



PLANNING AND ZONING COMMISSION MEETING

September 14, 2021

6:00 PM

City Council Chambers

Agenda

- 1. Call to Order**
- 2. Roll Call**
- 3. Agenda Approval**
- 4. Minutes Approval**
 - A. Approval of the 08/10/2021 meeting minutes
- 5. Public Comment**
 - A. Public Comment Form
- 6. Old Business**
- 7. New Business**
 - A. Consider recommendation on request for approval of a Plat of Survey for Marywood Farms Inc. located within two miles of the City of Indianola.
 - B. Consider recommendation on request for approval of a Plat of Survey for Tim Phillips located within two miles of the City of Indianola.
 - C. Consider recommendation on request for approval of a revised Preliminary Plat for Fox Run Plat 2.
- 8. Comments**
 - A. Building Permit Report
 - B. Current Projects
- 9. Adjourn**



— PLANNING & ZONING COMMISSION —

MINUTES OF PLANNING AND ZONING MEETING

August 10th, 2021

6:00pm

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

Sarah Ritchie
Misty Soldwisch
Josh Rabe
Erin Freeburg
Bob Ormsby
Jeremy Pribil

Members Absent: Al Farris

Staff Present: Charlie Dissell, Cortney Marmon

Public Present: Chris Desplanques 1214 S G, Adam Voigts 1304 S G, Mike White, Tim McConnell

Commissioner Ormsby moved to approve the agenda of the August 10th, 2021 Planning and Zoning Commission meeting and Commissioner Rabe seconded the motion. On roll call the vote was AYES: Ritchie, Soldwisch, Rabe, Ormsby, Pribil, Freeburg Opposed: None. Whereupon the Chairperson declared the motion carried unanimously.

Commissioner Rabe moved to approve the minutes of the July 13th, 2021 meeting and Commissioner Ritchie seconded the motion. On roll call the vote was AYES: Ritchie, Soldwisch, Rabe, Ormsby, Pribil, Freeburg Opposed: None. Whereupon the Chairperson declared the motion carried unanimously.

Consideration and Adoption of provisions outlining golf cart operations within the corporate limits of the City of Indianola.

Mr. Dissell provided an overview.

Discussion on restrictions on golf carts for other cities.
The commission discussed concerns on ATV's and age restrictions for use.
Discussion on licensing of ATV's and golf carts.

Concerns were addressed in regard to requirements to drive golf carts and where they would be allowed.

Commissioner Rabe moved to approve the Consideration and Adoption of provisions outlining golf cart operations within the corporate limits of the City of Indianola with the changes that golf carts are operable at the age of 14 with the completion of an Iowa approved Driver's Education course and ATVs are operable with a valid driver's license. Commissioner Ormsby seconded the motion. On roll call the vote was AYES: Ritchie, Soldwisch, Rabe, Ormsby, Pribil, Freeburg Opposed: None. Whereupon the Chairperson declared the motion carried unanimously.

Consider request from TeaMc LLC to rezone property located 1308 South G Street from A-1 (Agricultural/Open Space Zoning District) to R-1 (Single-Family Residential Detached Zoning District).

Mr. Dissell provided an overview.

Adam Voigts voiced concerned with property being rezoned.

Chris Desplanques voiced concerns with the property being rezoned.

Mike White voiced concerns with the property being rezoned.

Commission members discussed potential rezoning of the property.

Tim McConnell discussed why he wanted to rezone the property.

Commissioner Pribil moved to approve the request from TeaMc LLC to rezone property located 1308 South G Street from A-1 (Agricultural/Open Space Zoning District) to R-1 (Single-Family Residential Detached Zoning District). Commissioner Rabe seconded the motion. On roll call the vote was AYES: Ritchie, Soldwisch, Rabe, Ormsby, Pribil, Freeburg Opposed: None. Whereupon the Chairperson declared the motion carried unanimously.

Staff Comments: Mr. Dissell discussed the Building Permit Reports and current projects.

Commissioner Rabe moved to adjourn the meeting and Commissioner Ormsby seconded. Meeting was adjourned at 7:06pm.

Misty Soldwisch, Chairperson

Charlie Dissell, Director of Community Development



— PLANNING & ZONING COMMISSION —

NOTICE:

The City of Indianola is committed to maintaining a high level of communication with the community by providing easy-to-access information and materials about government activities and policies.

For those who do not wish to attend meetings in person, the City of Indianola hosts its meetings virtually at:
<https://www.youtube.com/CityofIndianolaiowa>

You may also view the meeting via a zoom webinar (Password: 872448):
<https://us02web.zoom.us/j/87430037984?pwd=UC80RVBnVll1YzZHNUFNakV3T3RFZz09>

Or One tap mobile:

US: +13126266799,87430037984#, *872448# or +16465588656, 87430037984#, *872448#

Or Telephone, dial (for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782

Webinar ID: 874 3003 7984

Passcode: 872448

International numbers available: <https://us02web.zoom.us/j/87430037984?pwd=UC80RVBnVll1YzZHNUFNakV3T3RFZz09>

If you have a question or would like to submit a public comment, but are unable to attend the meeting, please do one of the following:

- Call (515) 961-9448 immediately before the public comment or public hearing.
- Submit an electronic public comment form by visiting our website at:
<https://www.indianolaiowa.gov/FormCenter/Community-Development-3/Public-Comment-78>
- Submit an e-mail with your comments to comdev@indianolaiowa.gov
- Submit written comments to:

Planning and Zoning Commission
110 N 1st Street
Indianola, IA 50125

Forms received by 5:00 p.m. on the day of the meeting will be distributed to the Planning and Zoning Commission prior to the meeting. Comments received after the deadline will be sent to the Planning and Zoning Commission as soon as possible.

The City of Indianola is pleased to provide accommodations to disabled individuals or groups and encourages their participation in city government. Should special accommodations be required, please contact the Community Development Department at least 48 hours in advance at 515-961-9430 or email comdev@indianolaiowa.gov to have reasonable accommodations provided.



MEMORANDUM

To: Planning and Zoning Commission

From:

Date: September 14, 2021

Subject: Consider recommendation on request for approval of a Plat of Survey for Marywood Farms Inc. located within two miles of the City of Indianola.

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

Attachments:

1. 1-Staff Report_ Plat of Survey
2. 2- 0210805085525455
3. 3- Beacon Location Map
4. 4- Plat of Survey - Marywood Farms - Sec 27-76-23



Community Development

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

Staff Report

Planning and Zoning Commission

Date of Meeting: September 14, 2021

Agenda Item: 7.A. Consider recommendation on request for approval of a Plat of Survey for Marywood Farms Inc. located within two miles of the City of Indianola.

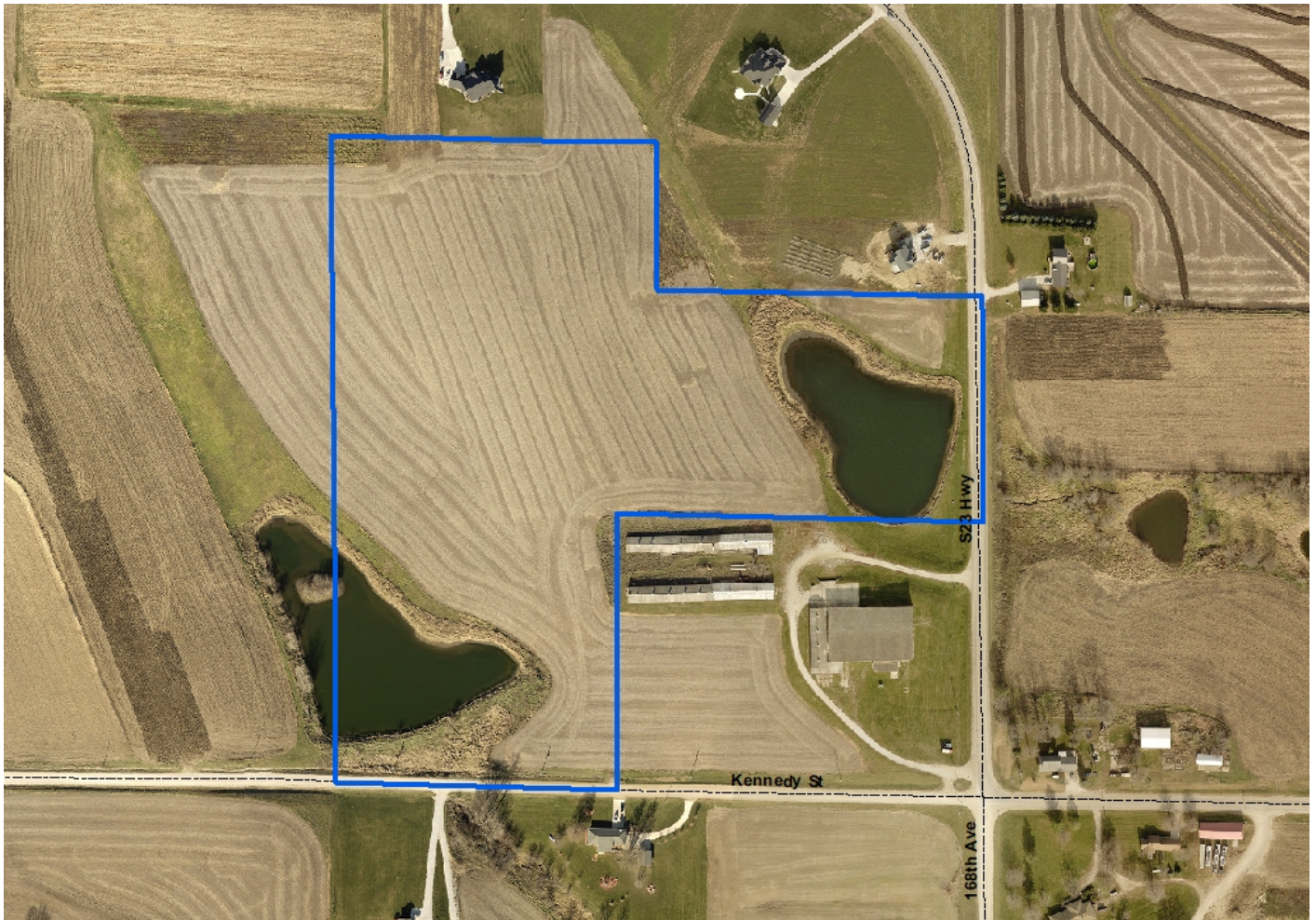
Application Type: Plat of Survey

Applicant: Matt Thomas of Thomas Land Surveying

Comprehensive Plan Designation: Agriculture

Application Summary: Request for plat of survey approval to create a residential lot within two miles of the City.

AERIAL MAP



APPLICABLE CODE SECTIONS

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

170.02 JURISDICTION. All plats of survey, plats, replats or subdivisions of land into three (3) or more parts for the purpose of laying out a portion of the City of Indianola, an addition thereto or suburban lots within two (2) miles of the corporate limits of the City for other than agricultural purposes shall be submitted to the Council and the Commission in accordance with the provisions of this chapter and shall be subject to the requirements established herein. This chapter shall regulate the subdividing of land within the City and all land within an area extending two miles beyond the corporate limits in accordance with the provisions of Section 354.9, Code of Iowa.

