CITY OF INDIANOLA BOARD OF ADJUSTMENT MEETING

November 10, 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 minutes from the 10/06/2021 meeting.
5. **Old Business**
   A. Consider request from Bob Harmon, on behalf of the Karen Buddhist Association of Iowa for a special use permit, under the terms of Section 165.02 (3)(B)(3)(c) of the Code of Ordinances of Indianola, Iowa, that would permit the use of religious organization at 1200 West Iowa Avenue.
6. **New Business**
7. **Comments**
8. **Adjourn**

CITY OF INDIANOLA BOARD OF ADJUSTMENT MEETING
October 6, 2021
6:00 PM
City Council Chambers
Minutes

1. Call to Order
Meeting was called to order at 6:02pm.

2. Roll Call
On roll call the following members were present:
Bill Mettee
Amy Mitchell
Lee Bash

Members not present:Wes Sharp, Rene Soldwisch

Staff Present: Charlie Dissell, Cortney Marmon, Tim Little

Public Present: Eileen and Stan Thompson 1205 W Iowa, Daniel Moeller 1009 Robin Glen, Bob Kling 905 N Buxton, Gilbert Dawes 1101 Stephen Ct, Joe and Barb Moody 1109 Ann Pkwy.

3. Agenda Approval
The agenda for the 10/06/2021 meeting was approved on a motion by Lee Bash and seconded by Amy MItchell. On voice vote: All ayes.

4. Minutes Approval
The minutes for the 09/01/2021 meeting were approved on a motion by Amy Mitchell and seconded by Lee Bash. On voice vote: All ayes.

A. Approval of the 09/01/2021 BOA meeting minutes.

5. New Business

A. Consider request from Bob Harmon, on behalf of the Karen Buddhist Association of Iowa for a special use permit, under the terms of Section 165.02 (3)(B)(3)(c) of the Code of Ordinances of Indianola, Iowa, that would permit the use of religious organization at 1200 West Iowa Avenue

Mr. Dissell provided an overview.
Daniel Mohler asked for clarification on whether anything new would be built on the site.
Mr. Dissell said that the applicant intends to leave everything the same but that we still need more information on the project.
Mr. Mohler asked if a letter would be sent out with new updates.
Mr. Dissell said we could email that information.

Gilbert Dawes wanted to welcome the new use of the property.
Barb Moody wanted to know if everyone would be informed when the site plan is received for review.
Mr. Dissell said we could send out new letters.
Barb wanted to know if they would take care of asbestos and black mold.
Mr. Little said they would have to remediate it.
Stan Thompson wanted to know if the applicant would maintain prairie grass.
Mr. Dissell said it would have to be kept up to City Code.

Motion to table this item until further information and clarification on site plan is received from the applicant was made by Board Member Lee Bash. This motion was seconded by Board Member Amy Mitchell. On voice vote: All, ayes. Motion passed unanimously.

B. Consider request from Justin Kappelman for a variance under the terms of Section 165.02 (3)(B) of the Code of Ordinances of Indianola, Iowa, to permit the construction of a detached accessory building (garage) at 510 West 2nd Avenue, to which if allowed as requested, would not be in conformity with the requirements of Section 165.04(2)(D) of the Code of Ordinances of Indianola

Mr. Little provided an overview.
Mr. Mettee asked how far the applicant was in the alley vacation process.
Mr. Dissell stated he had just started that process.

Motion was made by Board Member Amy Mitchell to approve the request as submitted.This motion was seconded by Board Member Lee Bash. On voice vote: All, ayes. Motion passed unanimously.

C. Consider request from Dusty Jordan on behalf of Jim Bailey for a variance under the terms of Section 165.02(3)(B) of the Code of Ordinances of Indianola, Iowa to permit the construction of a covered deck at 601 North 12th Street that would not be in conformity to the setback requirements found in Section 165.05(2) of the Code of Ordinances of Indianola, Iowa. This section requires a 35-foot rear setback, except for stoops, stairs, decks, and patios, not enclosed or covered by a roof, which may encroach up to 20 feet into the required rear setback

Mr. Little provided an overview.

Motion was made by Board Member Amy Mitchell to approve the request as submitted. This motion was seconded by Board Member Lee Bash. On voice vote: All, ayes. Motion passed unanimously.

D. Discussion and direction on regarding proposed residential rental housing ordinance and program

Mr. Dissell provided an overview.
Mr. Bash wanted to know the provisions for a landlord when they fail an inspection.
Mr. Dissell said it would be situational. In some cases, we may be able to issue the rental certificate with conditions.
Mr. Mettee agreed to changing the locks per tenant request at move in.
Mrs. Mitchell asked if the landlords were concerned about the cost of changing locks all the time.

Mr. Dissell said yes.
Mrs. Mitchell suggested that if the tenant requests to have the lock changed, then it needs to be done at that time.
Mr. Dissell said that we could have it listed as a requirement if requested by the tenant and the expense of it would be on the landlord.
Mr. Little said his only concern would be making sure tenants know that's an option.
Mr. Dissell said we are working on informational resources for new tenants.
Mr. Bash said a lot of towns we had listed for comparison were college towns that had more turnover.
Mr. Little talked about radon testing and advised there was no state code for this.
Mrs. Mitchell said that if a rental was tested for radon and it's more than 4 ppm's the landlord should have to mitigate that.
Mr. Little agreed.
Mr. Mettee asked how radon is mitigated.
Mr. Little said that a hole is made in the basement floor and filled with pea gravel. A pipe is then added. He stated it is diffult to mitigate one hundred percent.
Mr. Bash said if he was a landlord he would be worried about the radon testing process too, because it can get very expensive.
Mr. Little said there is not enough known about radon, in his opinion, at this point.
Mrs. Mitchell said maybe if the landlord could not mitigate it the tenant would have the option to break the lease.
Mr. Dissell said he would have to check with legal on that option.
Mr. Mettee said he didn't think anyone was firmly opposed but that maybe we didn't want to add radon testing into the code as of yet.
Mr. Mettee suggested bringing a radon mitigation expert to a public meeting.
Mr. Little said that radon testing is more of a peace of mind thing.
Mr. Moller asked how you prove a landlord actually tested.
Mr. Dissell said we would have to put a process in place.

No motion required, discussion item.

6. Comments

7. Adjourn

The meeting was adjourned on a motion by Amy Mitchell and seconded by Lee Bash. On voice vote: All Ayes.

Community Development

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

Staff Report

Board of Adjustment

Date of Meeting: November 3, 2021

Agenda Item: 5.A. Consider request from Bob Harmon, on behalf of the Karen Buddhist Association of Iowa for a special use permit, under the terms of Section 165.02 (3)(B)(3)(c) of the Code of Ordinances of Indianola, Iowa, that would permit the use of religious organization at 1200 West Iowa Avenue.

