



JOINT SESSION WITH THE PLANNING & ZONING COMMISSION,
CITY COUNCIL AND IMU BOARD OF TRUSTEES

November 30, 2017

6:00 p.m.

City Council Chambers

Agenda

1. Call to order
2. Roll call
3. Receive the Indianola 2011 Comprehensive Plan Review presentation
4. Other Business
5. Adjourn

City Council Special

3.

Meeting Date: 11/30/2017

Subject

Receive the Indianola 2011 Comprehensive Plan Review presentation

Information

Community Development Director Chuck Burgin will present the 2011 Comprehensive Plan Review (packet).

Fiscal Impact

Attachments

Comprehensive Plan Review Part 1
Comprehensive Plan Review Part 2

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Indianola 2011 Comprehensive Plan Review

November 2017
Part 1

Comprehensive Plan History

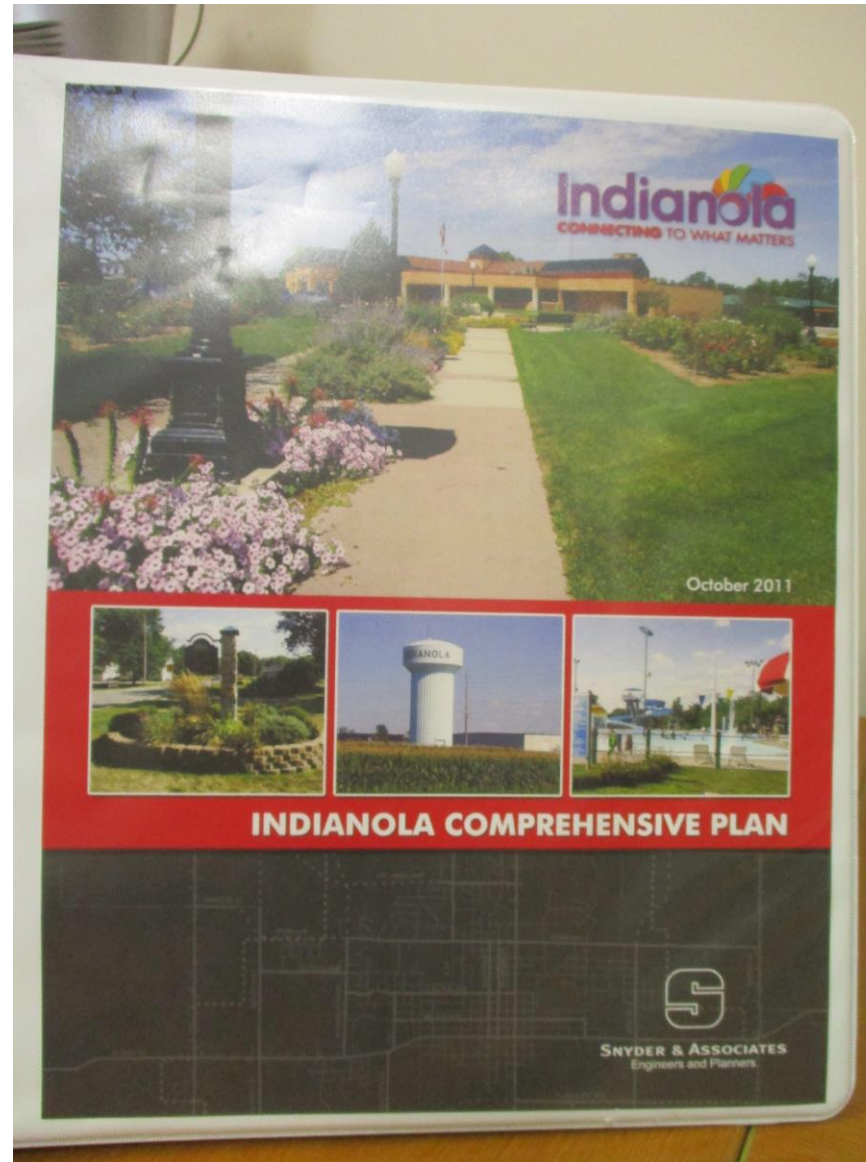
- ▶ Each plan replaces the last
- ▶ 1969 - approved by resolution 10/1969
- ▶ 1976 - approved by motion 11/1976
- ▶ 1989 - approved by motion 11/1989
- ▶ 2003 - approved by motion 03/2003
- ▶ 2011 - approved by resolution 11/2011



