



PLANNING AND ZONING COMMISSION MEETING

January 10, 2023

6:00 PM

City Council Chambers

Agenda

- 1. Call to Order**
- 2. Roll Call**
- 3. Agenda Approval**
 - A. Approval of the January 2023 Planning and Zoning Agenda
- 4. Minutes Approval**
 - A. Approval of December 2022 Planning and Zoning Meeting Minutes
- 5. Public Comment**
- 6. Old Business**
- 7. New Business**
 - A. Annual Election of Officers
 - B. Consider recommendation on a major site plan application for a day care center at 1010 N Jefferson Way
 - C. Consider the request from David Bentz for a modification to a Planned Unit Development (PUD) for a property located at 1203 North E Street.
 - D. Consider the request from Robert Foxen for rezoning from Light Industrial (M-1) and Agricultural (A-1) zoning district to the Planned Unit Development (PUD) zoning district for land located at and adjacent to 1600 E Iowa Avenue
 - E. Consider waiving right to review of a Plat of Survey for Chad Daniels, for a property located within two miles of the City of Indianola
 - F. Consider waiving right to review of a Plat of Survey for Chad Daniels, for a property located within two miles of the City of Indianola
 - G. **Annual Report – 2022**
- 8. Comments**
 - A. Building Permit Report
 - B. Current Projects
- 9. Adjourn**



PLANNING AND ZONING COMMISSION MEETING

December 13, 2022

6:00 PM

City Council Chambers

Minutes

1. Call to Order

The meeting was called to order at 6:01.

2. Roll Call

Board members present: Misty Soldwisch, Al Farris, Courtney Marmon, Lin Stecker Sarah Ritchie, Bob Ormsby, Josh Rabe

Staff Present: Charlie Dissel, Emily Rizvic, Miranda Chadwick

Community member's present: Mary and Mike Richards. 900 W Scenic Valley

Robbie Foxen 1600 East Iowa Ave

Howard and Deb Taylor

Carter Hall 1008 N Howard ST.

Kathi 407 W Ashland

3. Agenda Approval

A. Approval of December's 2022 Planning and Zoning agenda.

Bob Ormsby made a motion to approve the agenda. Sarah Ritchie seconded the motion. Motion passed.

4. Minutes Approval

A. Approval of November's meeting minutes.

Sarah Ritchie made a motion to approve the meeting minutes from November. Josh Rabe seconded the motion. Motion Passed.

5. Public Comment

6. Old Business

7. New Business

A. Consider recommendation on the Comprehensive Plan Amendment for the 6th Street Sub-Area Plan

Shawn with MSA presented.

Josh Rabe made a motion to approve the recommendation for the comprehensive plan amendment.

Sarah Ritchie seconded the motion.

Motion was passed.

B. Consider recommendation on a major site plan application for a storage units at 1818 N 7th Street

Sarah Ritchie made a motion to approve option 1.
Josh Rabe seconded the motion.
Motion Passed.

- C. Consider recommendation on request for approval of a Plat of Survey for Bradley Cooper, on the behalf of Powdered Metal Products LLC, for a property addressed as 1816 N 7th Street

Josh Rabe made a motion to approve option 1.
Bob Ormsby seconded the motion.
Motion passed.

- D. Consider recommendation on request for approval of a Plat of Survey for Patrick Shepard, on the behalf of Downing Family Investments Inc., for property identified as parcel #490/2413-0663

Courtney Marmon made a recommendation to approve the request.
Josh Rabe seconded the motion.
Motion was passed.

- E. Consider recommendation on request for approval of a Plat of Survey for Chad Daniels, on the behalf of Verlee Bishop, for property located within two miles of the City of Indianola

No action required. The application was withdrawn.

- F. Consider recommendation on request for approval of a Plat of Survey for Chad Daniels, on the behalf of Verlee Bishop, for property located within two miles of the City of Indianola

Josh Rabe made a motion to approve option 1.
Bob Ormsby seconded the motion.
Motion passed.

- G. Consider waiving right to review of a Plat of Survey for Matt Thomas, on behalf of Joseph Greubel, for a property located within two miles of the City of Indianola

Josh Rabe made a motion to waive the right to review.
Sarah Ritchie seconded the motion.
Motion was passed.

- H. Consider waiving right to review of a Plat of Survey for Matt Thomas, on behalf of Joseph Greubel, for a property located within two miles of the City of Indianola

Courtney Marmon made a motion to waive the right to review.
Lin Stecker seconded the motion.
Motion was passed.

