



— 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, June 9, 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 —

June 9, 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. May 12, 2020
5. Public Comments
6. Old Business
7. New Business
 - A. Consider recommendation on request for approval of a Final Plat for Prairie Glynn Plat 2
 - B. Consider recommendation on request for approval of a Final Plat for Heritage Hills Plat 10
 - C. Consider recommendation on request for approval of a Final Plat for Autumn Ridge Plat 3
 - D. Discussion and Direction regarding the Fiscal Year 21 Community Development Work Plan
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 —

MINUTES OF PLANNING AND ZONING MEETING

May 12th, 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)

Becky Needles (via Zoom)

Staff Present: Charlie Dissell, Cortney Marmon

Public Present: Tom Charlton 611 E Scenic Valley, Ross Dale 615 E Scenic Valley, Seth Moulton 2074 NW 86th St Ankeny, IA (Representing DR Horton), Jake Collin (Representing Jerry's Homes), Melissa Hills (representing Civil Engineering)

Commissioner Butler moved to approve the agenda of the May 12th, 2020 meeting and Commissioner Freeburg seconded the motion. On roll call the vote was AYES: was AYES: Rabe, Farris, Soldwisch, Pribil, Ormsby, Butler, Ritchie, Needles Opposed: None. Whereupon the Chairperson declared the motion carried unanimously.

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

Consider recommendation on request for approval of a Preliminary Plat for Summercrest Subdivision

Mr. Dissell provided an overview, reviewed staff report

Commissioner Farris wanted to know how this proposed play fits the requirements since many of the lots do not have 60 ft width

Mr. Dissell said that R5 zoning allows for unique design and the width can be changed to what the commission sees fit
Commissioner Farris read from the code and said that minimum lot width is not mentioned or varying it

Mr. Dissell pulled up code page 1027 to review under standards and requirements, stated his interpretation is that the yard requirements include the minimum lot widths even if it is not mentioned directly

Commissioner Farris stated he disagrees, that lot width is the only thing not specified

Mr. Dissell stated it did state variations in yard requirements are allowed

Commissioner Ritchie wanted to know if similar lots were looked at similarly

Mr. Dissell stated he believed so and would check, shared prelim plat that was approved in 2015 which was approved under the R3 standards

Public Comment:

Tom Charlton 611 E Scenic Valley read letter signed by 52 people near where the parcel is to be put from 05/09/2020, not wanting the development to proceed

Ross Dale 615 E Scenic Valley stated looking at homes and promised size of sq ft, with suggested price range, it would be impossible to have a home that size, wondering where numbers came from and would caution to hold them to that price range or question if you would even want them to be that cheap

Seth Moulton 2074 NW 86th Pl Ankeny, IA (DR Horton Rep) stated respects concerns because they have not built in the community, started business in 2015 and sold to DR Horton, stated able to add sq ft to homes through national accounts, stated he has been a licensed realtor for 18 years and would cooperate with local realtors, mentioned state of Iowa follows national building codes and they follow all building codes and city guidelines, do use local contractors, stated sq ft of homes is actual sq footage of homes without garages, has 280 homes in Des Moines under construction, uses energy codes, try to make the homes as perfect as possible, built over 60,000 homes a year and bound to have some complaints, will bring tremendous value to the community

Tom Charlton asked how many of these homes will have basements

Seth Moulton said they allow the market to determine what they will be building, most homes will have basements, can be built on slabs as well

Commissioner Ritchie asked for Mr. Dissell to summarize recommendation again

Mr. Dissell summarized recommendations

Commissioner Pribil asked if we are adopting a variance because this area is hard to develop or because we are trying to squeeze homes into Indianola, stated would want this built across or near his home, much better than multi family dwelling

Commissioner Soldwisch stated that there is no conflict on her part, no relationship or financial gain involved
Commissioner Rabe stated Commissioner Soldwisch has no conflict and has always recused herself when she does have conflict

Commissioner Soldwisch stated that she did represent Classic Builders before it was bought out by DR Horton and that is where the relationship ceased, does know them as she has been part of the real estate community for 20 years

Commissioner Butler stated that he didn't want to set a precedence of approving variances, but with the rezoning we actually reduce density, because they would be single family homes and there wouldn't be multi family dwellings which would be allowed without approval of the variance

Commissioner Soldwisch stated that alot of the concern that has been expressed has been with what kind of effect this will have on current property value, stated market standards change and based off the market the average list price of active homes is 255k throughout the metro, would not have any issue living near new construction homes

Commissioner Ritchie stated that the comprehensive plan states we have the need for this type of housing

Commissioner Farris stated he is concerned about the plat because it changes the min lot size acceptable in Indianola, not opposed to a smaller lot but does not think this is the way to establish a lot size, thinks it should be through changes in the zoning code, also does not think commission has the authority to approve lots less than 60 feet wide, opposed to prelim plat

Commissioner Butler moved to approve the recommendation on the request for approval of a Preliminary Plat for Summercrest Subdivision with the following conditions:

1. The development plan be updated to show minimum setbacks of 25 feet in the front, 30 feet in the rear, and 8 feet on the sides, plus a minimum lot area of 7,200 square feet for lots that are adjacent to the boundaries of the existing lot.
2. The development plan be updated to include landscaping standards that will be included for each lot, as well as perimeter landscaping that will be included along the south side of the development.
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 Ritchie seconded the motion. On roll call the vote was AYES: Rabe, Needles, Butler, Soldwisch, Ritchie, Ormsby, Freeberg NAYS: Farris, Pribil. Whereupon the Chairperson declared the motion approved.

Consider recommendation on request for approval of a Preliminary Plat of Survey in unincorporated Warren County

Mr. Dissel Provided an overview

Commissioner Soldwisch moved to approve the request for approval of a Preliminary Plat of Survey in unincorporated Warren County Commissioner Farris seconded the motion. On roll call the vote was AYES: Rabe, Farris, Butler, Soldwisch, Pribil, Ritchie, Ormsby, Freeberg, Needles NAYS: None. Whereupon the Chairperson declared the motion approved unanimously

Consider recommendation on request for approval of a Preliminary Plat for Ashton Park Plat 7

Mr. Dissell provided an overview

Commissioner Farris asked about the gravel turn around, wanted to know if it was legal for us to say that if 19th wasn't put through all the way that the gravel turnaround has to be turned into a cul de sac

Mr. Dissell stated that if the plan is showing Boston going through then they have looked into it but if E Boston is not punched through then we would look at gravel turn around would be turned into a permanent turnaround

Jake Collin with Jerry's homes, stated there is not economical reason they wouldn't develop the entire property, originally designed some cul de sacs but changed that for the city, has been very cooperative through the process, will see the project through, will continue to develop area

Melissa Hills with civil engineering consultants, has designed for Boston Ave to come through, have planned for roadway design

Commissioner Ormsby asked if detention was meant to handle both sides of street

Melissa said there will be detention on both sides of the street

Commissioner Farris moved to approve the request for approval of a Preliminary Plat for Ashton Park Plat 7

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

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

Comments: None

Commissioner Pribil moved to adjourn the meeting and Commissioner Ritchie seconded. Meeting was adjourned at 7:15pm.

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: June 9, 2020

Agenda Item: 7.A. Consider recommendation on request for approval of a Final Plat for Prairie Glynn Plat 2.

Application Type: Final Subdivision Plat

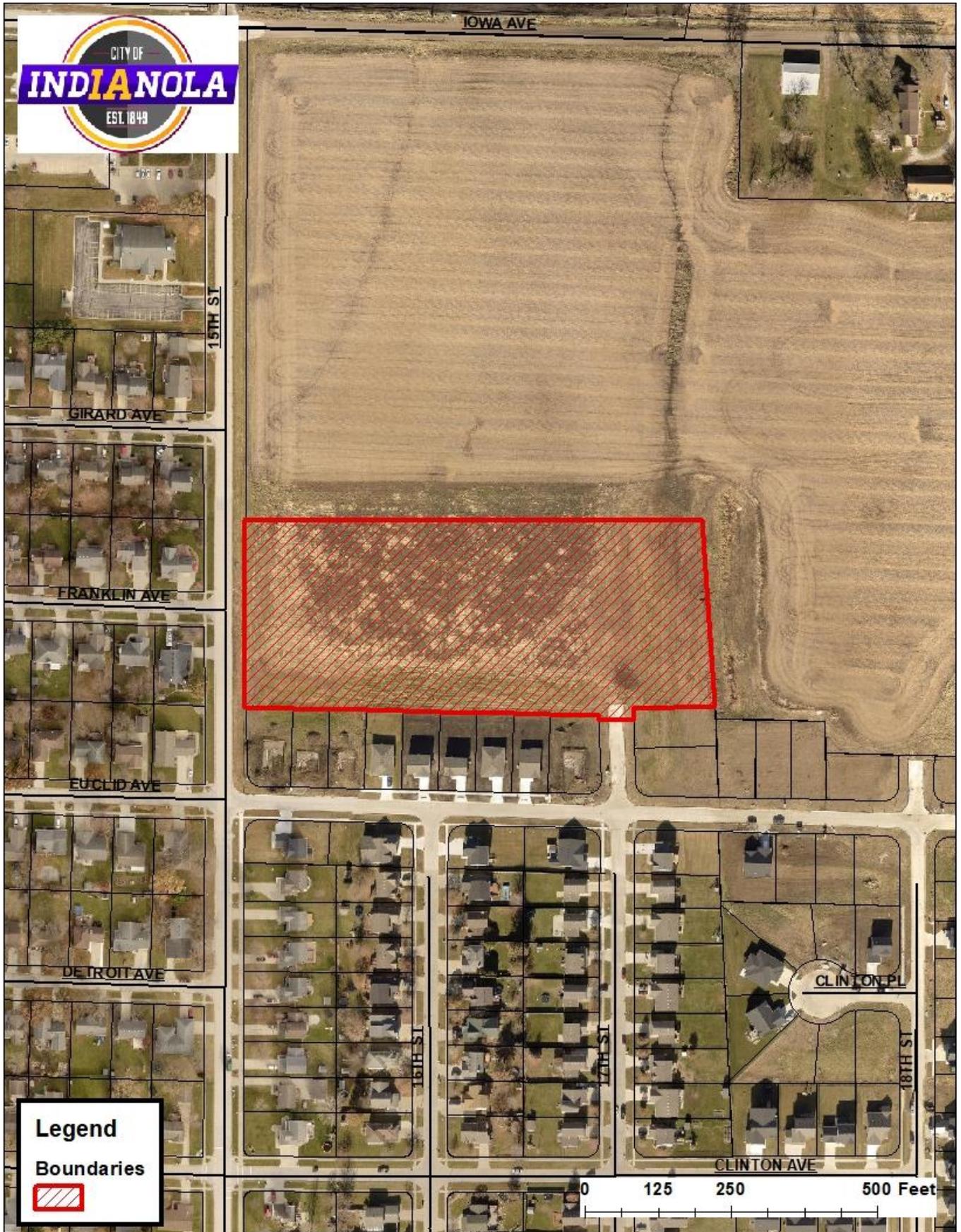
Applicant: Chris Thompson of Cooper Crawford & Associates, LLC

Zoning: R-3, Mixed Residential

Comprehensive Plan Designation: Low Density Residential (2011 Comprehensive Plan)

Application Summary: Request for final plat approval of a 23-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 23-lot residential subdivision. The preliminary plat of this subdivision was approved by the City Council on July 15, 2019, and the final plat matches that preliminary plat that was approved. The plat includes an extension of East Franklin Avenue to the east, and North 17th to the north. East Franklin will

terminate at a “T” intersection with North 17th Street, and North 17th Street will terminate in a dead-end on the north end of the development awaiting future development.

Grading and utilities have been completed for this subdivision; however, paving has yet to be completed. As such, City staff has not yet done a final inspection of the improvements. Furthermore, staff is awaiting maintenance bonds for the improvements.

Letters were mailed to property owners within 200 feet of this property on May 29, 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. The City Council review the recommendation of approval after all improvements have been inspected and approved by staff, and all maintenance bonds have been secured.