Application Type: Special Use permit

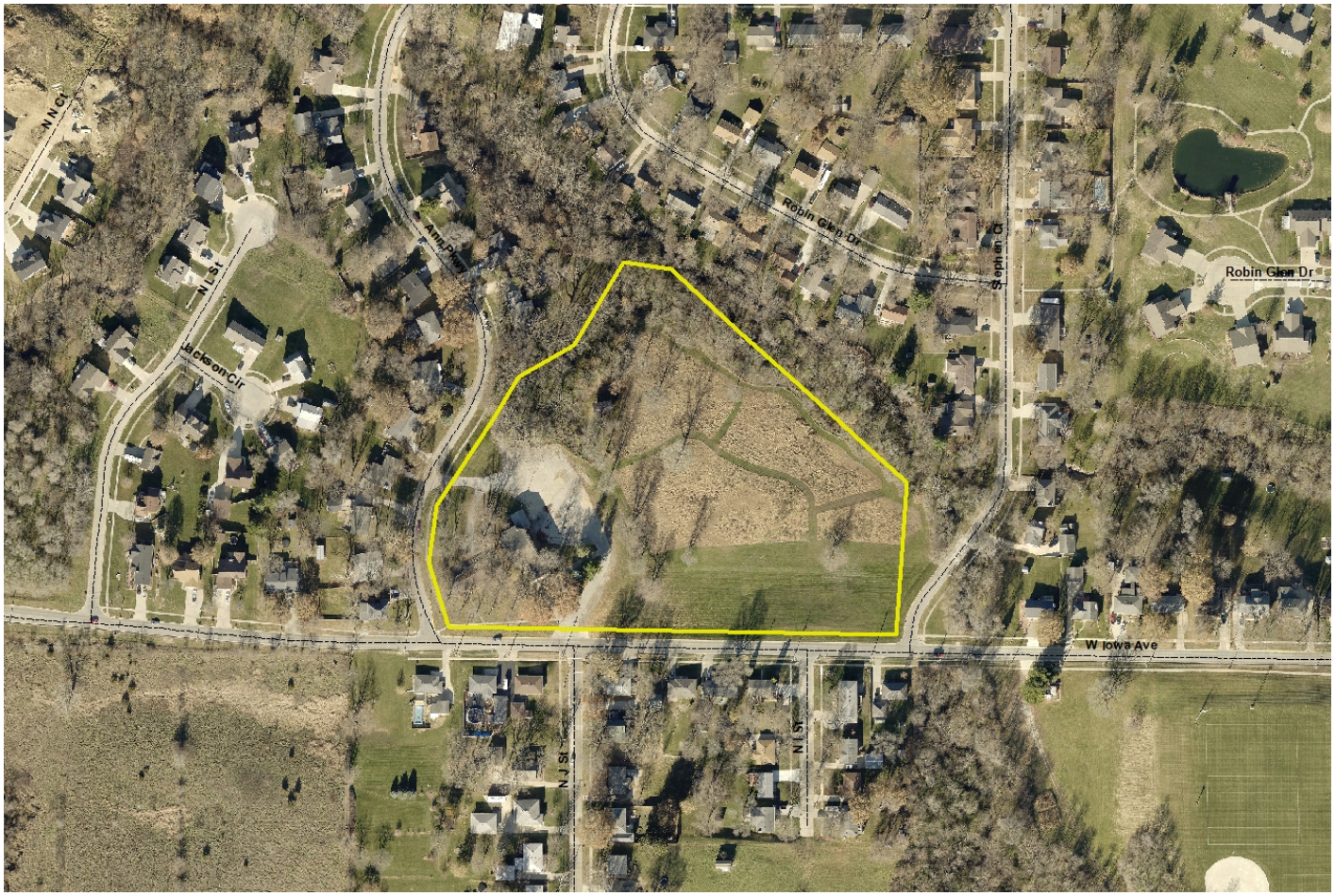
Applicant: Bob Harmon, on behalf of the Karen Buddhist Association of Iowa

Property Address: 1200 West Iowa Avenue

Zoning: R-1 Single-Family Residential Detached Zoning District

Application Summary: A special use permit is requested to allow for the Karen Buddhist to operate their religious organization at 1200 West Iowa Avenue.

AERIAL MAP



APPLICABLE CODE SECTIONS

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

165.02 POWERS AND DUTIES OF THE BOARD OF ADJUSTMENT. The Board of Adjustment has the following powers and duties:

C. ***Special Use Permits*** - To review and consider approval of a Special Use Permit for a Special Use as identified Permitted and Special Uses Table contained in CHAPTER 165.05 of the Zoning Regulations. The following shall be required:

i. Special Use Permit Application - A site plan (including number of copies), application form, and any additional information and details as specified and required by the Zoning Administrator as necessary to determine compliance with all applicable codes and requirements shall be submitted to the Zoning Administrator along with the Special Use Permit Application fee as established by resolution of the City Council.

ii. Special Use Permit Procedure - The Special Use Permit Application shall be reviewed by the Zoning Administrator, or their designee, for completeness. Incomplete applications shall be returned to the applicant with a list of the missing items or details. Applications deemed completed shall be distributed to other city departments and other agencies as necessary for review and comment as to its compliance with all zoning regulations and other pertinent city codes, regulations, and policies.

iii. Special Use Permit Review by Board of Adjustment - Subsequent to review by the Zoning Administrator and other city departments and agencies, the Zoning Administrator, or their designee, shall submit to all members of the Board a copy of the Special Use Permit Application along with a written recommendation as to the application's conformity with the rules and regulations of the city.

iv. The Board shall subsequently hold a duly noticed public hearing as prescribed by their rules of procedures, and the noticing requirements contained herein, and review the Application for conformity with the zoning regulations and standards. The Board may approve, approve with conditions, or deny the Special Use Permit Application.

165.05(1)(4) PERMITTED AND SPECIAL USES. The following table identifies the allowable uses within each zoning district. A use identified with a "P" within a given zoning district column is a Permitted use. A use identified with a "S" within a given zoning district column requires approval of a Special Use Permit from the Board of Adjustment in accordance with city code. A blank space indicated that use is not permitted within the given zoning district. Uses not listed shall be considered not permitted uses. The definitions for each listed use shall coincide first with the definition contained within Chapter 165.03 of the Zoning Code, second as may be defined elsewhere in the City Code, and finally the commonly understood definition as determined by the Zoning Administrator. A proposed use may follow under more than one category; however, for the purposes of this section, the proposed use shall follow the closest, most similar or specific use as listed in the Use Matrix. It shall be the sole discretion of the Zoning Administrator to make the determine as to where a proposed use falls within the Uses Table, whether it fits within or is similar to a use listed within the Uses Table or is otherwise not listed and therefore not permitted. The determination by the Zoning Administrator is appealable to the Board of Adjustment per the procedures as provided in city code.

