



PLANNING AND ZONING COMMISSION MEETING

June 14, 2022

6:00 PM

City Council Chambers

Agenda

- 1. Call to Order**
- 2. Roll Call**
- 3. Agenda Approval**
 - A. Consider approval of the June 16th, 2022 meeting agenda.
- 4. Minutes Approval**
 - A. Consider Approval of Minutes from May 10th, 2022 Meeting.
- 5. Public Comment**
- 6. Old Business**
- 7. New Business**
 - A. Consider recommendation on request for approval of a Final Plat for Quail Meadows Plat 4
 - B. Consider recommendation on request for approval of a Final Plat for Prairie Glynn Plat 3
 - C. Consider recommendation on request for approval of a Final Plat for Quail Meadows Plat 4
 - D. Consider recommendation on an amendment to the façade as part of the major site plan for a restaurant and retail sales at 1010 North Jefferson Way
 - E. Consider recommendation on request for approval of a Plat of Survey for Kevin Halterman, located adjacent to 2110 Country Club Boulevard.
 - F. Consider request from Kevin Halterman to rezone property adjacent to 2110 Country Club Road from A-1 (Agricultural Zoning District) to R-1 (Single-Family Residential Detached Zoning District).
 - G. Consider recommendation on request for approval of a Plat of Survey for Jonathan Ide, located within two miles of the City of Indianola.
 - H. Consider recommendation on request for approval of a Plat of Survey for Marvin Mahr, located within two miles of the City of Indianola.
- 8. Comments**

A. Building Permit Report

B. Current Projects

9. Training

A. Governmental Meeting Training

10. Adjourn



PLANNING AND ZONING COMMISSION MEETING

May 10, 2022

6:00 PM

City Council Chambers

Minutes

1. Call to Order

The meeting was called to order at 6:01.

2. Roll Call

In attendance: Misty Soldwisch, Sarah Ritchie, Al Farris, Erin Freeberg, Bob Ormsby, Jeromy Pribil, Josh Rabe

Staff present: Charlie Dissel, Miranda Chadwick

Audience: Robbie Foxen with Missouri Valley

3. Agenda Approval

A. Consider Approval of May 10th, 2022 Meeting Agenda

Sarah Ritchie moves to approve the Agenda for May 10th, 2022.

Al Farris seconded the motion.

Passed unanimously

4. Minutes Approval

A. Consider Approval of Minutes from April 12, 2022 Meeting.

Josh Rabe made a motion to approve the meeting minutes for April 12th, 2022.

Sarah Ritchie seconded the motion.

Passed unanimously

5. Public Comment

6. New Business

A. 7. A. Consider recommendation on a Major Site Plan application for a restaurant and retail sales at 1010 North Jefferson Way

Charlie gives an overview and states that the staff supports the approval of the site plan.

The board discusses the intent behind changing the standards and whether we should approve this request after updating the requirements. What sort of basis for other projects are we going to have with future projects if we do approve this?

As long as they are still meeting the 3 different types of materials and the design is interrupted, while still meeting that 75% requirement, the intent of those regulations is still in place. These can all be taken on a case-by-case basis.

Al Farris makes a motion to approve with conditions that they get to 75% on the north side.
Josh Rabe seconded the motion.

5-Yes

1-No Misty Soldwisch

7. Comments

A. Building Permit Report

B. Current Projects

8. Adjourn



MEMORANDUM

To: Planning and Zoning Commission

From:

Date: June 14, 2022

Subject: Consider recommendation on request for approval of a Final Plat for Quail Meadows Plat 4

Recommendation:

Attachments:

1. 1. Staff Report_Quail Meadows 4
2. 2. QM4 land application Steger Const. Inc
3. 3. Ltr_FPsubmittal_03-18-2022
4. 4- QuailMeadowsPlat4_FinalPlat_2022-06-09



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: June 14, 2022

Agenda Item: 7. A. Consider recommendation on request for approval of a Final Plat for Quail Meadows Plat 4

Application Type: Final Subdivision Plat

Applicant: Phil Steger

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

Comprehensive Plan Designation: Medium/High Density Residential and Community Mixed Use

Application Summary: Request for final plat approval of a 18-lot residential 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 18-lot residential subdivision for single-family development. The preliminary plat of this subdivision was approved by the City Council on November 18, 2019 and included a total of 53 lots. This is the 2nd of 3 phases, and the lots shown on the final plat and match the preliminary plat that was approved. The first phase (Quail Meadows 3) was 21 lots. This plat includes an extension of North 8th Street to the north and west where it will terminate in a dead end, awaiting future development. Additionally, North 8th Court (a cul-de-sac) and North 7th Street, which will be stubbed in to the south, is being added. Grading and utilities are completed for this subdivision, however, paving is not complete. City staff has not inspected improvements to date, nor have any maintenance bonds for the improvements have been received. Letters were mailed to property owners within 200 feet of this property on June 2, 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. The City Council review the recommendation of approval after all improvements have been inspected and approved by staff, and all maintenance bonds have been secured.
2. The City Council review the recommendation of approval after easement documentation for public utilities, sanitary sewer, storm sewer and overland flowage has been submitted.
3. The City Council review the recommendation of approval after all attachments as required by Section 354.11 of the Iowa Code have been submitted.

LAND DIVISION APPLICATION

Community Development

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



PROPERTY OWNER

(Last Name) Steger
(First Name) Phil
(Address) 1425 Warrior Run Dr.
(City) Norwalk (State) IA (Zip) 50211
(Phone) 515-988-6027 (Email) psteger412@aol.com

APPLICANT (if not Property Owner)

(Last Name) _____
(First Name) _____
(Address) _____
(City) _____ (State) _____ (Zip) _____
(Phone) _____ (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) Phil Steger

Date _____

3-20-22

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

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

March 18, 2022

Charlie E. Dissell, AICP
City of Indianola
110 North First Street
Indianola, IA 50125

RE: QUAIL MEADOWS PLAT 4
FINAL PLAT SUBMITTAL
PROJECT NO. 121.0808.01

Dear Charlie:

On behalf of Steger Construction, Inc., please find accompanying the final plat document submittal for Quail Meadows Plat 4. Phil would like to get this final plat through the P&Z approval process while finishing up the plat improvements this Spring. We respectfully request the City's acceptance of these documents.

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

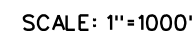
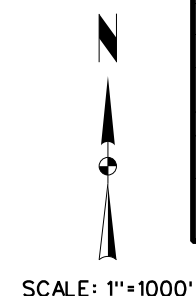
Sincerely,

SNYDER AND ASSOCIATES, INC.


Jon Hanson, P.E.

cc: Phil Steger, Steger Construction

V:\Reflibrary\CADDStandards\WorkSpace\Standards\Printing\Pen_Tablets\date.tbl
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Snyder
1:160

INDIANOLA, IOWA

PT. NE1/4 SW1/4	=	10.55 AC (459,637 SF)
PT. NW1/4 SE1/4	=	6.13 AC (267,123 SF)
TOTAL AREA	=	16.68 AC (726,760 SF)

LOT 1	2:308	NORTH	8TH	STREET
LOT 2	2:310	NORTH	8TH	STREET
LOT 3	2:312	NORTH	8TH	STREET
LOT 4	2:314	NORTH	8TH	STREET
LOT 5	2:316	NORTH	8TH	STREET
LOT 6	2:318	NORTH	8TH	COURT
LOT 7	2:320	NORTH	8TH	COURT
LOT 8	2:322	NORTH	8TH	COURT
LOT 9	2:323	NORTH	8TH	COURT
LOT 10	2:321	NORTH	8TH	COURT
LOT 11	2:319	NORTH	8TH	COURT
LOT 12	2:317	NORTH	7TH	STREET
LOT 13	2:316	NORTH	7TH	STREET
LOT 14	2:315	NORTH	8TH	STREET
LOT 15	2:313	NORTH	8TH	STREET
LOT 16	2:307	NORTH	8TH	STREET
LOT 17	2:305	NORTH	8TH	STREET
LOT 18	2:303	NORTH	8TH	STREET

OUTLOT "Y", QUAIL MEADOWS PLAT 3, AN OFFICIAL
PLAT IN THE CITY OF INDIANOLA, WARREN COUNTY,
IOWA.

STEGER CONSTRUCTION, INC.
PHIL STEGER
1425 WARRIOR RUN DRIVE
NORWALK, IOWA 50211
(515) 988-6027

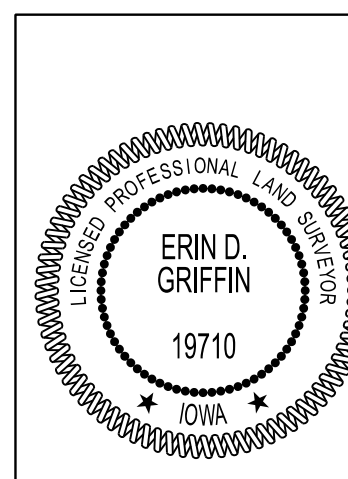
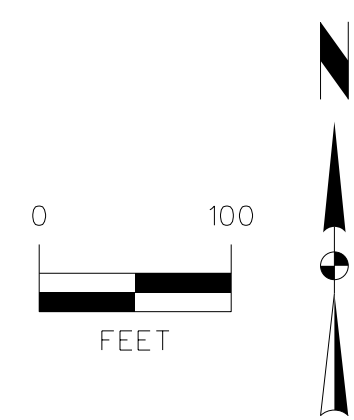
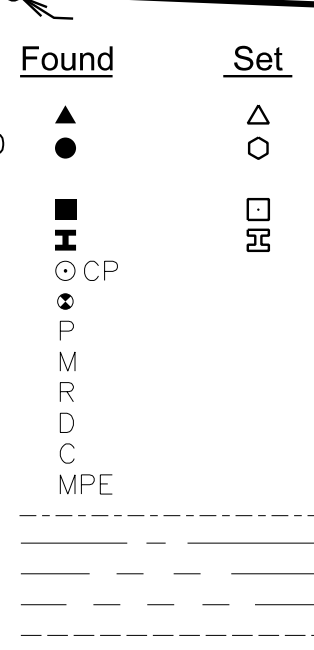
R-3 MIXED RESIDENTIAL

FRONT YARD SETBACK= 25'
REAR YARD SETBACK= 30'
SIDE YARD SETBACK=
ONE & TWO-FAMILY= 8'
MULTI-FAMILY, 3-12 UNITS= 10'
MULTI-FAMILY, OVER 12 UNITS= 15'
SIDE STREET, CORNER LOT=20'
MINIMUM LOT WIDTH= 60'
MINIMUM LOT AREA= 7,200 SF
MAXIMUM HEIGHT= 4 STORIES OR 50'

1. STREET LOTS A, B, C & D ARE TO BE DEDICATED TO THE CITY.
2. PUBLIC 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 SET FORTH ABOVE.
3. THE UNADJUSTED ERROR OF CLOSURE IS LESS THAN ONE IN TEN THOUSAND FOR THE SUBDIVISION BOUNDARY AND LESS THAN ONE IN FIVE THOUSAND FOR THE INDIVIDUAL LOTS.
4. EXISTING EASEMENTS AS SHOWN ARE A PART OF QUAIL MEADOWS PLAT 3, RECORDED IN INSTRUMENT #2020-11672.

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
B2 M&P	90° 00' 00" RT	5.00'	7.85'	5.00'	N 45° 02' 54" W 7.07'
A-1	144° 15' 19" LT	300.00'	231.72'	122.99'	N 22° 10' 33" W 226.00'
A-2	52° 26' 40" LT	335.00'	204.68'	165.99'	S 26° 16' 14" E 209.04'
A-3	44° 15' 16" LT	265.00'	204.68'	170.75'	N 22° 10' 33" W 226.00'
A-4	5° 49' 27" LT	335.00'	34.05'	10.74'	N 2° 57' 37" W 34.04'
A-5	12° 40' 49" LT	335.00'	74.14'	37.22'	N 12° 12' 45" W 73.99'
A-6	12° 40' 49" LT	335.00'	74.14'	37.22'	N 24° 53' 34" W 73.99'
A-7	13° 04' 11" LT	335.00'	76.42'	38.37'	N 37° 46' 04" W 76.25'
A-8	8° 11' 24" RT	335.00'	47.89'	23.98'	S 48° 23' 52" E 47.85'
A-9	18° 23' 40" RT	265.00'	85.08'	42.91'	S 43° 17' 44" E 84.71'
A-10	34° 03' 00" RT	265.00'	157.49'	81.15'	S 17° 04' 24" E 155.18'
B-1	25° 11' 07" RT	425.00'	186.82'	94.94'	N 39° 54' 01" W 185.32'
B-2	26° 46' 11" RT	390.00'	182.22'	92.80'	N 39° 06' 28" W 180.56'
B-3	23° 51' 09" RT	460.00'	191.50'	97.16'	N 40° 34' 00" W 190.12'
B-4	24° 52' 21" RT	390.00'	169.30'	86.01'	N 38° 09' 33" W 167.97'
B-5	1° 53' 51" LT	390.00'	12.92'	6.46'	S 51° 32' 39" E 12.91'
B-6	22° 25' 29" LT	460.00'	180.04'	91.19'	S 39° 51' 10" E 178.89'
B-7	1° 25' 40" LT	460.00'	11.46'	5.73'	S 51° 46' 44" E 11.46'
B-8	90° 00' 00" RT	25.00'	39.27'	25.00'	N 45° 02' 54" W 35.36'
C-1	90° 00' 00" RT	25.00'	39.27'	25.00'	N 7° 29' 34" W 35.36'
C-2	91° 53' 51" RT	25.00'	40.10'	25.84'	S 83° 27' 21" W 35.94'
C-3	88° 34' 51" RT	25.00'	38.65'	24.38'	S 8° 46' 44" E 34.91'
C-4	90° 00' 00" RT	25.00'	39.27'	25.00'	N 93° 30' 26" E 35.36'
D-1	48° 27' 32" RT	67.00'	23.68'	12.30'	S 13° 16' 40" W 22.98'
D-2	20° 51' 33" RT	67.00'	24.39'	12.33'	N 3° 01' 19" W 24.26'
D-3	59° 16' 57" RT	67.00'	69.32'	38.13'	N 39° 32' 56" E 66.27'
D-4	56° 26' 56" RT	67.00'	66.01'	35.96'	S 82° 35' 08" E 63.37'
D-5	54° 12' 55" RT	67.00'	63.40'	34.30'	S 27° 15' 12" E 61.06'
D-6	55° 35' 43" RT	67.00'	65.01'	35.32'	S 27° 39' 07" W 62.49'
D-7	30° 30' 59" RT	67.00'	35.69'	18.28'	S 70° 42' 28" W 35.26'
D-8	48° 27' 32" RT	28.00'	23.68'	12.60'	N 61° 44' 12" E 22.98'
D-9	276° 55' 04" RT	67.00'	323.82'	59.36'	S 52° 29' 34" E 88.86'
D-10	8° 10' 00" LT	265.00'	37.77'	18.92'	N 38° 10' 54" W 37.74'

<u>Survey</u>	<u>Found</u>	<u>Set</u>
Section Corner	▲	△
1/2" Rebar, Yellow Plastic Cap #1910 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	⚡	⚡
Control Point	⊙ CP	
Bench Mark	⚓	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline	_____	_____
Section Line	_____	_____
1/4 Section Line	_____	_____
1/4 1/4 Section Line	_____	_____
Easement Line	_____	_____



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.