INDEX LEGEND

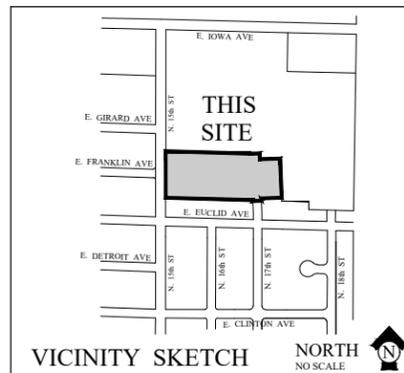
LOCATION: SW 1/4 W 1/4 SEC. 20-76-23
 REQUESTOR: DILIGENT GLYNN LLC
 PROPRIETOR: DILIGENT GLYNN LLC
 SURVEYOR: KEVEN J. CRAWFORD
 COMPANY: COOPER CRAWFORD & ASSOCIATES
 475 S 50th ST., STE. 800,
 WDM, IA 50023
 RETURN TO: KEVEN J. CRAWFORD

NOTES

1. LOT A AND LOT B TO BE DEDICATED TO THE CITY FOR USE AS PUBLIC STREETS AFTER PLAT APPROVAL AND IN CONJUNCTION WITH PLAT RECORDING.
2. INSTALLATION OF PUBLIC SIDEWALK TO OCCUR AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT. SIDEWALKS ARE REQUIRED ON BOTH SIDES OF THE STREET.
3. THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000.
4. EACH LOT IN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 5,000.
5. ALL LOT CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.
6. BEARINGS BASED ON AN ASSUMED BEARING.
7. M.P.E.'S SHOWN ON THE PLAT ARE CERTIFIED BY BRAD COOPER, PROJECT ENGINEER.
8. 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.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	088°28'23"	25.00	38.60	24.34	34.88	N44°12'19"W
C2	093°37'21"	25.00	40.85	26.63	36.46	S44°44'49"W
C3	086°22'39"	25.00	37.69	23.47	34.22	S45°19'11"E
C4	091°31'37"	25.00	39.94	25.68	35.82	N45°47'41"E



FINAL PLAT
PRAIRIE
GLYNN PLAT 2
 OWNER / DEVELOPER

DILIGENT GLYNN LLC
 12119 STRATFORD DR.
 CLIVE, IA 50325
 515-309-0705
ZONING
 R3 - MIXED RESIDENTIAL
SETBACKS
 FRONT YARD: 25'
 REAR YARD: 30'
 SIDE YARD: 16' TOTAL, 8' MIN.
UTILITIES
 SANITARY SEWER - CITY OF INDIANOLA
 WATER - INDIANOLA MUNICIPAL UTILITIES

LEGAL DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 76 NORTH, RANGE 23 WEST OF THE 5TH P.M., THE CITY OF INDIANOLA, WARREN COUNTY, IOWA, THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 76 NORTH, RANGE 23 WEST OF THE 5TH P.M.; THENCE 100°01'53"E, 164.26 FEET ALONG THE EAST LINE OF SAID SECTION 20; THENCE S89°58'07"E, 35.00 TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF N. 15TH STREET, AS IT IS PRESENTLY ESTABLISHED AND THE NORTHWEST CORNER OF PRAIRIE GLYNN PLAT 1, AN OFFICIAL PLAT, CITY OF INDIANOLA, WARREN COUNTY, IOWA; THENCE N00°01'53"E, 321.16 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE S88°26'30"E, 591.81 FEET; THENCE N02°03'51"W, 2.39 FEET; THENCE N87°56'09"E, 200.21 FEET; THENCE S02°03'51"E, 272.00 FEET TO THE NORTHEAST CORNER OF PRAIRIE GLYNN PLAT 1; THENCE S87°56'09"W, 140.21 FEET ALONG THE NORTH LINE OF PRAIRIE GLYNN PLAT 1; THENCE S02°03'51"E, 16.36 FEET ALONG SAID NORTH LINE; THENCE S87°56'09"E, 60.00 FEET ALONG SAID NORTH LINE; THENCE N02°03'51"W, 7.28 FEET ALONG SAID NORTH LINE; THENCE N88°26'30"W, 603.58 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 5.875 ACRES MORE OR LESS.

SAID TRACT OF LAND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

LEGEND

- ▲ PLAT BOUNDARY
- SECTION CORNER
- FOUND CORNER, AS NOTED
- SET CORNER 5/8" I.R. W/ YELLOW CAP #13156
- I.R. IRON ROD
- G.P. GAS PIPE
- D. DEEDED DISTANCE
- M. MEASURED DISTANCE
- R. PREVIOUSLY RECORDED DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT
- 3333 ADDRESS
- B.S.L. BUILDING SETBACK LINE
- M.O.E. MINIMUM OPENING ELEVATION
- M.P.E. MINIMUM PROTECTION ELEVATION
- N.R. NOT RADIAL

CERTIFICATIONS

BRADLEY R. COOPER, IOWA LICENSE NO. 12980
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021
 PAGES OR SHEETS COVERED BY THIS SEAL:
 THIS SHEET ONLY

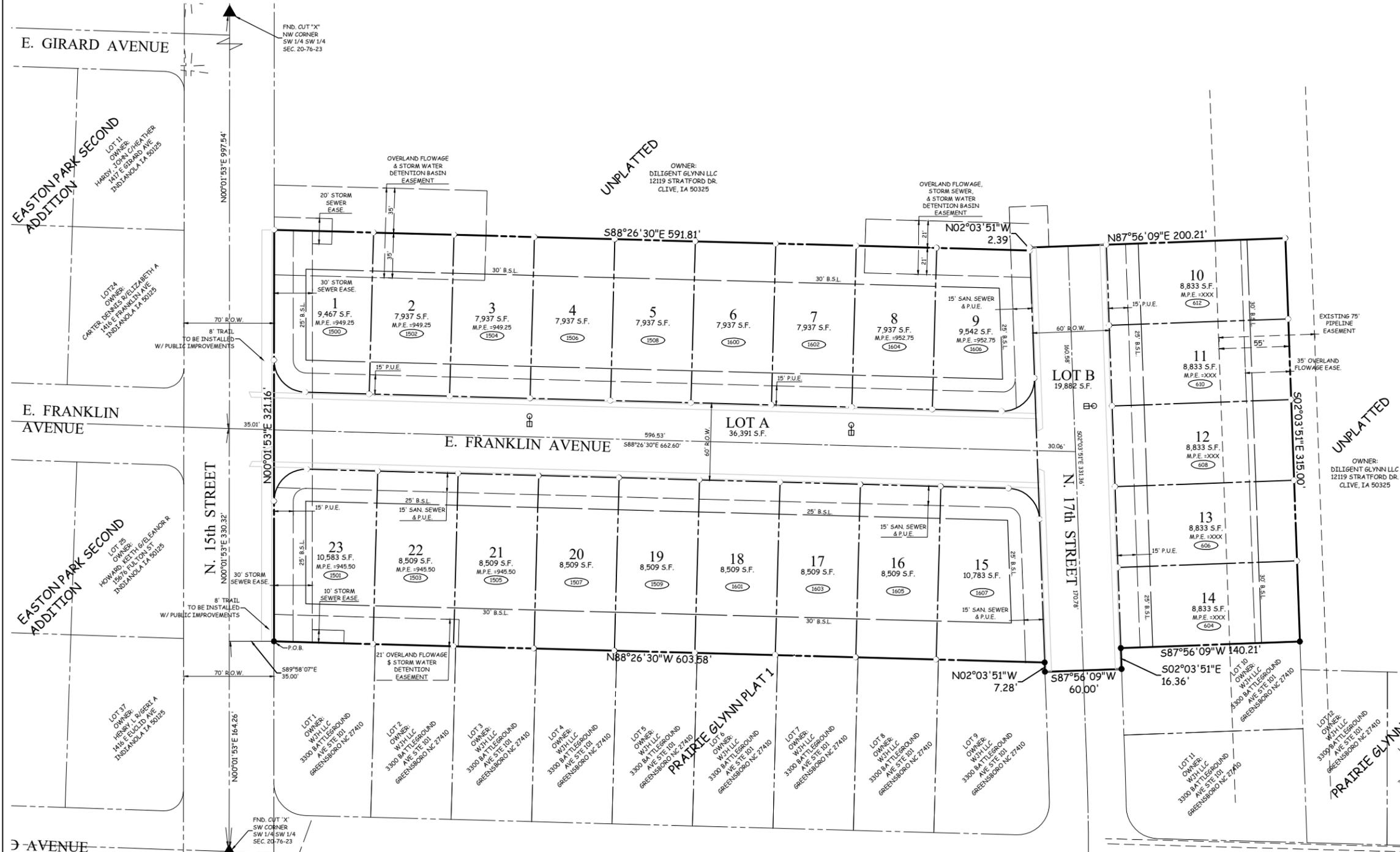
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

KEVEN J. CRAWFORD, IOWA LICENSE NO. 13156
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020
 PAGES OR SHEETS COVERED BY THIS SEAL:
 THIS SHEET ONLY

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.

COOPER CRAWFORD & ASSOCIATES, L.L.C.
 CIVIL ENGINEERS
 475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
 PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 4-2-2020
 REVISIONS: 5-27-2020
 JOB NUMBER
CC 1707
 APPROVED: (X-X-2003) INITIALED: XXX AS-BUILT: (X-X-2003)
FINAL PLAT
PRAIRIE GLYNN PLAT 2
 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: June 9, 2020

Agenda Item: 7. B. Consider recommendation on request for approval of a Final Plat for Heritage Hills Plat 10

Application Type: Final Subdivision Plat

Applicant: Paul Clausen of Civil Engineering Consultants, Inc.

Zoning: R-5, Planned Residential

Comprehensive Plan Designation: Mixed Residential (2011 Comprehensive Plan)

Application Summary: Request for final plat approval of a 10-lot townhome 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 10-lot townhome residential subdivision, where 20 units are proposed. The preliminary plat of this subdivision was approved by the City Council on August 19, 2019, and the final plat matches that preliminary plat that was approved. The plat includes an extension of Trail Ridge Road to the west, where it will terminate in a dead-end on the west end of the development awaiting future development.

Grading, paving and utilities have been completed for this subdivision, and City staff is scheduled to inspect improvements on June 5. All maintenance bonds for the improvements have been received.

Letters were mailed to property owners within 200 feet of this property on May 29, 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. The City Council review the recommendation of approval after all improvements have been inspected and approved by staff, and all maintenance bonds have been secured.

RECORDER'S
STAMP

FINAL PLAT

HERITAGE HILLS PLAT 10

INDIANOLA, IOWA

DILIGENT, C/O PEOPLES CO., 12119 STRATFORD DRIVE, SUITE B, CLIVE IA 50325

INDEX LEGEND					
COUNTY:	WARREN	SECTION	TOWNSHIP	RANGE	¼ ¼
ALIQUOT PART:		13	76	24	SW SE
		13	76	24	SW SW
CITY: INDIANOLA					
PROPRIETOR (S): ROBERT DOWNING REVOCABLE TRUST, ETAL					
REQUESTED BY: DILIGENT, C/O PEOPLES CO					
PROFESSIONAL LAND SURVEYOR: JEFFREY A. GADDIS, PLS #18381					
COMPANY: CIVIL ENGINEERING CONSULTANTS, INC RETURN TO: ATTN: JEFFREY A. GADDIS 2400 86TH STREET, URBANDALE, IA 50322					

LAND AREA

2.65 AC. SW¼ SW¼
3.05 AC. SE¼ SW¼
5.70 AC. TOTAL AREA

PROPERTY OWNER / APPLICANT:

DILIGENT
C/O PEOPLES CO
12119 STRATFORD DRIVE
SUITE B
CLIVE IA 50325

ZONING/LAND USE

RESTRICTED R-5 PLANNED RESIDENTIAL (JAN 29, 2002)

SETBACKS:

FRONT - 25'
SIDE - 8' MINIMUM
REAR - 30'

LAND AREA

2.65 AC. SW¼ SW¼
3.05 AC. SE¼ SW¼
5.70 AC. TOTAL AREA

FLOOD ZONE

ZONE 'X'
FEMA FIRM FLOOD INSURANCE RATE MAP NUMBER
19181C0164F, REVISED 11-16-2018.

LEGAL DESCRIPTION

PARCEL 'E', 5/2, SW¼, SECTION 13-76-24, AND OFFICIAL PLAT RECORDED WITH INSTRUMENT NUMBER 2020-00870 IN THE OFFICE OF THE WARREN COUNTY RECORDER, CITY OF INDIANOLA, WARREN COUNTY, IOWA, SAID PARCEL CONTAINING 5.70 ACRES MORE OR LESS.

LEGEND

▲	FOUND SECTION CORNERS
●	FOUND CORNERS (¾" I.R. W/ BLUE CAP #18381 UNLESS OTHERWISE NOTED)
○	SET PROPERTY CORNER (¾" I.R. W/ BLUE CAP #18381 UNLESS OTHERWISE NOTED)
---	PLAT BOUNDARY
---	EXISTING PROPERTY LINES
---	PROPOSED LOTS
---	EASEMENT LINES
---	BUILDING SETBACK LINES (B.S.L.)
---	CENTERLINE STREET
D.	DEEDED BEARINGS & DISTANCE
P.	PREVIOUSLY RECORDED BEARING & DISTANCE
M.	MEASURED BEARING & DISTANCE
I.R.	IRON ROD
I.P.	IRON PIPE
BK. XXX, PG. XXX	COUNTY RECORDER'S INDEXING BOOK
R.O.M.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT



VICINITY SKETCH NORTH
SCALE: 1"=1000'

Sheet List Table

SHEET NUMBER	SHEET TITLE
01	FINAL PLAT COVER SHEET
02	FINAL PLAT

GENERAL NOTES

- ONE WEEK PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONTACT:
 - CITY OF INDIANOLA (461-9410)
 - DILIGENT KALEN LUDWIG (515) 222-1347
 - CIVIL ENGINEERING CONSULTANTS INC. (276-4884)
 - IOWA ONE CALL
- LOCATION OF EXISTING FACILITIES AND APPURTENANCES SHOWN ON PLAN ARE BASED ON AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING TO DETERMINE EXACT FACILITIES LOCATIONS, CIVIL ENGINEERING CONSULTANTS, INC. DOES NOT GUARANTEE LOCATIONS OF EXISTING FACILITIES AS SHOWN, OR THAT ALL EXISTING FACILITIES ARE SHOWN. IT IS CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL PUBLIC AND PRIVATE UTILITY PROVIDERS SERVING AREA, AND IOWA ONE CALL, TO DETERMINE EXTENT AND PRECISE LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION BEGINS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH 2019 URBAN STANDARD SPECIFICATIONS. CONTRACTOR SHALL VERIFY LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES, DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY CONTRACTOR AT CONTRACTOR'S EXPENSE TO SATISFACTION OF OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT LOCATIONS OF UTILITY SERVICES.
- CONTRACTOR SHALL RECONNECT ALL FIELD TILE INTERCEPTED DURING CONSTRUCTION.
- ALL STATIONING IS BASED ON STREET CENTERLINE MEASUREMENT AND SPECIFICATIONS.

