



PLANNING AND ZONING COMMISSION MEETING

April 12, 2022

6:00 PM

City Council Chambers

Agenda

- 1. Call to Order**
- 2. Roll Call**
- 3. Agenda Approval**
 - A. Consider Approval of April 12, 2022 Meeting Agenda
- 4. Minutes Approval**
 - A. Consider Approval of Minutes from March 15, 2022
- 5. Public Comment**
- 6. Old Business**
- 7. New Business**
 - A. Consider recommendation on request for approval of a Preliminary Plat for Ashton Park Plats 8, 9 and 10.
 - B. Consider recommendation on request for approval of a Preliminary Plat for Prairie Glynn Plat 4.
 - C. Consider recommendation on request for approval of a Final Plat for Deer Run Plat 8.
- 8. Comments**
 - A. Building Permit Report
 - B. Current Projects
 - C. Training
- 9. Adjourn**



PLANNING AND ZONING COMMISSION MEETING

March 15, 2022

6:00 PM

City Council Chambers

Minutes

1. Call to Order

Called to order at 6:09

2. Roll Call

Present: Sarah Ritchie, Al Farris, Erin Freeberg, Josh Rabe, Courtney Marmon

Staff: Charlie Dissel

Residents: Bruce and Susan Brockway

3. Agenda Approval

Al Farris made a motion to approve the agenda. Josh Rabe seconds the motion. Passed unanimously.

4. Minutes Approval

Courtney Marmon made a motion to approve the meeting minutes. Josh Rabe seconds the motion.

Unanimously approved.

A. February meeting minutes

5. New Business

A. 7.A. Consider recommendation on request for approval of a Plat of Survey for Bruce and Susan Brockway, located within two miles of the City of Indianola.

Charlie Dissel gives an overview on the property and the projected use of the property. While it is outside of the city limits, it is within two miles, falling under our review authority. The comprehensive plan does have this as an agricultural area and is not a growth priority of the city. As such the city is recommending the approval of the Plat of Survey, with alternative one.

There are no additional comments.

Al Farris makes a motion to approve the Plat of Survey with alternative one. Courtney Marmon seconds the motion.

Unanimously passed

6. Current Projects

A. Current Projects - March 9th

Charlie states that coming up there will be a few subdivision plans and site plans needing reviewing.

Al Farris asks what is going on with the long-standing projects that lapse in updated

communication. How long will that go on?

Charlie explains that they usually stay on the list for about a year before we take them off the list of the current projects. There are a few that we have been updated on but are at a standstill due to things needing to be addressed on the jobs.

7. Comments

8. Adjourn

Josh Rabe makes a motion to adjourn the meeting. Courtney Marmon seconds the motion.

Motion passes unanimously.

The meeting adjourned at 6:16.



MEMORANDUM

To: Planning and Zoning Commission

From: Charlie Dissell, Community and Economic Development Director

Date: April 12, 2022

Subject: Consider recommendation on request for approval of a Preliminary Plat for Ashton Park Plats 8, 9 and 10.

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

1. Remaining items listed on the review of the SWMP by Snyder and Associates be satisfied upon submittal of the public improvement plans.

Attachments:

1. 1- Staff Report_PrelimPlat
2. 2- Application
3. 3- E-8609 PP 4th Submit 2022-04-07
4. 4- Waters of the US
5. 5- Concept Plan
6. 6- PC1



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: April 12, 2022

Agenda Item: 7.A. Consider recommendation on request for approval of a Preliminary Plat for Ashton Park Plats 8, 9 and 10.

Application Type: Preliminary Plat

Applicant: Michael Carnes of Jerry's Homes, Inc.

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

Comprehensive Plan Designation: Low / Medium Density Residential

Application Summary: Request for preliminary plat approval of a 76-lot residential subdivision.

AERIAL MAP



APPLICABLE CODE SECTIONS

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

170.05 PRELIMINARY PLATTING PROCEDURE.

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

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

1. A location map showing:
 - A. The subdivision name.
 - B. An outline of the area to be subdivided.
 - C. The existing streets and public or community utilities, if any, on adjoining property.
 - D. North point and scale.
2. A preliminary plat of the subdivision drawn to the scale of fifty (50) feet to one (1) inch, provided that if the resulting drawing would be over thirty-six (36) inches in its shortest dimension, a scale of one hundred (100) feet to one (1) inch may be used, said preliminary plat to show:
 - A. The legal description, acreage and the name of the proposed subdivision.
 - B. The name and address of the owner.
 - C. The name of the person who prepared the plat, and the date thereof.
 - D. The location of existing lot lines, streets, public utilities, water mains, sewers, drainpipes, culverts, watercourses, bridges, railroads and buildings in the proposed subdivision.
 - E. Contours at vertical intervals of not more than two (2) feet, based upon City datum, except that where the slope of the land exceeds twenty-five percent (25%), five (5) foot intervals shall be sufficient.
 - F. The location and widths, other dimensions and names of the proposed streets, utility easements and other open spaces or reserved areas.
 - G. A statement concerning the location and approximate size or capacity of utilities proposed to be installed.
 - H. Tract boundary lines showing dimensions, bearings, angles, and references to known lines or bench marks.
 - I. The names and addresses of adjacent property owners.
 - J. Proposed building lines.
 - K. Grades of proposed streets.
 - L. A cross-section of the proposed streets showing the roadway location, type and width of surfacing, the type drainage and other improvements to be installed.
 - M. The location of proposed wells and/or water mains and sewage disposal system if a public or community system is used.
 - N. The drainage of the land including proposed storm sewers, ditches, culverts, bridges and other structures.
 - O. North point and graphic scale.
 - P. The location and dimension of sidewalks to be installed.
 - Q. Indicate the current Iowa Department of Natural Resources requirement in a note placed on the plat, if applicable.
 - R. Indicate current flood zones as determined by FEMA with the platted area.

170.11 DESIGN STANDARDS — STREETS.

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

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

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

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

170.12 DESIGN STANDARDS — BLOCKS.

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

170.13 DESIGN STANDARDS — LOTS.

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

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

170.14 EASEMENTS.

1. Easement not less than 15 feet in width shall be provided along each side of the front yard lot lines of all lots, and in the case of corner lots, the side street yard, and along such other lot liens as may be required by public and private utility companies.
2. Easements of greater width may be required for trunk lines, pressure lines, open drainage courses or high voltage lines and shall be provided as determined by the utility or Council.
3. Utility easements shall convey to the City, its successors and assigns, the perpetual right within the areas shown on the plat and described in the easement, to construct, reconstruct, operate and maintain electric lines consisting of poles, wires, cables, conduits, fixtures, anchors and other similar equipment, including the right to trim or remove trees within such areas where necessary to secure a clearance of 4 feet from the wires or poles, together with the right to extend to any telephone, telegraph, electric or power company, the right to use separately or jointly with the City, the areas included in the easement for the purposes above enumerated.

170.15 PARKS, SCHOOL SITES AND PUBLIC AREAS.

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

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

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

170.18 PLANNED DEVELOPMENTS.

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

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

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

170.21 STORM DRAINS.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ANALYSIS

The preliminary plat submitted shows 76 residential lots, three (3) outlots that will be used for stormwater management, and six (6) street lots which would be dedicated to the City. This development provides a gross density of 2.47 units per acre and a net density of 4.42 units per acre.

East Euclid Avenue, which is currently stubbed in on the east side of the existing Ashton Park Plat 7 subdivision, will be extended with this development, where it will terminate on the east side at North 21st Street. North 19th Street, which is currently stubbed in on the south side of the existing Ashton Park Plat 7 subdivision, will be extended with this development where it will terminate at East Boston Place. This development proposes to add East Boston Place,

East Clinton Place, North 20th Street and North 21st Street. North 20th Street will be stubbed into the north end of this development, and North 21st Street will be stubbed into the north and east ends of this development. As the Commission may recall, the United States Environmental Protection Agency's Clean Water Act established federal jurisdiction over "waters of the United States". This subdivision does contain various areas which are classified as Waters of the US. This designation does impede the ability for the extension of East Boston Avenue, which is currently stubbed in at the east end of Ashton Park Plat 5. Attached to this report is a portion of the wetlands summary which shows the need to purchase \$1,963,400 in credits to extend East Boston Avenue. As such, the developer has chosen not to extend East Boston Avenue through this development.

Currently, there is sanitary sewer and water capacity to serve this area. This development does provide a recreational trail easement through Outlot Z. This easement will be held by the city and will be used to construct a trail connection to the McVey Trail, once the McVey trail is constructed east of North 15th Street.

Staff has reviewed the plat as to its conformance to the regulations listed herein. Snyder and Associates has also provided professional assistance to the Commission in its review of the development's stormwater management plan (SWMP). There are outstanding comments to be addressed on the SWMP; however, staff is confident that those remaining comments can be addressed during the review of the public improvement plan documents for this subdivision, and that the current proposed layout would not be affected by any needed changes to the SWMP.

Letters were mailed to property owners within 200 feet of this property on March 31, 2022.

ALTERNATIVES

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

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

RECOMMENDATION

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

1. Remaining items listed on the review of the SWMP by Snyder and Associates be satisfied upon submittal of the public improvement plans.

LAND DIVISION APPLICATION

Community Development

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



PROPERTY OWNER

(Last Name) Jerry's Homes, Inc.
(First Name) Adam Grubb
(Address) 3900 Westown Parkway, Suite 100
(City) West Des Moines (State) IA (Zip) 50266
(Phone) 515-991-8184 (Email) adamg@jerryshomes.com

APPLICANT (if not Property Owner)

(Last Name) same as property owner CARNES
(First Name) MICHAEL
(Address) 3900 Westown Pkwy, Ste. 100
(City) West Des Moines (State) IA (Zip) 50266
(Phone) 515-537-4368 (Email) mikec@jerryshomes.com

PLAT OF SURVEY



Submittal Requirements:

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

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

PRELIMINARY PLAT



Submittal Requirements:

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

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

FINAL PLAT



Submittal Requirements:

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

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

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

Signature

Adam J Grubb

Name (printed)

Adam J Grubb

Date

8-31-21

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

Date Received: _____

Receipt No: _____

Receipt Amount: _____

PRELIMINARY PLAT

ASHTON PARK - PLATS 8, 9 & 10
INDIANOLA, IOWA

JERRY'S HOMES INC., 3900 WESTOWN PARKWAY, SUITE 100, WEST DES MOINES, IOWA 50266



VICINITY SKETCH NORTH
SCALE: 1"=800'

GENERAL NOTES

- ONE WEEK PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONTACT:
 - CITY OF INDIANOLA (961-9410)
 - JERRY'S HOMES, INC. (ADAM GRUBB @ 515-991-8184)
 - CIVIL ENGINEERING CONSULTANTS INC. (276-4884)
 - IOWA ONE-CALL
- THE LOCATION OF EXISTING FACILITIES AND APPURTENANCES SHOWN ON THIS PLAN ARE BASED ON AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING TO DETERMINE EXACT FACILITIES LOCATIONS. CIVIL ENGINEERING CONSULTANTS, INC. DOES NOT GUARANTEE THE LOCATION OF EXISTING FACILITIES AS SHOWN, OR THAT ALL EXISTING FACILITIES ARE SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL PUBLIC AND PRIVATE UTILITY PROVIDERS SERVING THIS AREA, AND IOWA ONE CALL, TO DETERMINE THE EXTENT AND PRECISE LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION BEGINS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF SDAS AND CITY OF INDIANOLA SUPPLEMENTARY SPECIFICATIONS TO SDAS.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING THE AS-BUILT LOCATIONS OF UTILITY SERVICES.
- THE CONTRACTOR SHALL RECONNECT ALL FIELD TILE INTERCEPTED DURING CONSTRUCTION.
- ALL STATIONING IS BASED ON STREET CENTERLINE MEASUREMENT AND SPECIFICATIONS.
- LOTS 'A', 'B', 'C', 'D', 'E' & 'F' ARE TO BE DEDICATED TO THE CITY OF INDIANOLA.
- ALL UTILITIES INDICATED ON PLAT ARE PUBLIC UNLESS OTHERWISE NOTED.
- OUTLOT 'Z' WILL BE USED AS STORMWATER MANAGEMENT EASEMENT AND THIS AREA WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION FOR ASHTON PARK PLATS 1 & 8.
- OUTLOT 'W' & OUTLOT 'X' WILL BE USED FOR AS STORMWATER MANAGEMENT EASEMENTS. THESE AREAS WILL BE OWNED AND MAINTAINED BY THE DEVELOPER UNTIL FUTURE PLAT AREAS ARE DEVELOPED & OCCUPIED. AT THAT TIME, OWNERSHIP WILL TRANSFER TO THE FUTURE HOMEOWNER'S ASSOCIATION.
- THE OWNER AND/OR CONTRACTOR ARE REQUIRED TO OBTAIN ALL LOCAL, STATE AND FEDERAL PERMITS PRIOR TO STARTING ANY WORK, INCLUDING THOSE REQUIRED BY THE ARMY CORPS OF ENGINEERS AND IOWA DEPARTMENT OF NATURAL RESOURCES IN REGARD TO IMPACT TO WATERS OF THE U.S. AND ADJACENT WETLANDS AND FLOODPLAINS.

NPDES/SWPPP

- THE OWNER AND/OR CONTRACTOR ARE REQUIRED TO OBTAIN A NPDES PERMIT AND FOLLOW THE REQUIREMENTS OF THE ASSOCIATED STORM WATER POLLUTION PREVENTION PLAN PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.

GRADING NOTES

- ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
- ALL SPOT ELEVATIONS ARE AT GUTTER, UNLESS NOTED OTHERWISE.
- STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO RECEIVE STRUCTURAL FILL.
- AREAS TO RECEIVE FILL TO BE BENCHMARKED.
- PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO A DEPTH OF 6-INCHES AND COMPACT. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERGUT AND RECOMPACTED WITH ON-SITE FILL.
- ALL SITE GRADING FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.
- ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE THE TOP 12-INCHES DISCED AND RECOMPACTED TO 95% STANDARD PROCTOR DENSITY.
- THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL MATCH SDAS SPECIFICATIONS, BETWEEN 0 AND 4% OVER OPTIMUM MOISTURE.
- UNLESS GRADING FOR A DESIGNED SUMP OR LOW POINT AREA, GRADE ALL SITE AREAS TO DRAIN WITHOUT TRAPPING OR PONDING SURFACE WATER WHEN SITE GRADING IS COMPLETE.
- FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE, ALL OTHER AREAS TO BE WITHIN 0.2' OF PLAN GRADE.
- TOPSOIL SHALL BE RESPREAD TO A MINIMUM THICKNESS OF 7-INCHES ON ALL DISTURBED UNPAVED AREAS.
- BACKFILL TO TOP OF ALL CURBS.
- GRADING & TREE PROTECTION LIMITS SHALL BE STAKED PRIOR TO ANY TREE REMOVAL.
- CIVIL ENGINEERING CONSULTANTS, INC. IS NOT A GEOTECHNICAL ENGINEER.
- A GEOTECHNICAL REPORT FOR THIS PROJECT CAN BE OBTAINED BY CONTACTING THE OWNER. THE CONTRACTOR SHALL REFER TO AND FOLLOW THE RECOMMENDATIONS IN CONSTRUCTION MATERIALS TESTING, INC.'S (CMT'S) REPORT FOR THE WILLIAMS PROPERTY, PROJECT NUMBER 1902045NPI DATED DECEMBER 9, 2019.
- STREET PAVEMENT SUBGRADE SHALL BE COMPACTED PER THE GUIDELINES IN THE GEOTECHNICAL EXPLORATION REPORT REFERENCED IN NOTE 15.
- EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND INSPECTED IN ACCORDANCE WITH SDAS SECTION 9040: BY A CERTIFIED PROFESSIONAL IN EROSION & SEDIMENT CONTROL (CPESC). A CPESC IS A RECOGNIZED SPECIALIST IN SOIL EROSION AND SEDIMENT CONTROL. THE SOIL AND WATER CONSERVATION SOCIETY AND THE INTERNATIONAL EROSION CONTROL ASSOCIATION, IN COOPERATION WITH THE AMERICAN SOCIETY OF AGRONOMY, SPONSOR THE CERTIFICATION PROGRAM. CIVIL ENGINEERING CONSULTANTS, INC. IS NOT A CERTIFIED PROFESSIONAL IN EROSION & SEDIMENT CONTROL.
- ALL SLOPES SHALL BE 3:1 OR FLATTER FOR THE SITE.
- ADDITIONAL SILT FENCING MAY BE REQUIRED BY THE CITY AFTER FIELD INSPECTION.
- ALL DETENTION POND GRADING SHALL BE FIELD VERIFIED BY DESIGN ENGINEER AND AS-BUILTS SHALL BE PROVIDED VERIFYING POND BEING CONSTRUCTED TO DESIGN.

ZONING

R-2 SINGLE FAMILY RESIDENTIAL ATTACHED ZONING DISTRICT

BULK REGULATIONS

	SINGLE FAMILY LOTS	TWO FAMILY LOTS
MIN. LOT SIZE:	7,200 SF	8,400 SF
MIN. LOT WIDTH:	60'	70'
MIN. LOT STREET FRONTAGE:	20'	20'
SETBACKS:		
FRONT YARD:	30'	25'
SIDE YARD:	8' MINIMUM ONE SIDE, 18' FT TOTAL	10'
REAR YARD:	35'	30'

FLOOD ZONE

ZONE 'X'
FEMA FIRM FLOOD INSURANCE RATE MAP NUMBER 19181C0285F, REVISED 11/16/18.

