



Ward Meetings - Questions/Answers

Update December 3, 2020

Q. How do residents request extra traffic enforcement in a neighborhood?

A. Residents should call the non-emergency phone number for the Police Department at (515) 961-9400.

Q. What are the plans for future parks in northern Indianola?

A. The newly adopted Comp Plan identifies general areas for future parks. Also, as part of the Comp Plan recommendations, work has already begun on updating various land use and development codes. One such topic being considered is for “park land dedication”. This type of regulation would place a requirement on a developer to incorporate a park in the proposed development. Lastly, as part of the development process for the FY22 budget, the Parks and Recreation Department will be submitting a budget proposal to evaluate needs for current parks, as well as amenities and community wishes for future parks.

Q. When do you expect to have building code updates completed?

A. The City’s building codes were updated last June after a thorough review. Additionally, following the adoption of the City’s updated Comp Plan, work began on the process to review and update many of the City’s land use and development related code, such as zoning, signage, site plan, subdivision and tree preservation regulations, to name a few. An important part of this process has involved interviews with residents, developers, contractors and other key stakeholders. It is anticipated proposed changes pertaining to zoning and site plan regulations will come forward to the Planning and Zoning Commission in late winter/early spring, with the remaining proposals to be completed in Fiscal Year 2021-22 (a fiscal year runs from July 1, 2021 to June 30, 2022).

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Q. Is there an update on the 55+ community that is proposed directly north of Kading? There appears to be a for sale sign back on the property of the proposed senior housing community. It has been there for a few months.

A. The senior housing development on N Ninth Street is still moving forward. This project will take up about 3.5 acres of the property's 12 acres. The owners have indicated that the remaining acres are available for sale and is the reason for the realty sign. The subject property was rezoned in June of this year, and the developer has been working on other approvals through the State to move this project forward. Currently, the developer is working on the design of this project and is expected to submit to the City a subdivision plat, site plan and building permit in the coming months.

Q. At what point does the City do a traffic impact analysis study for proposed development(s)?

A. Generally, a traffic impact analysis study is required from a new residential or commercial development, when it exceeds the thresholds for traffic volume. The traffic volume thresholds generally vary from 1,000 Vehicles per day (VPD) to 2,000 VPD (or) 100 Vehicles per hour (VPH) to 150 VPH. None of the City's recent developments met these thresholds to require a traffic impact analysis study. Having said that, the City constantly monitors the traffic volume data collected by the Iowa DOT. City staff uses this traffic volume data to assess the need for traffic study at specific locations.

Due to the growth in the northeast quadrant of Indianola, the City conducted an engineering study to assess the infrastructure needs of East Hillcrest Avenue. As a result, the City's five-year capital improvement plan includes improvements on Hillcrest Avenue corridor with new three-lane paved street with integral curb and gutter, improved drainage performance, improved sidewalk connectivity, new trees, improved trail crossing, and a new trail head. The proposed improvements will improve traffic operations and safety to meet increasing traffic and pedestrian demand in the north-east side of town.



Q. What is the status of the Kading Properties, LLC v. City of Indianola lawsuit?

A. The plaintiff in Kading Properties, LLC v. City of Indianola, Iowa submitted a petition withdrawing their first suit against the City. The second case, which was brought forth against the City following the denial of a proposed residential development, remains with an initial hearing date scheduled for January 15, 2021.

