



PLANNING AND ZONING COMMISSION MEETING

October 11, 2022

6:00 PM

City Council Chambers

Agenda

- 1. Call to Order**
- 2. Roll Call**
- 3. Agenda Approval**
 - A. Approval of October 2022 Planning and Zoning Meeting Agenda.
- 4. Minutes Approval**
 - A. Approval of September's Planning and Zoning meeting minutes.
- 5. Public Comment**
- 6. Old Business**
- 7. New Business**
 - A. Consider the request from Josiah Robinson for recommendation of approval of a final plat for Robinson Subdivision
 - B. Consider recommendation on request for a minor modification to the Summercrest Planned Unit Development (PUD)
 - C. Consider recommendation on request for approval of a Final Plat for Summercrest Plat 1
 - D. Consider recommendation on request for approval of a Plat of Survey for Matt Thomas for a property located within two miles of the City of Indianola
 - E. Consider recommendation on request for approval of a Plat of Survey for Chad Daniels for a property located within two miles of the City of Indianola
- 8. Comments**
 - A. Building Permit Report
 - B. Current Projects
- 9. Adjourn**



PLANNING AND ZONING COMMISSION MEETING

September 13, 2022

6:00 PM

City Council Chambers

Minutes

1. Call to Order

The meeting was called to order at 6:00 PM

2. Roll Call

Board Members Present: Misty Soldwisch, Sarah Ritchie, Al Farris, Erin Freeburg, Bob Ormsby, Cortney Marmon, Lin Stecker, Josh Rabe

Staff Present: Charlie Dissell, Emily Rizvic, Miranda Chadwick

Citizens Present: Karla Roush, Hal Snow with Tru Bank, Clint Welling, Keath Welling

3. Agenda Approval

A. Approval of September 2022 P&Z Agenda

Al Farris moved to approve the agenda. Josh Rabe second the motion.

4. Minutes Approval

A. Approval of August's 2022 P&Z Meeting Minutes.

Bob Ormsby made a motion to approve the minutes. Sarah Ritchie seconds the motion.

5. Public Comment

6. Old Business

7. New Business

A. Consider recommendation on a major site plan application for a car wash at 1807 North Jefferson Way

Bob Ormsby makes a motion to approve with conditions. Lin Stecker seconds the motion. Motion approved.

B. Consider recommendation on a major site plan application for a bank at 1401 North Jefferson Way

Josh Rabe makes a motion to approve as submitted. Sarah Ritchie seconds the motion. Motion approved.

C. Consider recommendation on the request for approval of a Plat of Survey for Warren & Nataliya Burge for Block 14 of Windle's Addition (405 E Franklin)

Bob Ormsby made a motion to approve as submitted. Josh Rabe seconds the motion. Motion approved.

- D. Consider recommendation on the request for approval of a Plat of Survey for Indianola Lodge #70 IOOF for a property located at 1202 S Jefferson Way

Al Farris makes a motion to approve. Lin Stecker seconds the motion. Motion Approved.

- E. Consider recommendation on an amendment to Chapter 165, regarding fireworks sales locations

Josh Rabe made a motion to approve. Sarah Ritchie seconds the motion. Motion approved.

8. Comments

- A. Building Permit Report
- B. Current Projects

9. Adjourn

Sarah Ritchie makes a motion to adjourn, Bob Ormsby seconds the motion. Meeting adjourned at 6:52



MEMORANDUM

To: Planning and Zoning Commission

From:

Date: October 11, 2022

Subject: Consider the request from Josiah Robinson for recommendation of approval of a final plat for Robinson Subdivision

Recommendation:

Attachments:

1. Staff Report
2. Application
3. Final Plat



COMMUNITY DEVELOPMENT

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

STAFF REPORT

PLANNING AND ZONING COMMISSION

Date of Meeting: October 11, 2022

Agenda Item: 7.A Consider the request from Josiah Robinson for recommendation of approval of a final plat for Robinson Subdivision.

Application Type: Final Plat

Applicant: Josiah Robinson

Property Owner: Josiah Robinson

Property Address/Parcel: 488/6000-1520

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

Comprehensive Plan Designation: Low-Density Residential

Application Summary

Josiah Robinson is requesting final plat approval for his property identified as parcel # 488/6000-1520, in order to create three 1+ acre residential lots, with the property owners' intention to sell both lots for single-family dwellings. Community and Development Staff recommend approval of the proposed Final Plat, with conditions.

Agenda Item: 7.A to consider the request from Josiah Robinson for
recommendation of approval of a final plat for Robinson Subdivision.

- 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.
4. The final plat shall be accompanied by the following instruments:
- A. A statement by the proprietors and their spouses, if any, that the plat is prepared with their free consent and in accordance with their desire, signed and acknowledged before an officer authorized to take the acknowledgments of deeds. The statement by the proprietors may also include a dedication to the public of all lands within the plat that are designated for streets, alleys, parks, open areas, school property, or other public use, if the dedication is approved by the Council.
 - B. A statement by the Auditor approving the name or title on the subdivision plat.
 - C. Either (i) a certificate bearing the approval of the Council stating that all improvements and installations in the subdivision required by this chapter have been made or installed in accordance with the City specifications, or (ii) a certificate from the owner or developer stating that all improvements required by this chapter shall be made or installed in accordance with City specifications before an occupancy compliance certificate is issued under the Zoning Ordinance, except as otherwise provided for in this chapter.
 - D. A petition by the subdivider to the Council to provide the necessary improvements and to assess the costs thereof against the subdivided property in accordance with the requirements regarding special assessments, provided, however, that the subdivider or property owners shall furnish the necessary waivers to permit the assessment of the entire cost of the improvement plus the necessary and reasonable cost of the assessment proceedings against the platted property even though the total amount exceeds the statutory limitations. The final plat shall state that the subdivider, the grantees, assignees and successors in interest agree that public services including but not limited to street maintenance, snow removal, rubbish, refuse and garbage collection will not be extended to this subdivision until the improvements have been completed and accepted by the City.
 - E. Easement(s) for Overland Drainage and/or Public Storm Sewer is required by and shall be in a form approved by the City.
 - F. A letter from the owner's engineer designing the public improvement stating that all public improvements completed have been made or installed in accordance with City Specifications prior to acceptance of maintenance bonds for such improvements.

5. The final plat shall also be accompanied by the following at the time it is presented for filing at the Warren County Recorder's Office.

- A. A statement from the mortgage holders or lienholders, if any, that the plat is prepared with their free consent and in accordance with their desire, signed and acknowledged before an officer authorized to take the acknowledgment of deeds. An affidavit and bond as provided for in Section 354.12 of the Code of Iowa may be recorded in lieu of the consent of the mortgage or lienholder. When a mortgage or lienholder consents to the subdivision, a release of mortgage or lien shall be recorded for any areas conveyed to the City or dedicated to the public.
- B. An opinion by an attorney-at-law who has examined the abstract of title of the land being platted. The opinion shall state the names of the proprietors and holders of mortgages, liens or other encumbrances on the land being platted and shall note the encumbrances, along with any bonds securing the encumbrances. Utility easements shall not be construed to be encumbrances for the purpose of this section.
- C. A certificate of the County Treasurer that the land is free from certified taxes and certified special assessments or that the land is free from certified taxes and that the certified special assessments are secured by bond in compliance with Section 354.12 of the Code of Iowa.

The Council or Commission may request drafts or copies of any of the above instruments for examination at the time of processing the final plat if, in their opinion, the review of such instruments is deemed necessary to properly evaluate the proposed subdivision.

170.11 DESIGN STANDARDS – STREETS

1. General Considerations that must comply with the current Iowa Statewide Urban Design Standards for Public Improvements ("SUDAS").

- A. The street and alley layout shall provide access to all lots and parcels of land within the subdivision.
- B. Street jogs of less than 150 feet shall be avoided.
- C. Cul-de-sacs shall not exceed 700 feet in length.
- D. New subdivisions shall make provisions for continuation and extension of thoroughfares and collector streets and roads.
- E. No dead-end streets will be permitted except at subdivision boundaries and in no event shall any dead-end street be in excess of 500 feet.
- F. Thoroughfare and collector streets in a subdivision shall extend through to the boundaries thereof, unless a terminal point within the subdivision is shown in the master street plan.
- G. Alleys shall be discouraged in residential areas but shall be provided in commercial and industrial areas unless other suitable public or private access to loading and service areas is provided.
- H. Intersection of road centerlines shall be between 80 degrees and 100 degrees.
- I. Intersection of more than two streets at a point shall not be permitted.
- J. Where parkways or special types of streets are proposed, the Commission may apply special standards for the design of such parkways or streets.
- K. Proposed streets that are extensions of or in alignment with existing streets shall bear the name of the existing street. Names of new streets shall avoid duplication of or similarity to existing names of streets, or public and semi-public buildings and areas.
- L. Streets, avenues, places, and courts shall be named in the following manner:

General Direction	Long Streets	Short Streets
North and South	Streets	Courts
East and West	Avenues	Places
Diagonal	Roads	Ways
Curving	Drives	Lanes

2. Minimum rights-of-way shall be provided as follows:

- A. Thoroughfares - 100 feet. In addition, access spacing on thoroughfares is as follows: (i) intersection spacing – 600 foot minimum; (ii) entrance spacing – 300 foot minimum; (iii) separation of entrance from intersection – 150 foot minimum.
- B. Residential collector streets - 70 feet.
- C. Commercial collector streets - 80 feet.
- D. Residential streets - 60 feet.
- E. Cul-de-sacs - 110 feet in diameter.
- F. Alleys - 20 feet.

3. The minimum width of surfacing to be provided shall be as follows:

- D. Residential Street – 25 feet or 31 feet within the discretion of the Council.
- E. Cul-de-sacs – 85 feet in diameter.
- F. Alleys – 20 feet.
- G. Sidewalks – 4 feet.

4. Grades. No street grade shall be less than one-half of one percent and shall not exceed the following limits:

- A. Thoroughfare streets – 4 percent.
- B. Collector streets – 6 percent.
- C. Residential streets – 8 percent.

170.13 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 two and one-half times the width.
- 6. No lot shall have less area than required by the Zoning Ordinance for the district in which it is located.

170.14 EASEMENTS

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

170.15 PARKS, SCHOOL SITES AND PUBLIC AREAS.

In subdividing property, consideration shall be given to suitable sites for schools, parks, playgrounds and other common areas for public use so as to conform to any recommendations of the most current Comprehensive Plan.

Any provision for schools, parks and playgrounds should be indicated on the preliminary plan in order that it may be determined when and in what manner such areas will be provided or acquired by an appropriate taxing agency.

170.16 NATURAL DRAINAGE COURSES

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

170.17 EROSION CONTROL (DESIGN STANDARDS)

Methods for controlling soil erosion shall be in accordance with current Iowa Department of Natural Resources Standards and requirements of NPDES permit.

170.19 SANITARY SEWERS

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

170.20 PROHIBITED DISCHARGE

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

170.21 STORM DRAINS

1. The subdivider shall, at the subdivider's expense, provide the subdivision with adequate drains, ditches, culverts, complete bridges, storm sewers, intakes and manholes to provide the collection and removal of all surface waters. These improvements shall extend to the boundaries of the subdivision so as to provide for extension by adjoining properties. Where oversize storm sewers or drainage structures are required to serve other areas of the watershed, the additional cost shall be borne by the developer.

2. The subdivider shall, at the subdivider's expense, provide the subdivision with a storm sewer system to adequately handle a five-year rain storm. The system shall include culverts, ditches, intakes, manholes, or any structure deemed necessary. All such structures shall meet the City of Indianola Standard Specifications. In addition, the subdivider shall, at the subdivider's expense, provide the subdivision with overland drainage courses and easements to adequately handle storm water in excess of a five-year rain storm and up to a 100-year rain storm. For any subdivision containing new streets, the system shall be designed by a licensed engineer registered to practice in the State of Iowa.

- A. Each lot shall be provided with minimum six-inch diameter storm sewer service line that is a minimum of four feet below ground level, stubbed to the property line, unless the Director of Community Development determines that sump lines can be taken to an existing overland drainage area. The sump pump line shall be a minimum of one and one-half inches in diameter.
- B. The storm sewer system line shall be made of reinforced concrete pipe or polyvinyl chloride (PVC) pipe. The sump pump lines shall be made of PVC, PVC Truss, or PVC corrugated pipe. All structures shall be built in accordance with City of Indianola Standard Construction Specifications for Subdivisions.
- C. The storm sewer system shall be large enough to provide for anticipated extension of use to serve additional areas, as set out in Indianola Comprehensive Plan.
- D. Storm sewer service lines shall be connected to the City storm sewer system at intakes, manholes, or directly into the City storm sewer pipe. Tapping storm sewer service lines into the City storm sewers shall be by using approved methods.

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

170.22 WATER

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

170.23 SIDEWALKS

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

170.24 MARKERS

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

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

170.25 GRADING

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

170.26 CURB AND GUTTER

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

170.27 EROSION CONTROL (REQUIRED IMPROVEMENTS)

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

170.28 SURFACING

The subdivider shall at the subdivider's expense surface all streets being dedicated for public use from curb to curb. Surfacing shall consist of not less than six inches of Portland cement concrete over a prepared subgrade and shall be constructed in accordance with designs and specifications and at grades approved by the Council. Where a surface width in excess of 31 feet is required, the cost of the additional surface width, which shall be assumed to be

the center portion of the roadway surface, shall be paid by the City. On collector and thoroughfare streets where a higher standard than is herein required or a thickness of greater than eight inches is deemed necessary by the Council, the additional cost shall be born by the City. Where unimproved street right-of-way exists the owner or developer at the owner's or developer's own expense shall improve such right-of-way as required by this section for the entire width of the lot or lots (or for the entire width and the length of the lot or lots in the case of lot or lots bordered by more than one street) prior to or contemporaneous with the development of the lot or lots. The owner or developer shall also improve all other portions of unimproved street right of way serving such areas.

170.29 SPECIFICATIONS

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

170.30 APPROVAL OF PLANS AND SPECIFICATIONS

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

170.31 INSPECTION

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

170.32 ACCEPTANCE

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

170.33 ELECTRICAL SERVICE

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

170.34 CHARGE FOR INSTALLATION OF ELECTRICAL SERVICE

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

170.36 FEES

Each plat of survey, preliminary plat and final plat submitted for approval shall be accompanied by a fee as set by Resolution of the City Council.

ANALYSIS

Subject Property

Josiah Robinson has submitted a final plat application to subdivide a parcel #488/6000-1520, a vacant 5.55-acre lot. The proposed subdivision will create three (3) residential lots: Lot 1, a 1.73-acre lot, Lot 2, a 1.73-acre lot, and Lot 3, a 1.64-acre lot. These lots abut and access South 1st Street, a public street. These lots are currently zoned for the R-2 'Single-Family Residential Attached' Zoning District, which allows for single-family dwellings, duplexes/two-family homes, and townhomes/row dwellings. The R-2 zoning district does not permit multi-family dwellings, including apartments and condominiums.



Figure 1. Street view of the subject property (June 2021)

To the north of the subject property exists two residential properties containing single-family dwellings. To the east contains several properties including 1.) a 0.20-acre lot containing a single-family dwelling; 2.) a 1.17-acre lot which contains T.R.M Disposal, a residential and commercial trash collection and garbage pick-up service; and 3.) a 1.48-acre vacant lot. To the south exists two residential properties containing single-family dwellings and a vacant triangular parcel,

approximately 0.04-acres in size. To the west exists five residential properties containing single-family dwellings.

Historic aerial imagery collected by the Iowa Department of Natural Resources (IDNR) shows that this property, at one point, contained multiple structures. These structures have since been demolished or removed, sometime between the 1970s and 1980s. The subject property does not contain floodplain or waterways, but does contain dense, tree cover along the rear and south property line.

The property currently fronts South 1st Street, a local gravel road, with a speed limit of 25 miles per hour (mph). According to the Iowa Department of Transportation (IDOT), South 1st Street has an Annual Average Daily Traffic (AADT) of 640 vehicles as of 1998. The property currently has one gravel accessway. The city does not have current plans to pave South 1st street however, if it were to be paved in the future, those costs could be assessed back to surrounding property owners.

Staff has reviewed the plat as to its conformance to the City of Indianola's Zoning Code. Additionally, the subdivision plat has been routed to the development review team (consisting of city departments and related agencies) for review.

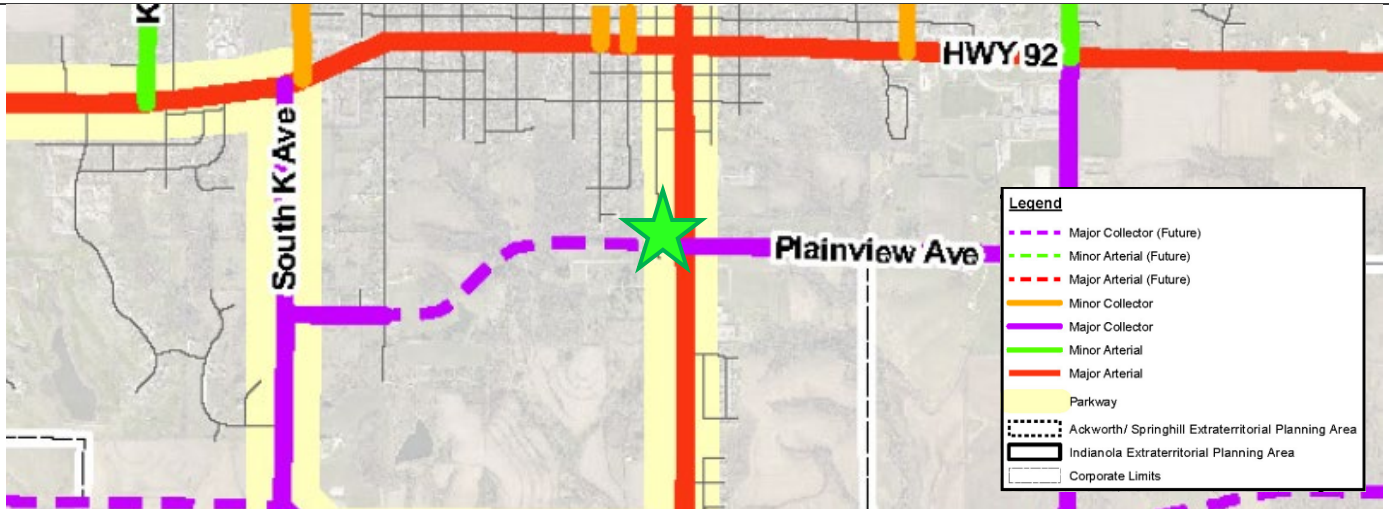
Future Land Use

According to the "Elevate Indianola" Comprehensive Plan, the future land use of this area is designated as low-density residential. Low-density residential guides for a density of 2-5 dwelling units per gross acres. Additionally, low-density residential guides for uses such as single-family detached dwellings, accessory dwelling units, innovative/non-traditional single-family forms when compatible, civic uses and places of worship, and lastly, parks, open spaces, and trails.