Sheet List Table

SHEET NUMBER	SHEET TITLE
1	COVER
2	GEOMETRIC PLAN - OVERALL
3	GEOMETRIC PLAN - NORTH
4	GEOMETRIC PLAN - SOUTH
5	GRADING - NORTH
6	GRADING - SOUTH
7	POND DETAILS

PROPERTY OWNER/APPLICANT:

JERRY'S HOMES, INC.,
3900 WESTOWN PARKWAY, SUITE 100
WEST DES MOINES, IOWA 50266
ATTN: ADAM GRUBB 515-991-8184

SURVEYOR:

JEFF GADDIS
CIVIL ENGINEERING CONSULTANTS, INC.
2400 86TH STREET, UNIT #12
DES MOINES, IOWA 50322
515-276-4884 X221

LEGAL DESCRIPTION:

OUTLOT 'Y', ASHTON PARK PLAT 7, AN OFFICIAL PLAT RECORDED AS INSTRUMENT #2021-12846 AT THE WARREN COUNTY RECORDER'S OFFICE, CITY OF INDIANOLA, WARREN COUNTY, IOWA

AND,

A PARCEL OF LAND IN THE NE1/4 NW1/4 OF SECTION 29 AND THE SE1/4 SW1/4 OF SECTION 20, ALL IN TOWNSHIP 76 NORTH, RANGE 23 WEST OF THE 5TH/ P.M., CITY OF INDIANOLA, WARREN COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

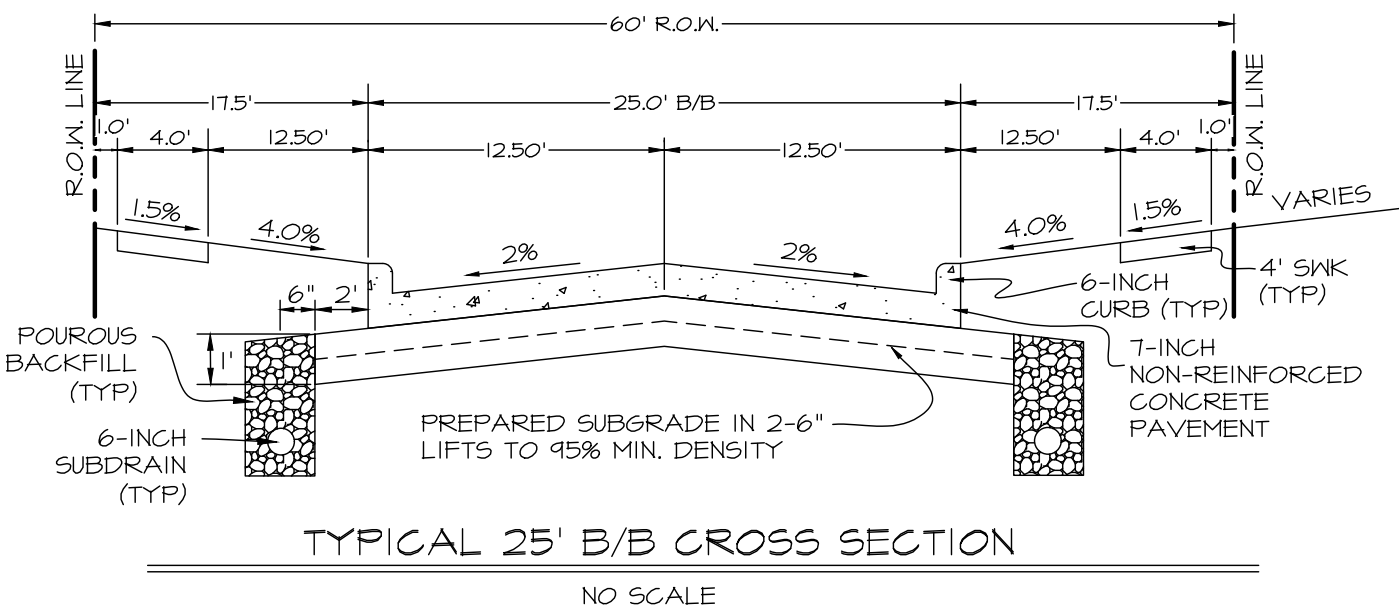
BEGINNING AT THE NE CORNER OF ASHTON PARK PLAT 7, AN OFFICIAL PLAT; THENCE S01°34'56"W, 125.00 FEET ALONG THE EAST LINE OF SAID PLAT TO A POINT; THENCE S88°25'04"E, 4.83 FEET ALONG SAID EAST LINE TO A POINT; THENCE S01°34'56"W, 185.00 FEET ALONG SAID EAST LINE TO A POINT; THENCE S00°08'16"W, 303.62 FEET ALONG SAID EAST LINE TO A POINT; THENCE S15°14'22"E, 130.22 FEET ALONG SAID EAST LINE TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 180.00 FEET AND A CHORD BEARING N74°16'56"E, AN ARC LENGTH OF 13.02 FEET ALONG SAID EAST LINE TO A POINT; THENCE S16°11'45"E, 190.42 FEET ALONG SAID EAST LINE TO A POINT; THENCE S12°50'39"W, 80.28 FEET ALONG SAID EAST LINE TO A POINT; THENCE S15°12'03"E, 125.00 FEET ALONG SAID EAST LINE TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1970.00 FEET AND A CHORD BEARING N74°31'05"E, AN ARC LENGTH OF 19.32 FEET ALONG SAID EAST LINE TO A POINT; THENCE S15°45'46"E, 60.00 FEET ALONG SAID EAST LINE TO A POINT; THENCE S20°36'32"E, 143.06 FEET ALONG SAID EAST LINE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD, AS IT IS PRESENTLY ESTABLISHED; THENCE N69°23'28"E, 901.97 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE EAST LINE OF SAID NE1/4 NW1/4; THENCE N00°02'36"E, 749.76 FEET ALONG SAID EAST LINE TO THE N1/4 CORNER OF SAID SECTION 29, SAID CORNER ALSO BEING THE S1/4 CORNER OF SECTION 20, TOWNSHIP 76 NORTH, RANGE 23 WEST; THENCE N00°04'28"E, 155.05 FEET ALONG THE EAST LINE OF THE SE1/4 SW1/4 OF SAID SECTION 20 TO A POINT; THENCE N88°25'04"W, 982.14 FEET TO THE POINT OF BEGINNING.

ALL TOGETHER CONTAINING 30.71 ACRES MORE OR LESS.

BENCHMARKS

B.M. #1 - ARROW ON HYDRANT, NORTHWEST CORNER NORTH 15TH STREET AND EAST EUCLID.
ELEVATION -----944.60

B.M. #2 - ARROW ON HYDRANT, NORTHWEST CORNER NORTH 15TH STREET AND EAST DETROIT.
ELEVATION -----947.21



GENERAL LEGEND
PROPOSED

- PLAT BOUNDARY
- SECTION LINE
- LOT LINE
- CENTERLINE
- EASEMENT LINE
- FLARED END SECTION
- TYPE SW-501 STORM INTAKE
- TYPE SW-502 STORM INTAKE
- TYPE SW-503 STORM INTAKE
- TYPE SW-504 STORM INTAKE
- TYPE SW-505 STORM INTAKE
- TYPE SW-506 STORM INTAKE
- TYPE SW-511 STORM INTAKE
- TYPE SW-512 STORM INTAKE
- TYPE SW-513 STORM INTAKE
- TYPE SW-401 STORM MANHOLE
- TYPE SW-402 STORM MANHOLE
- TYPE SW-403 STORM MANHOLE
- TYPE SW-301 SANITARY MANHOLE
- TYPE SW-302 SANITARY MANHOLE
- TYPE SW-304 SANITARY MANHOLE
- STORM/SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- BLOW-OFF HYDRANT
- DETECTABLE WARNING PANEL
- SANITARY SEWER WITH SIZE
- SANITARY SERVICE
- STORM SEWER WITH SIZE
- STORM SERVICE
- WATER SEWER WITH SIZE
- WATER SERVICE
- PROPOSED CONTOUR
- SILT FENCE
- RIP RAP
- ADDRESS
- TEMPORARY SEDIMENT BASIN
- SEDIMENT TRAP
- DIVERSION DITCH

EXISTING

- LOT LINE
- SANITARY/STORM MANHOLE
- WATER VALVE
- FIRE HYDRANT
- STORM SEWER SINGLE INTAKE
- STORM SEWER DOUBLE INTAKE
- STORM SEWER ROUND INTAKE
- FLARED END SECTION
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB
- POWER POLE
- STREET LIGHT
- GUY ANCHOR
- ELECTRIC TRANSFORMER
- GAS METER
- TELEPHONE RISER
- SIGN
- UNDERGROUND TELEVISION
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS
- UNDERGROUND FIBER OPTIC
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- SANITARY SEWER WITH SIZE
- STORM SEWER WITH SIZE
- WATER MAIN WITH SIZE
- EXISTING CONTOUR
- TREELINE
- BUILDING SETBACK LINE
- PUBLIC UTILITY EASEMENT
- MINIMUM OPENING ELEVATION

UTILITIES:

SANITARY: CITY OF INDIANOLA
WATER: INDIANOLA MUNICIPAL SERVICES

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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
	I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA. MELISSA M. HILLS, IOWA LIC. NO. 16023 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023 PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1 - 7 (THIS SHEET ONLY)



Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884 mail@ceclac.com



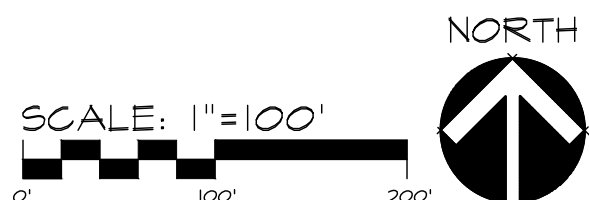
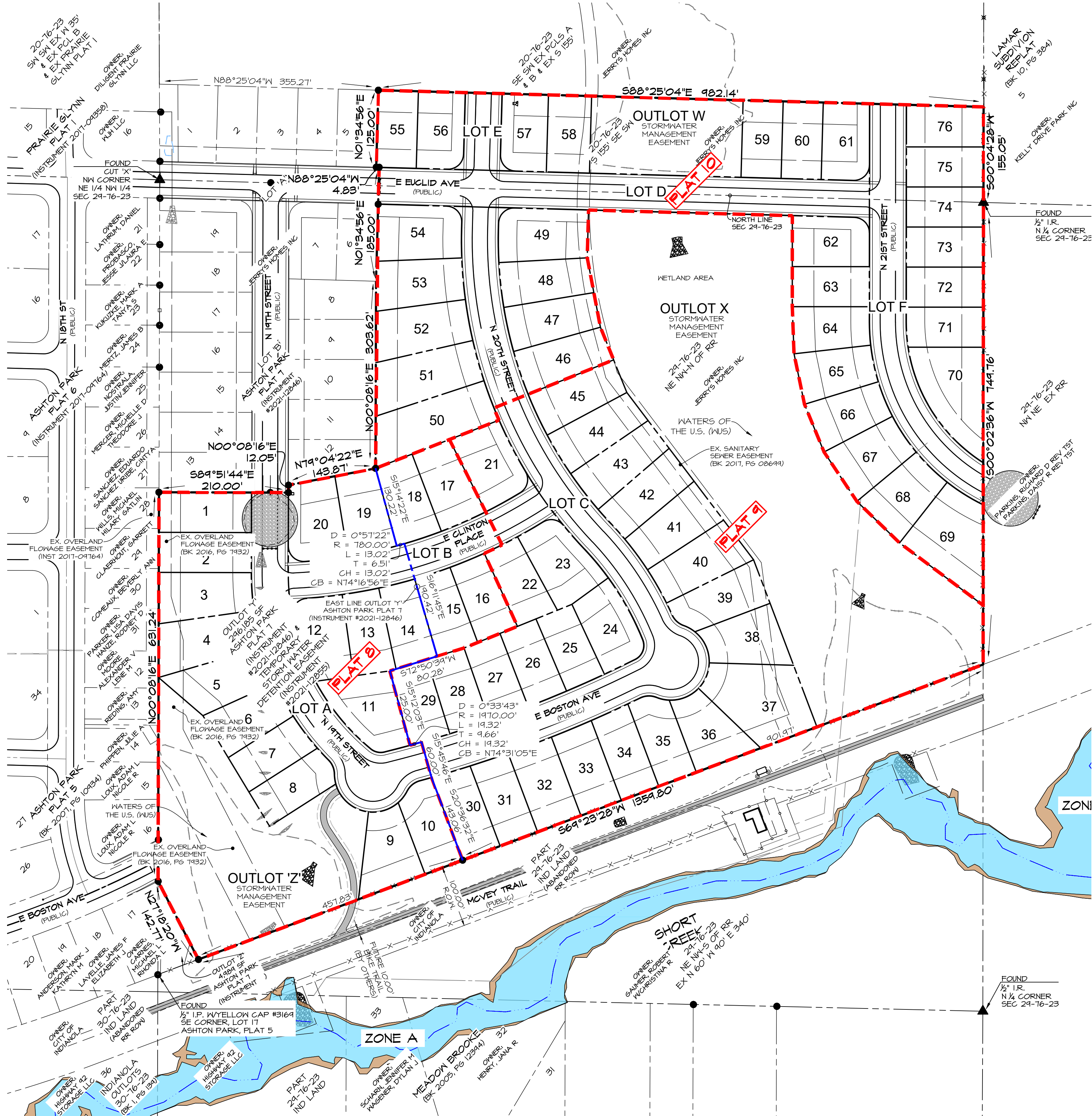
DATE:	Apr. 7, 2022
4TH SUBMIT -	04/05/2022
3RD SUBMIT -	03/22/2022
1ST SUBMIT -	11/24/2021
DATE OF SURVEY:	MARCH 2020
DESIGNED BY:	MKH
DRAWN BY:	GM

ASHTON PARK - PLATS 8, 9 & 10
INDIANOLA, IOWA

COVER

SHEET
OF 7

q:\E-FILES\8000\8609 - 3rd Drawings\Plat 02-PP-Geo-Overall.dwg, 4/7/2022 10:43:32 AM, cecmcam, 1:1



ASHTON PARK - PLATS 8, 9 & 10
INDIANOLA, IOWA

GEOMETRIC PLAN - OVERALL

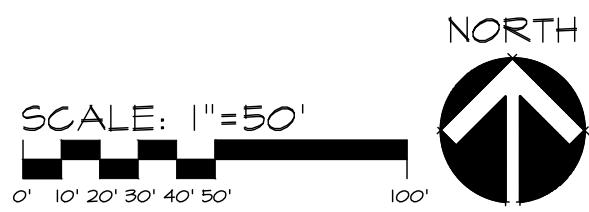
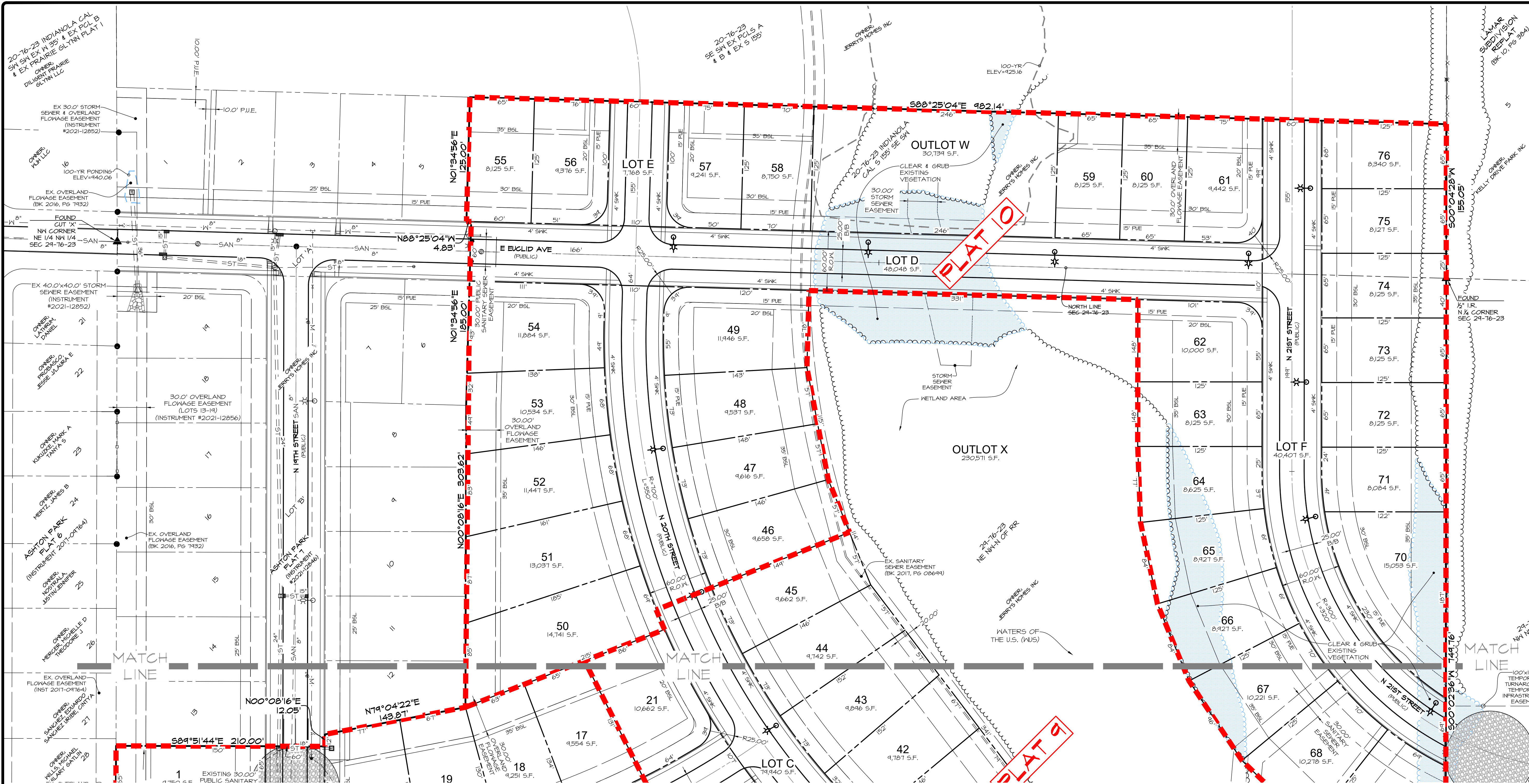
SHEET
9 of 17
E-8609

Civil Engineering Consultants, Inc.
2400 86th Street - Unit 12 - Des Moines, Iowa 50322
515.276.4884 - mail@cecinc.com

**CEC**

DATE: Apr. 7, 2022
4TH SUBMIT - 04/05/2022
3RD SUBMIT - 03/22/2022
1ST SUBMIT - 11/24/2021
DATE OF SURVEY: MARCH 2020
DESIGNED BY: MMH
DRAWN BY: CM

q:\E-FILES\8000\8609 - 3rd Drawings\Plan\03-PP-Geo.dwg, 4/7/2022 10:44:04 AM, cecum, 1:1



ASHTON PARK - PLATS 8, 9 & 10
INDIANOLA, IOWA

GEOMETRIC PLAN - NORTH

DATE: Apr. 7, 2022

4TH SUBMIT - 04/05/2022

3RD SUBMIT - 03/23/2022

1ST SUBMIT - 11/24/2021

DATE OF SURVEY: MARCH 1, 2020

DESIGNED BY: MHH

DRAWN BY: CM

9 of 1

SHEET

E-8609

Civil Engineering Consultants, Inc.