170.13 DESIGN STANDARDS — LOTS.

1. All lots shall abut on a street or place. Corner lots which abut on a thoroughfare or collector street shall have a minimum radius of 25 feet at the intersection.
2. Sidelines of lots shall approximate right angles to straight street lines and radial angles to curbed street lines except where a variation will provide better lot layout.
3. Lots with double frontage shall be avoided, except in specific locations where good planning indicates their use. In that event a planting screen shall be provided along the rear of the lot.
4. Corner lots shall not be less than 80 feet in width and interior lots shall not be less than 70 feet in width at the building line.
5. Lot depth shall not exceed $2\frac{1}{2}$ times the width.

6. No lot shall have less area than required by the Zoning Ordinance for the district in which it is located.

170.38 ENFORCEMENT. In addition to other remedies and penalties prescribed by law, the provisions of this chapter shall not be violated subject to the following:

1. No plat of survey, plat or subdivision in the City or within two (2) miles thereof shall be recorded or filed with the County Auditor or County Recorder, nor shall any plat or subdivision have any validity until it complies with the provisions of this chapter and has been approved by the Council as prescribed herein.

ANALYSIS

Marywood Farms Inc. currently own a little more than 29 acres of land at the intersection of Kennedy Street and County Highway S23 that is in unincorporated Warren County, but within two miles, and southeast, of the City of Indianola. Their property contains mostly agricultural land, a pond and two outbuildings. Marywood Farms Inc. proposes to split off about 7.5 acres which would include the pond and would have access off County Highway S23. As this site is not located within the City of Indianola, but is within two miles of the City, it falls under the review authority of the City. The Comprehensive Plan calls for this area as agriculture, and it is not within a growth priority area of the City. Letters were mailed to property owners within 200 feet of this property on September 3, 2021.

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

RECOMMENDATION

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

LAND DIVISION APPLICATION

Community Development

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



PROPERTY OWNER

(Last Name) MARYWOOD FARMS INC.
(First Name) WENDY MC GINNIS TRUSTEE
(Address) 16650 KENNEDY ST.
(City) INDIANOLA (State) IA (Zip) 50125
(Phone) _____ (Email) _____

APPLICANT (if not Property Owner)

(Last Name) THOMAS THOMAS LAND SURVEYING
(First Name) MATTHEW
(Address) 6230 90th AVE.
(City) INDIANOLA (State) IA (Zip) 50125
(Phone) 515-494-4663 (Email) mthomas@thomaslandsurveying.net

☒ PLAT OF SURVEY

Submittal Requirements:

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

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

☐ PRELIMINARY PLAT

Submittal Requirements:

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

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

☐ FINAL PLAT

Submittal Requirements:

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

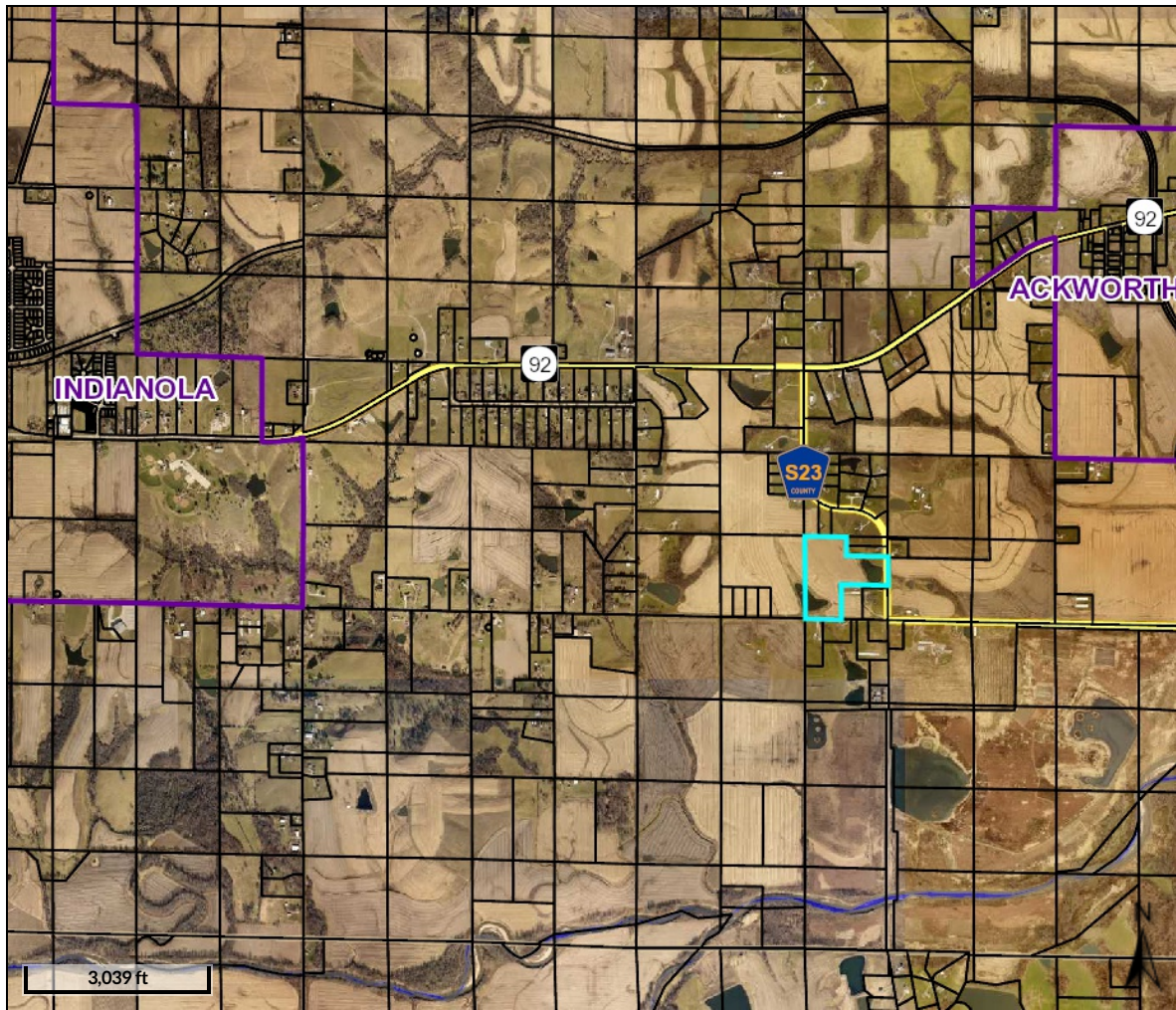
- ☐ Completed Application
☐ Filing Fee: \$150, plus \$10.00 for each lot in excess of 10 lots, land plus Outside Engineering Costs
☐ Proposed plat of survey (hard copy)
☐ Proposed plat of survey (electronic copy)
☐ Legal description (electronic in word format)
☐ All items as required by Section 170.10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

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

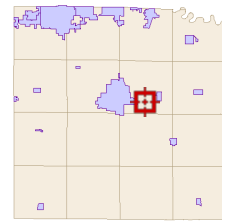
Signature Matthew J. Thomas Date 8/3/2021
Name (printed) _____

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

Date Received: _____
Receipt No: _____
Receipt Amount: _____



Overview



Legend

Roads

- <all other values>
 - Interstate
 - Highway
 - Ramp
 - County Gravel
 - County Level B
 - County Level C
 - City Gravel
 - City Street
 - Private Street
 - Corporate Limits
 - Parcels
 - Political Township
- ##### Major Roads
- County Hwy
 - State Hwy
 - US Hwy
 - Interstate
 - Water

Parcel ID	13000270863	Alternate ID	13000270861	Owner Address	MARYWOOD FARMS INC
Sec/Twp/Rng	27-76-23	Class	A		16650 KENNEDY ST
Property Address		Acreage	24.27		INDIANOLA, IA 50125
District	13350				
Brief Tax Description	27-76-23 SW SE EX 565' X 750' SE COR & EX N 300' E 665'				
	(Note: Not to be used on legal documents)				

Disclaimer:

The maps included in this website do not represent a survey and are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contain information required for government purposes. No warranties, expressed or implied, are provided for the data herein, its use or its interpretation. Warren County assumes no responsibility for use or interpretation of the data. Any person that relies on any information obtained from this site does so at his or her own risk. All critical information should be independently verified.

The 2,000 Foot Buffers layer is for law enforcement guidance only, and is based on the best information available at the time it was prepared. This layer should not be considered to be a complete and accurate representation of the locations of every school or child care facility, and will be changed as new information is available. The registered offender is responsible for ensuring that proposed residence is in compliance with the law, and may not rely solely on this layer. The registered offender should seek legal advice from a licensed attorney if needed.

Date created: 7/15/2021
Last Data Uploaded: 7/14/2021 10:47:34 PM

Developed by  **Schneider**
GEOSPATIAL

PLAT OF SURVEY - PARCEL "AG"
SW¼, SE¼ of SECTION 27-T76N-R23W

LEGAL DESCRIPTION: PARCEL "AG"

A parcel of land now included in and forming a part of the Southwest Quarter of the Southeast Quarter of Section 27, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa, more particularly described as follows:

Commencing at the Southeast Corner of the Southwest Quarter of the Southeast Quarter of Section 27, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa, also being the Southeast Corner of PARCEL "AL", as recorded in Instrument #: 2019-09714 of the Office of the Warren County Recorder; thence North 00°14'01" West along the East Line of the Southeast Quarter of the Southwest Quarter of said Section 27 and the East Line of said PARCEL "AL", a distance of 503.39 feet to the Point of Beginning and the Northeast Corner of said PARCEL "AL" thence North 88°31'19" West along the North Line of said PARCEL "AL", a distance of 402.63 feet to the Northwest Corner of said PARCEL "AL" thence North 00°14'01" West, a distance of 62.02 feet; thence North 88°31'19" West, a distance of 347.70 feet; thence North 00°14'01" West, a distance of 455.93 feet; thence South 88°46'42" East, a distance of 750.24 feet to a point on the East Line of the Southwest Quarter of the Southeast Quarter of said Section 27; thence South 00°14'01" East along said East Line, a distance of 521.31 feet to the Point of Beginning, containing 8.45 Acres, which includes 0.93 Acres of Public Highway Easement, subject to all easements, restrictions and covenants of record.

TLS

THOMAS
LAND
SURVEYING, LLC

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



PROJECT NUMBER	21094	COUNTY	DATE DRAWN	YEAR	SHEET NO.
		WARREN	07/15/2021	2021	2 OF 2



MEMORANDUM

To: Planning and Zoning Commission

From:

Date: September 14, 2021

Subject: Consider recommendation on request for approval of a Plat of Survey for Tim Phillips located within two miles of the City of Indianola.

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

Attachments:

1. 1-Staff Report_ Plat of Survey
2. 2- 1685IndApplication
3. 3- 1685Survey



Community Development

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

Staff Report

Planning and Zoning Commission

Date of Meeting: September 14, 2021

Agenda Item: 7.B. Consider recommendation on request for approval of a Plat of Survey for Tim Phillips located within two miles of the City of Indianola.