The applicant has indicated that the request for subdividing the parcel is to create three lots, two of which will be sold to the applicant's family for single-family dwellings. As such, staff finds that the future use for the property would be consistent with the Comprehensive Plan and would meet a density of 2-5 dwelling units per gross acre.

In addition to the future land use, the comprehensive plan guides for an east-west road connection for a major residential collector connecting West 12th Avenue to East Plainview Avenue. Major collectors are moderate-capacity streets that primarily serve to connect the local street network to arterials. Such roadways will typically have two lanes for traffic, with a speed limit ranging from 25 to 35 miles per hour, and may provide on-street parking on one side of the street.

Agenda Item: 7.A to consider the request from Josiah Robinson for recommendation of approval of a final plat for Robinson Subdivision.



Staff has communicated with the applicant that a thirty-five foot (35') road right-of-way will need to be dedicated off the south property line to accommodate this future road connection. The applicant has indicated that this road right-of-way will be shown on the final plat to accommodate the future road connection.

COMMENTS FROM THE GENERAL PUBLIC

Notification letters were mailed to surrounding property owners within 200 feet of the subject property regarding the request on September 30, 2022. At the time of writing this report, one (1) comment was submitted:

1. Joyce Cross, a resident who lives at a property abutting the subject property had called on October 3, 2022, inquiring on the subdivision request. The resident had indicated that they were concerned about the property becoming apartments, as the property does not have sewer connection and an increase in density may not be compatible with the gravel street that the property fronts. The resident also indicated that they would not like to see South 1st Street paved, as it could raise property taxes.

ALTERNATIVES

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

- 1) The City of Indianola Planning and Zoning Commission recommends that the request be approved, as submitted.
- 2) **The City of Indianola Planning and Zoning Commission recommends the request be approved, with conditions.**
- 3) The City of Indianola Planning and Zoning Commission recommends the request to be denied.
- 4) The City of Indianola Planning and Zoning Commission remands the 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 Indianola Planning and Zoning Commission move alternative 2, that the request be approved, with the following conditions:

1. That the final plat be updated to show a thirty-five foot right-of-way dedication near the south property line for a future road connection.

LAND DIVISION APPLICATION

Community Development

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



PROPERTY OWNER

(Last Name) Robinson
(First Name) Josiah
(Address) 1305 N 6th St Apt 11
(City) Indianola (State) Iowa (Zip) 50125
(Phone) 7472754910 (Email) robinsongrant9879@gmail.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 *Josiah Robinson*

Name (printed) Josiah Robinson

Date 9/7/22

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

Date Received: _____

Receipt No: _____

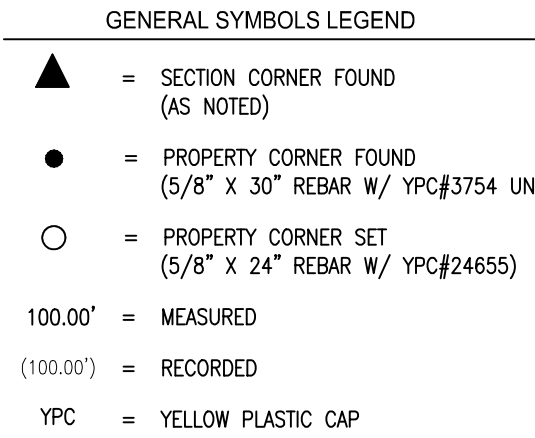
Receipt Amount: _____

NOTE:

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

OWNER & DEVELOPER:
JOSHUA G. ROBINSON
1305 N 6TH ST.
APT. 11
INDIANOLA, IA 50125

WEST 7TH AVENUE



BEGINNING AT THE SOUTHEAST CORNER OF AUDITOR'S OUT LOT 152, WHICH POINT IS 330 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 76 NORTH, RANGE 24 WEST OF THE 5TH P.M.A., THENCE RUNNING WEST 409.2 FEET; THENCE NORTH 642 FEET; THENCE EAST BEARING SOUTH SEVENTEEN MINUTES 40.92 FEET; THENCE SOUTH 640 FEET TO BEGINNING, EXCEPT THE EAST 60 FEET THEREOF FOR STREET PURPOSES, AND EXCEPT BEGINNING AT A POINT 319.2 FEET WEST OF THE SOUTHEAST CORNER OF AUDITOR'S OUT LOT 152 OF THE CITY OF INDIANOLA, IOWA, THENCE WEST 90 FEET TO THE SOUTHWEST CORNER OF SAID AUDITOR'S OUT LOT 152, THENCE NORTH 40 FEET, THENCE SOUTHEASTERLY TO PLACE OF BEGINNING.

THE BEARINGS ON THIS SURVEY ARE TAKEN FROM GPS OBSERVATIONS (1aRCS ZONE 08 AMES - DES MOINES)

A circular seal for a Professional Land Surveyor in the State of Iowa. The outer ring contains the text "PROFESSIONAL LAND SURVEYOR" at the top and "IOWA" at the bottom, separated by two stars. The inner circle contains the name "JOSHUA E. SCHNEIDER" and the number "24655".

FINAL PLAT
ROBINSON SUBDIVISION
INDIANOLA, IOWA

© COPYRIGHT 2020 GARDEN & ASSOCIATES, LTD.

SCALE: 0 25 50

APPROVED:

DATE: 10/7/2022

PROJECT NO.:
7022759

SHEET NO.:
1 OF 1



MEMORANDUM

To: Planning and Zoning Commission

From:

Date: October 11, 2022

Subject: Consider recommendation on request for a minor modification to the Summercrest Planned Unit Development (PUD)

Recommendation:

Attachments:

1. 1. Staff Report-Summercrest PUD Amendment
2. 2. Summercrest PUD



staff report

planning and zoning commission

Date of Meeting: October 11, 2022

Agenda Item: 7.B. Consider recommendation on request for a minor modification to the Summercrest Planned Unit Development (PUD)

Application Type: Minor PUD Amendment

Applicant: Stubbs Engineering

Property Owner: DR Horton-Iowa LLC

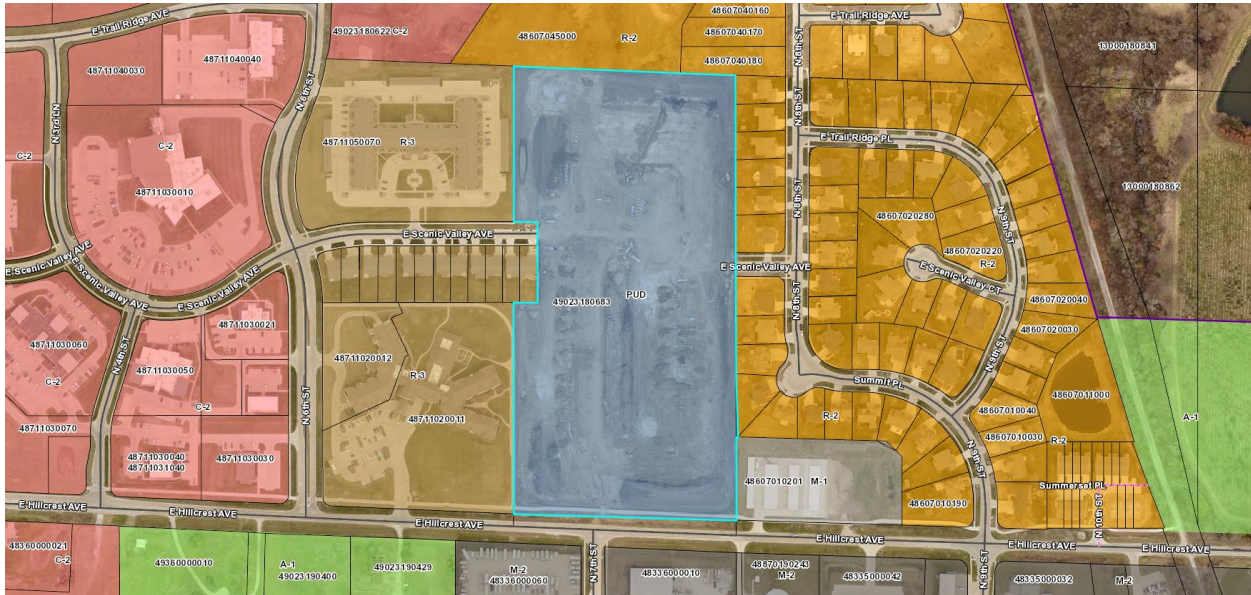
Property Address/Parcel: 49023180683

Current Zoning: PUD-Planned Unit Development

Comprehensive Plan Designation: Medium/High Density Residential

Application Summary: Request for a minor modification to the Summercrest Planned Unit Development (PUD).

aerial map



applicable code sections

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

Section 165.05(1)(K) Regulations by Zoning District-Planned Unit Development (PUD)

- f. Modifications: Any application by the property owner or owners for modification to an approved PUD shall first be reviewed by the Planning and Zoning Commission. Said proposed modification along with a report from the Planning and Zoning Commission shall then be forwarded to the City Council with appropriate recommendations. The City Council shall then take such appropriate action on the proposed modification and their decision shall be final.

No modification may be considered that is more than a ten percent (10%) increase in density or change of uses of the site without a public hearing by the Planning and Zoning Commission and City Council as required for a rezoning. A public hearing may be held by the Planning and Zoning Commission or City Council on any requested modification. All modifications and adjustments shall be recorded at the Office of the Warren County Recorder.

analysis

The Summercrest PUD was approved by the City Council on July 6, 2020. This approved PUD was created to allow the developer to create a single-family residential development that allowed for lots with a 50' minimum (where the existing zoning required 60' minimum). While the lots on the east and west boundary of the subdivision met all the other bulk regulations of the existing zoning district, the interior lots required minimum lot sizes of 6,000 square feet (where the existing zoning required 7,200 square feet), a rear setback of 25 feet (where the existing zoning required 30') and side setback of 5' (where the zoning required 8').

The proposed minor modification to the approved PUD creates separate regulations for the lots on the southern boundary of this development, which includes Lot 1 and Lots 41-45. This proposed change is requested to facilitate the transfer of the current trail easement to the city by warranty deed, giving the city clear title/interest to the land where the trail is currently located. By doing this, the southern boundary of the development moved north, decreasing the area of the lots on the southern boundary. From the naked eye, there will be no changes as it relates to the location of dwellings, however, a few bulk regulations need to be decreased for the trail to be dedicated to the city by title.

The proposed modification includes a decrease from 6,000 square feet to 5,500 square feet for minimum lot areas and a decrease to the rear setback from 25' to 18'. Additionally, the modification also updates all references to the old zoning code that was in place at the time of adoption of the PUD and was updated in July 2021.

findings for approval

The Planning and Zoning Commission shall consider the following as part of their deliberation:

- i. Compatibility with the Future Land Use Map and the Comprehensive Plan.
- ii. Land uses, building sizes and densities, and number of dwelling units.
- iii. Building types, functions, architecture, and building placement and setbacks.
- iv. Provisions for open space, landscaping, buffers, pedestrian circulation, and storm water management.
- v. Preservation and protection of natural features, drainageways, steep slopes, and existing tree cover.
- vi. Provisions for adequate public infrastructure including sanitary sewer and water service, storm water run-off, public parks, and public safety services.
- vii. Traffic circulation and congestions including access to and from the site.
- viii. General relationship to and impact on the surrounding area and neighboring properties.

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 minor PUD Amendment request be approved, as submitted.
- 2) The City of Indianola Planning and Zoning Commission recommends the minor PUD Amendment request be approved, with conditions.
- 3) The City of Indianola Planning and Zoning Commission recommends the minor PUD Amendment request be denied.
- 4) The City of Indianola Planning and Zoning Commission remands the minor PUD 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 Indianola Planning and Zoning Commission move alternative 1, approving the minor PUD Amendment request as submitted.

Agenda Item: 7.B. Consider recommendation on request for a minor modification to the Summercrest
Planned Unit Development (PUD).

SUMMERCREST

PLANNED UNIT DEVELOPMENT (PUD)

CITY OF INDIANOLA

Approved: July 6, 2020

Amended: October 17, 2022

VICINITY MAP:



STUBBS ENGINEERING
431 NE 72ND ST, PLEASANT HILL, IA 50327

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SECTION 1

PROJECT PLAN

SUMMERCREST – INDIANOLA

PROJECT OVERVIEW

The Summercrest is a 17.72-acre Planned Unit Development (PUD) proposing a single-family residential with 50'+ front lot width. The property is located North of E Hillcrest Ave and roughly east of N 6th Street. E Scenic Valley Ave will run through the property connecting the two subdivisions to the East and West of the property.

The property was annexed into the incorporated city limits of Indianola. The existing land use is agricultural farm land. The City of Indianola shows established zoning districts through Beacon. Beacon is an online map system that stores county public information. According to Beacon in upon application in 2020, the property held the standard R-3 (Mixed Residential) zoning classification for the City of Indianola.

On July 19, 2021, the City of Indianola adopted new zoning regulations and a new zoning map, removing the R-3 (Mixed Residential) zoning district. As a result, all surrounding zoning districts to this PUD were changed to and R-2 (Single Family Residential Attached) zoning district. This same change renamed the previous R-5 (Planned Residential) to PUD (Planned Unit Development)

The proposed Summercrest PUD will include: a small pond and a larger pond for storm water management, street lighting features, and neighborhood signage will also be explored and implemented if feasible to enhance curb-appeal and promote a neighborhood/community setting.

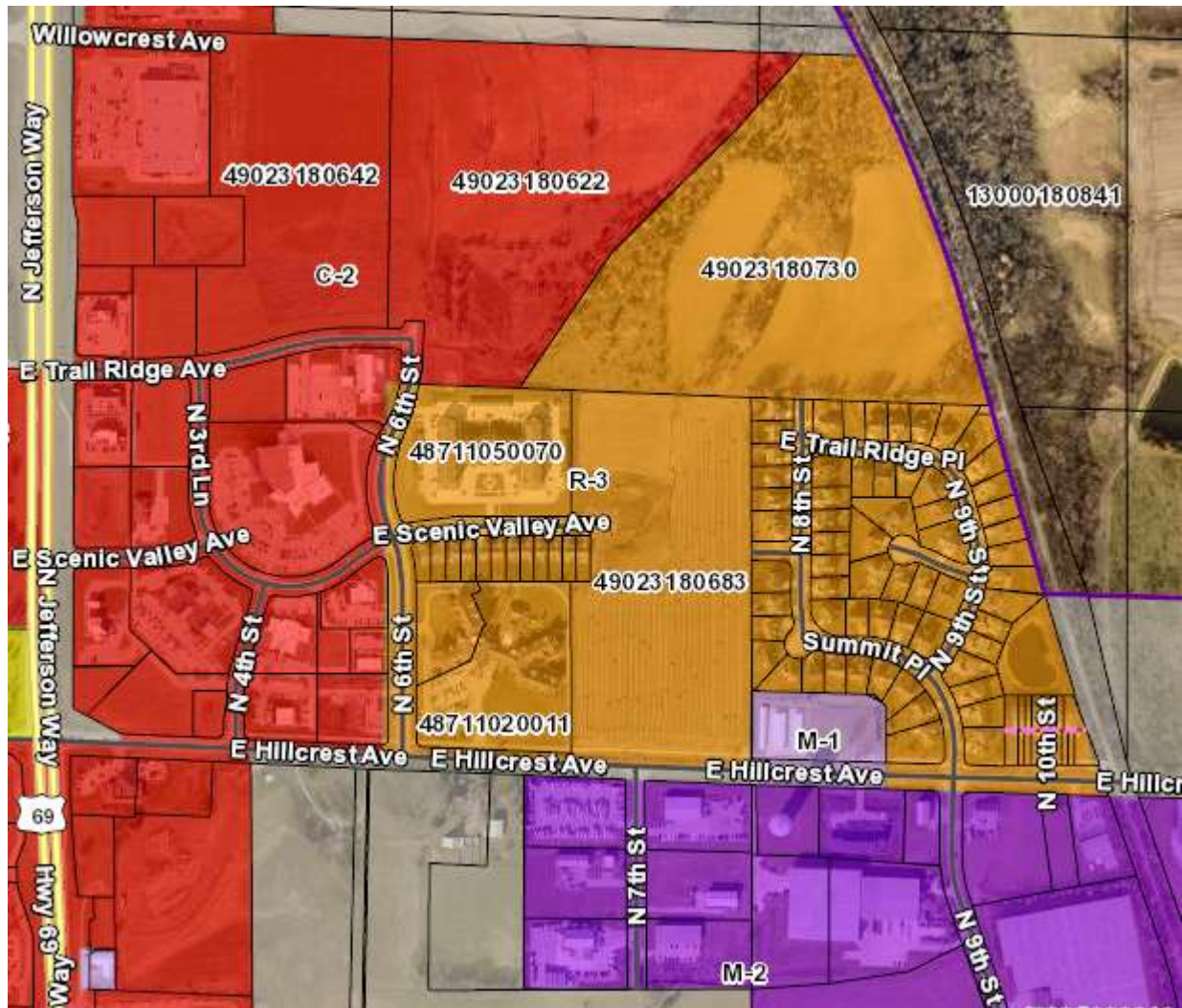
These single-family residential lots and homes will vary in size, floor plans, and front elevations to offer numerous product types and meet current demand from the marketplace while maintaining a consistent theme throughout the development. The minimum lot size will be 5,000 SF.

This proposed planned unit development establishes bulk regulation and provides supporting evidence for the development. The Conceptual Master Plan illustrates the proposed lot layout. Specifics for the PUD can be found in the bulk regulations.

A preliminary plat will be prepared and reviewed by the City of Indianola for the development of Summercrest. The preliminary plat will further address street layout, lot layout, utilities, and storm water calculations.