- I. Consider waiving right to review of a Plat of Survey for Chad Daniels, on the behalf of Vance Overton, for a property located within two miles of the City of Indianola

Bob Ormsby made a motion to waive the right to review.
Al Farris seconded the motion.
Motion was passed.

- J. Consider the request from Steve Darr a minor modification to the Deer Run Planned Unit Development (PUD).

Soldwisch recused herself.

Josh Rabe made a motion to approve the modification.

Courtney Marmon seconded the motion.

Motion was approved.

- K. Consider the request from Warren County Historical Society for rezoning from the Single-Family Residential Detached (R-1) and Single-Family Residential Attached (R-2) zoning district to the Highway Commercial (C-2) zoning district for land located at 1206 and 1300 W 2nd Avenue.

Josh Rabe made a motion to approve the request.

Courtney Marmon seconded the motion.

Motion was passed.

- L. Discussion regarding Planning and Zoning meeting schedule for 2023

Sarah Ritchie made a motion to approve the 2023 schedule.

Courtney Marmon seconded the motion.

The schedule for the 2023 schedule was approved.

- M. Consider amendment to P&Z Rules and Regulations regarding meeting dates and times

Bob Ormsby made a motion to approve the amendment.

Sarah Ritchie seconded the motion.

Motion passed.

8. Comments

- A. Building Permit Report
- B. Current Projects

9. Adjourn

The meeting was adjourned at 7:21



MEMORANDUM

To: Planning and Zoning Commission

From:

Date: January 10, 2023

Subject: Annual Election of Officers

Recommendation:

Attachments: None



MEMORANDUM

To: Planning and Zoning Commission

From:

Date: January 10, 2023

Subject: Consider recommendation on a major site plan application for a day care center at 1010 N Jefferson Way

Recommendation:

- Attachments:**
- 1. 1. Staff Report
 - 2. 2. Application
 - 3. 3. Site Plan
 - 4. 4. Building Plans
 - 5. 5. Elevations



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: January 10, 2022

Agenda Item: 7.A Consider recommendation on a major site plan application for a day care center at 1010 N Jefferson Way

Application Type: Major Site Plan

Applicant: Bradley Cooper (Cooper and Crawford)

Property Owner: Danlee Corporation

Property Address/Parcel: 1010 North Jefferson Way

Current Zoning: C-2 'Commercial Highway' Zoning District

Comprehensive Plan Designation: Regional Mixed Use

Application Summary

Bradley Cooper, on behalf of Danlee Corporation, is requesting approval for a major site plan application for a property located at 1010 North Jefferson Way. The request would allow for a 10,527 square foot building for a proposed daycare use. A total of 33,491 square feet of impervious surface area is proposed.

AERIAL MAP



APPLICABLE CODE SECTIONS

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

165.06 SITE PLAN REGULATIONS AND PROCEDURES

1. SITE PLAN REQUIRED. Site plans, as provided herein this section, are required prior to approval of a building permit for the erection, relocation, or alteration of any structure or for the change in use of any structure or parcel.

2. SITE PLAN APPLICATION. The following site plans are required for all uses:

A. All other new uses, buildings, and structures. All other new uses, buildings, structures, conversions or changes of use, changes or modifications to building facades, and related additions and accessory structures that are not included in Section A herein above shall require the following:

(1) Major Site Plan. A Major Site Plan application is required for the development of a property, the construction of a new building or improvement, the redevelopment of an existing property (including a significant change in use), or an amendment or change to a previously approved site plan.

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

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

c. Major Site Plan Review by Zoning Commission – Subsequent to review by the Zoning Administrator and other city departments and agencies, the Zoning Administrator, or their designee, shall submit to all members of the Zoning Commission a copy of the Major Site Plan Application along with a written recommendation as to the plan's conformity with the rules and regulations of the city.