2011 Comprehensive Plan

Latest Comp Plan approved by Council
November 7, 2011

Completed by Snyder and Associates



Purpose of the Comprehensive Plan

- ▶ Iowa Code 414.3 The regulations shall be made in accordance with a comprehensive plan.
- ▶ A Comprehensive Plan is a long-range policy guide to decisions about the physical development of a community. A Plan generally does not provide a detailed design for a development of specific sites; instead it set out broad policy directions for growth, development and redevelopment. This plan analyzes and incorporates a wide variety of components, including the natural environment, population, land use, transportation, parks and trails, infrastructure, services and facilities, and growth management. As a result the Comprehensive Plan provides a vision of Indianola's future, helping to guide the growth of the community.
- ▶ Recommends action plan and implementation.

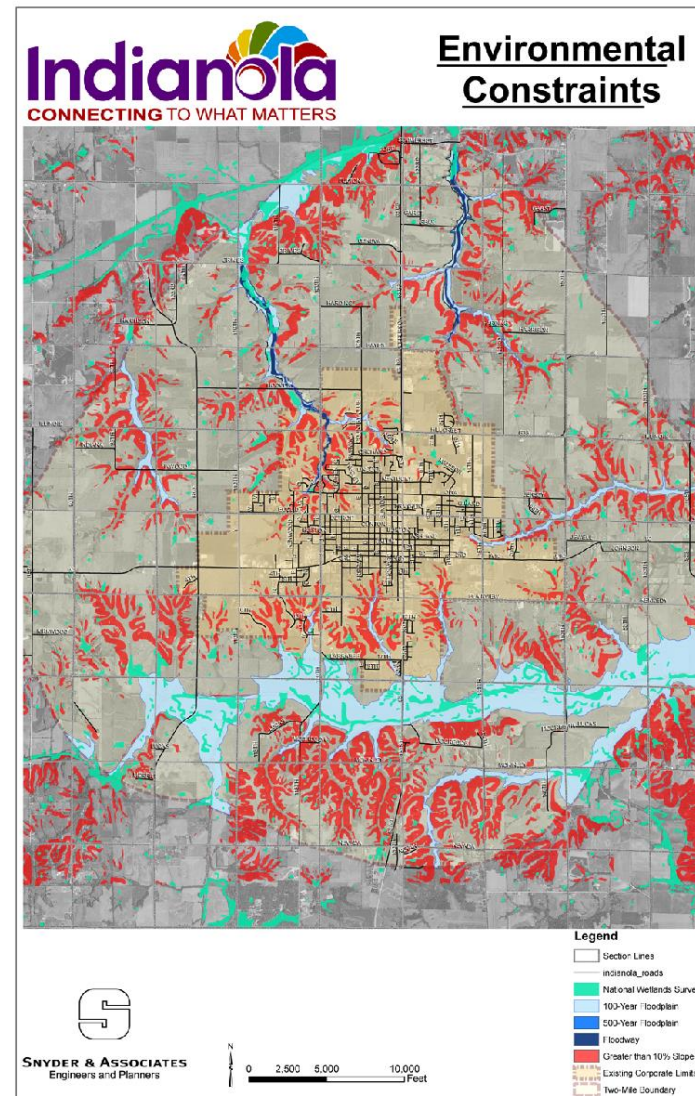
Amendments to the Plan

- ▶ The time frame of the current Comprehensive Plan is an approximately twenty-year period. However, the Plan does not represent a picture of how Indianola will look at any specific year, since plan implementation will occur incrementally throughout the planning period. Furthermore, amendments to this Comprehensive Plan are likely to occur periodically during this time frame, as external forces and conditions change.