SUMMERCREST – INDIANOLA

CITY OF INDIANOLA ZONING MAP



Picture Captured: April 2, 2020

PARCEL 49023180683: Projected to be R-3

LEGAL DESCRIPTION:

RECORDED IN BOOK 1999, PAGE 10156 IN THE OFFICE OF THE WARREN COUNTY RECORDER:
THE S1/2 NE1/4 AND THE NORTH 30 ACRES OF THE NE1/4 SE1/4 OF SECTION 11, TOWNSHIP 76 NORTH, RANGE 24, WEST OF THE 5TH P.M., WARREN COUNTY, IOWA,
AND
THE SOUTHWEST FRACTIONAL QUARTER AND ALL OF THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND ALSO THAT PART OF THE NORTHWEST QUARTER OF THE SOUTEAST QUARTER LYING WEST OF THE RIGHT OF WAY OF THE CHICAGO, ROCK ISLAND, AND PACIFIC RAILWAY COMPANY ALL IN SECTION 18, TOWNSHIP 76 NORTH, RANGE 23 WEST OF THE 5TH P.M., IOWA EXCEPT THAT PART THEREOF OF THE SW1/4 OF SECTION 18, TOWNSHIP 76 NORTH, RANGE 23 WEST OF THE 5TH P.M., IOWA, DEEDED TO THE STATE OF IOWA BY A WARRANTY DEED RECORDED IN BOOK 154, PAGES 386-393 IN THE OFFICE OF THE WARREN COUNTY RECORDER,
AND EXCEPT
THE NORTH 100 FEET OF THE SW1/4 OF SECTION 18, TOWNSHIP 76 NORTH, RANGE 23 WEST OF THE 5TH P.M., WARREN COUNTY, IOWA, AND ALL THAT PART OF THE SW1/4 OF THE NE1/4 OF SAID SECTION 18, LYING WEST OF THE RAILROAD RIGHT-OF-WAY AND ALL THAT PART OF THE NORTH 100 FEET OF THE NW1/4 OF THE SE1/4 OF SAID SECTION 18, LYING WEST OF THE RAILROAD RIGHT-OF-WAY;

OWNER:

KATHLEEN PICKEN
8954 125TH AVE
INDIANOLA, IA 50125-8955

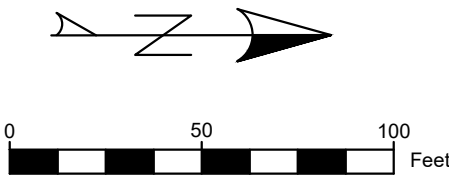
DEVELOPER:

DR HORTON
1910 SW PLAZA SHOPS LANE
ANKENY, IA 50023
CONTACT: JOSH MOULTON
PHONE: (515) 965-7876

ENGINEER:

STUBBS ENGINEERING
431 NE 72ND ST
PLEASANT HILL, IA 50327
CONTACT: BRANDEN STUBBS
PHONE: (515) 979-8499

- LEGEND:
- E W- EXISTING WATER
 - E ST- EXISTING STORM
 - E SS- EXISTING SANITARY
 - P W- PROPOSED WATER
 - P ST- PROPOSED STORM
 - P SS- PROPOSED SANITARY
 - FIRE HYDRANT
 - WATER MAIN VALVE
 - STORM INTAKE
 - STORM FLARED END
 - STORM MANHOLE
 - SANITARY MANHOLE
 - PROPOSED STREET LIGHT
 - EXISTING STREET LIGHT



SUMMERCREST

STUBBS ENGINEERING

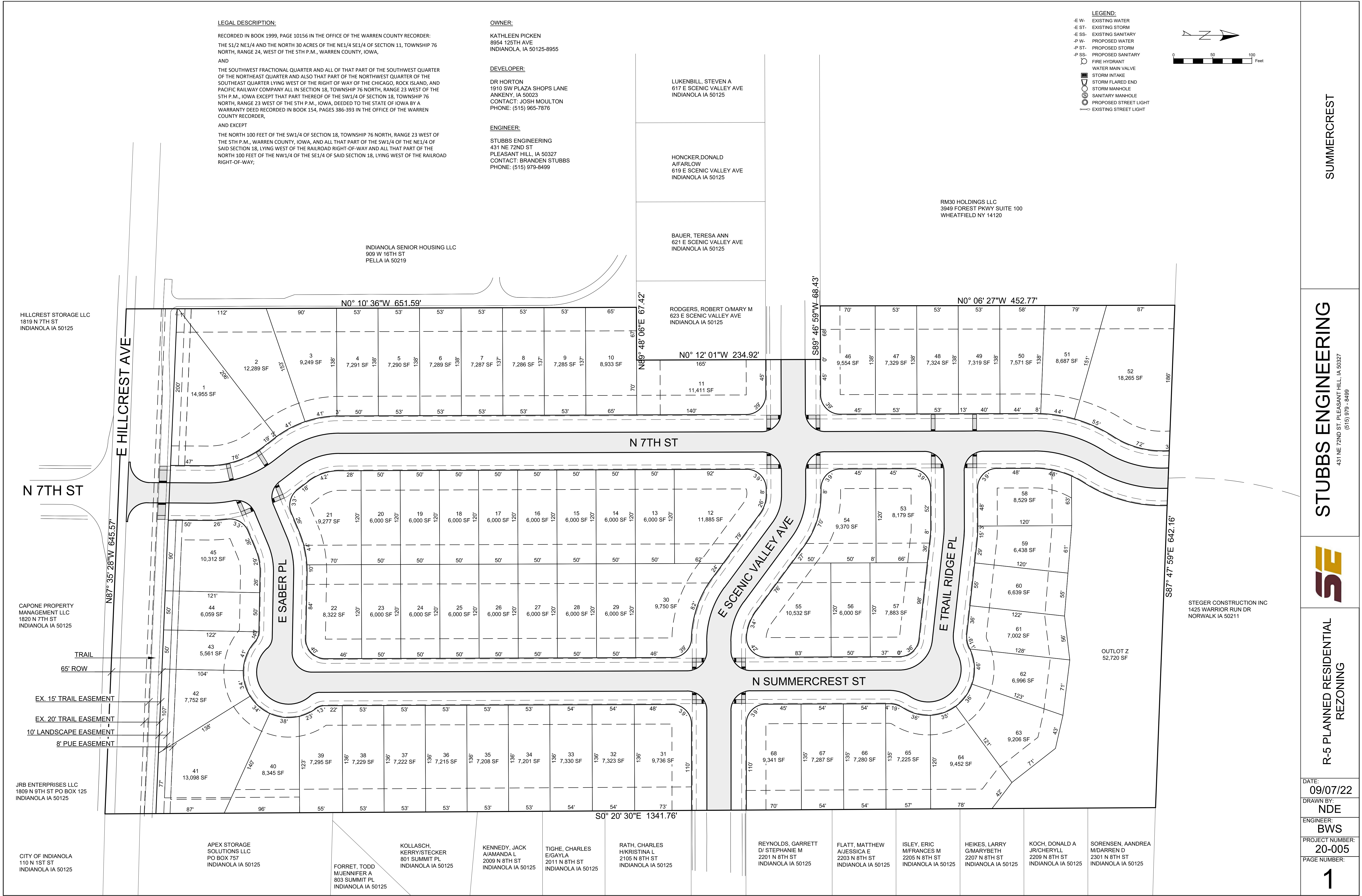
431 NE 72ND ST, PLEASANT HILL, IA 50327
(515) 979-8499



R-5 PLANNED RESIDENTIAL
REZONING

DATE:
09/07/22
DRAWN BY:
NDE
ENGINEER:
BWS
PROJECT NUMBER:
20-005
PAGE NUMBER:

1



SUMMERCREST – INDIANOLA
LAND USE SUMMARY

CITY OF INDIANOLA ZONING MAP - APRIL 3, 2020

- 100% R-3 MIXED RESIDENTIAL

MASTER PLAN – APPROVED JULY 6, 2020

- 100% PLANNED UNIT DEVELOPMENT (PUD)
SINGLE-FAMILY RESIDENTIAL (50'+ LOTS)

SUMMERCREST – INDIANOLA

PLANNED UNIT DEVELOPMENT

BULK REGULATIONS

SINGLE-FAMILY RESIDENTIAL ADJACENT TO EAST & WEST BOUNDARY (50'+ LOTS)

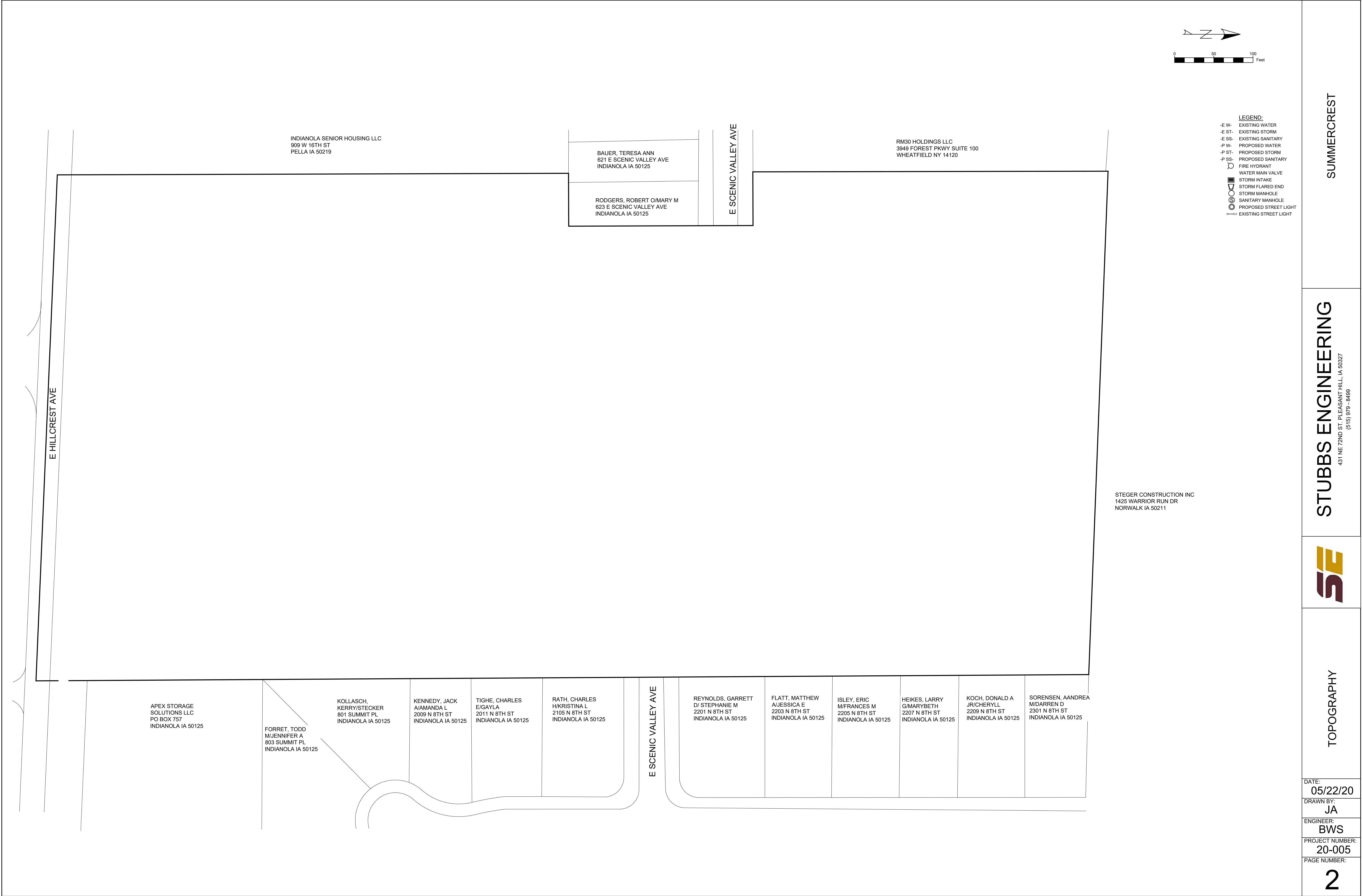
- A. Detached homes with minimum two-car attached or detached garages
- B. Minimum Lot Width at front yard setback - 50 feet
- C. Minimum Lot Area – 7,200 s.f.
- D. Minimum Yard Requirements:
 - i. Front – 25 feet
 - ii. Rear – 30 feet
- E. Side - 16 feet total (min. 8' one side)
- F. Screening Required: None
- G. R-2 Zoning Regulations shall apply to any items not covered within this PUD

SINGLE-FAMILY RESIDENTIAL ADJACENT TO SOUTH BOUNDARY (50'+ LOTS)

- A. Detached homes with minimum two-car attached or detached garages
- B. Minimum Lot Width at front yard setback - 50 feet
- C. Minimum Lot Area – 5,500 s.f.
- D. Minimum Yard Requirements:
 - i. Front – 25 feet
 - ii. Rear – 18 feet
- E. Side - 10 feet total (min. 5' one side)
- F. Screening Required: None
- G. R-2 Zoning Regulations shall apply to any items not covered within this PUD

SINGLE-FAMILY RESIDENTIAL - ALL REMAING LOTS (50'+ LOTS)

- A. Detached homes with minimum two-car attached or detached garages
- B. Minimum Lot Width at front yard setback - 50 feet
- C. Minimum Lot Area – 6,000 s.f.
- D. Minimum Yard Requirements:
 - i. Front – 25 feet
 - ii. Rear – 25 feet
- E. Side - 10 feet total (min. 5' one side)
- F. Screening Required: None
- G. R-2 Zoning Regulations shall apply to any items not covered within this PUD



SECTION 2

REZONING REQUEST



Community Development

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

REZONING APPLICATION

Local Address(es): N/A

Legal Description of Area: See attached document

Present Zoning: R-3 Mixed Residential

Zoning Requested: R-5 Planned Residential

Existing Use: Agriculture

Proposed Use: Single Family Residential

☒ A statement of the reasons why the applicant feels the present zoning classification is no longer valid.

See planned residential district plan.

☒ A plat showing the locations, dimensions and use of the applicant's property and all property within 200 feet thereof, including streets, alleys, railroads, and other physical features. Please attach plat.

☒ If the requested zoning change is from A-1 (Agricultural) to any other classification, the application shall contain the **number of acres** in each **soil type** for which a rezoning change is requested and the **crop suitability rating** of each. The soil type and its crop suitability rating shall be determined by the latest cooperative soil survey and accompanying data.

The undersigned affirmatively states that the special conditions and circumstances set out above did not result from the actions of the applicant and that the granting of this variance would not confer on the applicant and special privilege that is denied by this ordinance to other lands, structures or buildings in the same district.

Dated this _____ day of _____, 20 ____.

DocuSigned by:

Josh Moulton

4/3/2020

Applicant Signature RS913993E3E8426...

Fee \$200.00 Receipt # _____

Applicant Full Name Printed: DR Horton - Josh Moulton

Applicant Mailing Address: 1910 SW Plaza Shops Ln, Ankeny, IA 50023

Email Address: jlmoulton@drhorton.com

Contact Number: (515)965-7876

Legal Description Recorded in Book 1999, Page 10156 in the office of the Warren County Recorder:

The S1/2 NE1/4 and the North 30 acres of the NE1/4 SE1/4 of Section 11, Township 76 North, Range 24, West of the 5th P.M., Warren County, Iowa,

AND

The Southwest Fractional Quarter and all of that part of the Southwest Quarter of the Northeast Quarter and also that part of the Northwest Quarter of the Southeast Quarter lying West of the right of way of the Chicago, Rock Island, and Pacific Railway Company all in Section 18, Township 76 North, Range 23 West of the 5th P.M., Iowa EXCEPT that part thereof of the SW1/4 of Section 18, Township 76 North, Range 23 West of the 5th P.M., Iowa, deeded to the State of Iowa by a Warranty Deed Recorded in Book 154, Pages 386-393 in the office of the Warren County Recorder,

AND EXCEPT

The North 100 feet of the SW1/4 of Section 18, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa, and all that part of the SW1/4 of the NE1/4 of said Section 18, lying West of the Railroad Right-of-Way and all that part of the North 100 feet of the NW1/4 of the SE1/4 of said Section 18, lying West of the Railroad Right-of-Way;

SECTION 3

SUPPORTING EVIDENCE

SUMMERCREST – INDIANOLA

EXISTING CONDITIONS – APRIL 2020

The proposed property was annexed into the incorporated city limits of Indianola. The existing land use is agricultural farm land. The City of Indianola establishes zoning districts through Beacon. Beacon is an online map system that stores county public information. According to Beacon, the property currently holds the standard R-3 (Mixed Residential) zoning classification for the City of Indianola.

VEHICULAR CIRCULATION

There is one access street to the proposed property off E Hillcrest Ave that runs north and south through the entire property. This street will allow the property to the North to have an existing access point for future development. This will be the primary north south collector for the development. There is one street, E Scenic Valley Ave, running through the entire property East and West. This street ties into the existing roadway on both sides.

PEDESTRIAL CIRCULATION

Five-foot-wide public sidewalks on both sides of the public streets will be constructed throughout the entire single-family residential area. The sidewalk system will provide access for all residents to reach all parts of the subdivision. The sidewalks will also connect to the adjoining properties sidewalk system. Detectable warnings will be required at all sidewalk crossings of public streets.



MEMORANDUM

To: Planning and Zoning Commission

From:

Date: October 11, 2022

Subject: Consider recommendation on request for approval of a Final Plat for Summercrest Plat 1

Recommendation:

Attachments:

1. 1. Staff Report - Summercrest Plat 1 Subdivision
2. 2. 2022-09-30 Summercrest - Indianola Final Plat
3. 3. Certificate of Completion Summercrest Plat 1



community development

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

staff report

planning and zoning commission

Date of Meeting: October 11, 2022

Agenda Item: 7.C. Consider recommendation on request for approval of a Final Plat for Summercrest Plat 1

Application Type: Final Subdivision Plat

Applicant: Stubbs Engineering

Property Owner: DR Horton-Iowa LLC

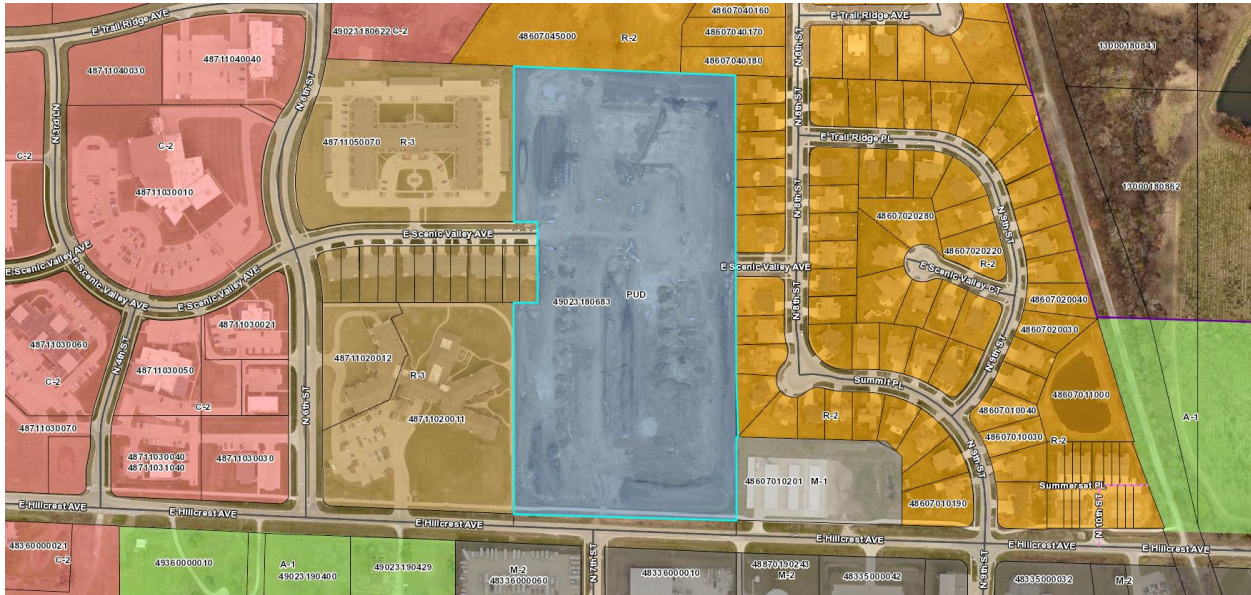
Property Address/Parcel: 49023180683

Current Zoning: PUD-Planned Unit Development

Comprehensive Plan Designation: Medium/High Density Residential

Application Summary: Request for final plat approval of a 45-lot residential subdivision.

aerial map



applicable code sections

The following code 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 45-lot residential subdivision for single-family development. The preliminary plat of this subdivision was approved by the City Council on July 6, 2020 and included a total of 68 lots. The lots shown on the final plat match the preliminary plat that was approved. It is anticipated the remaining 23 lots of the preliminary plat will be platted together in the future as part of the 2nd phase of this development. This plat includes an extension of North 7th Street to the north where it will terminate in a dead end. North 7th will be extended north when the second phase is platted. This plat also includes the connection of East Scenic Valley Avenue where it is currently dead ended on the properties to the east and west. Additionally, this plat includes new roads (East Trail Ridge Place, North Summercrest St and East Saber Place), all of which are complete through streets. Grading, utilities, and pavement have been completed for this subdivision. City staff inspected these improvements on September 23 and provided a punchlist of items to the developer. All maintenance bonds for the improvements have been received.

comments from the general public

Notification letters were mailed to surrounding property owners regarding the request on September 30, 2022. No comments were received at the time of writing this report.

alternatives

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

- 1) **The City of Indianola Planning and Zoning Commission recommends that the request be approved, as submitted.**
- 2) The City of Indianola Planning and Zoning Commission recommends the request be approved, with conditions.
- 3) The City of Indianola Planning and Zoning Commission recommends the request to be denied.
- 4) The City of Indianola Planning and Zoning Commission remands the 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 Indianola Planning and Zoning Commission move alternative 1, recommending that the request be approved, as submitted.