PERMITTED AND SPECIAL USE TABLE										
USE	ZONING DISTRICT									
	A-1	R-1	R-2	R-3	R-4	C-1	C-2	C-3	M-1	M-2
PUBLIC AND CIVIC USES										
Membership or religions organization, social club or lodge, and other place of public assembly	S	S	S	S	S	S	S	S	S	S

ANALYSIS

Bob Harmon, on behalf of the Karen Buddhist Association of Iowa, is requesting a special use permit to allow for the Karen Buddhist to operate their religious organization at 1200 West Iowa Avenue. The property at 1200 West Iowa Avenue is located within the R-1 Single-Family Residential Detached Zoning District. Religious organizations are permitted through a special use permit request in all zoning district within the City.

The site at 1200 West Iowa is the former site of the St. Thomas Aquinas Catholic Church, which sold this site to Simpson College in 2012. The site currently contains an existing church building, which was built in 1958, as well as a single-family dwelling parsonage built in 1960. If the special use permit is approved, the site would be used as a home for the Karen Buddhist monk and a temple for prayer.

Access to the property is taken off West Iowa Avenue and Ann Parkway. According to the 2016 Iowa Department of Transportation (IDOT) Annual Average Daily Traffic (AADT) Maps, the intersection of West Iowa Avenue and Ann Parkways has an average daily traffic count of 2,310. The driveway entrance along West Iowa Avenue is proposed to be realigned so that it matches North J Street on the south side and will also be decreased in width to meet the City's driveway Code.

The subject property currently contains a parking lot which can provide 44 parking spots. Chapter 165.07 Off-Street Parking Table stipulates that there must be one (1) off-street space per four (4) seats at max capacity in the main assembly area. This would allow for an assembly area of 176 total seats. According to the application materials submitted, most gatherings would be small with 20 people or less. There are seven (7) major celebrations a year, when about 100 people would attend. Section 165.07(2)(B)(3)(9) notes that the Zoning Administrator may further defer the construction of required parking to a date certain, as part of a future phases, or upon determination of

need. The proposed parking provides for two (2) ADA van accessible parking spaces and required bicycle parking as well as a new curb, markings/signage, and required landscaping islands.

A stormwater management report was submitted that accounted for a slight increase in impervious surface due to proposed parking lot improvements. As stated in the report, this increase is negligible, and the additional stormwater will be able to be treated via overland flow in the open space areas, as it does today, and will not impact adjacent properties. Additionally, a landscaping plan has been submitted that shows the preservation of 18 trees, the removal of nine (9) dead or diseased trees, and six (6) new trees. This site provides for over 70,000 sq. ft. of timber area which provides a tree credit of 70 trees. Additionally, the 18 existing trees provide a tree credit of 36 for a total credit of 106 trees. A total of 96 trees is required. 103 shrubs are provided where 96 are required.

Regarding the building design standards of the existing building, office and civic buildings require that each primary façade shall contain no less than three (3) different class 1 or class 2 façade materials, together composing at least 75% of the primary façade area. Class 3 and class 4 façade materials in aggregate shall not exceed 25% of any primary façade area. Class 4 façade materials shall not exceed 5% of any primary façade area. The existing buildings front façade has brick veneer, stone veneer, glass, clear, architectural metal panels, all of which are class 1 and 2 materials, and accounts for 81%. The front façade also has tinted stained glass, a class 3 material, which accounts for 19%. On the side façade with the entrance there is a brick veneer, stone veneer, glass, clear, architectural metal panels, which are class 1 and 2 materials, and account for 77%. The tinted stained glass, a class 3 material, accounts for 23%. Additionally, all structures shall utilize class 1 or 2 roofing materials. The single-family dwelling has asphalt shingles, 3 tab, which is a class 3 material (which is allowed for single-family dwellings). The roof of the church building contains a membrane or ballast, which is a class 2 material. Finally, no primary façade shall exceed 80 feet in length without interruption by one or more of the following architectural features:

- Projection or recess in the wall plane of at least two (2) feet in depth.
- Columns, piers, pilasters or other equivalent structural and/or decorative elements.

Both primary façades have architectural features and/or equivalent decorative elements that break up the length of the building.

FINDINGS OF FACT

165.02(V) FINDINGS FOR APPROVAL. In order to approve a Special Use Permit, the Board shall make the following findings:

1. **The proposed use, site improvements, and site plan comply with the minimum requirements of the zoning district in which it is proposed to be located**

   The applicant has provided a site plan with their application which shows that the proposed use and proposed site improvements will comply with the minimum requirements of the R-1 Zoning District. However, the applicant has proposed that said site improvements be implemented in phases that will take four (4) years to complete.

2. **The property is of adequate size to accommodate the proposed use and site improvements including setbacks, open space, stormwater management, and off-street parking**

   At a total of 380,279 sq. ft., or 8.73 acres, there is no concern regarding the size of this site to accommodate the proposed use and proposed site improvements.

3. **The proposed use and site improvements will not unduly impact the health, safety, and general welfare of persons residing or working in adjoining property or surrounding areas**

   Based on the proposed use and improvements, the health, safety, and welfare of citizens would not be impacted. In fact, the proposed improvements will likely increase the general welfare of people residing in surrounding areas due to the improvements that are proposed.

4. **The proposed use and site improvements shall not unduly increase traffic congestion**

   Traffic congestion would not unduly increase based on the proposed use and improvements. In fact, the realignment of the driveway entrance onto West Iowa Avenue will help alleviate potential traffic issues. At 8.73 acres, roughly 25 homes could feasibly be placed on this site, which would increase traffic in the area by roughly 250 vehicle trips per day. This proposed use is anticipated to have less traffic than what could be done with a single-family development.

5. **The proposed use and site improvements will not unduly burden public utilities or increase risk to flooding**

   As this is an existing site that is already connected to public utilities, and as there is a minimal increase in impervious surface, there is no anticipated burden to utilities or an increase risk of flooding.

6. **The proposed use and site improvements are compatible with the surrounding neighborhood and shall not diminish or impair established property values in adjoining or surrounding property**

   As this is an existing site with many proposed improvements, its compatibility with the surrounding neighborhood will increase and will not diminish established property values in the surrounding area.

7. **The issuance of the Special Use Permit will not endanger, jeopardize, or harm the health, safety or welfare of the properties and the community**

   As previously mentioned, the proposed use and site improvements will not endanger or harm the health safety and welfare of properties or the community.

ALTERNATIVES

The City of Indianola Board of Adjustment may consider the following alternatives:

1) The City of Indianola Board of Adjustment approves the special use permit request, as submitted.
2) The City of Indianola Board of Adjustment approves the special use permit request, with conditions.
3) The City of Indianola Board of Adjustment denies the special use permit request.
4) The City of Indianola Board of Adjustment remands the special use permit request back to the applicant and/or staff for further review and/or modifications and directs staff to place this item on a future Board of Adjustment agenda.