Components of the 2011 Comprehensive Plan

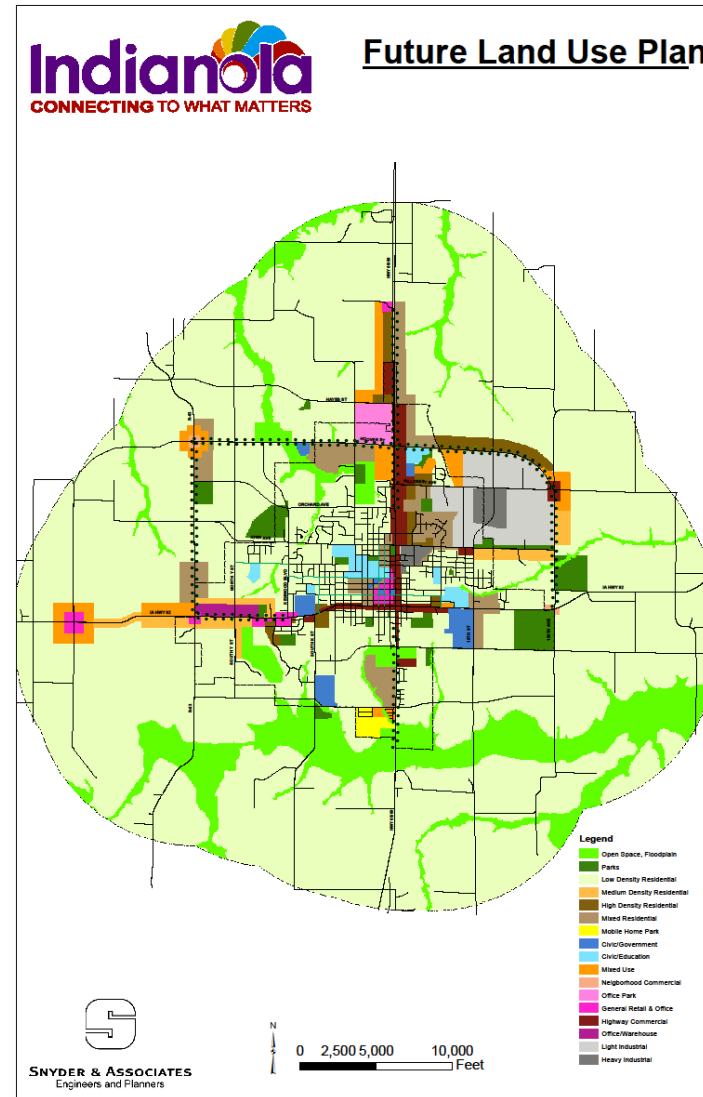
Community Profile

- ▶ Natural environment, including environmental constraints, environmental challenges and environmental opportunities
- ▶ Population, including historical population and population projections
- ▶ Existing land use
- ▶ Land consumption trends, including the various classifications of residential, commercial, industrial and civic and building permits issued by land use classification