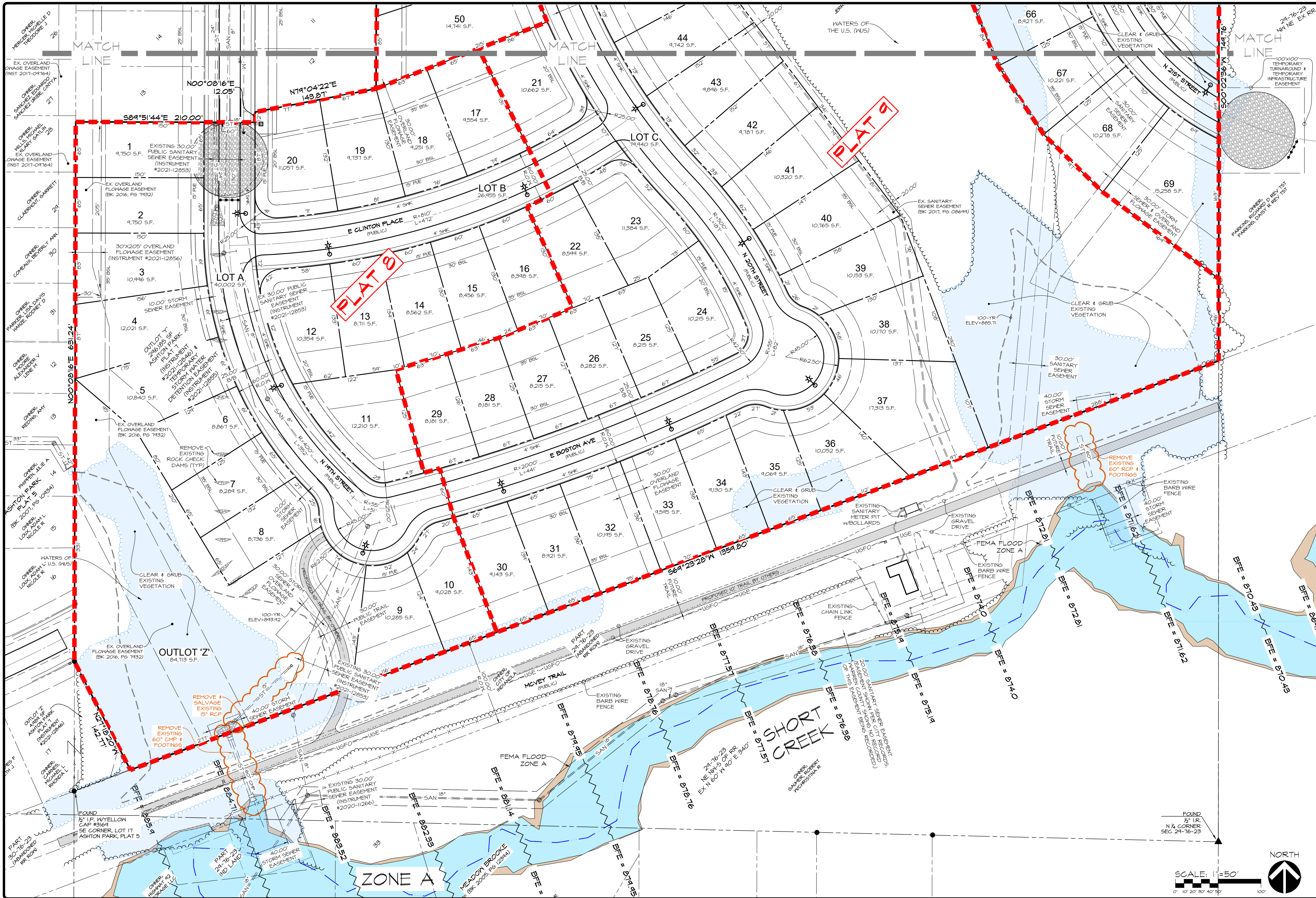
2400 86th Street, Unit 12, Des Moines, Iowa 50322

515.276.4884 mail@cecinc.com

CEC

100%
SUBDIVISION
REPLAT

q:\E-FILES\8-8000\8609 - 3rd Drawings\Plat 03-PP-CEC.dwg, 4/7/2022 10:44:07 AM, c:\arcmap, 1:1



DATE:	Apr. 7, 2022
4TH SUBMIT -	04/05/2022
3RD SUBMIT -	03/22/2022
1ST SUBMIT -	11/24/2021
DATE OF SURVEY:	MARCH 2020
DESIGNED BY:	MMH
DRAWN BY:	GM

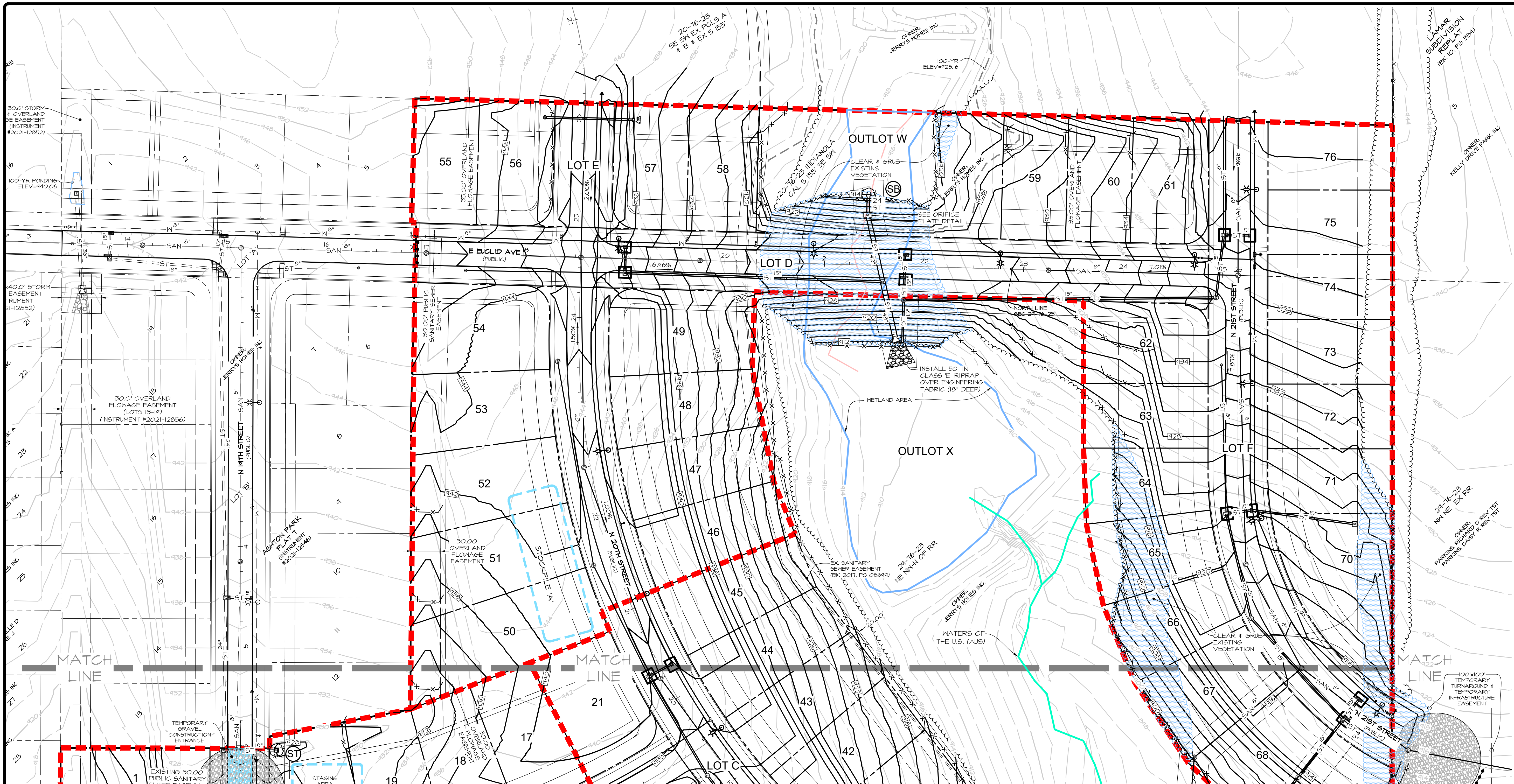
ASHTON PARK - PLATS 8, 9 & 10
INDIANOLA, IOWA
GEOMETRIC PLAN - SOUTH

SHEET
4
OF
1
E-8609

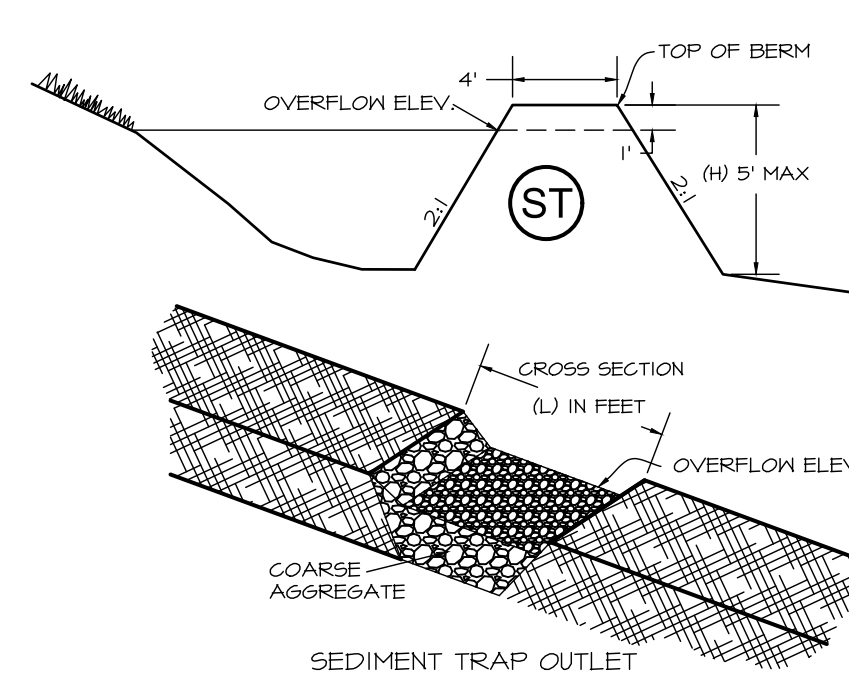
Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884, mail@cecinc.com



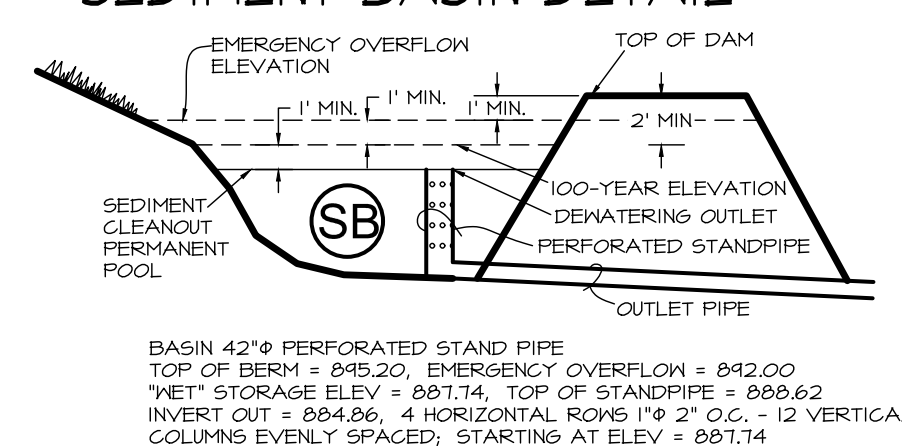
q:\E-FILES\8-8000\8609 - 3rd Drawings\Plat 05-PP-GRADING\UTL.dwg, 4/7/2022 10:45:01 AM, c:\mscsm\1:1



TEMPORARY SEDIMENT TRAP

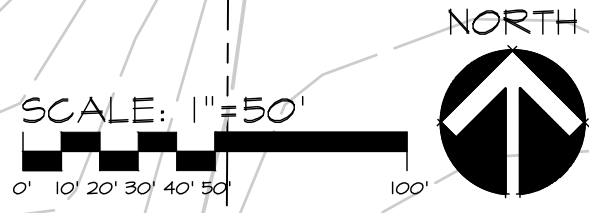
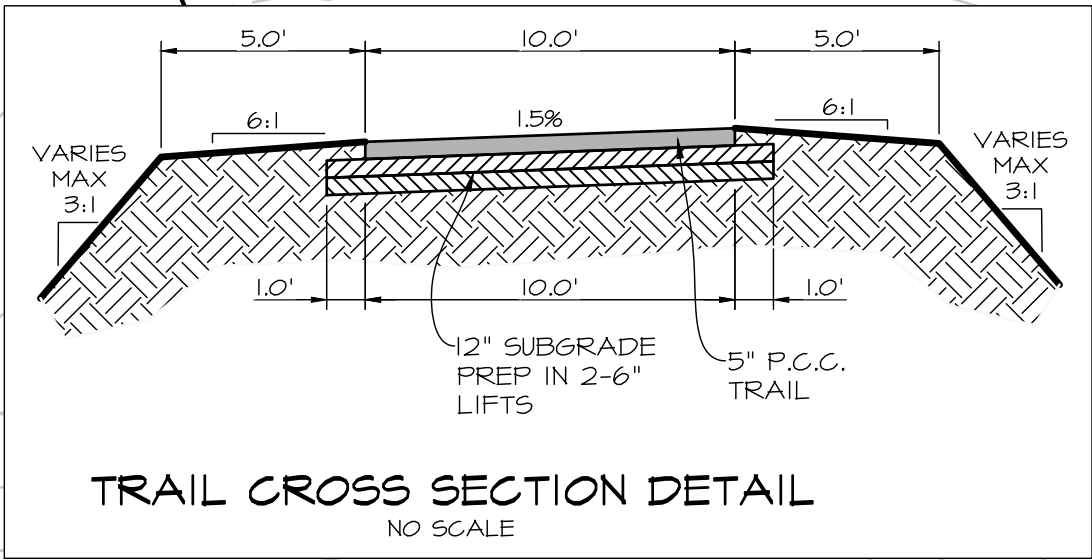
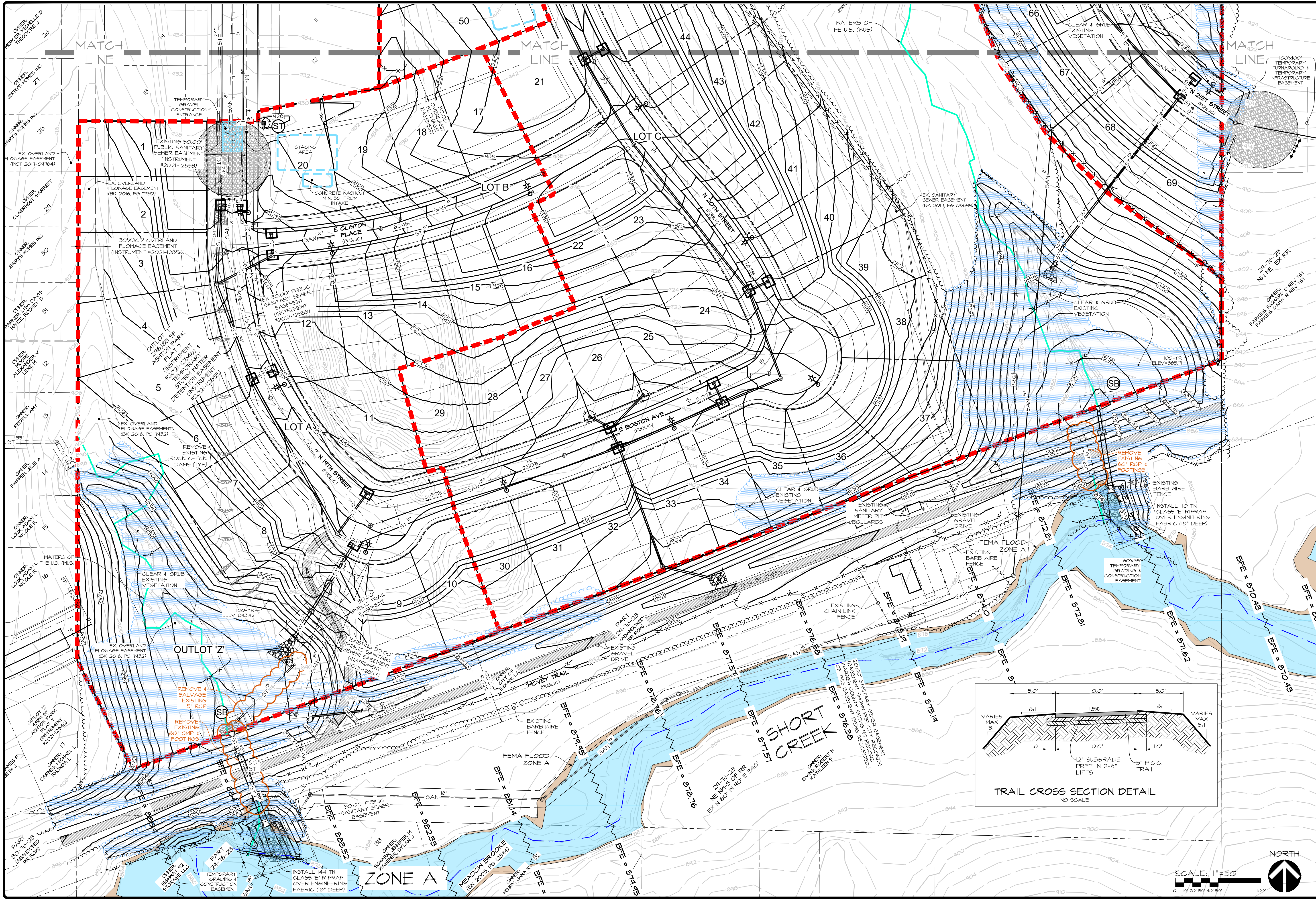


SEDIMENT BASIN DETAIL



SCALE: 1"=50'





Civil Engineering Consultants, Inc.