BASIS OF BEARINGS

THE PLAT OF SURVEY BEARINGS ARE BASED ON THE NORTH LINE OF SW¼ OF SECTION 13-76-24 ASSUMED AS S89°03'20"E.

NOTES

- THE ALLOWABLE ERROR OF CLOSURE FOR THE BOUNDARY IS 1:10,000 AND THE ALLOWABLE ERROR OF CLOSURE FOR EACH LOT IS 1:5,000.
- THE EASEMENTS SHOWN ON ADJOINING OWNERS' PROPERTY ARE NOT PART OF THIS PLAT AND ARE SHOWN FOR REFERENCE ONLY. THESE EASEMENTS SHALL BE ACQUIRED THROUGH A SEPARATE RECORDED DOCUMENT.
- THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PERFORMED BY THIS SURVEYOR.
- MONUMENTS TO BE SET WITHIN ONE YEAR THE FINAL PLAT'S RECORDING DATE. LOT 'A' IS TO BE DEDICATED TO THE CITY OF INDIANOLA FOR PUBLIC STREET RIGHT-OF-WAY.
- ALL UTILITIES INDICATED ON PLAT ARE PUBLIC UNLESS OTHERWISE NOTED.
- THE EXISTING PUBLIC SANITARY SEWER EASEMENT WAS TRANSCRIBED FROM THE HERITAGE HILLS PLATS 5 & 7 PUBLIC IMPROVEMENT DRAWINGS.
- NO RECORDED EASEMENT WAS PROVIDED OR FOUND BY THIS PROFESSIONAL LAND SURVEYOR.
- 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.

BENCHMARKS

BM #1 - ARROW ON HYDRANT ON EAST SIDE OF COUNTRY CLUB DRIVE ACROSS THE STREET FROM 600 SCENIC VALLEY DRIVE.
ELEVATION.....860.910

BM #2 - ARROW ON HYDRANT ON NORTH SIDE OF SCENIC VALLEY DRIVE BETWEEN LOT 6 & 'OUTLOT 'Y'.
ELEVATION.....865.150

CLOSURE TABLE

NORTH: 504271.0405'	EAST: 1620173.9123'
SEGMENT #1 : LINE COURSE: S89°03'20"E NORTH: 504273.2633'	LENGTH: 229.16' EAST: 1620403.012'
SEGMENT #2 : LINE COURSE: S89°03'20"E NORTH: 504268.1480'	LENGTH: 310.34' EAST: 1620713.3490'
SEGMENT #3 : LINE COURSE: S20°04'30"W NORTH: 504108.7881'	LENGTH: 159.36' EAST: 1620713.1904'
SEGMENT #4 : CURVE LENGTH: 53.57' RADIUS: 1030.00' DELTA: 002°58'41" TANGENT: 26.74' CHORD: 53.56' COURSE: S76°13'33"W COURSE IN: S12°17'04"E COURSE OUT: N15°15'51"W RP NORTH: 503102.3716' EAST: 1620432.3385' END NORTH: 504046.0357' EAST: 1620661.1707'	
SEGMENT #5 : LINE COURSE: S15°17'58"E NORTH: 504038.1621'	LENGTH: 60.00' EAST: 1620671.0025'
SEGMENT #6 : CURVE LENGTH: 17.12' RADIUS: 910.00' DELTA: 001°02'48" TANGENT: 8.86' CHORD: 17.12' COURSE: N75°15'41"E COURSE IN: S15°15'43"E COURSE OUT: N14°12'55"W RP NORTH: 503102.3716' EAST: 1620432.3385' END NORTH: 504042.6102' EAST: 1620644.1395'	
SEGMENT #7 : LINE COURSE: S14°20'54"E NORTH: 503906.3394'	LENGTH: 140.72' EAST: 1620729.0122'
SEGMENT #8 : LINE COURSE: S65°56'21"W NORTH: 503101.8316'	LENGTH: 486.89' EAST: 1620284.4266'
SEGMENT #9 : LINE COURSE: N24°44'10"W NORTH: 503454.4204'	LENGTH: 271.00' EAST: 1620168.5298'
SEGMENT #10 : LINE COURSE: N00°59'02"E NORTH: 504271.0435'	LENGTH: 317.67' EAST: 1620173.9846'
PERIMETER: 2052.42'	AREA: 248223.30 SQ. FT.
ERROR CLOSURE: 0.0126'	COURSE: N76°00'58"E
ERROR NORTH: 0.00305'	EAST: 0.01226'
PRECISION 1: 162890.40	

PROJECT MANAGER:

PAUL CLAUSEN, P.E. #23712
CIVIL ENGINEERING CONSULTANTS
2400 86TH STREET, #12
URBANDALE, IOWA 50322
PHONE: 515-276-4884, EXT. 217
FAX: 515-276-7084
EMAIL: CLAUSEN@CECLAC.COM

PROFESSIONAL LAND SURVEYOR:

JEFFREY A. GADDIS, PLS #18381
CIVIL ENGINEERING CONSULTANTS
2400 86TH STREET, #12
URBANDALE, IOWA 50322
PHONE: 515-276-4884, EXT. 221
FAX: 515-276-7084
EMAIL: GADDIS@CECLAC.COM

UTILITIES

WATER: INDIANOLA MUNICIPAL SERVICES
SANITARY: CITY OF INDIANOLA



CERTIFICATION

	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.
	DATE: June 2, 2020 JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020 PAGES OR SHEETS COVERED BY THIS SEAL: 1 SHEETS 1 - 2

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



DATE: MAY 08, 2020
DATE OF SURVEY: JUNE 03, 2019
DESIGNED BY: PC
DRAWN BY: MEH

HERITAGE HILLS PLAT 10
INDIANOLA, IOWA

SHEET
01
OF 02

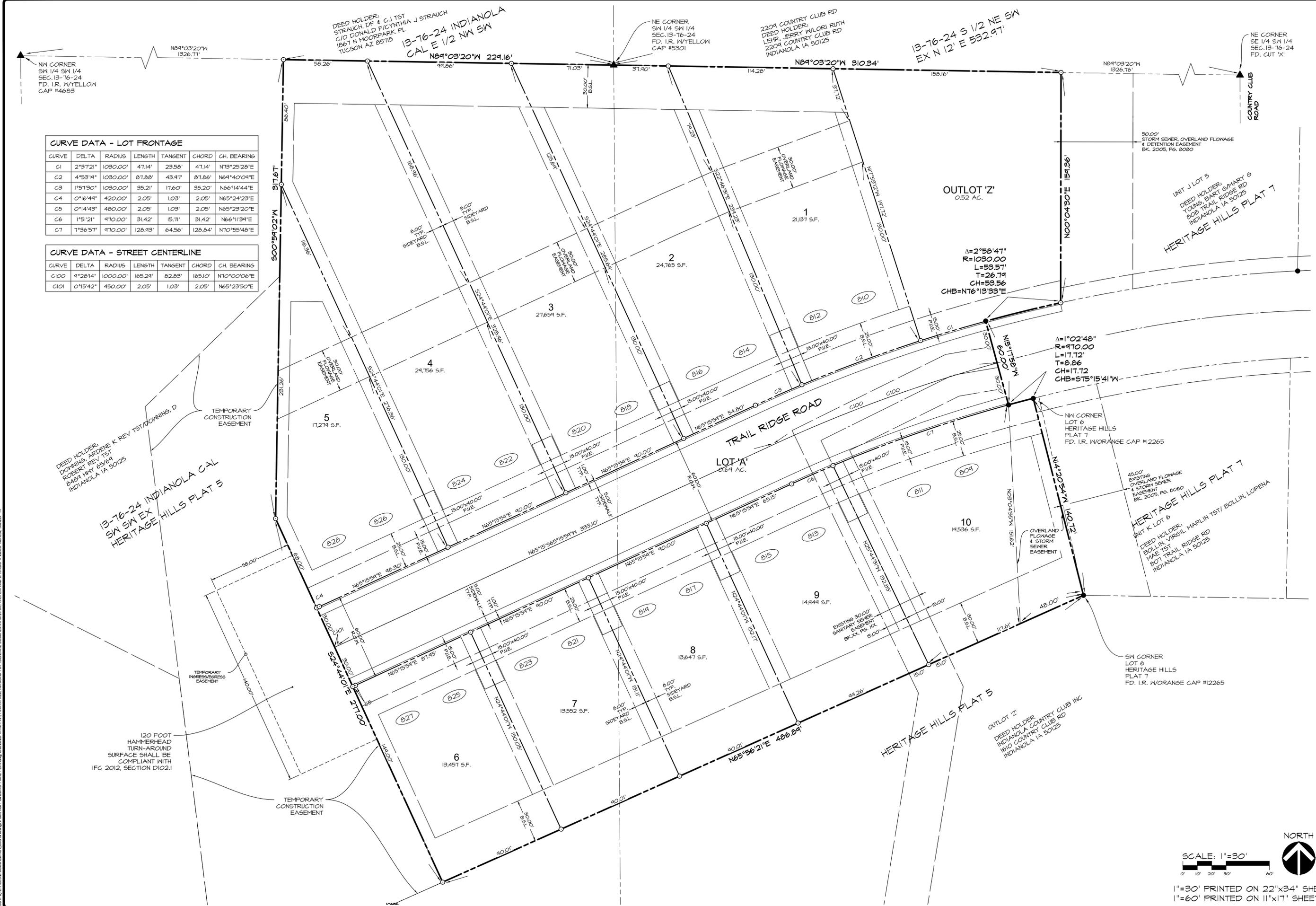
E-8140

CURVE DATA - LOT FRONTAGE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	2°37'21"	1030.00'	41.14'	23.58'	41.14'	N73°25'28"E
C2	4°53'19"	1030.00'	81.88'	43.91'	81.86'	N69°40'04"E
C3	1°51'30"	1030.00'	35.21'	17.60'	35.20'	N66°14'44"E
C4	0°16'49"	420.00'	2.05'	1.03'	2.05'	N65°24'23"E
C5	0°14'43"	480.00'	2.05'	1.03'	2.05'	N65°23'20"E
C6	1°51'21"	970.00'	31.42'	15.71'	31.42'	N66°11'34"E
C7	7°36'57"	970.00'	128.93'	64.56'	128.84'	N70°55'48"E

CURVE DATA - STREET CENTERLINE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C100	9°28'14"	1000.00'	165.24'	82.83'	165.10'	N70°00'06"E
C101	0°15'42"	450.00'	2.05'	1.03'	2.05'	N65°23'50"E



DEED HOLDER:
DOWNING ARDENE K REV 1571DOWNING D
ROBERT REV 157
8484 HWY 65/64
INDIANOLA IA 50125

13-76-24 INDIANOLA CAL
SW SW EX
HERITAGE HILLS PLAT 5

DEED HOLDER:
C/O DONALD F/CYNTHIA J STRAUCH
1867 N MOORE PARK PL
TUCSON AZ 85715

13-76-24 INDIANOLA
CAL E 1/2 NW SW

2209 COUNTRY CLUB RD
DEED HOLDER:
LEHR, JERRY WALORI RUTH
2209 COUNTRY CLUB RD
INDIANOLA IA 50125

UNIT J LOT 5
DEED HOLDER:
YOUNG BARRY G/MARY G
808 TRAIL RIDGE RD
INDIANOLA IA 50125

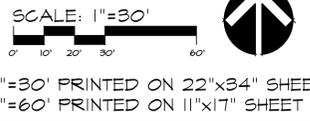
HERITAGE HILLS PLAT 7

45.00' EXISTING
OVERLAND FLOWAGE
& STORM SEWER
EASEMENT
BK. 2009, PG. 8080

HERITAGE HILLS PLAT 7

UNIT K LOT 6
DEED HOLDER:
BOLLIN, VIRGIL MARLIN T57/ BOLLIN, LORENA
807 TRAIL RIDGE RD
INDIANOLA IA 50125

OUTLOT Z'
DEED HOLDER:
INDIANOLA COUNTRY CLUB INC
100 COUNTRY CLUB RD
INDIANOLA IA 50125



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

CEC

DATE:	REVISIONS	COMMENTS
MAY 08, 2020	1	2020-06-03
	2	
	3	
	4	
	5	
	6	

HERITAGE HILLS PLAT 10
INDIANOLA, IOWA

FINAL PLAT

SHEET
02
OF 02

E-8140



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: June 9, 2020

Agenda Item: 7.C. Consider recommendation on request for approval of a Final Plat for Autumn Ridge Plat 3.

