



PLANNING AND ZONING COMMISSION MEETING

December 14, 2021

6:00 PM

City Council Chambers

Agenda

- 1. Call to Order**
- 2. Roll Call**
- 3. Agenda Approval**
- 4. Minutes Approval**
 - A. November 9, 2021 Minutes
- 5. Public Comment**
- 6. Old Business**
- 7. New Business**
 - A. Consider a request from Andrea Bierstedt to rezone property located at 404 South Jefferson Way from C-2 (Highway Commercial Zoning District) to R-2 (Single-Family Residential Attached Zoning District).
 - B. Consider a request from Lee Adams of Danlee Corporation for a vacation of a storm sewer easement
 - C. Approval of 2022 Calendar
- 8. Comments**
 - A. Building Permit Report
 - B. Current Projects
- 9. Adjourn**



PLANNING AND ZONING COMMISSION MEETING

November 9, 2021

6:00 PM

City Council Chambers

Minutes

1. Call to Order

2. Roll Call

3. Agenda Approval

Commissioner Ritchie moved to approve the agenda of the 11/09/2021 Planning and Zoning Commission Meeting. Commissioner Pribil seconded the motion. On roll call the vote was AYES: Soldwisch, Ritchie, Farris, Ormsby, Pribil, Rabe Opposed: None. Whereupon the Chairperson declared the motion carried unanimously.

4. Minutes Approval

A. Approval of the minutes from the 10/12/2021 meeting.

Commissioner Rabe moved to approve the minutes of the 10/12/2021 meeting and Commissioner Farris seconded the motion. On roll call the vote was AYES: Soldwisch, Ritchie, Farris, Ormsby, Pribil, Rabe Opposed: None. Whereupon the Chairperson declared the motion carried unanimously.

5. Public Comment

A. Public Comment Form

6. Old Business

7. New Business

A. Consider recommendation on request for approval of a Final Plat for Warren Wonder Estates, located within two miles of the City of Indianola.

Mr. Dissell provided an overview.

Commissioner Rabe moved to approve the recommendation on request for approval of a Final Plat for Warren Wonder Estates, located within two miles of the City of Indianola.

Commissioner Ritchie seconded the motion. On roll call the vote was AYES: Rabe, Ritchie, Farris, Ormsby, Pribil, Soldwisch Opposed: None Whereupon the Chairperson declared the motion carried.

8. Comments

A. Building Permit Report

B. Current Projects

Mr. Dissell mentioned subdivision regulations being worked on. He also mentioned the departure of current Office Assistant Mrs. Marmon.

9. Adjourn

Meeting was adjourned at 6:06pm.



MEMORANDUM

To: Planning and Zoning Commission

From: Charlie Dissell, Community and Economic Development Director

Date: December 14, 2021

Subject: Consider a request from Andrea Bierstedt to rezone property located at 404 South Jefferson Way from C-2 (Highway Commercial Zoning District) to R-2 (Single-Family Residential Attached Zoning District).

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

Attachments:

1. 1- Staff Report_Rezoning
2. 2- 404 S Jefferson Way Request



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: December 14, 2021

Agenda Item: 7.A. Consider request from Andrea Bierstedt to rezone property located at 404 South Jefferson Way from C-2 (Highway Commercial Zoning District) to R-2 (Single-Family Residential Attached Zoning District).

Application Type: Rezoning

Applicant: Andrea Bierstedt

Property Owner: Andrea Bierstedt and Bohye Kim

Current Zoning: C-2 Highway Commercial Zoning District

Comprehensive Plan Designation: Low Density Residential

Application Summary: Request to rezone a single-family dwelling at 404 South Jefferson Way, which is currently located in the A C-2 Highway Commercial Zoning District to the R-2 Single-Family Residential Attached Zoning District

AERIAL MAP



APPLICABLE CODE SECTIONS

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

165.02(5). AMENDMENTS

The City Council may, from time to time, on its own action or on petition, after public notice and hearings as provided by law, and after report by the Zoning Commission, amend, supplement, or change the boundaries or regulations herein or subsequently established, and such amendment shall not become effective except by the favorable vote of a majority of all the members of the Council. The procedures for amendment are as follows:

A. Request by Petition

Whenever any person desires that any amendment, or change be made in the Zoning Ordinance, including the text and/or map, as to any property covered by the Zoning Ordinance, and there is presented to the Council a petition requesting such change or amendment and clearly describing the property and its boundaries as to which the change or amendment is desired, duly signed by the owners of fifty percent (50%) of the area of all real estate included within the boundaries of said tract as described in said petition, and in addition, duly signed by the owners of fifty percent (50%) of the area of all real estate lying outside of said tract but within two hundred (200) feet of the boundaries thereof, and intervening streets and alleys not to be included in computing such two hundred (200) feet, it is the duty of the Council to receive and refer the request to the Zoning Commission for its review and consideration at a duly noticed public meeting in accordance to the Commission's rules of procedures and the noticing requirements contained herein. The findings and recommendations of the Zoning Commission shall then be forwarded to the City Council for consideration and action.

B. City Council Referral

The owner of a property may submit a written request to the Zoning Administrator for their property to be rezoned. If the requested rezoning is not consistent with the adopted Comprehensive Plan, the property owner

may further request the Comprehensive Plan be amended as part of the requested rezoning. The Zoning Administrator will then present this request to the City Council, who, at their discretion, may adopt a motion to refer the request to the Zoning Commission for consideration at a duly noticed public meeting in accordance with their procedures and the noticing requirements contained herein. The findings and recommendations of the Zoning Commission shall then be forwarded to the City Council for consideration and action. The City Council may further by motion forward their own request to the Zoning Commission to review and consider an amendment to the adopted Comprehensive Plan, the rezoning of a given property or properties, or amendments to the zoning regulations.

C. Zoning Commission Disapproval or Protest Petition

In case the proposed amendment, supplement or change is disapproved by the Zoning Commission, or a protest is presented duly signed by the owners of twenty percent (20%) or more either of the area of the lots included in such proposed change, or of those immediately adjacent in the rear thereof, extending the depth of one lot or not to exceed two hundred (200) feet therefrom, or of those directly opposite thereto, extending the depth of one lot or not to exceed two hundred (200) feet from the street frontage of such opposite lots, such amendment shall not become effective except by the favorable vote of at least three-fourths (¾) of all members of the Council. Whenever any petition for amendment, supplement or change of the zoning districts or regulations herein contained or subsequently established has been denied by the Council, then no new petition covering the same property or the same property and additional property shall be filed with or considered by the Council until one year shall have elapsed from the date of filing of the first petition.

D. Public Hearing Noticing

Not less than seven nor more than 20 days' notice of the time and place of the City Council hearing to consider any proposed amendment or change in the Zoning Ordinance or zoning district boundaries shall be published in a newspaper having general circulation in the City. The Commission shall not make any recommendation to the Council on an amendment to any zoning district boundaries until a sign 18 inches by 24 inches indicating the amendment requested has been prepared and posted by the City in a visible location on the premises for a period of 10 days. Notice of the Commission meeting shall be mailed by first class mail 10 days prior to the meeting to all property owners within 200 feet of the boundary of the property requesting an amendment to its zoning district boundaries.

ANALYSIS

On November 3, 2021, the property owner applied for rezoning of the subject property. This application was presented to the City Council at its meeting on November 15, 2021, where the City Council adopted a resolution to refer the request to the Zoning Commission for consideration.

