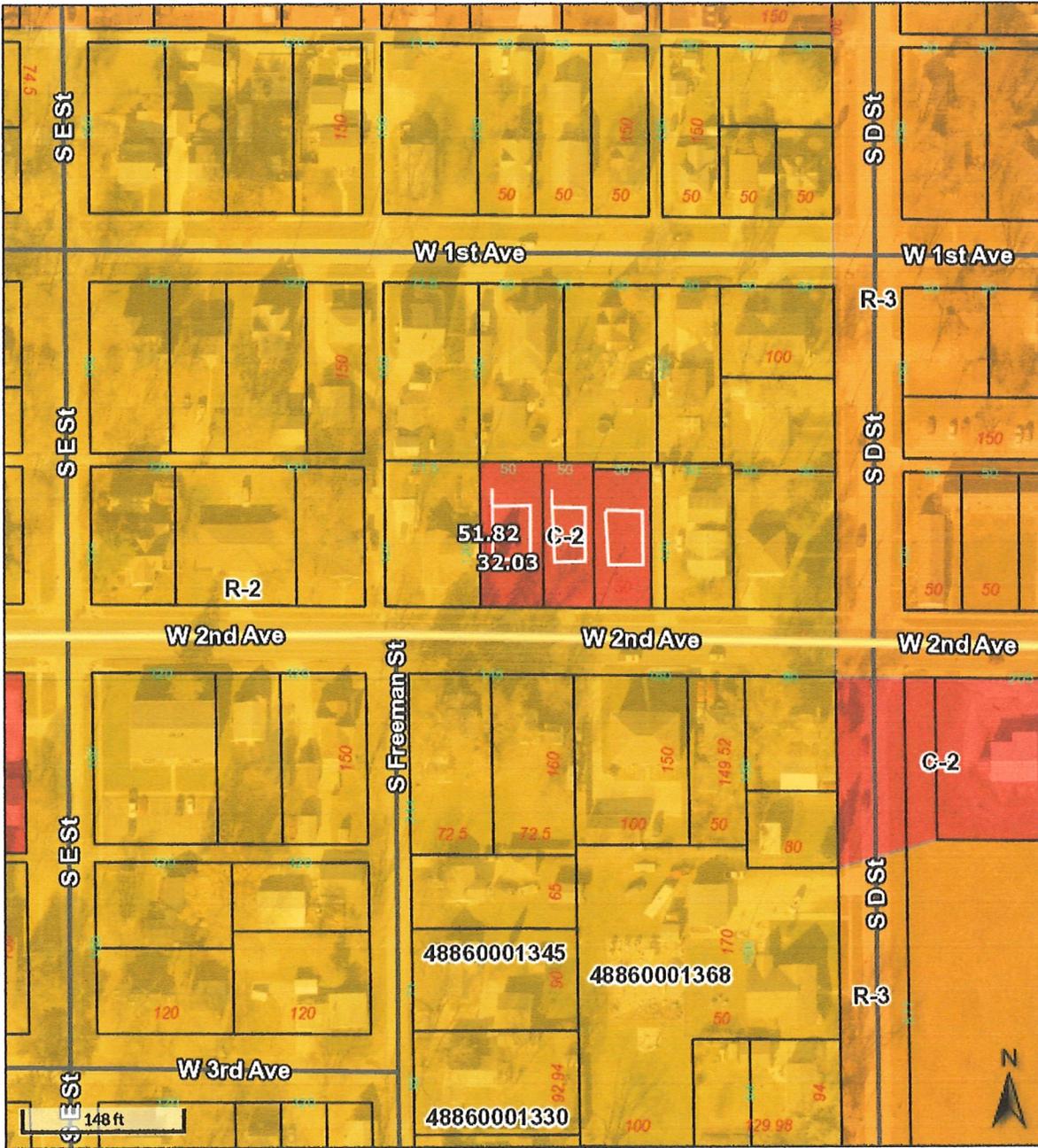
BROWN, GARY HOWARD
511 W 2ND AVE
INDIANOLA IA 50125

DAVIDSON, BRAD/AMY
5509 ORCHARD DR
WEST DES MOINES IA 50266

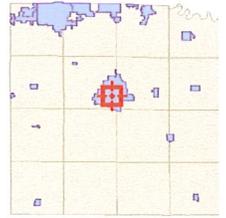
ALEXANDER, CARL B
505 W 2ND AVE
INDIANOLA IA 50125

INMAN, BRENDA/WICKETT, TRACY
307 N D ST
INDIANOLA IA 50125

#5 The reason we feel the C2 zoning classification is no longer valid is because it does not allow for development of residential properties which would compliment the neighborhood. No other business is immediately adjacent these properties. This property is adjacent to all residential zoned properties.