Application Type: Final Subdivision Plat

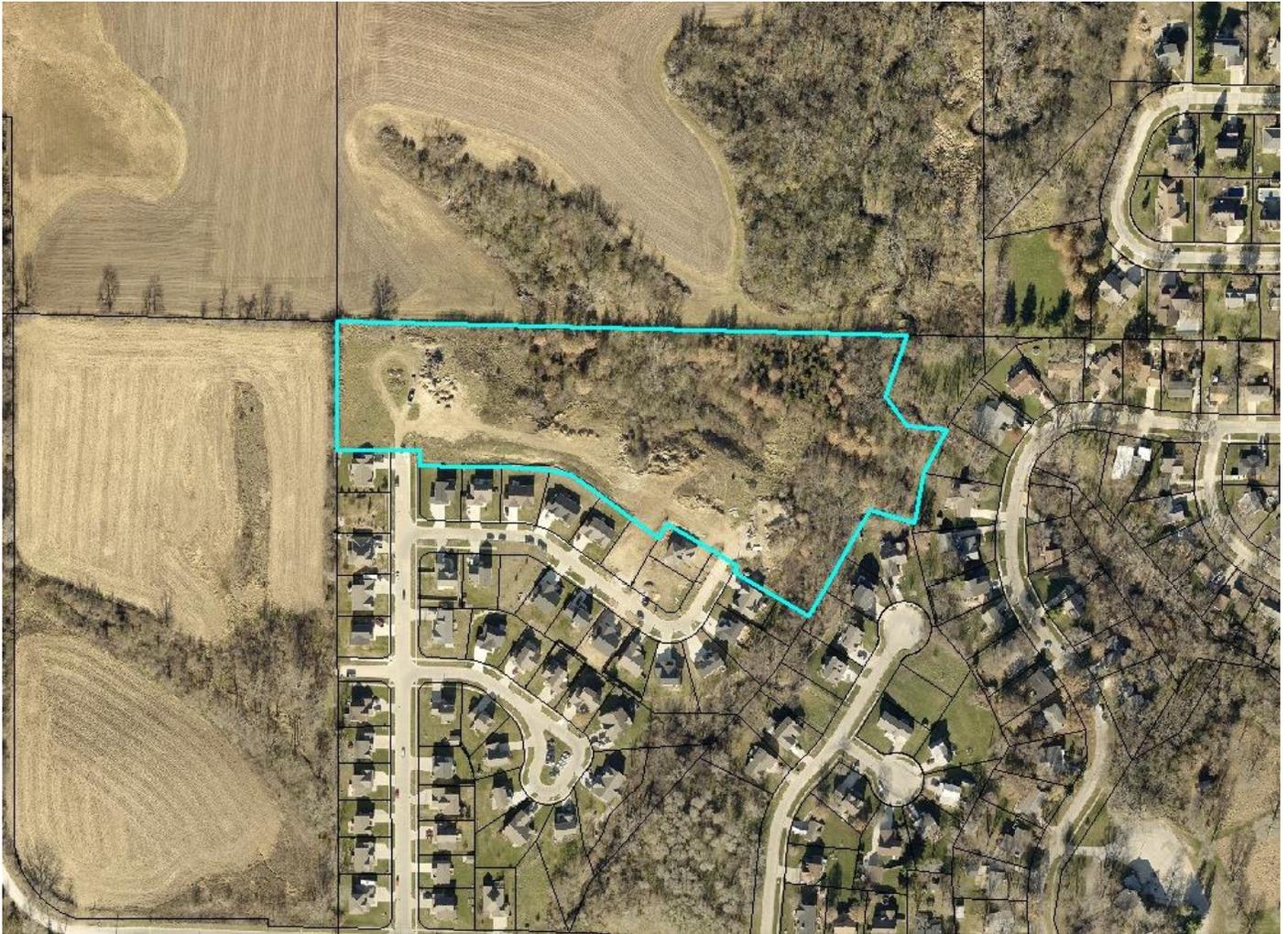
Applicant: Vince Piagentini of Abaci Consulting, Inc.

Zoning: R-1, Single-Family Residential

Comprehensive Plan Designation: Low Density Residential (2011 Comprehensive Plan)

Application Summary: Request for final plat approval of a 23-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 23-lot residential subdivision. The preliminary plat of this subdivision was approved by the City Council on October 15, 2018, and the final plat matches that preliminary plat that was approved. The plat includes an extension of North O Street, where it will terminate in a dead-end on the north end of the development awaiting future development, as well as an extension of North N Court, where it will terminate in a cul-de-sac. The plat includes a new road, West Lincoln Place, which will terminate in a dead-end on the west side, awaiting future development, as well as terminating in a cul-de-sac on the east side. The plat has various outlots on its east side, mainly located in floodplain. Outlots are land leftover after platting, which is intended to be used as open space or for a future subdivision.

All improvements, including grading, utilities and paving have been completed for this subdivision. As of publication of this report, City staff has not yet done a final inspection of the improvements. Furthermore, staff is awaiting a maintenance bond for the sewer and water improvements.

Letters were mailed to property owners within 200 feet of this property on May 29, 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.

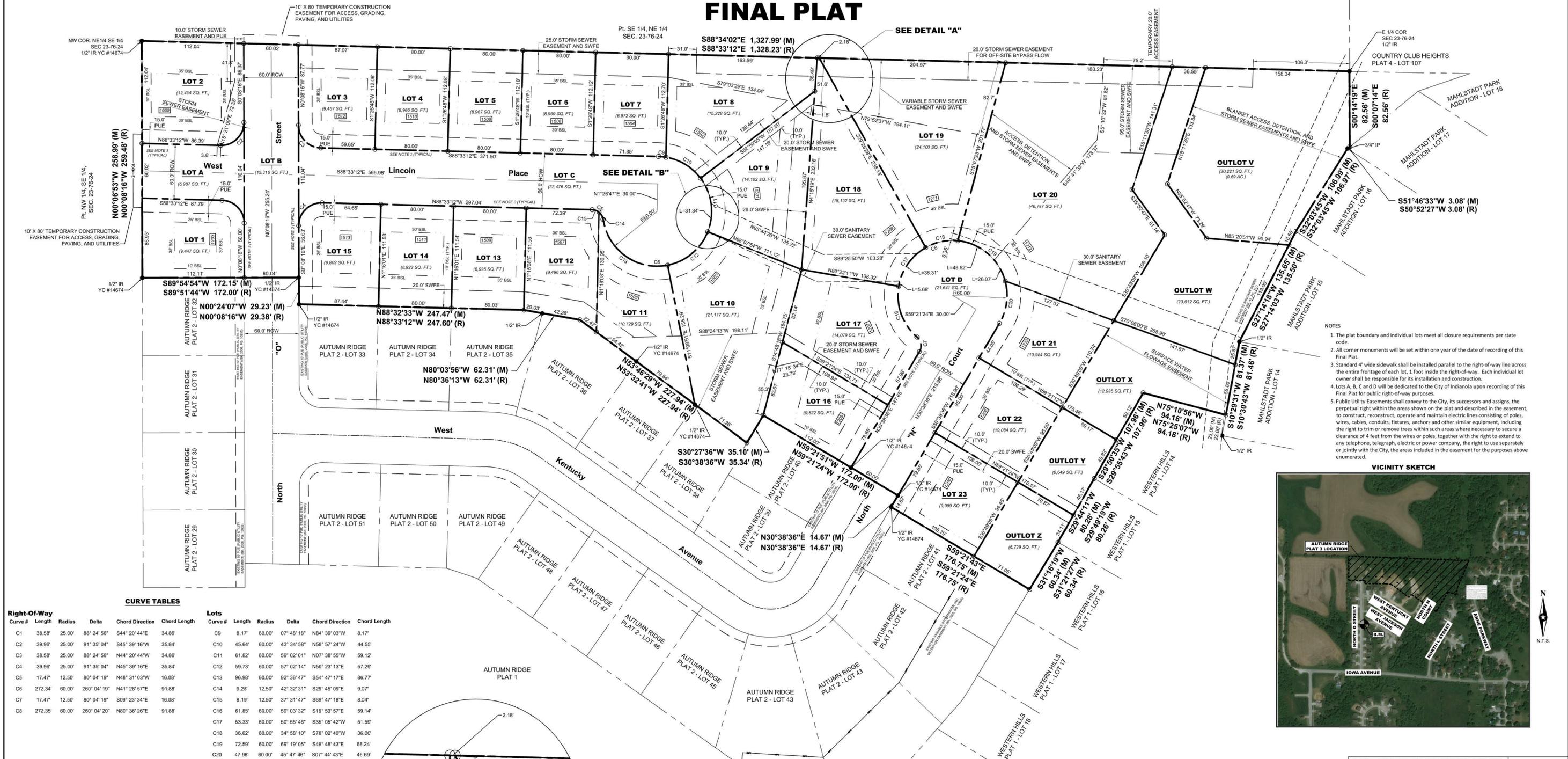
- 3) The City of Indianola Planning and Zoning Commission recommends the final plat be denied.
- 4) The City of Indianola Planning and Zoning Commission remands final plat, back to the applicant and/or staff for further review and/or modifications and directs staff to place this item on a future Planning 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. The City Council review the recommendation of approval after all improvements have been inspected and approved by staff, and all maintenance bonds have been secured.

AUTUMN RIDGE PLAT 3 FINAL PLAT



- NOTES**
- The plat boundary and individual lots meet all closure requirements per state code.
 - All corner monuments will be set within one year of the date of recording of this Final Plat.
 - Standard 4' wide sidewalk shall be installed parallel to the right-of-way line across the entire frontage of each lot, 1 foot inside the right-of-way. Each individual lot owner shall be responsible for its installation and construction.
 - Lots A, B, C, and D will be dedicated to the City of Indianola upon recording of this Final Plat for public right-of-way purposes.
 - 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.

VICINITY SKETCH



Right-Of-Way

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	38.58'	25.00'	88° 24' 58"	S44° 20' 44"E	34.86'	C9	8.17'	60.00'	07° 48' 18"	N84° 39' 03"W	8.17'
C2	39.96'	25.00'	91° 35' 04"	S45° 39' 16"W	35.84'	C10	45.64'	60.00'	43° 34' 58"	N58° 57' 24"W	44.55'
C3	38.58'	25.00'	88° 24' 56"	N44° 20' 44"W	34.86'	C11	61.82'	60.00'	59° 02' 01"	N07° 38' 55"W	59.12'
C4	39.96'	25.00'	91° 35' 04"	N45° 39' 16"E	35.84'	C12	59.73'	60.00'	57° 02' 14"	N50° 23' 13"E	57.29'
C5	17.47'	12.50'	80° 04' 19"	N48° 31' 03"W	16.08'	C13	96.98'	60.00'	92° 36' 47"	S54° 47' 17"E	86.77'
C6	272.34'	60.00'	260° 04' 19"	N41° 28' 57"E	91.88'	C14	9.28'	12.50'	42° 32' 31"	S29° 45' 09"E	9.07'
C7	17.47'	12.50'	80° 04' 19"	S09° 23' 34"E	16.08'	C15	8.19'	12.50'	37° 31' 47"	S69° 47' 18"E	8.04'
C8	272.35'	60.00'	260° 04' 20"	N80° 36' 26"E	91.88'	C16	61.65'	60.00'	59° 03' 32"	S19° 53' 57"E	59.14'
						C17	53.33'	60.00'	50° 55' 46"	S35° 05' 42"W	51.59'
						C18	36.62'	60.00'	34° 56' 10"	S78° 02' 40"W	36.00'
						C19	72.59'	60.00'	69° 19' 05"	S49° 48' 43"E	68.24'
						C20	47.96'	60.00'	45° 47' 46"	S07° 44' 43"E	46.69'

SURVEY LEGEND

- CORNER MONUMENT FOUND
- SET 1/2" IR YC 1596 UNLESS NOTED
- ▲ SECTION CORNER FOUND
- △ SECTION CORNER SET 2" IR YC 1596 UNLESS NOTED
- R RECORDED DISTANCE
- M MEASURED DISTANCE
- YC YELLOW CAP
- IR IRON ROD
- IR IRON PIPE