The proposed rezoning is being requested to facilitate the sale of a current single-family dwelling. This single-family dwelling, which was built in 1900, is considered a nonconforming structure. If the existing single-family were destroyed to an extent of more than 50% of its replacement cost, it would not be able to be rebuilt. As such, it could prove difficult for potential buyers of this property to secure financing.

Most of the properties surrounding this property are residential uses. However, this property is bordered by properties zoned C-2 on its north, west, and south sides. To its east, the properties are zoned R-2. Elevate Indianola, the City's Comprehensive Plan, identifies this property as Low Density Residential. Low Density Residential calls for 2-5 dwelling units per gross acre and includes single-family detached dwellings and accessory dwelling units. Additionally, innovative/non-traditional single-family forms may be allowed if compatibility standards are met. This designation is on all properties surrounding this property, except for the property at 401 South Jefferson Way (Rasko Construction), which is located across the street.

The City has an 8" clay sanitary sewer main, as well as a 4" cast iron water main within South Jefferson Way. These lines provide service to this property.

A notification sign was placed on this property and notification letters were sent out to property owners within 200' on December 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 rezoning request be approved, as submitted.
- 2) The City of Indianola Planning and Zoning Commission recommends the rezoning request be approved, with conditions.
- 3) The City of Indianola Planning and Zoning Commission recommends the rezoning request be denied.
- 4) The City of Indianola Planning and Zoning Commission remands the rezoning 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 rezoning request as submitted.

LAND USE CHANGE APPLICATION

Community Development

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



PROPERTY OWNER

(Last Name) Bierstedt
(First Name) Andrea
(Address) 404 S Jefferson Way
(City) Indianola (State) IA (Zip) 50125
(Phone) 515-808-8499 (Email) andreaabierstedt@gmail.com

APPLICANT (if not Property Owner)

(Last Name) _____
(First Name) _____
(Address) _____
(City) _____ (State) _____ (Zip) _____

☐ COMPREHENSIVE PLAN AMENDMENT

Submittal Requirements:

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

- ☐ Completed Application
- ☐ Property Address: _____
- ☐ Filing Fee: \$225
- ☐ Current Designation: _____ Proposed Designation: _____
- ☐ A plat showing the locations, dimensions and use of the property and all property within two hundred (200) feet thereof, including streets and other physical features
- ☐ Written justification for proposed amendment
- ☐ Other Information as required by Director

☒ REZONING

Submittal Requirements:

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

- ☐ Completed Application
- ☒ Property Address: 404 S JEFFERSON WAY
- ☐ Filing Fee: \$250
- ☒ Current Zoning: C-2 Proposed Zoning: R-2
- ☒ Legal description (electronic in word format)
- ☐ All items as required by Section 165.02(5) 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 Andrea Bierstedt
Name (printed) Andrea Bierstedt

Date 11/03/2021

FOR OFFICE USE ONLY: Code to 45989 (Rezoning)
45681 (Comp Plan)

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

Dear The City of Indianola,

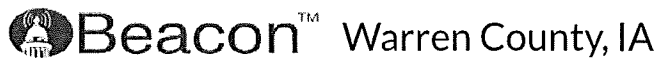
I request that the zoning of my house, located at 404 S Jefferson Way, Indianola, Iowa, be changed from C-2 to R-2. My house is surrounded by single family homes on all sides, and my home is currently a single-family dwelling, and I do not operate a business out of it. My home is also planned as Low-Density Residential housing in the city of Indianola's comprehensive plan. R-2 zoning would be a more accurate reflection of what my current home is, and what the city's plan calls for.

In addition, if I wish to sell my home, having my home zoned as C-2 makes this very difficult. When my home is appraised, it throws a big red flag to the buyers' lenders. Most lenders are reluctant to give financing if the house is zoned as C-2 with regards to residential buyers.

If my home could be rezoned as R-2, I would greatly appreciate it.

Sincerely,

Andrea Bierstedt



Summary

Parcel ID 48300040030
 Alternate ID
 Property Address 404 S JEFFERSON WAY
 INDIANOLA IA 50125
 Sec/Twp/Rng N/A
 Brief Tax Description 30-76-23 HAWORTHS ADD LOTS 3 & 6 BLK 4
 (Note: Not to be used on legal documents)
 Deed Book/Page 2019-00753 (2/4/2019)
 Contract Book/Page
 Gross Acres 0.00
 Net Acres 0.00
 Class R - Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 District 48300 - INDIANOLA CITY/INDIANOLA SCH
 School District INDIANOLA SCHOOL



Owner

Deed Holder
 Bierstedt, Andrea/Kim, Bohye
 404 S Jefferson Way
 Indianola IA 50125

Contract Holder

Mailing Address
 Bierstedt, Andrea/Kim, Bohye
 404 S Jefferson Way
 Indianola IA 50125

Land - Assessor

Lot Dimensions Regular Lot: 100.00 x 150.00
 Lot Area 0.34 Acres; 15,000 SF

Residential Dwellings - Assessor

Residential Dwelling
 Occupancy Single-Family / Owner Occupied
 Style 1 1/2 Story Frame
 Architectural Style N/A
 Year Built 1900
 Exterior Material Stl
 Total Gross Living Area 2,084 SF
 Attic Type None;
 Number of Rooms 8 above; 0 below
 Number of Bedrooms 3 above; 0 below
 Basement Area Type Full
 Basement Area 1,226
 Basement Finished Area
 Plumbing 2 Full Bath;
 Central Air No
 Heat FHA - Gas
 Fireplaces 1 Masonry;
 Porches 15 Frame Enclosed (35 SF);
 Decks
 Additions
 Garages 780 SF (26F W x 30F L) - Det Frame (Built 1965);

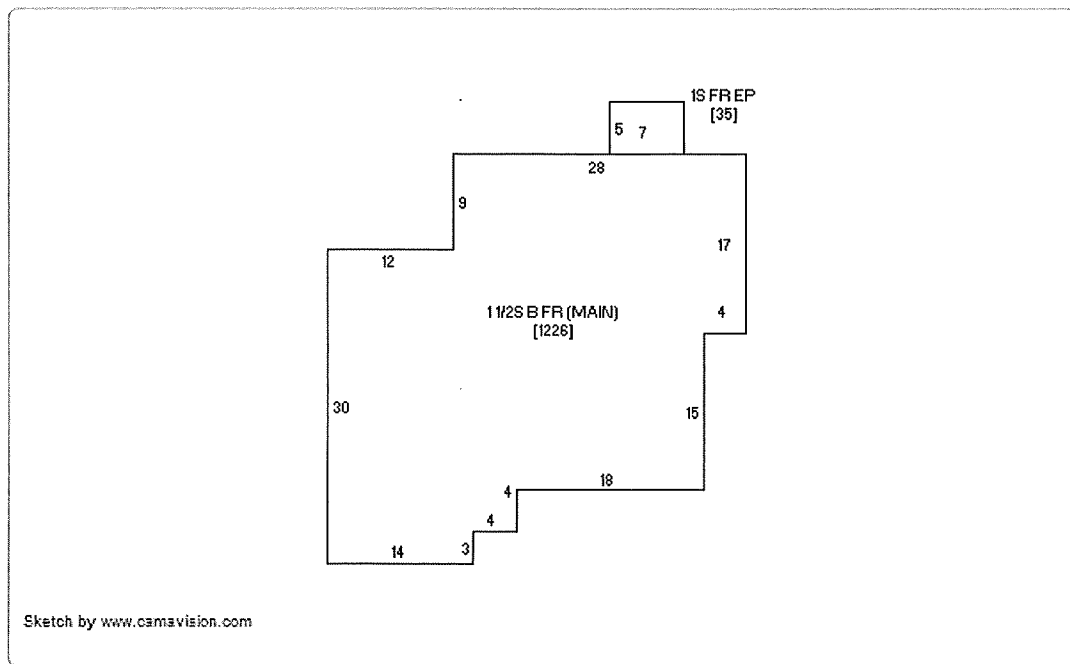
Sales - Assessor

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
1/31/2019	CASHEN, JUDY	BIERSTEDT, ANDREA/KIM, BOHYE	2019-00753	Normal	Deed		\$170,000.00
6/14/1988			233-94	UNUSEABLE SALE - OTHER	Deed		\$0.00