Overview



3 Duplex
 32' Wide
 51' Deep





COMMUNITY DEVELOPMENT

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

The purpose of this memorandum is to provide a brief synopsis of different projects that may be of interest to the Council. Of the 15 projects listed, three (3) are awaiting a submittal from the developer, two (2) are in review, eight (8) have been approved and are in construction, and two (2) were recently completed. All dates are 2020, unless noted otherwise.

1. Dollar Tree (1508 North Jefferson Way)

STATUS: Construction

- Site plan submitted on June 25.
- Variance to parking requirements approved on July 1.
- Site plan approved on July 23.
- Demo permit for existing building applied for on July 23.
- Demo permit issued on July 28.
- Building permit issued on August 26.
- Site work/demo has begun.

2. Williams Terrace (1600 Block of North 9th Street)

STATUS: Awaiting Submittal

- 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.
- The City Council approved the rezoning request on July 6.

3. People Bank Administration Building (500 East Iowa Avenue)

STATUS: Construction

- Site plan and building permit submitted on March 13.
- Site plan approved on April 17.
- Building permit issued on April 17.
- Site work has begun.

4. Peterson Annexation (south of Inwood Street, west of 110th Avenue (North Y Street) and east of County Highway R-63)

STATUS: Awaiting Submittal

- Application for annexation was received on February 25.
- At its meeting on March 25, 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.
- The City Council approved the annexation on June 1.
- The City Council approved an ordinance establishing a zoning district on August 3.

5. Apple Tree Inn (1215 North Jefferson Way)

STATUS: Construction

- Building permit application for interior remodel submitted on January 10.
- Building Permit issued on February 12.

6. Cabin Coffee (910 East 2nd Avenue)

STATUS: Review

- Sale of D&D lot and development agreement was approved by Council on October 21, 2019.
- Staff hosted a preapplication meeting with the developers on October 22, 2019.
- Developer closed on the property on November 22, 2019.
- 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.
- Council approved the extension at its May 18 meeting.
- Site plan submitted on August 27.
- Site plan comments returned on September 3.
- Planning and Zoning Commission will review an alternate site plan on September 15.

7. Scooters Coffee (1112 North Jefferson Way)

STATUS: Completed

- Site plan and building permit were submitted on October 9, 2019.
- Site plan approved on March 11.
- Building Permit issued on April 9.
- Certificate of Occupancy issued on August 28.

8. Crow's Nest Campground (Northwest Corner of South Jefferson Way and East 17th Avenue)

STATUS: Construction

- Staff held a preapplication meeting on a proposed campground on October 3, 2019.
- The City Council approved a rezoning at its January 21 meeting.
- The City Council approved a plat of survey at its May 4 meeting.
- The City Council approved an additional rezoning on June 1.
- Site plan submitted on May 18.
- Site plan comments returned on June 8.

- Revised site plan submitted on June 30.
- Alternative site plan and sidewalk waiver approved by the City Council on July 20.
- Revised site plan comments returned on July 21.
- Revised site plan submitted on July 28.
- Revised site plan comments returned on August 10.
- Revised site plan submitted on August 18.
- Revised site plan comments returned on August 27.
- Development Agreement signed by property owner on August 27.
- Site Plan approved on September 10.

9. Missouri Valley JATC Training Facility (1600 East Iowa Avenue)

STATUS: Construction

- Site Plan for this project was submitted on April 3, 2019 to the City and comments were returned on April 22, 2019.
- Site Plan was approved on June 11, 2019.
- Building permit application was submitted on June 14, 2019.
- Full building permit issued on November 13, 2019.
- Site work has begun.

10. New Heights Church (309 East Hillcrest Avenue)

STATUS: Awaiting Submittal

- The project engineer contacted the City on February 7, 2019 to clarify plan review comments.
- Updated site plan was received on March 7, 2019.
- Site plan approved on May 18.

11. Ashton Park Plat 7

STATUS: Construction

- 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.
- The Planning and Zoning Commission recommended approval of the preliminary plat at its May 12 meeting.
- City Council approved the preliminary plat at its May 18 meeting.
- Revised preliminary plat submitted on July 6.
- Construction documents submitted on July 21.
- Comments on construction documents returned on August 3.
- Construction documents resubmitted on August 21.
- Resubmittal comments returned on September 3.
- Construction documents resubmitted on September 9.
- Construction Documents approved on September 10

12. Summercrest

STATUS: Review

- 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.
- The Planning and Zoning Commission recommended approval of the preliminary plat at its May 12 meeting.
- The City Council approved the Rezoning/PRD plan on July 6.
- The City Council approved the preliminary plat on July 6.
- Construction documents submitted on August 7.
- Comments on construction documents returned on August 19.
- Construction documents resubmitted on September 10.