INDEX LEGEND

LOCATION: E HILLCREST AVE AND N 7TH STREET, INDIANOLA, WARREN COUNTY, IOWA, SE 1/4, SW 1/4 SEC 18, T76N, R23W

REQUESTOR: BRANDEN STUBBS

PROPRIETOR: DR HORTON - IOWA, LLC

1910 SW PLAZA SHOPS LANE

ANKENY, IA 50023

SURVEYOR: NICHOLAS F. CARTER

COMPANY & RETURN TO: CARTER SURVEYING & CONSTRUCTION SERVICES

8755 NE 27TH AVE

ALTONNA, IA 50009

515-343-6756

OWNER AND DEVELOPER:

DR. HORTON
1910 SW PLAZA SHOPS LANE
ANKENY, IA 50023
CONTACT: ANASTACIA SMITH
PHONE: (515) 620-4240

ZONING:

R-5 PLANNED RESIDENTIAL (SINGLE FAMILY RESIDENTIAL)

BULK REGULATIONS (R-5) SINGLE FAMILY RESIDENTIAL ADJACENT TO EAST & WEST BOUNDARY (50'+LOTS):

- A. DETACHED HOMES WITH MINIMUM TWO-CAR ATTACHED OR DETACHED GARAGES
- B. MINIMUM LOT WIDTH AT FRONT YARD SETBACK - 50 FEET
- C. MINIMUM LOT AREA: 7,200 SQ. FT.
- D. MINIMUM YARD REQUIREMENTS:
1. FRONT - 25 FEET
 2. REAR - 30 FEET
 3. SIDE - 16 FEET TOTAL (MIN 8 FEET ONE SIDE)
- E. SCREENING REQUIRED: NONE
- F. R-2 ZONING REGULATIONS SHALL APPLY TO ANY ITEMS NOT COVERED IN THIS PUD

BULK REGULATIONS (R-5) SINGLE FAMILY RESIDENTIAL ADJACENT TO SOUTH BOUNDARY (50'+LOTS):

- A. DETACHED HOMES WITH MINIMUM TWO-CAR ATTACHED OR DETACHED GARAGES
- B. MINIMUM LOT WIDTH AT FRONT YARD SETBACK - 50 FEET
- C. MINIMUM LOT AREA: 5,500 SQ. FT.
- D. MINIMUM YARD REQUIREMENTS:
1. FRONT - 25 FEET
 2. REAR - 18 FEET
 3. SIDE - 10 FEET TOTAL (MIN 5 FEET ONE SIDE)
- E. SCREENING REQUIRED: NONE
- F. R-2 ZONING REGULATIONS SHALL APPLY TO ANY ITEMS NOT COVERED IN THIS PUD

BULK REGULATIONS (R-5) SINGLE FAMILY RESIDENTIAL - ALL REMAINING LOTS (50'+LOTS):

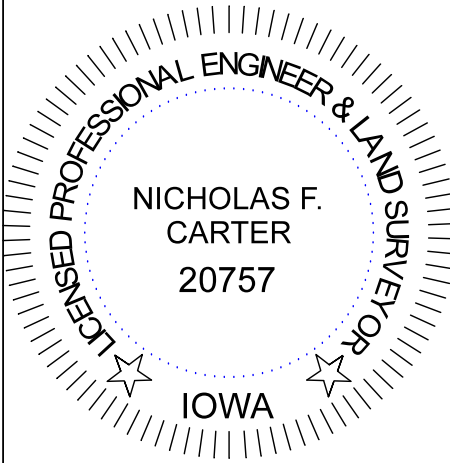
- A. DETACHED HOMES WITH MINIMUM TWO-CAR ATTACHED OR DETACHED GARAGES
- B. MINIMUM LOT WIDTH AT FRONT YARD SETBACK - 50 FEET
- C. MINIMUM LOT AREA: 6,000 SQ. FT.
- D. MINIMUM YARD REQUIREMENTS:
1. FRONT - 25 FEET
 2. REAR - 25 FEET
 3. SIDE - 10 FEET TOTAL (MIN 5 FEET ONE SIDE)
- E. SCREENING REQUIRED: NONE
- F. R-2 ZONING REGULATIONS SHALL APPLY TO ANY ITEMS NOT COVERED IN THIS PUD

PROPERTY DESCRIPTION:

PROPERTY DESCRIPTION

AN IRREGULAR SHAPED PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 18, TOWNSHIP 76 NORTH, RANGE 23 WEST OF THE 5th P.M., INDIANOLA, WARREN COUNTY, IOWA DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 35 IN THE AMENDED FINAL PLAT OF QUAIL MEADOWS PLAT 2, AN OFFICIAL PLAT, INDIANOLA, WARREN COUNTY, IOWA; THENCE S00°20'30"E ALONG THE WEST LINE OF SAID AMENDED FINAL PLAT OF QUAIL MEADOWS PLAT 2 AND ALONG THE WEST LINE OF THE AMENDED FINAL PLAT OF QUAIL MEADOWS PLAT 1, AN OFFICIAL PLAT, INDIANOLA, WARREN COUNTY, IOWA, A DISTANCE OF 1341.76 EET TO THE SOUTHWEST CORNER OF LOT 'A' IN SAID AMENDED FINAL PLAT OF QUAIL MEADOWS PLAT 1 AND TO THE SOUTH LINE OF THE SOUTHWEST FRATIONAL QUARTER OF SAID SECTION 18; THENCE N87°35'30"W ALONG THE SOUTH LINE OF THE SOUTHWEST FRACTIONAL QUARTER OF SAID SECTION 18, A DISTANCE OF 645.57 FEET TO THE SOUTHEAST CORNER OF STREET LOT A IN SUMMERCREST HILLS PLAT 2, AN OFFICIAL PLAT, INDIANOLA, WARREN COUNTY, IOWA; THENCE N00°10'35"W ALONG THE EAST LINE OF SAID SUMMERCREST HILLS PLAT 2, A DISTANCE OF 651.59 FEET TO THE NORTHEAST CORNER OF LOT 10 IN SAID SUMMERCREST HILLS PLAT 2 AND TO THE SOUTH LINE OF LOT 6 IN SUMMERCREST HILLS PLAT 5, AN OFFICIAL PLAT, INDIANOLA, WARREN COUNTY, IOWA; THENCE N89°48'05"E ALONG THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 67.42 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE N00°12'00"W ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 234.92 FEET TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE S89°47'00"W ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 68.43 FEET TO THE SOUTHEAST CORNER OF LOT 7 IN SAID SUMMERCREST HILLS PLAT 5; THENCE N00°06'25"W ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 452.77 FEET TO THE NORTHEAST CORNER OF SAID LOT 7 AND TO THE SOUTH LINE OF PARCEL "E" AS SHOWN AS INSTRUMENT #2019-05940 IN THE OFFICE OF THE WARREN COUNTY RECORDER; THENCE S87°48'00"E ALONG THE SOUTH LINE OF SAID PARCEL "E", A DISTANCE OF 642.15 FEET TO THE POINT OF BEGINNING, CONTAINING 19.43 ACRES MORE OR LESS.



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.

NICHOLAS F. CARTER, P.L.S. IA. LIC. NO. 20757 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022

ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE): PAGES 1 THROUGH 5

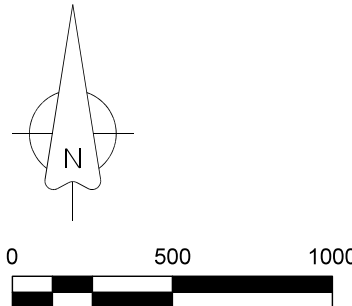


- LEGEND:
- MONUMENT FOUND AS DESCRIBED
 - SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP #20757 UNLESS OTHERWISE NOTED
 - ⊙ SET "X" CUT IN CONCRETE
 - ◇ SET "MAG" NAIL IN ASPHALT

- | | | | |
|-----|--------------------|----|----------|
| M | MEASURED DISTANCE | IR | IRON ROD |
| R | RECORDED DISTANCE | | |
| OPC | ORANGE PLASTIC CAP | | |
| ROW | RIGHT-OF-WAY | | |
| SF | SQUARE FEET | | |
| ○ | LOT ADDRESS | | |

SUMMERCREST PLAT 1, FINAL PLAT INDIANOLA, IOWA			
PROJECT NO: 22-119		PAGE 1 OF 5	REVISIONS: 5/6/22 REVISED PER INDIANOLA COMMENTS IN EMAIL DATED 5/3/22 8/16/22 REVISED WIDTH OF LOT A AND EASEMENTS ALONG HILLCREST 9/21/22 ADDED 500' OVERLAND FLOW EASEMENT TO LOT 11 9/30/22 REVISED PER UPDATED ZONING REGULATIONS
DRAWN DATE: 4-19-2022	DRAWN BY: N. Carter	SCALE: 1" = 500'	

SUMMERCREST PLAT 1 FINAL PLAT

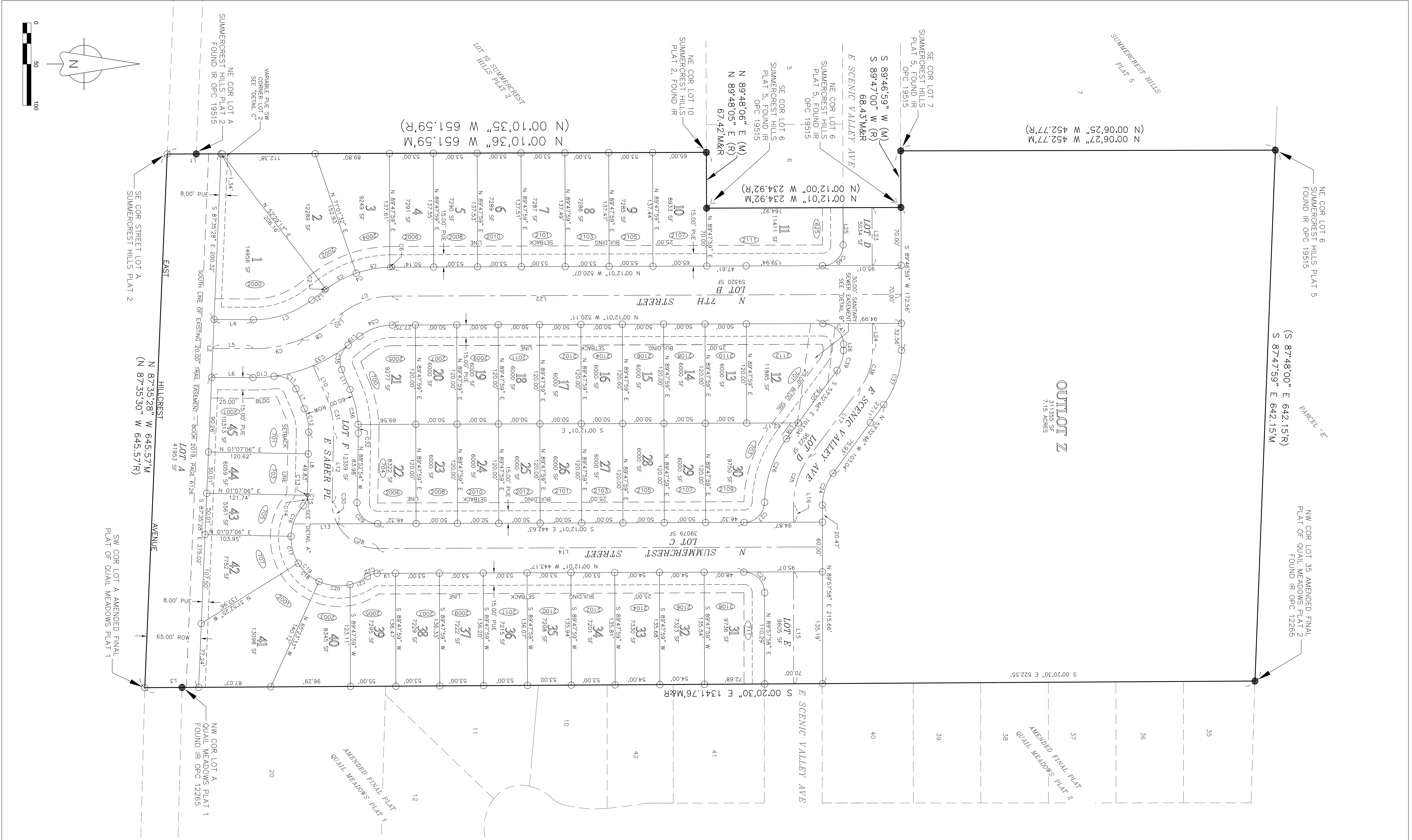


SURVEY NOTES:

1. SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS OR COVENANTS OF RECORD.
2. THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 FOOT IN 10,000 FEET AND EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 FOOT IN 5,000 FEET.
3. ALL MONUMENTS PLACED ARE A 1/2 INCH DIAMETER IRON ROD WITH A YELLOW PLASTIC IDENTIFICATION CAP No. 20757 UNLESS OTHERWISE NOTED.
4. ALL MONUMENTS IDENTIFIED AS "SET" WILL BE PLACED WITHIN ONE YEAR OF THE RECORDING OF THIS FINAL PLAT.
5. RECORDED MEASUREMENTS REFER TO THOSE MEASUREMENTS SHOWN AS "M" - MEASURED ON THE PLAT OF SURVEY RECORDED IN BOOK 2020, PAGE 3478 ON APRIL 27, 2020.
6. THE SITE IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, PER FEMA PANEL #19181C0168F, EFFECTIVE DATE 11-16-2018.

CITY NOTES:

1. 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 ABOVE ENUMERATED.
2. LOTS "A", "B", "C", "D", "E", AND "F" SHALL BE DEDICATED TO THE CITY OF INDIANOLA, IOWA.



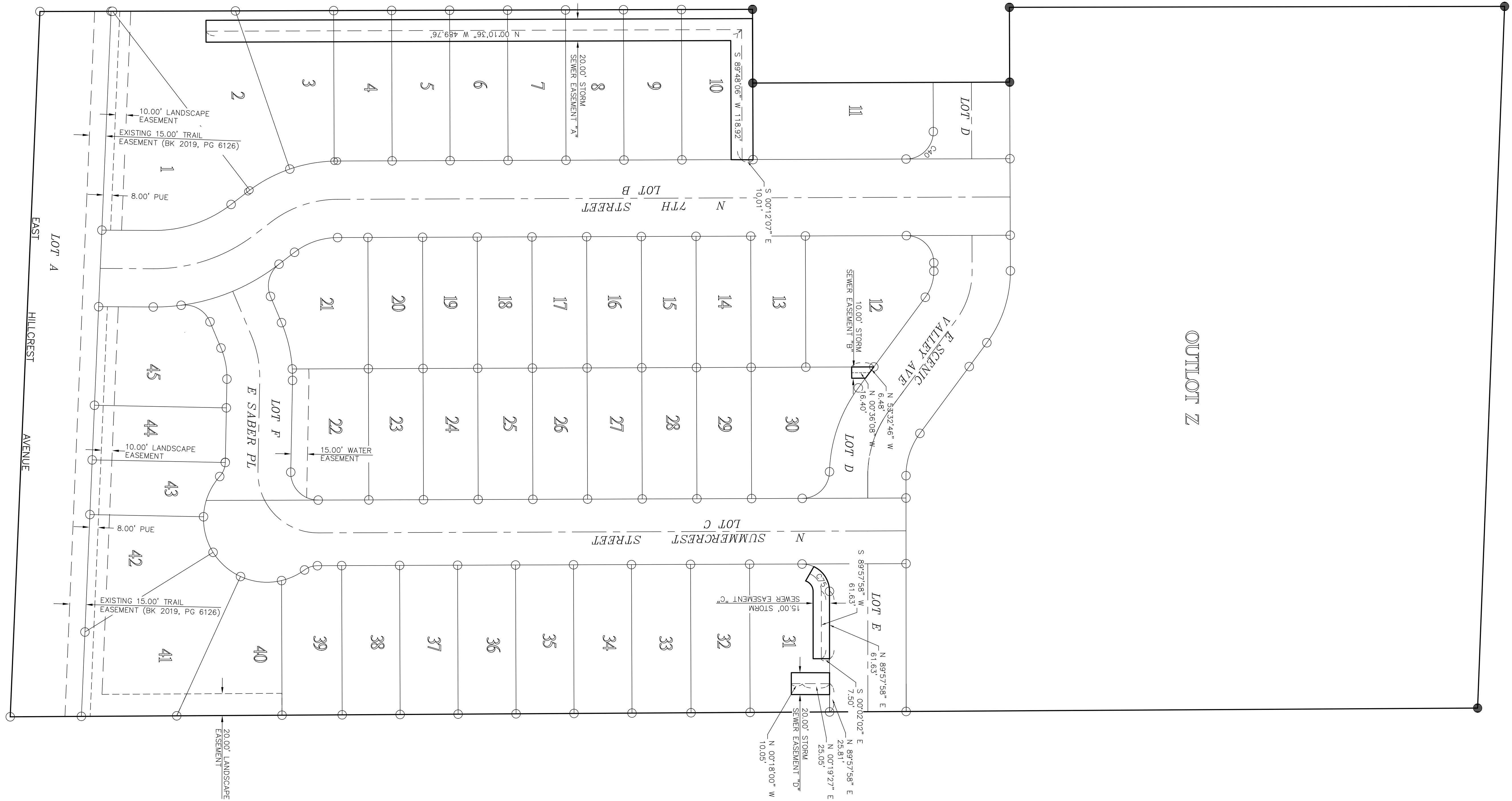
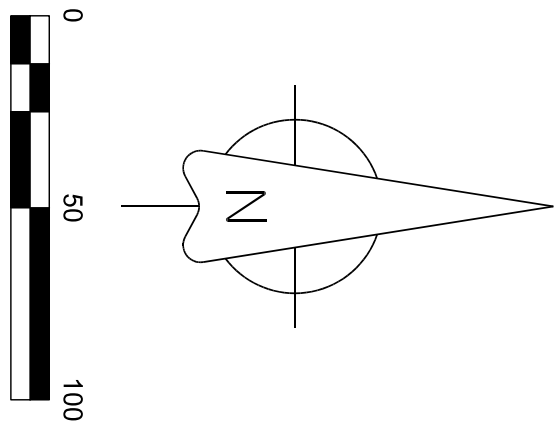
SE
STUBBS ENGINEERING
431 NE 72nd Street - Pleasant Hill, IA 50327 - Phone: 515-979-8499