Valuation

	2021	2020	2019	2018	2017
Classification	Residential	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$25,000	\$25,000	\$25,000	\$15,000	\$15,000
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$112,600	\$106,300	\$108,800	\$111,400	\$111,400
= Gross Assessed Value	\$137,600	\$131,300	\$133,800	\$126,400	\$126,400
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$137,600	\$131,300	\$133,800	\$126,400	\$126,400

Taxation - Treasurer



No data available for the following modules: Commercial Buildings - Assessor, Agricultural Buildings - Assessor, Yard Extras - Assessor, Tax Sale Certificates.

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MEMORANDUM

To: Planning and Zoning Commission

From: Charlie Dissell, Community and Economic Development Director

Date: December 14, 2021

Subject: Consider a request from Lee Adams of Danlee Corporation for a vacation of a storm sewer easement

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

Attachments:

1. 1- Staff Report_Vacation
2. 2- Application
3. 3- Existing Easement Parcel AE
4. 4- Existing Easement PEOPLES_BANK_1_0
5. 5- New Easement Plat
6. 6- New Easement Document



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: December 14, 2021

Agenda Item: 7. B. Consider request from Lee Adams of Danlee Corporation for a vacation of a storm sewer easement

Application Type: Easement Vacation

Applicant: Danlee Corporation

Application Summary: Request for vacation of two (2) separate storm sewer easement that are 62' in total. A new 40' storm sewer easement has been dedicated to the City to replace this easement.

AERIAL MAP



APPLICABLE CODE SECTIONS

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

137.01 POWER TO VACATE. When, in the judgment of the Council, it would be in the best interest of the City to vacate a street, alley, portion thereof or any public grounds, the Council may do so by ordinance in accordance with the provisions of this chapter.

137.02 PLANNING AND ZONING COMMISSION. Any proposal to vacate a street, alley, portion thereof or any public grounds shall be referred by the Council to the Planning and Zoning Commission for its study and recommendation prior to further consideration by the Council. The Commission shall submit a written report including recommendations to the Council within thirty (30) days after the date the proposed vacation is referred to the Commission.

137.03 NOTICE OF VACATION HEARING. The Council shall cause to be published a notice of public hearing of the time at which the proposal to vacate shall be considered.

137.04 FINDINGS REQUIRED. No street, alley, portion thereof or any public grounds shall be vacated unless the Council finds that:

1. Public Use. The street, alley, portion thereof or any public ground proposed to be vacated is not needed for the use of the public, and therefore, its maintenance at public expense is no longer justified.
2. Abutting Property. The proposed vacation will not deny owners of property abutting on the street or alley reasonable access to their property.

137.05 DISPOSAL OF VACATED STREETS OR ALLEYS. When in the judgment of the Council it would be in the best interest of the City to dispose of a vacated street or alley, portion thereof or public ground, the Council may do so in accordance with the provisions of Section 364.7, Code of Iowa.

ANALYSIS

Two existing storm sewer easements that are 62' in total are proposed to be vacated by the applicant. The applicant is exploring a new commercial building for this site. In review, it was realized that the 62' easements do not accurately match the actual storm sewer line that is underground. More so, due to the depth of this sewer line, the Public Works Department notes the City would only need a 40' wide easement. Water pollution Control staff were able to accurately locate this line, and the applicant had its surveyor provide an accurate 40' easement description for this storm sewer line. The attached Plat of Storm Sewer Easement document shows this new easement, which has already been recorded by the applicant.

Knowing that a new, more accurate 40' easement has been dedicated to the City and recorded, the 62' easements proposed to be vacated is not needed for the use of the public, and therefore, its maintenance at public expense is no longer justified. Additionally, vacating the 62' easements would not deny owners of property abutting on the street or alley reasonable access to their property.

ALTERNATIVES

The City of Indianola Planning and Zoning Commission may consider the following alternatives:

- 1) The City of Indianola Planning and Zoning Commission recommends of the easement vacation request be approved, as submitted.
- 2) The City of Indianola Planning and Zoning Commission recommends the easement vacation request be approved, with conditions.
- 3) The City of Indianola Planning and Zoning Commission recommends the easement vacation request be denied.
- 4) The City of Indianola Planning and Zoning Commission remands the easement vacation 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 easement vacation request, as submitted.

VACATION APPLICATION		Community Development 110 North 1 st Street, Indianola, Iowa 50125-0299 (515) 961-9430 • comdev@indianolaiowa.gov		 INDIANOLA EST. 1881
PROPERTY OWNER (Last Name) <u>DANLEE Corp.</u> (First Name) _____ (Address) <u>1010 N Jefferson</u> (City) <u>Indianola</u> (State) <u>Ia</u> (Zip) <u>50125</u> (Phone) <u>515-961-2400</u> (Email) <u>CCILDD@MSW.com</u>		APPLICANT (if not Property Owner) (Last Name) _____ (First Name) _____ (Address) _____ (City) _____ (State) _____ (Zip) _____ (Phone) _____ (Email) _____		
☐ ALLEY Submittal Requirements: All submittal requirements must be completed. Incomplete applications will not be considered ☐ Completed Application ☐ Filing Fee: \$200 ☐ Legal description of proposed vacated area ☐ Site plan identifying vacated area ☐ List of property owners adjacent to proposed vacated area ☐ Letters from each adjacent property owner indicating their intent ☐ Other Information as required by Director		☒ EASEMENT Submittal Requirements: All submittal requirements must be completed. Incomplete applications will not be considered ☐ Completed Application ☐ Filing Fee: \$200 ☒ Legal description of proposed vacated area ☒ Site plan identifying vacated area ☒ List of property owners within proposed vacated area ☒ Letters from each property owner indicating their intent ☐ Other Information as required by Director		☐ STREET Submittal Requirements: All submittal requirements must be completed. Incomplete applications will not be considered ☐ Completed Application ☐ Filing Fee: \$200 ☐ Legal description of proposed vacated area ☐ Site plan identifying vacated area ☐ List of property owners adjacent to proposed vacated area ☐ Letters from each adjacent property owner indicating their intent ☐ 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.				FOR OFFICE USE ONLY: Code to 45510 Date Received: _____ Receipt No: _____ Receipt Amount: _____
Signature <u>Lee T Adams Sec/Treas DANLEE Corp</u> Name (printed) <u>Lee T Adams</u>		Date <u>11-15-2021</u>		

West Easement:

The east 42 feet of the real estate described as beginning at a point 33 feet east and 238.5 feet north of the SW corner of the Northwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 19, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa; thence North 103 feet, thence east 208.5 feet, thence south 103 feet, thence west 208.5 feet to point of beginning.