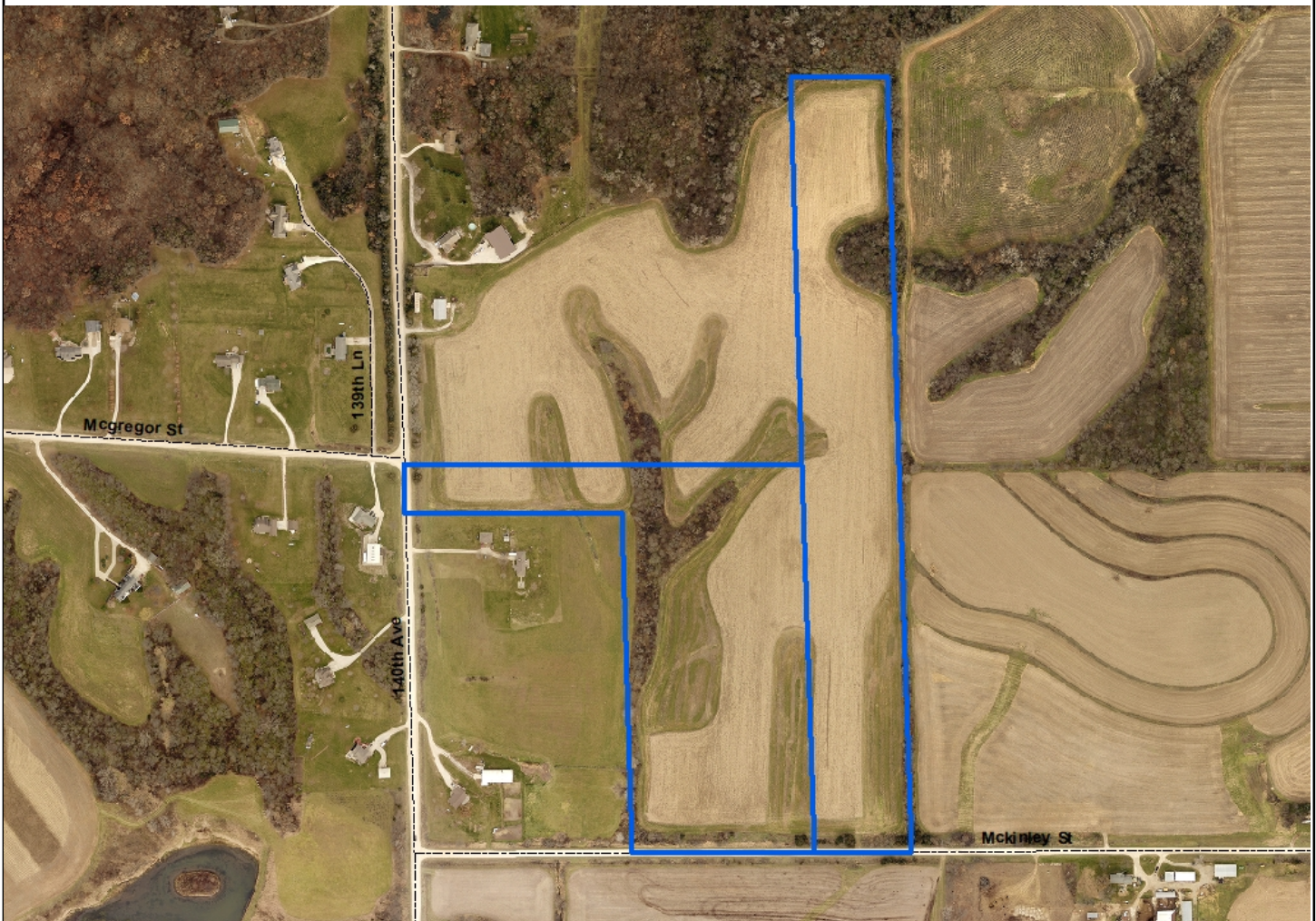
Application Type: Plat of Survey

Applicant: Chad Daniels of Daniels Land Surveying

Comprehensive Plan Designation: Agriculture

Application Summary: Request for plat of survey approval to create two (2) residential lots within two miles of the City.

AERIAL MAP



APPLICABLE CODE SECTIONS

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

170.02 JURISDICTION. All plats of survey, plats, replats or subdivisions of land into three (3) or more parts for the purpose of laying out a portion of the City of Indianola, an addition thereto or suburban lots within two (2) miles of the corporate limits of the City for other than agricultural purposes shall be submitted to the Council and the Commission in accordance with the provisions of this chapter and shall be subject to the requirements established herein. This chapter shall regulate the subdividing of land within the City and all land within an area extending two miles beyond the corporate limits in accordance with the provisions of Section 354.9, Code of Iowa.

170.13 DESIGN STANDARDS — LOTS.

1. All lots shall abut on a street or place. Corner lots which abut on a thoroughfare or collector street shall have a minimum radius of 25 feet at the intersection.
2. Sidelines of lots shall approximate right angles to straight street lines and radial angles to curbed street lines except where a variation will provide better lot layout.
3. Lots with double frontage shall be avoided, except in specific locations where good planning indicates their use. In that event a planting screen shall be provided along the rear of the lot.
4. Corner lots shall not be less than 80 feet in width and interior lots shall not be less than 70 feet in width at the building line.

5. Lot depth shall not exceed 2½ times the width.
6. No lot shall have less area than required by the Zoning Ordinance for the district in which it is located.

170.38 ENFORCEMENT. In addition to other remedies and penalties prescribed by law, the provisions of this chapter shall not be violated subject to the following:

1. No plat of survey, plat or subdivision in the City or within two (2) miles thereof shall be recorded or filed with the County Auditor or County Recorder, nor shall any plat or subdivision have any validity until it complies with the provisions of this chapter and has been approved by the Council as prescribed herein.

ANALYSIS

Timmy L and Laura M Phillips currently own a little more than 70 acres of land along 140th Avenue, between McGregor Street and McKinley Street, that is in unincorporated Warren County, but within two miles, and south, of the City of Indianola. Their property currently is agricultural land. Tim Phillips proposes to split off two parcels, one that is 5.6 acres and the other that is 3.22 acres, both with access off McKinley Street. As this site is not located within the City of Indianola, but is within two miles of the City, it falls under the review authority of the City. The Comprehensive Plan calls for this area as agriculture, and it is not within a growth priority area of the City. Letters were mailed to property owners within 200 feet of this property on September 3, 2021.

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

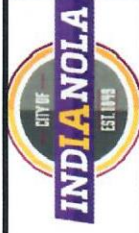
RECOMMENDATION

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

LAND DIVISION APPLICATION

Community Development

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



PROPERTY OWNER

(Last Name) Phillips
(First Name) Tim
(Address) 22481 73rd Ave
(City) New Virginia (State) IA (Zip) 50210
(Phone) 5152021354 (Email) Tim@info2gousa.com

APPLICANT (if not Property Owner)

(Last Name) Daniels
(First Name) Chad
(Address) 22470 18th Ln
(City) New Virginia (State) IA (Zip) 50210
(Phone) 5155772583 (Email) PLS17532@gmail.com

☒ PLAT OF SURVEY

Submittal Requirements:

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

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

☐ PRELIMINARY PLAT

Submittal Requirements:

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

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

☐ FINAL PLAT

Submittal Requirements:

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

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

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

Signature

Chad A Daniels

Name (printed)

Date

8/17/21

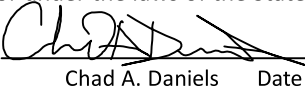
FOR OFFICE USE ONLY: Code to 45685 (prelim & final)

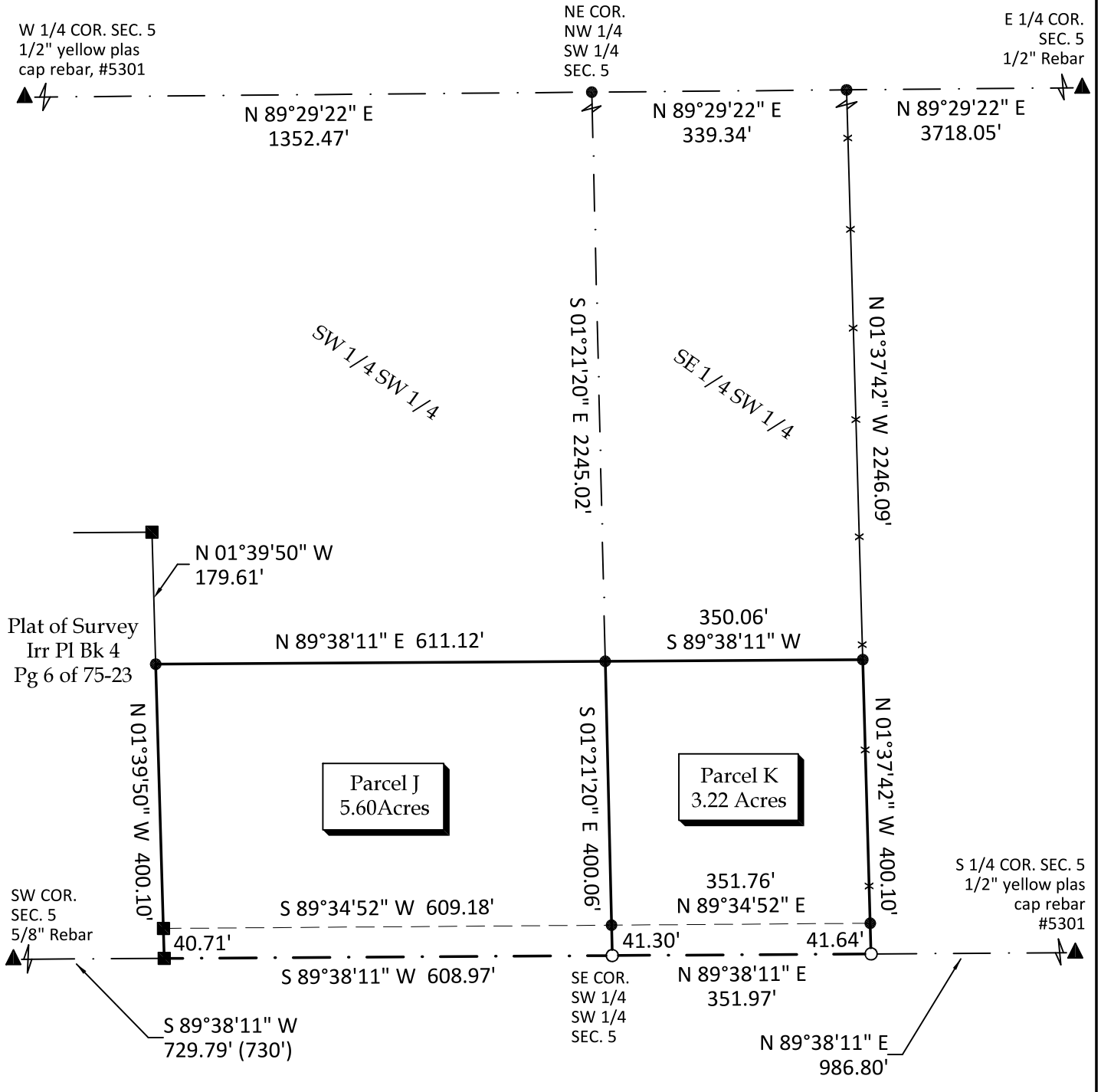
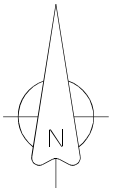
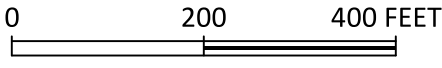
Code to 45686 (plat of survey)