- LEGEND:
- MONUMENT FOUND AS DESCRIBED
 - SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP #20757 UNLESS OTHERWISE NOTED
 - SET "X" CUT IN CONCRETE
 - ◇ SET "MAG" NAIL IN ASPHALT
 - M MEASURED DISTANCE
 - R RECORDED DISTANCE
 - OPC ORANGE PLASTIC CAP
 - ROW RIGHT-OF-WAY
 - SF SQUARE FEET
 - LOT ADDRESS

SUMMERCREST PLAT 1, FINAL PLAT
INDIANOLA, IOWA

PROJECT NO:	22-119	PAGE 2 OF 5
DRAWN DATE:	4-19-2022	DRAWN BY: N. Carter
SCALE:	1" = 50'	

REVISIONS:
5/6/22 REVISED PER INDIANOLA COMMENTS IN EMAIL DATED 5/3/22
8/16/22 REVISED WIDTH OF LOT A AND EASEMENTS ALONG HILLCREST
9/21/22 ADDED 500' OVERLAND FLOW EASEMENT TO LOT 11
9/20/22 REVISED PER UPDATED ZONING REGULATIONS



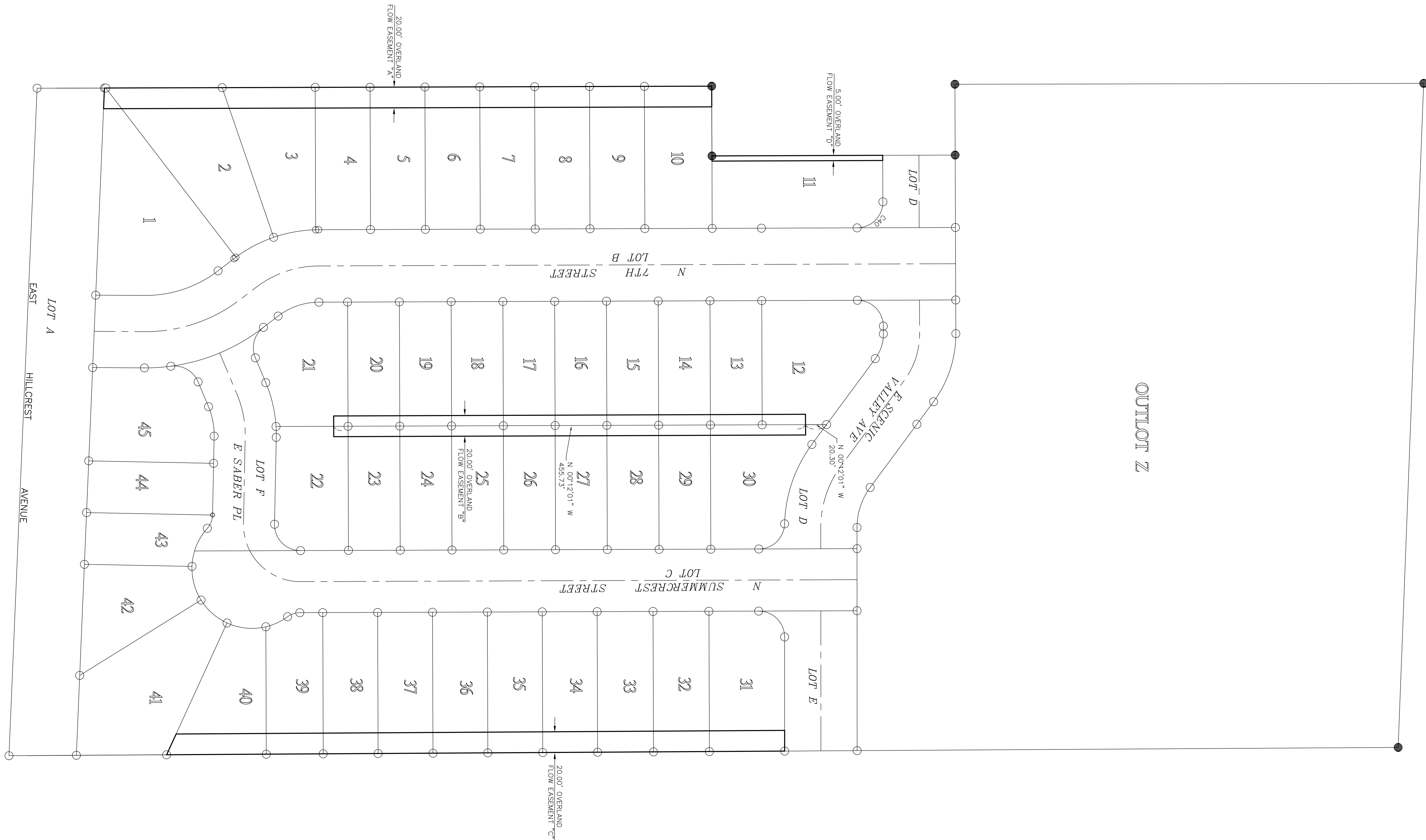
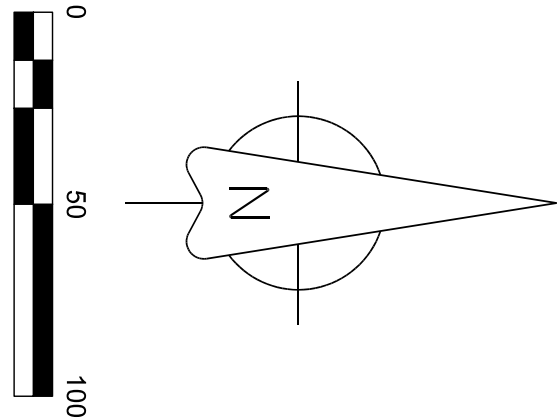
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- LEGEND:
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 - SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP #20757 UNLESS OTHERWISE NOTED
 - ⦿ SET "X" CUT IN CONCRETE
 - ◇ SET "MAG" NAIL IN ASPHALT

- M MEASURED DISTANCE
 - R RECORDED DISTANCE
 - DPC ORANGE PLASTIC CAP
 - RDW RIGHT-OF-WAY
 - SF SQUARE FEET
 - LOT ADDRESS

STORM SEWER, WATER AND LANDSCAPE EASEMENTS SUMMERCREST PLAT 1, FINAL PLAT INDIANOLA, IA			
PROJECT NO:	22-119	PAGE 3 OF 5	REVISIONS:
DRAWN DATE:	4-27-2022	DRAWN BY: N. Carter	SCALE: 1" = 50'
5/6/22 REVISED PER INDIANOLA COMMENTS IN EMAIL DATED 5/3/22 8/16/22 REVISED WIDTH OF LOT A AND EASEMENTS ALONG HILLCREST 9/21/22 ADDED 500' OVERLAND FLOW EASEMENT TO LOT 11 9/20/22 REVISED PER UPDATED ZONING REGULATIONS			



431 NE 72nd Street - Pleasant Hill, IA 50327 - Phone: 515-979-8499

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- M MEASURED DISTANCE
 - R RECORDED DISTANCE
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 - RDW RIGHT-OF-WAY
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 - LOT ADDRESS

OVERLAND FLOW EASEMENTS
SUMMERCREST PLAT 1, FINAL PLAT
INDIANOLA, IOWA

PROJECT NO: 22-119		PAGE 4 OF 5
DRAWN DATE: 4-27-2022	DRAWN BY: N. Carter	SCALE: 1" = 50'

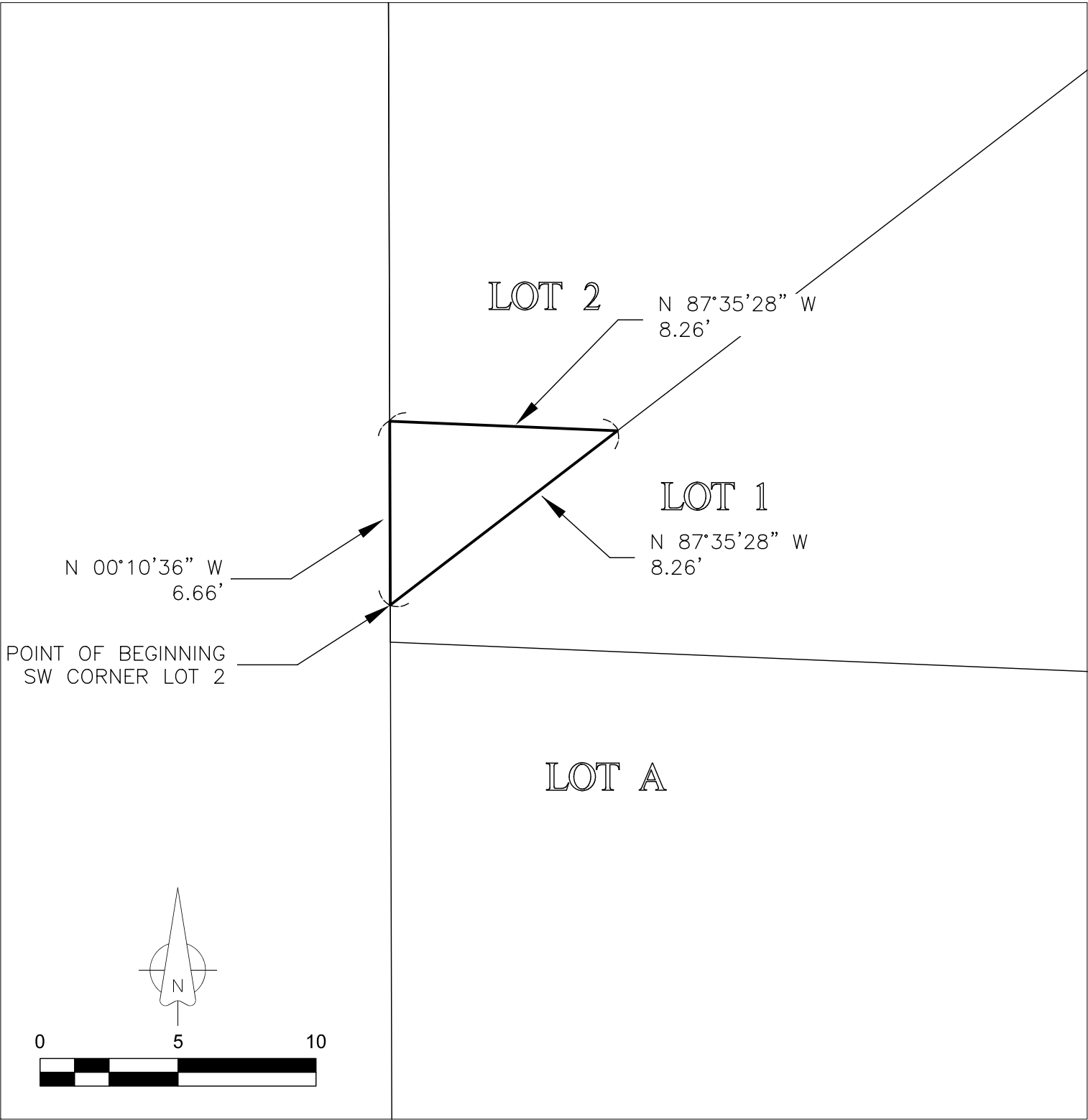
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9/30/22 REVISED PER UPDATED ZONING REGULATIONS

CURVE TABLE

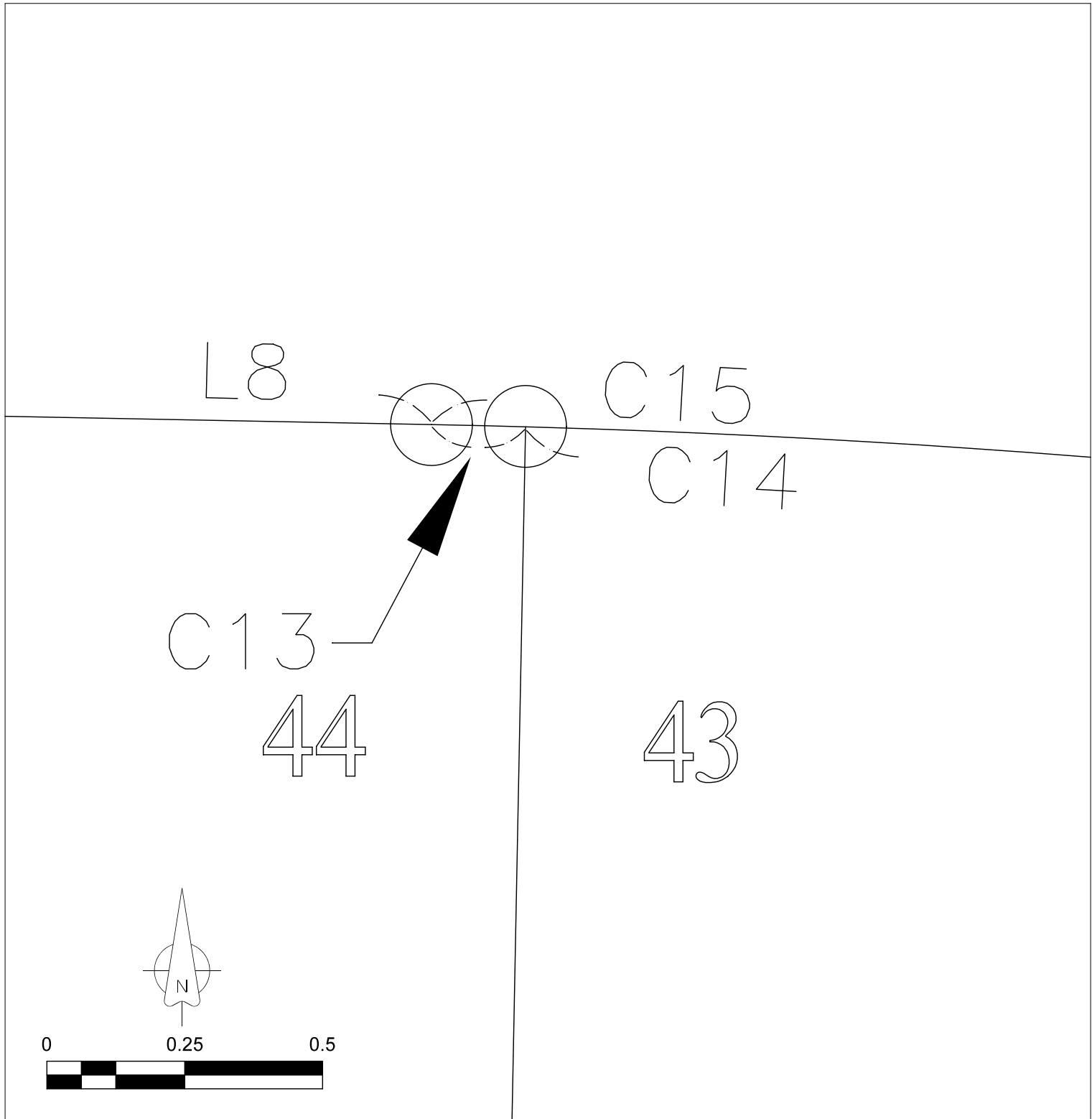
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	115.00'	76.00'	74.62'	N 18°34'54" W	37°51'47"
C2	135.00'	2.20'	2.20'	N 37°02'49" W	0°55'56"
C3	135.00'	41.48'	41.32'	N 27°46'40" W	17°36'23"
C4	135.00'	87.92'	86.37'	S 18°51'24" E	37°18'47"
C5	135.00'	41.37'	41.21'	N 10°11'43" W	17°33'31"
C6	135.00'	2.86'	2.86'	N 00°48'29" W	1°12'56"
C7	100.00'	65.12'	63.98'	N 18°51'24" W	37°18'47"
C8	150.00'	38.65'	38.54'	N 30°07'57" W	14°45'41"
C9	150.00'	60.48'	60.07'	N 11°12'03" W	23°06'06"
C10	185.00'	25.57'	25.55'	N 03°36'34" W	7°55'07"
C11	25.00'	32.65'	30.37'	S 29°50'23" W	74°49'01"
C12	70.00'	29.16'	28.95'	S 79°11'00" W	23°52'13"
C13	20.00'	0.17'	0.17'	N 88°38'14" W	0°29'19"
C14	20.00'	14.06'	13.77'	N 68°15'12" W	40°16'46"
C15	20.00'	14.23'	13.93'	N 68°29'51" W	40°46'05"
C16	58.00'	40.51'	39.69'	N 68°07'14" W	40°00'50"
C17	58.00'	34.16'	33.67'	S 74°59'58" W	33°44'45"
C18	58.00'	33.93'	33.45'	S 41°22'01" W	33°31'08"
C19	58.00'	170.28'	115.39'	N 47°46'43" E	168°12'56"
C20	58.00'	38.39'	37.69'	S 05°38'46" W	37°55'23"
C21	58.00'	23.30'	23.14'	S 24°49'20" E	23°00'49"
C22	20.00'	12.61'	12.40'	S 18°15'53" E	36°07'44"
C23	25.00'	39.34'	35.41'	S 44°52'58" W	90°09'58"
C24	65.00'	33.90'	33.51'	S 68°29'07" E	29°52'42"
C25	100.00'	63.68'	62.61'	N 71°47'24" W	36°29'17"
C26	135.00'	82.38'	81.11'	S 71°01'41" E	34°57'50"
C27	25.00'	38.53'	34.83'	N 44°21'18" W	88°18'34"
C28	55.00'	60.44'	57.45'	S 31°16'55" W	62°57'52"
C29	25.00'	39.85'	35.76'	N 45°27'33" E	91°19'07"
C30	55.00'	27.22'	26.94'	N 76°56'29" E	28°21'16"
C31	100.00'	41.66'	41.36'	S 79°11'00" W	23°52'13"
C32	130.00'	10.48'	10.47'	N 88°48'36" E	4°37'01"
C33	185.00'	96.68'	95.59'	N 22°32'27" W	29°56'40"
C34	65.00'	42.33'	41.59'	S 18°51'24" E	37°18'47"
C35	25.00'	32.83'	30.52'	S 75°07'57" E	75°14'19"
C36	130.00'	54.16'	53.77'	S 79°11'00" W	23°52'13"
C37	110.00'	70.40'	69.21'	N 71°52'53" W	36°40'15"
C38	75.00'	48.00'	47.19'	N 71°52'53" W	36°40'15"
C39	40.00'	25.60'	25.17'	N 71°52'53" W	36°40'15"
C40	25.00'	39.28'	35.36'	N 45°12'31" W	90°01'00"
C41	25.00'	39.26'	35.35'	S 44°47'29" W	89°59'00"