CEC

2400 86th Street Unit 12 Des Moines, Iowa 50322
515.276.4884 mail@cecinc.com

DATE: Apr. 7, 2022

4TH SUBMIT - 04/05/2022

3RD SUBMIT - 03/22/2022

1ST SUBMIT - 11/24/2021

DATE OF SURVEY: MARCH 2020

DESIGNED BY: MMH

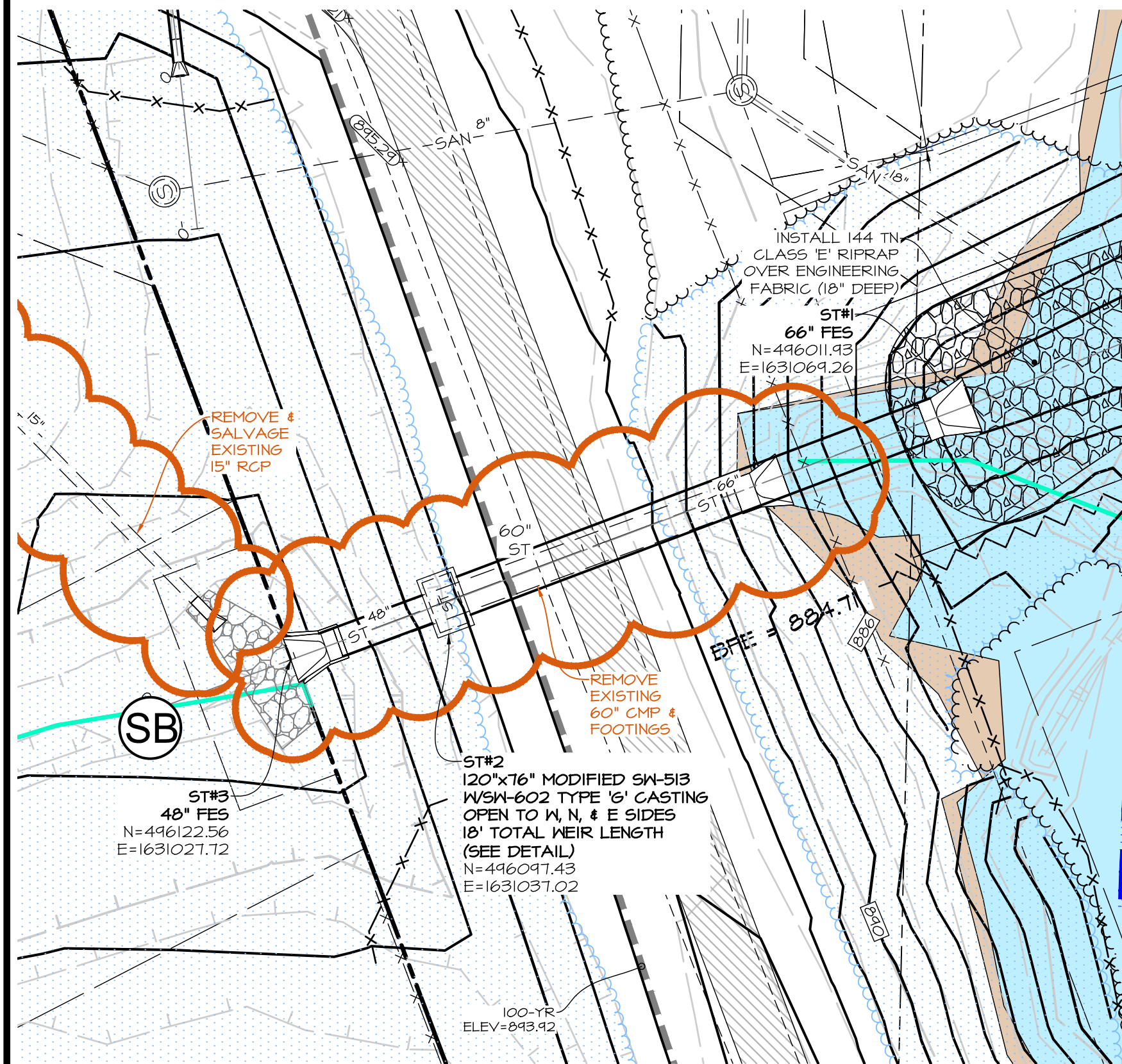
DRAWN BY: CM

ASHTON PARK - PLATS 8, 9 & 10
INDIANOLA, IOWA
GRADING - SOUTH

SHEET 6 OF 1

E-0604

q:\E-FILES\8000\8609 - Cld Drawings\Plat06-PP-POND-DETAIL.dwg, 4/7/2022 10:46:26 AM, encnam, 1:1



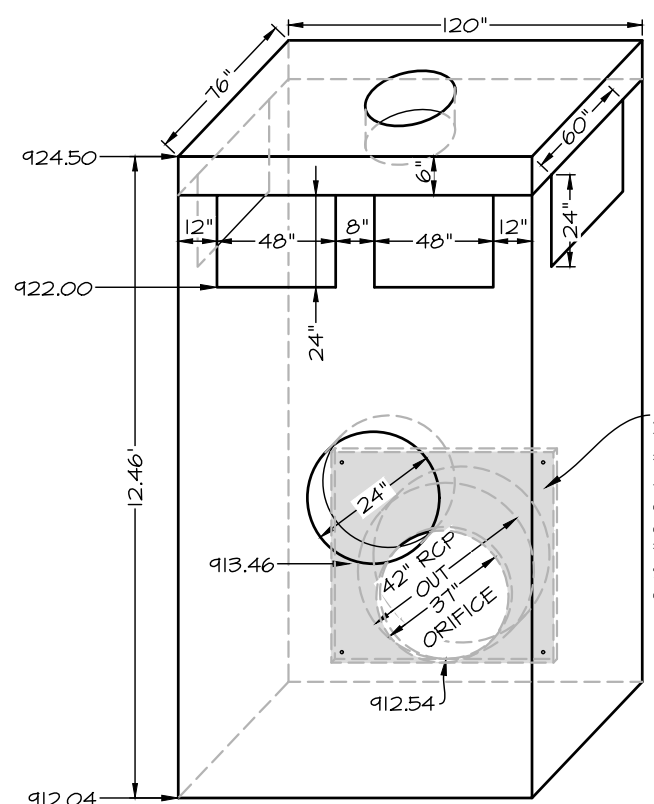
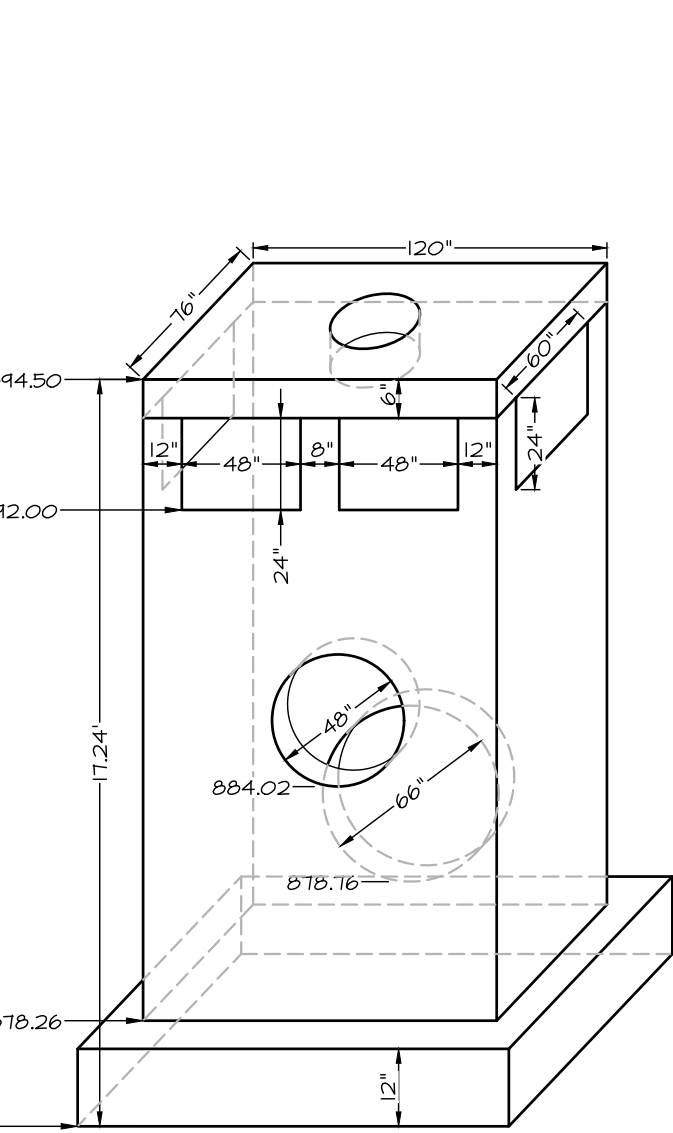
SOUTHWEST POND

SCALE: 1"=20'



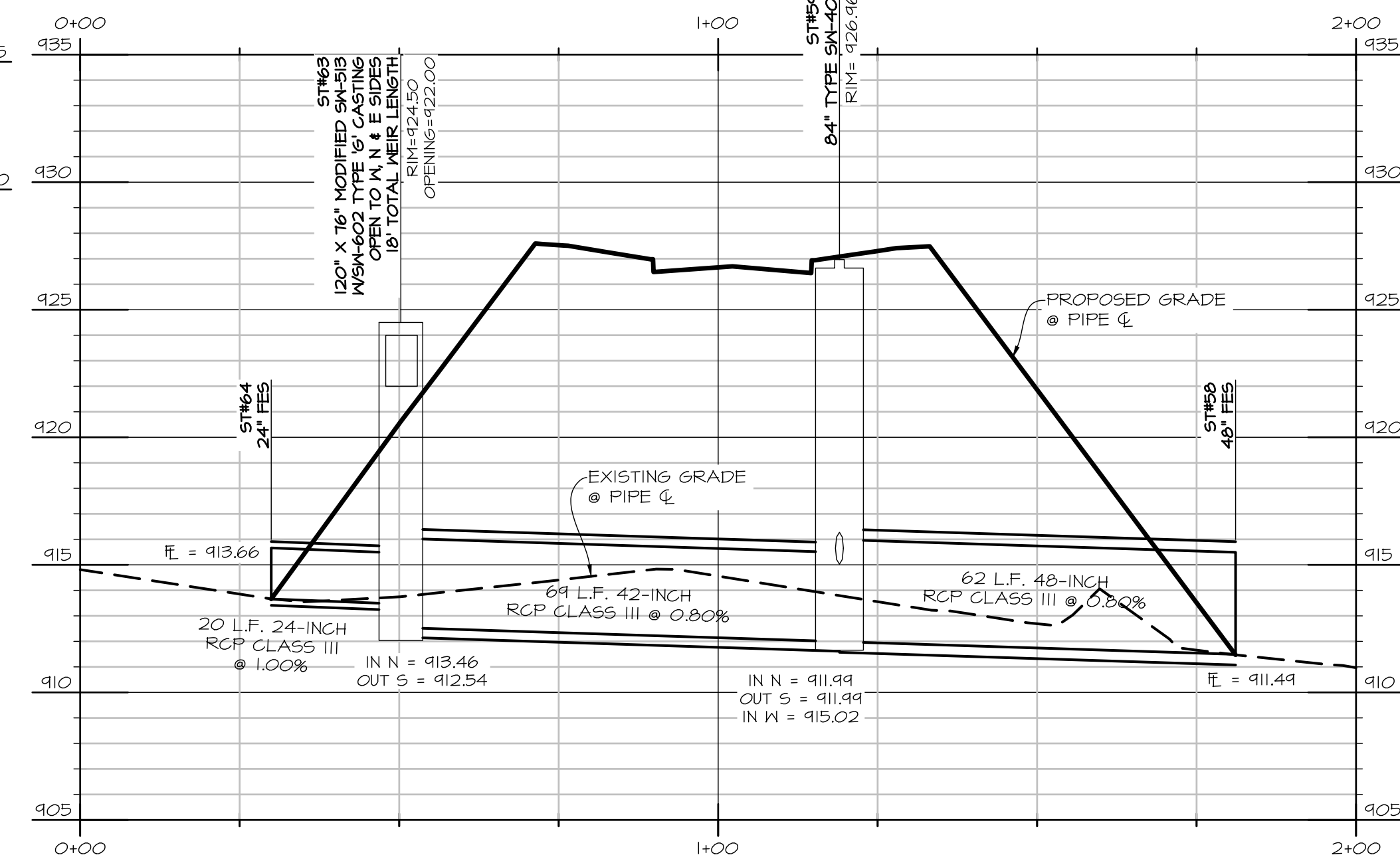
INTAKE DETAIL - ST#2

NOTE: REINFORCE 12" WALLS & 12" BASE WITH #5 REBAR @ 4" O.C. EACH FACE, CAST IN PLACE. REINFORCE TOP SLAB PER SUDAS SN-513.

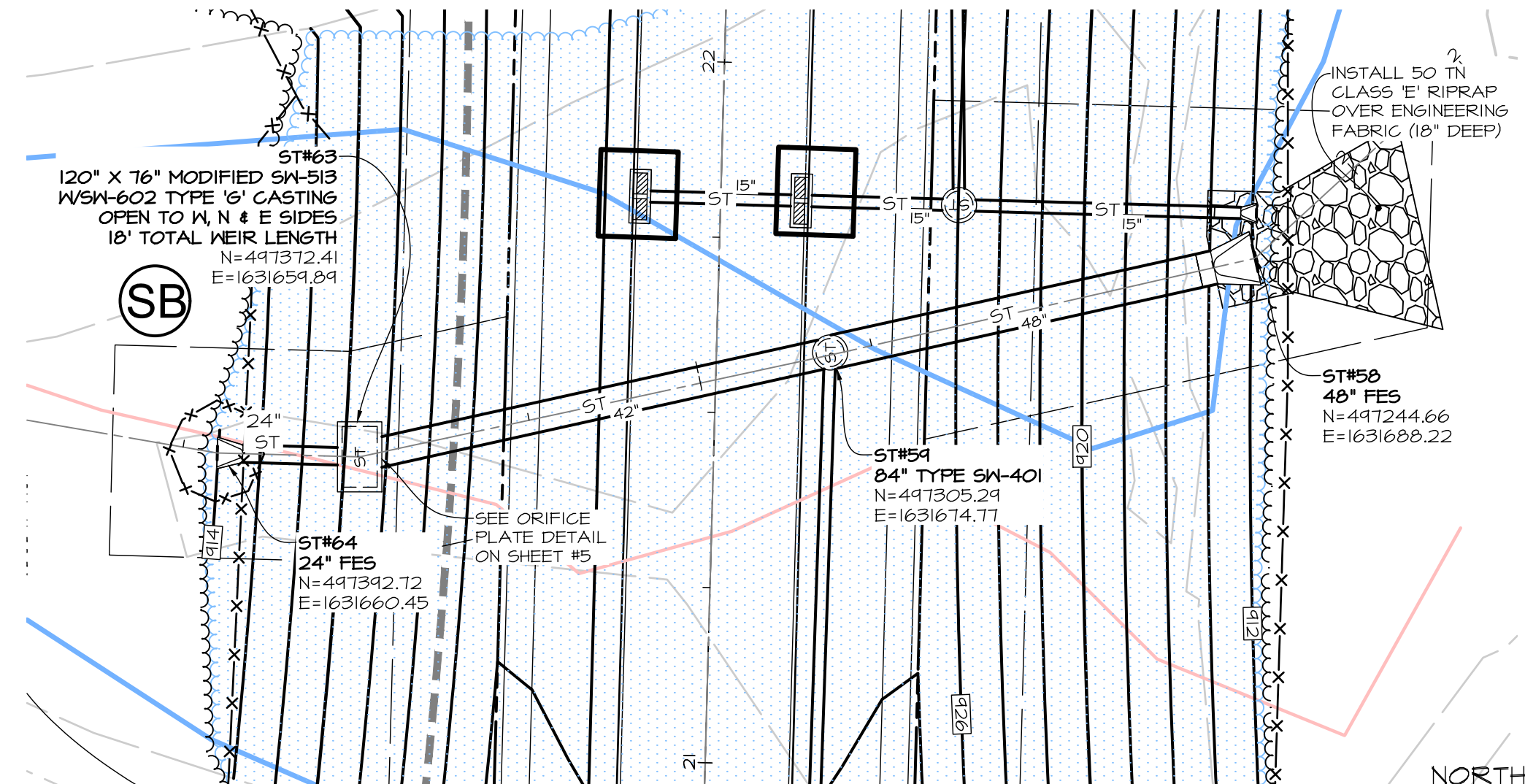


INTAKE DETAIL - ST#63

NOTE: REINFORCE 12" WALLS & 12" BASE WITH #5 REBAR @ 4" O.C. EACH FACE, CAST IN PLACE. REINFORCE TOP SLAB PER SUDAS SN-513.