Date Received: _____

Receipt No: _____

Receipt Amount: _____

PLAT OF SURVEY		SURVEY LEGEND () - Recorded Distance/Bearing — — — — 40' Road Easement — · — · — Section line — x — x — Fence line Monuments ▲ - Found section corner ● - Set 1/2" red plastic capped rebar, #17532 ○ - Set 12" landscape spike w/ brass washer, #17532 ■ - Found 1/2" YCR #5301 BASIS OF BEARINGS IS IA RCS ZONE 8
INDEX LEGEND LOCATION: S 1/2 OF SW 1/4 OF SECTION 5 T 75N, R 23W, WARREN COUNTY, IOWA OWNER: TIMMY & LAURA PHILLIPS 22481 73RD AVE., NEW VIRGINIA IA 50210 SURVEY FOR: (OWNER) PREPARED BY CHAD A. DANIELS RETURN TO: DANIELS LAND SURVEYING, 22598 18TH AVE, NEW VIRGINIA IA 50210 515-577-2583		
DESCRIPTION - PARCEL J: That part of the Southwest Quarter of the Southwest Quarter of Section 5, Township 75 North, Range 23 West of the 5th P.M., Warren County, Iowa, described as follows; Beginning at the Southeast corner of said Southwest Quarter of the Southwest Quarter; thence South 89 degrees 38 minutes 11 seconds West, 608.97 feet along the South line of said Southwest Quarter of the Southwest Quarter to the Southeast corner of a Plat of Survey recorded in Irregular Plat Book 4 Page 6 of 75-23; thence North 01 degrees 39 minutes 50 seconds West, 400.10 feet along the East line of said Plat of Survey; thence North 89 degrees 38 minutes 11 seconds East, 611.12 feet to the East line of said Southwest Quarter of the Southwest Quarter; thence South 01 degrees 21 minutes 20 seconds East, 400.06 feet to the Point of Beginning, having an area of 5.60 Acres including 0.57 Acres of Road Easement. DESCRIPTION - PARCEL K: That part of the Southeast Quarter of the Southwest Quarter of Section 5, Township 75 North, Range 23 West of the 5th P.M., Warren County, Iowa, described as follows; Beginning at the Southwest corner of said Southeast Quarter of the Southwest Quarter; thence North 89 degrees 38 minutes 11 seconds East, 351.97 feet along the South line of said Southeast Quarter of the Southwest Quarter; thence North 01 degrees 37 minutes 42 seconds West, 400.10 feet; thence South 89 degrees 38 minutes 11 seconds West, 350.06 feet to the West line of said Southeast Quarter of the Southwest Quarter; thence South 01 degrees 21 minutes 20 seconds East, 400.06 feet to the Point of Beginning, having an area of 3.22 Acres including 0.33 Acres of Road Easement.		
LICENSED LAND SURVEYOR CHAD A. DANIELS 17532 IOWA		I hereby certify that this surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa. Signed  8/17/21 Chad A. Daniels Date Iowa License No. 17532 My license renewal date is 12-31-2022 Page No.'s covered by this seal: 1 and 2
PROJ. NO. 1685		DATE OF SURVEY: 8/17/2021
		PAGE 1 of 2





MEMORANDUM

To: Planning and Zoning Commission

From:

Date: September 14, 2021

Subject: Consider recommendation on request for approval of a revised Preliminary Plat for Fox Run Plat 2.

Recommendation: Staff recommends that the City of Indianola Planning and Zoning Commission move alternative 2, recommending the preliminary plat be approved with the following conditions:

1. The City Council review the recommendation once all outstanding staff comments on the preliminary plat have been satisfied.

Attachments:

1. 1- Staff Report_FR2PrelimPlat
2. 2- PP_1210091_FoxRunPlat2
3. 3- LTR_PP Response Ltr



Community Development

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

Staff Report

Planning and Zoning Commission

Date of Meeting: September 14, 2021

Agenda Item: 7.C. Consider recommendation on request for approval of a revised Preliminary Plat for Fox Run Plat 2.

Application Type: Preliminary Plat

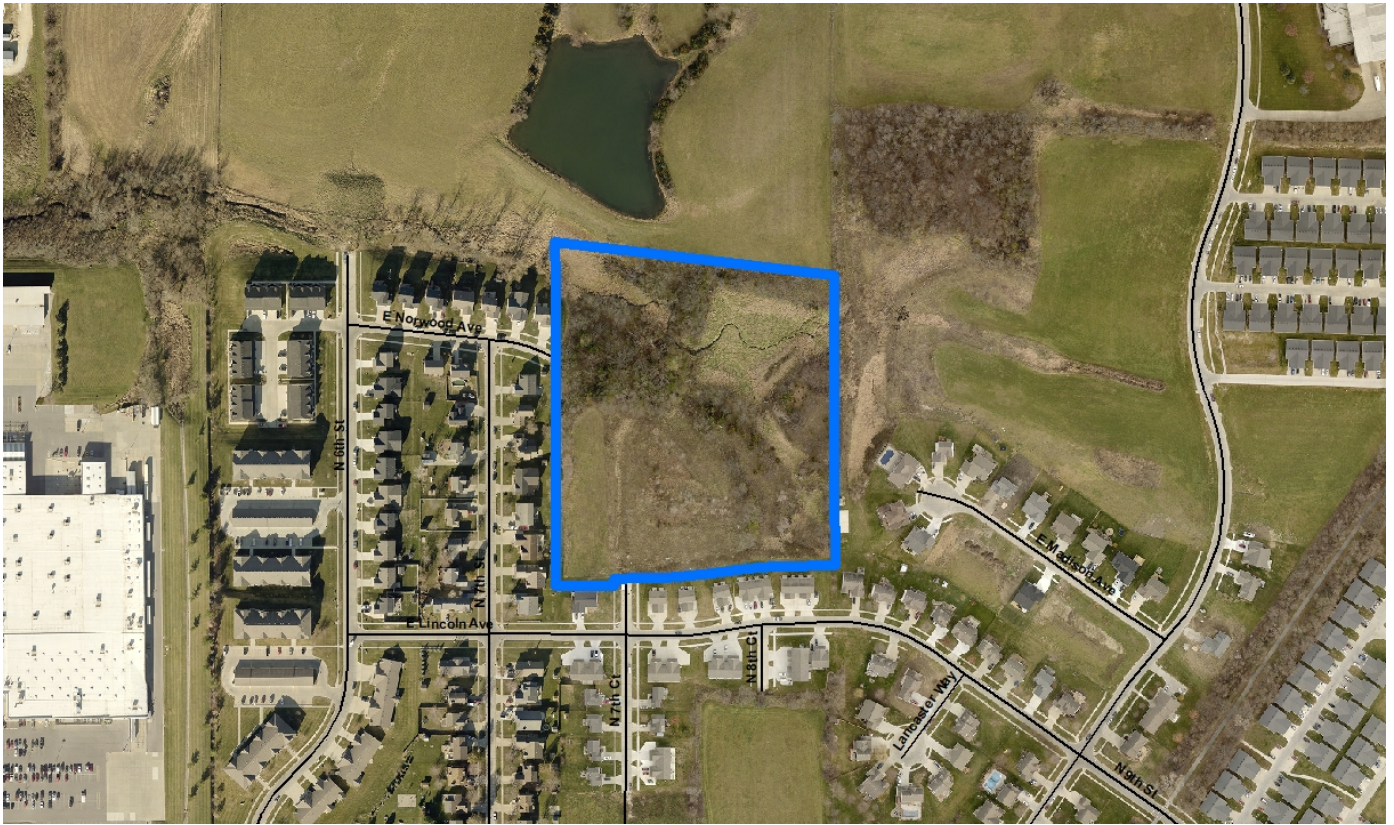
Applicant: Josh Rabe of Downing Construction

Zoning: R-2 Single-Family Residential Attached Zoning District

Comprehensive Plan Designation: Low/Medium Density Residential

Application Summary: Request for preliminary plat approval of residential subdivision that includes 12 lots with 11 single-family lots and one townhome lot that proposes 12 rental units.

AERIAL MAP



APPLICABLE CODE SECTIONS

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

170.05 PRELIMINARY PLATTING PROCEDURE.

1. The owner or developer of any tract of land to be subdivided shall cause a preliminary plat to be prepared, a plat of the subdivision containing the information specified herein and shall file twelve (12) copies and an electronic copy with the Clerk.
2. Preliminary plats shall be filed with the Clerk at least fifteen (15) days prior to scheduled Commission meetings. Adjoining property owners shall be notified of preliminary plats by first class mail at least ten (10) days prior to Commission meetings.
3. The Clerk shall immediately transmit three (3) copies of the preliminary plat to the Commission for study and recommendation.
4. The Commission shall examine the plat as to its compliance with this chapter, and the comprehensive plan of the City and shall have thirty (30) days to submit a recommendation to the Council provided that the owner or developer may agree to an extension of time not to exceed sixty (60) days. A copy of the recommendation shall be forwarded to the owner or developer.
5. The Council, upon receipt of the Commission's recommendation, or after thirty (30) days, or any extension thereof shall have passed, shall by resolution grant approval or reject the preliminary plat. If the preliminary plat is rejected, the Council will advise the owner or developer of any changes which are desired or should have consideration before approval will be given. Upon making such changes, the developer may resubmit the preliminary plat for approval by the Commission and the Council. Approval of the preliminary plat by the Council shall constitute approval to proceed with the preparation of the final plat but shall not be deemed approval of the subdivision.

170.09 PRELIMINARY PLAT REQUIREMENTS. The preliminary plat shall contain the following information:

1. A location map showing:
 - A. The subdivision name.
 - B. An outline of the area to be subdivided.
 - C. The existing streets and public or community utilities, if any, on adjoining property.
 - D. North point and scale.
2. A preliminary plat of the subdivision 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, said preliminary plat to show:
 - A. The legal description, acreage and the name of the proposed subdivision.
 - B. The name and address of the owner.
 - C. The name of the person who prepared the plat, and the date thereof.
 - D. The location of existing lot lines, streets, public utilities, water mains, sewers, drainpipes, culverts, watercourses, bridges, railroads and buildings in the proposed subdivision.
 - E. Contours at vertical intervals of not more than two (2) feet, based upon City datum, except that where the slope of the land exceeds twenty-five percent (25%), five (5) foot intervals shall be sufficient.
 - F. The location and widths, other dimensions and names of the proposed streets, utility easements and other open spaces or reserved areas.
 - G. A statement concerning the location and approximate size or capacity of utilities proposed to be installed.
 - H. Tract boundary lines showing dimensions, bearings, angles, and references to known lines or bench marks.
 - I. The names and addresses of adjacent property owners.
 - J. Proposed building lines.
 - K. Grades of proposed streets.
 - L. A cross-section of the proposed streets showing the roadway location, type and width of surfacing, the type drainage and other improvements to be installed.
 - M. The location of proposed wells and/or water mains and sewage disposal system if a public or community system is used.
 - N. The drainage of the land including proposed storm sewers, ditches, culverts, bridges and other structures.
 - O. North point and graphic scale.
 - P. The location and dimension of sidewalks to be installed.
 - Q. Indicate the current Iowa Department of Natural Resources requirement in a note placed on the plat, if applicable.
 - R. Indicate current flood zones as determined by FEMA with the platted area.