STANDARD LEGEND

- CENTERLINE OF ROADWAY
- PLAT BOUNDARY LINE
- PROPERTY BOUNDARY
- RIGHT-OF-WAY BOUNDARY
- BUILDING SETBACK LINE (R)
- POWER POLE BY CASE, OR POLE MONUMENT SET LOCATING
- ELECTRIC & CABLE EASEMENT
- SANITARY SEWER EASEMENT
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (24" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (18" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (12" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (6" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (4" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (3" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (2" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (1.5" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (1" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.75" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.5" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.25" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.125" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.0625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.03125" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.015625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.0078125" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.00390625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.001953125" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.0009765625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.00048828125" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.000244140625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.0001220703125" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.00006103515625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.000030517578125" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.0000152587890625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.00000762939453125" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.000003814697265625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.0000019073486328125" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.00000095367431640625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.000000476837158203125" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.0000002384185791015625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.00000011920928955078125" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.000000059604644775390625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.0000000298023223876953125" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.00000001490116119384765625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.000000007450580596923828125" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.0000000037252902984619140625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.00000000186264514923070703125" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.000000000931322574615353515625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.00000000046566128730767678125" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.000000000232830643653838390625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.00000000011641532182691919140625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.000000000058207660913459595703125" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.0000000000291038304567297978515625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.000000000014551915228364898928953125" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.000000000007275957614182449494640625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.000000000003637978807091224747323203125" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.00000000000181898940354561237168640625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.000000000000909494701772806189320303125" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.0000000000004547473508864094946601515625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.00000000000022737367544320474732320303125" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.0000000000001136868377216123716864094946601515625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.000000000000056843418560806189320303125" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.0000000000000284217092804094946601515625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.00000000000001421085464045474732320303125" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.00000000000000710542732022736864094946601515625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.0000000000000035527136601136864094946601515625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.000000000000001776356830056843418560806189320303125" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.0000000000000008881784150284217092804094946601515625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.0000000000000004440892075141085464045474732320303125" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.0000000000000002220446037570542732022736864094946601515625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.000000000000000111022301878527136601136864094946601515625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.00000000000000005551115093926356830056843418560806189320303125" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.000000000000000027755575469631784150284217092804094946601515625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.0000000000000000138777877347570542732022736864094946601515625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.000000000000000006938893867378527136601136864094946601515625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.0000000000000000034694469336864094946601515625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.000000000000000001734723466843418560806189320303125" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.0000000000000000008673617334217092804094946601515625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.000000000000000000433680867378527136601136864094946601515625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.0000000000000000002168404336864094946601515625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.0000000000000000001084202168404336864094946601515625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.0000000000000000000542101084202168404336864094946601515625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.0000000000000000000271050542101084202168404336864094946601515625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.00000000000000000001355250271050542101084202168404336864094946601515625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.000000000000000000006776251355250271050542101084202168404336864094946601515625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.0000000000000000000033881256276251355250271050542101084202168404336864094946601515625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.00000000000000000000169406276251355250271050542101084202168404336864094946601515625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.00000000000000000000084703139406276251355250271050542101084202168404336864094946601515625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.000000000000000000000423515697015703139406276251355250271050542101084202168404336864094946601515625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.00000000000000000000021175784853515697015703139406276251355250271050542101084202168404336864094946601515625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.00000000000000000000010587892426784853515697015703139406276251355250271050542101084202168404336864094946601515625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.0000000000000000000000529394621339406276251355250271050542101084202168404336864094946601515625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.00000000000000000000002646973106973139406276251355250271050542101084202168404336864094946601515625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.00000000000000000000001323486553106973139406276251355250271050542101084202168404336864094946601515625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.00000000000000000000000661743276553106973139406276251355250271050542101084202168404336864094946601515625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.00000000000000000000000330871638276553106973139406276251355250271050542101084202168404336864094946601515625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.0000000000000000000000016543581638276553106973139406276251355250271050542101084202168404336864094946601515625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.000000000000000000000000827179081638276553106973139406276251355250271050542101084202168404336864094946601515625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.00000000000000000000000041358954081638276553106973139406276251355250271050542101084202168404336864094946601515625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.0000000000000000000000002067947704081638276553106973139406276251355250271050542101084202168404336864094946601515625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.000000000000000000000000103397385204081638276553106973139406276251355250271050542101084202168404336864094946601515625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.00000000000000000000000005169869260204081638276553106973139406276251355250271050542101084202168404336864094946601515625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.0000000000000000000000000258493463010204081638276553106973139406276251355250271050542101084202168404336864094946601515625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.00000000000000000000000001292467315010204081638276553106973139406276251355250271050542101084202168404336864094946601515625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.0000000000000000000000000064623365751010204081638276553106973139406276251355250271050542101084202168404336864094946601515625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.00000000000000000000000000323116828751010204081638276553106973139406276251355250271050542101084202168404336864094946601515625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.00000000000000000000000000161558414393751010204081638276553106973139406276251355250271050542101084202168404336864094946601515625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.0000000000000000000000000008077920719693751010204081638276553106973139406276251355250271050542101084202168404336864094946601515625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.00000000000000000000000000040389603598468751010204081638276553106973139406276251355250271050542101084202168404336864094946601515625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.0000000000000000000000000002019480179693751010204081638276553106973139406276251355250271050542101084202168404336864094946601515625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.00000000000000000000000000010097400898468751010204081638276553106973139406276251355250271050542101084202168404336864094946601515625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.00000000000000000000000000005048700449233751010204081638276553106973139406276251355250271050542101084202168404336864094946601515625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.000000000000000000000000000025243502246168751010204081638276553106973139406276251355250271050542101084202168404336864094946601515625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.0000000000000000000000000000126217511230843751010204081638276553106973139406276251355250271050542101084202168404336864094946601515625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.00000000000000000000000000000631087561542168751010204081638276553106973139406276251355250271050542101084202168404336864094946601515625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.0000000000000000000000000000031554378077168751010204081638276553106973139406276251355250271050542101084202168404336864094946601515625" SERVICE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE (0.0000000000000000000000000000015777189038843751010204081638276553106973139406276251355250271050542101084



COMMUNITY DEVELOPMENT

To: Planning and Zoning Commission
From: Charlie E. Dissell, Community and Economic Development Director
Date: June 4, 2020
Re: Item 7. D. Discussion and Direction regarding the Fiscal Year 21 Community Development Work Plan

At its meeting on May 18, the City Council adopted Elevate Indianola, which was the Comprehensive Plan update reviewed by the Planning and Zoning Commission at its January 15th, February 11th, March 10th, and April 21st meetings. As the Commission will recall, at its meeting on April 21st, the Comprehensive Plan update was recommended for adoption.

Chapter 9 of the Comprehensive Plan discusses implementation. As stated, implementation of the Comprehensive Plan should occur gradually over a 20-year timeframe. It will require multiple resources in terms of people, funding, and time. It should be integral to the daily operations of the city, and the community should be aware of its vision and goals. A time frame is indicated for implementing each of the actions. Short-term indicates implementation should occur within five years, medium-term within five to ten years, and long-term within ten to twenty years. In some cases, the recommendations are ongoing over the 20-year planning period. Furthermore, the plan also indicates that each fiscal year the Planning and Zoning Commission should develop a work plan to program actions for that year.

Attached to this memo are the 164 implementation actions that were adopted as part of the comprehensive plan, broke into categories based off their implementation timeframe. The ongoing category includes 41 actions, the short-term category includes 77 actions, the medium-term category includes 42 actions and the long-term includes 4 actions. Staffs focus for Fiscal Year 21 is on implementing short-term actions, which are shown on the attached sheet with a green box. You'll see that staff proposes to work towards implementing 25 of the 77 actions in the next fiscal year. Most of those actions directly relate to updating the City's zoning code, which is an item that has been budgeted for Fiscal Year 21, and staff is in the processing of reviewing quotes for a zoning code update. Additionally, there are other action items proposed for Fiscal Year 21 that have already been started and are being carried over.

This item is on your June 9th meeting for discussion and direction. Please review the implementation measures, including the ones proposed to be implemented in Fiscal Year 21. If there are any recommended change to the actions proposed, or to the timing of any actions as outlined in the plan, we can discuss those at your meeting. Staff would also like direction on how often this yearly work program should be reviewed by the Commission with an update provided by staff. I will attend your June 9th meeting if you have any questions.

ED: ECONOMIC DEVELOPMENT

OBJECTIVE	ACTION	TIMELINE	TYPE	RESPONSIBLE PARTY	PARTNER(S)	RESOURCES
Goal ED-1: Attract, retain, and expand commercial and industrial businesses						
ED-1-A: Establish a business-friendly environment	ED-1-A-vi: Maintain use of landscaped buffers between incompatible land uses	Ongoing	Code/Policy	CED	Businesses	City Staff Time
ED-1-B: Proactively seek new businesses that will diversify and strengthen the economy	ED-1-B-v: Support development of businesses that relate to the nearby parks, conservation, and recreational resources, such as equipment rental, overnight accommodations, restaurants, convenience stores, transportation services, and tour operators.	Ongoing	Task	CED	Chamber, HP, IEDA	IEDA
Goal ED-3: Make the downtown square a vibrant and active retail node						
ED-3-D: Support an ongoing downtown businesses association	ED-3-D-i: Meet on a monthly basis (Downtown Assessment Visit Report)	Ongoing	Task	DSA	Chamber	DAVR, IEDA, Main Street
	ED-3-D-ii: Establish an email distribution list for businesses and support organizations, including a city representative (Downtown Assessment Visit Report)	Ongoing	Task	DSA	Chamber	DAVR, IEDA, Main Street
	ED-3-D-iii: Offer regular tours of each business (Downtown Assessment Visit Report)	Ongoing	Task	DSA	Chamber	DAVR

HN: HOUSING & NEIGHBORHOODS

OBJECTIVE	ACTION	TIMELINE	TYPE	RESPONSIBLE PARTY	PARTNER(S)	RESOURCES
Goal HN-1: Provide a variety of attractive housing options for residents, accommodating all income levels and in all stages of life						
HN-1-A: Increase the availability of housing targeted toward households earning more than the city's median income	HN-1-A-i: Maintain and promote tax abatement for new housing	Ongoing	Code/Policy	CED	Developers	City Staff Time
	HN-1-A-ii: Maintain and promote tax abatement for renovations and upgrades to housing	Ongoing	Code/Policy	CED	Neighborhoods	City Staff Time

TR: TRANSPORTATION

OBJECTIVE	ACTION	TIMELINE	TYPE	RESPONSIBLE PARTY	PARTNER(S)	RESOURCES
Goal TR-1: Enable all ages and abilities to move about the city without their own vehicle						
TR-1-A: Develop a non-motorized connectivity for transportation purposes	TR-1-A-ii: Develop trails that separate bicyclists and pedestrians from the roadway and connect trip ends to commercial, residential, educational, and recreational destinations	Ongoing	CIP	Streets	P&R	SUDAS, TAP, SRT, FRT
Goal TR-2: Continue to expand and improve the street network to improve transportation safety, efficiency, equitable mobility, and establish community character						
TR-2-A: Evaluate existing roadways and make necessary improvements	TR-2-A-iv: Continue coordination with the Iowa DOT on signal operation	Ongoing	Task	Streets	Iowa DOT	City Staff Time
TR-2-B: Promote development of a grid street network	TR-2-B-iii: Require all streets in new subdivisions to be connected whenever feasible (natural features and the built environment may necessitate cul-de-sacs or looped roadways)	Ongoing	Code/Policy	Streets	CED	SUDAS
	TR-2-B-iv: Adopt access management plans for the existing and future arterial streets to maintain the capacity of those streets	Ongoing	Code/Policy	Streets	Businesses	SUDAS
	TR-2-B-vi: Manage access to Highways 92 and 65/69 for new development and redevelopment	Ongoing	Code/Policy	Streets	DOT	SUDAS

TR-2-C: Use the street design to establish a character for the city and neighborhoods	TR-2-C-i: Bury utilities with all new development and with redevelopment whenever possible	Ongoing	Code/ Policy	IMU	Streets	SUDAS
	TR-2-C-ii: Revise the street tree ordinance, including tree planting guidelines to improve aesthetics while ensuring that street trees will not interfere with utilities, sidewalks, or the adjacent roadway	Ongoing	Code/ Policy	Streets	CED, P&R, IMU	SUDAS

CS: Community Services

OBJECTIVE	ACTION	TIMELINE	TYPE	RESPONSIBLE PARTY	PARTNER(S)	RESOURCES
Goal CS-2: Continually aim to improve public community services						
CS-2-A: Improve and expand local library facilities and operations	CS-2-A-iii: Dedicate annual funding to the enhancement of library services, media and technology	Ongoing	CIP	Library	Administration	Local Funding
CS-2-B: Maintain a high level of communication with the community	CS-2-B-i: Provide proactive and transparent communication, easy-to-access information and materials about government activities and policies	Ongoing	Task	Administration	Residents	City Staff Time
	CS-2-B-ii: Strengthen communication with underserved groups	Ongoing	Task	Administration	Residents	City Staff Time
CS-2-C: Ensure that the health needs, both physical and mental, of all residents are being met	CS-2-C-i: Provide common medical services locally	Ongoing	Task	WCHS	Administration	City Staff Time, IDHS
CS-2-D: Ensure that public utilities are sufficient to serve existing and future needs	CS-2-D-iv: Maintain the Inflow and Infiltration policy	Ongoing	Code/ Policy	Water Pollution Control	Administration	City Staff Time
	CS-2-D-v: Maintain the Collection Systems Maintenance Program	Ongoing	Code/ Policy	Water Pollution Control	Administration	City Staff Time
Goal CS-3: Provide high quality parks and recreation amenities for all residents of all ages and abilities						
CS-3-A: Maintain and improve existing park amenities and add amenities to new parks	CS-3-A-ii: Dedicate annual funding in the Capital Improvement Plan	Ongoing	CIP	P&R	Residents	Local Funding
	CS-3-A-iii: Inspect grounds, facilities, and equipment to ensure compliance with safety standards	Ongoing	Task	P&R	Building	City Staff Time
CS-3-B: Connect the existing and future park system with recreational trails	CS-3-B-i: Apply for trail grants on an annual basis	Ongoing	Task	P&R	HP	DMAMPO, Iowa DOT
	CS-3-B-iii: Continue to refer to the 2008 Trails Master Plan for trail design details.	Ongoing	Task	P&R	Streets	City Staff Time
CS-3-C: Provide park space at a rate of 16 acres per 1,000 population and located within a 1/2 mile walk of every resident	CS-3-C-ii: Develop parks concurrent with new residential development to meet level of service needs	Ongoing	Code/ Policy	P&R	CED	NRPA