East Easement:

The west 20 feet of Outlot Z, Peoples Bank Plat 1, Indianola, Warren County Iowa.

PARCEL LETTER DESIGNATION

9073

APPROVED BY WARREN COUNTY AUDITOR

DATE THIS 11th DAY OF August 20 04
Traci VanderLinden AUDITOR
Mary Lynn Keeney DEPUTY

WARREN COUNTY, IOWA
 FILED FOR RECORD

04 AUG 11 AM 11:16

BOOK 18 PAGE 30476-23
 JUDITH K. LATHROP, RECORDER

LEGAL DESCRIPTION (Book 1998 Page 8684)

The South 103 feet of the following described real estate beginning at a point 33 feet East and 238 1/2 feet North of the Southwest corner of the Northwest quarter of the Southwest quarter of Section 19, Township 66 North Range 23 West of the 5th P.M., Warren County, Iowa; thence North 306 feet, thence East 208 1/2 feet to an iron stake, thence South 306 feet to an iron stake, thence West 208 1/2 feet to a point of beginning

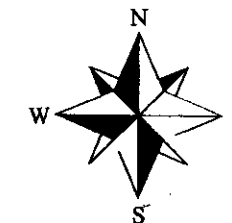
LEGAL DESCRIPTION FOR CONVEYANCE

Parcel "AE" - a Port of the Northwest 1/4 of the Southwest 1/4 (NW 1/4 SW 1/4) of Section 19 Township 76 North, Range 23 West of the 5th P.M., Warren County, described as follows:

Beginning at a point that is 33' East and 238.50' North of the Southwest Corner of said NW 1/4 SW 1/4
 thence N 00°23'50" W a distance of 103.00';
 thence S 87°57'18" E a distance of 208.50';
 thence N 00°23'50" W a distance of 103.00';
 thence N 87°57'18" W a distance of 208.50' to the Point of Beginning.

Containing 21456.4 square feet of land including 5,871 square feet of state highway right of way easement.

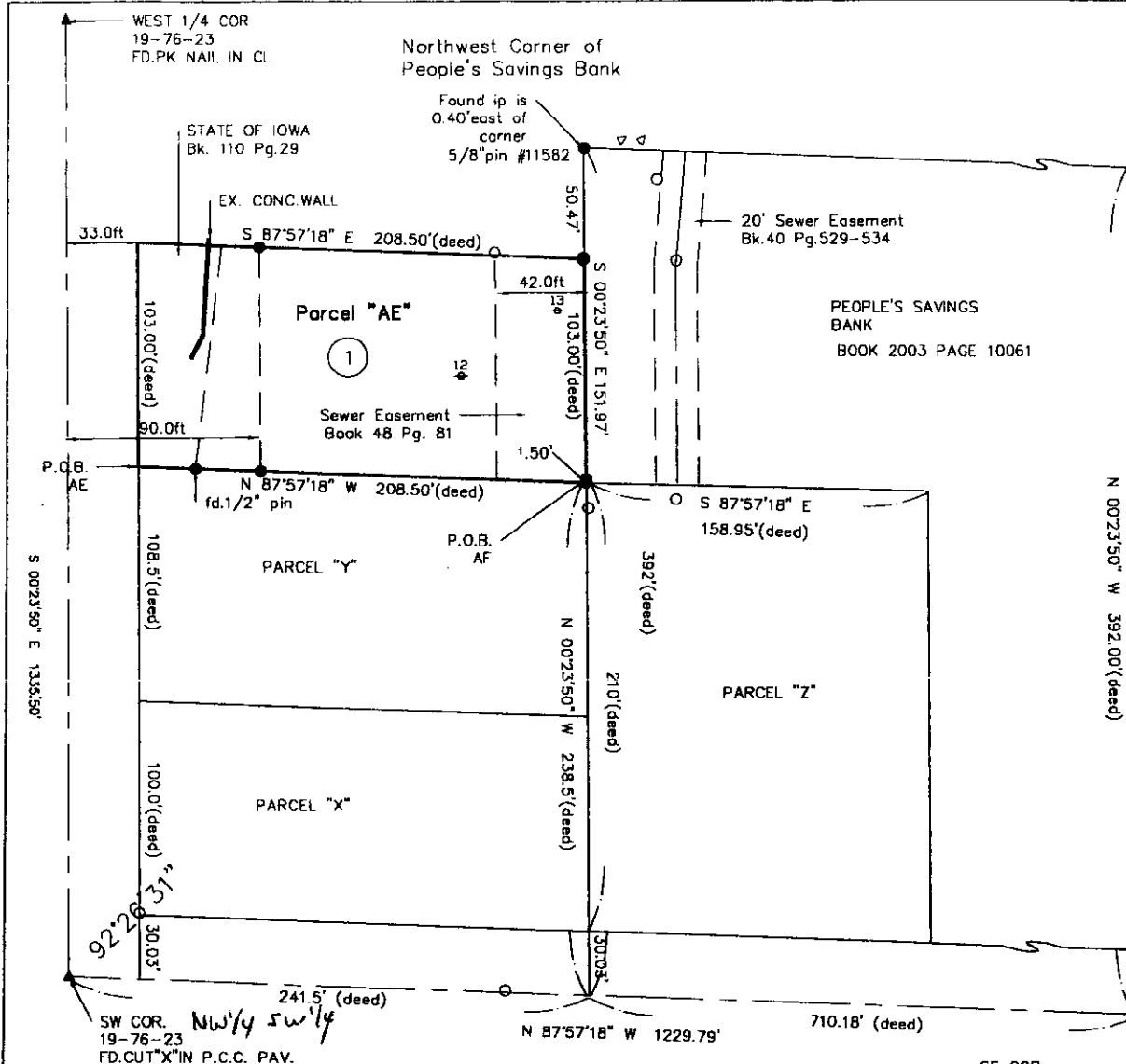
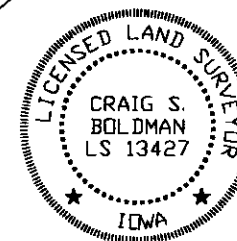
- MANHOLE
- SET 1/2"X24"REB.CAP L.S. 13427
- IRON PIN FOUND WITH YELLOW CAP #13159
- ▲ SECTION OR 1/4 CORNER FD OR SET
- POWER POLE



PLAT OF SURVEY

REQUESTED BY: Lee Adams		BOLDMAN LAND SURVEYING, L.L.C. P.O. BOX 66 WINTERSET, IA. 50273 (515) 462-9242	
SURVEYED 6/7-11/04	SCALE 1"=60'	OWNER Anderson Thorpe Co.	
PROJECT NO. 04043	DATE 6/15/04		

SE COR.
 NW 1/4 SW 1/4
 FD. 3/8" SMOOTH
 ROD



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNATURE: *Craig S. Boldman*

NAME: CRAIG S. BOLDMAN

DATE: 6/13/04

MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2004

County Notes:
Approved City of Indianola - March 19, 2007
Approved Auditor - April 24, 2007
Recorded - April 24, 2007
Book 2007 Page 3898

FINAL PLAT PEOPLE'S BANK PLAT 1

OWNER/DEVELOPER:

PEOPLES SAVINGS BANK
111 NORTH BUXTON
P.O. BOX 795
INDIANOLA, IA 50125
PHONE 515/462-1400
FAX 515/462-0248

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE NW¼ SW¼ OF SECTION 19, TOWNSHIP 16 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF INDIANOLA, WARREN COUNTY, IOWA AND PARCEL 'AF' RECORDED IN IRREGULAR PLAT BOOK 18, PAGE 4 OF 16-23 AT THE WARREN COUNTY RECORDER'S OFFICE THAT IS ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

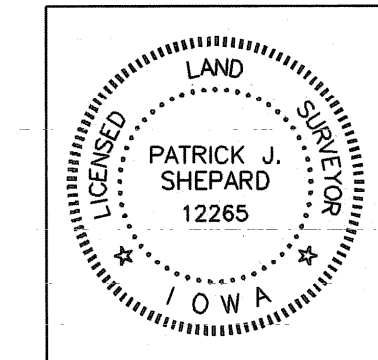
BEGINNING AT THE NW CORNER OF THE BOUNDARY SURVEY RECORDED IN IRREGULAR PLAT BOOK 12, PAGE 8 OF INDIANOLA AT THE WARREN COUNTY RECORDER'S OFFICE, SAID NW CORNER ALSO BEING THE SW CORNER OF PARCEL 'AA' RECORDED IN IRREGULAR PLAT BOOK 13, PAGE 3 OF 16-23 AT THE WARREN COUNTY RECORDER'S OFFICE; THENCE S87°32'34"E, 110.45 FEET ALONG THE NORTH LINE OF SAID BOUNDARY SURVEY, SAID NORTH LINE ALSO BEING THE SOUTH LINE OF SAID PARCEL 'AA', TO THE NE CORNER OF SAID BOUNDARY SURVEY, SAID NE CORNER ALSO BEING THE SE CORNER OF SAID PARCEL 'AA'; THENCE S00°14'46"W, 361.98 FEET ALONG THE EAST LINE OF SAID BOUNDARY SURVEY TO THE SE CORNER OF SAID BOUNDARY SURVEY, SAID SE CORNER ALSO BEING THE SW CORNER OF PARCEL 'Q' RECORDED IN IRREGULAR PLAT BOOK 9, PAGE 16 OF 16-23 AT THE WARREN COUNTY RECORDER'S OFFICE AND ON THE NORTH RIGHT-OF-WAY LINE OF EAST IOWA AVENUE AS IT IS PRESENTLY ESTABLISHED, THENCE N01°02'30"E, 204.13 FEET ALONG THE EAST LINE OF SAID PARCEL 'Q' TO THE SE CORNER OF SAID PARCEL 'Z'; SAID NE CORNER ALSO BEING ON THE SOUTH LINE OF PARCEL 'AF' RECORDED IN IRREGULAR PLAT BOOK 18, PAGE 4 OF 16-23 AT THE WARREN COUNTY RECORDER'S OFFICE; THENCE N01°02'30"E, 204.13 FEET ALONG THE EAST LINE OF SAID PARCEL 'Z' TO THE NE CORNER OF SAID PARCEL 'Z'; SAID NE CORNER ALSO BEING ON THE SOUTH LINE OF PARCEL 'AF' RECORDED IN IRREGULAR PLAT BOOK 18, PAGE 4 OF 16-23 AT THE WARREN COUNTY RECORDER'S OFFICE; THENCE N01°02'30"E, 152.06 FEET ALONG THE EAST LINE OF SAID PARCEL 'AF' AND ON THE WEST LINE OF SAID BOUNDARY SURVEY, THENCE N00°02'30"E, 152.06 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING AND CONTAINING 5.124 ACRES.

ZONING COMMERCIAL

NOTES

- THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PERFORMED BY THIS SURVEYOR.
- DOCUMENTS USED IN PREPARATION OF THIS SURVEY RECORDED AT THE WARREN COUNTY RECORDER'S ARE AS FOLLOWS:
 - BOUNDARY SURVEY (IRR. PLAT BK. 12, PG. 8 OF INDIANOLA) PREPARED BY MARK L. LEE L.S. #1582
 - PARCELS 'X', 'Y' & 'Z' (IRR. PLAT BK. 13, PG. 2 OF 16-23 & IRR. PLAT BK. 14, PG. 5 OF 16-23) PREPARED BY STEPHEN M. HAUSNER L.S. #13194
 - PARCEL 'AA' - (IRR. PLAT BK. 13, PG. 3 OF 16-23) PREPARED BY PATRICK J. SHEPARD L.S. #12265
 - PARCEL 'AE' - (IRR. PLAT BK. 18, PG. 3 OF 16-23) PREPARED BY CRAIG S. BOLDMAN L.S. #13421
 - PARCEL 'AF' - (IRR. PLAT BK. 18, PAGE 4 OF 16-23) PREPARED BY CRAIG S. BOLDMAN L.S. #13421
 - PARCELS 'P', 'Q', 'R', & 'S' - (IRR. PLAT BK. 9, PG. 16 OF 16-23) PREPARED BY DAVID M. HILLER L.S. #13754
- THE PLAT OF SURVEY BEARINGS ARE BASED ON SOUTH LINE OF PARCEL 'AA' RECORDED IN IRREGULAR PLAT BOOK 13, PAGE 3 OF 16-23.

CERTIFICATION



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED 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.
PATRICK J. SHEPARD, IOWA LICENSE NO. 12265 DATE 9-17-07
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2007
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET ONLY