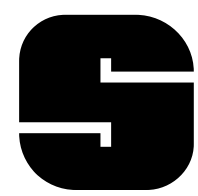
Erin D. Griffin, PLS Date

License Number 19710

My License Renewal Date is December 31, 2023

Pages or sheets covered by this seal:

Sheet 1 of 1



SNYDER
& ASSOCIATES

Project No: 121.0808

Sheet 1 of 1

INDIANOLA, IA

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

SNYDER & ASSOCIATES, INC.

QUAIL MEADOWS PLAT 4

FINAL PLAT



MEMORANDUM

To: Planning and Zoning Commission

From:

Date: June 14, 2022

Subject: Consider recommendation on request for approval of a Final Plat for Prairie Glynn Plat 3

Recommendation:

Attachments:

1. 1. Staff Report_PG3
2. 2- 20220525111450717
3. 3- CC2295 BASE-FP



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: June 14, 2022

Agenda Item: 7. B. Consider recommendation on request for approval of a Final Plat for Prairie Glynn Plat 3

Application Type: Final Subdivision Plat

Applicant: Diligent Prairie Glynn LLC

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

Comprehensive Plan Designation: Neighborhood Mixed Use and Community Mixed Use

Application Summary: Request for final plat approval of a 19-lot residential 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 19-lot residential subdivision for single-family development. The preliminary plat of this subdivision was approved by the City Council on May 17, 2021 and included a total of 19 lots. The lots shown on the final plat match the preliminary plat that was approved. The plat includes an extension of East Girard Avenue to the east where it will terminate in a dead end, awaiting future development. Additionally, North 17th Street is being extended to the north where it will terminate at a "T" intersection with East Girard Avenue. Grading, utilities, and paving are completed for this subdivision. City staff inspected the improvements on June 1, 2022 and a punch list of items was sent to the developer on June 3. Maintenance bonds for the improvements have been received. Letters were mailed to property owners within 200 feet of this property on June 2, 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. The City Council review the recommendation of approval after all punchlist items are resolved.
2. The City Council review the recommendation of approval after easement documentation for public utilities, sanitary sewer, storm sewer and overland flowage has been submitted.
3. The City Council review the recommendation of approval after all attachments as required by Section 354.11 of the Iowa Code have been submitted.

LAND DIVISION APPLICATION

Community Development
1110 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 Drive
(City) Clive (State) Iowa (Zip) 50325
(Phone) 5153090701 (Email) tim@peoplescompany.com

APPLICANT (if not Property Owner)

(Last Name) _____
(First Name) _____
(Address) _____
(City) _____ (State) _____ (Zip) _____
(Phone) _____ (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) Brad Cooper

Date 5-25-22

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

Code to 45686 (plat of survey)

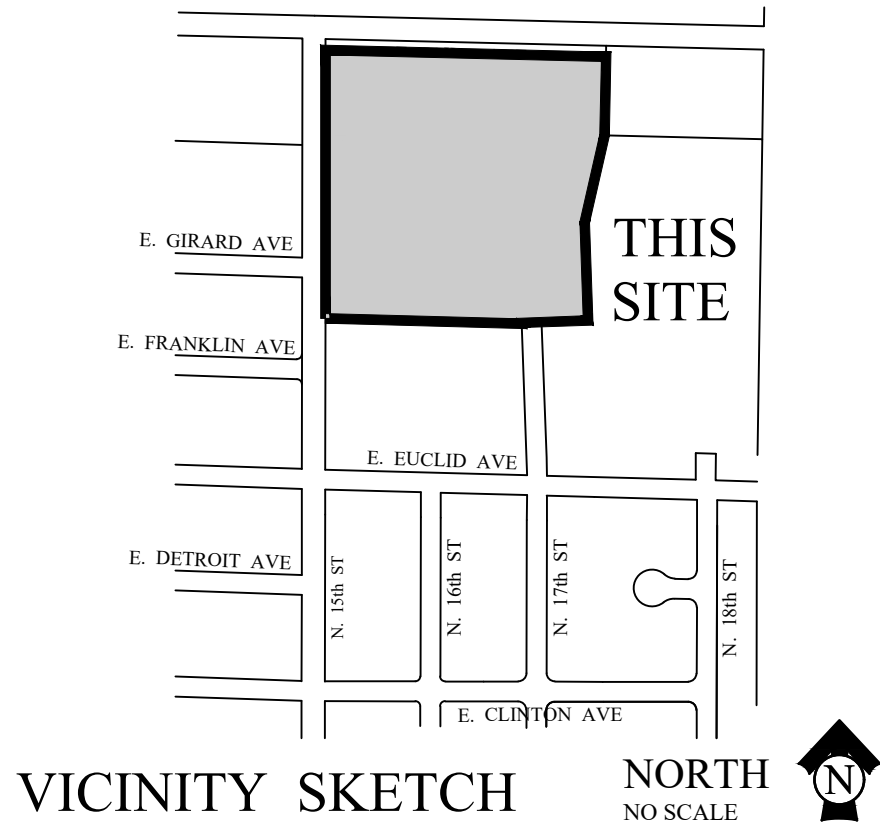
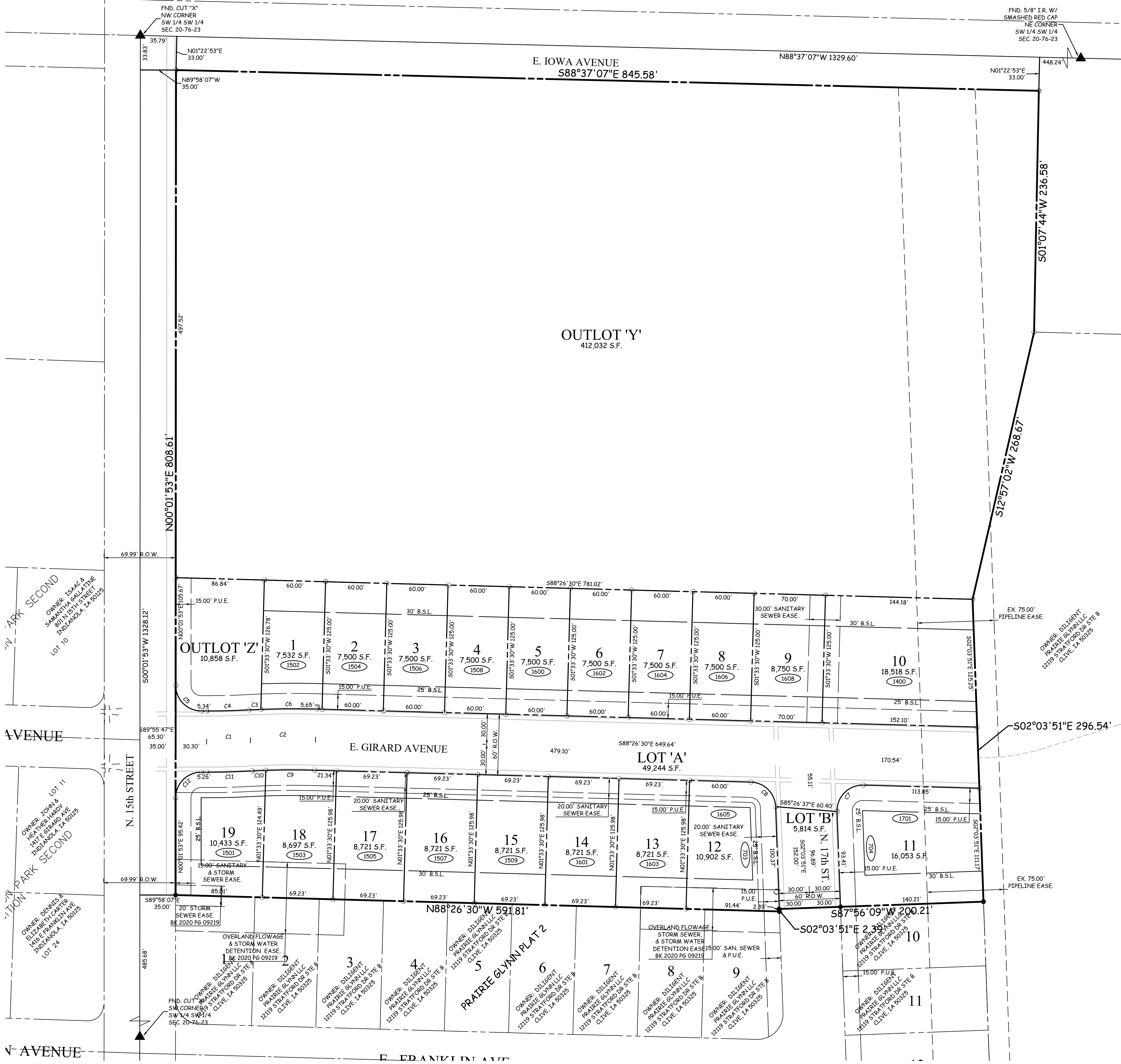
Date Received: _____

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 AND LOT B, 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. 8' PUBLIC TRAIL ALONG NORTH 15TH STREET ADJACENT TO LOT 19 AND OUTLOT 'Z' WILL BE IN INSTALLED WITH THE PUBLIC IMPROVEMENTS FOR THE SUBDIVISION. TRAIL ADJACENT TO OUTLOT 'Y' WILL BE INSTALLED AT THE TIME THAT PARCEL DEVELOPS.
- 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.
- 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.

FINAL PLAT
PRAIRIE
GLYNN PLAT 3

OWNER / DEVELOPER

DILIGENT GLYNN LLC
12119 STRATFORD DR.
CLIVE, IA 50325
515-309-0705

ZONING

R3 - MIXED RESIDENTIAL

SETBACKS

FRONT YARD: 25'
REAR YARD: 30'
SIDE YARD: 16' TOTAL, 8' MIN.

UTILITIES

SANITARY SEWER - CITY OF INDIANOLA
WATER - INDIANOLA MUNICIPAL UTILITIES

LEGAL DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 76 NORTH, RANGE 23 WEST OF THE 5TH P.M., THE CITY OF INDIANOLA, WARREN COUNTY, IOWA, THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 76 NORTH, RANGE 23 WEST OF THE 5TH P.M.; THENCE N00°01'53"E, 485.68 FEET ALONG THE WEST LINE OF SAID SECTION 20; THENCE S89°08'07"E, 35.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHWEST CORNER OF PRAIRIE GLYNN PLAT 1, AN OFFICIAL PLAT, CITY OF INDIANOLA, WARREN COUNTY, IOWA; THENCE N00°01'35"E, 808.61 FEET ALONG THE EAST RIGHT OF WAY LINE OF NORTH 15TH STREET, AS ITS PRESENTLY ESTABLISHED, TO THE SOUTH RIGHT OF WAY LINE OF EAST IOWA AVENUE, AS ITS PRESENTLY ESTABLISHED; THENCE S88°37'07"E, 845.58 FEET ALONG SAID SOUTH RIGHT OF WAY LINE; THENCE S01°07'44"W, 236.58 FEET; THENCE S12°57'02"W, 268.67 FEET; THENCE S02°03'51"E, 296.54 FEET TO THE NORTHEAST CORNER OF SAID PRAIRIE GLYNN PLAT 2; THENCE S87°56'09"W, 200.21 FEET ALONG THE NORTH LINE OF SAID PLAT; THENCE S02°03'51"E, 2.39 FEET ALONG THE NORTH LINE OF SAID PLAT; THENCE N88°26'30"W, 591.81 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 15.035 ACRES MORE OR LESS.

SAID TRACT OF LAND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

LEGEND

- PLAT BOUNDARY
- SECTION CORNER
- FOUND CORNER, AS NOTED
- SET CORNER 5/8" I.R. W/ YELLOW CAP #13156
- I.R. IRON ROD
- G.P. GAS PIPE
- D. DEEDED DISTANCE
- M. MEASURED DISTANCE
- R. PREVIOUSLY RECORDED DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT
- 3333 ADDRESS
- B.S.L. BUILDING SETBACK LINE
- M.O.E. MINIMUM OPENING ELEVATION
- M.P.E. MINIMUM PROTECTION ELEVATION
- N.R. NOT RADIAL

CERTIFICATIONS

KEVEN J. CRAWFORD
13156

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:
THIS SHEET ONLY

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: 5-24-2022
REVISIONS:

JOB NUMBER
CC 2295

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

**FINAL PLAT
PRAIRIE GLYNN PLAT 3**

SHEET 1 OF 1



MEMORANDUM

To: Planning and Zoning Commission

From:

Date: June 14, 2022

Subject: Consider recommendation on request for approval of a Final Plat for Heritage Hills Plat 11

Recommendation:

Attachments:

1. 1. Staff Report_HH11
2. 2- A2082 Land-Division-Application
3. 3- A2082 FP 2022-05-25



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: June 14, 2022

Agenda Item: 7. C. Consider recommendation on request for approval of a Final Plat for Heritage Hills Plat 11

Application Type: Final Subdivision Plat

Applicant: Jeffrey Gaddis of Civil Engineering Consultants

Zoning: PUD, Planned Unit Development

Comprehensive Plan Designation: Low Density Residential

Application Summary: Request for final plat approval of a nine (9) lot residential 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 nine (9) lot residential subdivision for single-family development. The preliminary plat of this subdivision was approved by the City Council on May 17, 2021 and included a total of 19 lots. The lots shown on the final plat match the preliminary plat that was approved. The plat includes an extension of North G Street to the north and west where it will terminate in a cul-de-sac. Grading and utilities are completed for this subdivision, however, paving is not complete. City staff has not inspected improvements to date, nor have any maintenance bonds for the improvements have been received. Letters were mailed to property owners within 200 feet of this property on June 2, 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. The City Council review the recommendation of approval after all improvements have been inspected and approved by staff, and all maintenance bonds have been secured.
2. The City Council review the recommendation of approval after easement documentation for public utilities, sanitary sewer, storm sewer and overland flowage has been submitted.
3. The City Council review the recommendation of approval after all attachments as required by Section 354.11 of the Iowa Code have been submitted.

LAND DIVISION APPLICATION

Community Development

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



PROPERTY OWNER

(Last Name) DOWNING FAMILY INVESTMENTS INC
(First Name) BOB DOWNING
(Address) PO BOX 196
(City) INDIANOLA (State) IA (Zip) 50125
(Phone) 515-961-5386 (Email) _____

APPLICANT (if not Property Owner)

(Last Name) GADDIS
(First Name) JEFFREY
(Address) 2400 86TH STREET, SUITE 12
(City) URBANDALE (State) IA (Zip) 50322
(Phone) 515-276-4884 (Email) GADDIS@CECLAC.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) _____

Date _____

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

Date Received: _____

Receipt No: _____

Receipt Amount: _____

PLOT BY: LOGAN BOOK ANS EXPAND D (94.00 X 32.00 INCHES) 2022-05-25 11: AUTOCAD PDF (GENERAL DOCUMENTATION)PC3 q:\A-FILES\A-2000\A2082\c3d drawings\Plat\FPA2082 (01) Cover.dwg



LEGEND

- ▲ FOUND SECTION CORNER
- △ SET SECTION CORNER
- FOUND PROPERTY CORNER (5/8" I.R. W/ ORANGE CAP #12265 UNLESS OTHERWISE NOTED)
- SET PROPERTY CORNER (5/8" I.R. W/ BLUE CAP #18381 UNLESS OTHERWISE NOTED)
- PLAT BOUNDARY
- — — — — EXISTING PROPERTY LINES
- — — — — SECTION LINES
- — — — — PROPOSED LOTS
- — — — — EASEMENT LINES
- — — — — BUILDING SETBACK LINES (B.S.L.)
- — — — — CENTERLINE STREET
- BK. XXX, PG. XXX COUNTY RECORDER'S INDEXING BOOK
- P. PREVIOUSLY RECORDED BEARINGS & DISTANCE
- D. DEEDED BEARING & DISTANCE
- M. MEASURED BEARING & DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT
- P.O.B. POINT OF BEGINNING
- I.R. IRON ROD
- I.P. IRON PIPE
- R.O.W. RIGHT-OF-WAY
- SDK SIDEWALK
- TTT ADDRESS

NOTES

- LOT 'A' IS TO BE DEDICATED TO CITY OF INDIANOLA.
- ALL UTILITIES INDICATED ON PLAT ARE PUBLIC UNLESS OTHERWISE NOTED.