RECOMMENDATION

Staff recommends that the City of Indianola Board of Adjustment move alternative 2, approving the special use permit request as submitted, with the following conditions:

1. The removal of overgrowth of bushes & small volunteer trees shall occur within six (6) months of approval.
2. The installation of the handicap access stalls and related signage shall occur within six (6) months of approval.
3. The reconstruction of the access drive off Iowa to meet current standards and align with North J Street shall occur within nine (9) months of approval.
4. The removal of dead and diseased trees shall occur within nine (9) months of approval.
5. The remaining items on the proposed site plan, including parking lot improvements and landscaping, shall occur within four (4) years of approval.

BOARD OF ADJUSTMENT APPLICATION

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

PROPERTY OWNER

(Last Name) Karen Buddhist Association of Iowa
(First Name) Nyoh Thwin, President
(Address) 4131 Lynner Drive
(City) Des Moines (State) IA (Zip) 50310
(Phone) 515-805-1758 (Email) nyohthwin@gmail.com

APPLICANT (if not Property Owner)

(Last Name) Harmon
(First Name) Bob
(Address) 4113 Lynner Drive
(City) Des Moines (State) IA (Zip) 50310
(Phone) 515-494-8553 (Email) bobanntom@gmail.com

☐ APPEAL

Submittal Requirements:

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

- ☐ Completed Application
- ☐ Filing Fee: $150 per request
- ☐ Written narrative indicating where it is alleged there is error in any order, requirement, decision, or determination made by the Administrative Officer in the enforcement of this Code of Ordinances of Indianola, Iowa .
- ☐ Other Information as required by Director

☑ SPECIAL USE PERMIT

Submittal Requirements:

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

- ☑ Property Address: 1200 West Iowa Ave
- ☑ Completed Application
- ☑ Filing Fee: $150 per request
- ☑ Site Plan and Elevations as outlined in 165.06
- ☑ Written narrative indicating the special use permit sought and response to the criteria outlined in Section 165.02(3)(B)(3)(c)(v) of the Code of Ordinances of Ordinances of Indianola, Iowa
- ☐ Other Information as required by Director

☐ VARIANCE

Submittal Requirements:

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

- ☐ Property Address: _____
- ☐ Completed Application
- ☐ Filing Fee: $150 per request
- ☐ Site Plan and Elevations
- ☐ Written narrative indicating justification for proposed variance and response to the criteria outlined in Section 165.02(3)(B)(3)(b) 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 Bob Harmon

Name (printed) Bob Harmon **Date** 9-12-21

FOR OFFICE USE ONLY: Code to 45180

Date Received: _____
Receipt No: _____
Receipt Amount: _____
BOA Agenda Date: _____

The Karen Buddhist Association of Iowa consists of about fifty families in central Iowa. They want to purchase this property as a home for their monk and a temple for prayer. Most gatherings would be small, twenty people or less. There are seven major celebrations a year, when about one hundred people would attend. Because of the size and beauty of the building, this may also become a yearly gathering place for Karen monks from all fifty states.

Mostly, this would be a place of peaceful contemplation. The Karen people have an affinity with nature and treasure the land. The monk intends to plant fruit trees and install flower beds, but otherwise the land would remain as it is.

The surrounding neighbors will see little change. The buildings and trees would be cleaned up, but no additions would be added. The parking lot will accommodate at least 50 cars. More than enough for the largest of celebrations. Simpson College will continue to use the prairie restoration that they developed.

The Karen people are the largest ethnic minority in Myanmar. They have been persecuted by the Burmese for over one hundred years. They have been battling the Burmese army since 1949. Many have fled to refugee camps in Thailand. Most Karen refugees arrived in the United States in 2006 and 2007. Despite recent peace treaties, the present conflicts have forced those remaining from their villages. They are currently living in caves.

Like other immigrants before them, they come to Iowa to work in the meat packing industry. High wages and the low cost of living allow them to work toward a better future for their children.

LT LEON
ASSOCIATES • INC

October 26, 2021

City of Indianola
Special Use Permit
Karen Buddhist Association of Iowa
1200 West Iowa Ave, Indianola, IA

Project Narrative

The Karen Buddhist Association of Iowa is proposing a Special Use Permit for the property located at 1200 West Iowa Avenue in Indianola, Iowa. The subject property is one parcel totaling 8.73 acres and is located at the northeast corner of the intersection of W Iowa Avenue and Ann Parkway. The subject property is zoned R-1 (Single-family Detached Residential) and currently contains an existing building that previously was used as a Catholic church and is now being used for storage, a single-family residence, a small outdoor covered park shelter, and asphalt parking lot.

They are proposing to use the property as a religious place of public assembly. The Special Use Permit is required in zone R-1 for any 'Membership or religious organization, social club or lodge, and other place of public assembly.' This fits with the original intent and design of the site.

The property will be largely maintained as-is with minimal improvements to the existing asphalt parking lot and landscape to meet the city code requirements. This includes redesigning the drive at W Iowa Avenue, adding PCC curb and gutter, adding landscape islands, widening drive aisles to the minimum standards, and ensuring that there are ADA parking stalls (2) and bike racks (2). The parking lot provides 44 stalls total which will allow the facility to have a capacity of 176 people in the main assembly hall.

The landscape proposed meets the city requirements for the development. The site will be cleared of all overgrown, dead, and dying vegetation and the existing shade trees that are in good condition will be protected. This lot also contains 1.64 acres of timber and 2.88 acres of open prairie grass areas that will remain. The garbage cans will be stored out of sight in the garage next to the church and the existing sign will be repaired or replaced with like.

Building Façade

The main structure on site is an old Catholic church that qualifies as building use type 5 – a Non-Residential Building in a Residential Zoning District: Includes schools, churches, places of assembly, community centers, community food and personal support services, cultural facilities, funeral homes and mortuaries, libraries, public facilities, and governmental buildings.

The code requires the following of a Non-Residential Building in Residential Zoning District:

a. Each primary façade shall contain no less than three (3) different class 1 or class 2 façade materials, together composing at least 50% of the primary façade area. Class 3 and class 4 façade materials in aggregate shall not exceed 50% of any primary façade area. Class 4 façade materials shall not exceed 5% of any primary façade area.

b. All structures shall utilize Class 1 or 2 roofing materials.

c. No primary façade shall exceed 60 feet in length without interruption by one or more of the following architectural features:

- Projection or recess in the wall plane of at least two (2) feet in depth.
- Columns, piers, pilasters or other equivalent structural and/or decorative elements.

The façade of the building is composed primarily of brick, stone, and windows with small amounts of architectural metal trim/panels which fall into the following classes:

Brick veneer, fired clay – Class 1
Glass, clear – Class 1
Stone veneer, synthetic – Class 2
Metal, architectural quality, metal wall panel with concealed fastening – Class 2
Tinted Glass, Stained glass – Class 3

Both primary façades have architectural features and/or equivalent decorative elements that break up the length of the building.