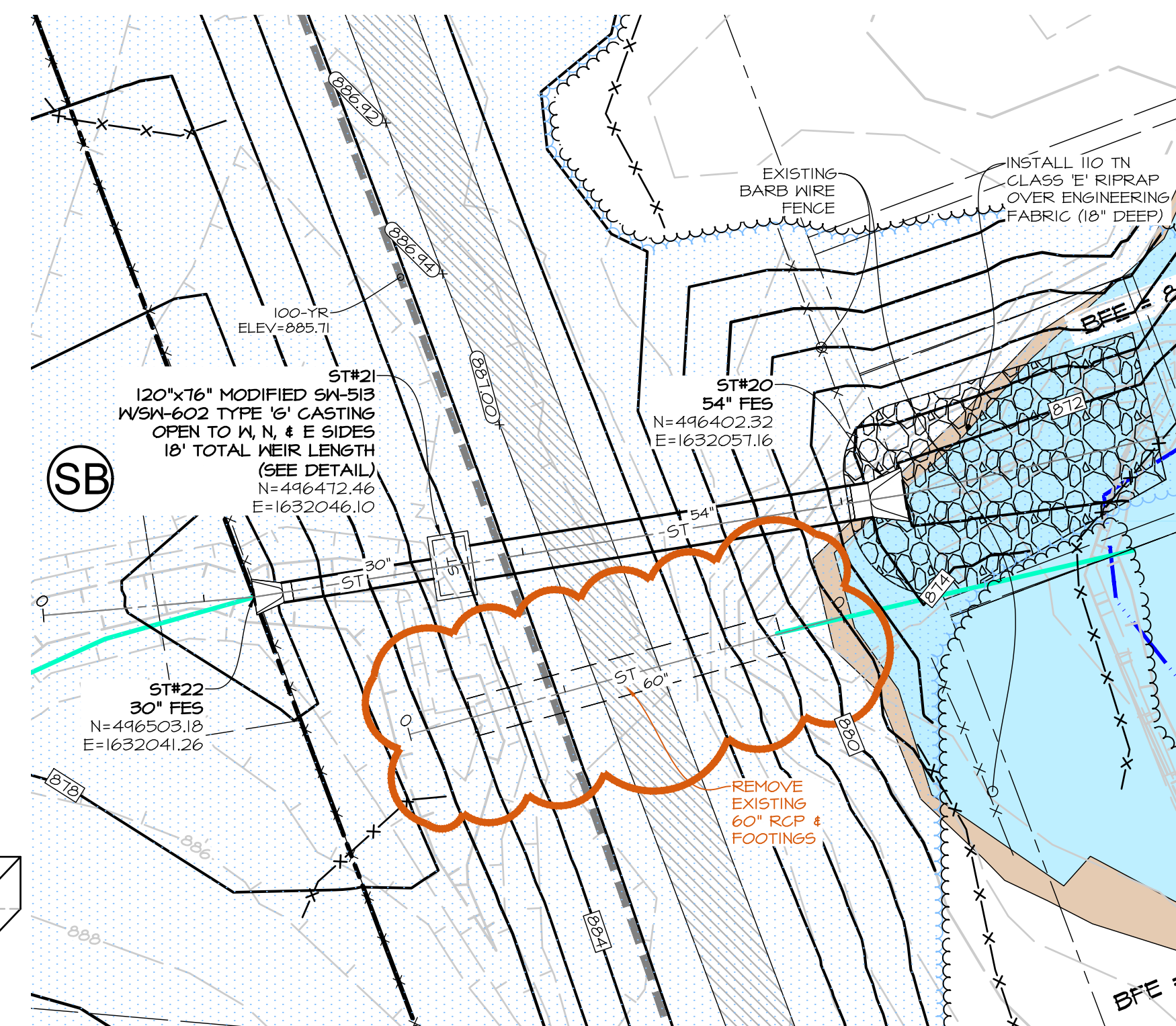


NORTH POND OUTLET STRUCTURE



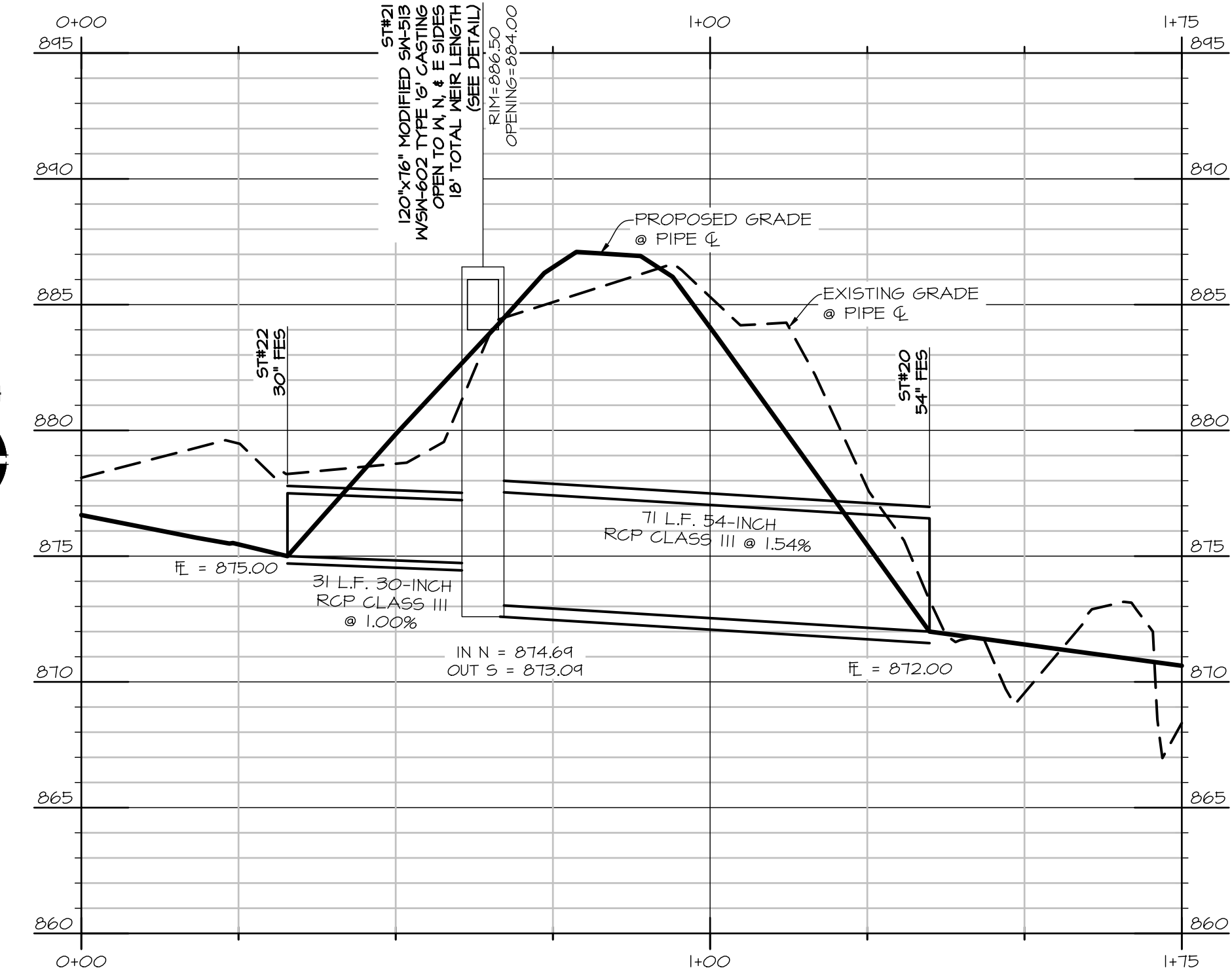
NORTH POND

SCALE: 1"=20'



SOUTHEAST POND

SCALE: 1"=20'



SOUTHEAST POND OUTLET STRUCTURE

SHEET
OF 7

ASHTON PARK - PLATS 8, 9 & 10
INDIANOLA, IOWA
POND DETAILS

DATE: Apr. 7, 2022
4TH SUBMIT - 04/05/2022
3RD SUBMIT - 03/22/2022
1ST SUBMIT - 11/24/2021
DATE OF SURVEY: MARCH 2020
DESIGNED BY: MMH
DRAWN BY: CM



Civil Engineering Consultants, Inc.
2400 86th Street Unit 12 Des Moines, Iowa 50322
515.276.4884 mail@cecinc.com

Table 1 - Wetland Summary
Williams Property
Northeast of East Boston Avenue and North 18th Street
Indianola, Iowa

Wetland	Delineated Area (acres)	Regulated Wetland Impact (acres)	Mitigation Ratio ¹	Wetland Mitigation Area (acres)	Emergent Wetland Mitigation Credits	Forested Wetland Mitigation Credits	Delineated Wetland Type
WL-1	1.27	0.22	1.0 : 1	0.22	0.22		Emergent (C&W Bank)
		0.50	1.0 : 1	0.50		0.50	Forested (C&W Bank)
Total	1.27	0.72		0.72	0.72		

¹ Mitigation Ratios were determined based on the discussion in the Mitigation Plan.

² A mitigation bank multiplier is being applied because the project is within the Secondary Service Area of the bank.

C&W Emergent Credits	\$45,000 /credit	\$9,900
C&W Forested Credits	\$55,000 /credit	\$27,500
		\$37,400

Table 2 - Waters of the U.S. Summary
Williams Property
Northeast of East Boston Avenue and North 18th Street
Indianola, Iowa

Water of the U.S. (WUS)	WUS Type	Delineated Length (feet)	Non-Regulated WUS Length (feet) ¹	Regulated WUS Impact (feet)	Stream Mitigation Calculation ²	Mitigation Bank Multiplier ³	Stream Mitigation Credits	Purpose of Impact
WUS-1A	Perennial	720		90	360	2	720	Fill
				190	665	2	1,330	Culvert
				270	810	2	1,620	New Channel
				170	680	2	1,360	Fill
WUS-1B	Perennial	130		130	520	2	1,040	Fill
WUS-2	Perennial	600		280	980	2	1,960	Culvert
				200	800	2	1,600	Fill
EF-1	Erosional Feature		210					
Total		1,450	0	1,330	4,815		9,630	

¹ Mitigation not required for non-jurisdictional WUS.

² Calculated using the Iowa Stream Mitigation Method

³ A mitigation bank multiplier is being applied because the project is within the Secondary Service Area of the bank.

Stream Mitigation Cost (Des Moines River Bank)

\$200 /credit

\$1,926,000

Q:\P\FILES\600018771_CTD Drawings\Schematic\Concept\Map_4/20/2014_2:58 PM.mxd, 1:1



DATE: Apr. 20, 21

#####

DATE OF SURVEY: #####
DESIGNED BY: MMH
DRAWN BY: MMH

WILLIAMS NORTH PROPERTY (ASHTON PARK NORTH)
INDIANOLA, IA

CONCEPTUAL PLAN #3

SHEET
OF 1

E8512

Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 • Des Moines, Iowa 50322
515.276.4884 • mail@ceclac.com

**CEC**

From: noreply@civicplus.com
Sent: Thursday, April 7, 2022 8:22 AM
To: Community Development
Subject: Online Form Submittal: Public Comment

Public Comment

Public Comment Form

Please complete this form to submit your public comment to the Community Development office. If you have any questions please contact Community Development at 515-961-9430, or email: ComDev@indianolaia.gov

First Name	Hilary
------------	--------

Last Name	Wills
-----------	-------

Street Address	400 N 18th St Hilary Wills
----------------	----------------------------------

Apt / Suite Number	Field not completed.
--------------------	----------------------

City	Indianola
------	-----------

State	IA
-------	----

Zip Code	50125
----------	-------

Email Address	angle31764@gmail.com
---------------	--

Agenda Information

- Please indicate the date of the meeting your comment relates to. The type of comment you are submitting. The Agenda item number and title as it appears on the published agenda.

Agenda Date	4/12/2022
-------------	-----------

My comment applies to:	Public Comment (item not listed on the agenda)
------------------------	--

Agenda Item Number & Title	Field not completed.
----------------------------	----------------------

Public Comment	Jerry'sHomes-Ashton Park Plats 8-10: When my husband and I purchased our home, we were so happy to see that this area was called a 'green space'. There are many lots still undeveloped by this builder and I propose this remain a green space, making it more accessible from the bike/walking trail.
----------------	---

We have many developments, but never enough open space within developments. Plant wildflowers, prairie grasses. We do not need to build on every square inch of Indianola. Many families sat on the hill during the balloon festival. Please see it for yourselves and REJECT this request.

Email not displaying correctly? [View it in your browser.](#)

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



MEMORANDUM

To: Planning and Zoning Commission

From: Charlie Dissell, Community and Economic Development Director

Date: April 12, 2022

Subject: Consider recommendation on request for approval of a Preliminary Plat for Prairie Glynn Plat 4.

Recommendation:

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

1. Remaining items listed on the review of the SWMP by Snyder and Associates be satisfied upon submittal of the public improvement plans.

Attachments:

1. 1- Staff Report_PrelimPlat
2. 2- Prairie Glynn PP App
3. 3- Prairie GLynn Plat 4 PP_03302022



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: April 12, 2022

Agenda Item: 7.B. Consider recommendation on request for approval of a Preliminary Plat for Prairie Glynn Plat 4.

Application Type: Preliminary Plat

Applicant: Tim Portzen of Dilligent Prairie Glynn, LLC

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

Comprehensive Plan Designation: Neighborhood Mixed Use and Low / Medium Density Residential

Application Summary: Request for preliminary plat approval of a 29-lot residential subdivision.

AERIAL MAP



APPLICABLE CODE SECTIONS

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

170.05 PRELIMINARY PLATTING PROCEDURE.

1. The owner or developer of any tract of land to be subdivided shall cause a preliminary plat to be prepared, a plat of the subdivision containing the information specified herein and shall file twelve (12) copies and an electronic copy with the Clerk.
2. Preliminary plats shall be filed with the Clerk at least fifteen (15) days prior to scheduled Commission meetings. Adjoining property owners shall be notified of preliminary plats by first class mail at least ten (10) days prior to Commission meetings.
3. The Clerk shall immediately transmit three (3) copies of the preliminary plat to the Commission for study and recommendation.
4. The Commission shall examine the plat as to its compliance with this chapter, and the comprehensive plan of the City and shall have thirty (30) days to submit a recommendation to the Council provided that the owner or

developer may agree to an extension of time not to exceed sixty (60) days. A copy of the recommendation shall be forwarded to the owner or developer.

5. The Council, upon receipt of the Commission's recommendation, or after thirty (30) days, or any extension thereof shall have passed, shall by resolution grant approval or reject the preliminary plat. If the preliminary plat is rejected, the Council will advise the owner or developer of any changes which are desired or should have consideration before approval will be given. Upon making such changes, the developer may resubmit the preliminary plat for approval by the Commission and the Council. Approval of the preliminary plat by the Council shall constitute approval to proceed with the preparation of the final plat but shall not be deemed approval of the subdivision.

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

1. A location map showing:
 - A. The subdivision name.
 - B. An outline of the area to be subdivided.
 - C. The existing streets and public or community utilities, if any, on adjoining property.
 - D. North point and scale.
2. A preliminary plat of the subdivision drawn to the scale of fifty (50) feet to one (1) inch, provided that if the resulting drawing would be over thirty-six (36) inches in its shortest dimension, a scale of one hundred (100) feet to one (1) inch may be used, said preliminary plat to show:
 - A. The legal description, acreage and the name of the proposed subdivision.
 - B. The name and address of the owner.
 - C. The name of the person who prepared the plat, and the date thereof.
 - D. The location of existing lot lines, streets, public utilities, water mains, sewers, drainpipes, culverts, watercourses, bridges, railroads and buildings in the proposed subdivision.
 - E. Contours at vertical intervals of not more than two (2) feet, based upon City datum, except that where the slope of the land exceeds twenty-five percent (25%), five (5) foot intervals shall be sufficient.
 - F. The location and widths, other dimensions and names of the proposed streets, utility easements and other open spaces or reserved areas.
 - G. A statement concerning the location and approximate size or capacity of utilities proposed to be installed.
 - H. Tract boundary lines showing dimensions, bearings, angles, and references to known lines or bench marks.
 - I. The names and addresses of adjacent property owners.
 - J. Proposed building lines.
 - K. Grades of proposed streets.
 - L. A cross-section of the proposed streets showing the roadway location, type and width of surfacing, the type drainage and other improvements to be installed.
 - M. The location of proposed wells and/or water mains and sewage disposal system if a public or community system is used.
 - N. The drainage of the land including proposed storm sewers, ditches, culverts, bridges and other structures.
 - O. North point and graphic scale.
 - P. The location and dimension of sidewalks to be installed.
 - Q. Indicate the current Iowa Department of Natural Resources requirement in a note placed on the plat, if applicable.
 - R. Indicate current flood zones as determined by FEMA with the platted area.

170.11 DESIGN STANDARDS — STREETS.

1. General Considerations that must comply with the current Iowa Statewide Urban Design Standards for Public Improvements ("SUDAS").
 - A. The street and alley layout shall provide access to all lots and parcels of land within the subdivision.
 - B. Street jogs of less than 150 feet shall be avoided.
 - C. Cul-de-sacs shall not exceed 700 feet in length.

- D. New subdivisions shall make provisions for continuation and extension of thoroughfares and collector streets and roads.
- E. No dead-end streets will be permitted except at subdivision boundaries and in no event shall any dead-end street be in excess of 500 feet.
- F. Thoroughfare and collector streets in a subdivision shall extend through to the boundaries thereof, unless a terminal point within the subdivision is shown in the master street plan.
- G. Alleys shall be discouraged in residential areas but shall be provided in commercial and industrial areas unless other suitable public or private access to loading and service areas is provided.
- H. Intersection of road centerlines shall be between 80 degrees and 100 degrees.
- I. Intersection of more than two (2) streets at a point shall not be permitted.
- J. Where parkways or special types of streets are proposed, the Commission may apply special standards for the design of such parkways or streets.
- K. Proposed streets that are extensions of or in alignment with existing streets shall bear the name of the existing street. Names of new streets shall avoid duplication of or similarity to existing names of streets, or public and semi-public buildings and areas.
- L. Streets, avenues, places and courts shall be named in the following manner:

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

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

170.12 DESIGN STANDARDS — BLOCKS.

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

170.13 DESIGN STANDARDS — LOTS.

1. All lots shall abut on a street or place. Corner lots which abut on a thoroughfare or collector street shall have a minimum radius of 25 feet at the intersection.
2. Sidelines of lots shall approximate right angles to straight street lines and radial angles to curbed street lines except where a variation will provide better lot layout.
3. Lots with double frontage shall be avoided, except in specific locations where good planning indicates their use. In that event a planting screen shall be provided along the rear of the lot.
4. Corner lots shall not be less than 80 feet in width and interior lots shall not be less than 70 feet in width at the building line.
5. Lot depth shall not exceed 2½ times the width.
6. No lot shall have less area than required by the Zoning Ordinance for the district in which it is located.