170.11 DESIGN STANDARDS — STREETS.

1. General Considerations that must comply with the current Iowa Statewide Urban Design Standards for Public Improvements ("SUDAS").
 - A. The street and alley layout shall provide access to all lots and parcels of land within the subdivision.
 - B. Street jogs of less than 150 feet shall be avoided.
 - C. Cul-de-sacs shall not exceed 700 feet in length.
 - D. New subdivisions shall make provisions for continuation and extension of thoroughfares and collector streets and roads.
 - E. No dead-end streets will be permitted except at subdivision boundaries and in no event shall any dead-end street be in excess of 500 feet.
 - F. Thoroughfare and collector streets in a subdivision shall extend through to the boundaries thereof, unless a terminal point within the subdivision is shown in the master street plan.
 - G. Alleys shall be discouraged in residential areas but shall be provided in commercial and industrial areas unless other suitable public or private access to loading and service areas is provided.
 - H. Intersection of road centerlines shall be between 80 degrees and 100 degrees.

- I. Intersection of more than two (2) streets at a point shall not be permitted.
- J. Where parkways or special types of streets are proposed, the Commission may apply special standards for the design of such parkways or streets.
- K. Proposed streets that are extensions of or in alignment with existing streets shall bear the name of the existing street. Names of new streets shall avoid duplication of or similarity to existing names of streets, or public and semi-public buildings and areas.
- L. Streets, avenues, places and courts shall be named in the following manner:

<u>General direction</u>	<u>Long streets</u>	<u>Short streets</u>
North and south	Streets	Courts
East and west	Avenues	Places
Diagonal	Roads	Ways
Curving	Drives	Lanes

- 2. Minimum rights-of-way shall be provided as follows:
 - A. Thoroughfares — 100 feet. In addition, access spacing on thoroughfares is as follows: (i) Intersection spacing - 600' minimum; (ii) Entrance spacing - 300' minimum; (iii) Separation of Entrance from Intersection - 150' minimum. (Ord. 1499 – Aug. 12 Supp.)
 - B. Residential collector streets — 70 feet.
 - C. Commercial collector streets — 80 feet.
 - D. Residential streets — 60 feet.
 - E. Cul-de-sacs — 110 feet in diameter.
 - F. Alleys — 20 feet.
- 3. The minimum width of surfacing to be provided shall be as follows:
 - A. Reserved.
 - B. Reserved.
 - C. Commercial collector streets:
 - (1) Parallel parking — 49 feet.
 - (2) Angle parking — 61 feet.
 - D. Residential street — 25 feet or 31 feet within the discretion of the Council.
 - E. Cul-de-sacs — 85 feet in diameter.
 - F. Alleys — 20 feet.
 - G. Sidewalks — 4 feet.
- 4. Grades. No street grade shall be less than one-half of one percent and shall not exceed the following limits:
 - A. Thoroughfare streets — 4 percent.
 - B. Collector streets — 6 percent.
 - C. Residential streets — 8 percent.

170.12 DESIGN STANDARDS — BLOCKS.

- 1. The length of blocks shall be not less than 240 feet and not more than 1,250 feet in length.
- 2. Blocks shall be of sufficient width to permit two (2) tiers of lots of appropriate depth and in no case shall the width be less than 240 feet, except where a single tier of double frontage lots parallels a limited access highway, a thoroughfare, drainage course, railroad or other barrier, the width shall be not less than 50 feet.
- 3. Crosswalks may be required in blocks over 700 feet long or in areas where curbed streets require excessive out of the way travel. If required, they shall be constructed by the developer. Right-of-way for crosswalks shall not be less than 30 feet, nor more than 45 feet.

170.13 DESIGN STANDARDS — LOTS.

- 1. All lots shall abut on a street or place. Corner lots which abut on a thoroughfare or collector street shall have a minimum radius of 25 feet at the intersection.
- 2. Sidelines of lots shall approximate right angles to straight street lines and radial angles to curbed street lines except where a variation will provide better lot layout.
- 3. Lots with double frontage shall be avoided, except in specific locations where good planning indicates their use. In that event a planting screen shall be provided along the rear of the lot.

4. Corner lots shall not be less than 80 feet in width and interior lots shall not be less than 70 feet in width at the building line.
5. Lot depth shall not exceed 2½ times the width.
6. No lot shall have less area than required by the Zoning Ordinance for the district in which it is located.

170.14 EASEMENTS.

1. Easement not less than 15 feet in width shall be provided along each side of the front yard lot lines of all lots, and in the case of corner lots, the side street yard, and along such other lot liens as may be required by public and private utility companies.
2. Easements of greater width may be required for trunk lines, pressure lines, open drainage courses or high voltage lines and shall be provided as determined by the utility or Council.
3. 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.

170.15 PARKS, SCHOOL SITES AND PUBLIC AREAS.

1. In subdividing property, consideration shall be given to suitable sites for schools, parks, playgrounds and other common areas for public use so as to conform to any recommendations of the most current Comprehensive Plan. Any provision for schools, parks and playgrounds should be indicated on the preliminary plan in order that it may be determined when and in what manner such areas will be provided or acquired by an appropriate taxing agency.

170.16 NATURAL DRAINAGE COURSES. Whenever any stream or important surface drainage course is located in an area which is being subdivided, the subdivider shall provide an adequate easement along each side of the stream for the purpose of widening, deepening, sloping, improving or protecting the stream or drainage course.

170.17 EROSION CONTROL (DESIGN STANDARDS). Methods for controlling soil erosion shall be in accordance with current Iowa Department of Natural Resources Standards and requirements of NPDES permit.

170.18 PLANNED DEVELOPMENTS.

1. Purpose. The purpose of this provision is to permit and encourage subdivider's to utilize imaginative and innovative concepts in the design, layout and development of subdivisions.
2. Intent. It is not the intent of this provision to lessen the number, size, extent, or type of improvements required by this chapter, but to permit the reasonable and necessary modification of the requirements in order to allow development of subdivisions which do not utilize a conventional layout for blocks, lots, streets and other features. It is the intent of this provision that any such modification or change in requirements be in harmony with the spirit of this chapter.
3. Procedure. The procedure for the submission and approval of plats for planned developments shall be the same as for other plats as set forth elsewhere in this chapter.

170.19 SANITARY SEWERS. The subdivider shall at the subdivider's expense provide the subdivision with a complete sanitary sewer system including all necessary pumping stations, force mains, pumping equipment and other appurtenances, which shall connect with a sanitary sewer outlet or treatment facility approved by the Council. The sewers shall extend to the subdivision boundaries as necessary to provide for the extension of the sewers by adjacent property. Where sewers in excess of fifteen (15) inches in diameter are required, the additional cost shall be borne by the City.

170.20 PROHIBITED DISCHARGE. No storm water, surface water, ground water, roof runoff, swimming pool, subsurface drainage, cooling water or unpolluted water shall be discharged into the City sanitary sewer system. Any such discharge into the City sanitary sewer system shall be deemed a public nuisance and a municipal infraction.

170.21 STORM DRAINS.

1. The subdivider shall, at the subdivider's expense, provide the subdivision with adequate drains, ditches, culverts, complete bridges, storm sewers, intakes and manholes to provide the collection and removal of all surface waters. These improvements shall extend to the boundaries of the subdivision so as to provide for extension by adjoining properties. Where oversize storm sewers or drainage structures are required to serve other areas of the watershed, the additional cost shall be borne by the developer.
2. The subdivider shall, at the subdivider's expense, provide the subdivision with a storm sewer system to adequately handle a five (5) year rain storm. The system shall include culverts, ditches, intakes, manholes, or any structure deemed necessary. All such structures shall meet the City of Indianola Standard Specifications. In addition, the subdivider shall, at the subdivider's expense, provide the subdivision with overland drainage courses and easements to adequately handle storm water in excess of a five (5) year rain storm and up to a 100-year rain storm. For any subdivision containing new streets, the system shall be designed by a licensed engineer registered to practice in the State of Iowa.
 - A. Each lot shall be provided with minimum six (6) inch diameter storm sewer service line that is a minimum of four (4) feet below ground level, stubbed to the property line, unless the Director of Community Development determines that sump lines can be taken to an existing overland drainage area. The sump pump line shall be a minimum of one and a half (1½) inches in diameter.
 - B. The storm sewer system line shall be made of reinforced concrete pipe or polyvinyl chloride (PVC) pipe. The sump pump lines shall be made of PVC, PVC Truss, or PVC corrugated pipe. All structures shall be built in accordance with City of Indianola Standard Construction Specifications for Subdivisions.
 - C. The storm sewer system shall be large enough to provide for anticipated extension of use to serve additional areas, as set out in Indianola Comprehensive Plan.
 - D. Storm sewer service lines shall be connected to the City storm sewer system at intakes, manholes, or directly into the City storm sewer pipe. Tapping storm sewer service lines into the City storm sewers shall be by using approved methods.

Should it not be possible to install a storm sewer service, as described above, alternate plans may be submitted for review by the City's consulting engineer and City staff.

170.22 WATER. The subdivider shall at the subdivider's expense provide the subdivision with a complete water main supply system including hydrants, valves and other appurtenances which shall be extended into and through the subdivision to the boundary lines, and which shall provide a water connection for each lot and shall be connected to the City water system. Fire hydrants shall be uniform throughout the subdivision and shall meet the standards and design approved by the Utilities Board of Trustees. Where water mains in excess of eight (8) inches are required, the additional cost shall be borne by the City if the area is zoned R-2 or R-3. If at the time the main is to be installed the area in question is zoned R-4, any commercial or any industrial classification, the subdivider may be required to put in a water main in excess of eight (8) inches at the subdivider's own expense. Whether the City shall pay a portion of the additional cost shall be discretionary with the Board of Trustees. Water mains shall extend to the boundaries of the subdivision so as to provide for extension by adjoining properties.

170.23 SIDEWALKS. The subdivider, developer or owner of the lot shall at their expense provide a four-foot wide concrete sidewalk along each lot frontage prior to the occupancy of the structure on the lot except as otherwise provided herein. In commercial or industrial areas where it can be demonstrated that there will be limited or no need for sidewalks, the Council may waive or modify the requirement for the installation of sidewalks after review and report from the Commission. The Council may waive the sidewalk requirement on cul-de-sacs. Any such waiver shall not be acted upon until the Council has received the recommendation of the Commission.

170.24 MARKERS. The subdivider shall at the subdivider's expense place an iron rod not less than one-half inch in diameter and twenty-four (24) inches in length as follows:

1. Set in concrete three (3) feet deep at the intersection of all lines forming angles in the boundary of the subdivision, and at all street intersections.
2. At lot corners and changes in direction of block and lot boundaries.

170.25 GRADING. The subdivider shall at the subdivider's expense bring all streets and alleys with the platted area which are being dedicated for public use to the grade approved by the Council.

170.26 CURB AND GUTTER. The subdivider shall at the subdivider's expense install curb and gutter on all streets in the plat being dedicated for public use. Curb and gutter shall be constructed of Portland cement concrete in accordance with designs and specifications and at grades approved by the Council.

170.27 EROSION CONTROL (REQUIRED IMPROVEMENTS). The subdivider shall be responsible for controlling soil erosion and surface water runoff within the subdivision during its construction and development and shall provide erosion and runoff control measures as work progresses on site grading, the installation of sewers or other improvements or phases of work. Insofar as practical, erosion control measures shall be undertaken prior to any other development within the subdivision which will contribute to runoff or erosion.