LAND SURVEYOR NOTES:

- THE ALLOWABLE ERROR OF CLOSURE FOR THE BOUNDARY IS 1:10,000 AND THE ALLOWABLE ERROR OF CLOSURE FOR EACH LOT IS 1:5,000.
- THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PERFORMED BY THIS SURVEYOR.
- THE EASEMENTS SHOWN ON ADJOINING OWNERS PROPERTY ARE NOT PART OF THIS PLAT AND ARE SHOWN FOR REFERENCE ONLY. THESE EASEMENTS SHALL BE ACQUIRED THROUGH A SEPARATE RECORDED DOCUMENT.
- MONUMENTS TO BE SET WITHIN 1 YEAR OF RECORDING DATE.

UTILITIES

WATER: INDIANOLA MUNICIPAL SERVICES
SANITARY: CITY OF INDIANOLA

INDEX LEGEND					
COUNTY: WARREN					
	SECTION	TOWNSHIP	RANGE	1/4 1/4	1/4
ALIQUOT PART:	24	76	24	NW	NW
	24	76	24	SW	NW
CITY: INDIANOLA					
LOT: OUTLOT 'Z'					
SUBDIVISION: HERITAGE HILLS PLAT 4					
PROPRIETOR (S): DOWNING FAMILY INVESTMENTS, INC.					
REQUESTED BY: DOWNING FAMILY INVESTMENTS, INC.					
PROFESSIONAL LAND SURVEYOR: JEFFREY A. GADDIS, PLS					
CIVIL ENGINEERING CONSULTANTS, INC					
ATTN: JEFFREY A. GADDIS, PLS					
RETURN TO: 2400 86TH STREET, SUITE 12					
COMPANY: URBANDALE, IA 50322					
PHONE: 515-276-4884					

BOUNDARY CLOSURE REPORT

NORTH: 501740.5276' EAST: 1620468.7225'

SEGMENT #1 : LINE
COURSE: S61°17'44"W
NORTH: 501628.4223' LENGTH: 232.38'
EAST: 1620264.8412'

SEGMENT #2 : LINE
COURSE: S71°31'46"W
NORTH: 501592.3343' LENGTH: 304.87'
EAST: 1614475.7321'

SEGMENT #3 : LINE
COURSE: N18°28'14"W
NORTH: 501584.5010' LENGTH: 55.00'
EAST: 1614458.3012'

SEGMENT #4 : LINE
COURSE: N51°40'16"W
NORTH: 501743.6351' LENGTH: 247.57'
EAST: 1614706.8628'

SEGMENT #5 : LINE
COURSE: N15°31'30"E
NORTH: 501942.4475' LENGTH: 206.86'
EAST: 1614762.2307'

SEGMENT #6 : LINE
COURSE: N12°12'40"W
NORTH: 501982.0425' LENGTH: 40.00'
EAST: 1614753.7101'

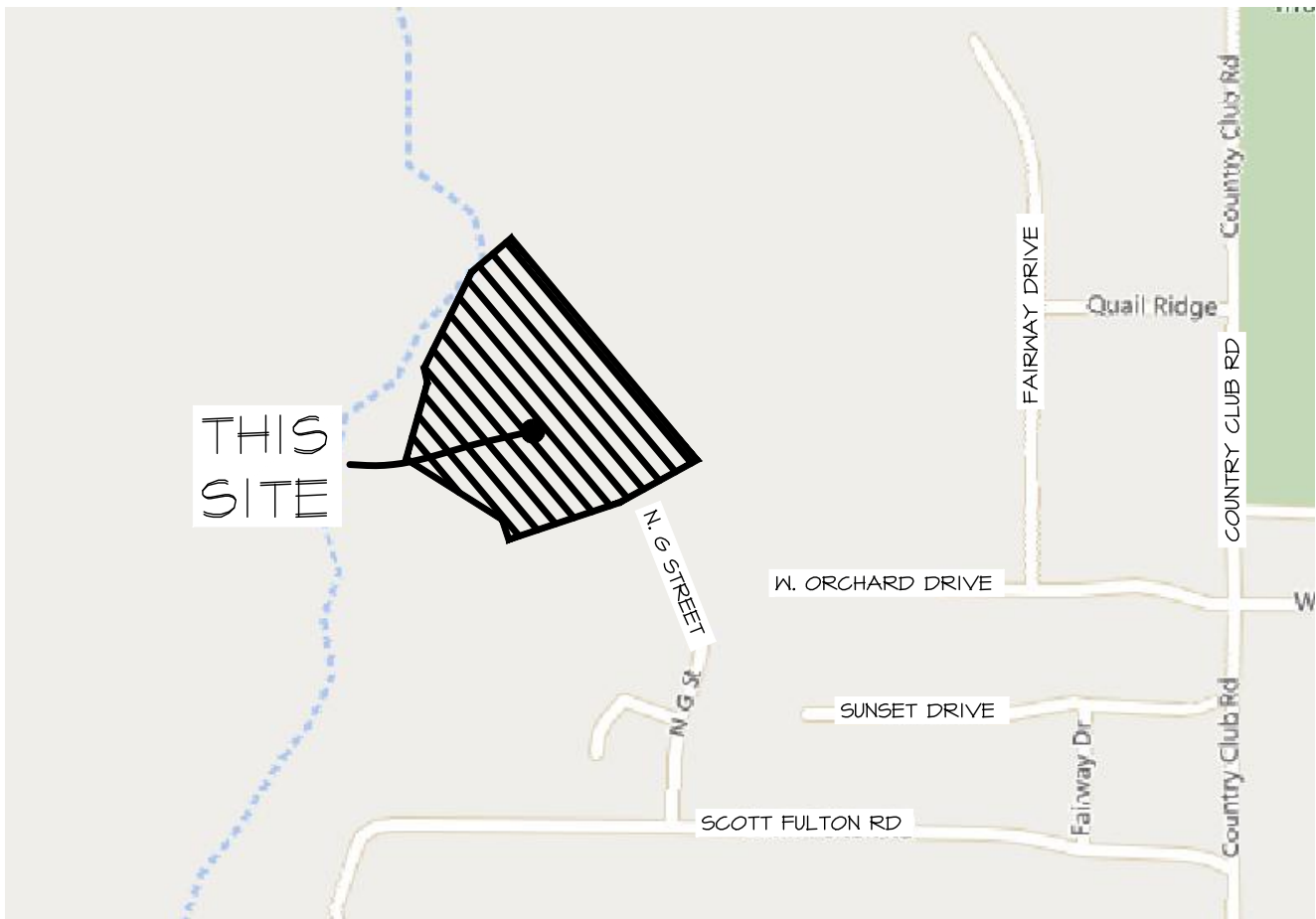
SEGMENT #7 : LINE
COURSE: N26°21'40"E
NORTH: 502234.1171' LENGTH: 281.33'
EAST: 1614878.6883'

SEGMENT #8 : LINE
COURSE: N44°24'36"E
NORTH: 502322.6238' LENGTH: 136.26'
EAST: 1614482.2404'

SEGMENT #9 : LINE
COURSE: S34°53'03"E
NORTH: 501740.5332' LENGTH: 758.58'
EAST: 1620468.7209'

PERIMETER: 2312.86' AREA: 327034.34 SQ. FT.
ERROR CLOSURE: 0.0054 COURSE: N15°31'14"W
ERROR NORTH: 0.00565 EAST: -0.00157

PRECISION 1: 342008.47



VICINITY SKETCH NORTH
NO SCALE

LAND AREA TABLE			
DESCRIPTION	GROSS (ACRES)	PUBLIC R.O.W. EASEMENT (ACRES)	NET (ACRES)
NW1/4 SW1/4	7.11	0.00	7.11
SW1/4 NW1/4	0.34	0.00	0.34
OUTLOT 'Z' TOTAL	0.05	0.00	0.05
BOUNDARY TOTAL	7.51	0.00	7.51

PROPERTY OWNER:
DOWNING FAMILY INVESTMENTS, INC.
POST OFFICE BOX 116
INDIANOLA, IOWA 50125
ATTN: BOB DOWNING (515-461-5386)

PREPARED FOR:
DOWNING FAMILY INVESTMENTS, INC.
POST OFFICE BOX 116
INDIANOLA, IOWA 50125
ATTN: BOB DOWNING (515-461-5386)

PROFESSIONAL LAND SURVEYOR:
JEFFREY A. GADDIS, PLS
2400 86TH STREET, SUITE 12
URBANDALE, IA 50322
PHONE: 515-276-4884
FAX: 515-276-7084
EMAIL: GADDIS@CECLAC.COM

LEGAL DESCRIPTION

A PARCEL OF LAND IN OUTLOT 'Z', HERITAGE HILLS PLAT 4, AN OFFICIAL PLAT RECORDED IN BOOK 10, PAGE 164 AT THE WARREN COUNTY RECORDER'S OFFICE, AND A PARCEL OF LAND IN THE SW1/4 NW1/4 AND THE NW1/4 NW1/4 ALL BEING IN SECTION 24, TOWNSHIP 76 NORTH, RANGE 24 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 LOT 11, HERITAGE HILLS PLAT 4, AN OFFICIAL PLAT RECORDED IN INSTRUMENT NUMBER 2018-06055 AT THE WARREN COUNTY RECORDER'S OFFICE, THENCE S61°17'44"W, 232.38 FEET ALONG THE NORTH LINE OF SAID HERITAGE HILLS PLAT 4 TO THE NE CORNER OF LOT 10 OF SAID HERITAGE HILLS PLAT 4; THENCE S71°31'46"W, 304.87 FEET ALONG THE NORTH LINE OF SAID LOT 10 TO THE NW CORNER OF SAID LOT 10; THENCE N18°28'14"W, 55.00 FEET TO A POINT; THENCE N57°40'16"W, 247.57 FEET TO A POINT; THENCE N15°31'30"E, 206.86 FEET TO A POINT ON THE EAST LINE OF OUTLOT 'Z', HERITAGE HILLS PLAT 5, AN OFFICIAL PLAT RECORDED IN BOOK 2002, PAGE 13221 AT THE WARREN COUNTY RECORDER'S OFFICE; THENCE N12°12'40"W, 40.00 FEET ALONG THE EAST LINE OF SAID OUTLOT 'Z' TO A POINT; THENCE N26°21'40"E, 281.33 FEET TO A POINT; THENCE N44°24'36"E, 136.26 FEET TO A POINT; THENCE S34°53'03"E, 758.58 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.51 ACRES MORE OR LESS.

LAND AREA

7.51 ACRES
327,035 SQ. FT.

BASIS OF BEARINGS

THE FINAL PLAT BEARINGS ARE BASED ON THE NORTH LINE OF LOT 10, HERITAGE HILLS PLAT 4 AND WAS MEASURED AS S71°31'46"W. THIS BEARING WAS DETERMINED FROM THE IOWA DEPARTMENT OF TRANSPORTATION REAL-TIME NETWORK CONVERTED TO IOWA STATE PLANE NAD1983(2011) SOUTH ZONE GRID NORTH.

ZONING

RESTRICTED R-5 PLANNED
RESIDENTIAL (JAN 24, 2002)
SETBACKS:
FRONT - 25' (30' PROVIDED)
SIDE - 8' MINIMUM
REAR - 30'

FLOOD ZONE

ZONE 'X' ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS,
COMMUNITY-PANEL #19181C0164F MAP REVISED NOVEMBER 16, 2018.

*** FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE ***
(SEE FEMA FLOOD MAP SERVICE CENTER FOR EFFECTIVE MAPS)

CERTIFICATION

PRELIMINARY
(NOT APPROVED)



HERITAGE HILLS PLAT II
INDIANOLA, IOWA
COVER

SHEET
OF 3

DATE: _____
DESIGNED BY: _____
DRAWN BY: _____
DATE OF SURVEY: 10-15-2018
CITY: _____
JAG: _____

Civil Engineering Consultants, Inc.
CEC
2400 86th Street, Unit 12, Des Moines, Iowa 50322
515-276-4884 . Fax: 515-276-7084 . mail@ceclac.com

PRELIMINARY

HERITAGE HILLS PLAT II

INDIANOLA, IOWA

FINAL PLAT

SHEET
2
OF
3

A-2082

DATE:

DATE OF SURVEY: 10-15-2018

DESIGNED BY: CEM

DRAWN BY: LHM

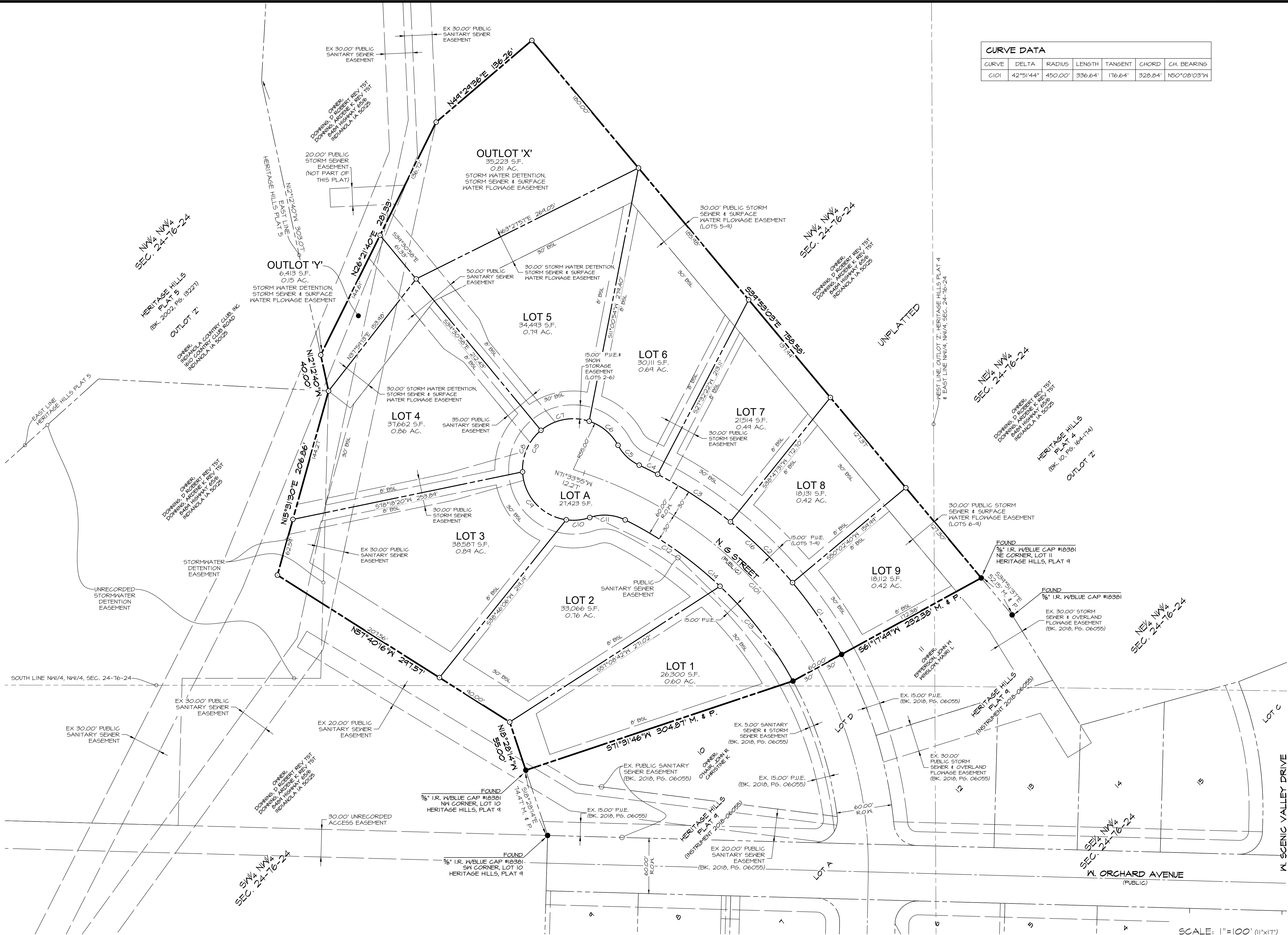
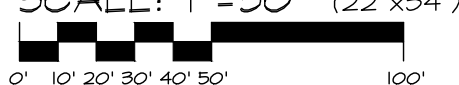
Civil Engineering Consultants, Inc.