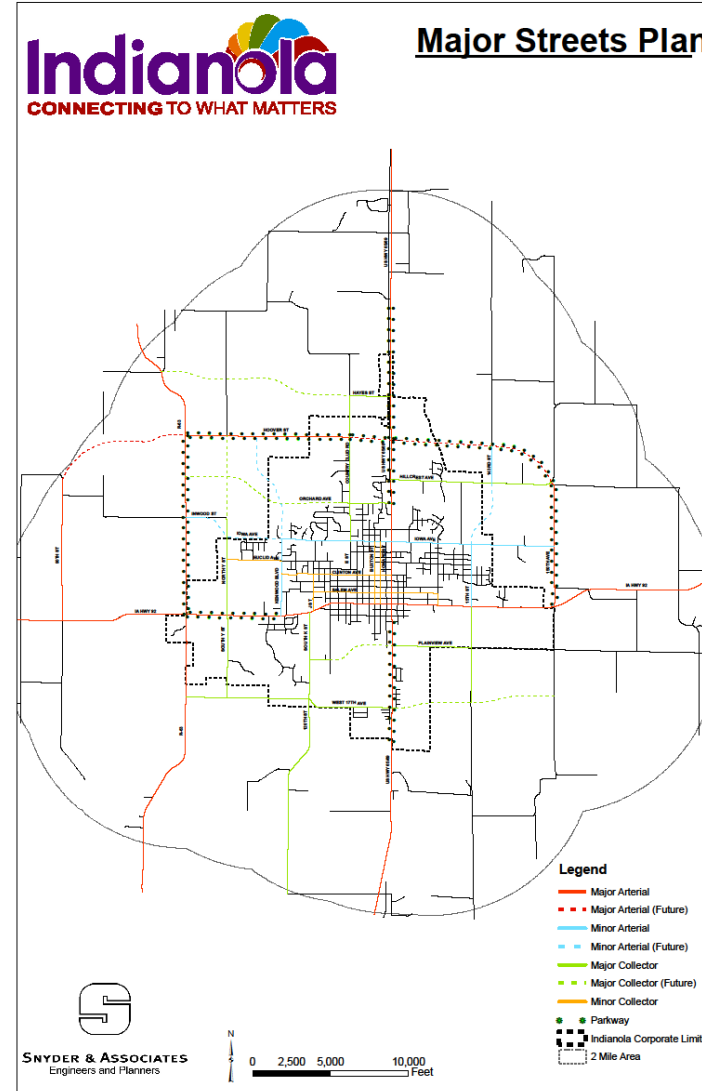
Future Land Use

- The Future Land Use Plan reflects Indianola's vision for future growth and development of the community. Developed with consideration given to environmental constraints, existing land use, transportation corridors, infrastructure demands, and the desires of the community based on input received, the Future Land Use Plan covers the entire area within two-miles of Indianola.



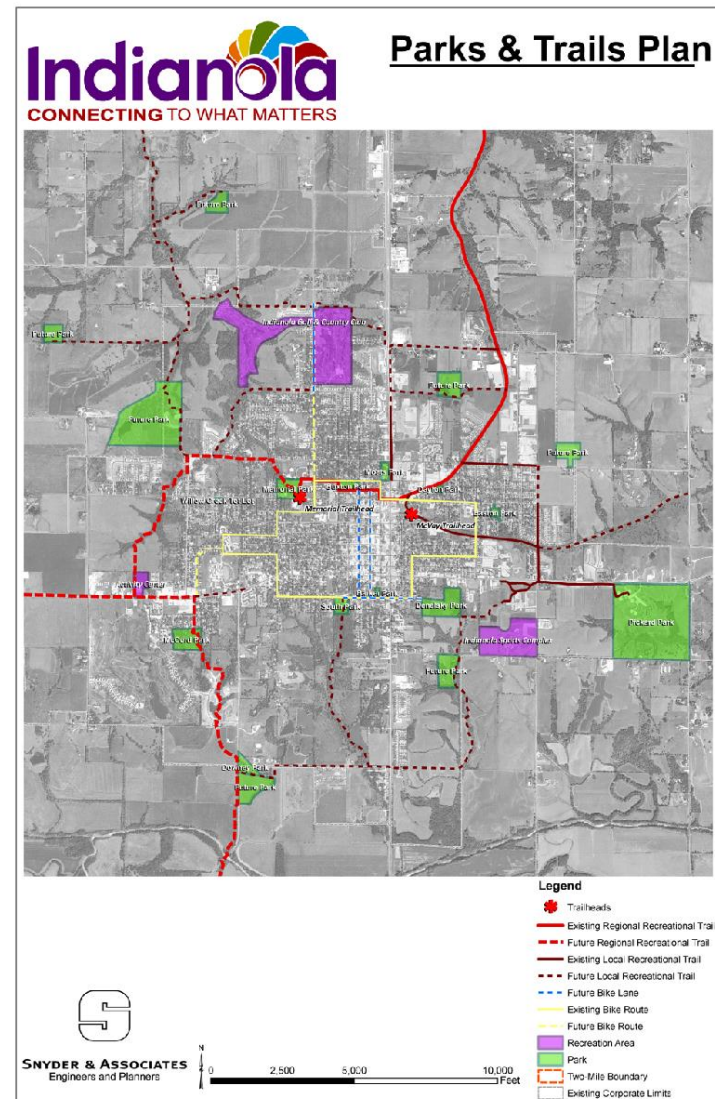
Transportation Plan

- Transportation is a critical element of Indianola's Comp Plan. The street network provides the primary transportation systems for residents and through traffic from surrounding regions. The street network is intimately related to the Land Use Plan as it forms the means of connection between residences, employment locations, shopping areas and recreation opportunities. It often provides right-of-way for utilities such as water, wastewater, electricity and communications. Future streets will form the primary network off of which future development can build.