LINE TABLE

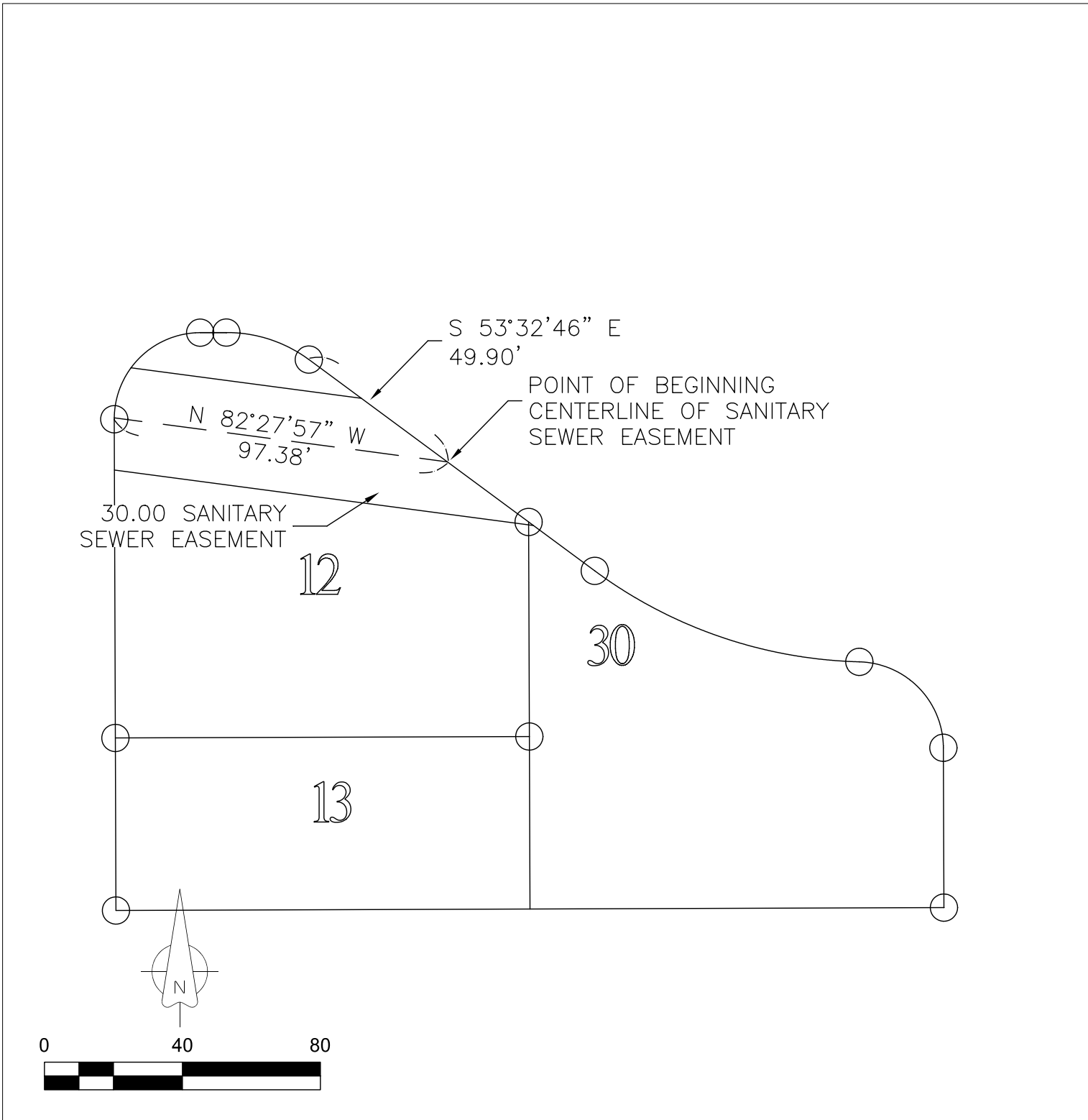
LINE	BEARING	DISTANCE
L1	S 00°10'36" E	65.06'
L2	N 87°35'28" W	70.05'
L3	S 00°20'30" E	65.07'
L4	S 00°20'59" W	47.45'
L5	N 00°20'59" E	48.71'
L6	N 00°20'59" W	49.97'
L7	N 67°14'54" E	26.03'
L8	N 88°52'54" W	76.11'
L9	S 00°12'01" E	22.17'
L10	S 67°14'54" W	43.70'
L11	N 67°14'54" E	26.03'
L12	N 88°52'54" W	83.98'
L13	N 00°12'01" W	102.36'
L14	S 00°12'01" E	733.27'
L15	S 89°57'58" W	135.28'
L16	S 89°57'58" W	20.57'
L17	N 53°32'46" W	103.04'
L18	S 53°32'46" E	23.84'
L19	S 37°30'47" E	17.83'
L20	N 37°30'47" W	19.38'
L21	N 37°30'47" W	19.38'
L22	N 00°12'01" W	615.09'
L23	N 89°46'59" E	70.00'
L24	N 89°46'59" E	32.56'
L25	N 89°46'59" E	44.99'
L26	N 89°46'59" E	7.58'



DETAIL C: PUE SW CORNER LOT 2
SCALE: 1" = 5'



DETAIL A: NORTH LOT CORNER LOTS 43 AND 44
SCALE: 1" = 0.25'



DETAIL B: SANITARY SEWER EASEMENT LOTS 12 AND 30
SCALE: 1" = 40'

SE

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431 NE 72nd Street - Pleasant Hill, IA 50327 - Phone: 515-979-8499

LEGEND:

●

○

⊗

◇

MONUMENT FOUND AS DESCRIBED

SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP #20757 UNLESS OTHERWISE NOTED

SET "X" CUT IN CONCRETE

SET "MAG" NAIL IN ASPHALT

M

R

OPC

ROW

SF

○

MEASURED DISTANCE

RECORDED DISTANCE

ORANGE PLASTIC CAP

RIGHT-OF-WAY

SQUARE FEET

LOT ADDRESS

DETAILS AND LINE / CURVE TABLES
SUMMERCREST PLAT 1, FINAL PLAT
INDIANOLA, IOWA

PROJECT NO:
22-119

PAGE 5 OF 5

REVISIONS:
5/6/22 REVISED PER INDIANOLA COMMENTS IN EMAIL DATED 5/3/22
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9/21/22 ADDED 500' OVERLAND FLOW EASEMENT TO LOT 11
9/20/22 REVISED PER UPDATED ZONING REGULATIONS

DRAWN DATE:
4-27-2022

DRAWN BY:
N. Carter

SCALE:
1" = 50'



CERTIFICATE OF COMPLETION

Summercrest Plat 1
Indianola, IA

October 3, 2022

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

This letter is to certify that Summercrest Plat 1 has been constructed in substantial compliance with the approved construction plans and specification. I hereby recommend acceptance of the project.

Sincerely,

Stubbs Engineering

Branden Stubbs

Branden Stubbs, P.E.



MEMORANDUM

To: Planning and Zoning Commission

From:

Date: October 11, 2022

Subject: Consider recommendation on request for approval of a Plat of Survey for Matt Thomas for a property located within two miles of the City of Indianola

Recommendation:

Attachments:

- 1. 1. Staff Report
- 2. 3. Plat of Survey
- 3. 4. General Location



COMMUNITY DEVELOPMENT

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

STAFF REPORT

PLANNING AND ZONING COMMISSION

Date of Meeting: October 11, 2022

Agenda Item: 7.D Consider recommendation on request for approval of a Plat of Survey for Matt Thomas for a property located within two miles of the City of Indianola

Application Type: Plat of Survey

Applicant: Matt Thomas

Property Owner: Joseph Greubel

Property Address/Parcel: 130/0027-0429

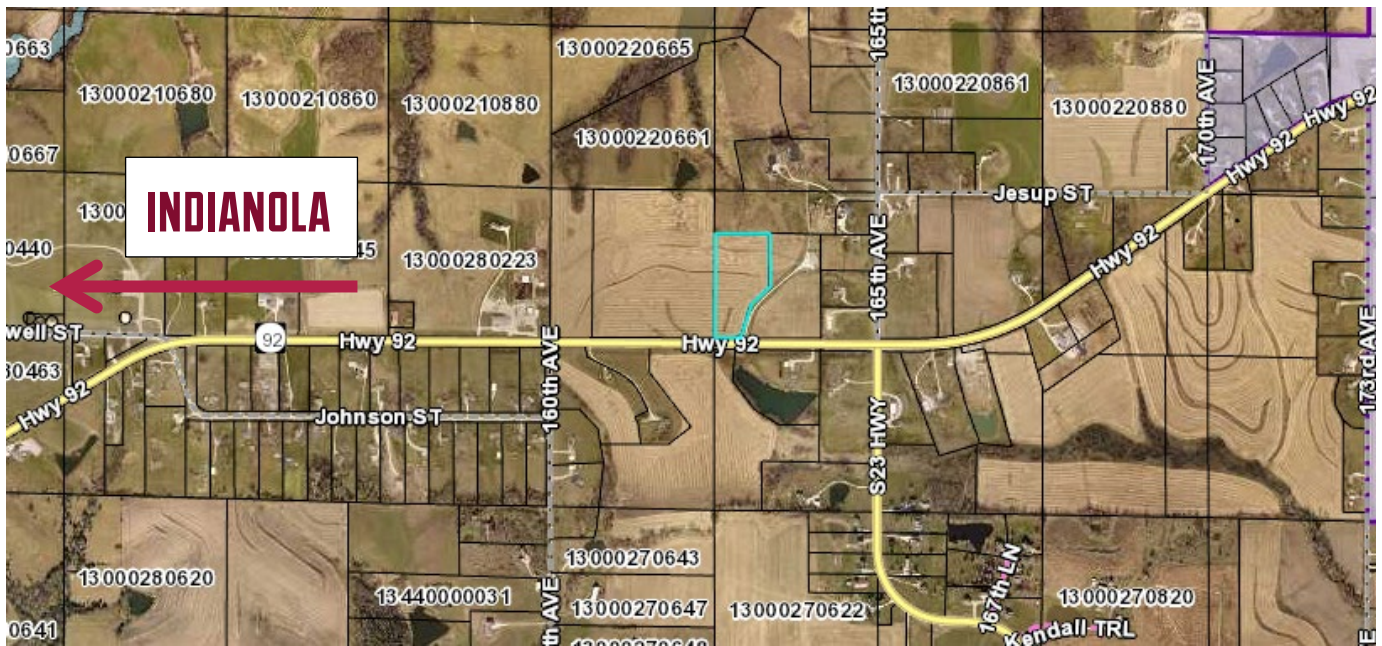
Current Zoning: A-1 'Agricultural' Zoning District (Unincorporated – Warren County)

Comprehensive Plan Designation: No Designation

Application Summary

Matt Thomas, on the behalf of Joseph Greubel, is requesting plat of survey approval for his property identified as parcel # 130/0027-0429. This property is located outside of Indianola's corporate limits but within the two-mile jurisdictional boundary of Indianola.

AERIAL MAP



APPLICABLE CODE SECTIONS

The following code 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 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 that may be required by law.

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 50 feet to one inch, provided that if the resulting drawing would be over 36 inches in its shortest dimension, a scale of 100 feet to one 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 foot in 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.

Agenda Item: 7.D Consider recommendation on request for approval of a Plat of Survey for Matt Thomas for a property located within two miles of the City of Indianola

- 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.
4. The final plat shall be accompanied by the following instruments:
- A. A statement by the proprietors and their spouses, if any, that the plat is prepared with their free consent and in accordance with their desire, signed and acknowledged before an officer authorized to take the acknowledgments of deeds. The statement by the proprietors may also include a dedication to the public of all lands within the plat that are designated for streets, alleys, parks, open areas, school property, or other public use, if the dedication is approved by the Council.
 - B. A statement by the Auditor approving the name or title on the subdivision plat.
 - C. Either (i) a certificate bearing the approval of the Council stating that all improvements and installations in the subdivision required by this chapter have been made or installed in accordance with the City specifications, or (ii) a certificate from the owner or developer stating that all improvements required by this chapter shall be made or installed in accordance with City specifications before an occupancy compliance certificate is issued under the Zoning Ordinance, except as otherwise provided for in this chapter.
 - D. A petition by the subdivider to the Council to provide the necessary improvements and to assess the costs thereof against the subdivided property in accordance with the requirements regarding special assessments, provided, however, that the subdivider or property owners shall furnish the necessary waivers to permit the assessment of the entire cost of the improvement plus the necessary and reasonable cost of the assessment proceedings against the platted property even though the total amount exceeds the statutory limitations. The final plat shall state that the subdivider, the grantees, assignees and successors in interest agree that public services including but not limited to street maintenance, snow removal, rubbish, refuse and garbage collection will not be extended to this subdivision until the improvements have been completed and accepted by the City.
 - E. Easement(s) for Overland Drainage and/or Public Storm Sewer is required by and shall be in a form approved by the City.

- F. A letter from the owner's engineer designing the public improvement stating that all public improvements completed have been made or installed in accordance with City Specifications prior to acceptance of maintenance bonds for such improvements.

5. The final plat shall also be accompanied by the following at the time it is presented for filing at the Warren County Recorder's Office.

- A. A statement from the mortgage holders or lienholders, if any, that the plat is prepared with their free consent and in accordance with their desire, signed and acknowledged before an officer authorized to take the acknowledgment of deeds. An affidavit and bond as provided for in Section 354.12 of the Code of Iowa may be recorded in lieu of the consent of the mortgage or lienholder. When a mortgage or lienholder consents to the subdivision, a release of mortgage or lien shall be recorded for any areas conveyed to the City or dedicated to the public.
- B. An opinion by an attorney-at-law who has examined the abstract of title of the land being platted. The opinion shall state the names of the proprietors and holders of mortgages, liens or other encumbrances on the land being platted and shall note the encumbrances, along with any bonds securing the encumbrances. Utility easements shall not be construed to be encumbrances for the purpose of this section.
- C. A certificate of the County Treasurer that the land is free from certified taxes and certified special assessments or that the land is free from certified taxes and that the certified special assessments are secured by bond in compliance with Section 354.12 of the Code of Iowa.

The Council or Commission may request drafts or copies of any of the above instruments for examination at the time of processing the final plat if, in their opinion, the review of such instruments is deemed necessary to properly evaluate the proposed subdivision.

170.11 DESIGN STANDARDS – STREETS

1. General Considerations that must comply with the current Iowa Statewide Urban Design Standards for Public Improvements ("SUDAS").

- A. The street and alley layout shall provide access to all lots and parcels of land within the subdivision.
- B. Street jogs of less than 150 feet shall be avoided.
- C. Cul-de-sacs shall not exceed 700 feet in length.
- D. New subdivisions shall make provisions for continuation and extension of thoroughfares and collector streets and roads.
- E. No dead-end streets will be permitted except at subdivision boundaries and in no event shall any dead-end street be in excess of 500 feet.
- F. Thoroughfare and collector streets in a subdivision shall extend through to the boundaries thereof, unless a terminal point within the subdivision is shown in the master street plan.
- G. Alleys shall be discouraged in residential areas but shall be provided in commercial and industrial areas unless other suitable public or private access to loading and service areas is provided.
- H. Intersection of road centerlines shall be between 80 degrees and 100 degrees.
- I. Intersection of more than two streets at a point shall not be permitted.
- J. Where parkways or special types of streets are proposed, the Commission may apply special standards for the design of such parkways or streets.
- K. Proposed streets that are extensions of or in alignment with existing streets shall bear the name of the existing street. Names of new streets shall avoid duplication of or similarity to existing names of streets, or public and semi-public buildings and areas.
- L. Streets, avenues, places, and courts shall be named in the following manner:

General Direction	Long Streets	Short Streets
-------------------	--------------	---------------

North and South	Streets	Courts
East and West	Avenues	Places
Diagonal	Roads	Ways
Curving	Drives	Lanes

2. Minimum rights-of-way shall be provided as follows:

- A. Thoroughfares - 100 feet. In addition, access spacing on thoroughfares is as follows: (i) intersection spacing – 600 foot minimum; (ii) entrance spacing – 300 foot minimum; (iii) separation of entrance from intersection – 150 foot minimum.
- B. Residential collector streets - 70 feet.
- C. Commercial collector streets - 80 feet.
- D. Residential streets - 60 feet.
- E. Cul-de-sacs - 110 feet in diameter.
- F. Alleys - 20 feet.

3. The minimum width of surfacing to be provided shall be as follows:

- D. Residential Street – 25 feet or 31 feet within the discretion of the Council.
- E. Cul-de-sacs – 85 feet in diameter.
- F. Alleys – 20 feet.
- G. Sidewalks – 4 feet.

4. Grades. No street grade shall be less than one-half of one percent and shall not exceed the following limits:

- A. Thoroughfare streets – 4 percent.
- B. Collector streets – 6 percent.
- C. Residential streets – 8 percent.

170.13 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 two and one-half times the width.
- 6. No lot shall have less area than required by the Zoning Ordinance for the district in which it is located.

170.14 EASEMENTS

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

right to extend to any telephone, telegraph, electric or power company, the right to use separately or jointly with the City, the areas included in the easement for the purposes above enumerated.

170.15 PARKS, SCHOOL SITES AND PUBLIC AREAS.

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

170.16 NATURAL DRAINAGE COURSES

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

170.17 EROSION CONTROL (DESIGN STANDARDS)

Methods for controlling soil erosion shall be in accordance with current Iowa Department of Natural Resources Standards and requirements of NPDES permit.

170.19 SANITARY SEWERS

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

170.20 PROHIBITED DISCHARGE

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

170.21 STORM DRAINS

1. The subdivider shall, at the subdivider's expense, provide the subdivision with adequate drains, ditches, culverts, complete bridges, storm sewers, intakes and manholes to provide the collection and removal of all surface waters. These improvements shall extend to the boundaries of the subdivision so as to provide for extension by adjoining properties. Where oversize storm sewers or drainage structures are required to serve other areas of the watershed, the additional cost shall be borne by the developer.

2. The subdivider shall, at the subdivider's expense, provide the subdivision with a storm sewer system to adequately handle a five-year rain storm. The system shall include culverts, ditches, intakes, manholes, or any structure deemed necessary. All such structures shall meet the City of Indianola Standard Specifications. In addition, the subdivider shall, at the subdivider's expense, provide the subdivision with overland drainage courses and easements to adequately handle storm water in excess of a five-year rain storm and up to a 100-year rain storm. For any subdivision containing new streets, the system shall be designed by a licensed engineer registered to practice in the State of Iowa.

A. Each lot shall be provided with minimum six-inch diameter storm sewer service line that is a minimum of four feet below ground level, stubbed to the property line, unless the Director of Community Development determines that sump lines can be taken to an existing overland drainage area. The sump pump line shall be a minimum of one and one-half inches in diameter.