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



CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C101	42°51'44"	450.00'	336.64'	176.64'	328.84'	N50°08'03"W

SCALE: 1"=100' (11"x17")
SCALE: 1"=50' (22"x34")



Civil Engineering Consultants, Inc.

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

CEC

DATE: 10-15-2018
DATE OF SURVEY: 10-15-2018
DESIGNED BY: CEM
DRAWN BY: LHM

PRELIMINARY

HERITAGE HILLS PLAT II

INDIANOLA, IOWA

FINAL PLAT

SHEET 2 OF 3

A-2082

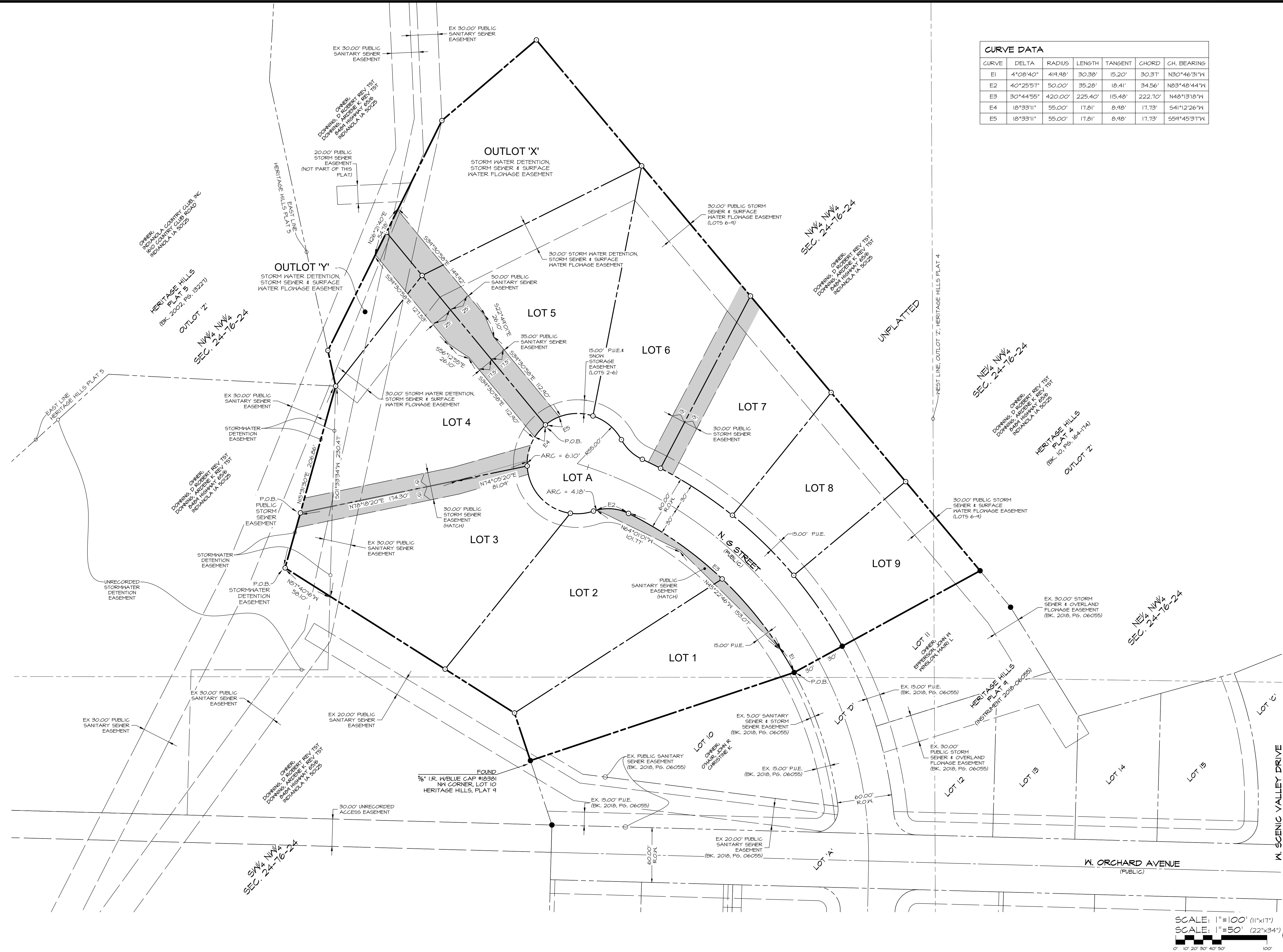


DATE:	10-15-2018	CJM	LH
DATE OF SURVEY:	10-15-2018		
DESIGNED BY:			
DRAWN BY:			

HERITAGE HILLS PLAT II
INDIANOLA, IOWA
EASEMENT DETAILS

SHEET
3

A-2082



PRELIMINARY



MEMORANDUM

To: Planning and Zoning Commission

From:

Date: June 14, 2022

Subject: Consider recommendation on an amendment to the façade as part of the major site plan for a restaurant and retail sales at 1010 North Jefferson Way

Recommendation:

Attachments:

1. 1- 1010 North Jefferson Way Facade change memo
2. 2- Combined DANLEE CORP - A.200 A.201 - 05-12-22 - 21019
3. 3- COMBINED DANLEE CORP - 06-02-22 - W N E S ELEVATIONS - A.200 A.201 - 21019 (1)



COMMUNITY DEVELOPMENT

To: Indianola Planning and Zoning Commission
From: Charlie E. Dissell, Community and Economic Development Director
Date: June 9, 2022
Re: 7.D. Consider recommendation on an amendment to the façade as part of the major site plan for a restaurant and retail sales at 1010 North Jefferson Way

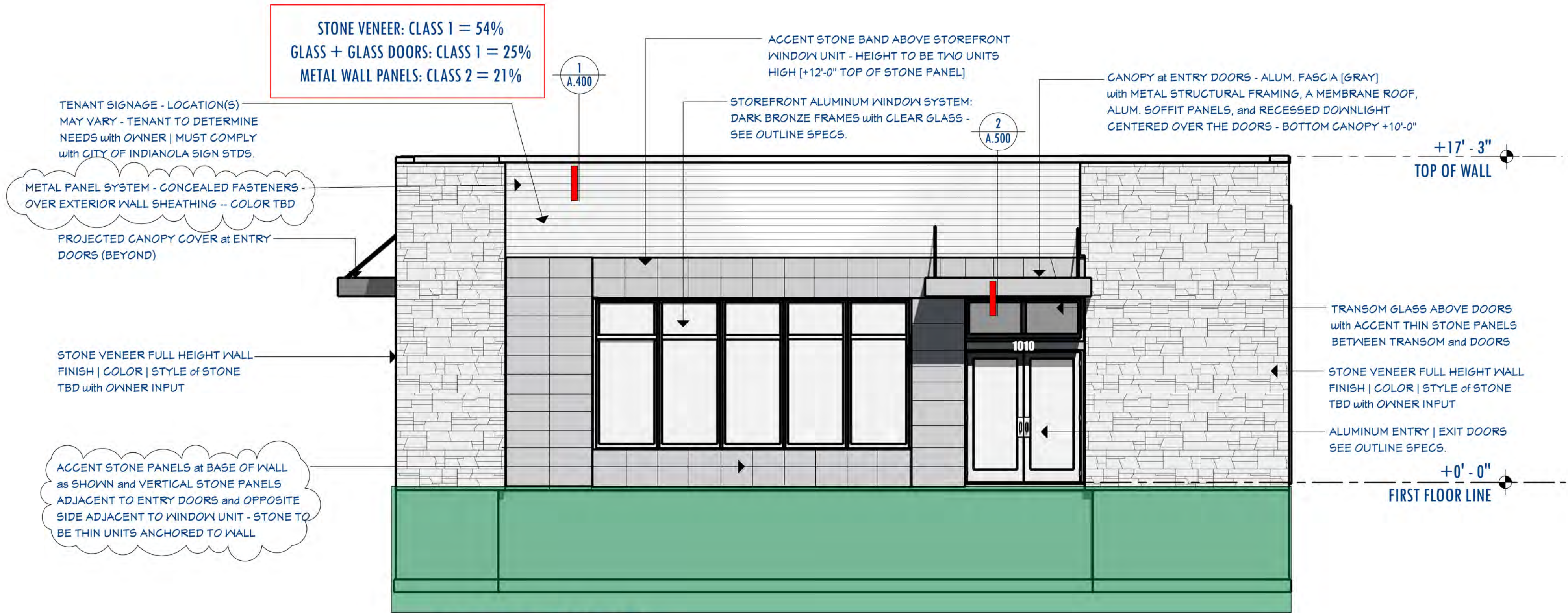
As the Commission is aware, at your May 10, 2022, meeting, a major site plan application was reviewed for a restaurant and retail sales at 1010 North Jefferson Way. As part of this request, the applicant had requested a variation to the façade requirements on the north primary façade. According to Section 165.09, each primary façade shall contain no less than three (3) different class 1 or class 2 façade materials, together composing at least 75% of the primary façade area. Class 3 and class 4 façade materials in aggregate shall not exceed 25% of any primary façade area. Class 4 façade materials shall not exceed 5% of any primary façade area. At least one street-facing building façade and the façade containing the main building entry, if different from the street façade, shall consist of no less than 20% clear glass fenestrations (windows and full glass doors) on the first level. Additionally, EIFS shall not be permitted within ten (10) feet of the finished floor elevation of the façade on which it is located.

The applicant had requested to use less than the 75% class 1 and 2 materials. The proposal was to use EIFS, a class 3 material, which exceeds 25% of the elevation. The applicant further proposed to have EIFS lower than 10 feet above the finished floor elevation for budgetary reasons. The Planning and Zoning Commission did not approve this variation and had approved the site plan with the condition that the north façade be changed to meet City Code prior to the City Council reviewing the site plan.

Attached to this memo is the façade that was approved by the City Council on May 16 (issue date of 03/03/2022). It proposed 54% stone veneer (class 1), 21% metal wall panels (class 2), and 25% glass and glass doors (class 1) on the west façade, and 40% stone veneer (class 1), 48% metal wall panels (class 2), and 12% glass and glass doors (class 1) on the north façade.

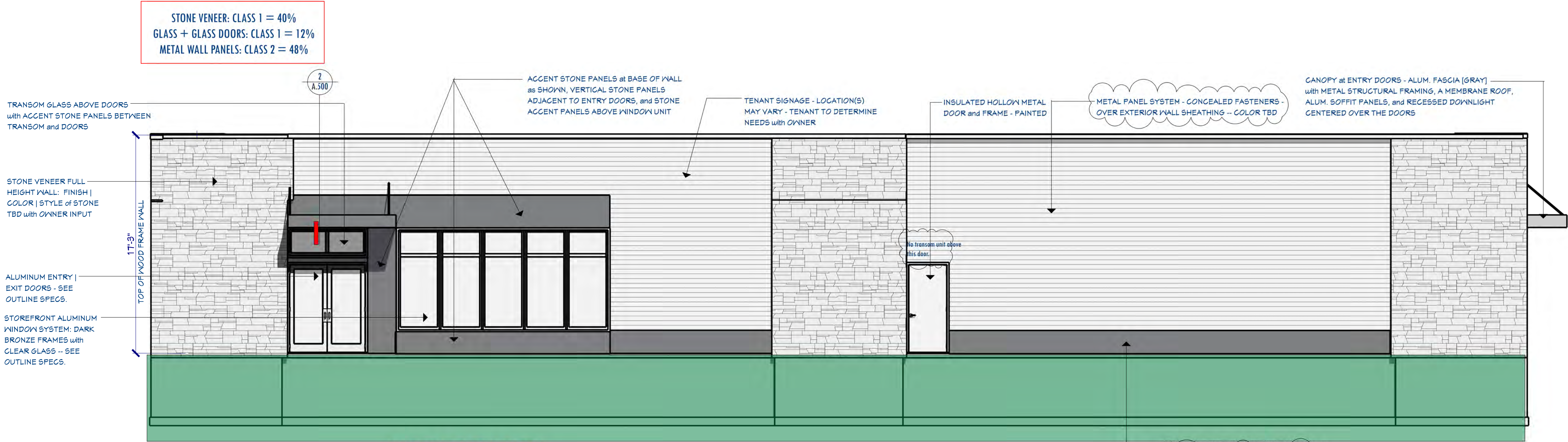
The applicant is now asking for an amendment to the approved façade. The updated plan is attached to this memo (issue date of 06/02/2022). It proposes 55% stone veneer (class 1), 25% EIFS Stucco panels (class 3), and 25% glass and glass doors (class 1) on the west façade, and 66% stone veneer (class 1), 22% EIFS Stucco panels (class 3), and 12% glass and glass doors (class 1) on the north façade.

Staff recommends that the City of Indianola Planning and Zoning Commission concludes that all findings of approval will continue to be satisfied and recommends the amendment to the Major Site Plan be approved, as submitted.



WEST ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

GRAYSCALE ARCHITECTURE, LLC

13762 MCGREGOR STREET
INDIANOLA, IA 50125-8118
515.423.8439

CIVIL ENGINEER
**COOPER CRAWFORD
& ASSOCIATES, LLC**
475 S. 50th ST. - STE. 800
WEST DES MOINES, IA 50265
515.224.1344

STRUCTURAL ENGINEER
LONG ENGINEERING
13001 TWANA DRIVE
URBANDALE, IA 50323
515.669.4339

GENERAL CONTRACTOR
NEW ERA HOMES
105 S. 20th STREET
INDIANOLA, IA
50125
515.238.2877

PROJECT NAME

NEW BUILDING
FOR:

DANLEE CORP.
1010 N. JEFFERSON WAY
INDIANOLA, IA
50125

MULTI- TENANT
BUILDING

DRAWING
INFORMATION

ISSUED FOR:
REVIEW | BIDDING
CONSTRUCTION

ISSUE DATE:
03 | 03 | 2022

THIS DRAWING IS THE PROPERTY
OF GRAYSCALE ARCHITECTURE, LLC.
ANY USE WITHOUT WRITTEN
PERMISSION IS PROHIBITED.