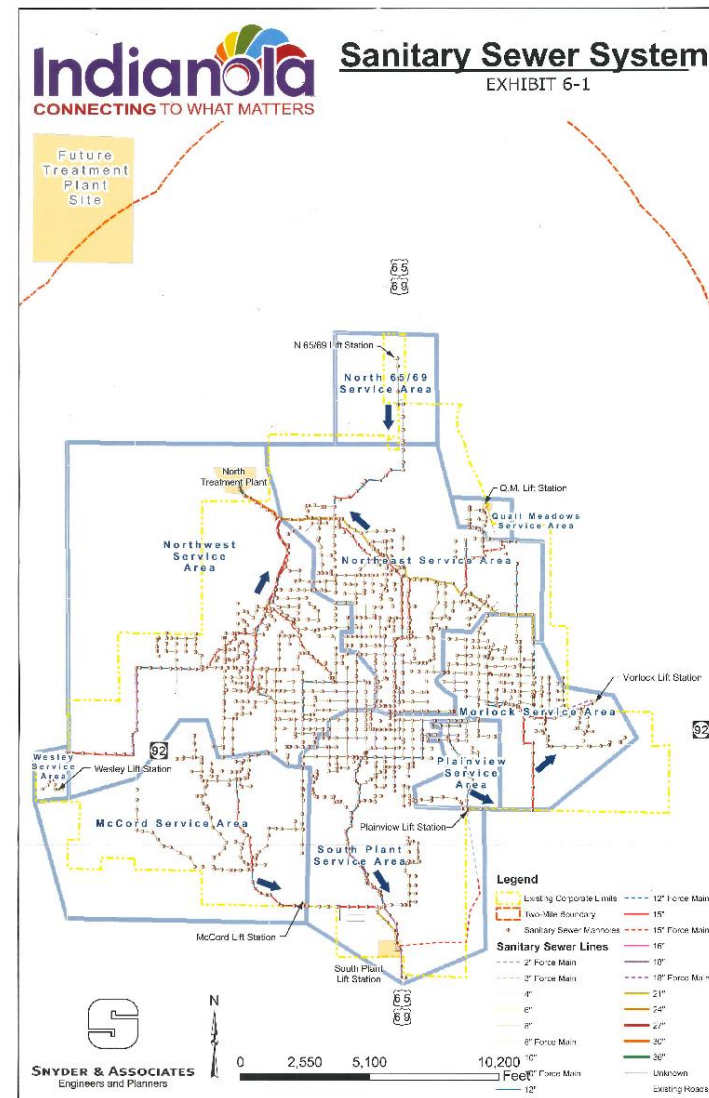
Parks and Trails

- ▶ Residents of Indianola enjoy access to a wide variety of parks, including local and regional facilities. Parks are an important component of life in the community. Indianola has over 241.1 acres of park space.
- ▶ The benefits of trails to citizens include recreation, health and fitness, transportation, economic development, greenway conservation, environmental education and enhanced community image.



Infrastructure

- Storm Sewer System
- Sanitary Sewer System
- IMU Water System
- IMU Electric System