ES: THE ENVIRONMENT & SUSTAINABILITY

OBJECTIVE	ACTION	TIMELINE	TYPE	RESPONSIBLE PARTY	PARTNER(S)	RESOURCES
Goal ES-1: Promote the use of renewable energy sources						
ES-1-B: Promote renewable energy production such as small scale wind and solar	ES-1-B-i: Promote the small scale wind energy code	Ongoing	Code/Policy	CED	Buildings, IEC, IA Energy	LEED, Clean Cities
	ES-1-B-iii: Incorporate renewable energy technologies in public projects	Ongoing	Task	Administration	Buildings, IEC, IA Energy	LEED, Clean Cities
	ES-1-B-iv: Create programs to improve energy efficiency and promote use of renewable energy sources	Ongoing	Task	IMU	Buildings, IEC, IA Energy	LEED, Clean Cities, AERLP
Goal ES-2: Promote sustainable building development and green infrastructure						
ES-2-A: Promote sustainable development practices	ES-2-A-ii: Provide education for city staff, elected officials, developers, and property owners on the benefits and resources for sustainable development	Ongoing	Task	Administration	Buildings, P&R, CED, Streets, IA Energy	LEED, Clean Cities
	ES-2-A-iii: Integrate environmental sustainability elements in all public projects and strive for LEED certification	Ongoing	Task	Administration	Buildings, P&R, CED, Streets, IA Energy	LEED, Clean Cities, AERLP
Goal ES-3: Preserve and restore natural resources and wildlife habitats						
ES-3-A: Protect wetlands, prairies, stream corridors, and other wildlife habitat	ES-3-A-iv: Foster community connection, access and awareness of natural resources through wildlife parks, trails, and programs	Ongoing	Task	P&R	WCCB, IDNR	TPL, EG, WIG
Goal ES-4: Reduce the negative effects of hazards and improve the response and recovery time of hazards						
ES-4-A: Reduce the extent of property losses on properties with current and future development and reduce the likelihood of personal injury or loss of life (WCHMP)	ES-4-A-ii: Use the most effective approaches to protect buildings from flooding, including acquisition or relocation where warranted (WCHMP)	Ongoing	Task	CED	WCEM	WCHMP
	ES-4-A-iii: Use the most effective approaches to protect buildings from other hazards using both structural and non-structural methods (WCHMP)	Ongoing	Task	CED	WCEM	WCHMP
	ES-4-A-iv: Ensure that building codes protect against fire, severe storms, and other hazards (adapted from WCHMP)	Ongoing	Code/Policy	Building	Building, WCEM	WCHMP
	ES-4-A-vi: Educate the public on self-protection measures for their properties and their personal safety (adapted from WCHMP)	Ongoing	Task	Police, Fire	WCEM	WCHMP
	ES-4-A-vii: Ensure that emergency shelters are well-equipped and available for all residents in need	Ongoing	Task	Police, Fire	WCEM	WCHMP

ES-4-B: Improve public response to hazards and make recovery easier (WCHMP)	ES-4-B-i: Enhance the continuity of government during and after storms by prioritizing the recovery of governmental buildings and essential services (adapted from WCHMP)	Ongoing	Task	Administration	WCEM	WCHMP
	ES-4-B-ii: Enhance cross-agency and intra- and inter-county communications (WCHMP)	Ongoing	Task	Administration	WCEM	WCHMP
	ES-4-B-iii: Review and then either continue, enhance, or establish mutual aid agreements, training, and exercises (WCHMP)	Ongoing	Task	Administration	Police, Fire, WCEM	WCHMP
	ES-4-B-iv: Ensure proper and adequate equipment for first responders (WCHMP)	Ongoing	Task	Police, Fire	WCEM	WCHMP
	ES-4-B-v: Continue to participate in the Warren County Hazard Mitigation Plan updates (adapted from WCHMP)	Ongoing	Task	Administration	Police, Fire, WCEM	WCHMP

ED: ECONOMIC DEVELOPMENT

OBJECTIVE	ACTION	TIMELINE	TYPE	RESPONSIBLE PARTY	PARTNER(S)	RESOURCES	WORK PROGRAM YEAR				
							Goal ED-1: Attract, retain, and expand commercial and industrial businesses	FY 21	FY 21	FY 21	FY 21
ED-1-A: Establish a business-friendly environment	ED-1-A-i: Develop new and expand existing relationships with economic development partners, such as colleges, school districts, non-profits, and lenders to provide resources to support business growth	Short/Ongoing	Task	Chamber, CED	Simpson, Schools	City Staff Time					
	ED-1-A-ii: Identify workforce development needs to satisfy market demands	Short/Ongoing	Task	Chamber	CED	Economists, IWD					
	ED-1-A-iii: Develop financial incentives to support business development	Short/Ongoing	Code/Policy	CED	Chamber	IEDA					
	ED-1-A-iv: Review site development and business licensing procedures to identify opportunities to streamline applications and reduce review timelines	Short	Code/Policy	CED	Chamber, Developers	City Staff Time					
	ED-1-A-vii: Develop a code that uses architecture and urban design to establish compatibility between existing and future land uses	Short	Code/Policy	CED	Chamber	Urban Designers					
ED-1-B: Proactively seek new businesses that will diversify and strengthen the economy	ED-1-B-i: Identify sites suitable for new restaurants and market those sites to restaurateurs	Short	Task	CED	Chamber, HP	City Staff Time					
	ED-1-B-ii: Work with the Iowa Economic Development Authority to designate "Certified Sites" which are ready for industrial development	Short	Task	CED	Chamber	IEDA					
	ED-1-B-iii: Identify sites suitable for new, licensed, child day care centers and market those to existing and future providers	Short	Task	CED	Chamber, HP, IEDA	City Staff Time, IDHS, CDBG					

Goal ED-2: Encourage and support local businesses											
ED-2-A: Use citywide marketing to promote tourism and local businesses	ED-2-A-i: Develop a brand and update the logo for the city (Downtown Assessment Visit Report)	Short	Task	CED	Chamber, HP	DAVR, graphic designer, marketing professional					
	ED-2-A-ii: Use the brand and logo in marketing (e.g. signage, maps, website, social media, individual business marketing, etc.)	Short/Ongoing	Task	Chamber	CED	DAVR					
	ED-2-A-iii: Use public relations to generate interest in downtown (e.g. interesting facts, business owner profiles, historical anniversaries, etc.) (Downtown Assessment Visit Report)	Short/Ongoing	Task	Chamber	CED	DAVR					
	ED-2-A-iv: Establish a Convention & Visitors Bureau and hire a Tourism Director (Downtown Assessment Visit Report)	Short	Task	Council	Chamber	DAVR, hotel/motel tax					
	ED-2-A-v: Use existing services (e.g. Travel Iowa, Google Maps, etc.) to promote local businesses and special events (Downtown Assessment Visit Report)	Short/Ongoing	Task	Chamber	CED	DAVR, Travel Iowa					
ED-2-B: Encourage entrepreneurship and support of local businesses development	ED-2-B-ii: Establish educational, mentorship, and networking programs (Downtown Assessment Visit Report)	Short	Task	Chamber	CED, HP	DAVR					
ED-2-C: Review zoning codes and ordinances to make sure that they are up-to-date with current development best practices (DAVR)	ED-2-C-i: Develop architectural standards to improve building appearance	Short	Code/Policy	CED	Chamber	Architects					
	ED-2-C-ii: Incorporate more landscaping and streetscaping standards to improve views from roadway and walkability of neighborhoods	Short	Code/Policy	CED	Chamber	DAVR, SGA					
Goal ED-3: Make the downtown square a vibrant and active retail node											
ED-3-A: Create a downtown identity and unique sense of place	ED-3-A-i: Create a customized brand and logo specifically for the downtown square, but which relates to the city logo	Short	Task	DSA	CED, Chamber, HP	DAVR, Main Street					
	ED-3-A-ii: Explore shared marketing campaigns, including print, radio, and social media (Downtown Assessment Visit Report)	Short	Task	DSA	CED	DAVR, Main Street					
	ED-3-A-iii: Market the downtown square in special events throughout the city (Downtown Assessment Visit Report)	Short	Task	DSA	Chamber	DAVR, Main Street					
	ED-3-A-iv: Establish a standard of cross-promotion	Short	Task	DSA	Chamber	DAVR, Main Street					

ED-3-B: Develop the downtown streetscape described in the City Square Master Plan	ED-3-B-iv: Pursue grant funding opportunities to finance the streetscape enhancement project (City Square Master Plan)	Short	Task	DSA	CED, Chamber, HP	CSMP					
	ED-3-B-v: Allow for outdoor dining and limited outdoor sales (City Square Master Plan)	Short	Code/Policy	CED	DSA, Chamber	CSMP					
ED-3-C: Use special events to draw people to the square	ED-3-C-iv: Support businesses ability to host experiential events to draw customers (Downtown Assessment Visit Report)	Short	Task	DSA	Chamber	DAVR, Main Street					
ED-3-D: Support an ongoing downtown businesses association	ED-3-D-iv: Develop goals and action plans for the downtown square business association (Downtown Assessment Visit Report)	Short	Task	DSA	Chamber	DAVR					
Goal ED-4: Enhance and stabilize the historic value of the Downtown Square and historic buildings citywide											
ED-4-A: Offer programs for building maintenance, restoration, preservation and revitalization	ED-4-A-iii: Reinstate the former Façade Grant program, possibly modifying program parameters to meet current needs, including business signage (Downtown Assessment Visit Report)	Short	Code/Policy	DSA	DSA, IEDA	Recurring Funding Source, RemLoan, TIF					
	ED-4-A-iv: Research minimum maintenance agreements to assist with deferred maintenance issues (Downtown Assessment Visit Report)	Short	Code/Policy	CED	DSA	City Staff Time					
HN: HOUSING & NEIGHBORHOODS											
OBJECTIVE	ACTION	TIMELINE	TYPE	RESPONSIBLE			WORK PROGRAM YEAR				
				PARTY	PARTNER(S)	RESOURCES	FY 21	FY 21	FY 21	FY 21	FY 21
Goal HN-1: Provide a variety of attractive housing options for residents, accommodating all income levels and in all stages of life											
HN-1-B: Ensure the housing stock is safe and attractive	HN-1-B-i: Establish property maintenance standards that address safety, maintenance, parking, and aesthetics	Short	Code/Policy	CED	Neighborhoods, Building, Police, Fire	City Staff Time					
	HN-1-B-ii: Develop a policy for identification, notification, and required compliance timeline for properties that are in violation	Short	Code/Policy	CED	Neighborhoods, Building, Police, Fire	City Staff Time					
	HN-1-B-vii: Establish building and site design criteria for multifamily development and major modifications to existing developments	Short	Code/Policy	CED	Developers	City Staff Time					
	HN-1-B-viii: Adopt a City Housing Code in compliance with Section 364.17 of the Iowa Code once the city reaches a population of 15,000, as determined by the decennial census	Short	Code/Policy	CED	US Census	City Staff Time					

HN-1-C: Expand the variety of housing types	HN-1-C-iii: Amend the zoning code to allow for accessory dwelling units in existing neighborhoods and new developments	Short	Code/Policy	CED	Neighborhoods	SGA, APA					
	HN-1-C-v: Amend the zoning and subdivision regulations to allow for cluster development techniques, particularly for the purpose of preservation of natural areas, provision of parks or open space, or urban agricultural uses	Short	Code/Policy	CED	Developers	SGA, APA					
	HN-1-C-vi: Evaluate the potential of tiny housing and various cooperative housing models	Short	Task	CED	Developers	SGA, APA					
	HN-1-C-vii: Promote mixed-density housing developments (for example, a combination of single-family detached and multi-family designed to complement each other)	Short	Task	CED	Developers, IEDA	SGA, APA, WHTC					

TR: TRANSPORTATION

OBJECTIVE	ACTION	TIMELINE	TYPE	RESPONSIBLE PARTY	PARTNER(S)	RESOURCES	WORK PROGRAM YEAR				
							FY 21	FY 21	FY 21	FY 21	FY 21
Goal TR-1: Enable all ages and abilities to move about the city without their own vehicle											
TR-1-A: Develop a non-motorized connectivity for transportation purposes	TR-1-A-i: Adopt a complete streets policy	Short	Code/Policy	Streets	CED	NCSC, ITE, DMAMPO					
	TR-1-A-iii: Develop codes or polices to provide end of trip bicycle facilities, such as bicycle parking in compliance with guidelines provided by the Association of Pedestrian and Bicycle Professionals	Short	Code/Policy	CED	CED, P&R	APBP					
	TR-1-A-iv: Evaluate the need for sidewalks and crosswalks where currently lacking and in new developments	Short	Task	Streets	Schools	TAP					
TR-1-B: Support motorized travel without individual motorized vehicle ownership	TR-1-B-i: Create a city licensing system to enable transportation network companies to provide on-call transportation services (e.g. ride share)	Short	Code/Policy	CED	Businesses, IEDA	City Staff Time, CLET					
	TR-1-B-iii: Advertise the option of DART's RideShare Vanpooling program and provide a park and ride location(s)	Short	Task	Streets	DART, CED	DART					
	TR-1-B-iv: Coordinate with DART to extend the Heart of Iowa Regional Transit Agency (HIRTA) operating hours to include the evenings and weekend	Short	Task	Streets	DART	City Staff Time					
	TR-1-B-v: Coordinate with DART to evaluate the potential of bus service to Des Moines	Short	Task	Streets	DART	City Staff Time					