B. The storm sewer system line shall be made of reinforced concrete pipe or polyvinyl chloride (PVC) pipe. The sump pump lines shall be made of PVC, PVC Truss, or PVC corrugated pipe. All structures shall be built in accordance with City of Indianola Standard Construction Specifications for Subdivisions.

C. The storm sewer system shall be large enough to provide for anticipated extension of use to serve additional areas, as set out in Indianola Comprehensive Plan.

D. Storm sewer service lines shall be connected to the City storm sewer system at intakes, manholes, or directly into the City storm sewer pipe. Tapping storm sewer service lines into the City storm sewers shall be by using approved methods.

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

170.22 WATER

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

170.23 SIDEWALKS

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

170.24 MARKERS

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

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

170.25 GRADING

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

170.26 CURB AND GUTTER

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

170.27 EROSION CONTROL (REQUIRED IMPROVEMENTS)

The subdivider shall be responsible for controlling soil erosion and surface water runoff within the subdivision during its construction and development and shall provide erosion and runoff control measures as work progresses on site grading, the installation of sewers or other improvements or phases of work. Insofar as practical, erosion control

measures shall be undertaken prior to any other development within the subdivision which will contribute to runoff or erosion.

170.28 SURFACING

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

170.29 SPECIFICATIONS

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

170.30 APPROVAL OF PLANS AND SPECIFICATIONS

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

170.31 INSPECTION

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

170.32 ACCEPTANCE

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

170.33 ELECTRICAL SERVICE

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

170.34 CHARGE FOR INSTALLATION OF ELECTRICAL SERVICE

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

170.36 FEES

Each plat of survey, preliminary plat and final plat submitted for approval shall be accompanied by a fee as set by Resolution of the City Council.

170.38 ENFORCEMENT

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

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

ANALYSIS

Subject Property

Matt Thomas has submitted a plat of survey application, on the behalf of property owner Joseph Greubel, for parcel #130/0027-0429, a vacant 7.06-acre irregular shaped lot, that is currently used for row crop production. This plat of survey is a boundary line retracement for a remainder of land, that was previously split in 2002.

To the north of the property is a 9.29-acre flag lot used for agricultural purposes. To the east is 10-acre lot containing a steel utility building. To the south is two lots: The first is an 8.05-acre lot containing a single-family dwelling and retention pond. The second is a 12.88-acre lot in row-crop production. To the west is a 28-acre lot in row-crop production, owned by the applicant.

The property currently fronts Highway 92, a major arterial road. Major arterials are high capacity roadways that primarily provide for the movement of through traffic and limit access to adjacent land. When the road is part of the State or County Road system, they serve to move regional through traffic. Major arterials typically provide four to five lanes for traffic and turn lanes, are often spaced one-mile to two-miles apart and have a higher speed limit ranging from 35 to 55 miles per hour (mph). Major arterials also have limited access spacing with lower capacity roads and site entrances, generally between ½ to ¼ mile spacing. Facilities for biking and walking, when deemed necessary, should have a comfortable buffer from vehicle travel lanes. According to the Iowa

Department of Transportation (IDOT), this portion of Highway 92 has an Annual Average Daily Traffic (AADT) of 5,800 vehicles, as of 2021.

The subject property does not contain any sensitive environmental features including floodplain, major waterways, or dense woodlands. The site is currently in agricultural production.

Future Land Use

The subject property for the plat of survey has not been assigned a future land use designation within the “Elevate Indianola” Comprehensive Plan. Additionally, the subject property is located outside of Indianola’s Annexation Priority Area. Priority annexation areas are those areas that have been identified by the city for future growth, due to site suitability and proximity to services such as utilities and transportation.

COMMENTS FROM THE GENERAL PUBLIC

Notification letters were mailed to surrounding property owners within 200 feet of the subject property regarding the request on September 30, 2022. At the time of writing this report, one (1) property owner has inquired on the request.

ALTERNATIVES

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

- 1) The City of Indianola Planning and Zoning Commission recommends that the request be approved, as submitted.**
- 2) The City of Indianola Planning and Zoning Commission recommends the request be approved, with conditions.
- 3) The City of Indianola Planning and Zoning Commission recommends the request to be denied.
- 4) The City of Indianola Planning and Zoning Commission remands the 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 Indianola Planning and Zoning Commission move alternative 1, that the request be approved, as submitted.

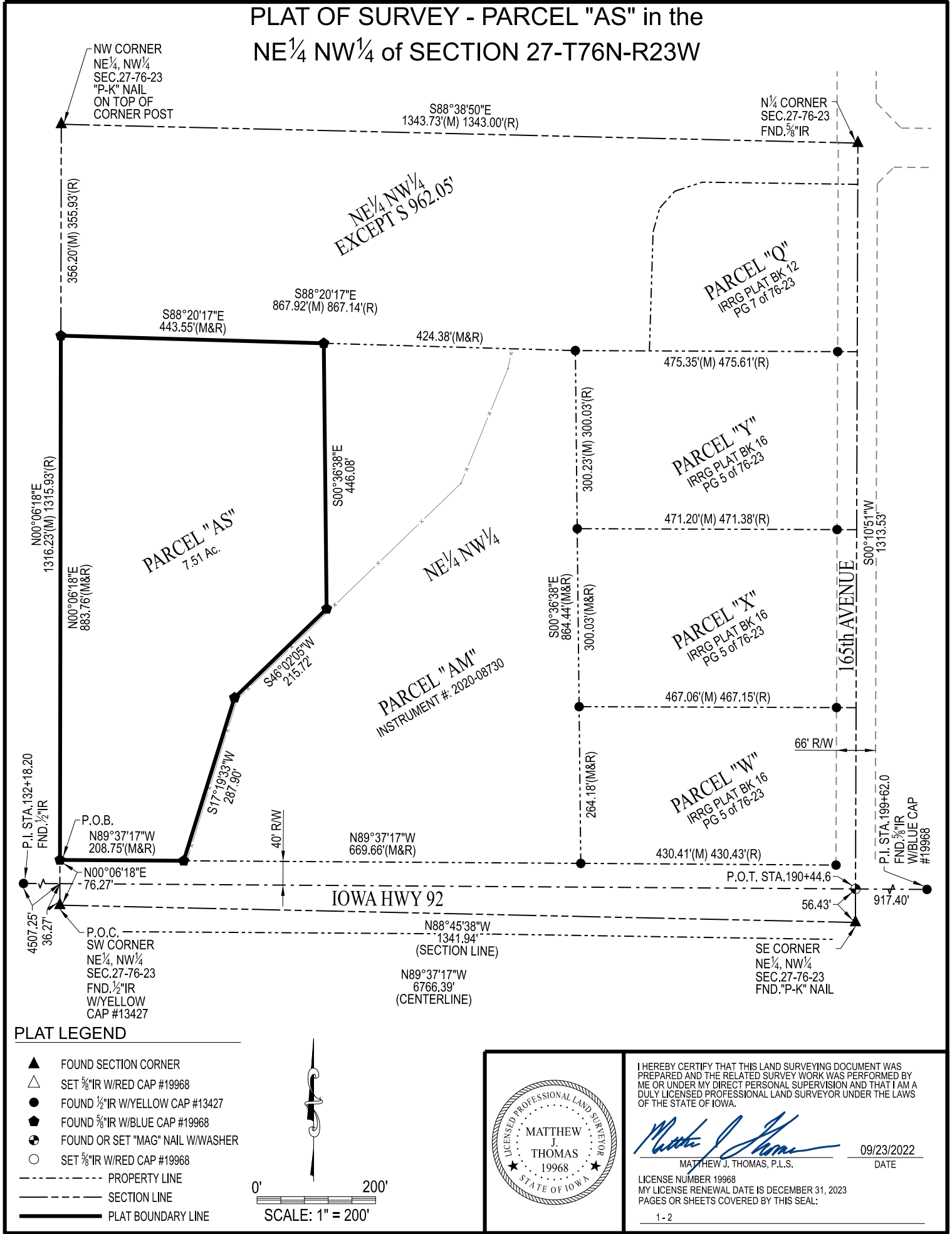
INDEX LEGEND

COUNTY: WARREN
LOCATION: PARCEL "AS" IN THE NE¼ NW¼ IN SECTION 27, TOWNSHIP 76
NORTH, RANGE 23 WEST

SURVEY FOR PROPRIETOR:
JOE GREUBEL
811½ S JEFFERSON S
INDIANOLA, IOWA 50125

PREPARED BY & RETURN TO:
MATTHEW J. THOMAS, PLS
CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH:515-369-4400

DATE OF SURVEY: 09/23/2022

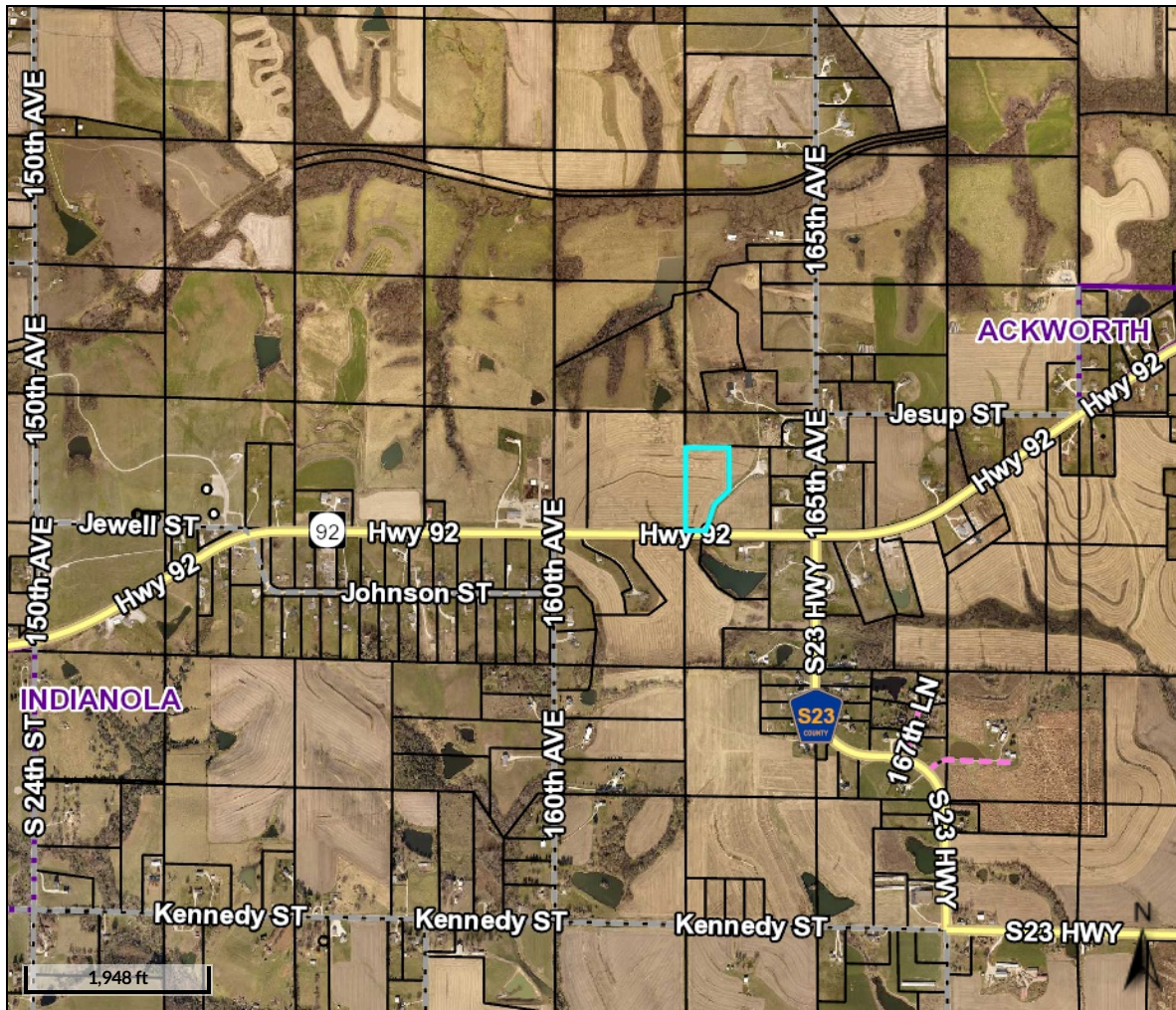
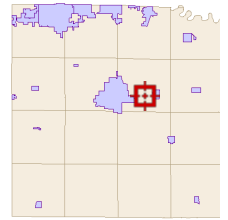


PLAT OF SURVEY - PARCEL "AS" in the
NE¹/₄ NW¹/₄ of SECTION 27-T76N-R23W

LEGAL DESCRIPTION: PARCEL "AS"

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

Commencing at the Southwest Corner of the Northeast Quarter of the Northwest Quarter of Section 27, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa; thence North 00°06'18" East along the West Line of the Northeast Quarter of the Northwest Quarter of said Section 27, a distance of 76.27 feet the Point of Beginning and a point on the North Right-of-Way Line of Iowa Highway 92; thence continuing North 00°06'18" East along said West Line, a distance of 883.76 feet; thence South 88°20'17" East, a distance of 443.55 feet to the Northwest Corner of PARCEL "AM", as recorded in Instrument #: 2020-08730 of the Office of the Warren County Recorder; thence South 00°36'38" East along the West Line of said PARCEL "AM", a distance of 446.08 feet; thence South 46°02'05" West along the West Line of said PARCEL "AM", a distance of 215.72 feet; thence South 17°19'33" West, a distance of 287.90 feet to a point on the North Right-of-Way Line of Iowa Highway 92; thence North 89°37'17" West along the North Right-of-Way Line of Iowa Highway 92, a distance of 208.75 feet to the Point of Beginning, containing 7.51 Acres, subject to all easements, restrictions and covenants of record.

**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	13000270424	Alternate ID	13000270429	Owner Address	GREUBEL, JOSEPH A
Sec/Twp/Rng	27-76-23	Class	A		811 1/2 S JEFFERSON ST
Property Address		Acreage	7.06		INDIANOLA, IA 50125
District	13350				
Brief Tax Description	27-76-23 S 962.03' NE NW EX EX PCLS AM, W, X & Y				
	(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: 9/23/2022

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GEOSPATIAL



MEMORANDUM

To: Planning and Zoning Commission

From:

Date: October 11, 2022

Subject: Consider recommendation on request for approval of a Plat of Survey for Chad Daniels for a property located within two miles of the City of Indianola

Recommendation:

Attachments:

1. 1. Staff Report
2. 2. Application
3. 3. Plat of Survey
4. 4. FEMA Flood FIRMette



COMMUNITY DEVELOPMENT

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

STAFF REPORT

PLANNING AND ZONING COMMISSION

Date of Meeting: October 11, 2022

Agenda Item: 7.E Consider recommendation on request for approval of a Plat of Survey for Chad Daniels for a property located within two miles of the City of Indianola

Application Type: Plat of Survey

Applicant: Chad Daniels

Property Owner: William and Kathryn Thayer

Property Address/Parcel: 130/0027-0429

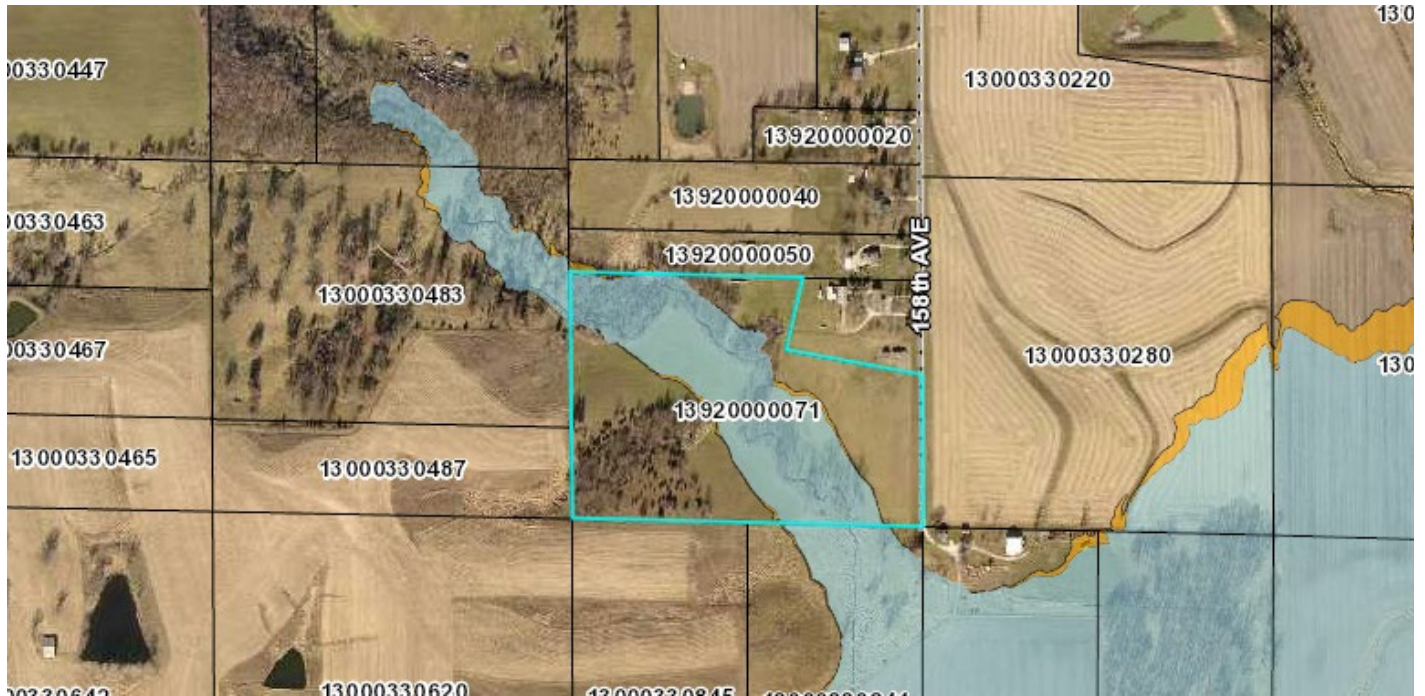
Current Zoning: A-1 'Agricultural' Zoning District (Unincorporated – Warren County)

Comprehensive Plan Designation: No Designation

Application Summary

Chad Daniels is requesting plat of survey approval on the behalf of the property owners, William and Kathryn Thayer for a property identified as parcel # 139/2000-0071. This property is located outside of Indianola's corporate limits but within the two-mile jurisdictional boundary of Indianola.

AERIAL MAP



APPLICABLE CODE SECTIONS

The following code 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 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 that may be required by law.

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 50 feet to one inch, provided that if the resulting drawing would be over 36 inches in its shortest dimension, a scale of 100 feet to one 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 foot in 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.