LEGEND

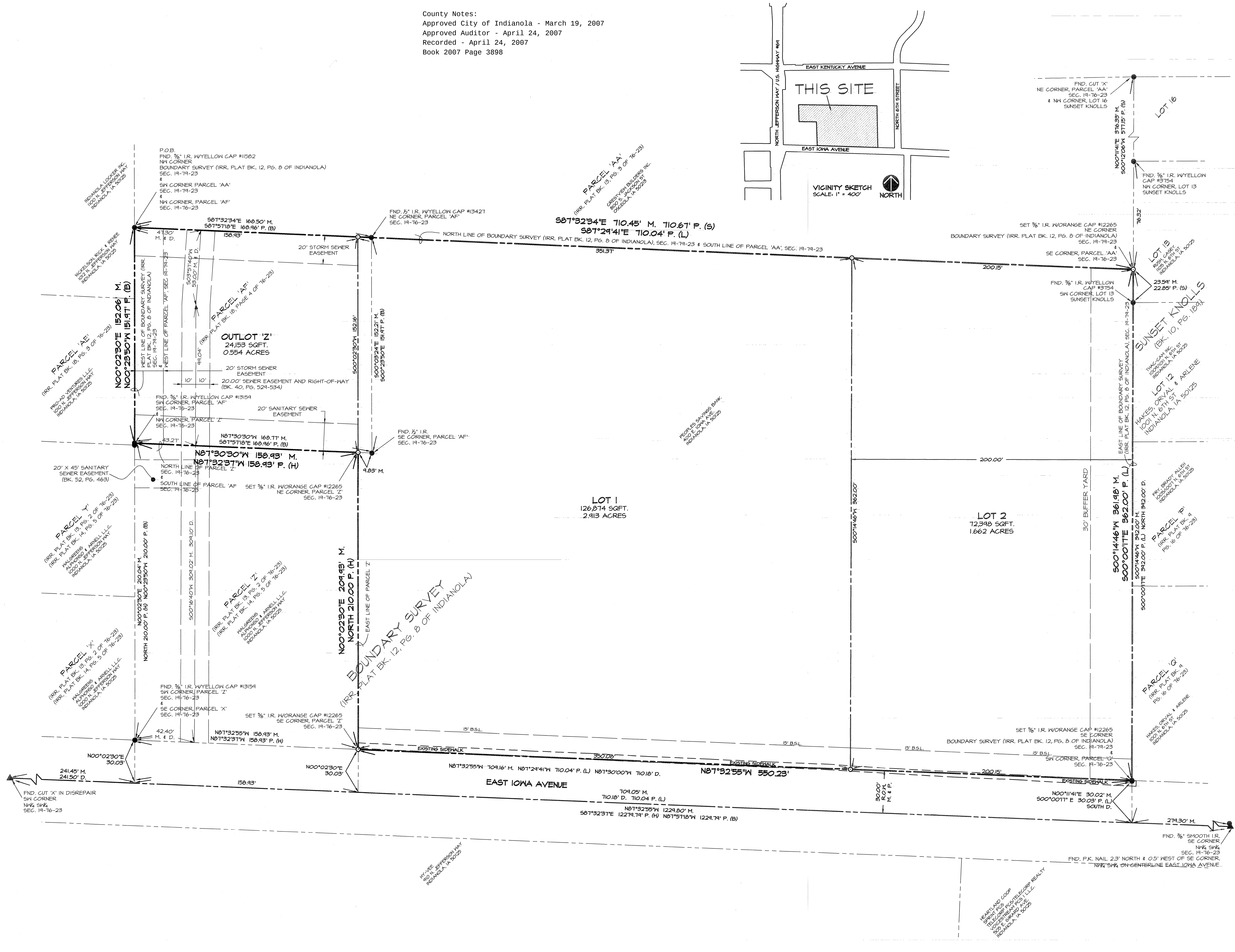
- | | |
|-----------------------------------|--|
| --- | PROPERTY BOUNDARY |
| --- | SECTION LINES |
| --- | LOT LINES |
| --- | EASEMENT LINES |
| --- | EXISTING FENCE LINES |
| ▲ | FOUND SECTION CORNER |
| ● | FOUND PROPERTY CORNER |
| ○ | SET PROPERTY CORNER 1/8" I.R. WORANGE CAP #12265 UNLESS OTHERWISE NOTED |
| IRR. PLAT BK. XX, PG. XX OF 16-23 | RECORDER'S IRREGULAR PLAT BOOK XXXX, PAGE XXXX OF TOWNSHIP 16 NORTH, RANGE 23 WEST |
| BK. XXX, PG. XXX | RECORDER'S BOOK AND PAGE |
| D. | DEEDED DISTANCE |
| M. | MEASURED DISTANCE |
| P. | PREVIOUSLY RECORDED DISTANCE |
| I.R. | IRON ROD |
| I.P. | IRON PIPE |
| P.O.B. | POINT OF BEGINNING |
| (B) | PLAT OF SURVEY PREPARED BY CRAIG S. BOLDMAN L.S. #13421 |
| (H) | PLAT OF SURVEY PREPARED BY STEPHEN M. HAUSNER L.S. #13194 |
| (L) | PLAT OF SURVEY PREPARED BY MARK L. LEE L.S. #1582 |
| (S) | PLAT OF SURVEY PREPARED BY PATRICK J. SHEPARD L.S. #12265 |

PEOPLE'S BANK PLAT 1 NW¼ SW¼ & PARCEL 'AF', SECTION 19-76-23

CEC
Civil Engineering Consultants, Inc.
2400 8th Street, Unit 12 - Des Moines, Iowa 50322
515.276.4884 - Fax: 515.276.7084 - mail@cecinc.com

Scale: 1"=30'
0 10' 20' 30' 40'
NORTH
SHEET 1 OF 1

DATE OF SURVEY: OCT. 20, 2006
DATE CREATED: OCT. 24, 2006
REVISIONS: MARCH 15, 2007



INDEX LEGEND

Location: 19-76N-23N of the 5th P.M.

Requestor: Lee Adams

Proprietor: Danlee Corp.

Project: 21050 Date of Survey: 8/14/2021

Surveyor Co: Boldman Surveying & Consulting

Prepared by/Return to: Craig S. Boldman

521 West Green Street, Winterset, Ia 50273

Phone/fax: 515-462-9242

PLAT OF STORM SEWER EASEMENT

Legal description proposed 40.00' wide Storm Sewer Easement

Commencing at the SW corner of Parcel "AE" as shown by Plat filed in Irregular Plat Book 18 Page 3 of 76-23

thence S 88°05'40" E a distance of 190.57' to the Point of Beginning;
thence N 04°57'36" E a distance of 103.05'; thence S 88°05'49" E, along the North line of said Parcel "AE", a distance of 8.12'; thence N 00°30'51" W, along the West line of Outlot "Z" of People's Bank Plat 1, an Official plat, a distance of 50.70'; thence S 88°02'26" E, along the Northerly line thereof, a distance of 36.78'; thence S 04°57'36" W a distance of 152.29' to a point on the South line of said Outlot "Z"; thence S 89°49'51" W a distance of 40.16' to the point of beginning.

Containing 5832.9 square feet (0.134 acres)