170.14 EASEMENTS.

1. Easement not less than 15 feet in width shall be provided along each side of the front yard lot lines of all lots, and in the case of corner lots, the side street yard, and along such other lot liens as may be required by public and private utility companies.
2. Easements of greater width may be required for trunk lines, pressure lines, open drainage courses or high voltage lines and shall be provided as determined by the utility or Council.
3. Utility easements shall convey to the City, its successors and assigns, the perpetual right within the areas shown on the plat and described in the easement, to construct, reconstruct, operate and maintain electric lines consisting of poles, wires, cables, conduits, fixtures, anchors and other similar equipment, including the right to trim or remove trees within such areas where necessary to secure a clearance of 4 feet from the wires or poles, together with the right to extend to any telephone, telegraph, electric or power company, the right to use separately or jointly with the City, the areas included in the easement for the purposes above enumerated.

170.15 PARKS, SCHOOL SITES AND PUBLIC AREAS.

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

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

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

170.18 PLANNED DEVELOPMENTS.

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

170.19 SANITARY SEWERS. The subdivider shall at the subdivider's expense provide the subdivision with a complete sanitary sewer system including all necessary pumping stations, force mains, pumping equipment and other appurtenances, which shall connect with a sanitary sewer outlet or treatment facility approved by the Council. The

sewers shall extend to the subdivision boundaries as necessary to provide for the extension of the sewers by adjacent property. Where sewers in excess of fifteen (15) inches in diameter are required, the additional cost shall be borne by the City.

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

170.21 STORM DRAINS.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ANALYSIS

The preliminary plat submitted shows 29 residential lots and four (4) street lots, which would be dedicated to the City. This development provides a gross density of 2.72 units per acre and a net density of 3.41 units per acre.

East Girard Avenue, which is currently planned to be stubbed in on the east side of the Prairie Glynn Plat 3 subdivision (currently in development), will be extended through this development, where it will be stubbed in on the east boundary. North 18th Street, which is currently stubbed in on the north side of the existing Prairie Glynn Plat 1 subdivision, will be extended north through with this development where it will terminate in a cul-de-sac on the north side. This development proposes to add East Franklin Place, a cul-de-sac, as well.

Staff has reviewed the plat as to its conformance to the regulations listed herein. Snyder and Associates has also provided professional assistance to the Commission in its review of the development's stormwater management plan (SWMP). There are outstanding comments to be addressed on the SWMP; however, staff is confident that those remaining comments can be addressed during the review of the public improvement plan documents for this subdivision, and that the current proposed layout would not be affected by any needed changes to the SWMP.

Letters were mailed to property owners within 200 feet of this property on March 31, 2022.

ALTERNATIVES

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

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

RECOMMENDATION

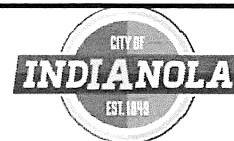
Staff recommends that the City of Indianola Planning and Zoning Commission move alternative 2, recommending the preliminary plat be approved, with the following conditions:

1. Remaining items listed on the review of the SWMP by Snyder and Associates be satisfied upon submittal of the public improvement plans.

LAND DIVISION APPLICATION

Community Development

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



PROPERTY OWNER

(Last Name) Diligent Prairie Glynn, LLC
(First Name) _____
(Address) 12119 Stratford Dr. Ste B
(City) Clive (State) IA (Zip) 50325
(Phone) 515-309-0705 (Email) _____

APPLICANT (if not Property Owner)

(Last Name) Portzen
(First Name) Tim
(Address) 12119 Stratford Dr. Ste B
(City) Clive (State) IA (Zip) 50325
(Phone) 515-222-1347 (Email) _____

☐ PLAT OF SURVEY

Submittal Requirements:

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

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

☒ PRELIMINARY PLAT

Submittal Requirements:

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

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

☐ FINAL PLAT

Submittal Requirements:

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

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

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

Signature _____

Name (printed) Tim Portzen

Date 1/14/22

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

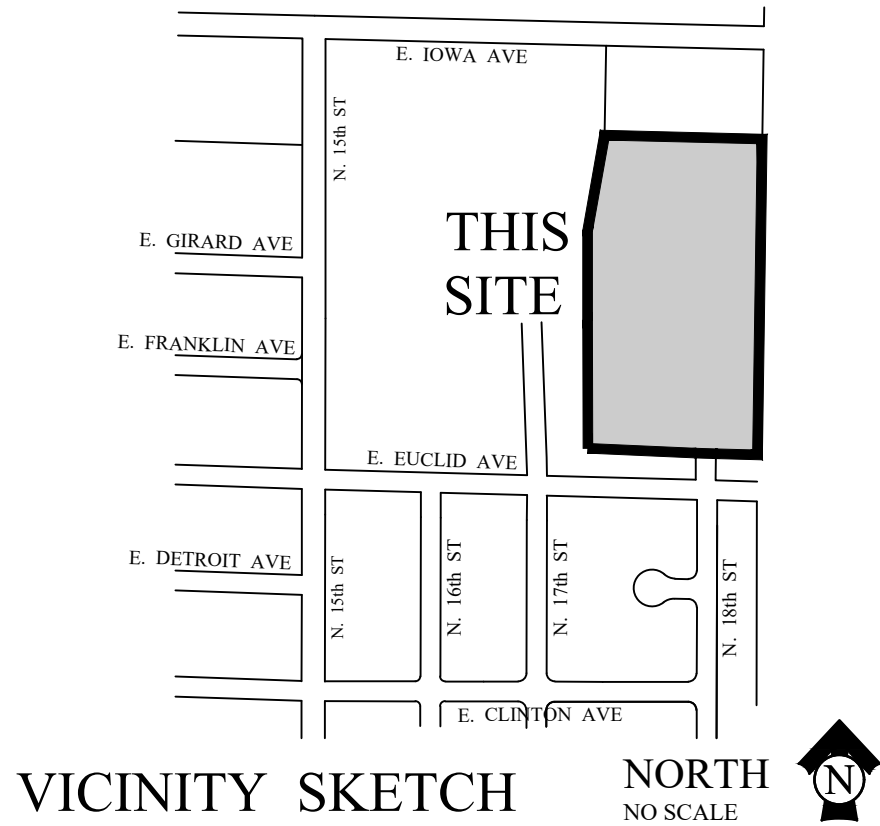
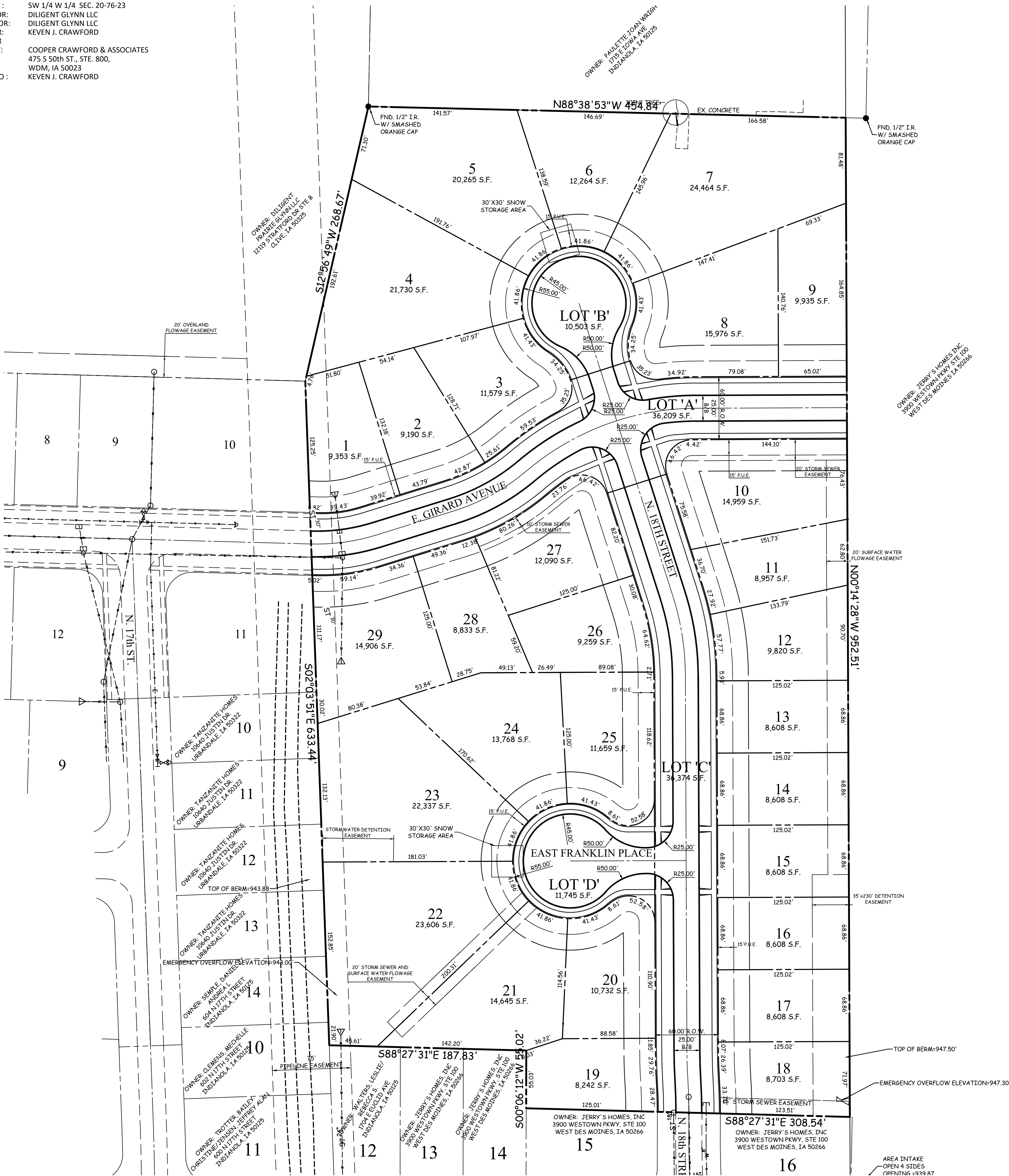
Date Received: _____

Receipt No: _____

Receipt Amount: _____

INDEX LEGEND

LOCATION: SW 1/4 W 1/4 SEC. 20-76-23
REQUESTOR: DILIGENT GLYNN LLC
PROPRIETOR: DILIGENT GLYNN LLC
SURVEYOR: KEVEN J. CRAWFORD
COMPANY: COOPER CRAWFORD & ASSOCIATES
475 S 50th ST., STE. 800,
WDM, IA 50023
RETURN TO: KEVEN J. CRAWFORD



- NOTES
- LOT A TO BE DEDICATED TO THE CITY FOR USE AS PUBLIC STREETS AFTER PLAT APPROVAL AND IN CONJUNCTION WITH PLAT RECORDING.
 - INSTALLATION OF PUBLIC SIDEWALK TO OCCUR AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT. SIDEWALKS ARE REQUIRED ON BOTH SIDES OF THE STREET.
 - THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000.
 - EACH LOT IN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 5,000.
 - ALL LOT CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.
 - BEARINGS BASED ON AN ASSUMED BEARING.
 - M.P.E.'S SHOWN ON THE PLAT ARE CERTIFIED BY BRAD COOPER, PROJECT ENGINEER.

MINIMUM PROTECTION ELEVATIONS (M.P.E.)

LOT	M.P.E.
1	N/A
2	N/A
3	N/A
4	N/A
5	N/A
6	N/A
7	N/A
8	N/A
9	N/A
10	959.00
11	958.00
12	956.00
13	955.00
14	953.50
15	952.00
16	948.03
17	948.03
18	948.03
19	943.90
20	943.90
21	943.90
22	943.90
23	943.90
24	943.90
25	943.90
26	943.90
27	943.90
28	943.90
29	943.90

PRELIMINARY PLAT
PRAIRIE
GLYNN PLAT 4

OWNER / DEVELOPER
DILIGENT PRAIRIE GLYNN LLC
12119 STRATFORD DR.
CLIVE, IA 50325
515-309-0705
ZONING
R2 - SINGLE FAMILY RESIDENTIAL ATTACHED ZONING DISTRICT
SETBACKS
FRONT YARD: 30'
REAR YARD: 35'
SIDE YARD: 18' TOTAL, 8' MIN.
UTILITIES
SANITARY SEWER - CITY OF INDIANOLA
WATER - INDIANOLA MUNICIPAL UTILITIES

LEGAL DESCRIPTION
A PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 20, TOWNSHIP 76 NORTH, RANGE 23 WEST OF THE 5th P.M., CITY OF INDIANOLA, WARREN COUNTY, IOWA, THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING IN THE NORTHEAST CORNER OF PRAIRIE GLYNN PLAT 3, AN OFFICIAL PLAT, CITY OF INDIANOLA, WARREN COUNTY, IOWA; THENCE, N12°56'49"E 268.67 FEET TO THE SOUTHWEST CORNER OF PARCEL 'B' AS RECORDED IN BOOK 2013 PAGE 541 IN THE WARREN COUNTY RECORDER; THENCE, S88°38'53"E 454.84 FEET ALONG THE SOUTH SIDE OF SAID PARCEL 'B' TO THE EAST LINE OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 20; THENCE, S00°14'28"E 952.51 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION TO THE NORTHEAST CORNER OF PRAIRIE GLYNN PLAT 1, AN OFFICIAL PLAT, CITY OF INDIANOLA, WARREN COUNTY, IOWA; THENCE, N88°27'31"W 308.54 FEET ALONG THE NORTH LINE OF SAID PLAT, TO THE NORTHWEST CORNER OF LOT 14 OF SAID PLAT; SAID POINT BEING ON THE EAST LINE OF LOT 14 OF SAID PLAT; THENCE, N00°06'12"E 55.02 FEET ALONG THE EAST LINE OF SAID LOT 14 TO THE NORTHEAST CORNER OF SAID LOT 14; THENCE, N88°27'31"W 187.83 FEET ALONG THE NORTH LINE OF SAID PLAT TO THE EAST LINE OF PRAIRIE GLYNN PLAT 2, AN OFFICIAL PLAT, CITY OF INDIANOLA, WARREN COUNTY, IOWA; THENCE, N02°03'51"W 633.44 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 10.678 ACRES MORE OR LESS.
SAID TRACT OF LAND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

LEGEND

EXISTING/PROPOSED

	PLAT BOUNDARY
	ST 18"
	SAN 18"
	W 8"
	STORM SEWER & SIZE
	SANITARY SEWER & SIZE
	WATER MAIN & SIZE
	MANHOLE
	STORM INTAKE
	FIRE HYDRANT
	VALVE
	F.E.S.
	EXISTING CONTOURS
	PROPOSED CONTOURS
	SILT FENCE OR APPROVED FILTRATION SOCK

CERTIFICATIONS

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

BRADLEY R. COOPER, IOWA LICENSE NO. 12980
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021

PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1-3

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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

KEVEN J. CRAWFORD, PLS. IOWA LICENSE NO. 13156
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020

PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1-3

COOPER CRAWFORD & ASSOCIATES, L.L.C.
CIVIL ENGINEERS
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 2-15-2022
REVISIONS: 3-18-2022