Goal TR-2: Continue to expand and improve the street network to improve transportation safety, efficiency, equitable mobility, and establish community											
TR-2-A: Evaluate existing roadways and make necessary improvements	TR-2-A-i: Create a pavement management plan to guide road repairs	Short	Task	Streets	CED	Engineers					
	TR-2-A-iii: Identify problematic areas and necessary improvements	Short	Task	Streets	Iowa DOT	SUDAS, TEAP					
	TR-2-A-v: Evaluate the sidewalk network for gaps and the need for improved crossings, with focus on areas near schools and community services	Short	Task	Streets	Schools, P&R	SRTS, TAP					
	TR-2-A-vii: Consider Intelligent Transportation Systems (ITS) to improve the transportation network	Short	Task	Streets	Police, Fire, Residents	USDOT					
	TR-2-A-viii: Reevaluate the city's road classifications	Short	Task	Streets	Police, Fire, Schools, P&R	USDOT					
TR-2-B: Promote development of a grid street network	TR-2-B-v: Prioritize the development of access management plans for East Hillcrest Avenue and Hoover Street	Short	CIP	Streets	Businesses	SUDAS					
	TR-2-B-vii: Establish a policy to identify when there should be a city contribution to road improvements or new road construction that is necessary to support new development, rather than being completely funded by the developer	Short	Code/Policy	CED	Developers	SUDAS					
TR-2-C: Use the street design to establish a character for the city and neighborhoods	TR-2-C-iii: Plant street trees adjacent to all publicly-owned properties whenever possible	Short	CIP	Streets	CED, P&R	Recurring Funding Source					
	TR-2-C-iv: Adopt a zoning overlay to establish the parkway design guidelines	Short	Code/Policy	CED	Streets	APA					
	TR-2-C-v: Develop and use Complete Streets and traffic calming polices and design guidelines for new streets and rehabilitation of existing streets	Short	Code/Policy	Streets	CED	ITE, NCSC, DMAMPO					
CS: Community Services											
OBJECTIVE	ACTION	TIMELINE	TYPE	RESPONSIBLE PARTY	PARTNER(S)	RESOURCES	WORK PROGRAM YEAR				
Goal CS-1: Provide high quality education at all levels for all members of the community							FY 21	FY 21	FY 21	FY 21	FY 21
CS-1-A: Ensure that high school students are prepared for college, post-secondary training, or the workforce	CS-1-A-i: Maintain AP course offerings, concurrent credit courses, and partnership with the DMACC Career Academy	Short	Task	Schools	DMACC	School Budget, IDE					
	CS-1-A-ii: Increase career technical education course opportunities and partnerships such as registered apprenticeships and school-to-work programs	Short	Task	Schools	Chamber, Businesses, HP	School Budget					
CS-1-B: Enrich the workforce	CS-1-B-iii: Support businesses associations and networking programs, including city representatives on committees	Short	Task	Chamber	Businesses, CED	City Staff Time					

CS-1-C: Promote and accommodate lifelong learning	CS-1-C-i: Allow businesses to incorporate on-site child care	Short/Ongoing	Code/Policy	CED	Businesses, IEDA	IDHR, CDBG					
	CS-1-C-iii: Provide retirement age and senior classes	Short	Task	P&R, Library	DMACC	Recurring Funding, Volunteerism					
Goal CS-2: Continually aim to improve public community services											
CS-2-B: Maintain a high level of communication with the community	CS-2-B-iii: Craft communications materials to promote existing services	Short	Task	Administration	Residents	City Staff Time					
CS-2-D: Ensure that public utilities are sufficient to serve existing and future needs	CS-2-D-i: Conduct a potable water service infrastructure study to determine where to invest in upgrades to facilitate growth and redevelopment	Short	Task	IMU	Warren County Water District	Staff Time, SUDAS					
	CS-2-D-ii: Follow through with the development of the Water Resource Recovery Facility	Short	Task	IMU	Administration	Funding					
	CS-2-D-iii: Complete a feasibility study of the South Plant service area, including adjoining growth areas, to address capacity issues in the system	Short	Task	IMU	Administration	Funding, City Staff Time					
	CS-2-D-vi: Complete a hydraulic analysis and feasibility study for all sanitary service areas in the city at least every three years	Short	Task	Water Pollution Control	Administration	Local Funding, City Staff Time					
	CS-2-D-vii: Continue to build and expand the Fiber Optic System	Short	Task	Administration	IMU, Providers	Local Funding					
	CS-2-D-viii: Prepare for the Stormwater Utility audit	Short	Task	Water Pollution Control	Administration	City Staff Time					
Goal CS-3: Provide high quality parks and recreation amenities for all residents of all ages and abilities											
CS-3-A: Maintain and improve existing park amenities and add amenities to new parks	CS-3-A-i: Adopt a citywide Park System Master Plan to direct active and passive recreation facilities and programs	Short	Task	P&R	Residents	Local Funding, TPL					
CS-3-B: Connect the existing and future park system with recreational trails	CS-3-B-ii: Require dedication of recreational trail easements concurrent with plat approvals by 2021	Short/Ongoing	Code/Policy	P&R	CED	City Staff Time					
CS-3-C: Provide park space at a rate of 16 acres per 1,000 population and located within a 1/2 mile walk of every resident	CS-3-C-i: Modify the parkland dedication ordinance to include maintenance of 16 parkland acres/1,000 population; minimum acreage, location, and accommodation of amenities; and mechanisms for dedication in lieu of land by 2021	Short	Code/Policy	P&R	CED	NRPA					

ES: THE ENVIRONMENT & SUSTAINABILITY

ES: THE ENVIRONMENT & SUSTAINABILITY											
OBJECTIVE	ACTION	TIMELINE	TYPE	RESPONSIBLE PARTY	PARTNER(S)	RESOURCES	WORK PROGRAM YEAR				
Goal ES-1: Promote the use of renewable energy sources							FY 21	FY 21	FY 21	FY 21	FY 21
ES-1-A: Reduce greenhouse gas emissions	ES-1-A-iii: Promote biking, walking and transit for transportation purposes	Short	Task	Streets	P&R	Bike League					
ES-1-B: Promote renewable energy production such as small scale wind and solar	ES-1-B-ii: Amend the zoning code to allow solar panels	Short	Code/Policy	CED	Buildings, IEC, IA Energy	LEED, Clean Cities					
Goal ES-2: Promote sustainable building development and green infrastructure											
ES-2-A: Promote sustainable development practices	ES-2-A-i: Develop a list of environmentally sustainable practices and resource tools for implementation (e.g. bioswales/rain gardens, native plantings, recycled/repurposed or renewable building materials, rainwater harvesting, gray water systems, renewable energy production, permeable pavements, etc.)	Short	Task	Administration	Buildings, P&R, CED, Streets	LEED					
	ES-2-A-iv: Create a fast-track review process for private projects incorporating environmentally sustainable elements	Short	Code/Policy	CED	Administration	SGA, APA					
	ES-2-A-vi: Develop a rain barrel program	Short	Code/Policy	CED	WCCB	SGA, APA					
Goal ES-3: Preserve and restore natural resources and wildlife habitats											
ES-3-B: Expand urban tree canopy	ES-3-B-i: Establish an annual tree-planting program for public and private properties	Short	CIP	P&R	CED	TPL					
	ES-3-B-ii: Adopt a tree preservation ordinance	Short	Code/Policy	CED	P&R	TPL					
	ES-3-B-iii: Establish minimum landscaping standards for new developments	Short	Code/Policy	CED	Developers	SGA, APA					
ES-3-C: Discourage sprawled urban development of open space and agricultural land	ES-3-C-iii: Reevaluate the Annexation Moratorium Agreement with City of Des Moines and Warren County in 2025.	Short	Task	CED	City of Des Moines, Warren County	Staff Time					
Goal ES-4: Reduce the negative effects of hazards and improve the response and recovery time of hazards											
ES-4-A: Reduce the extent of property losses on properties with	ES-4-A-i: Ensure that public infrastructure and critical assets are protected from hazards (adapted from WCHMP)	Short	Task	Streets, Police, Fire	WCEM, IEDA	WCHMP, CDBG					

current and future development and reduce the likelihood of personal injury or loss of life (WCHMP)	ES-4-A-v: Use zoning and building codes to regulate the nature of development in hazard-prone areas (adapted from WCHMP)	Short	Code/ Policy	CED	WCEM	WCHMP					
---	--	-------	-----------------	-----	------	-------	--	--	--	--	--

ED: ECONOMIC DEVELOPMENT

OBJECTIVE	ACTION	TIMELINE	TYPE	RESPONSIBLE PARTY	PARTNER(S)	RESOURCES
Goal ED-1: Attract, retain, and expand commercial and industrial businesses						
ED-1-A: Establish a business-friendly environment	ED-1-A-v: Use land use and zoning regulations in a variety of scenarios, including mixed uses and home-based businesses, to attract diverse business	Medium	Code/Policy	CED	Chamber	City Staff Time
ED-1-B: Proactively seek new businesses that will diversify and strengthen the economy	ED-1-B-iv: Establish a business incubator	Medium	Task	Chamber	CED, HP	Funding
Goal ED-2: Encourage and support local businesses						
ED-2-B: Encourage entrepreneurship and support of local businesses development	ED-2-B-i: Establish grant programs that can assist with local business startups and expansion (Downtown Assessment Visit Report)	Medium	Task	CED	Chamber	DAVR
Goal ED-3: Make the downtown square a vibrant and active retail node						
ED-3-A: Create a downtown identity and unique sense of place	ED-3-A-v: Install public art (e.g. murals, sculptures, interactive exhibits, selfie stations, etc.) to support the brand and establish a unique sense of place (Downtown Assessment Visit Report)	Medium	CIP	DSA	CED, HP	DAVR, Main Street
ED-3-B: Develop the downtown streetscape described in the City Square Master Plan	ED-3-B-i: Implement a customized wayfinding system that includes signage from Highway 92 and Highway 65 (modified from City Square Master Plan)	Medium	CIP	DSA	CED, Chamber, HP	CSMP
	ED-3-B-ii: Explore unique design elements for the wayfinding system that could include archway/gateway elements (City Square Master Plan)	Medium	Task	DSA	CED, HP	CSMP
ED-3-C: Use special events to draw people to the square	ED-3-C-i: Use North Howard Street as a community gathering space in conjunction with the new Justice Center (City Square Master Plan)	Medium	Task	CED	DSA	CSMP
	ED-3-C-ii: Establish an event committee for keeping the square programmed throughout the year (Downtown Assessment Visit Report)	Medium	Task	DSA	Chamber	DAVR, Main Street
	ED-3-C-iii: Create a new signature event in downtown (Downtown Assessment Visit Report)	Medium	Task	DSA	Chamber	DAVR, Main Street
Goal ED-4: Enhance and stabilize the historic value of the Downtown Square and historic buildings citywide						
ED-4-A: Offer programs for building maintenance, restoration, preservation and revitalization	ED-4-A-i: Apply for a Community Catalyst Building Remediation Grant to spur further development (Downtown Assessment Visit Report)	Medium	Task	DSA	CED, IEDA	ComCatGrant, SHPO
	ED-4-A-ii: Consider applying for a CDBG Downtown Revitalization Fund grant from the Iowa Economic Development Authority for historically sensitive façade improvements (Downtown Assessment Visit Report)	Medium	Task	DSA	CED, Chamber, IEDA	CDBG, SHPO
ED-4-B: Enhance physical connections with adjacent buildings and neighborhoods	ED-4-B-i: Establish design and landscaping standards to create a desired transition in aesthetic between the Downtown Square and surrounding area	Medium	Code/Policy	CED	DSA	City Staff Time