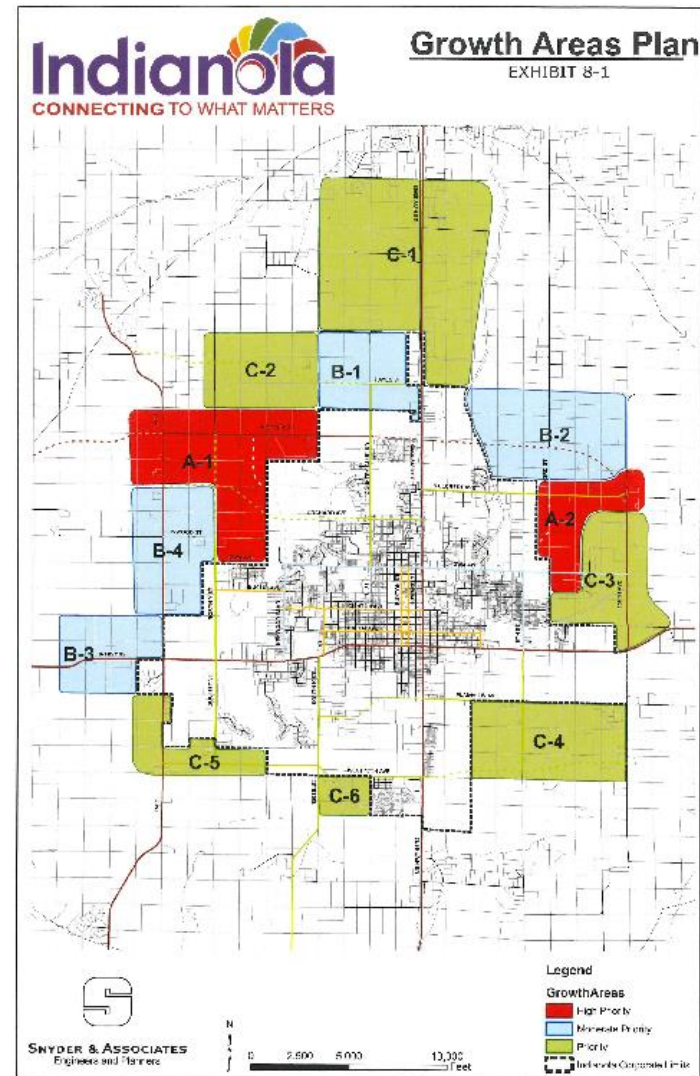


Services and Facilities

- ▶ City Clerk
- ▶ Community Development
- ▶ Police Department
- ▶ Fire Department
- ▶ Public Library
- ▶ Activity Center

Growth Management Plan

- ▶ Growth management policies
- ▶ Subdivision regulations
- ▶ Growth areas



Questions?

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Indianola 2011 Comprehensive Plan Review

November 2017
Part 2

What's changed since the 2011 Plan?

A look at our growth

Subdivision Preliminary Plat Approvals (11)

- ▶ Sunset Terrace Plat 4, approved 05/20/2013, 10 Lots Zoned R-3
- ▶ Summercrest Hills, approved 12/16/2013, 22 Lots Zoned C-2 / R-3
- ▶ Summercrest Hills Plat 5, approved 04/20/2015, 86 Lots Zoned C-2 / R-3
- ▶ Deer Run Plat 6, approved 05/18/2015, 23 Lots Zoned R-5
- ▶ Deer Run Plat 7, approved 06/15/2015, 6 Lots Zoned R-5
- ▶ Prairie Glynn Plat 1, approved 02/16/2016, 56 Lots Zoned R-3
- ▶ Deer Creek Plat 2, approved 05/16/2016, 23 Lots Zoned R-1
- ▶ Prairie Glynn Plat 2, approved 08/15/2016, 21 Lots Zoned R-3 / R-3C
- ▶ Ashton Park Plat 6, approved 09/19/2016, 31 Lots Zoned R-3
- ▶ Deer Creek Plat 3, approved 03/20/2017, 6 Lots Zoned R-1
- ▶ Heritage Hills Plat 9, approved 10/16/2017, 14 Lots Zoned R-5

Subdivision Final Plat Approvals (8)

- ▶ Sunset Terrace Plat 3, approved 04/16/2012, 24 Lots Zoned R-5
- ▶ Sunset Terrace Plat 4, approved 05/20/2013, 10 Lots Zoned R-3
- ▶ Summercrest Hills Plat 4, approved 02/18/2014, 7 Lots Zoned C-2 / R-3
- ▶ Summercrest Hills Plat 5, approved 04/20/2015, 7 Lots Zoned R-3
- ▶ Deer Run Plat 6, approved 05/18/2015, 23 Lots Zoned R-5
- ▶ Deer Run Plat 7, approved 09/21/2015, 6 Lots Zoned R-5
- ▶ Ashton Park Plat 6, approved 09/18/2017, 36 Lots Zoned R-3,
- ▶ Prairie Glynn Plat 1, approved 10/16/2017, 16 Lots Zoned R-3