Front Façade (primary):

Brick veneer, stone veneer, glass, clear, arch metal panels – Class 1 and 2 = 81%
Tinted stained glass – Class 3 = 19%

Side Façade with entrance (primary):

Brick veneer, stone veneer, glass, clear, arch metal panels – Class 1 and 2 = 77%
Tinted stained glass – Class 3 = 23%

Roofing material

Garage Addition and Residence:
Asphalt shingles, 3 tab – Class 3
Church Building:
Membrane or ballast (not visible) – Class 2

Prepared by Rachel Harris, PLA, LT Leon Associates, Inc.

Consultant's Comments in RED
10/26/2021

October 26, 2021

Bob Harmon
4113 Lynner Drive
Des Moines, IA 50310

Dear Mr. Harmon:

This letter is to confirm the City's 2nd review of the Site Plan related to the Special Use Permit for the Karen Buddhist Association of Iowa, located at 1200 West Iowa Avenue. After review, the City provides the following comments:

1. Setbacks for the site shall follow "Non-Residential Structure in a Residential Zoning District" standards which require a front setback of 35 feet (applies to both frontages) and a rear setback of 35 feet. The side setback is 30 feet. Please update on site plan. Front setback has been updated to 35' along both frontages. See all sheets.
2. The existing ERU calculation should be 10.2 and the proposed ERU calculation should be 10.6. Please update on site plan. ERU has been updated on sheet C100 and C101.
3. The parking lot driveway entrance from West Iowa Avenue needs to be reconstructed to meet current code, which requires
   a. a driveway no wider than 34' at the right-of-way line and no wider than 42' at the curb. (Section 135.14(5)(C)(4)(c)). Updated driveway width to 34' at ROW line and 42' at the curb. See sheet C100 and C101.
   b. The centerline for the driveway approach on Iowa Avenue must be realigned to match the center line alignment of North J Street across the street. Updated the driveway approach on Iowa Avenue to align with North J Street. See sheet C100 and C101.
4. To meet ADA standards, the proposed parking lot needs to include
   a. two (2) ADA parking spaces, one (1) of which includes an 11' van accessible space. (Section 165.07(2)(B)) Updated spaces to 2 'Universal' accessible parking spaces, 11' wide each with 5' aisle. See sheet C100 and C101.

b. Show a ramp for the aisle space allocated for the ADA parking spots. The slope for the ramp must meet the ADA guidelines. The walk in front of the ADA parking spots has a zero curb with no ramp needed.

c. Please also label widths of ADA spaces on site plan. Added dimensions to ADA parking stalls. See sheet C100 and C101.

5. Regarding the parking area design requirements of Section 165.07 and 165.08, the following issues remain:

a. Curbing is required for the parking lot. (Section 165.07(3)(A)(5)) Added 6" PCC curbing to parking lot. See sheet C100 and C101.

b. Traffic control signage is required for the parking lot. (Section 165.07(3)(A)(7)) Added callouts for proposed traffic control measures in the parking lot. See sheet C100 and C101.

c. All rows of parking shall be terminated with a curbed landscaped island that is a minimum nine (9) feet wide and no less than 16 feet in length. (Section 165.08(4)(B)(4)(a)) Added landscape islands to parking lot, see sheet C100, C101 for island layout and L500 for planting layout.

6. Regarding the landscape plan, many of the existing trees on site are ash trees that are either dead or are dying. These trees shall not be included in the existing tree calculations. Additionally, these trees shall be shown as removals on the site plan as they have become nuisances. Dead and dying trees on site have been marked for removal on the landscape plan and have been removed from the existing tree count. See sheet L500.

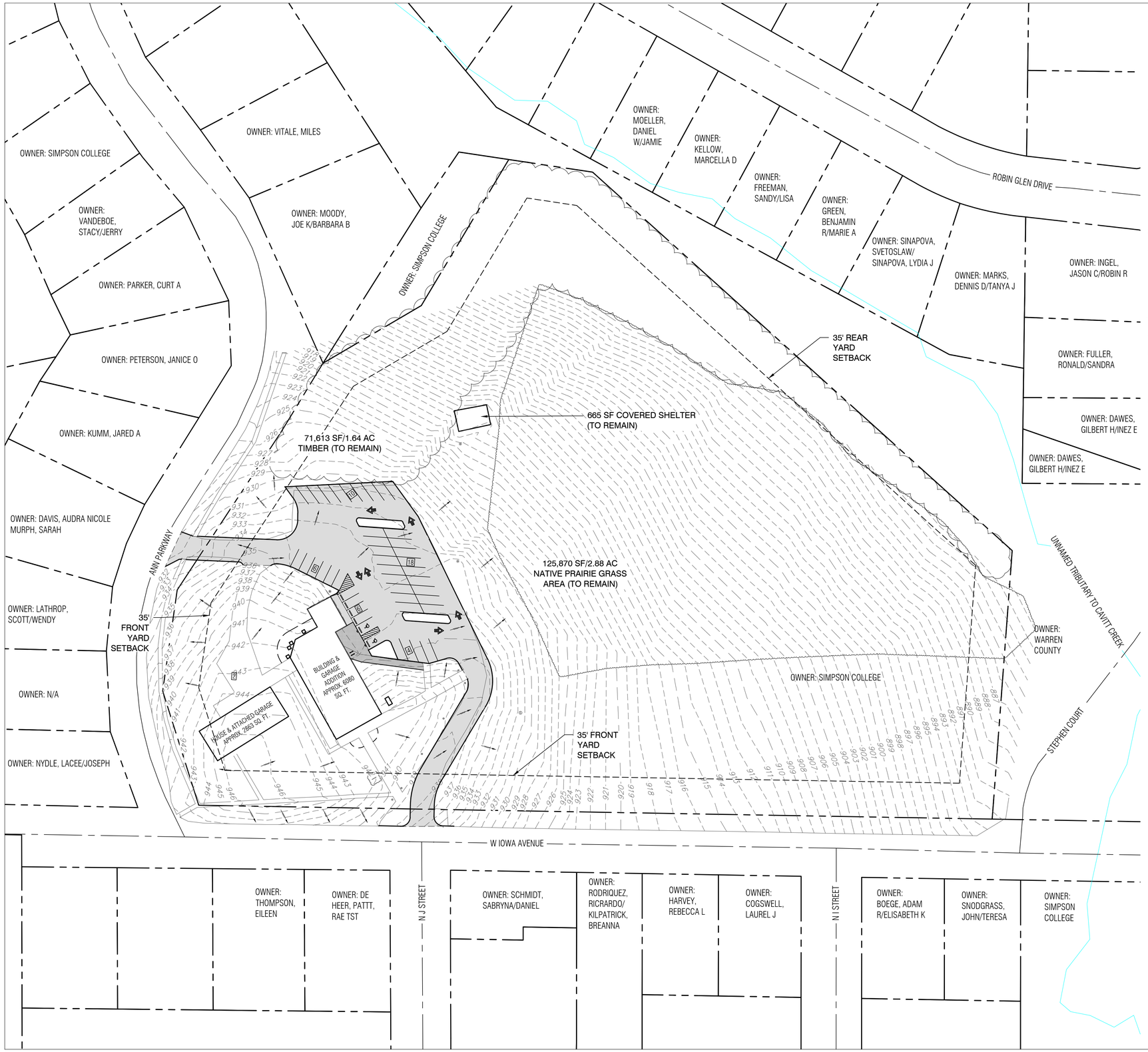
7. Regarding the requirements of Section 165.09 (Building Design Standards), this building will fall under 165.09(7)(B)(7) (Office and Civic Building) and will require that each primary façade shall contain no less than three (3) different class 1 or class 2 façade materials, together composing at least 75% of the primary façade area. Class 3 and class 4 façade materials in aggregate shall not exceed 25% of any primary façade area. Class 4 façade materials shall not exceed 5% of any primary façade area. Is it possible to replace some of the metal panels with class 1 or 2 materials to make these numbers work? The narrative has been updated to show the metal panels as architectural quality metal wall panels with concealed fastening - class 2. See the project narrative for updated material calculations.