PROJECT INFORMATION
PROJECT No.:

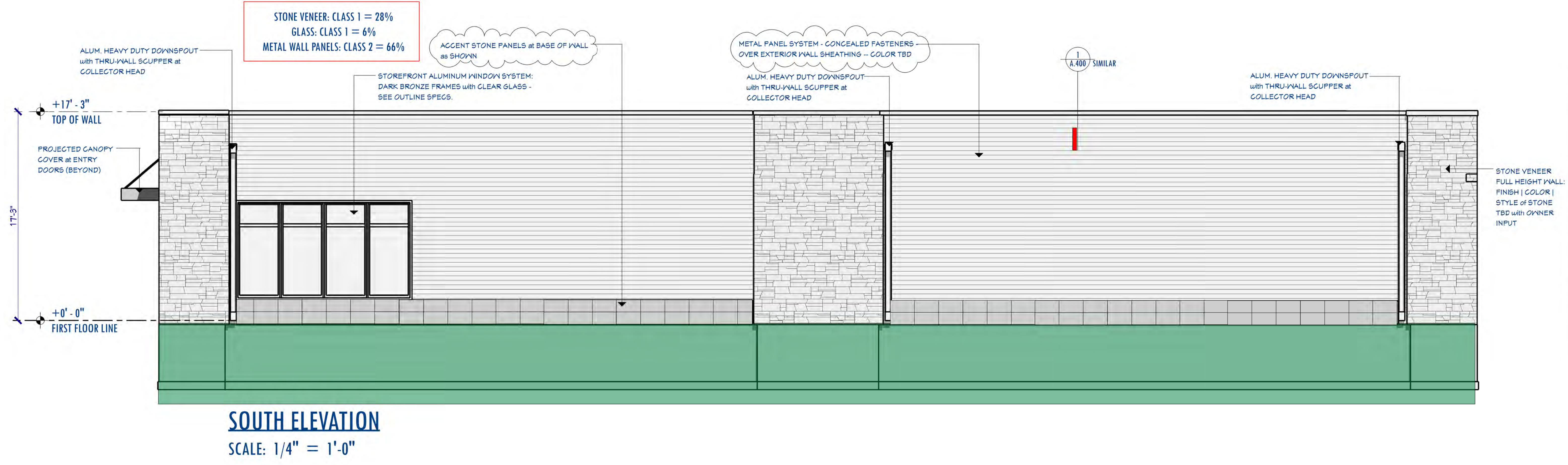
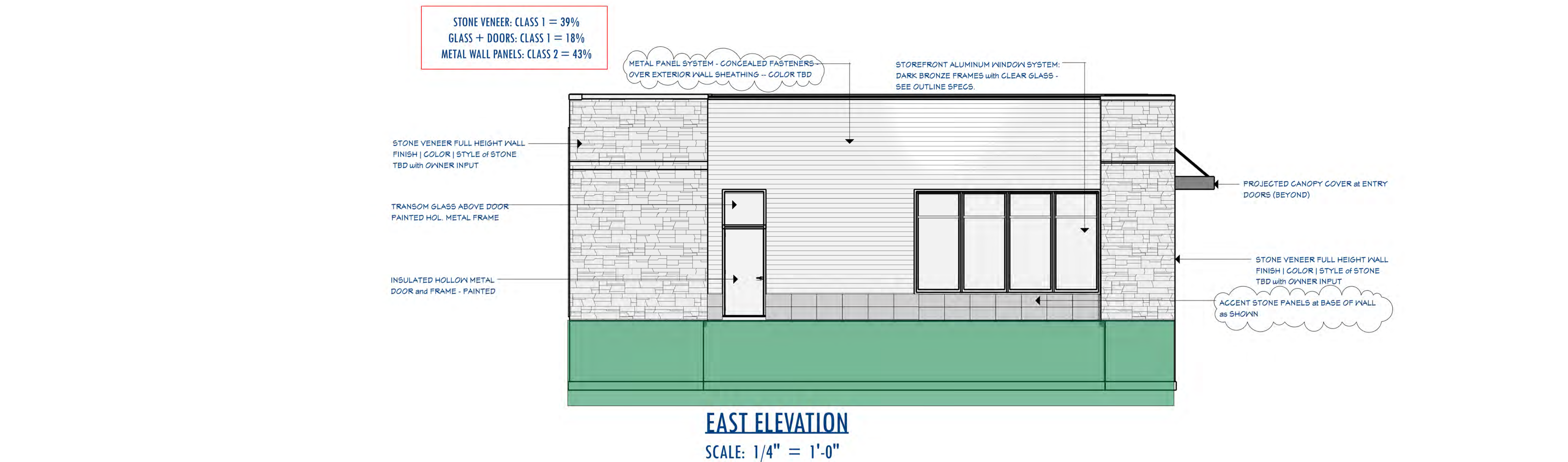
21019

SHEET TITLE:

**WEST ELEVATION
NORTH ELEVATION**

SHEET No.:

A.200



GRAYSCALE ARCHITECTURE, LLC

13762 MCGREGOR STREET
INDIANOLA, IA 50125-8118
515.423.8439

CIVIL ENGINEER
COOPER CRAWFORD
& ASSOCIATES, LLC
475 S. 50th ST. - STE. 800
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13001 TWANA DRIVE
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515.669.4339

GENERAL CONTRACTOR
NEW ERA HOMES
105 S. 20th STREET
INDIANOLA, IA 50125
515.238.2877

PROJECT NAME

NEW BUILDING FOR:

DANLEE CORP.
1010 N. JEFFERSON WAY
INDIANOLA, IA 50125

MULTI- TENANT BUILDING

DRAWING INFORMATION

ISSUED FOR:

REVIEW | BIDDING CONSTRUCTION

ISSUE DATE:

03 | 03 | 2022

THIS DRAWING IS THE PROPERTY OF GRAYSCALE ARCHITECTURE, LLC. ANY USE WITHOUT WRITTEN PERMISSION IS PROHIBITED.

PROJECT INFORMATION

PROJECT No.:

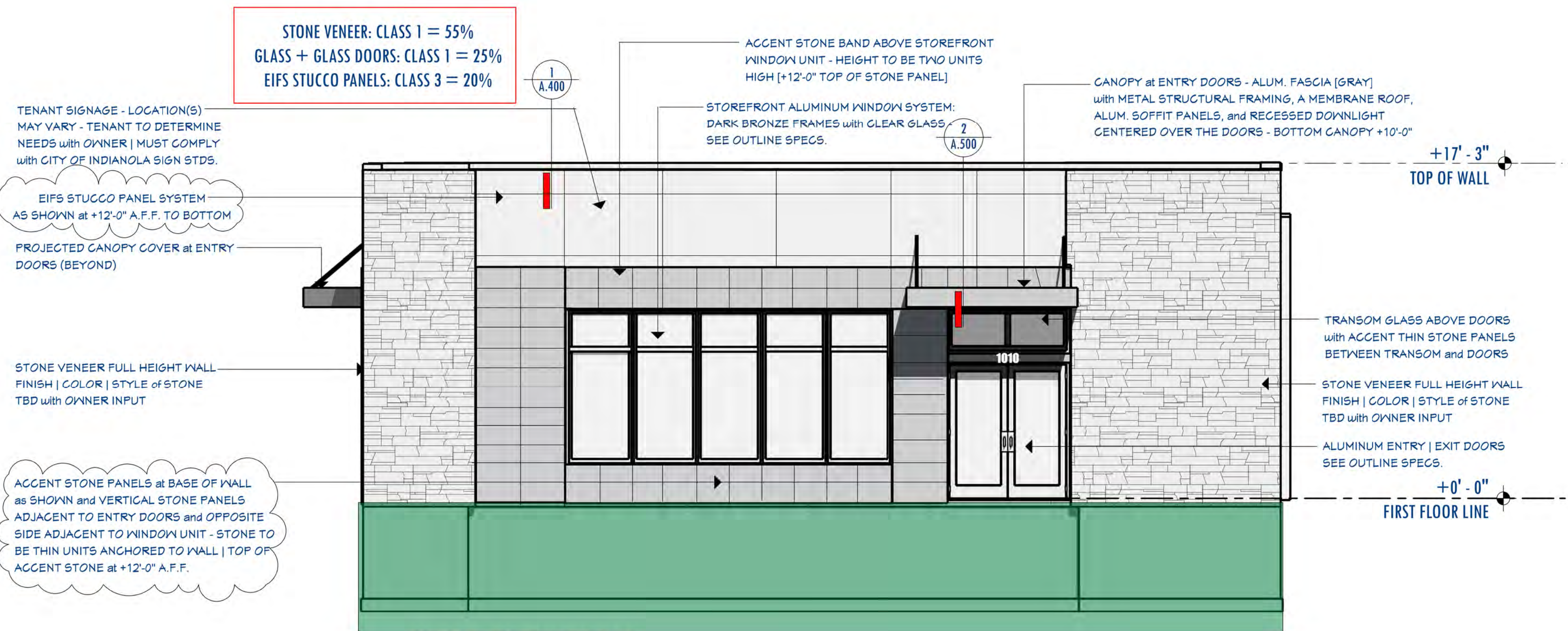
21019

SHEET TITLE:

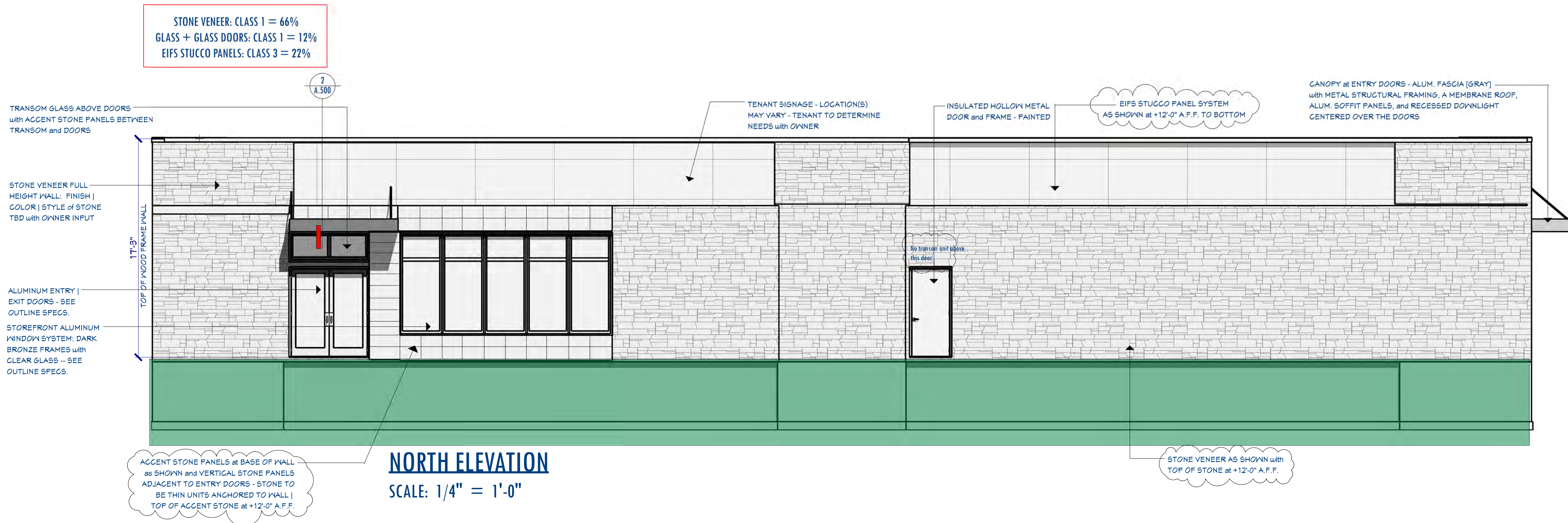
EAST ELEVATION
SOUTH ELEVATION

SHEET No.:

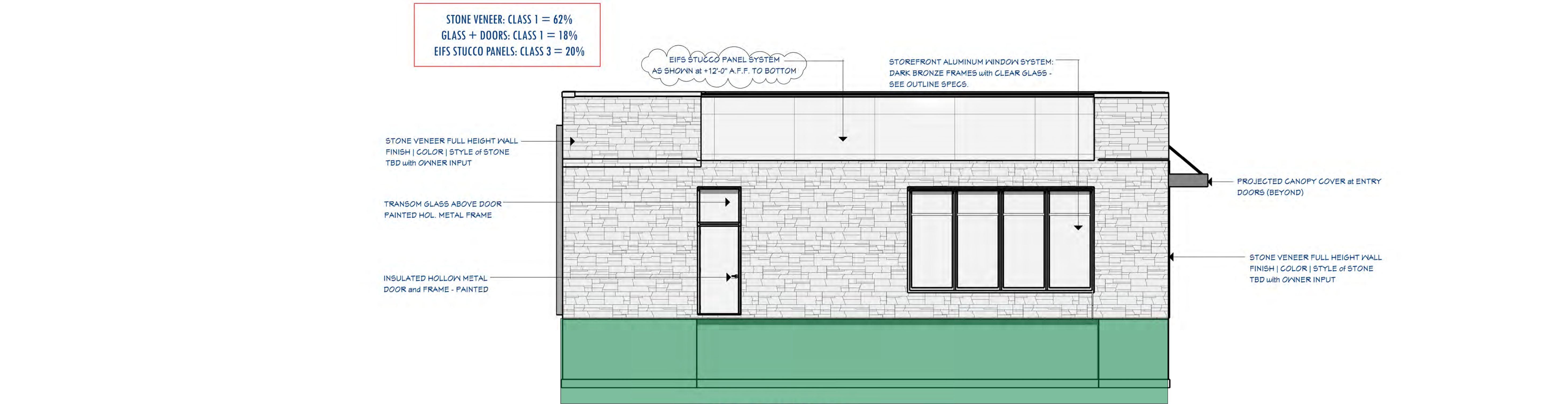
A.201

**WEST ELEVATION**

SCALE: 1/4" = 1'-0"

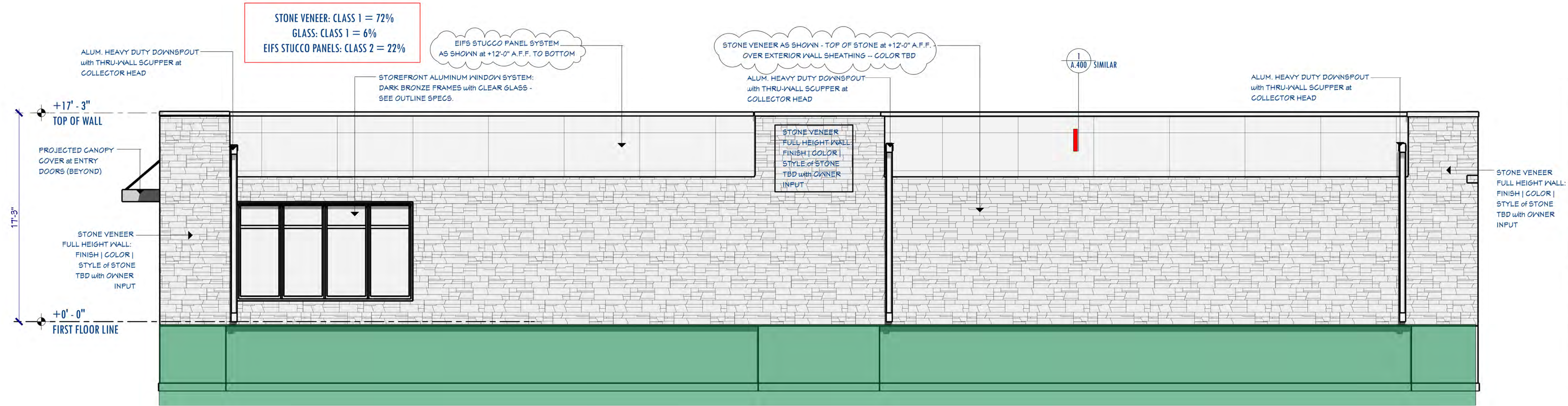
**NORTH ELEVATION**

SCALE: 1/4" = 1'-0"



EAST ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

GRAYSCALE ARCHITECTURE, LLC

13762 MCGREGOR STREET
INDIANOLA, IA 50125-8118
515.423.8439

CIVIL ENGINEER
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& ASSOCIATES, LLC
475 S. 50th ST. - STE. 800
WEST DES MOINES, IA 50265
515.224.1344

STRUCTURAL ENGINEER
LONG ENGINEERING
13001 TWANA DRIVE
URBANDALE, IA 50323
515.669.4339

GENERAL CONTRACTOR
NEW ERA HOMES
105 S. 20th STREET
INDIANOLA, IA
50125
515.238.2877

PROJECT NAME

NEW BUILDING
FOR:

DANLEE CORP.
1010 N. JEFFERSON WAY
INDIANOLA, IA
50125

MULTI- TENANT
BUILDING

DRAWING
INFORMATION

ISSUED FOR:
REVIEW | BIDDING
CONSTRUCTION

ISSUE DATE:
06 | 02 | 2022

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ANY USE WITHOUT WRITTEN
PERMISSION IS PROHIBITED.