Zoning Changes (16)

- ▶ 1300-1400 Block of North 6th Street from R-3 to R-5, approved 04/16/2012
- ▶ 506 West 2nd Avenue from R-2 to C-2, approved 05/07/2012
- ▶ 404 North Howard Street & 112 East Detroit Avenue from C-3 to R-3, approved 10/01/2012
- ▶ 2008 East 2nd Avenue from A-1 to C-2, approved 02/04/2013, changed future land use map
- ▶ 1100-1200 Block West Iowa Avenue from R-1 to R-5, approved 07/01/2013
- ▶ 2100 Block East 2nd Avenue from A-1 to C-2, approved 09/15/2014, changed future land use map
- ▶ 2000 East 2nd Avenue from A-1 to R-3, approved 11/17/2014
- ▶ 1301/1303 East 2nd Avenue from A-1 to C-2 & R-3, approved 12/15/2014

Zoning Changes - Continued (16)

- ▶ 2100/2102/2104/2106 East 2nd Avenue from A-1 to R-3, approved 06/15/2015
- ▶ Deer Run Golf Course Lot 3 from C-2 to R-5, approved 09/21/2015
- ▶ 1500-1800 East Iowa Avenue & 600-900 Block North 15th Street from A-1 to R-3, approved 12/07/2015
- ▶ 2008 East 2nd Avenue from A-1 to C-2 & A-1 to R-3, approved 05/15/2017, changed future land use map
- ▶ 907 South Y Street from A-1 to R-1, approved 07/17/2017
- ▶ 400-500 Block East Hillcrest & 1700 Block North Jefferson Way A-1 to C-2, pending approval
- ▶ 400 Block South Spruce Street from C-2 to R-3, pending approval
- ▶ Added A-2 (Agriculture) zoning classification, Council approved 03/06/2017

New Street Extensions (13)

- ▶ 2014 - 5 street extensions including Willowcrest Avenue and East Trail Ridge Avenue within Summercrest Hills
- ▶ 2015 - 1 street extension of North 6th Street within Summercrest Hills Plat 5
- ▶ 2016 - 3 street extensions including East Trail Ridge Avenue, North 3rd Lane and North 6th Street within Summercrest Hills Plat 4
- ▶ 2017 - 1 street extension of East Euclid Avenue within Ashton Park Plat 6 / Prairie Glynn Plat 1
- ▶ 2017 - 3 street extensions including North 16th Street, North 17th Street and North 18th Street within Ashton Park Plat 6 and Prairie Glynn Plat 1

Annexation (1)

- The City of Indianola annexed the Eivens, Williams, Trueblood, Eyberg, Glascock and Jones property on 07/06/2015 in the east central area of town. (approximately 170 acres)



Voluntary Annexation Request
Eivins, Williams, Glascock, Trueblood, Eyberg and City of Indianola

Legend: Voluntary Annexation Annexation 80/20 Rule City Limits

 **Indianola**
GOVERNMENT

Questions?

Implementation Plan - Policies

Policies which indicate continuing efforts over a long period to implement the plan

- ▶ Create and adopt a new Mixed Use Zoning District, completed 06/2014 R-4
- ▶ Create and adopt a new Neighborhood Commercial District, completed 05/2012 C-1
- ▶ Create and adopt a new Office Park Zoning District, completed 03/2012 C-1
- ▶ Create and adopt a new Office/Warehouse Zoning District, amended M-1 & M-2 Zoning 03/2006
- ▶ Establish design criteria for parkways, including ROW, trees, trail, access control, completed 06/2012
- ▶ Add buffer requirements between commercial and residential uses, amended buffer requirements in site plan ordinance 05/2012
- ▶ Preserve right-of-way for future streets and parkway as development occurs, (on-going)
- ▶ Acquire recreational trail easements as development occurs, (on-going Deer Creek, Summercrest Hills, Cavitt Creek)
- ▶ Consider adoption of a park land dedication ordinance, (failed 02/2006) identified in new Strategic Plan

Implementation Plan - Policies (Cont.)