13. Treeline Plat 1

STATUS: Construction

- Located north of East Iowa Avenue and south of North 7th Court
- Preliminary Plat and Construction Plans submitted on March 16.
- Preliminary Plat was reviewed by Planning and Zoning Commission at its April 21 meeting and was recommended for approval to the Council.
- The City Council approved the preliminary plat at its May 4 meeting.
- Site work has begun.
- Final plat submitted on July 31
- Staff conducted an inspection of the site improvements on August 20.
- Staff conducted a second inspection of the site improvements on September 2.
- Planning and Zoning Commission will review final plat on September 15.

14. Quail Meadows Plat 3

STATUS: Construction

- Located north of North 8th Street and East Trail Ridge Place.
- A rezoning application was submitted on July 1, 2019 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, 2019 meeting.
- The City Council approved the rezoning at its October 21, 2019 meeting.
- This development will require the City to relocate the current lift station north of the Quail Meadows Subdivision to the north of the Summercrest Hills development. The tentative schedule is to have the new lift station completion by fall of 2020.
- The developer submitted a preliminary plat to the City on September 24, 2019.
- Preliminary plat recommended for approval by Planning and Zoning Commission on November 12, 2019.
- City Council approved the preliminary plat at its November 18, 2019 meeting.
- Construction plans were submitted on December 2, 2019.
- Construction plans approved on March 13.
- Final plat submitted on July 26.
- The Planning and Zoning Commission recommended the final plat for approval, with conditions, on July 14.

15. Prairie Glynn Plat 2

STATUS: Completed

- Located east of East Franklin Avenue and North 15th Street.
- A revised preliminary and final plat were submitted on June 5, 2019. The Planning and Zoning Commission reviewed the preliminary plat at its July 9, 2019 meeting, and the Council approved the preliminary plat at its July 15, 2019 meeting.
- Final Plat submitted on April 2.
- The Planning and Zoning Commission recommended approval of the final plat at its June 9 meeting.
- Staff inspected the public improvements and the punchlist was completed on August 13.
- The City Council approved the final plat of August 17.



Community Development

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Aug 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	1	\$430,000.00	\$430,000.00	\$0
102	Single Family Attach	6	\$1,300,000.00	\$216,666.00	
103	Two Family	0			
104	Three or More Families				
	Mobile Homes	0			\$0
322	Service Stations	0			
324	Office	0			\$0
328	Non-resident buildings	1	\$430,000.00	\$430,000.00	\$0
329	Pool	0			
434	Residential Add/Alt	4	\$27,000.00	\$6,750.00	\$0
437	Non-residential add/alt	0			
438	Res garage/carports	1	\$95,356.02	\$95,356.02	
645	Demo - sfd	0			
649	Demo - commercial				
August Total		13	\$2,282,356.02		\$0
<u>Residential Value</u>		<u>Commercial Value</u>		<u>All Non-Taxable</u>	
81.2%		0.0%		0.0%	

YEAR TO DATE TOTAL					
<u>Code</u>	<u>Type</u>	<u>Permits Issued</u>	<u>Amount</u>	<u>Average</u>	<u>Non-Taxable</u>
101	Single Family Home	43	\$9,700,188.00	\$225,585.77	
102	Single Family Attach	10	\$1,712,000.00	\$171,200.00	
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	3	\$804,950.00	\$268,316.67	
329	Pool	0			
434	Residential add/alt	50	\$330,347.00	\$6,606.94	
437	Non-residential add/alt	2	\$1,971,511.00	\$985,755.50	
438	Res garage/carports	6	\$211,916.02	\$35,319.00	
645	Demo - sfd	8			
649	Demo - commercial	2			
YTD TOTAL		137	\$16,454,213.02		
<u>Residential Value</u>		<u>Commercial Value</u>		<u>All Non-Taxable</u>	
73.9%		23.6%		0.0%	



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Building Permit Detail August 2020

125	Doug Meyer Deck 906 S Jefferson	\$7500	8/18/2020
126	Brock Banks Deck 1012 S R	\$7000	8/20/2020
127	Tyler Christowski Deck 1203 N 9th	\$7500	8/20/2020
128	Gregory Wilbur Garage 2300 W Euclid	\$95356.02	8/21/2020
129	Orton Homes Single Family Dwelling 808 W Orchard	\$430000	8/26/2020
130	One Site Development Commerical Building 1508 N Jefferson Way	\$430000	8/26/2020
131	Taylor Hallengrow Deck 1011 E Henderson Pl	\$5000	8/27/2020
132	Ground Breaker Homes Duplex 817 Trail Ridge	\$210000	8/27/2020
133	Ground Breaker Homes Duplex 819 Trail Ridge	\$230000	8/27/2020



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Building Permit Detail August 2020

134	Ground Breaker Homes Duplex 821 Trail Ridge	\$200000	8/27/2020
135	Ground Breaker Homes Duplex 823 Trail Ridge	\$215000	8/27/2020
136	Ground Breaker Homes Duplex 825 Trail Ridge	\$215000	8/27/2020
137	Ground Breaker Homes Duplex 827 Trail Ridge	\$230000	8/27/2020