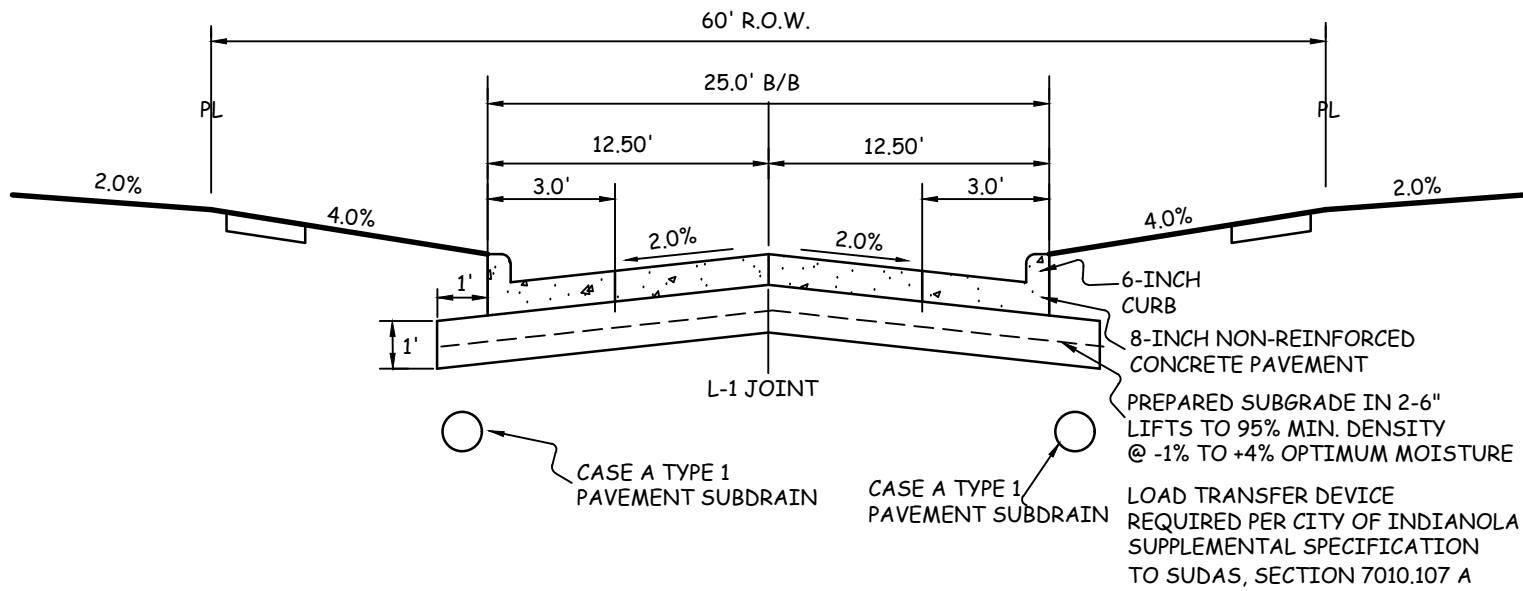
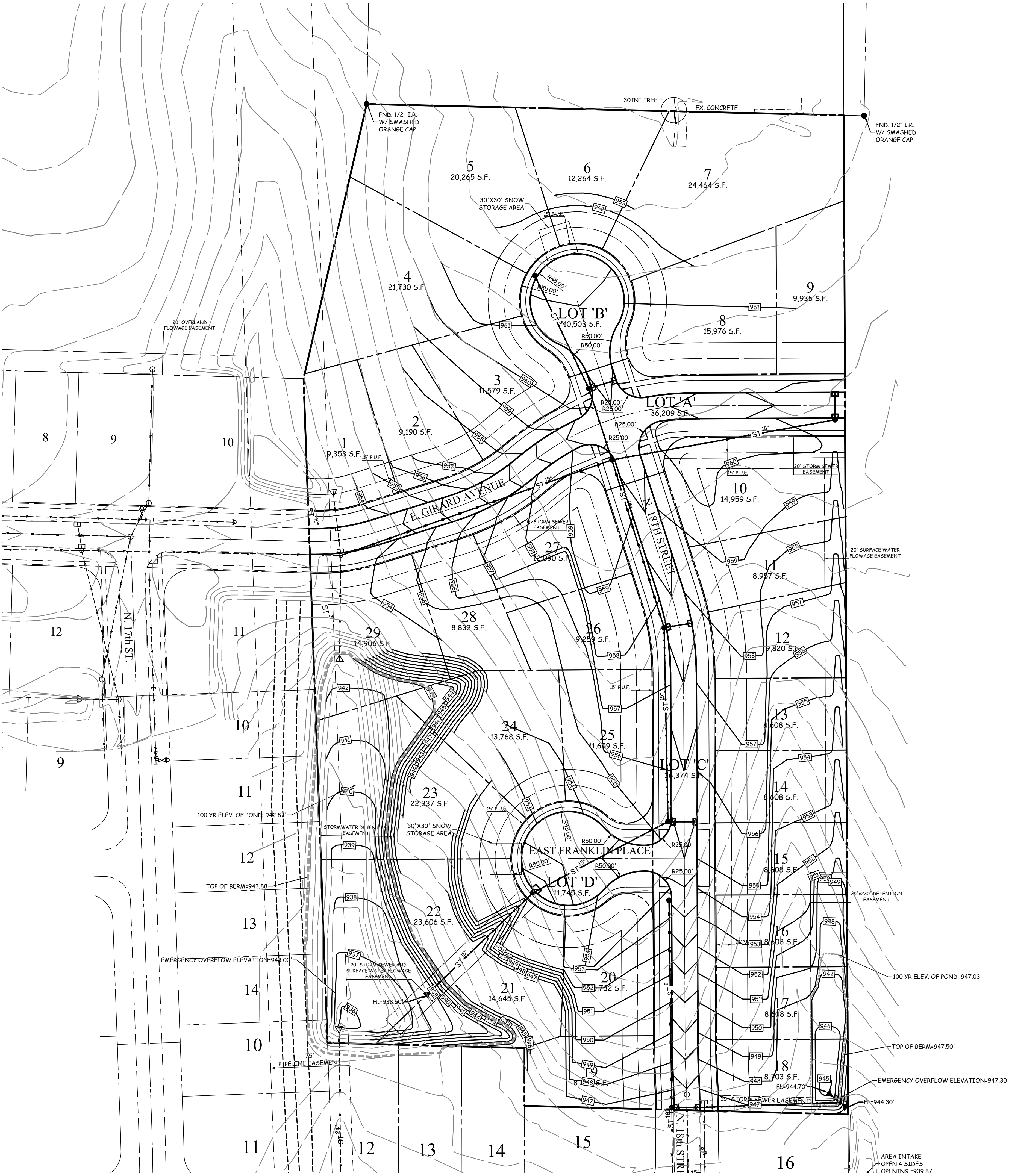
JOB NUMBER
CC 2446

DIMENSIONS
PRAIRIE GLYNN PLAT 4

SHEET 1 of 3



PRELIMINARY PLAT
PRAIRIE
GLYNN PLAT 4



TYPICAL 25' B/B CROSS SECTION
NO SCALE

LEGEND
EXISTING/PROPOSED

—	PLAT BOUNDARY
— ST 18"	STORM SEWER & SIZE
— SAN 8"	SANITARY SEWER & SIZE
— W 8"	WATER MAIN & SIZE
○	MANHOLE
⊕	STORM INTAKE
⊕	FIRE HYDRANT
⊕	VALVE
⊕	F.E.S.
— 990	EXISTING CONTOURS
— 990	PROPOSED CONTOURS
✕	SILT FENCE OR APPROVED FILTRATION SOCK

COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 2-15-2022
REVISIONS:

JOB NUMBER
CC 2446

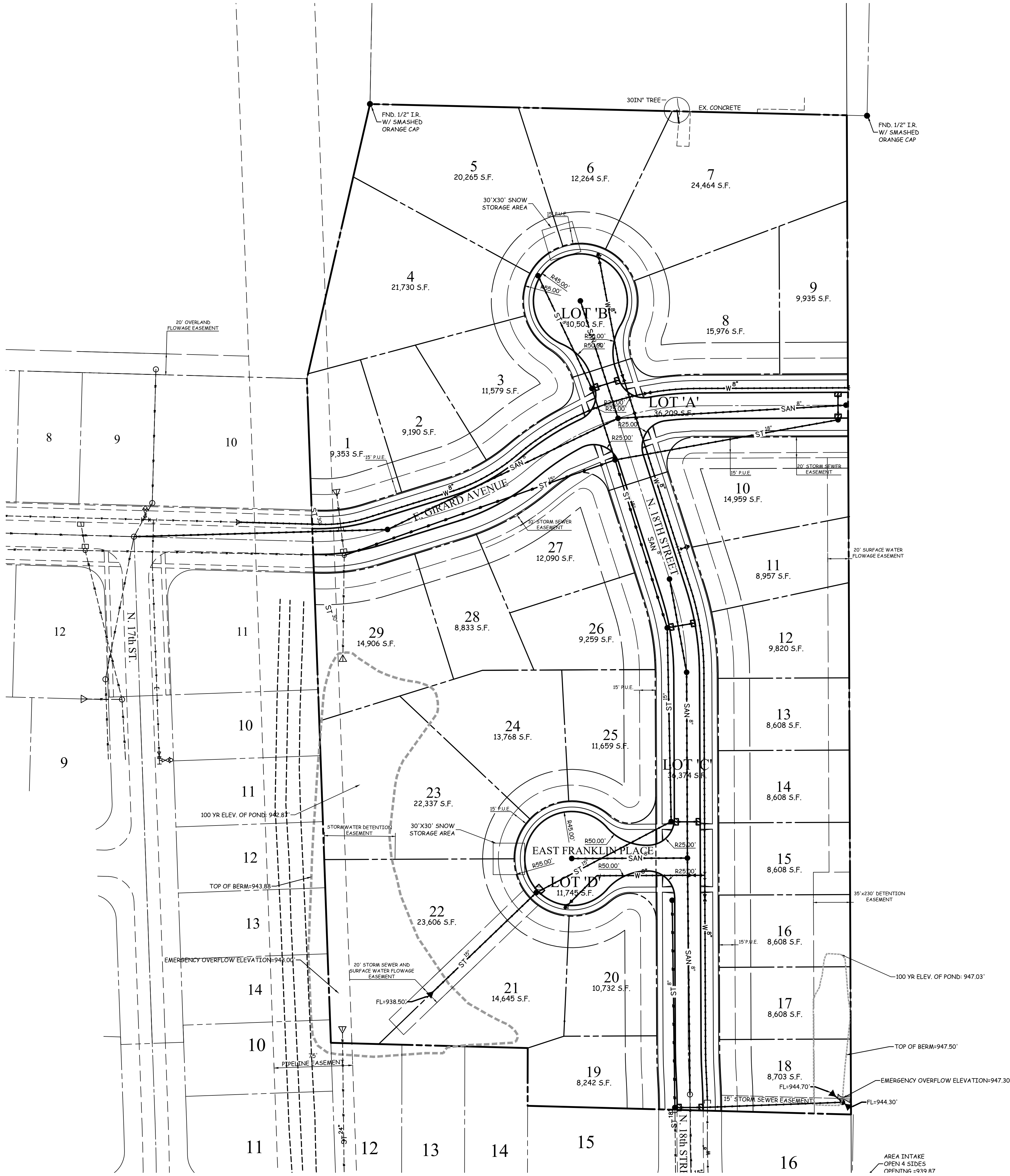
APPROVED: (X-X-2003) INITIALED: XXX AS-BUILT: (X-X-2003)

GRADING PLAN
PRAIRIE GLYNN PLAT 4

SHEET
2 of 3



PRELIMINARY PLAT
PRAIRIE
GLYNN PLAT 4



LEGEND
EXISTING/PROPOSED

—	PLAT BOUNDARY
— ST 18"	STORM SEWER & SIZE
— SAN 8"	SANITARY SEWER & SIZE
— W 8"	WATER MAIN & SIZE
○	MANHOLE
■	STORM INTAKE
⊕	FIRE HYDRANT
⊗	VALVE
▲	F.E.S.
- - - 990	EXISTING CONTOURS
- - - 990	PROPOSED CONTOURS
* * *	SILT FENCE OR APPROVED FILTRATION SOCK

COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 2-15-2022
REVISIONS:

JOB NUMBER
CC 2446

APPROVED: (X-X-2003) INITIALED: XXX AS-BUILT: (X-X-2003)

UTILITY PLAN
PRAIRIE GLYNN PLAT 4

SHEET
3 of 3





MEMORANDUM

To: Planning and Zoning Commission
From: Charlie Dissell, Community and Economic Development Director
Date: April 12, 2022
Subject: Consider recommendation on request for approval of a Final Plat for Deer Run Plat 8.

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

1. Staff hold the release of the final plat resolution until after easement documentation has been submitted and reviewed.
2. Staff hold the release of the final plat resolution until after all attachments as required by Section 354.11 of the Iowa Code have been submitted and reviewed.

Attachments:

1. 1- Staff Report_Deer Run FP
2. 2- Application_Deer-Run-8_Final-Plat
3. 3- DR8_FP_2022-03-29



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: April 12, 2022

Agenda Item: 7. C. Consider recommendation on request for approval of a Final Plat for Deer Run Plat 8.

Application Type: Final Subdivision Plat

Applicant: Daniel Rittel of Engineering Resource Group, Inc.

Zoning: C-2, Highway Commercial and PUD, Planned Unit Development

Comprehensive Plan Designation: Parks and Recreation

Application Summary: Request for final plat approval of a 3-lot commercial subdivision.

AERIAL MAP



APPLICABLE CODE SECTIONS

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

170.06 FINAL PLATTING PROCEDURE.

1. A final plat shall be submitted within six (6) months of the approval of the preliminary plat, or such approval shall expire and the preliminary plat shall be resubmitted for approval prior to the preparation of a final plat.
2. Procedures for final plats shall be the same as set out for preliminary plats in Section 170.05 above.
3. Upon approval of the final plat, a certification of approval signed by the Mayor and attested by the Clerk shall be affixed to the original tracing of the final plat and copies of the same filed with the Clerk, County Auditor and County Recorder, along with such other certifications and instruments as may be required by law.
4. Final platting of townhome lots and as built surveys shall be completed and recorded prior to occupancy of the units.

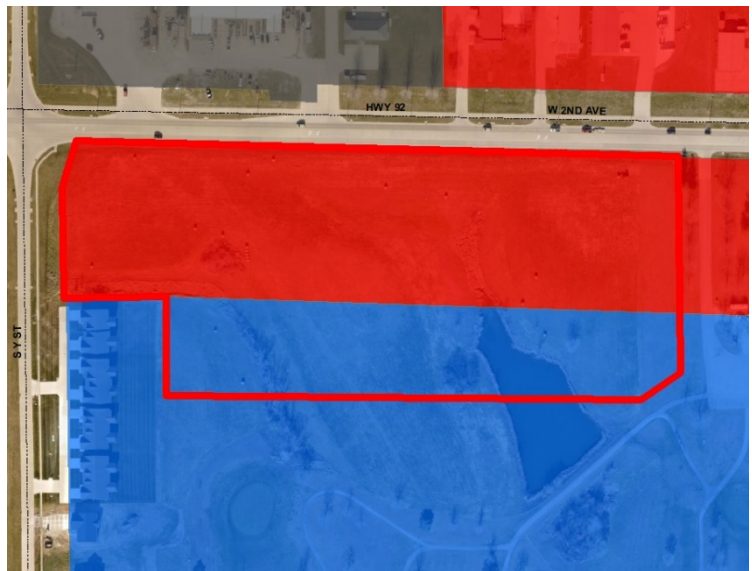
170.10 FINAL PLAT REQUIREMENTS. The final plat shall meet the following specifications:

1. It may include all or only part of the preliminary plat.

2. The plat shall be drawn to the scale of fifty (50) feet to one (1) inch, provided that if the resulting drawing would be over thirty-six (36) inches in its shortest dimension, a scale of one hundred (100) feet to one (1) inch may be used. An electronic file is required to be filed prior to Planning and Zoning action with the Clerk.
3. The final plat shall contain the following:
 - A. Accurate boundary lines, with dimensions and angles, which provide a survey of the tract, closing with an error of not more than one (1) foot in three thousand (3,000) feet.
 - B. Accurate references to known or permanent monuments, giving the bearing and distance from some corner of a congressional division of the county of which the subdivision is a part.
 - C. Accurate locations of all existing and recorded streets intersecting the boundaries of the tract.
 - D. Accurate metes and bounds description of the boundary.
 - E. Street names.
 - F. Complete curve notes for all curves included in the plat.
 - G. Street right-of-way lines with accurate dimensions in feet and hundredths of feet with angles to right-of-way lines and lot lines.
 - H. Lot numbers and dimensions.
 - I. Accurate locations and descriptions of easements for utilities and any limitations on such easements.
 - J. Accurate dimensions for any property to be dedicated or reserved for public, semi-public or community use.
 - K. Building lines and dimensions.
 - L. The location, type, material and size of all monuments and markers.
 - M. The name of the subdivision.
 - N. The name and address of the owner and the subdivider.
 - O. North point, scale and date.
 - P. Certification by a registered land surveyor of the State of Iowa.
 - Q. Certification of dedication of streets, easements and other public property.
 - R. A resolution and certificate of approval by the Council for signatures of the Mayor and Clerk, stating that the plat, as described, has been acted upon and approved as required by Chapter 354, Code of Iowa, and that all dedications of streets easements and public lands have been accepted by the City.
 - S. Location and dimensions of sidewalks to be installed prior to the occupancy of a developed lot.

ANALYSIS

The request is for final plat approval of a 3-lot commercial subdivision. The preliminary plat requirement for this subdivision was waived as there is no further public improvements needed. The zoning on the proposed lots is mostly C-2, Highway Commercial, which would show a commitment to have future commercial uses on this property along Highway 92. However, this proposed subdivision does stretch partially into the PUD. The PUD plan does state that the intent of the PUD area is for the use a golf course. However, the area that is proposed be split off with this final plat is not used by the golf course and has served as a hay field through the previous years. The applicant is aware that any future commercial development of these lots would require a rezoning process to remove the PUD zoning, which would be required to be reviewed by the Planning and Zoning Commission and approved by the City Council.



of
to

Staff has reviewed the plat as to its conformance to the regulations listed herein. Letters were mailed to property owners within 200 feet of this property on March 31, 2022.

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

RECOMMENDATION

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

1. Staff hold the release of the final plat resolution until after easement documentation has been submitted and reviewed.
2. Staff hold the release of the final plat resolution until after all attachments as required by Section 354.11 of the Iowa Code have been submitted and reviewed.

LAND DIVISION APPLICATION

Community Development

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



PROPERTY OWNER

(Last Name) Thorn Tree Development Corporation (Steve Darr)
(First Name) _____
(Address) 1906 N. 9th Street
(City) Indianola (State) IA (Zip) 50125
(Phone) 515-559-6703 (Email) _____

APPLICANT (if not Property Owner)

(Last Name) Engineering Resource Group, Inc. (Daniel Rittel)
(First Name) _____
(Address) 2413 Grand Avenue
(City) Des Moines (State) IA (Zip) 50312
(Phone) 515-288-4823 (Email) dan@ergcorp.com

☐ PLAT OF SURVEY

Submittal Requirements:

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

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

☐ PRELIMINARY PLAT

Submittal Requirements:

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

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

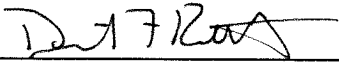
☒ FINAL PLAT

Submittal Requirements:

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

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

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

Signature 

Name (printed) Daniel F. Rittel, PLS

Date 3/08/2022

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

Date Received: _____

Receipt No: _____

Receipt Amount: _____

INDEX LEGEND

COUNTY: WARREN

CITY: INDIANOLA

SECTION/TOWNSHIP/RANGE: SECTION 26, TOWNSHIP 76 NORTH, RANGE 24 WEST

SW 1/4

LOT/BLOCK/SUBDIVISION: LOT 3, DEER RUN

REQUESTOR: THORN TREE DEVELOPMENT CORPORATION

PROPRIETOR: THORN TREE DEVELOPMENT CORPORATION

RETURN TO: DANIEL F. RITTEL, PLS

ENGINEERING RESOURCE GROUP, INC.