Please note that your application has been deemed incomplete due to the items noted herein. Please submit an updated site plan for review at your earliest convenience. If you have any questions, please do not hesitate to contact me at (515) 962-5276 or at cdissell@indianolaiowa.gov.

Regards,

Charlie E. Dissell, AICP

Director of Community & Economic Development
City of Indianola



APPLICANT

KAREN BUDDHIST ASSOCIATION OF IOWA
INDIANOLA, IA

CONTACT: BOB HARMON

CIVIL ENGINEER

LT LEON ASSOCIATES, INC.
500 EAST LOCUST STREET, SUITE 400
DES MOINES, IOWA 50309
(515) 422-7016

CONTACT: LUIS LEON, P.E.

LEGAL DESCRIPTION

LOT 1 IN AUDITOR'S PLAT OF MAHLSTADT PARK ADDITION IN INDIANOLA, IOWA EXCEPT PARCEL 'A' OF THE SURVEY BEING A PART OF LOT 1, MAHLSTADT PARK ADDITION TO THE CITY OF INDIANOLA, IOWA, AS SHOWN IN IRREGULAR PLAT BOOK 9, PAGE 2 OF INDIANOLA IN THE OFFICE OF THE WARREN COUNTY RECORDER

BUILDING SETBACKS

FRONT: 35'
SIDE: 30'
REAR: 35'

ZONING AND LAND USE

ZONING: R-1 SINGLE-FAMILY DETACHED RESIDENTIAL
PROPOSED USE: RELIGIOUS ORGANIZATION PLACE OF PUBLIC ASSEMBLY

IMPERVIOUS SURFACE AND OPEN SPACE CALCULATIONS

TOTAL LOT AREA: 380,279 SF
EXISTING BUILDING FLOOR AREA: 9,608 SF (2.5%)
EXISTING PAVING AREA: 34,876 SF (9.2%)
EXISTING OPEN SPACE AREA: 335,795 SF (88.3%)

PROPOSED BUILDING FLOOR AREA: 9,608 SF (2.5%)
PROPOSED PAVING AREA: 36,366 SF (9.5%)
PROPOSED OPEN SPACE AREA: 334,305 SF (88.0%)
ADDITIONAL PROPOSED IMPERVIOUS SURFACE: 1,490 SF

PARKING REQUIREMENTS

ASSEMBLY = 1 PARKING SPACE PER 4 SEATS AT MAX CAPACITY REQUIRED
PROPOSED PARKING
- 48 PARKING SPACES = 192 MAX CAPACITY IN MAIN ASSEMBLY AREA

SINGLE FAMILY DWELLING = 2 PARKING SPACES REQUIRED
PROPOSED PARKING
- 2 PARKING SPACES PLUS 2 STALL GARAGE

EQUIVALENT RESIDENTIAL UNIT (ERU)

EXISTING ERU = 10.2
PROPOSED ERU =10.6

LEGEND

- PROPERTY LINE
- EXISTING FENCE
- EXISTING LOT LINE/EASEMENT
- SIDEWALK PCC
- HMA
- LIGHT DUTY PCC
- DRAINAGE FLOW
- SETBACK
- STREET CENTERLINE

PRELIMINARY
NOT FOR CONSTRUCTION

IOWA ONE CALL
CALL 811 / 1-800-292-8989
2 *Working Days* BEFORE YOU DIG
DigSafeWait48.com

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GRAPHIC SCALE
0 50' 100' 150'