170.28 SURFACING. The subdivider shall at the subdivider's expense surface all streets being dedicated for public use from curb to curb. Surfacing shall consist of not less than six (6) inches of Portland cement concrete over a prepared subgrade and shall be constructed in accordance with designs and specifications and at grades approved by the Council. Where a surface width in excess of thirty-one (31) feet is required, the cost of the additional surface width, which shall be assumed to be the center portion of the roadway surface, shall be paid by the City. On collector and thoroughfare streets where a higher standard than is herein required or a thickness of greater than eight (8) inches is deemed necessary by the Council, the additional cost shall be borne by the City. Where unimproved street right-of-way exists the owner or developer at the owner's or developer's own expense shall improve such right-of-way as required by this section for the entire width of the lot or lots (or for the entire width and the length of the lot or lots in the case of lot or lots bordered by more than one street) prior to or contemporaneous with the development of the lot or lots. The owner or developer shall also improve all other portions of unimproved street right of way serving such areas.

170.29 SPECIFICATIONS. The type of construction, the materials, the methods, the standards of subdivision improvements and the maintenance bonds shall be in accordance with the specifications found in a bound volume which is entitled Iowa Statewide Urban Design and Specification for Public Improvements which is on file in the Clerk's office. The Council may from time to time amend by resolution the standard construction specifications for subdivisions found in the volume. The Clerk shall keep a record of all amendments made to the specifications. Plans and specifications for subdivisions shall be submitted to the Community Development for approval prior to construction, and construction shall not be started until the plans and specifications have been approved.

170.30 APPROVAL OF PLANS AND SPECIFICATIONS. The approval of plans and specifications relative to improvements required by this chapter shall be effective for a period of two (2) years after the approval. If the required improvements are not in place and accepted by the City within the times specified, the approval shall lapse, and construction shall not be started and construction under way shall cease until resubmitted plans and specifications have been approved. The City shall have the right, at the time of the new request for approval, to require the subdivider to use the type of construction, the materials, the methods and standard of subdivision improvements equal to the specifications of the City for like work which are in effect at that time. The City may also require that the subdivider comply with any amended ordinance or ordinances relative to improvements under this chapter or any successor chapter relative to subdivision improvements which have been adopted between the time of initial approval and the renewed approval as herein required. The reapproval as required by this section specifically applies only to the plans and specifications relative to subdivision improvements and has no application as to lot sizes, setbacks, lot boundaries, street location or other platting requirements which shall be final on Council approval unless changed by some other method permitted by law.

170.31 INSPECTION. The subdivider or developer shall cause the installation of all improvements to be inspected to ensure compliance with the requirements of this chapter. The cost of the inspection shall be borne by the subdivider or developer. All inspection reports and certificates of compliance shall be filed with the Clerk before any improvements are accepted by the Council. Before accepting any portion of paving, storm water improvement or sanitary sewer system and maintenance thereof which has been constructed under the provisions of Sections 170.19 and Section 170.29 above, the Council reserves the right to have all mains within the sewer system to be dedicated, televised in order to determine whether they have been properly constructed. The televising shall be at the expense of the subdivider or party making the dedication.

170.32 ACCEPTANCE. All of the improvements required in this chapter under Sections 170.19 through 170.28 shall, upon their completion, inspection, approval and acceptance by the City of Indianola, become the property of the City.

170.33 ELECTRIC SERVICE. The City, by and through Indianola Municipal Utilities, shall extend electric service to the subdivision and shall make electric service available to each lot in the subdivision that is within Indianola Municipal Utilities' assigned area of service pursuant to Iowa Code Chapter 476. The City, by and through Indianola Municipal Utilities, shall install street lighting that is within Indianola Municipal Utilities' assigned area of service pursuant to Iowa Code Chapter 476 to current Indianola Municipal Utilities' standards and specifications. In residential subdivisions, all electric lines, including individual house service lines installed by the owner or developer, shall be placed underground.

170.34 CHARGE FOR INSTALLATION OF ELECTRICAL SERVICE. The City, by and through Indianola Municipal Utilities, reserves the right to make a reasonable charge to be paid by the developer, builder or owner for any service extended as provided by Section 170.33 above. Said charges may be changed from time to time, but shall be in accordance with a schedule of charges set by the Indianola Municipal Utilities Board of Trustees

170.37 VARIANCES. Where the strict application of standards or requirements established by this chapter would cause substantial hardship or impose unreasonable restrictions on the development of a tract of land because of natural or physical conditions or limitations not created by the owner or developer, the Commission may recommend and the Council may grant such variances from these standards or requirements as may be necessary to permit the reasonable development of the land while preserving the intent of this chapter.

170.38 ENFORCEMENT. In addition to other remedies and penalties prescribed by law, the provisions of this chapter shall not be violated subject to the following:

1. No plat of survey, plat or subdivision in the City or within two (2) miles thereof shall be recorded or filed with the County Auditor or County Recorder, nor shall any plat or subdivision have any validity until it complies with the provisions of this chapter and has been approved by the Council as prescribed herein.
2. No more than two (2) building permits for principal structures issued for each separate tract existing at the effective date of this chapter unless the tract shall have been platted in accordance with the provisions contained herein except planned multiple-family, commercial or industrial complexes under a common ownership and constructed in accordance with an overall site development plan.
3. No public improvements over which the Council has control shall be made with City funds, nor shall any City funds be expended for street maintenance, street improvements, or other services in any area that has been subdivided after the adoption of the regulations in this chapter unless such subdivision and streets have been approved in accordance with the provisions of this chapter and the street accepted by the Council as a public street.
4. Any persons who shall dispose of or offer for sale or lease any lots in the City, addition thereto, or within one mile thereof until the plat shall have been approved, acknowledged and recorded as provided by this chapter and Chapter 354, Code of Iowa, shall forfeit and pay fifty dollars (\$50.00) for each lot or part thereof sold, disposed of, leased, or offered for sale.
5. No occupancy compliance certificate required by the Zoning Ordinance shall be issued until and unless all improvements required by this chapter have been made in accordance with the City's plans and specifications and accepted by the Council or as may otherwise be provided for elsewhere in this chapter.

ANALYSIS

The preliminary plat submitted creates 11 single-family lots and one townhome lot that will contain 12 rental units within three buildings. In total, this development will add 23 total dwelling units to the Community. This development will be accessed by a new, internal road that will connect North 7th Street and East Norwood Avenue. This plat also creates an outlot located on the north side that will partially be used for stormwater management, and the entirety of the outlot is planned to be dedicated to the City of Indianola for parkland. This proposed development provides an average density of about 2.21 units per acre (5.78 units per acre if you remove the outlot).

As the Commission will recall, the previous preliminary plat proposed one multi-family lot that contained 36 units within six buildings that will each contain six row units. The multi-family lot was accessed by a private hammerhead drive. The previous plat proposed a 4.21 acres outlot, and the revised plat proposes a 6.43 acre outlot. The comprehensive plan identifies a park to be located generally in this area, on the north side of this property, and this proposed dedication of the outlot will meet that goal.

Staff has reviewed the plat as to its conformance to the regulations listed herein. Fox Engineering has also provided professional assistance regarding the drainage review of this site. As of the writing of this staff report, there were a few comments outstanding on both the preliminary plat and the stormwater management plan; however, none of those comments will have an effect on the design of this subdivision as presented, and the remaining stormwater management comments can continue to be addressed with the review of the construction documents.

Letters were mailed to property owners within 200 feet of this property on September 3, 2021.

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 preliminary plat be approved, as submitted.
- 2) The City of Indianola Planning and Zoning Commission recommends the preliminary plat be approved, with conditions.
- 3) The City of Indianola Planning and Zoning Commission recommends the preliminary plat be denied.
- 4) The City of Indianola Planning and Zoning Commission remands preliminary 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 preliminary plat be approved with the following conditions:

1. The City Council review the recommendation once all outstanding staff comments on the preliminary plat have been satisfied.

FEATURES

Section Corner
1/2" Rebar, Cap # 11579
(Unless Otherwise Noted)
ROW Marker
ROW Rail
Control Point
Bench Mark
Platted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Minimum Protection Elevation
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line

FEATURES

Spot Elevation	X 1225.25
Contour Elevation	1225
Fence (Barbed, Field, Hog)	X
Fence (Chain Link)	//
Fence (Wood)	o
Fence (Silt)	o
Tree Line	
Tree Stump	
Deciduous Tree \ Shrub	 
Coniferous Tree \ Shrub	 
Communication	□ (*)
Overhead Communication	OC (*)
Fiber Optic	FO (*)
Underground Electric	UE (*)
Overhead Electric	OE (*)
Gas Main with Size	G (*)
High Pressure Gas Main with Size	HPG (*)
Water Main with Size	W (*)
Sanitary Sewer with Size	S (*)
Duct Bank	DUCT (*)
Test Hole Location for SUE w/ID	

(*) Denotes the survey quality service level for utilities

Sanitary Manhole	
Storm Sewer with Size	— ST() —
Storm Manhole	
Single Storm Sewer Intake	
Double Storm Sewer Intake	
Fire Hydrant	
Fire Hydrant on Building	
Water Main Valve	
Water Service Valve	
Well	
Utility Pole	
Guy Anchor	
Utility Pole with Light	
Utility Pole with Transformer	
Street Light	
Yard Light	
Electric Box	
Electric Transformer	
Traffic Sign	
Communication Pedestal	
Communication Manhole	
Communication Handhole	
Fiber Optic Manhole	
Fiber Optic Handhole	
Gas Valve	
Gas Manhole	
Gas Apparatus	
Fence Post or Guard Post	
Underground Storage Tank	
Above Ground Storage Tank	
Sign	
Satellite Dish	
Mailbox	
Sprinkler Head	
Irrigation Control Valve	

CONTROL POINTS

IOWA REGIONAL COORDINATE SYSTEM ZONE 8 (IA-AMES-DSM)
NAD83(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET

CP1 N=7409428.00 E=18545909.71 Z=936.27
FND #1 REBAR YPC, 7884, SE CORNER PROPERTY +. 25' SOUTH OF
SW CORNER BASKETBALL COURT (AS SHOWN ON SURVEY)

CP2 N=7409342.65 E=18545285.20 Z=944.72
FND #1 REBAR YPC, SW CORNER PROPERTY, +.5' EAST OF
PEDESTAL (AS SHOWN ON SURVEY)

CP3 N=7409341.44 E=18545428.43 Z=947.92
SET CUT "X" AT BACK OF CURB INTAKE WEST SIDE 7TH COURT,
+.50' NORTH OF LINCOLN AVE (AS SHOWN ON SURVEY)

CP4 N=7409894.55 E=18545176.67 Z=922.01
SET CUT "X" SOUTH SIDE NORWOOD AVE, +. 5' NORTH OF
LIGHT POLE, +.25' EAST OF 7TH STREET (AS SHOWN ON SURVEY)

CP5 N=7409913.01 E=18545963.27 Z=930.85
SET #1 REBAR RPC, +.25' WEST OF MANHOLE, +.50' SOUTH OF FES
+300' NORTH OF BASKETBALL COURT (AS SHOWN ON SURVEY)

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
IARTN DERIVED - US SURVEY FEET

BM500 ELEV=947.92
SET CUT "X" AT BACK OF CURB INTAKE WEST SIDE 7TH
COURT, +50' NORTH OF LINCOLN AVE (CP3)