PROJECT INFORMATION

PROJECT No.:

21019

SHEET TITLE:

EAST ELEVATION
SOUTH ELEVATION

SHEET No.:

A.201



MEMORANDUM

To: Planning and Zoning Commission

From:

Date: June 14, 2022

Subject: Consider recommendation on request for approval of a Plat of Survey for Kevin Halterman, located adjacent to 2110 Country Club Boulevard.

Recommendation:

Attachments:

1. 1-Staff Report_ Plat of Survey
2. 2- Application for Plat Survey
3. 3- 1836Survey



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: June 14, 2022

Agenda Item: 7.E. Consider recommendation on request for approval of a Plat of Survey for Kevin Halterman, located adjacent to 2110 Country Club Boulevard.

Application Type: Plat of Survey

Applicant: Kevin Halterman

Property Owner: Indianola Country Club

Comprehensive Plan Designation: Parks and Recreation

Application Summary: Request for plat of survey approval to create one (1) residential parcel.

AERIAL MAP



APPLICABLE CODE SECTIONS

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

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

170.13 DESIGN STANDARDS — LOTS.

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

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

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

ANALYSIS

Kevin Halterman currently owns the parcel at 2110 Country Club Road, which is about 0.27 acres in size. Mr. Halterman proposes to split off a 0.57-acre parcel to the east and south of 2110 Country Club Road for the purposes of increasing the size of the property (to 0.84 acres) and constructing a new residential structure.

According to the future land use map in the Indianola Comprehensive Plan, this property's designated future use is Parks and Recreation. However, the existing single-family to the north and the existing two-family dwellings that exist to the west of this property are designated on the future land use map as low density residential. As the Commission is aware, boundary lines on the future land use map are not meant to be fixed. In this instance, as there is a golf course to the east and south, residential uses to the north and west, and since there is no future park planned on this property, a residential structure which meets the low-density residential designation would be appropriate.

Letters were mailed to property owners within 200 feet of this property on June 2, 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 plat of survey request be approved, as submitted.
- 2) The City of Indianola Planning and Zoning Commission recommends the plat of survey request be approved, with conditions.
- 3) The City of Indianola Planning and Zoning Commission recommends the plat of survey request be denied.
- 4) The City of Indianola Planning and Zoning Commission remands the plat of survey request, back to the applicant and/or staff for further review and/or modifications and directs staff to place this item on a future Planning and Zoning agenda.

RECOMMENDATION

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

LAND DIVISION APPLICATION

Community Development

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



PROPERTY OWNER

(Last Name) Indianola Country Club
(First Name) _____
(Address) 1610 Country Club Rd
(City) Indianola (State) IA (Zip) 50125
(Phone) 515-961-5406 (Email) jason@indianolacountryclub.com

APPLICANT (if not Property Owner)

(Last Name) Halterman
(First Name) Kevin
(Address) 1109 Ann Pkwy
(City) Indianola (State) IA (Zip) 50125
(Phone) 515-240-5743 (Email) kevinh@mybankpsb.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 Kevin D. Halterman
Name (printed) KEVIN D. HALTERMAN

Date 5.4.22

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

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



MEMORANDUM

To: Planning and Zoning Commission

From:

Date: June 14, 2022

Subject: Consider request from Kevin Halterman to rezone property adjacent to 2110 Country Club Road from A-1 (Agricultural Zoning District) to R-1 (Single-Family Residential Detached Zoning District).

Recommendation:

Attachments:

1. 1- Staff Report_Rezoning
2. 2- Application for Rezoning
3. 3- 1836Survey



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: June 14, 2022

Agenda Item: 7.F. Consider request from Kevin Halterman to rezone property adjacent to 2110 Country Club Road from A-1 (Agricultural Zoning District) to R-1 (Single-Family Residential Detached Zoning District).

Application Type: Rezoning

Applicant: Kevin Halterman

Property Owner: Indianola Country Club

Current Zoning: A-1 Agricultural / Open Space Zoning District

Comprehensive Plan Designation: Parks and Recreation

Application Summary: Request to rezone a parcel adjacent to 2110 Country Club Road which is currently located in the A-1 Agricultural / Open Space Zoning District to the R-1 Single-Family Residential Detached Zoning District.

AERIAL MAP



APPLICABLE CODE SECTIONS

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

165.02(5). AMENDMENTS

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

A. Request by Petition

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

B. City Council Referral

The owner of a property may submit a written request to the Zoning Administrator for their property to be rezoned. If the requested rezoning is not consistent with the adopted Comprehensive Plan, the property owner may further request the Comprehensive Plan be amended as part of the requested rezoning. The Zoning Administrator will then present this request to the City Council, who, at their discretion, may adopt a motion to

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

C. Zoning Commission Disapproval or Protest Petition

In case the proposed amendment, supplement or change is disapproved by the Zoning Commission, or a protest is presented duly signed by the owners of twenty percent (20%) or more either of the area of the lots included in such proposed change, or of those immediately adjacent in the rear thereof, extending the depth of one lot or not to exceed two hundred (200) feet therefrom, or of those directly opposite thereto, extending the depth of one lot or not to exceed two hundred (200) feet from the street frontage of such opposite lots, such amendment shall not become effective except by the favorable vote of at least three-fourths ($\frac{3}{4}$) of all members of the Council. Whenever any petition for amendment, supplement or change of the zoning districts or regulations herein contained or subsequently established has been denied by the Council, then no new petition covering the same property or the same property and additional property shall be filed with or considered by the Council until one year shall have elapsed from the date of filing of the first petition.

D. Public Hearing Noticing

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

ANALYSIS

On December 21, 2021, the property owner applied for the rezoning of 2110 Country Club Road. This application was presented to the City Council at its meeting on January 3, 2022, where the City Council adopted a resolution to refer the request to the Zoning Commission for consideration. Ultimately, this rezoning was approved by the City Council on March 7, 2022.

The applicant has now purchased an additional 0.57 acres east and south of 2110 Country Club Road for the purposes of increasing the size of the property. This property is wooded and sits north of the usable portion of golf course. The proposed rezoning is being requested to facilitate the construction of a single-family dwelling at 2110 Country Club Road.

To the North of the property is an existing single-family dwelling built in 1993 which sits on 0.47 acres of land. To the East and South is the Indianola Country Club Golf Course. To the West is the Heritage Hills Planned Unit Development (PUD) which consists of single-family attached dwelling units.

According to the future land use map in the Indianola Comprehensive Plan, this property's designated future use is Parks and Recreation. However, the existing single-family to the north and the existing two-family dwellings that exist to the west of this property are designated on the future land use map as low density residential. As the Commission is aware, boundary lines on the future land use map are not meant to be fixed. In this instance, as there is a golf course to the east and south, residential uses to the north and west, and since there is no future park planned on this property, a rezoning that matches the low-density residential designation would be appropriate.

There is a 12" gravity sewer main on the west side of Country Club Road, and an 8" PVC water main on the east side of County Club Road, both of which can service this property. A notification sign was placed on this property and notification letters were sent out to property owners within 200' on June 2, 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 rezoning request be approved, as submitted.
- 2) The City of Indianola Planning and Zoning Commission recommends the rezoning request be approved, with conditions.
- 3) The City of Indianola Planning and Zoning Commission recommends the rezoning request be denied.
- 4) The City of Indianola Planning and Zoning Commission remands the rezoning request, back to the applicant and/or staff for further review and/or modifications and directs staff to place this item on a future Planning and Zoning agenda.

RECOMMENDATION

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

LAND USE CHANGE APPLICATION

Community Development

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



PROPERTY OWNER

(Last Name) Indianola Country Club
(First Name) _____
(Address) 1610 Country Club Rd
(City) Indianola (State) IA (Zip) 50125
(Phone) 515-961-5406 (Email) jason@indianolacountryclub.com

APPLICANT (if not Property Owner)

(Last Name) Halterman
(First Name) Kevin
(Address) 1109 Ann Parkway
(City) Indianola (State) IA (Zip) 50125

☐ COMPREHENSIVE PLAN AMENDMENT

Submittal Requirements:

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

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

☒ REZONING

Submittal Requirements:

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

- ☒ Completed Application
- ☒ Property Address: 1610 Country Club Rd
- ☒ Filing Fee: \$250
- ☒ Current Zoning: A-1 Proposed Zoning: R-1
- ☒ Legal description (electronic in word format)
- ☒ All items as required by Section 165.02(5) of the Code of Ordinances of Indianola, Iowa
- ☐ Other Information as required by Director

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

Signature

Kevin D. Halterman

Name (printed)

KEVIN D. HALTERMAN

Date

5.4.22

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

Date Received: _____

Receipt No: _____

Receipt Amount: _____

PLAT OF SURVEY

INDEX LEGEND

LOCATION: SW $\frac{1}{4}$ OF SE $\frac{1}{4}$ OF SECTION 13, T 76N, R 24W,
CITY OF INDIANOLA, WARREN COUNTY, IOWA.

OWNER: INDIANOLA COUNTRY CLUB
1610 COUNTRY CLUB RD., INDIANOLA IA 50125

SURVEY FOR: KEVIN HALTERMAN

PREPARED BY CHAD A. DANIELS
RETURN TO: DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210
515-577-2583

SURVEY LEGEND

() - Recorded Distance/Bearing

— — — — 40' Road Easement

— · — · — Section line

— x — x — Fence line

Monuments

▲ - Found section corner

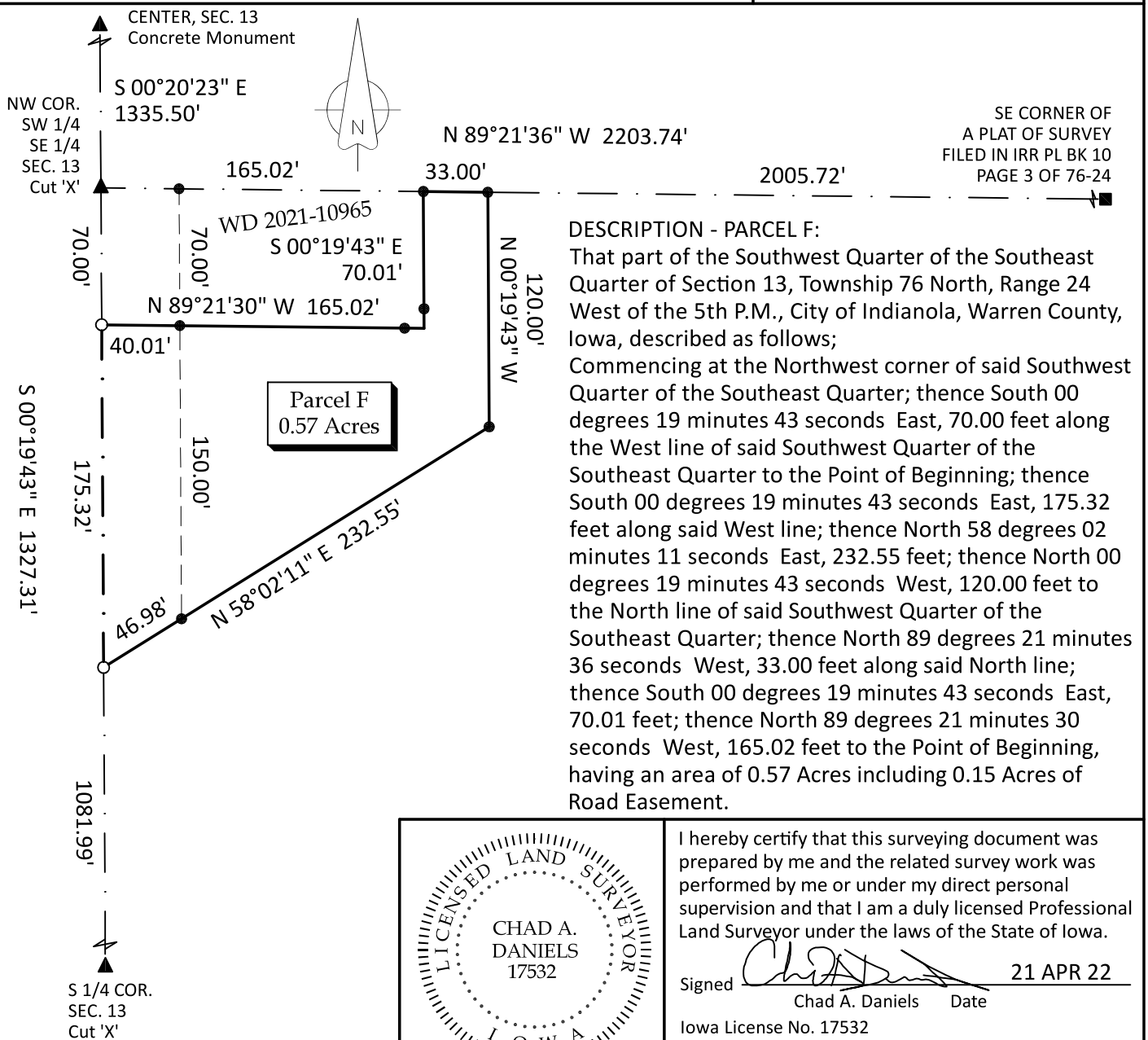
- - Found/Set 1/2" red plastic capped rebar, #17532

- - Found/Set Mag Nail
w/ brass washer, #17532

■ - Found 5/8" Yellow CR #3754

0 80 160 FEET

BASIS OF BEARINGS IS IA RCS ZONE 8



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

Signed Chad A. Daniels 21 APR 22
Chad A. Daniels Date

Iowa License No. 17532
My license renewal date is 12-31-2022
Page No.'s covered by this seal: 1

Page No.'s covered by this seal: 1

PROJ. NO. 1836

DATE OF SURVEY: 21 APR 2022

PAGE 1 of 1



MEMORANDUM

To: Planning and Zoning Commission

From:

Date: June 14, 2022

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

Recommendation:

Attachments:

1. 1-Staff Report_ Plat of Survey
2. 2- App
3. 3- Beacon Location Map
4. 4- 2204259-Plat of Survey-Plat of Survey-11x17



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: June 14, 2022

Agenda Item: 7.G. Consider recommendation on request for approval of a Plat of Survey for Jonathan Ide, located within two miles of the City of Indianola.