NO.	REVISION	BY	DATE

DESIGNED: RAH
DRAFTED: RAH
CHECKED: LTL
SCALE: 1:50

PROJECT NO.: 104.001
FILE NUMBER: 104.001
SHEET NO.: C100
DATE: OCTOBER 26, 2021

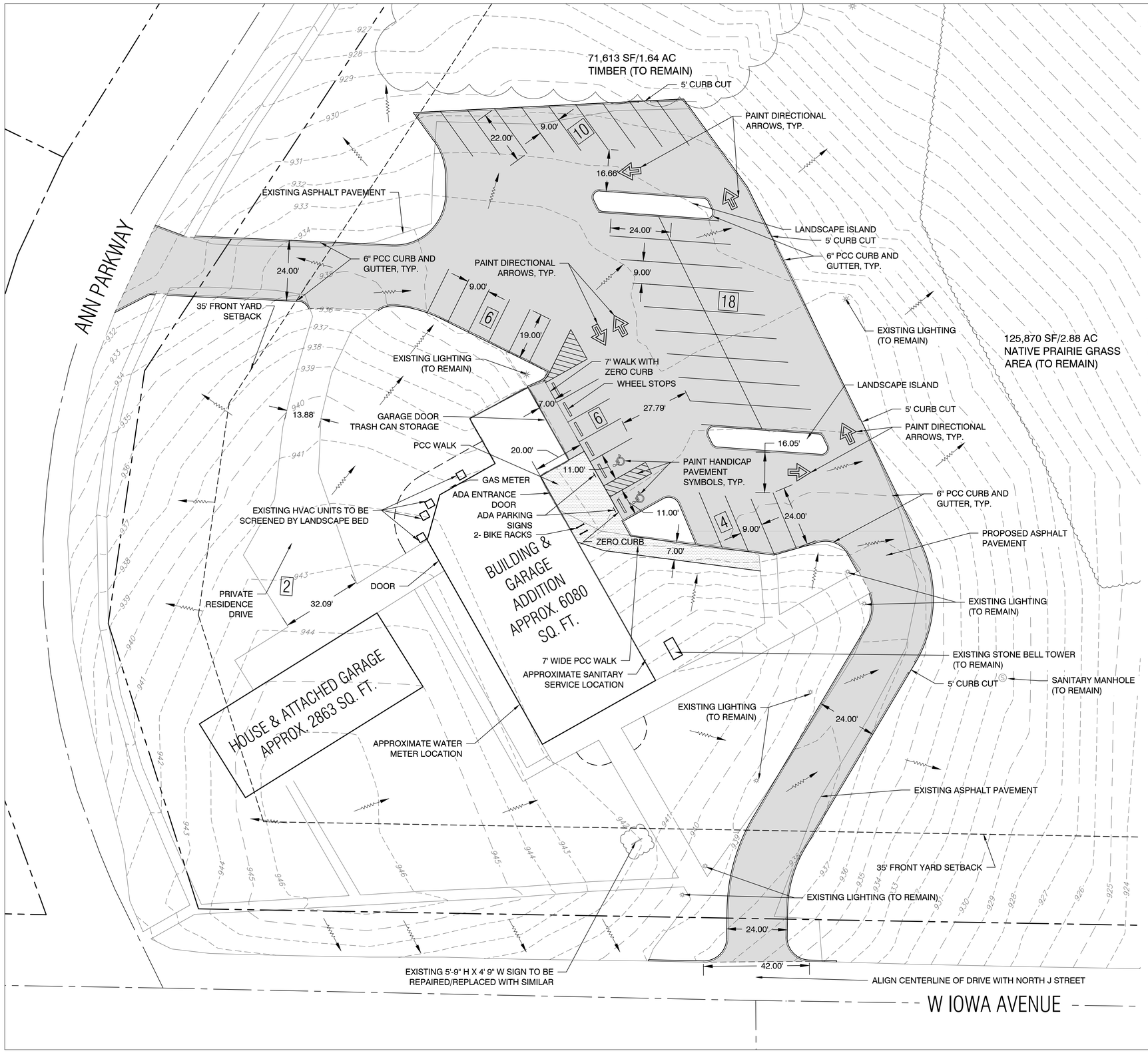
KAREN BUDDHIST ASSOCIATION OF IOWA
INDIANOLA, IOWA
OVERALL SITE PLAN

LT LEON ASSOCIATES INC
500 EAST LOCUST STREET SUITE 400
DES MOINES IOWA 50309
office 515-422-7016
www.ltleon.com

PROJECT NO. 104.001

OVERALL SITE PLAN

SHEET NO.
C100



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N
GRAPHIC SCALE
0 20' 40' 60'

NO.	REVISION	BY	DATE

DESIGNED: RAH
DRAFTED: RAH
CHECKED: LTL
SCALE: 1:20
PROJECT NO.: 104.001
FILE NUMBER: 104.001
SHEET NO.: C101
DATE: OCTOBER 26, 2021

KAREN BUDDHIST ASSOCIATION OF IOWA
INDIANOLA, IOWA
SITE PLAN

LT LEON ASSOCIATES INC
500 EAST LOCUST STREET SUITE 400
DES MOINES IOWA 50309
office 515-422-7016
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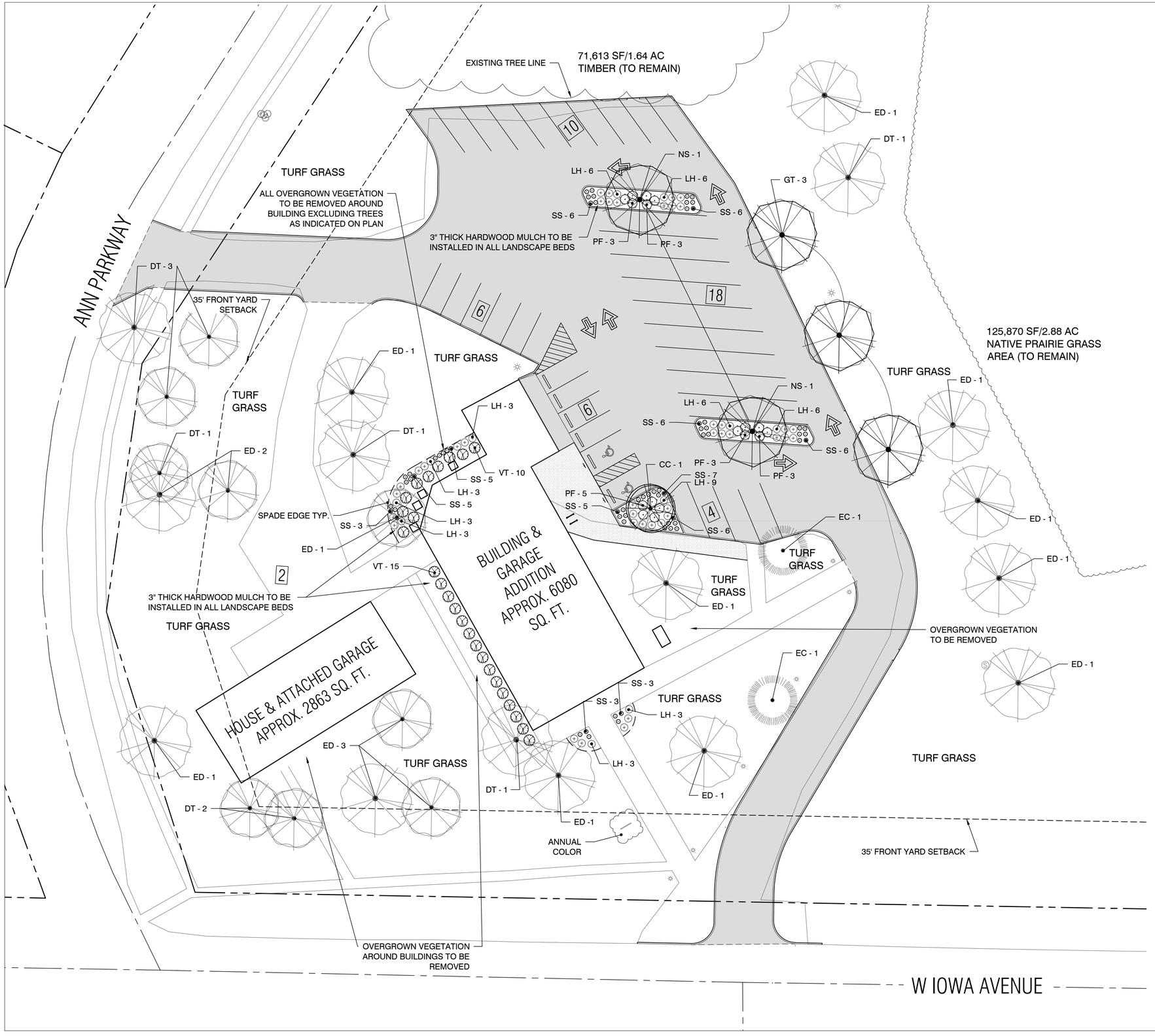
PROJECT NO. 104.001

