INDIANOLA PLANNING AND ZONING COMMISSION
REGULAR SESSION
MARCH 13, 2012
6:00 P.M.

The meeting was called to order by Vice Chairperson Bob Ormsby and on roll call the following members were present:

Tiffany Coleman
Mike Coppess
Mary Donaghy
Leslie Held
Bob Ormsby
Karla Roush
Dan Wood

Also present: Doyle Norris, Terry Pauling, Melissa Hills with CEC Engineering, Jeff Grubb with Jerry's Homes, Mindi Robinson and Chuck Burgin.

The minutes of the February 14, 2012 meeting were approved on a motion made by Donaghy and seconded by Wood. Question was called for and on voice vote Vice Chairperson Ormsby declared the motion carried unanimously.

Consider request from Jerry's Homes to rezone lots 4,5,6,7 and Outlot Y of the Amended Sunset Terrace Plat #1 and locally know as the 1300 - 1400 block of North 6th Street from R-3 (mixed residential) to R-5 (planned residence district).

Chuck reviewed the request stating the proposed rezoning site of Sunset Terrace Plat 1 will consist of six separate buildings containing a total of 24 units of row housing with zero based lot lines on lots 6 and 7 and two multi-family buildings on lots 4 and 5 similar to what is existing to the south. The minimum development area for this type of zoning is four acres. The total acreage for this development is 5.97.

Melissa Hills with Civil Engineering Consultants and Jeff Grubb with Jerry's Homes spoke in favor of the request. Grubb stated the reason for the rezoning request is because financing has changed since the Commission first approved the plat in 2007. These dwellings would have individual land ownership as opposed to the original plat design. Also, infrastructure, such as water, sewer, storm and paving exists for the development.

Motion was made by Wood and seconded by Held to rezone lots 4, 5, 6, 7 and Outlot Y of the Amended Sunset Terrace Plat 1 from R-3 (mixed residential) to R-5 (planned residence district). Question was called for and on voice vote motion carried unanimously.

Consider amending the buffer requirement under the design standards of Section 166.04 (j) of the Site Plan Ordinance.

Chuck explained that this was an action item from the 2011 Comprehensive Plan Update. Areas in consideration of requiring additional buffers are between single family dwellings and other permitted uses within residential zonings requiring parking lots, such as schools, churches, apartment complexes or community halls.

Chuck provided maps of existing properties that if they expanded by 1000 square feet or 50% of the current floor plan would require this buffer if commission and the council approved the amendment. The map showed 60' and 100' distances. Chuck suggested the 100' distance be used because individuals expect traffic within the right-of-way (60') but may not expect traffic from a vacant parcel of land being developed.

The new requirement, if approved would be amended to:

Whenever a person or firm develops or builds a permitted use on any tract or parcel of land within a residential zoning classification, a buffer complying with section 166.04 (j) shall be installed when development occurs adjacent to more than one single family dwelling lot when any of the conditions listed below exist.

1. ***The required off-street parking for the new improvement exceeds four stalls.***
2. ***Each dwelling unit does not have its own independent vehicle access to the city right-of-way.***

EXCEPTION: If the principal structure, driveway or parking area is constructed a minimum distance of (60' / 100'), from the adjoining property line, no buffer is required.

Commission discussed options for developers seeking an alternate method of approval. Chuck confirmed that developers would have the option to come before Commission to seek an alternative to the buffer ordinance.

Motion was made by Coppess and seconded by Coleman to amend the buffer requirement under the design standards of Section 166.04(j) of the Site Plan Ordinance, with the 100' exception written in the amendment. Question was called for and on voice vote motion carried unanimously.

Consider an amendment to chapter 170 of the Indianola Subdivision Ordinance and Chapter 140 Controlled Access Facilities.

Chuck explained the transportation chapter within the 2011 Comprehensive Plan identified a number of streets, both existing and future, to be classified as "Parkways". These parkways are defined *as "A major arterial divided highway that features two or more traffic lanes in each direction, with opposing traffic separated by a median."* These streets would serve very well moving traffic efficiently, however the divided design would be impractical for the right-of-way available and the amount of traffic it serves.

The main focus from the comprehensive plan was to control access by providing a spacing standard for intersection and driveway accesses onto certain streets. The intent is to restrict access at certain points to regulate traffic flow onto the thoroughfare and, in this case, streets indentified in the plan as parkways. Staff recommendation is to identify these roads as Thoroughfares, which is defined as *"A major road from one place to another, main road."*

Chuck further stated there are two issues with some of the streets identified on the plan. They are as follows:

1. Those areas identified along both Highway 92 and 65-69 are controlled by the Iowa Department of Transportation and will not be included.
2. Streets that are present outside of the city limits and future extensions will not be identified at this time.

Two areas within the City Code would need amended. Those being Chapter 170 of the Subdivision Ordinance and Chapter 140 Controlled Access Facilities.

Commission discussed the impact this amendment would make to future development, areas where the amendment would impact, speed limit and safety.

Motion was made by Roush and seconded by Coppess to amend Chapter 170 of the Subdivision Ordinance and Chapter 140 Controlled Access Facilities adding a thoroughfare classification. Question was called for and on voice vote motion carried unanimously.

Meeting adjourned on a motion by Coppess and seconded by Donaghy.

_____ _____

Bob Ormsby, Vice Chairperson Mindi Robinson