- ▶ Require “Waiver of Separation Distance” 1000’ buffer of Wastewater Treatment Plants, **incorporated in new facility plan**
- ▶ Consider acquisition of land for buffer around North Plant, **not implemented**
- ▶ Plan for further improvement to North Plant or at new site, **on-going**
- ▶ If possible, negotiate with MidAmerican Energy for purchase of electric service territory, **unsuccessful**
- ▶ Consider expanding fiber optic system to serve residential users, **on-going**
- ▶ Monitor staffing needs in all departments to maintain quality service as city grows, **on-going**
- ▶ Develop cooperative relationship with YMCA for programming partnerships, **on-going**
- ▶ Maintain cooperative relationship with school and college regarding shared facilities, **on-going**

Implementation Plan - Policies (Cont.)

- ▶ Encourage variety of land uses and living environments, **on-going**
- ▶ Require new developments to share cost of infrastructure improvements/extensions, **subdivision ordinance requires developers to pay**
- ▶ Direct growth to prioritized growth area and areas efficiently served by sanitary sewers, **on-going**
- ▶ Encourage development of vacant and in-fill properties inside current city limits, **on-going - D&D Program - Urban Renewal**
- ▶ Consider land use impacts in transportation related decisions, **on-going**
- ▶ Encourage economic development partnerships, **on-going**
- ▶ Require environmentally sensitive design for all new subdivisions, **on-going**
- ▶ Encourage regional detention basins, (on-going) Summercrest Hills, **Snyder and Associates developing storm water master plan**

Implementation Plan - Capital Improvements

Capital improvements which require public investment that will implement the features of the plan

- ▶ Pave Hoover St. (US Hwy 65/69 to Country Club Rd, including highway intersection), **Intersection paved at 65/69 2015**
- ▶ Acquire and construct parks in designated future areas as neighborhoods develop, **no action needed yet, park dedication needed**
- ▶ Continue to construct trail segments in conformance with 2008 Trails Master Plan, **on-going Summercrest Hills, Quail Meadows, Ashton Park**
- ▶ Expand trail network into growth areas prior to development occurring, **limited funding**
- ▶ Construct improvement to North Plant expansion to serve 22,900 population, **on-going**
- ▶ Continue to address infiltration and inflow, **Time of Sale Ordinance**
- ▶ Construct new lift stations and trunk sewers to serve developing areas, **on-going**

Implementation Plan - Capital Improvements (Cont.)

- ▶ Replace 4" water mains with larger water mains capable of providing fire flows, on-going
- ▶ Purchase additional water utility service territory as development occurs, on-going
- ▶ Install/upgrade water mains in growth areas as needed for capacity and pressure, on-going
- ▶ Address departmental space needs at the Municipal Building, on-going
- ▶ Address information technology need as technology advances as city grows, on-going
- ▶ Follow programs for replacing vehicles and equipment in all departments, yearly budget
- ▶ Construct satellite EMS/fire station based upon response time, on-going
- ▶ Pave existing streets to serve growth areas and open up areas for development, on-going (Euclid Avenue)

Implementation Plan - Action Items

Action items which require specific efforts or accomplishments by the community

- ▶ Monitor building permits and land consumption to compare actual population growth to projections, **on-going**
- ▶ Conduct a Special Census when warranted, likely midway between the US Census, **no Special Census taken in 2015**
- ▶ Review new CIRTPA population projections once available, **completed**
- ▶ Review demographics for 2010 census once available, **completed**
- ▶ Develop a long-term Capital Improvements Program for park improvements, **on-going**
- ▶ Complete Feasibility Study of South Plant/Morlock service areas, **Morlock complete**

Implementation Plan - Action Items (Cont.)

- ▶ Develop sanitary sewer model to analyze pipe capacity, **as needed**
- ▶ Complete a GIS project so response times can be evaluated as development occurs, **no action**
- ▶ Update library space needs assessment to ensure needs are met, **no action**
- ▶ Follow recommendations of Strategic Plan for recreation programs, **on-going**
- ▶ Monitor usage of community rooms and other space demands, **on-going**
- ▶ Update Subdivision Regulations, **completed 05/2016**

Questions?