SITE PLAN

SHEET NO.
C101



PLANT LIST

KEY	QTY	PLANT NAME	SIZE	REMARKS
TREES				
CC	1	CERCIS CANADENSIS EASTERN REDBUD	2" B&B	FULL CROWN, MATCHING
NS	2	NYSSA SYLVATICA BLACK TUPELO	2" B&B	FULL CROWN, MATCHING
GT	3	GLEDITSIA TRIACANTHOS 'SHADEMASTER' SHADEMASTER THORNLESS HONEYLOCUST	2" B&B	FULL CROWN, MATCHING
DT	9	DEAD/DISEASED TREES (TO REMOVE)		REMOVE
EC	2	EXISTING CONIFER TREE (TO REMAIN)	> 10" CAL.	PROTECT IN PLACE
ED	16	EXISTING DECIDUOUS TREE (TO REMAIN)	> 10" CAL.	PROTECT IN PLACE
SHRUBS				
VT	25	VIBURNUM TRILOBUM 'BAILEY COMPACT' DWARF VIBURNUM	#5 CONT.	SPACING 8' O.C. FULL CONTAINER
LH	51	ITEA VIRGINICA 'LITTLE HENRY' LITTLE HENRY SWEETSPIRE	#3 CONT.	SPACING PER PLAN FULL CONTAINER
PF	27	POTENTILLA FRUTICOSA 'ABBOTSWOOD' ABBOTSWOOD POTENTILLA	#3 CONT.	SPACING PER PLAN FULL CONTAINER
PERENNIALS AND GRASSES				
SS	61	SCHIZACHYRIUM SCOPARIUM LITTLE BLUESTEM	#1 CONT.	SPACING PER PLAN FULL CONTAINER

GRAPHIC SYMBOLS SUPERSEDE WRITTEN QUANTITIES WHERE DISCREPANCIES OCCUR.

ALL DISTURBED AREAS TO BE SEEDED WITH HYDROSEED TURF GRASS MIX.

ALL DEAD AND DISEASED TREES TO BE REMOVED WITH STUMP GRINDING BELOW GRADE AND DISPOSED OF LEGALLY.

LANDSCAPE REQUIREMENTS

MINIMUM OPEN SPACE = 25% * 380,279 SF= 95,070 SF / 2,000 SF = 48
LANDSCAPE REQUIREMENTS PER 2,000 SF OF REQUIRED OPEN SPACE

- ONE (1) DECIDUOUS SHADE TREE = 48 SHADE TREES
- TWO (2) DECIDUOUS ORNAMENTAL TREES = 96 ORNAMENTAL TREES (OR SUB 48 DECIDUOUS TREES)
- TWO (2) SHRUBS = 96 SHRUBS

PROPOSED

- 19 EXISTING TREES * 2 = 38 TREE CREDITS (AROUND BUILDINGS ONLY)
- PROPERTY HAS 71,613 SF TIMBER AREA WITH MATURE TREES - ESTIMATING ONE TREE PER 2,000 SF = 35 TREES *2 = 70 TREE CREDITS (ADDITIONAL SITE)
- TREE CREDITS TOTAL 108 - COVER THE 96 REQUIRED DECIDUOUS TREES
- 6 TREES PROPOSED
- 133 SHRUBS PROVIDED - 103 SHRUBS AND 61 GRASSES/2 = 30 SHRUBS

PARKING LOT LANDSCAPING REQUIREMENTS

- ALL ROWS SHALL TERMINATE WITH A CURBED LANDSCAPED ISLAND MIN. 9'X16'
- NO PARKING STALL SHALL BE MORE THAN 100' FROM A DECIDUOUS SHADE TREE

BUFFER REQUIREMENTS

- 30' WIDE BUFFER, 1 OVERSTORY, 2 EVERGREEN AND 6 SHRUBS PER 25 LF

PROPOSED

- PROPERTY HAS EXISTING TIMBER AREA WITH MATURE TREES AND UNDERSTORY PLANTINGS THAT PROVIDES A BUFFER ON THE NORTH AND EAST PROPERTY LINES

EXISTING TREE CREDIT

- TWO (2) TREES CREDITED FOR EACH EXISTING TREES OVER 10" CALIPER

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GRAPHIC SCALE
0 20' 40' 60'

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PROJECT NO.: 104.001
FILE NUMBER: 104.001
SHEET NO.: L500
DATE: OCTOBER 26, 2021

KAREN BUDDHIST ASSOCIATION OF IOWA
INDIANOLA, IOWA
LANDSCAPE PLAN

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PROJECT NO. 104.001

LANDSCAPE PLAN

SHEET NO.
L500

LT LEON
ASSOCIATES • INC

October 15, 2021

Charlie Dissell, AICP
Director of Community and Economic Development
City of Indianola
110 N 1st Street
Indianola, IA 50125

RE: Stormwater Management – Karen Buddhist Association of Iowa Special Use Permit

Dear Mr. Dissell:

This letter provides an overview of the stormwater management for the Special Use Permit project located at 1200 West Iowa Avenue in Indianola, IA. This letter addresses the portion of the property that contains the existing house and church structures, parking lot, and driveways which will be referred to as 'Project Area'. The parking lot will need minimal additional paving per the attached site plan in order to meet the City of Indianola code. This work will be permitted at a future date. The area outside of the Project Area that makes up the remainder of the property will remain unchanged.

Existing Drainage Conditions

The existing Project Area sits on a large hill and the impervious surface drains primarily to the East and Northeast. Currently all stormwater drains via overland flow to existing timber and prairie grassland. The existing land cover conditions for the entire lot are as follows:

- Total Existing Building Areas = 9,608 SF
- Total Existing Pavement Areas = 34,876 SF
- Total Existing Open Space = 335,795 SF
- Total Lot Area = 380,279 SF

Proposed Drainage Conditions

The proposed Project Area will maintain the existing overland flow as in the existing condition. No storm sewer or storm intakes are proposed for this project. The impervious area will increase by 1,490 SF and the drainage patterns will not change. The net increase in impervious area for the entire lot is 0.4%. This increase is negligible, and the additional stormwater will be able to be treated via overland flow in the open space areas. The project will not impact adjacent properties. The proposed land cover conditions for the lot are as follows:

- Total Proposed Building Areas = 9,608 SF
- Total Proposed Pavement Areas = 36,366 SF
- Total Proposed Open Space = 334,305 SF
- Total Lot Area = 380,279 SF

Sincerely,

Rachel Harris, PLA
Landscape Architect, LT Leon Associates, Inc.

CC: Bob Harmon

Charlie Dissell

From: Lois Schultz <lms444@earthlink.net>
Sent: Thursday, October 14, 2021 10:44 AM
To: Charlie Dissell
Subject: Buddhist Temple

Good Morning,
I am writing to encourage the Board of Adjustment to permit the sale of the former Catholic Church to the Karen Buddhist group. I fear that the long list of requirements are an attempt to block this sale going forward. Indianola could benefit from this group joining our community and I hope they would benefit from being in our community, as well. i live in the neighborhood just down the slope from the church and would be very happy to have them join our neighborhood. In fact, I would be honored. Please do what you can to move this sale forward. Indianola spends too much time being adversaries for anything new that comes our way. Let's be an open and accepting city.

Lois Schultz