FOUND

EXISTING

X 1225.25
X
//
○
○


C(*)
OC(*)
FO(*)
E(*)
OE(*)
G(*)
HPG(*)
W(*)
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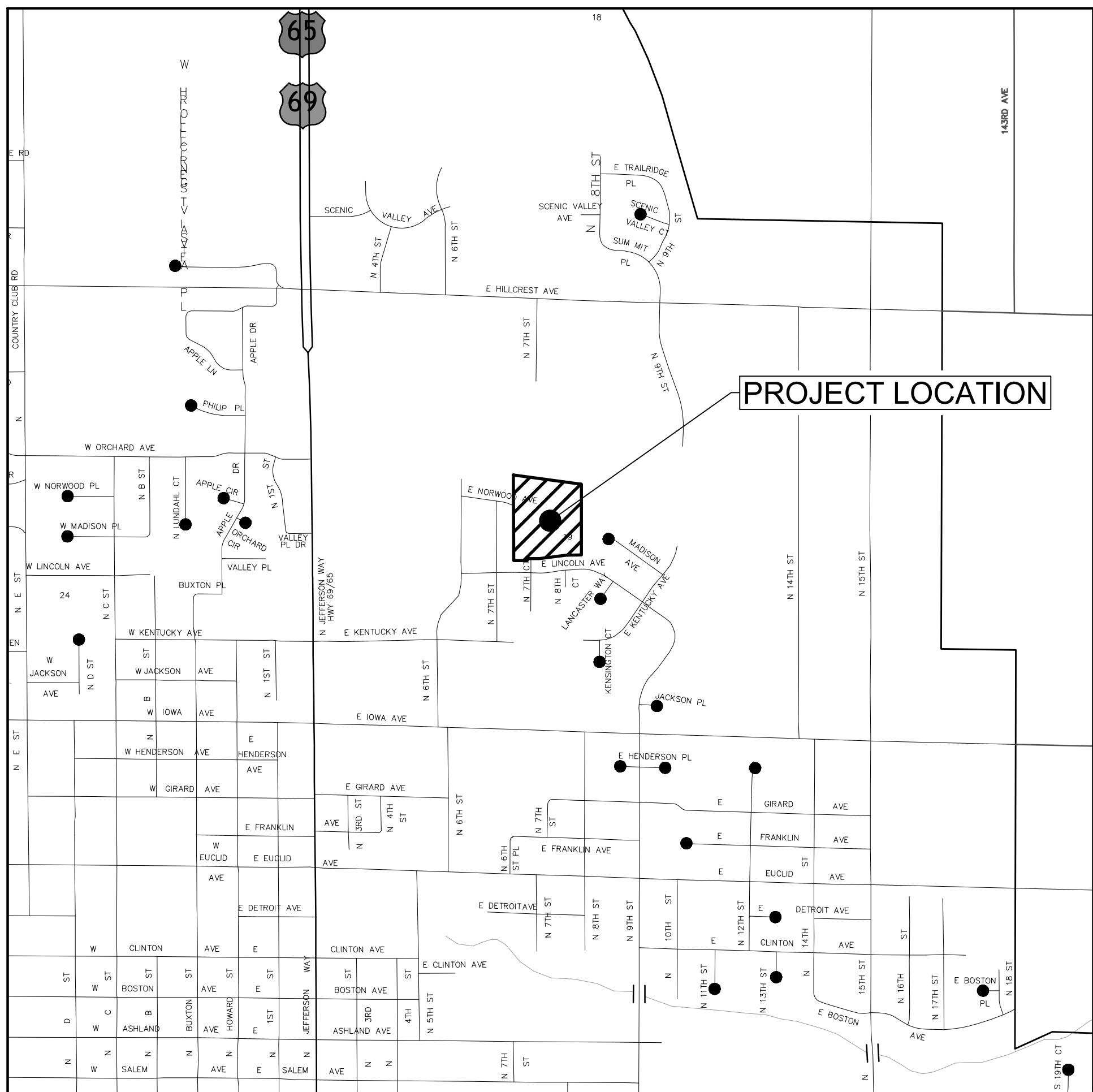


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FOX RUN PLAT 2
PRELIMINARY PLAT - 2021



VICINITY MAP

INDIANOLA, IOWA

INDEX OF SHEETS

Sheet Number	Sheet Title
C100	PRELIMINARY PLAT - TITLE SHEET
C200	PRELIMINARY PLAT - DIMENSION AND UTILITY PLAN
C300	PRELIMINARY PLAT - GRADING PLAN



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.

Jason A. Ledden, P.E. Date _____
 License Number P24117
 My License Renewal Date is December 31, 2022
 Pages or sheets covered by this seal:
 C100 - C300

FOX RUN PLAT 2

PRELIMINARY PLAT - TITLE SHEET

INDIANOLA, IA

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

SNYDER & ASSOCIATES, INC.



SNYDER
& ASSOCIATES

Project No: 121.0091.01

Sheet C100

Sheet C100

Project No:121.0091.01

ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

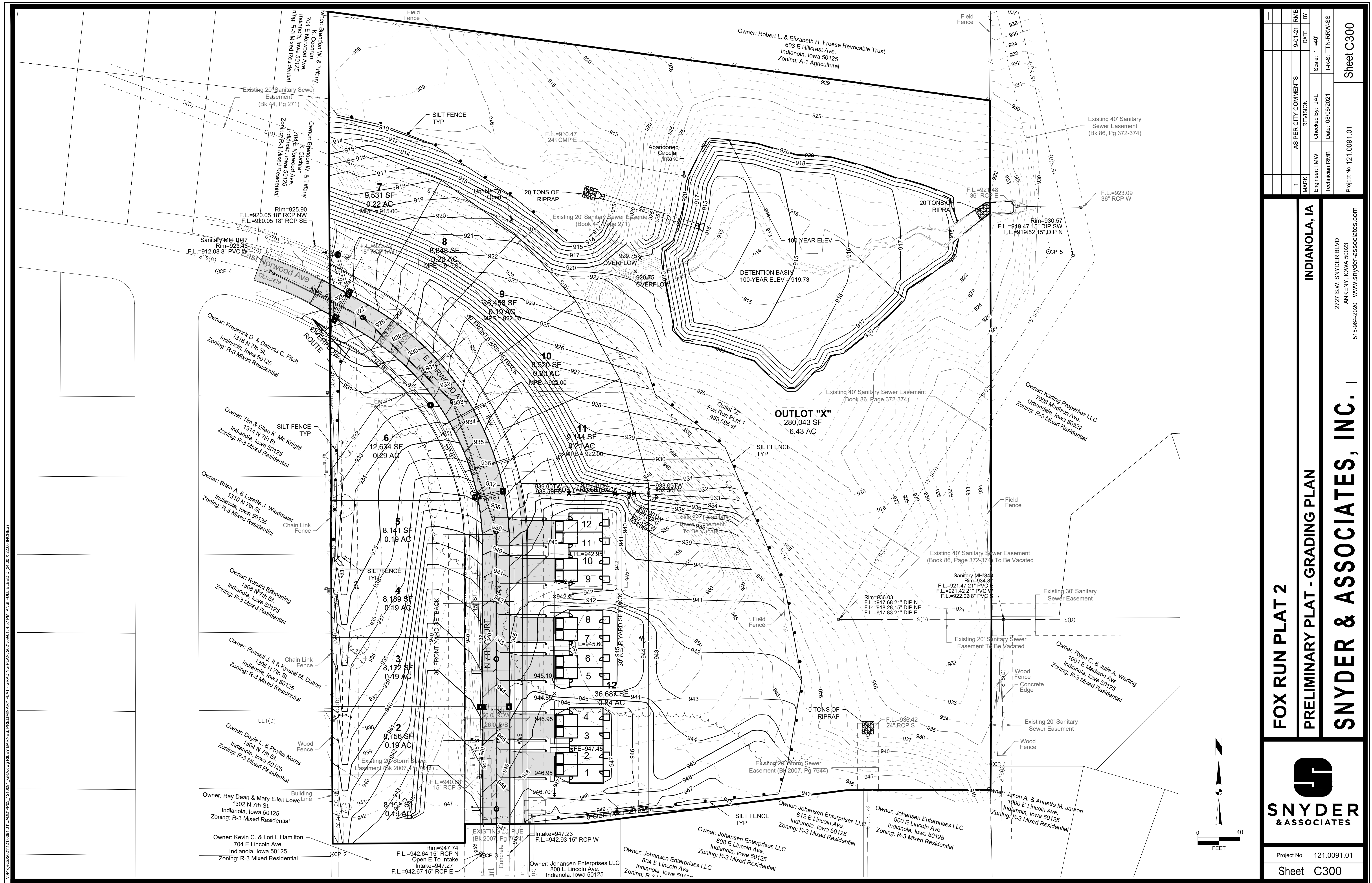
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Project No: 121.0091.01

Sheet C100

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September 1, 2021

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

RE: PRELIMINARY PLAT –COMMENT RESPONSE LETTER
FOX RUN PLAT 2
OUTLOT Z OF FOX RUN PLAT 1
INDIANOLA, IOWA
S&A Project No: 121.0091.01

Dear Charlie:

As requested in your Construction Drawing Review for Fox Run Plat 2 letter dated August 25, 2021, this letter indicates how each comment is being addressed.

1. Please update the Zoning to show R-2, Single-Family Attached Zoning District.
The zoning on sheet C100 has been revised to show R-2, Single-Family Attached Zoning District.
2. Please update the bulk regulations to show:
 - SINGLE-FAMILY DWELLING (LOTS 1-11)
MINIMUM LOT AREA = 7,200SF
MINIMUM LOT WIDTH = 60'
FRONT YARD SETBACK = 30'
REAR YARD SETBACK = 35'
SIDE YARD SETBACK = 8'
 - TOWNHOMES (UNITS 1-12)
MINIMUM LOT WIDTH = 24'
FRONT YARD SETBACK = 25'
REAR YARD SETBACK = 30'
SIDE YARD SETBACK = 8'
MIN. SEPARATION BETWEEN PRINCIPAL BUILDINGS = 16'
MIN. SETBACK FROM THE PERIMETER OF THE DEVELOPMENT = 30'**The bulk regulations have been revised on sheet C100.**
3. Please update the setbacks show on lots to reflect numbers above.
The updated setbacks have been shown on sheets C200 and C300.
4. Please update parking requirements to reflect 23 total dwelling units.
The parking requirements have been revised to only reflect the 12 total townhome units. The single family lots will provide parking within garages and driveways when the single family homes are built.