HIGHWAY EASEMENT

PROPERTY

1/2" IRON ROD W/ORANGE PLAS. CAP #13427 SET ○

1/2" IRON ROD W/ORANGE PLAS. CAP #13427 FOUND ■

5/8" IRON ROD W/ORANGE PLAS. CAP #13159 FOUND ●

CUT "X" IN CONC x

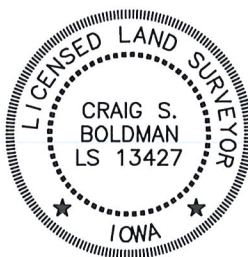
PLSS CORNER FOUND ▲

SEWER INTAKE □

CLEANOUT •

SANITARY SEWER ●

STORM SEWER ●



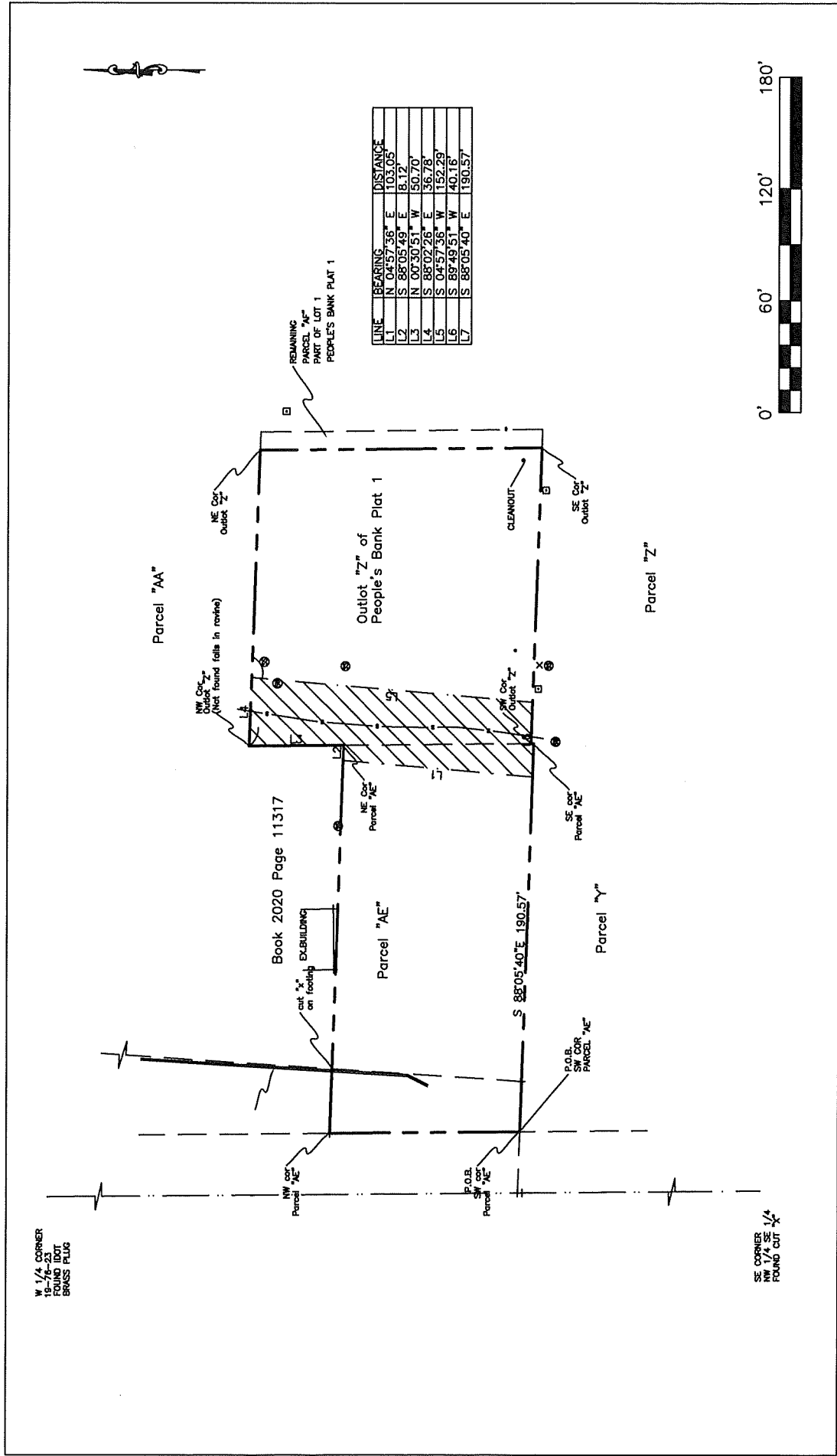
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa

Signature Craig S. Boldman Date 11/13/21

Name Craig S. Boldman P.L.S. No. 13427

Renewal date is December 31, 2022

Pages or sheets covered by this seal A1



 **COPY**

Preparer: Mason J. Ouderkirk, 108 W. Ashland Ave., P.O. Box 156, Indianola, IA 50125, (515) 961-5315

Return To: City of Indianola, City Hall, 110 North 1st Street, Indianola, IA 50125

Taxpayer: City of Indianola, City Hall, 110 North 1st Street, Indianola, IA 50125

GRANTOR: DANLEE CORP.

GRANTEE: City of Indianola, Iowa

EASEMENT FOR STORM SEWER

KNOWN ALL PERSON BY THESE PRESENTS:

That DANLEE CORP., an Iowa Corporation (hereinafter called "Grantor") in consideration of the sum of One Dollar (\$1.00) to be paid by City of Indianola, Iowa, and other good and valuable consideration, the receipt of which is hereby acknowledged by Grantor, does hereby sell, grant and convey unto the CITY OF INDIANOLA, IOWA, a municipal corporation (hereinafter called "City"), perpetual easements for storm sewer right-of-way as, from time to time, determined by the City over, under, through and across the following described real estate situated in Warren County, Iowa:

40.00' Wide Storm Sewer Easement

Commencing on the SW corner of Parcel "AE" as shown by Plat filed in Irregular Plat Book 18 Page 3 of 76-23

Thence S 88°05'40" E a distance of 190.57' to the Point of Beginning; thence N 04°57'36" E a distance of 103.05; thence S 88°05'49" E, along the North line of said Parcel "AE", a distance of 8.12; thence N 00°30'51" W, along the West line of Outlot "Z" of People's Bank Plat 1, an Official plat, a distance of 50.70; thence S 88°02'26" E, along the Northerly line thereof, a distance of 36.78; thence S 04°57'36" W a distance of 152.29' to a point on the South line of said Outlot "Z"; thence S 89°49'51" W a distance of 40.16' to the point of beginning.

Containing 5832.9 square feet (0.134 acres)

(hereinafter called "Easement Area") for the purpose of the City constructing, reconstructing, repairing, grading, improving and maintaining storm sewer, together with necessary appurtenances thereto, under, over, through and across said Easement Area.

 **COPY**

This Easement shall be subject to the following terms and conditions:

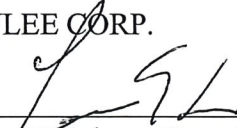
1. **ERECTION OF STRUCTURES PROHIBITED.** Grantor and its successors and assigns shall not erect any structure, building, fixture or fence over or within the Easement Area without obtaining the prior written approval of the City.
2. **OBSTRUCTIONS PROHIBITED.** Grantor and its successors and assigns shall not erect or cause to be placed on the Easement Area any structure, fixture, fence, material, device, thing, matter, or plant or permit any hedge or other vegetative growth to grow which could obstruct, impede or otherwise interfere with the normal flow of surface water or runoff over, under and through the Easement Area and/or the operation or maintenance of a storm sewer in the Easement Area without obtaining the prior written approval of the City Engineer. The City shall have the right, not the obligation, to remove drainage obstructions or other items from the Easement Area without notice.
3. **MAINTENANCE OF EASEMENT.** The owner or occupant of the property within the Easement Area shall keep and preserve the portion of the Easement Area within said owners property in good repair and condition at all times, and shall remove all dead trees, shrubs, brush, trash or other obstacles which might obstruct or impede the flow of surface water. The obligations set forth herein shall include the obligation of such owner or occupants to repair embankments and remedy issues caused by erosion. The City shall not be responsible for any maintenance, repair or replacement of the land or the improvements located within the Easement Area.
4. **RESERVATION.** Grantor and its successors and assigns reserve the right to pave and/or cover the Easement Area with an approved hard surface.
5. **CHANGE IN GRADE PROHIBITED.** Grantor and its successors and assigns shall insure the grade, elevation and contour of the Easement Area complies with original plans and specifications submitted to the City and shall not change the grade, elevation or contour of any part of the Easement Area without obtaining prior written consent of the City.
6. **RIGHT OF ACCESS.** City shall have the right of access to the Easement Area from property adjacent to the Easement Area and have all rights of ingress and egress reasonable necessary for the use and enjoyment of the Easement Area as herein described, including but not limited to, the right to remove any unauthorized obstructions or structures placed or erected in the Easement Area and the right to improve, repair and maintain the Easement Area in whatever manner necessary to provide adequate and proper drainage and to protect the public health, safety and general welfare.
7. **EASEMENT RUNS WITH THE LAND.** This Easement shall be perpetual, permanent and run with the land. This Easement shall be construed as a permanent covenant running within the Easement Area described herein.