Agenda Item: 7.E Consider recommendation on request for approval of a Plat of Survey for Chad Daniels for a property located within two miles of the City of Indianola

- 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.
4. The final plat shall be accompanied by the following instruments:
- A. A statement by the proprietors and their spouses, if any, that the plat is prepared with their free consent and in accordance with their desire, signed and acknowledged before an officer authorized to take the acknowledgments of deeds. The statement by the proprietors may also include a dedication to the public of all lands within the plat that are designated for streets, alleys, parks, open areas, school property, or other public use, if the dedication is approved by the Council.
 - B. A statement by the Auditor approving the name or title on the subdivision plat.
 - C. Either (i) a certificate bearing the approval of the Council stating that all improvements and installations in the subdivision required by this chapter have been made or installed in accordance with the City specifications, or (ii) a certificate from the owner or developer stating that all improvements required by this chapter shall be made or installed in accordance with City specifications before an occupancy compliance certificate is issued under the Zoning Ordinance, except as otherwise provided for in this chapter.
 - D. A petition by the subdivider to the Council to provide the necessary improvements and to assess the costs thereof against the subdivided property in accordance with the requirements regarding special assessments, provided, however, that the subdivider or property owners shall furnish the necessary waivers to permit the assessment of the entire cost of the improvement plus the necessary and reasonable cost of the assessment proceedings against the platted property even though the total amount exceeds the statutory limitations. The final plat shall state that the subdivider, the grantees, assignees and successors in interest agree that public services including but not limited to street maintenance, snow removal, rubbish, refuse and garbage collection will not be extended to this subdivision until the improvements have been completed and accepted by the City.
 - E. Easement(s) for Overland Drainage and/or Public Storm Sewer is required by and shall be in a form approved by the City.

Agenda Item: 7.E Consider recommendation on request for approval of a Plat of Survey for Chad Daniels for a property located within two miles of the City of Indianola

F. A letter from the owner's engineer designing the public improvement stating that all public improvements completed have been made or installed in accordance with City Specifications prior to acceptance of maintenance bonds for such improvements.

5. The final plat shall also be accompanied by the following at the time it is presented for filing at the Warren County Recorder's Office.

A. A statement from the mortgage holders or lienholders, if any, that the plat is prepared with their free consent and in accordance with their desire, signed and acknowledged before an officer authorized to take the acknowledgment of deeds. An affidavit and bond as provided for in Section 354.12 of the Code of Iowa may be recorded in lieu of the consent of the mortgage or lienholder. When a mortgage or lienholder consents to the subdivision, a release of mortgage or lien shall be recorded for any areas conveyed to the City or dedicated to the public.

B. An opinion by an attorney-at-law who has examined the abstract of title of the land being platted. The opinion shall state the names of the proprietors and holders of mortgages, liens or other encumbrances on the land being platted and shall note the encumbrances, along with any bonds securing the encumbrances. Utility easements shall not be construed to be encumbrances for the purpose of this section.

C. A certificate of the County Treasurer that the land is free from certified taxes and certified special assessments or that the land is free from certified taxes and that the certified special assessments are secured by bond in compliance with Section 354.12 of the Code of Iowa.

The Council or Commission may request drafts or copies of any of the above instruments for examination at the time of processing the final plat if, in their opinion, the review of such instruments is deemed necessary to properly evaluate the proposed subdivision.

170.11 DESIGN STANDARDS – STREETS

1. General Considerations that must comply with the current Iowa Statewide Urban Design Standards for Public Improvements ("SUDAS").

A. The street and alley layout shall provide access to all lots and parcels of land within the subdivision.

B. Street jogs of less than 150 feet shall be avoided.

C. Cul-de-sacs shall not exceed 700 feet in length.

D. New subdivisions shall make provisions for continuation and extension of thoroughfares and collector streets and roads.

E. No dead-end streets will be permitted except at subdivision boundaries and in no event shall any dead-end street be in excess of 500 feet.

F. Thoroughfare and collector streets in a subdivision shall extend through to the boundaries thereof, unless a terminal point within the subdivision is shown in the master street plan.

G. Alleys shall be discouraged in residential areas but shall be provided in commercial and industrial areas unless other suitable public or private access to loading and service areas is provided.

H. Intersection of road centerlines shall be between 80 degrees and 100 degrees.

I. Intersection of more than two streets at a point shall not be permitted.

J. Where parkways or special types of streets are proposed, the Commission may apply special standards for the design of such parkways or streets.

K. Proposed streets that are extensions of or in alignment with existing streets shall bear the name of the existing street. Names of new streets shall avoid duplication of or similarity to existing names of streets, or public and semi-public buildings and areas.

L. Streets, avenues, places, and courts shall be named in the following manner:

General Direction	Long Streets	Short Streets
North and South	Streets	Courts

Agenda Item: 7.E Consider recommendation on request for approval of a Plat of Survey for Chad Daniels for a property located within two miles of the City of Indianola

East and West	Avenues	Places
Diagonal	Roads	Ways
Curving	Drives	Lanes

2. Minimum rights-of-way shall be provided as follows:

- A. Thoroughfares - 100 feet. In addition, access spacing on thoroughfares is as follows: (i) intersection spacing – 600 foot minimum; (ii) entrance spacing – 300 foot minimum; (iii) separation of entrance from intersection – 150 foot minimum.
- B. Residential collector streets - 70 feet.
- C. Commercial collector streets - 80 feet.
- D. Residential streets - 60 feet.
- E. Cul-de-sacs - 110 feet in diameter.
- F. Alleys - 20 feet.

3. The minimum width of surfacing to be provided shall be as follows:

- D. Residential Street – 25 feet or 31 feet within the discretion of the Council.
- E. Cul-de-sacs – 85 feet in diameter.
- F. Alleys – 20 feet.
- G. Sidewalks – 4 feet.

4. Grades. No street grade shall be less than one-half of one percent and shall not exceed the following limits:

- A. Thoroughfare streets – 4 percent.
- B. Collector streets – 6 percent.
- C. Residential streets – 8 percent.

170.13 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 two and one-half times the width.
- 6. No lot shall have less area than required by the Zoning Ordinance for the district in which it is located.

170.14 EASEMENTS

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

170.15 PARKS, SCHOOL SITES AND PUBLIC AREAS.

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

170.16 NATURAL DRAINAGE COURSES

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

170.17 EROSION CONTROL (DESIGN STANDARDS)

Methods for controlling soil erosion shall be in accordance with current Iowa Department of Natural Resources Standards and requirements of NPDES permit.

170.19 SANITARY SEWERS

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

170.20 PROHIBITED DISCHARGE

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

170.21 STORM DRAINS

1. The subdivider shall, at the subdivider's expense, provide the subdivision with adequate drains, ditches, culverts, complete bridges, storm sewers, intakes and manholes to provide the collection and removal of all surface waters. These improvements shall extend to the boundaries of the subdivision so as to provide for extension by adjoining properties. Where oversize storm sewers or drainage structures are required to serve other areas of the watershed, the additional cost shall be borne by the developer.

2. The subdivider shall, at the subdivider's expense, provide the subdivision with a storm sewer system to adequately handle a five-year rain storm. The system shall include culverts, ditches, intakes, manholes, or any structure deemed necessary. All such structures shall meet the City of Indianola Standard Specifications. In addition, the subdivider shall, at the subdivider's expense, provide the subdivision with overland drainage courses and easements to adequately handle storm water in excess of a five-year rain storm and up to a 100-year rain storm. For any subdivision containing new streets, the system shall be designed by a licensed engineer registered to practice in the State of Iowa.

- A. Each lot shall be provided with minimum six-inch diameter storm sewer service line that is a minimum of four feet below ground level, stubbed to the property line, unless the Director of Community Development determines that sump lines can be taken to an existing overland drainage area. The sump pump line shall be a minimum of one and one-half inches in diameter.
- B. The storm sewer system line shall be made of reinforced concrete pipe or polyvinyl chloride (PVC) pipe. The sump pump lines shall be made of PVC, PVC Truss, or PVC corrugated pipe. All structures shall be built in accordance with City of Indianola Standard Construction Specifications for Subdivisions.
- C. The storm sewer system shall be large enough to provide for anticipated extension of use to serve additional areas, as set out in Indianola Comprehensive Plan.

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D. Storm sewer service lines shall be connected to the City storm sewer system at intakes, manholes, or directly into the City storm sewer pipe. Tapping storm sewer service lines into the City storm sewers shall be by using approved methods.

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

170.22 WATER

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

170.23 SIDEWALKS

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

170.24 MARKERS

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

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

170.25 GRADING

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

170.26 CURB AND GUTTER

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

170.27 EROSION CONTROL (REQUIRED IMPROVEMENTS)

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

170.28 SURFACING

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

170.29 SPECIFICATIONS

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

170.30 APPROVAL OF PLANS AND SPECIFICATIONS

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

170.31 INSPECTION

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

170.32 ACCEPTANCE

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

170.33 ELECTRICAL SERVICE

The City, by and through Indianola Municipal Utilities, shall extend electric service to the subdivision and shall make electric service available to each lot in the subdivision that is within Indianola Municipal Utilities' assigned area of

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

170.34 CHARGE FOR INSTALLATION OF ELECTRICAL SERVICE

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

170.36 FEES

Each plat of survey, preliminary plat and final plat submitted for approval shall be accompanied by a fee as set by Resolution of the City Council.

170.38 ENFORCEMENT

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

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

ANALYSIS

Subject Property

Chad Daniels has submitted a plat of survey application on the behalf of property owners William and Kathryn Thayer, to subdivide parcel **#139/2000-0071**, a vacant 24.64-acre irregular shaped lot.

To the north of the property is two lots: The first is a 4.85-acre lot containing a single-family dwelling. The second is a 3.17-acre lot containing a single-family dwelling. To the east is a 39-acre aliquot lot that is currently in row-crop production. To the south are two 20.00-acre lots that are in row-crop production. One of the two lots contain a stream and floodplain. To the west are two lots: The first is a 10.00-acre lot that is in row-crop production. The second is a 30.00-acre lot, with some portions utilized for row-crop production.

The property currently fronts 158th Avenue, which appears to be a local gravel street, that dead ends at the near the southeast portion of the property. According to the Iowa Department of Transportation (IDOT), 158th Avenue has an Annual Average Daily Traffic (AADT) of 60 vehicles, as of 2012.

The subject property contains sensitive environmental features such as a meandering, unnamed creek, and floodplain. This creek flows downstream to the South River. Floodplain areas are identified as a Zone A Special Flood Hazard Area. According to the Federal Emergency Management Agency (FEMA), these areas have a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Zone A locations typically do not have detailed analyses performed, and as such, no base flood elevations are provided.

Future Land Use

The subject property for the plat of survey has not been assigned a future land use designation within the "Elevate Indianola" Comprehensive Plan. Additionally, the subject property is located

outside of Indianola's Annexation Priority Area. Priority annexation areas are those areas that have been identified by the city for future growth, due to site suitability and proximity to services such as utilities and transportation.

The applicant has indicated that the plat of survey is requested to create a single-family dwelling on the plat and to separate the new residential lot from the rest of the lot that contains floodplain.

COMMENTS FROM THE GENERAL PUBLIC

Notification letters were mailed to surrounding property owners within 200 feet of the subject property regarding the request on September 30, 2022. No comments have been received at the time of writing this report.

ALTERNATIVES

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

- 1) **The City of Indianola Planning and Zoning Commission recommends that the request be approved, as submitted.**
- 2) The City of Indianola Planning and Zoning Commission recommends the request be approved, with conditions.
- 3) The City of Indianola Planning and Zoning Commission recommends the request to be denied.
- 4) The City of Indianola Planning and Zoning Commission remands the 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 Indianola Planning and Zoning Commission move alternative 1, that the request be approved, 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) Thayer
(First Name) William + Kathryn
(Address) 12332 158th Ave
(City) Indianola (State) IA (Zip) 50125
(Phone) 515 344 1010 (Email) _____

APPLICANT (if not Property Owner)

(Last Name) Daniels
(First Name) Chad
(Address) 22470 18th Lane
(City) New Virginia (State) IA (Zip) 50210
(Phone) 515 577 2585 (Email) PLS17532@gmail.com

☒ PLAT OF SURVEY

Submittal Requirements:

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

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

☐ PRELIMINARY PLAT

Submittal Requirements:

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

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

☐ FINAL PLAT

Submittal Requirements:

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

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

Name (printed)

Chad A Daniels

Date

29 Sep 2022

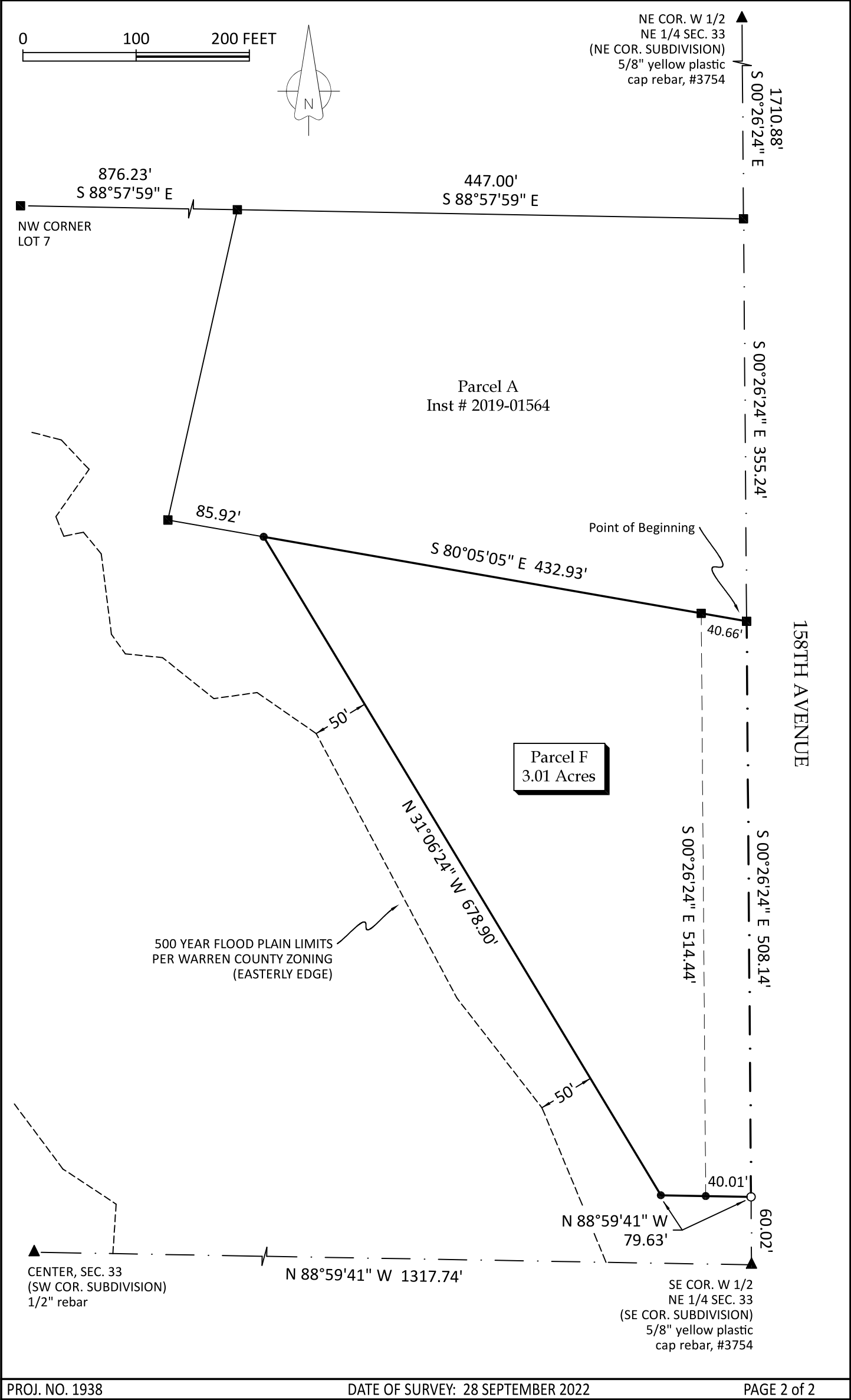
FOR OFFICE USE ONLY: Code to 45685 (prelim & final)
Code to 45686 (plat of survey)

Date Received: _____

Receipt No: _____

Receipt Amount: _____

PLAT OF SURVEY		SURVEY LEGEND () - Recorded Distance/Bearing — — — — 40' Road Easement — · — · — Section line — x — x — Fence line Monuments ▲ - Found section corner ● - Set 1/2" red plastic capped rebar, #17532 ○ - Set 12" spike w/ brass washer, #17532 ■ - Found 1/2" red cr #17532 BASIS OF BEARINGS IS IA RCS ZONE 8
INDEX LEGEND LOCATION: LOT 7 OF WILKINSON SUBDIVISION NE ¼ OF SECTION 33, T 76N, R 23W, WARREN COUNTY, IOWA OWNER: WILLIAM & KATHRYN THAYER 12332 158TH 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 F: That part of Lot 7 of Wilkinson Subdivision, an Official Subdivision of Warren County, also known as Auditor's Plat of the West Half of the Northeast Quarter of Section 33, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa, described as follows; Beginning at the Southeast corner of Parcel A, recorded Instrument number 2019-01564, said point being on the East line of said Lot 7; thence South 00 degrees 26 minutes 24 seconds East, 508.14 feet along said East line; thence North 88 degrees 59 minutes 41 seconds West, 79.63 feet; thence North 31 degrees 06 minutes 24 seconds West, 678.90 feet to the South line of said Parcel A; thence South 80 degrees 05 minutes 05 seconds East, 432.93 feet to the Point of Beginning, having an area of 3.01 Acres including 0.47 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  29 SEP 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 and 2
PROJ. NO. 1938 DATE OF SURVEY: 28 SEPTEMBER 2022 PAGE 1 of 2		



National Flood Hazard Layer FIRMette



93°30'47"W 41°20'54"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/4/2022 at 11:13 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Community Development

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

Sept 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	3	0	\$981,470.00	\$327,156.67	
102	Single Family Attach	0	0	\$0.00		
103	Two Family	0	0	\$0.00		
104	Three or More Families	0	0	\$0.00		
	Mobile Homes	0	0	\$0.00		
322	Service Stations	0		\$0.00		
324	Office	0		\$0.00		
328	Non-resident buildings	1		\$0.00	\$0.00	
329	Pool	0		\$0.00		
434	Residential Add/Alt	15		\$186,573.50	\$12,438.23	
437	Non-residential add/alt	0		\$0.00	#DIV/0!	
438	Res garage/carports	2		\$31,000.00		
645	Demo - sfd	0		\$0.00		
649	Demo - commercial	0		\$0.00		
September Total		21	0	\$1,199,043.50		
<u>Residential Value</u>		<u>Commercial Value</u>				<u>All Non-Taxable</u>
100.0%		0.0%				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	36	36	\$12,334,771.00	\$342,632.53	
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		\$945,663,390.00		
328	Non-resident buildings	4		\$3,179,540.00	\$794,885.00	
329	Pool	6		\$310,135.00		
434	Residential add/alt	83		\$759,089.89	\$9,145.66	
437	Non-residential add/alt	5		\$2,710,500.00	\$542,100.00	
438	Res garage/carports	7		\$156,600.00		
645	Demo - sfd	6		\$0.00		
649	Demo - commercial	1		\$0.00		
YTD TOTAL		148	36	\$965,114,025.89		
<u>Residential Value</u>		<u>Commercial Value</u>				<u>All Non-Taxable</u>
1.4%		98.6%				0.0%