5. We would prefer more area on the south side of Lot 12 for access into the park. It appears we could get about 66' worth of space in between Unit 1 and the south lot line by pushing the northern most building to the north so it is setback the required 8' from the north property line and providing 16' of separation in between each unit. If agreeable, you could provide for an 8' side setback from Unit 1 and include the remaining 58' as part of Outlot X, and the City would maintain this area (we would ask the sidewalk be constructed and maintained as part of the townhome association). Please provide for a 15' Public Utility Easement on the west side of the public street.
Further discussion with planning staff is needed on this item.
6. Please note the dedication of street lots to the City, as well as the dedication of Outlot X to the City.
Note 5 has been added to sheet C100 about dedication of the street lot and Outlot to the City.
7. Please provide a note that states 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.
Note 6 has been added to sheet C100 that states this information.
8. Please use the attached manhole numbers to identify the new manholes.
The updated manhole numbers have been added to sheet C200 per the city provided information.
9. Please provide storm sewer sizing/ routing calculations for sewer along Norwood.
Storm sewer sizing information has been included in the revised SWMP. Design depth will be provided at a later date in a detailed drainage report.
10. Please indicate the overflow path for events exceeding the 5yr event. How will runoff get to the pond without impacting homes?
The storm sewer in the street will continue to drain west on East Norwood Ave, towards the existing detention basin that was designed with Fox Run Plat 1. The rear yards of lots 1-6 will drain to the existing rear yard intake and overflow as designed in Fox Run Plat 1.
11. The driveway width and spacing for the multi-family units is not safe for pedestrians. The driveways for the multi-family units must have a separation of 50' and a maximum driveway width of 30', which can then be flared to increase the width after the ROW line.
Further discussion with city staff is need on this item.
12. The pavement details and thickness in the typical cross-section details, shown in Sheet C200, must be changed to meet Section 7010, 1.07, of the Indianola Supplemental Specifications for SUDAS. The pavement thickness will be based on the table, from Section 7010, 1.07, shown in the Indianola Supplemental Specifications for SUDAS, and will also depend on the geo-technical report. (As a part of this design process, City will conduct a geotechnical report for the site, at the developer's expense, focusing on where the public infrastructure will be installed.)
Note 7 has been added to sheet C100 that states this information.

13. Add the following note in Sheet C100: All pavement designs shall be based upon an in-situ subgrade soils investigation hired by the City and performed by a qualified Geotechnical Engineering consulting firm and licensed professional engineer in the State of Iowa. (As a part of this design process, City will conduct a geotechnical report for the site, at the developer's expense, focusing on where the public infrastructure will be installed.)

Note 8 has been added to sheet C100 that states this information.

14. Add the following note in Sheet C100: No paving activities, including placement of curb and gutter, will be allowed until soil reports have been submitted, approved and/or corrective action taken on deficient test results.

Note 9 has been added to sheet C100 that states this information.

If additional questions or comments come forth on this project, please contact me at your convenience. Thank you.

Sincerely,

SNYDER AND ASSOCIATES, INC.



Jason A. Ledden, PE

Enclosures

cc: Josh Rabe, Downing Construction (emailed)
file (electronic)



Community Development

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

Aug 2021 Permit Report

<u>Code</u>	<u>Type</u>	<u>Permits Issued</u>	<u># of Units</u>	<u>Amount</u>	<u>Average</u>	<u>Non-Taxable</u>
101	Single Family Home	4	4	\$1,344,540.00	\$336,135.00	
102	Single Family Attach	0	0	\$0.00	\$0.00	
103	Two Family	0	0	\$0.00	\$0.00	
104	Three or More Families	0	0	\$0.00	\$0.00	
	Mobile Homes	0	0	\$0.00	\$0.00	
322	Service Stations	0		\$0.00	\$0.00	
324	Office	0		\$0.00	\$0.00	
328	Non-resident buildings	0				
329	Pool	0		\$0.00	\$0.00	
434	Residential Add/Alt	8		\$128,734.00	\$16,091.75	
437	Non-residential add/alt	5		\$3,789,000.00	\$757,800.00	
438	Res garage/carports	1		\$18,543.00	\$18,543.00	
645	Demo - sfd	1		\$0.00	\$0.00	
649	Demo - commercial			\$0.00	\$0.00	
Aug Total		19	0	\$5,280,817.00		
Residential Value		Commercial Value		All Non-Taxable		
28.2%		71.8%		0.0%		

YEAR TO DATE TOTAL						
<u>Code</u>	<u>Type</u>	<u>Permits Issued</u>	<u># of Units</u>	<u>Amount</u>	<u>Average</u>	<u>Non-Taxable</u>
101	Single Family Home	35	35	\$11,855,573.00	\$338,730.66	
102	Single Family Attach	6	6	\$1,314,000.00	\$219,000.00	
103	Two Family	2	4	\$500,000.00	\$250,000.00	
104	Three or More Families	1	50	\$5,563,427.00	\$5,563,427.00	
	Mobile Homes	0	0	\$0.00	\$0.00	
322	Service Stations	0		\$0.00	\$0.00	
324	Office	0		\$0.00	\$0.00	
328	Non-resident buildings	3		\$2,557,500.00	\$852,500.00	
329	Pool	9		\$492,642.00	\$54,738.00	
434	Residential add/alt	60		\$1,146,659.00	\$19,110.98	
437	Non-residential add/alt	12		\$4,947,725.00	\$412,310.42	
438	Res garage/carports	5		\$126,043.00	\$25,208.60	
645	Demo - sfd	2		\$0.00	\$0.00	
649	Demo - commercial	1		\$0.00	\$0.00	
YTD TOTAL		136	91	\$28,503,569.00		
Residential Value		Commercial Value		All Non-Taxable		
73.7%		26.3%		0.0%		



COMMUNITY DEVELOPMENT

To: Ryan J. Waller, City Manager
From: Charlie E. Dissell, AICP, Community and Economic Development Director
Date: September 9, 2021
Subject: Current Projects Update

The purpose of this memorandum is to provide a brief synopsis of different projects that may be of interest to the Council. Of the 16 projects listed, eight (8) are in review, two (2) have been approved and are awaiting construction to begin, and six (6) are in construction. All dates are 2021, unless noted otherwise.

1. Executive Laser Wash (NE corner of East Hillcrest Avenue and North Jefferson Way)

Status: Review

- Site plan for building and site improvements submitted on July 27
- Site plan review comments returned on August 12
- Updated site plan submitted on August 26
- Site plan review comments returned on September 3

2. Southtown Chrysler Dodge Jeep Ram (2412 North Jefferson Way)

Status: Review

- Site plan for building and site improvements submitted on July 22
- Site plan review comments returned on August 6
- Updated site plan submitted on September 1
- Site plan approved on September 8

3. Overton Funeral Home (501 West Ashland Avenue)

Status: Construction

- Site plan submitted on June 15
- Site plan comments returned on June 29
- Updated site plan submitted on July 9
- Site plan approved on July 14

4. Cavitt Creek Condominiums (1400 and 1500 blocks of North 9th Street)

Status: Review

- Site plan for Cavitt Creek Condominiums I, which proposes one (1) single-family unit and eight (8) two-family units, and for Cavitt Creek Condominiums II, which proposes one (1) single-family unit, 20 two-family units and 13 multi-family units (six-plexes), was submitted on May 20
- Site plan review comments returned on June 2

5. Phillips Floor (1605 North 9th Street)

Status: Construction

- Site plan and building permit submitted on May 3
- Site plan approved on June 9
- Building permit issued on June 29

6. Des Moines Metro Opera Warehouse (1909 North 14th Street)

Status: Construction

- Site plan submitted on April 8 for a building addition
- Site plan approved on June 18
- Building permit issued on June 18

7. DeYarman Ford (2406 North Jefferson Way)

Status: Construction

- Partial site plan submitted for building renovation on February 18
- Alternate site plan for building elevations was approved by the City Council on March 23
- Minor subdivision plat was submitted on March 3
- City Council approved plat on April 19
- Site plan submitted on May 14
- Site plan review comments returned on May 26
- Updated site plan submitted on July 2
- Site plan review comments returned on July 15
- Updated site plan submitted on August 10
- Site plan review comments returned on August 18
- Site plan approved on August 23
- Building permit issued on August 23

8. All Creatures Small (2400 West 2nd Avenue)

Status: Review

- Addition to the existing facility
- Site Plan/Stormwater Management Plan submitted on January 25
- Site Plan/Stormwater Management Plan comments returned on February 4
- Revised site plan received on February 26
- Site Plan/Stormwater Management Plan comments returned on April 28

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

STATUS: Approved

- Developer hosted a neighborhood meeting on March 9, 2020
- The City Council approved the rezoning request on July 6, 2020
- City Council approved the final plat on January 19
- Building permit application/plans received on February 26
- Site Plan submitted on March 26
- Easement vacation application submitted on May 18
- City Council approved site plan at its June 21 meeting
- Building permit issued on July 14
- Easement vacation approved on July 19

10. Cabin Coffee (910 East 2nd Avenue)

STATUS: Construction

- Sale of D&D lot and development agreement was approved by Council on October 21, 2019
- Developer closed on the property on November 22, 2019
- Council approved a 90-day on construction begin date extension at its May 18, 2020 meeting

- Council approved an alternate site plan on September 21, 2020
- Site plan approved on October 5, 2020
- Building Permit issued on November 11, 2020
- Site work has begun

11. Quail Meadows 4

Status: Review

- Located on the north end of North 8th Street
- Construction documents received on August 27
- Comments on construction documents returned on September 8

12. Heritage Hills 12

Status: Review

- Located on the west end of Trail Ridge Road
- Preliminary plat received on August 10
- Comments on preliminary plat returned on August 25
- Revised preliminary plat submitted on September 8

13. Fox Run 2

Status: Review

- Located north of the intersection of North 7th Court and East Lincoln Avenue and east of the intersection of North 7th Street and East Norwood Avenue
- Preliminary plat received on April 23
- Review comments returned on May 10
- Planning and Zoning Commission reviewed preliminary plat at its meeting on May 11
- Updated preliminary plat submitted on May 28
- City Council approved preliminary plat at its June 21 meeting
- Revised preliminary plat submitted on August 18
- Comments on revised preliminary plat returned on August 25
- Updated revised preliminary plat submitted on September 1
- Revised preliminary plat to be reviewed by the Planning and Zoning Commission on September 14

14. Heritage Hills 11

Status: Review

- Located north of the intersection of North G Street and West Orchard Avenue
- Preliminary plat received on April 16
- Review comments returned on May 4
- Revised preliminary plat received on May 11
- Planning and Zoning Commission reviewed preliminary plat at its meeting on May 11
- City Council approved preliminary plat at its June 7 meeting
- Construction documents submitted on June 10
- Construction documents comments returned on June 29

15. Prairie Glynn Plat 3

STATUS: Review

- Located southeast of the intersection of North 15th Street and East Iowa Avenue
- Preliminary plat received on October 20, 2020

- Updated preliminary plat and stormwater management plan submitted on January 25
- Review comments returned on February 4
- Construction documents submitted on February 23
- Updated preliminary plat and stormwater management plan submitted on April 13
- Construction documents comments returned on April 23
- Updated construction documents submitted on April 27
- Planning and Zoning Commission reviewed preliminary plat at its meeting on May 11
- Construction documents comments returned on May 14
- City Council approved preliminary plat at its meeting on May 17
- Updated construction documents submitted on June 24
- Geotechnical report received on July 28
- Updated construction documents submitted on August 26

16. Ashton Park Plat 7

STATUS: Construction

- Located east of the intersections of East Euclid Avenue and North 18th Street and East Boston Avenue and North 18th Street
- City Council approved the preliminary plat at its May 18, 2020 meeting
- Revised preliminary plat submitted on July 6, 2020
- Construction Documents approved on September 10, 2020
- Site work has begun
- Final Plat submitted on February 17
- Planning and Zoning Commission recommended final plat for approval on March 9
- Staff did a walk through and provided a punchlist on improvements on June 30

17. Summercrest

STATUS: Approved

- Located north of the intersection of North 7th Street and East Hillcrest Avenue
- The City Council approved the Rezoning/PRD plan and preliminary plat on July 6, 2020
- Construction documents approved on September 25, 2020