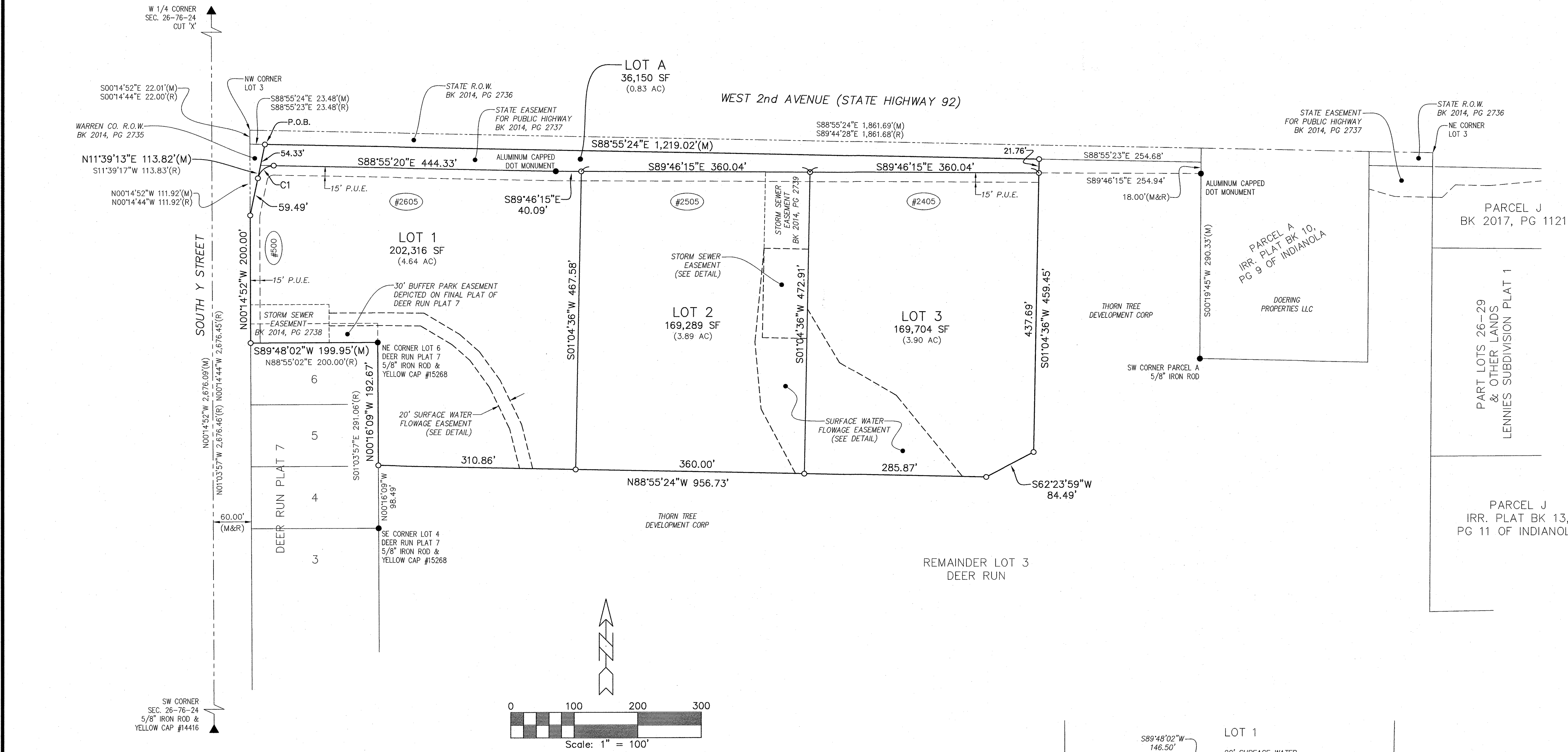
2413 GRAND AVENUE

DES MOINES, IA 50312

PHONE: 515-288-4823

EMAIL: dan@ergcorp.com

SURVEYOR & SURVEYOR COMPANY



OWNER/DEVELOPER
THORN TREE DEVELOPMENT CORP.
1906 N. 9th STREET
INDIANOLA, IA 50125

STEVE DARR
515-559-6703

NOTES

1. LOT A IS INTENDED TO BE CONVEYED TO THE CITY OF INDIANOLA FOR PUBLIC RIGHT-OF-WAY PURPOSES.

- LEGEND**
- ▲ USPLS MONUMENT FOUND AS NOTED
 - OTHER FOUND MONUMENT AS NOTED
 - SET 5/8" REBAR & YELLOW CAP #15268
 - (M) AS MEASURED
 - (R) AS PREVIOUSLY RECORDED
 - P.O.B. POINT OF BEGINNING
 - R.O.W. RIGHT-OF-WAY
 - P.U.E. PUBLIC UTILITY EASEMENT
 - #2605 ADDRESS NUMBER

LEGAL DESCRIPTION

Part of Lot 3 in DEER RUN, an Official Plat, now included in and forming a part of the City of Indianola, Warren County, Iowa, being more particularly described as follows:

Commencing as a point of reference at the Northwest corner of said Lot 3 in DEER RUN; thence South 00°14'52" East, 22.01 feet along the West line of said Lot 3 to the Southwest corner of that part of said Lot 3 conveyed to the State of Iowa by that Warranty Deed filed in Book 2014 at Page 2736 in the Office of the Recorder for Warren County, Iowa; thence South 88°55'24" East, 23.48 feet along the South line of said part of Lot 3 conveyed to the State of Iowa to the Point of Beginning; thence continuing South 88°55'24" East, 1,219.02 feet along the South line of said part of Lot 3 conveyed to the State of Iowa; thence South 01°04'36" West, 459.45 feet; thence South 62°23'59" West, 84.49 feet; thence North 88°55'24" West, 956.73 feet to the East line of DEER RUN PLAT 7, an Official Plat, now included in and forming a part of the City of Indianola, Warren County, Iowa, being a part of said Lot 3 in DEER RUN; thence North 00°16'09" West, 192.67 feet along the East line of said DEER RUN PLAT 7 to the Northeast corner of said DEER RUN PLAT 7; thence South 89°48'02" West, 199.95 feet along the North line of said DEER RUN PLAT 7 to the West line of said Lot 3 in DEER RUN; thence North 00°14'52" West, 200.00 feet along the West line of said Lot 3 to the Southwest corner of that part of said Lot 3 conveyed to Warren County by that Warranty Deed filed in Book 2014 at Page 2735 in the Office of the Recorder for Warren County, Iowa; thence North 11°39'13" East, 113.82 feet along the East line of said part of Lot 3 conveyed to Warren County to the point of beginning.

Containing 13.26 acres in total, of which 0.83 acres is contained in present highway easement.

FINAL PLAT

DEER RUN PLAT 8

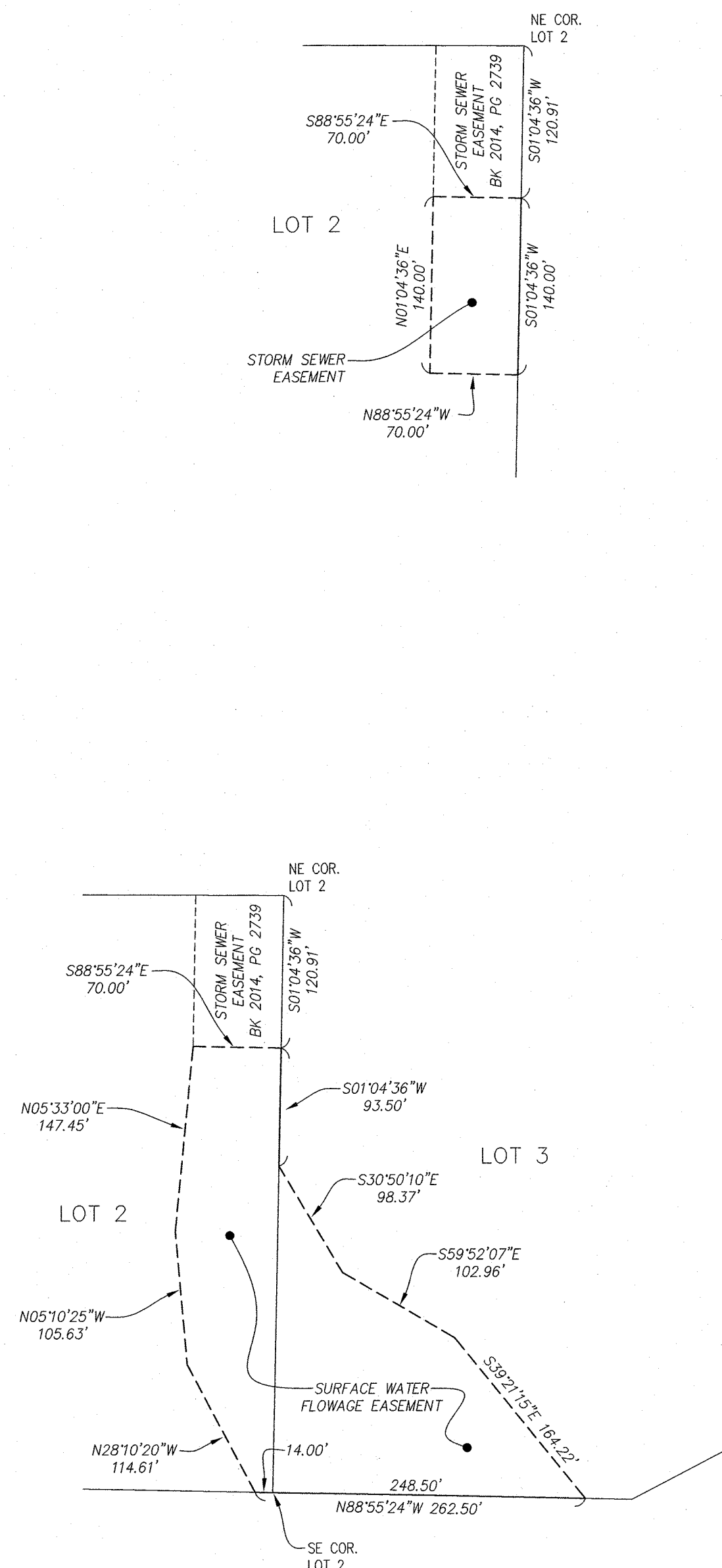
INDIANOLA, WARREN COUNTY, IOWA

CURVE DATA: C1

ARC = 34.66'
RADIUS = 25.00'
DELTA = 79°25'27"
CHORD = 31.95'
BEARING = N51°21'57"E

SPACE RESERVED FOR RECORDER'S USE

SHEET 1 OF 1



IOWA LAND SURVEYOR CERTIFICATION

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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

DANIEL F. RITTEL, P.L.S. #15268
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023

PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET ONLY

DEER RUN PLAT 8

NO.	REVISION	DATE	BY	FOR	LOCATION:	SCALE:	DESIGNED BY:	CHECKED BY:	DRAWN BY:	FILE NO.:
						1" = 100'	DJS	DFR	DFR	21-120
						DWG: 21-120-FP.DWG				
						FIELD BOOK:	SHEET 1	OF 1		

ERG
Engineering Resource Group, Inc.
Engineers and Surveyors
2413 GRAND AVENUE
DES MOINES, IOWA 50312
(515) 288-4823



Community Development

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

March 2022 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	1	1	\$866,000.00	\$866,000.00	
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	\$0.00	
329	Pool	1		\$15,000.00		
434	Residential Add/Alt	16		\$445,750.00	\$27,859.38	
437	Non-residential add/alt	1		\$1,750,000.00	\$1,750,000.00	
438	Res garage/carports	2		\$61,000.00		
645	Demo - sfd	2		\$0.00		
649	Demo - commercial	0		\$0.00		
March Total		23	1	\$3,137,750.00		
<u>Residential Value</u>		<u>Commercial Value</u>		<u>All Non-Taxable</u>		
44.2%		55.8%		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	14	14	\$4,793,329.00	\$342,380.64	
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	1		\$2,418,000.00	\$2,418,000.00	
329	Pool	1		\$15,000.00		
434	Residential add/alt	7		\$106,628.00	\$15,232.57	
437	Non-residential add/alt	3		\$1,775,500.00	\$591,833.33	
438	Res garage/carports	2		\$61,000.00		
645	Demo - sfd	2		\$0.00		
649	Demo - commercial	1		\$0.00		
YTD TOTAL		31	14	\$9,169,457.00		
<u>Residential Value</u>		<u>Commercial Value</u>		<u>All Non-Taxable</u>		
54.3%		45.7%		0.0%		



COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Charlie E. Dissell, AICP, Community and Economic Development Director
Date: April 7, 2022
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 22 projects listed, nine (9) are in review, three (3) have been approved and are awaiting construction to begin, and 10 are in construction. All dates are 2021, unless noted otherwise.

1. Missouri Valley JATC Expansion (1600 East Iowa Avenue)

Status: Review

- Site plan and stormwater management plan submitted on March 16, 2022
- Review comments returned on April 6, 2022

2. New Commercial Building (1010 North Jefferson Way)

Status: Review

- Site plan and stormwater management plan submitted on February 22, 2022
- Review comments returned on March 8, 2022
- Revised site plan and stormwater management plan submitted on March 22, 2022
- Review comments returned on April 6, 2022

3. Indianola Community School District Auxiliary Building (403 South 15th Street)

Status: Approved

- Site plan and stormwater management plan submitted on December 20
- Site plan approved by the Board of Adjustment on April 6, 2022

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

Status: Construction

- Site plan for building and site improvements submitted on July 27
- Site plan approved December 29
- Site work has begun

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

Status: Approved

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

6. Overton Funeral Home (501 West Ashland Avenue)

Status: Construction

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

7. 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
- Review comments returned on June 2

8. 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

9. 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

10. DeYarman Ford (2406 North Jefferson Way)

Status: Construction

- 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

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

Status: Review

- Addition to the existing facility
- Site Plan/Stormwater Management Plan submitted on January 25
- Review comments returned on February 4
- Revised site plan received on February 26
- Review comments returned on April 28
- Revised site plan and stormwater management plan submitted on March 28, 2022
- Review comments returned on April 6, 2022

12. 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

13. Deer Run Plat 8

Status: Review

- Located along West 2nd Avenue at the southeast corner of West 2nd Avenue and South Y Street
- Final plat application submitted on March 8, 2022, for three commercial lots.
- Review comments returned on March 24, 2022
- Revised final plat submitted on March 29, 2022
- Final plat application forwarded to Planning and Zoning Commission for review on April 12, 2022

14. Prairie Glynn 4

Status: Review

- Located north of East Euclid Avenue, along North 18th Street
- Preliminary plat application submitted on January 14, 2022
- Review comments returned on February 18, 2022
- Updated preliminary plat and stormwater management plan submitted on March 21, 2022
- Review comments returned on March 28, 2022
- Preliminary plat application forwarded to Planning and Zoning Commission for review on April 12, 2022

15. Deer Ridge

Status: Review

- Located west of 1909 South K Street
- Preliminary plat application submitted on January 14, 2022
- Review comments returned on February 15, 2022
- Updated preliminary plat and stormwater management plan submitted on March 24, 2022
- Review comments returned on April 5, 2022

16. Ashton Park Plats 8-10

Status: Review

- Located on the east end of East Euclid Avenue
- Preliminary plat application received on November 30
- Review comments returned on January 5, 2022
- Updated preliminary plat and stormwater management plan submitted on January 28, 2022
- Review comments returned on March 2, 2022
- Updated preliminary plat and stormwater management plan submitted on March 22, 2022
- Review comments returned on March 30, 2022
- Updated preliminary plat submitted on April 5, 2022
- Preliminary plat application forwarded to Planning and Zoning Commission for review on April 12, 2022

17. Quail Meadows 4

Status: Construction

- Located on the north end of North 8th Street
- Construction documents received on August 27
- Review comments returned on September 8
- Revised construction documents received on September 29
- Review comments returned on October 19

- Updated construction documents received on December 15
- Review comments returned on December 28
- Updated construction documents submitted on February 1, 2022
- Review comments returned on February 7, 2022
- Updated construction documents submitted on February 15, 2022
- Final plat application submitted on March 22, 2022

18. Heritage Hills 12

Status: Review

- Located on the west end of Trail Ridge Road
- Preliminary plat received on August 10
- Review comments returned on August 25
- Revised preliminary plat submitted on September 8
- Comments on revised preliminary plat returned on September 22

19. Fox Run 2

Status: Approved

- Located north of the intersection of North 7th Court and East Lincoln Avenue
- Preliminary plat received on April 23
- Revised preliminary plat submitted on August 18
- Revised preliminary plat approved by the City Council on September 20
- Construction documents submitted on September 24
- Construction Documents approved on March 10, 2022

20. 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

21. 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

22. 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



MEMORANDUM

To: Planning and Zoning Commission

From:

Date: April 12, 2022

Subject: Training

Recommendation:

Attachments: 1. ISU Training

Subject: RE: 2022 Spring Planning & Zoning Workshops

From: grapevine@simplelists.com <grapevine@simplelists.com> **On Behalf Of** Shonrock, Sara N [COMXT]

Sent: Tuesday, March 22, 2022 2:33 PM

To: grapevine@simplelists.com

Subject: [grapevine] 2022 Spring Planning & Zoning Workshops

Iowa State University Extension and Outreach - Community and Economic Development is pleased to announce the return of in-person **Introduction to Planning and Zoning Workshops**.

As land use issues and the techniques used to address them become more complex, it is critical that local officials and community leaders understand the basics of local planning and zoning processes.

Introduction to Planning and Zoning for Local Officials is a three-hour workshop designed to introduce the basic principles of land use planning and development management to elected officials, planning and zoning officials, and board of adjustment members without formal training in the subjects. Using case scenarios in a highly-interactive format, the workshop highlights issues frequently faced in the land use process.

Iowa State University Extension and Outreach Community and Economic Development offers the workshop annually in several locations across the state. Locations change from year-to-year so that city and county officials are able to attend a location near them at least once every two years. The Spring 2022 dates and locations are:

- March 24: Okoboji
- April 5th: Decorah
- April 7th: Waterloo
- April 19th: Fort Dodge
- May 3rd: Davenport
- May 10th: Creston
- May 31st : Johnston

The workshop is offered annually in multiple locations across the state. Locations change from year-to-year so that city and county officials are able to attend a location near them at least once every two years. All workshops begin with registration and a light supper at 5:30 p.m. The program begins at 6:00 p.m. and concludes by 8:45 p.m. The registration fee is \$65 per individual. This fee is reduced to \$55 per individual if a city or county registers five or more officials to attend. The fee covers the workshop instruction, workshop materials, and supper.

See here for registration links and additional information: <https://www.extension.iastate.edu/communities/intro-planning-and-zoning-workshops>