 **COPY**

8. SUCCESSORS. This Easement shall be binding on the Grantor and on Grantor's successors and assigns.
9. RESTORATION OF PROPERTY. Upon completion of any construction, reconstruction, alteration, excavation, intentional disturbance, repair, enlargement or maintenance of any improvements in the Easement Area, the City shall restore the Easement Area in a good, proper and workmanlike manner to a condition comparable to its condition before construction, reconstruction, alteration, excavation, intentional disturbance, repair, enlargement or maintenance.
10. TITLE. Grantor does hereby covenant with the City that Grantor holds said real estate described in this Easement by title in fee simple; that Grantor has good and lawful authority to convey the same, and said Grantor covenants to warrant and defend the said premises against lawful claims of all persons whomsoever.
11. CONTEXT AND INTERPRETATION OF LANGUAGE. Words and phrases herein including acknowledgement hereof shall be constructed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

Signed this 17th day of November, 2021.

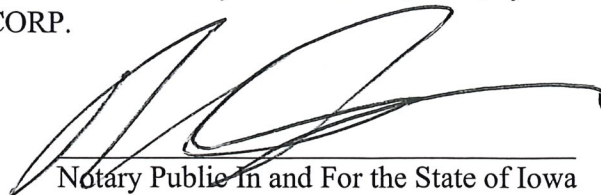
DANLEE CORP.

By 
Lee T. Adams, Secretary and Treasurer

STATE OF IOWA, COUNTY OF WARREN

This instrument was acknowledged before me on the 16th day of November, 2021, by Lee T. Adams, as Secretary and Treasurer of DANLEE CORP.




Notary Public in and For the State of Iowa



MEMORANDUM

To: Planning and Zoning Commission
From:
Date: December 14, 2021
Subject: Approval of 2022 Calendar

Recommendation:

Attachments: 1. 2022 PZC Calendar

2022 Planning & Zoning Commission Calendar

Meeting DATE 6:00 PM	APPLICATION DEADLINE	NOTICES Mailed SIGN Posted	AGENDA PACKET to Commission	Draft MINUTES Complete	CITY COUNCIL 6:00 PM (Resolution)	CITY COUNCIL 6:00 PM (Public Hearing)	CITY COUNCIL 6:00 PM (Ordinance)
1/11/2022	12/22/2021	12/30/2021	1/6/2022	1/14/2022	1/18/2022	2/7/2022	3/7/2022
2/8/2022	1/21/2022	1/28/2022	2/3/2022	2/11/2022	2/22/2022	3/21/2022	4/18/2022
3/8/2022	2/18/2022	2/25/2022	3/3/2022	3/11/2022	3/21/2022	4/18/2022	5/16/2022
4/12/2022	3/25/2022	4/1/2022	4/7/2022	4/15/2022	4/18/2022	5/16/2022	6/20/2022
5/10/2022	4/22/2022	4/29/2022	5/5/2022	5/13/2022	5/16/2022	6/6/2022	7/5/2022
6/14/2022	5/27/2022	6/3/2022	6/9/2022	6/17/2022	6/20/2022	7/18/2022	8/15/2022
7/12/2022	6/24/2022	7/1/2022	7/7/2022	7/15/2022	7/18/2022	8/15/2022	9/19/2022
8/9/2022	7/22/2022	7/29/2022	8/4/2022	8/12/2022	8/15/2022	9/6/2022	10/3/2022
9/13/2022	8/26/2022	9/2/2022	9/8/2022	9/16/2022	9/19/2022	10/17/2022	11/21/2022
10/11/2022	9/23/2022	9/30/2022	10/6/2022	10/14/2022	10/17/2022	11/7/2022	12/5/2022
11/8/2022	10/21/2022	10/28/2022	11/3/2022	11/11/2022	11/21/2022	12/19/2022	1/17/2023
12/13/2022	11/23/2022	12/2/2022	12/8/2022	12/16/2022	12/19/2022	1/17/2023	2/21/2023



Community Development

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

Nov 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	3	3	\$731,825.00	\$243,941.67	
102	Single Family Attach	0	0	\$0.00		
103	Two Family	0	0	\$0.00		
104	Three or More Families	0	0	\$0.00		
	Mobile Homes	0	0	\$0.00		
322	Service Stations	0		\$0.00		
324	Office	0		\$0.00		
328	Non-resident buildings	0		\$0.00		
329	Pool	0		\$0.00		
434	Residential Add/Alt	11		\$168,661.00	\$15,332.82	
437	Non-residential add/alt	3		\$88,200.00	\$29,400.00	
438	Res garage/carports	0		\$0.00		
645	Demo - sfd	0		\$0.00		
649	Demo - commercial	0		\$0.00		
Nov Total		17	3	\$988,686.00		
Residential Value		Commercial Value		All Non-Taxable		
91.1%		8.9%		0.0%		

<u>YEAR TO DATE TOTAL</u>						
<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	53	53	\$17,157,398.00	\$323,724.49	
102	Single Family Attach	10	10	\$2,364,000.00	\$219,000.00	
103	Two Family	0	0	\$0.00	\$0.00	
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		\$2,580,340.00	\$860,113.33	
329	Pool	13		\$659,892.00	\$50,760.92	
434	Residential add/alt	87		\$1,359,768.74	\$15,629.53	
437	Non-residential add/alt	17		\$5,780,078.00	\$340,004.59	
438	Res garage/carports	8		\$290,543.00	\$36,317.88	
645	Demo - sfd	3		\$0.00	\$0.00	
649	Demo - commercial	1		\$0.00	\$0.00	
YTD TOTAL		196	106	\$35,755,446.74		
Residential Value		Commercial Value		All Non-Taxable		
76.6%		23.4%		0.0%		



COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Charlie E. Dissell, AICP, Community and Economic Development Director
Date: December 3, 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 18 projects listed, eight (8) are in review, one (1) has been approved and is awaiting construction to begin, and nine (9) are in construction. All dates are 2021, unless noted otherwise.

1. Karen Buddhist Association of Iowa (1200 West Iowa)

Status: Approved

- Special Use Permit application and site plan submitted on September 12
- Board of Adjustment approved application at its November 10 meeting

2. Executive Laser Wash (2001 North 4th Street)

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

3. 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

4. Overton Funeral Home (501 West Ashland Avenue)

Status: Construction

- Site plan submitted on June 15
- Site plan approved on July 14

5. 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

6. 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

7. 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

8. 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
- City Council approved minor subdivision plat on April 19
- Site plan submitted on May 14
- Site plan approved on August 23
- Building permit issued on August 23

9. 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

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

STATUS: Construction

- Developer hosted a neighborhood meeting on March 9, 2020
- 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
- Site work has begun

11. 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

12. Ashton Park Plats 8-10

Status: Review

- Located on the east end of East Euclid Avenue
- Preliminary plat received on November 30

13. 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
- Revised construction documents received on September 29
- Comments on construction documents returned on October 19

14. 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
- Comments on revised preliminary plat returned on September 22

15. 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 approved by the Planning and Zoning Commission on September 14
- Revised preliminary plat approved by the City Council on September 20
- Construction documents submitted on September 24
- Construction document comments returned on October 11

16. Heritage Hills 11

Status: Construction

- Located north of the intersection of North G Street and West Orchard Avenue
- Preliminary plat received on April 16
- City Council approved preliminary plat at its June 7 meeting
- Construction documents submitted on June 10
- Construction documents approved on December 1
- Site work has begun

17. Prairie Glynn Plat 3

STATUS: Construction

- Located southeast of the intersection of North 15th Street and East Iowa Avenue
- Preliminary plat received on October 20, 2020
- City Council approved preliminary plat at its meeting on May 17
- Construction documents approved on October 20
- Site work has begun

18. Summercrest

STATUS: Construction

- 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
- Site work has begun