HN: HOUSING & NEIGHBORHOODS

OBJECTIVE	ACTION	TIMELINE	TYPE	RESPONSIBLE PARTY	PARTNER(S)	RESOURCES
Goal HN-1: Provide a variety of attractive housing options for residents, accommodating all income levels and in all stages of life						
HN-1-A: Increase the availability of housing targeted toward households earning more than the city's median income	HN-1-A-iii: Reevaluate housing needs to determine if the tax abatement programs continue to be justified in their current form	Medium	Code/Policy	CED	Developers	City Staff Time
HN-1-B: Ensure the housing stock is safe and attractive	HN-1-B-iii: Consider a forgivable loan program for safety and repair of exterior elements that could compromise the health and well-being of the occupants, such as roofs, windows, and doors	Medium	Code/Policy	CED	Neighborhoods, Building, Police, Fire	Recurring Funding Source, CDBG
	HN-1-B-iv: Partner with nonprofit agencies to provide residential clean up, maintenance, and repair services	Medium	Task	CED	Nonprofits, Neighborhoods, HP, Habitat	City Staff Time
	HN-1-B-v: Develop an official neighborhood association program in which residents can organize and be recognized by the City as representatives for their neighborhoods	Medium	Task	CED	Neighborhoods, HP	City Staff Time
	HN-1-B-vi: Create a neighborhood improvement mini-grant program for neighborhood associations to be awarded funds for beautification and improvement projects on public property	Medium	Code/Policy; CIP	CED	Neighborhoods, HP	Recurring Funding Source
HN-1-C: Expand the variety of housing types	HN-1-C-i: Create a mixed use zoning district for the area surrounding downtown and for neighborhoods (Neighborhood Mixed Use) that allows for a combination of residential and limited office or limited retail uses	Medium	Code/Policy	CED	Neighborhoods, DSA	SGA, APA
	HN-1-C-ii: Create a mixed use zoning district for transportation nodes and corridors (Community Mixed Use) that allows for medium/high density residential, office, and commercial use	Medium	Code/Policy	CED	Neighborhoods, Developers	SGA, APA
	HN-1-C-iv: Amend the subdivision and zoning regulations to allow for smaller lot sizes and smaller setbacks	Medium	Code/Policy	CED	Developers	SGA, APA

TR: TRANSPORTATION

OBJECTIVE	ACTION	TIMELINE	TYPE	RESPONSIBLE PARTY	PARTNER(S)	RESOURCES
Goal TR-1: Enable all ages and abilities to move about the city without their own vehicle						
TR-1-A: Develop a non-motorized connectivity for transportation purposes	TR-1-A-v: Prepare a bicycle and pedestrian master plan covering engineering, education, enforcement, encouragement, equity, and evaluation of the system	Medium	Task	Streets	Parks	Bike League, NACTO Bike, Rural Bike
TR-1-B: Support motorized travel without individual motorized vehicle ownership	TR-1-B-ii: Revise the zoning code to establish licensing requirements and specify parking areas for car-share programs	Medium	Code/Policy	CED	Businesses	City Staff Time

Goal TR-2: Continue to expand and improve the street network to improve transportation safety, efficiency, equitable mobility, and establish community character

TR-2-A: Evaluate existing roadways and make necessary improvements	TR-2-A-ii: Create a detailed transportation system master plan	Medium	Task	Streets	CED, Residents	APA, ITE
	TR-2-A-vi: Evaluate the bicycle network for gaps, with focus on connections to commercial, residential, educational, and recreational destinations and recommend improvements	Medium	Task	Streets	Schools, P&R	Bike League, NACTO Bike, Rural Bike
TR-2-B: Promote development of a grid street network	TR-2-B-ii: Prioritize the extension of Hoover Street between Country Club Road and US Highway 65/69	Medium	CIP	Streets	Residents	SUDAS

CS: Community Services

OBJECTIVE	ACTION	TIMELINE	TYPE	RESPONSIBLE PARTY	PARTNER(S)	RESOURCES
-----------	--------	----------	------	-------------------	------------	-----------

Goal CS-1: Provide high quality education at all levels for all members of the community

CS-1-B: Enrich the workforce	CS-1-B-i: Increase and promote a diversity of trainings, classes, and certifications	Medium	Task	Chamber	DMACC, Library, P&R	IDHS, IWD, IDE
	CS-1-B-ii: Offer mentoring programs for personal and professional development	Medium	Task	Chamber	Businesses, HP	Recurring Funding, Volunteerism
CS-1-C: Promote and accommodate lifelong learning	CS-1-C-ii: Consider pre-school programming through the City	Medium	Task	P&R, Library	Schools, DMACC	IDE

Goal CS-2: Continually aim to improve public community services

CS-2-A: Improve and expand local library facilities and operations	CS-2-A-i: Expand library spaces to accommodate entrepreneurship and small business work space/programming	Medium	CIP	Library	Chamber, Businesses, HP	Local Funding
CS-2-B: Maintain a high level of communication with the community	CS-2-B-iv: Hire a communications and marketing professional for the City	Medium	Task	Administration	Chamber	Operating Budget
CS-2-D: Ensure that public utilities are sufficient to serve existing and future needs	CS-2-D-ix: Explore the best practices of refuse, recycling, and lawn waste collection, including the location of the city's brush facility	Medium	Task	Administration	Waste Management, Providers	City Staff Time

Goal CS-3: Provide high quality parks and recreation amenities for all residents of all ages and abilities

CS-3-A: Maintain and improve existing park amenities and add amenities to new parks	CS-3-A-iv: Add at least 1 splash pad/wading pool by 2025	Medium	CIP	P&R	HP	Local Funding
---	--	--------	-----	-----	----	---------------

ES: THE ENVIRONMENT & SUSTAINABILITY

OBJECTIVE	ACTION	TIMELINE	TYPE	RESPONSIBLE PARTY	PARTNER(S)	RESOURCES
-----------	--------	----------	------	-------------------	------------	-----------

Goal ES-1: Promote the use of renewable energy sources

ES-1-A: Reduce greenhouse gas emissions	ES-1-A-i: Conduct an energy audit of all public buildings to identify areas for improvement	Medium	Task	Administration	Buildings, IEC, IA Energy	LEED, Bldg-Benchmark
	ES-1-A-ii: Create a city-wide climate action plan	Medium	Task	Administration	Buildings, IEC, IA Energy	LEED
	ES-1-A-iv: Incorporate electric vehicles and/or those powered by other renewable energy sources into the City's vehicle fleet.	Medium	CIP	Administration	IA Energy	Funding

Goal ES-2: Promote sustainable building development and green infrastructure

ES-2-A: Promote sustainable development practices	ES-2-A-v: Develop an incentive program for private projects to incorporate sustainable development practices and to obtain LEED certification	Medium	Task	Administration	CED	LEED
---	---	--------	------	----------------	-----	------

Goal ES-3: Preserve and restore natural resources and wildlife habitats

ES-3-A: Protect wetlands, prairies, stream corridors, and other wildlife habitat	ES-3-A-i: Create a natural resource zoning district (potentially an overlay district) to establish protection measures	Medium	Code/Policy	CED	WCCB	SGA, APA
	ES-3-A-ii: Acquire environmentally sensitive land for protection	Medium/Long	Task	P&R	INHF, WCCB, IDNR	REAP, LWCF, WIG
	ES-3-A-iii: Enter into conservation easement agreements with private land owners	Medium/Long	Task	P&R	INHF, WCCB	TPL
	ES-3-A-v: Develop watershed management plans and best practices	Medium	Task	P&R	WCCB, IEC, IEDA, IDNR	DMAMPO, DRG, SRF, WIG

ES-3-C: Discourage sprawled urban development of open space and agricultural land	ES-3-C-i: Provide incentives for re-development (using existing buildings) and infill over greenfield development	Medium	Code/Policy	CED	Developers	SGA, APA
	ES-3-C-ii: Create a transfer of development rights program	Medium	Code/Policy	CED	Developers, Neighborhoods	SGA, APA

ED: ECONOMIC DEVELOPMENT

OBJECTIVE	ACTION	TIMELINE	TYPE	RESPONSIBLE PARTY	PARTNER(S)	RESOURCES
Goal ED-3: Make the downtown square a vibrant and active retail node						
ED-3-B: Develop the downtown streetscape described in the City Square Master Plan	ED-3-B-iii: Implement a phased approach to extend the common design elements of the streetscape into other areas of the downtown (City Square Master Plan)	Long	Task	DSA	CED	CSMP

TR: TRANSPORTATION

OBJECTIVE	ACTION	TIMELINE	TYPE	RESPONSIBLE PARTY	PARTNER(S)	RESOURCES
Goal TR-2: Continue to expand and improve the street network to improve transportation safety, efficiency, equitable mobility, and establish community						
TR-2-B: Promote development of a grid street network	TR-2-B-i: Extend streets into priority growth areas while maintaining a grid pattern	Long	CIP	Streets	CED	SUDAS, RISE

CS: Community Services

OBJECTIVE	ACTION	TIMELINE	TYPE	RESPONSIBLE PARTY	PARTNER(S)	RESOURCES
Goal CS-2: Continually aim to improve public community services						
CS-2-A: Improve and expand local library facilities and operations	CS-2-A-ii: Develop a plan for future expansion of library facilities	Long	Task	Library	Administration	Local Funding
Goal CS-3: Provide high quality parks and recreation amenities for all residents of all ages and abilities						
CS-3-A: Maintain and improve existing park amenities and add amenities to new parks	CS-3-A-v: Add at least 1 enclosed shelter for year-round rentals by 2030	Long	CIP	P&R	HP	Local Funding



COMMUNITY DEVELOPMENT

To: Ryan J. Waller, City Manager
From: Charlie E. Dissell, AICP, Community and Economic Development Director
Date: May 29, 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.

1. 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.
- The City Council will hold a public hearing on June 1.

2. 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.

3. 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.
- The City Council will hold a public hearing on June 1.

4. 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.

5. 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.
- Council approved the extension at its May 18 meeting.

6. 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.

7. Crow's Nest 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.
- The City Council will hold a public hearing on June 1.
- Site plan submitted on May 18.

8. 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.

9. 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.

10. 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.
- Site plan approved on May 18

11. 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.
- The Planning and Zoning Commission recommended approval of the preliminary plat at its May 12th meeting.
- City Council approved the preliminary plat at its May 18th meeting.

12. 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.
- The Planning and Zoning Commission recommended approval of the preliminary plat at its May 12th meeting.
- The City Council will hold a public hearing on June 1 regarding the Rezoning/PRD plan.
- The City Council will review the preliminary plat upon final consideration of the Rezoning/PRD plan.

13. 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.
- The City Council approved the preliminary plat at its May 4 meeting.

14. 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.

15. 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.
- Final Plat submitted on May 8.
- The Planning and Zoning Commission will review the final plat at its June 9 meeting.

16. 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.
- The Planning and Zoning Commission will review the final plat at its June 9 meeting.

17. 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.
- Final Plat submitted on May 22
- The Planning and Zoning Commission will review the final plat at its June 9 meeting.



Community Development

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

May 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	\$1,923,900.00	\$320,650.00	\$0
102	Single Family Attach	0			
103	Two Family	0			
104	Three or More Families	0			
	Mobile Homes	0			\$0
322	Service Stations	0			
324	Office	0			\$0
328	Non-resident buildings	1	\$299,950.00	\$299,950.00	\$0
329	Pool	0			
434	Residential Add/Alt	8	\$35,600.00	\$4,450.00	\$0
437	Non-residential add/alt	0			
438	Res garage/carports	1	\$24,500.00	\$24,500.00	
645	Demo - sfd	1			
649	Demo - commercial	0			
May Total		17	\$2,283,950.00		\$0
<u>Residential Value</u>		<u>Commercial Value</u>		<u>All Non-Taxable</u>	
86.9%		13.1%		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	31	\$6,522,418.00	\$210,400.58	
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	2	\$374,950.00	\$187,475.00	
329	Pool	0			
434	Residential add/alt	24	\$111,068.00	\$4,627.83	
437	Non-residential add/alt	2	\$1,971,511.00	\$985,755.50	
438	Res garage/carports	1	\$24,500.00	\$26,530.00	
645	Demo - sfd	8			
649	Demo - commercial	1			
YTD TOTAL		82	\$10,727,748.00		
<u>Residential Value</u>		<u>Commercial Value</u>		<u>All Non-Taxable</u>	
63.9%		32.2%		0.0%	



Community Development

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

515-961-9430 • comdev@indianolaiowa.gov

Building Permit Detail May 2020

66	Fisher Decker Deck 403 W 18th Pl	\$1500	5/1/2020
67	Marice and Dwight Freeman DEMO 104 S 4th	\$5000	5/5/2020
68	Pamela Hodges Deck 805 W 4th	\$1100	5/5/2020
69	Jerry's Homes Basement Finish 1709 Clinton	\$14500	5/6/2020
70	Bunnell Properties Single Family Dwelling 1003 E Lincoln	\$336000	5/7/2020
71	Construction By Cambron Commerical Building 1602 S K	\$299950	5/11/2020
72	Brian Marron Deck 303 N 16th	\$12000	5/12/2020
73	James Oakes Deck 607 W 1st	\$1500	5/14/2020
74	Tony Hixson Fence 1227 S 3rd St	\$N/A	5/14/2020



Community Development

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

515-961-9430 • comdev@indianolaiowa.gov

Building Permit Detail May 2020

75	Darko Blazevic Deck 308 S G	\$3000	5/19/2020
76	Kimberly Development Single Family Dwelling 1208 S O	\$310000	5/20/2020
77	Wade Williams Single Family Dwelling 1206 S O	\$276100	5/20/2020
78	Bill Bussanmas Single Family Dwelling 1409 W 6th	\$589000	5/25/2020
79	Joseph and Rhonda Casazza Garage 712 W Ashland		



Community Development

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

515-961-9430 • comdev@indianolaiowa.gov

Building Permit Detail

May 2020

80	Todd Koeppan Deck 911 W Boston	\$2000	5/27/2020
81	Jerry's Homes Single Family Dwelling 502 N 18th	\$212900	5/27/2020
82	Jerry's Homes Single Family Dwelling 504 N 18th	\$199900	5/27/2020