Application Type: Plat of Survey

Applicant: Johnathan Ide

Property Owner: Michael and Linda Ide

Comprehensive Plan Designation: Agriculture

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

AERIAL MAP



APPLICABLE CODE SECTIONS

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

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

170.13 DESIGN STANDARDS — LOTS.

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

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

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

ANALYSIS

Michael and Linda Ide currently own 7.86 acres of land located south of Indianola between 130th Avenue and US Highway 65/69. This land is in unincorporated Warren County, but within two miles of the City of Indianola. Their property currently is undeveloped. The Ide's propose to split two parcels, 3.88 and 3.98 acres in size, for the purpose of constructing new residential structures. As this site is not located within the City of Indianola, but is within two miles of the City, it falls under the review authority of the City. The Comprehensive Plan calls for this area as agriculture, and it is not within a growth priority area of the City. Letters were mailed to property owners within 200 feet of this property on June 2, 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 plat of survey request be approved, as submitted.
- 2) The City of Indianola Planning and Zoning Commission recommends the plat of survey request be approved, with conditions.
- 3) The City of Indianola Planning and Zoning Commission recommends the plat of survey request be denied.
- 4) The City of Indianola Planning and Zoning Commission remands the plat of survey request, back to the applicant and/or staff for further review and/or modifications and directs staff to place this item on a future Planning and Zoning agenda.

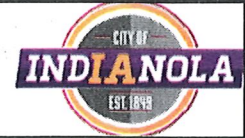
RECOMMENDATION

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

LAND DIVISION APPLICATION

Community Development

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



PROPERTY OWNER

(Last Name) Ide
(First Name) Michael and Linda
(Address) 6914 Aubrey Ct.
(City) Johnston (State) IA (Zip) 50131
(Phone) 816-520-6823 (Email) revide01@gmail.com

APPLICANT (if not Property Owner)

(Last Name) Ide
(First Name) Jonathan
(Address) 6914 Aubrey Ct.
(City) Johnston (State) IA (Zip) 50131
(Phone) 515-771-5439 (Email) jonathan@ideconcretehomes.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 Jonathan Ide

Digitally signed by Jonathan Ide
Date: 2022.05.24 07:32:09 -05'00'

Name (printed) Jonathan Ide

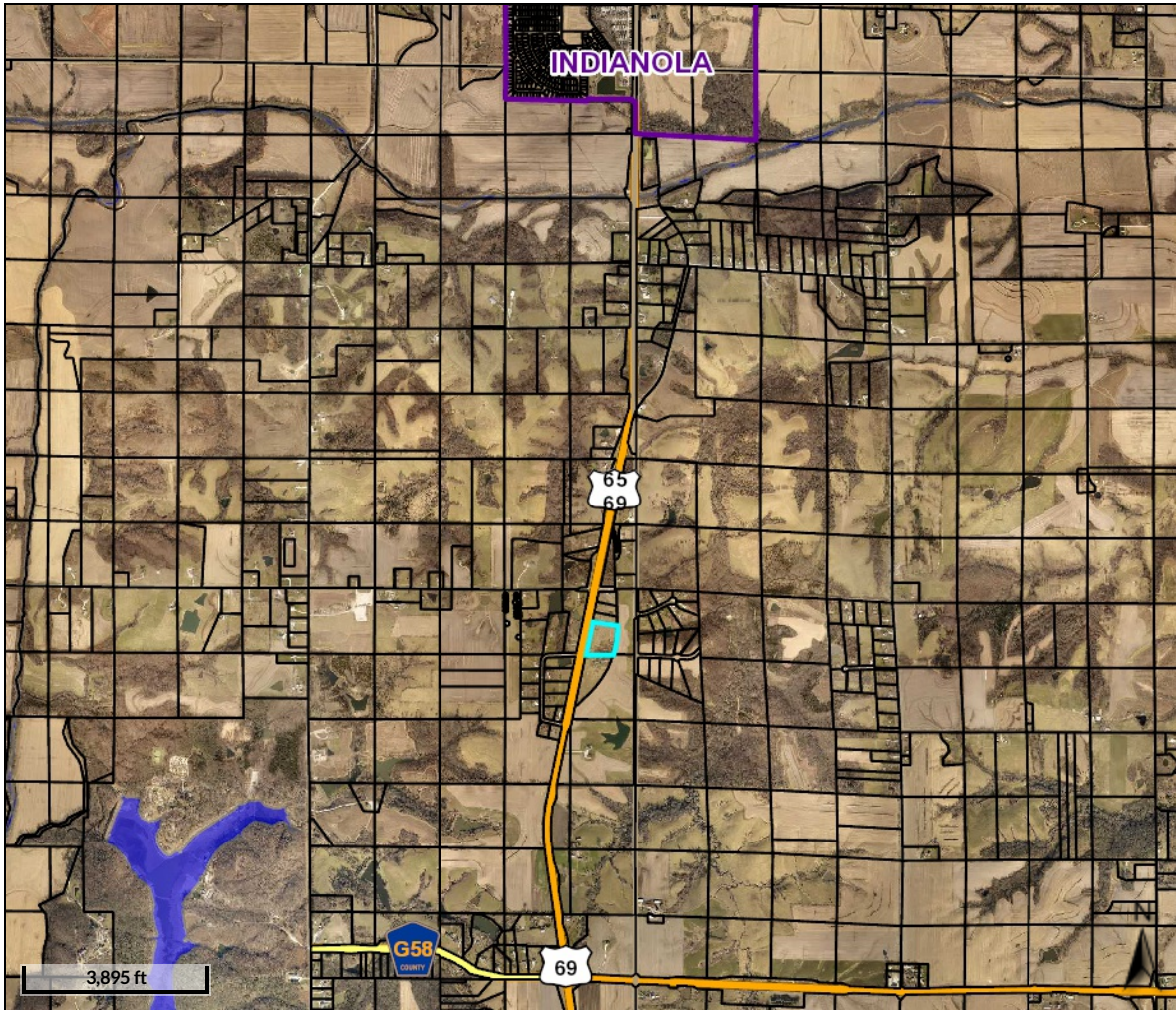
Date 05/24/2022

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

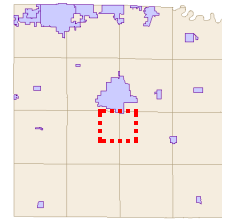
Date Received: _____

Receipt No: _____

Receipt Amount: _____



Overview



Legend

Roads

- <all other values>
- Interstate
- Highway
- Ramp
- County Gravel
- County Level B
- County Level C
- City Gravel
- City Street
- Private Street

- Corporate Limits
- Parcels
- Political Township

Major Roads

- County Hwy
- State Hwy
- US Hwy
- Interstate
- Water

Parcel ID	31130000040	Alternate ID	31000130221	Owner Address	IDE, MICHAEL/LINDA
Sec/Twp/Rng	13-75-24	Class	R		6914 AUBREY CT
Property Address		Acreage	n/a		JOHNSTON, IA 50131
District	31350				
Brief Tax Description	13-75-24 GRAND MEADOW ESTATES LOT 4				
	(Note: Not to be used on legal documents)				

Disclaimer:

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

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

Date created: 5/26/2022

Last Data Uploaded: 5/25/2022 11:04:44 PM

Developed by  **Schneider**
GEOSPATIAL

PLAT OF SURVEY

INDEX LEGEND

LOCATION: LOT 4, GRAND MEADOW ESTATES, WARREN COUNTY, IOWA

REQUESTED BY TD&K DEVELOPMENT LLC
PROPRIETOR: 15152 NEWBOLD STREET INDIANOLA, IOWA 50125

SURVEYOR: MATTHEW J. THOMAS, PLS

PREPARED BY CIVIL DESIGN ADVANTAGE, LLC
& RETURN TO: 4121 NW URBANDALE DRIVE URBANDALE, IA 50322
PH: 515-369-4400

PARCEL 'A' DESCRIPTION

A PART OF LOT 4, GRAND MEADOW ESTATES, AN OFFICIAL PLAT IN WARREN COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWED:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH 78°16'51" EAST ALONG THE NORTHERLY LINE OF SAID LOT 4, A DISTANCE OF 516.37 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 4 AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1,910.00 FEET, WHOSE ARC LENGTH IS 286.57 FEET, AND WHOSE CHORD BEARS SOUTH 04°25'42" WEST, 286.30 FEET; THENCE NORTH 84°16'46" WEST, 555.75 FEET TO THE WESTERLY LINE OF SAID LOT 1; THENCE NORTH 11°43'09" EAST ALONG SAID WESTERLY LINE, 342.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.88 ACRES (168,876 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

PARCEL 'B' DESCRIPTION

A PART OF LOT 4, GRAND MEADOW ESTATES, AN OFFICIAL PLAT IN WARREN COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH 11°43'09" EAST ALONG THE WESTERLY LINE OF SAID LOT 4, A DISTANCE OF 342.06 FEET; THENCE SOUTH 84°16'46" EAST, 555.75 TO THE EASTERLY LINE OF SAID LOT 4; THENCE SOUTHERLY ALONG SAID EASTERLY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1,910.00 FEET, WHOSE ARC LENGTH IS 286.57 FEET AND WHOSE CHORD BEARS SOUTH 13°01'29" WEST, 286.30 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 89°56'17" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 4, A DISTANCE OF 557.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.98 ACRES (173,349 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DATE OF SURVEY

APRIL 11, 2022

PLAT LEGEND

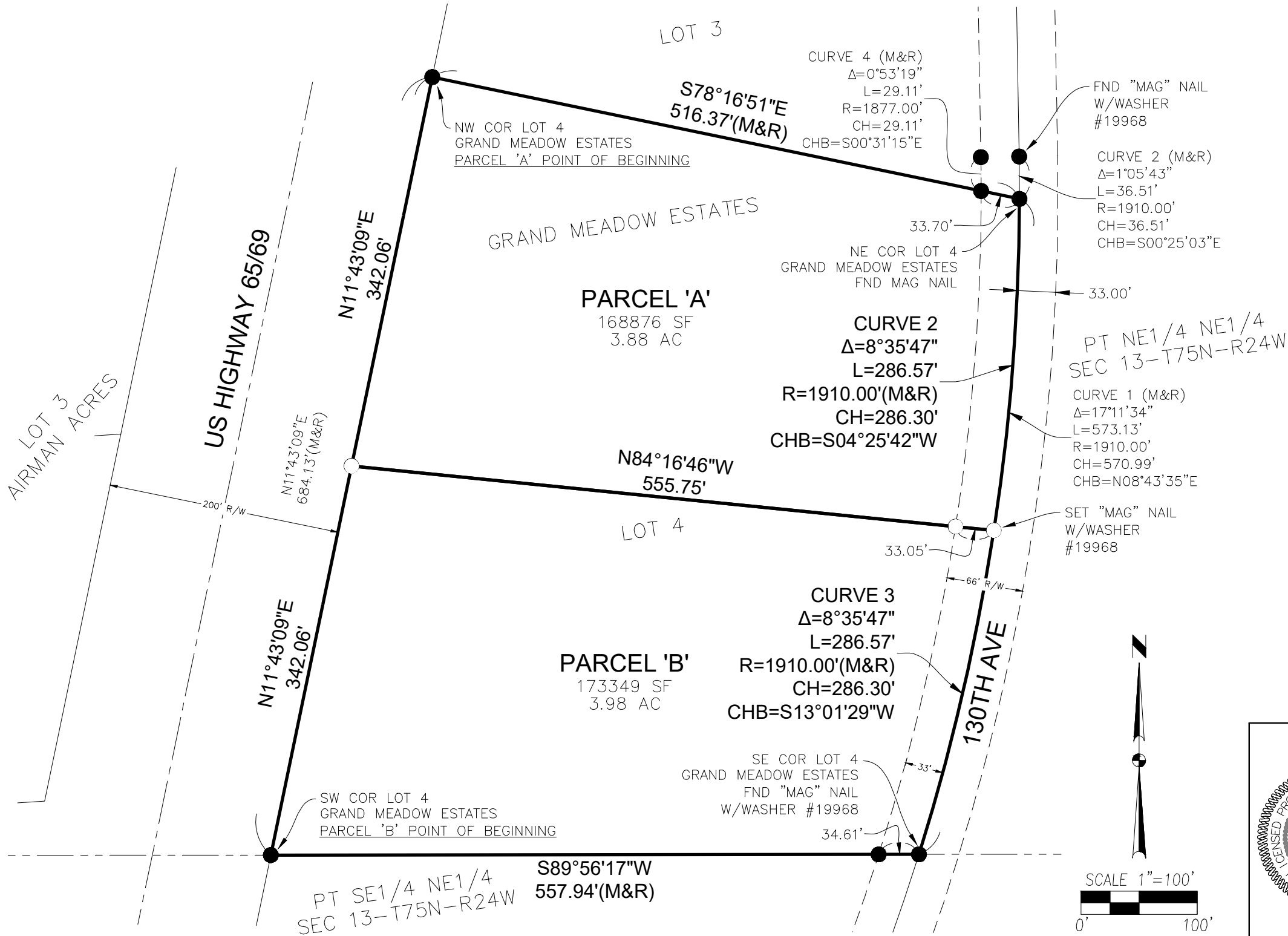
	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, BLUE PLASTIC CAP #19968 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
CENTERLINE	---	---
SECTION LINE	---	---
EASEMENT LINE	---	---

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.

MATTHEW J. THOMAS, P.L.S. DATE

LICENSE NUMBER 19968
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL:

THIS SHEET



2204.259

DATE

05/18/22

REVISIONS

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400

TECH: REVIEW:

ENGINEER: CIVIL DESIGN ADVANTAGE

WARREN COUNTY, IOWA

PARCEL 'A' AND PARCEL 'B' OF
LOT 4 IN GRAND MEADOW ESTATES

1/1

2204.259

Page 51 of 64



MEMORANDUM

To: Planning and Zoning Commission

From:

Date: June 14, 2022

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

Recommendation:

Attachments:

1. 1-Staff Report_ Plat of Survey
2. 2- 1868ApplicationInd
3. 3- 1868SurveyInd



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: June 14, 2022

Agenda Item: 7.H. Consider recommendation on request for approval of a Plat of Survey for Marvin Mahr, located within two miles of the City of Indianola.

Application Type: Plat of Survey

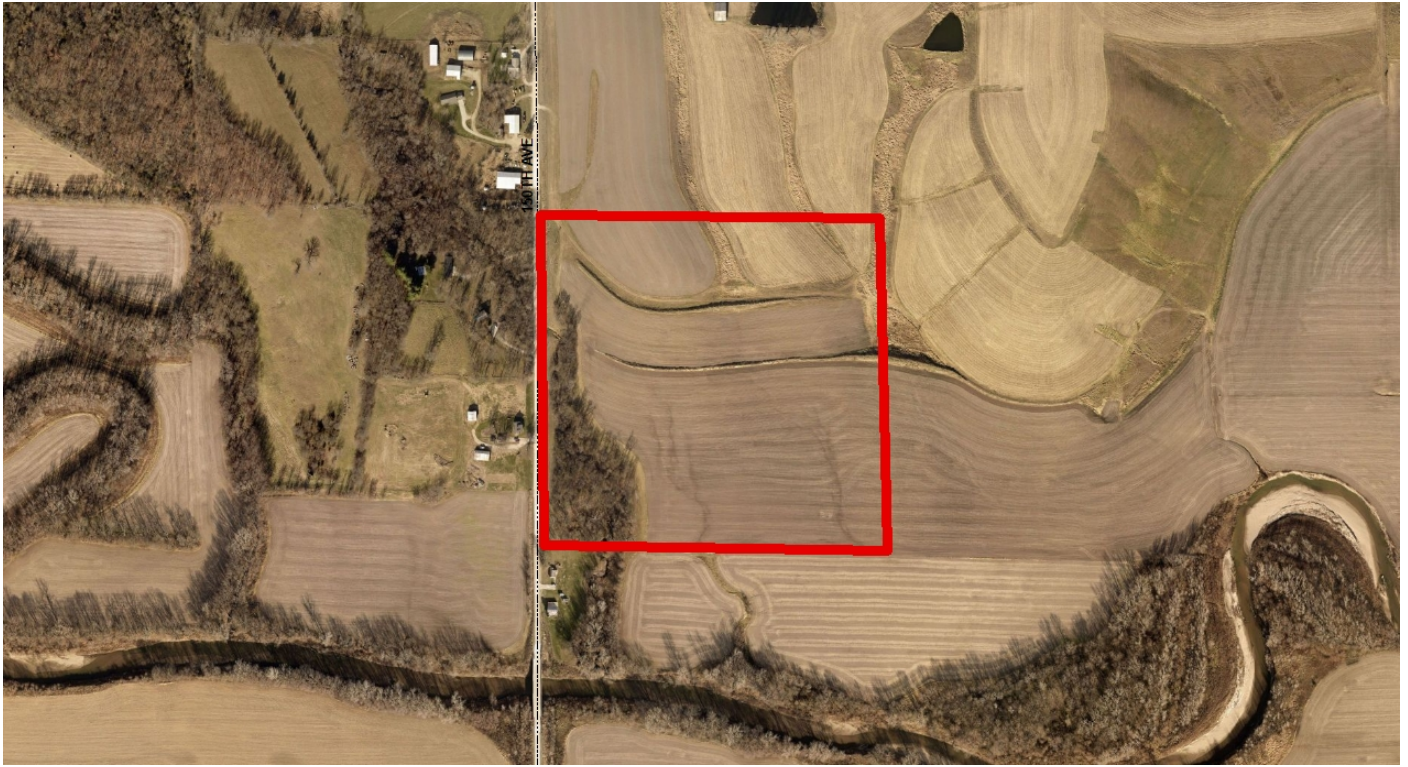
Applicant: Chad Daniels of Daniels Land Surveying

Property Owner: Marvin Mahr

Comprehensive Plan Designation: Agriculture

Application Summary: Request for plat of survey approval to create one (1) residential parcel within two miles of the City.

AERIAL MAP



APPLICABLE CODE SECTIONS

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

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

170.13 DESIGN STANDARDS — LOTS.

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3. Lots with double frontage shall be avoided, except in specific locations where good planning indicates their use. In that event a planting screen shall be provided along the rear of the lot.
4. Corner lots shall not be less than 80 feet in width and interior lots shall not be less than 70 feet in width at the building line.
5. Lot depth shall not exceed 2½ times the width.
6. No lot shall have less area than required by the Zoning Ordinance for the district in which it is located.

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

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

ANALYSIS

Marvin Mahr currently owns about 247 acres of land located southeast of Indianola along 150th Avenue. This land is in unincorporated Warren County, but within two miles of the City of Indianola. Their property contains their residence at 12411 150th Avenue, but other than that, is undeveloped. Mr. Mahr propose to split off a 3.23 acres parcel for the purpose of constructing a new residential structure. As this site is not located within the City of Indianola, but is within two miles of the City, it falls under the review authority of the City. The Comprehensive Plan calls for this area as agriculture, and it is not within a growth priority area of the City. Letters were mailed to property owners within 200 feet of this property on June 2, 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 plat of survey request be approved, as submitted.
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- 4) The City of Indianola Planning and Zoning Commission remands the plat of survey request, back to the applicant and/or staff for further review and/or modifications and directs staff to place this item on a future Planning and Zoning agenda.

RECOMMENDATION

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

LAND DIVISION APPLICATION

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



PROPERTY OWNER

(Last Name) ~~Martin~~ Make
(First Name) Martin
(Address) 12411 150th Ave
(City) Indianola (State) IA (Zip) 50125
(Phone) 515 321 5461 (Email)

APPLICANT (if not Property Owner)

(Last Name) Daniels
(First Name) Chad
(Address) 22470 18th Ln
(City) Adair (State) IA (Zip) 50210
(Phone) 515 577 2583 (Email) PL5175332@gmail.com

☒ PLAT OF SURVEY

Submittal Requirements:

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

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

☐ PRELIMINARY PLAT

Submittal Requirements:

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

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

☐ FINAL PLAT

Submittal Requirements:

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

- ☐ Completed Application
- ☐ Filing Fee: \$150, plus \$10.00 for each lot in excess of 10 lots, land plus Outside Engineering Costs
- ☐ 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

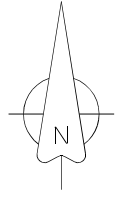
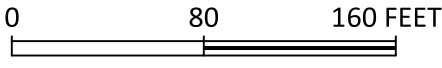
I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that in filing this application I am acting with the knowledge, consent and authority of the owner(s) of the property. Pursuant to said authority, I hereby permit City officials to enter upon the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

Signature *Chad A Daniels*
Name (printed) Chad A Daniels

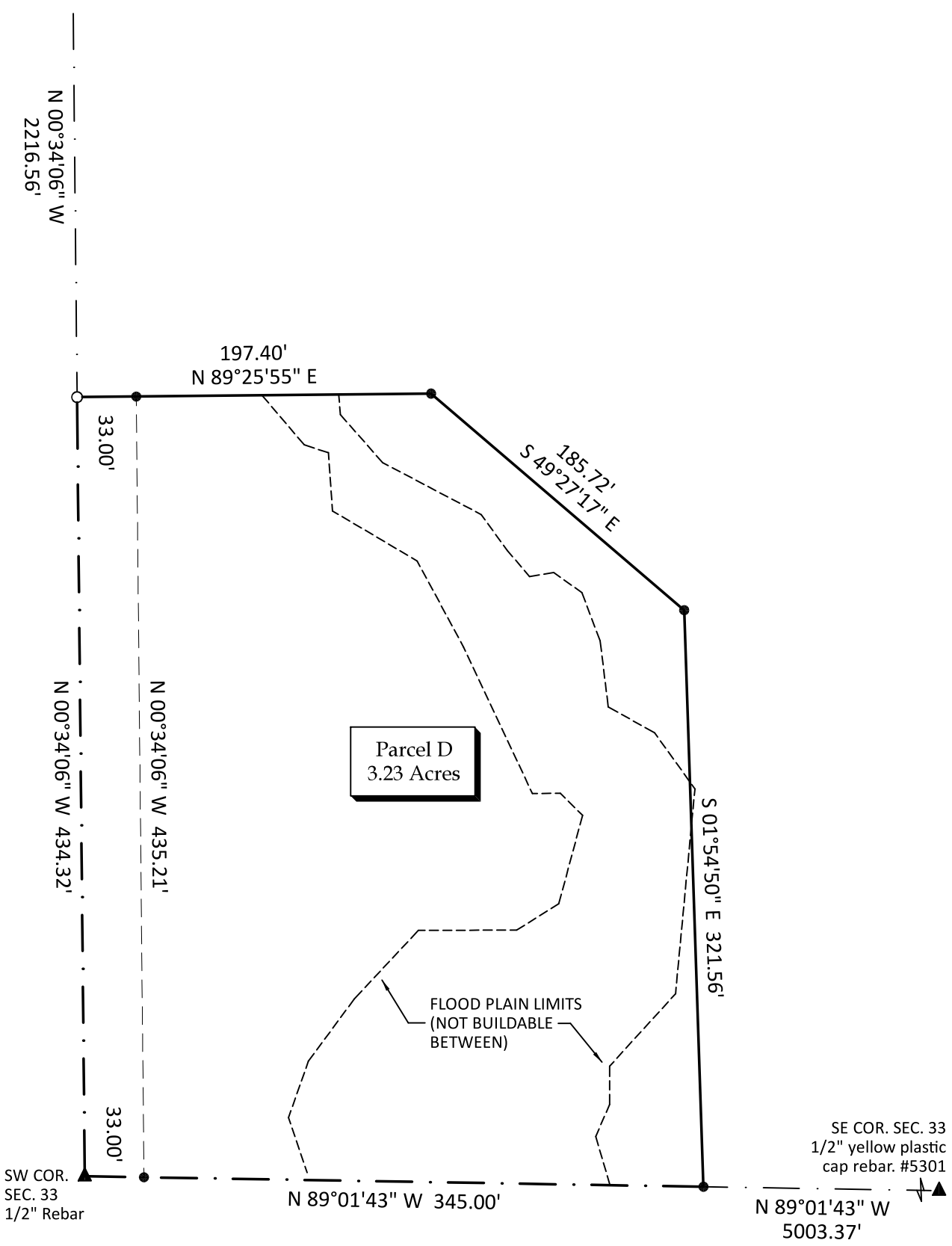
Date 6/1/22

FOR OFFICE USE ONLY: Code to 45685 (prelim & final)
Code to 45686 (plat of survey)
Date Received: _____
Receipt No: _____
Receipt Amount: _____

PLAT OF SURVEY		SURVEY LEGEND () - Recorded Distance/Bearing — — — — 33' Road Easement — · — · — Section line — x — x — Fence line Monuments ▲ - Found section corner ● - Set 1/2" red plastic capped rebar, #17532 ○ - Set 12" spike w/ brass washer, #17532 BASIS OF BEARINGS IS IA RCS ZONE 8
INDEX LEGEND LOCATION: SW ¼ OF SW ¼ OF SECTION 33 T 76N, R 23W, WARREN COUNTY, IOWA OWNER: MARVIN & LINDA MAHR REV TRUST 12411 150TH AVE., INDIANOLA IA 50125 SURVEY FOR: (OWNER) PREPARED BY CHAD A. DANIELS DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210 RETURN TO: 515-577-2583		
DESCRIPTION - PARCEL D: That part of the Southwest Quarter of the Southwest Quarter of Section 33, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa, described as follows; Beginning at the Southwest corner of said Section 33; thence North 00 degrees 34 minutes 06 seconds West, 434.32 feet along the West line of said Section 33; thence North 89 degrees 25 minutes 55 seconds East, 197.40 feet; thence South 49 degrees 27 minutes 17 seconds East, 185.72 feet; thence South 01 degrees 54 minutes 50 seconds East, 321.56 feet to the South line of said Section 33; thence North 89 degrees 01 minutes 43 seconds West, 345.00 feet to the Point of Beginning, having an area of 3.23 Acres including 0.33 Acres of Road Easement.		
LICENSED LAND SURVEYOR CHAD A. DANIELS 17532 I O W A		I hereby certify that this surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa. Signed Chad A. Daniels Date 1 JUN 22 Iowa License No. 17532 My license renewal date is 12-31-2022 Page No.'s covered by this seal: 1 and 2
PROJ. NO. 1868 DATE OF SURVEY: 31 MAY 2022 PAGE 1 of 2		



▲ W 1/4 COR. SEC. 33
1/2" yellow plastic
cap rebar, #5301





Community Development

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

May 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	0	0	\$0.00	#DIV/0!	
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		\$121,540.00	\$0.00	
329	Pool	1		\$25,000.00		
434	Residential Add/Alt	6		\$306,690.00	\$51,115.00	
437	Non-residential add/alt	1		\$635,000.00	\$635,000.00	
438	Res garage/carports	2		\$25,600.00		
645	Demo - sfd	2		\$0.00		
649	Demo - commercial	0		\$0.00		
May Total		13	0	\$1,113,830.00		
<u>Residential Value</u>		<u>Commercial Value</u>				<u>All Non-Taxable</u>
32.1%		67.9%				0.0%

<u>YEAR TO DATE TOTAL</u>						
<u>Code</u>	<u>Type</u>	<u>Permits Issued</u>	<u># of Units</u>	<u>Amount</u>	<u>Average</u>	<u>Non-Taxable</u>
101	Single Family Home	19	19	\$6,135,329.00	\$322,912.05	
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	2		\$2,539,540.00	\$1,269,770.00	
329	Pool	3		\$120,000.00		
434	Residential add/alt	40		\$557,869.00	\$13,946.73	
437	Non-residential add/alt	4		\$2,410,500.00	\$602,625.00	
438	Res garage/carports	4		\$86,600.00		
645	Demo - sfd	4		\$0.00		
649	Demo - commercial	1		\$0.00		
YTD TOTAL		77	19	\$11,849,838.00		
<u>Residential Value</u>		<u>Commercial Value</u>				<u>All Non-Taxable</u>
58.2%		41.8%				0.0%



COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Charlie E. Dissell, AICP, Community and Economic Development Director
Date: June 9, 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 24 projects listed, eight (8) are in review, four (4) have been approved and are awaiting construction to begin, and 12 are in construction. All dates are 2021, unless noted otherwise.

1. Champion Express Car Wash (1807 North Jefferson Way)

Status: Review

- Site plan submitted on May 27, 2022

2. Medicap (2105 North 3rd Lane)

Status: Review

- Site plan submitted on May 26, 2022
- Review comments returned on June 7, 2022

3. CemenTech (1700 North 14th Street)

Status: Review

- Site plan submitted on April 15, 2022
- Review comments returned on May 5, 2022
- Updated site plan submitted on June 3, 2022

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

Status: Approved

- Site plan and stormwater management plan submitted on March 16, 2022
- Review comments returned on April 6, 2022
- Revised site plan and stormwater management plan submitted on April 15, 2022
- Site plan and special use permit approved by the Board of Adjustment on May 4, 2022

5. New Commercial Building (1010 North Jefferson Way)

Status: Construction

- Site plan and stormwater management plan submitted on February 22, 2022
- City Council approved major site plan on May 16, 2022
- Site work has begun
- Planning and Zoning Commission to review amended façade plan on June 14, 2022

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

Status: Approved

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

7. 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

8. 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

9. Overton Funeral Home (501 West Ashland Avenue)

Status: Construction

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

10. 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

11. 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

12. 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

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

Status: Construction

- Addition to the existing facility
- Site Plan/Stormwater Management Plan submitted on January 25
- Site plan approved April 11, 2022
- Site work has begun

14. 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

15. Trail View Plat 2

Status: Review

- Preliminary plat submitted on May 13, 2022
- Review comments returned on June 7, 2022

16. Prairie Glynn 4

Status: Review

- Located north of East Euclid Avenue, along North 18th Street
- Preliminary plat application submitted on January 14, 2022
- Preliminary plat approved by the City Council on April 18, 2022

17. 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
- Updated preliminary plat and stormwater management plan submitted on April 26, 2022
- Meeting with engineer on stormwater concerns took place on May 9, 2022
- Updated preliminary plat and stormwater management plan submitted on May 27, 2022

18. Ashton Park Plats 8-10

Status: Review

- Located on the east end of East Euclid Avenue
- Preliminary plat application received on November 30
- Preliminary plat approved by the City Council on April 18, 2022
- Construction documents submitted on May 10, 2022
- Construction document review comments returned on June 2, 2022

19. 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
- Planning and Zoning Commission to review final plat on June 14, 2022

20. 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

21. 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

22. 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
- Planning and Zoning Commission to review final plat on June 14, 2022

23. 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
- Staff did a site inspection on June 1, 2022, with a punch list sent on June 3, 2022
- Planning and Zoning Commission to review final plat on June 14, 2022

24. 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