Agenda Item: 7.A to consider recommendation on a major site plan application for a daycare center at 1010 North Jefferson Way

d. The Commission shall subsequently hold a meeting as prescribed by their rules of procedures and review the Major Site Plan Application for conformity with the zoning regulations and standards and may confer with the applicant on changes deemed advisable in such Site Plan.

e. The Commission shall forward its recommendation to the City Council for approval, approval with conditions, or denial of the Major Site Plan Application within 45 days of the receipt of a Major Site Plan Applicant deemed complete by the Zoning Administrator. If the Commission does not act within the 45 days as prescribed above, the Major Site Plan Application shall be deemed to be recommended for approved by the Commission unless the applicant agrees to an extension of time.

f. Findings for Approval – In order for the Commission to make a recommendation for approval of a Major Site Plan, the Commission shall make the following findings:

- i. The proposed use, site improvements, and site plan comply with the minimum requirements of the zoning district in which it is proposed to be located;
- ii. The property is of adequate size to accommodate the proposed use and site improvements including setbacks, open space, stormwater management, and off-street parking;
- iii. The proposed use and site improvements will not unduly impact the health, safety, and general welfare of persons residing or working in adjoining property or surrounding area;
- iv. The proposed use and site improvements shall not unduly increase traffic congestion;
- v. The proposed use and site improvements will not unduly burden public utilities or increase risk to flooding;
- vi. The proposed use and site improvements are compatible with the surrounding neighborhood and shall not diminish or impair established property values in adjoining or surrounding property; and,
- vii. The proposed use and site improvements will not endanger, jeopardize or harm the health, safety or welfare of the properties and the community.

g. Major Site Plan Review by City Council – the City Council, upon receipt of the recommendation of the Commission, shall either approve, approve with conditions, or disapprove the Major Site Plan Application. In order for the Council to approve a Major Site Plan, the Council shall confirm or make the aforementioned findings in *subsection f.* herein above.

ANALYSIS

Subject Property

Bradley Cooper of Cooper and Crawford, on the behalf of Danlee Corporation, has submitted a major site plan application for a property located at 1010 North Jefferson Way, an approximately 0.55-acre lot. The submitted site plan proposes a new 10,527 square foot building to be used as a daycare facility. The site in total would increase impervious surface area by 33,491 square feet.

Chapter 165.07 requires one (1) parking space for each employee on the largest working shift (LWS). The applicant has indicated that the LWS will be 10. Additionally, one (1) parking space is required for every ten (10) children at the daycare. The applicant has indicated that the facility will hold 70 children. In sum, a total of seventeen (17) parking spaces is required for the site, including one (1) ADA-accessible handicap space. The site plan is deficient in this requirement by two (2) spaces however has reserved location on the site plan for future parking, that will be implemented when development to the north occurs.

A minimum of 20% of open space is required for the site, meaning 8,647 square feet of open space is required. The site requires one (1) deciduous shade tree, two (2) deciduous ornamental trees, and (2) shrubs per 2,000 square feet of required open space. The applicant shows five (5) shade trees, eleven (11) ornamental trees, and 33 shrubs on the landscaping plan (Sheet 3). The site plan does not contain any floodplain or environmentally sensitive features such as a stream or waterway.

The submitted elevations show that the primary, street-facing façade, contains glass (Class 1) nichiha wood panel system (Class 2), concealed fastener metal panels (Class 2), and stone veneer (Class 2). The elevations show returns at the corner of the building for the stone veneer shown on

the façade. 92% of the primary façade will contain either class 1 or class 2 building materials. The remaining 8% will contain nichiha painted flat panels (Class 3).

Staff has reviewed the plat as to its conformance to the City of Indianola's Zoning Code. Additionally, the site plan 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 Regional Mixed Use, which guides for uses such as retail, office, restaurants, bars, personal and business services and similar commercial uses, generally of a large scale, and may incorporate automobile oriented uses or overnight accommodations. This area may incorporate multi-family residential uses up to 15 units per gross acre.

COMMENTS FROM THE GENERAL PUBLIC

No notification letters were sent out as part of this request. No public comments have been submitted at the time of writing this report.

FINDINGS OF FACT

In order for the Commission to make a recommendation for approval of a Major Site Plan, the Commission shall make the following findings:

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

The applicant has provided a site plan with their application that shows the proposed use and proposed site improvements. The proposed site plan is consistent with Indianola's Zoning Code and Site Plan requirements. All members of the City's development review team have reviewed the site plan, including Community Development, Fire, Parks and Recreation, Public Works, Water Pollution Control, and IMU Electric, Fiber, and Water.

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

The site is a 0.55-acre lot. The site plan has been reviewed for proposed setbacks, open space requirements, stormwater management, and off-street parking. Currently, the site does not meet minimum off-street parking requirements however the site plan does accommodate for two future parking spaces should a future parking lot interconnection be implemented to the north. Staff has included a recommended condition to account for this.

The site meets the minimum twenty percent (20%) open space requirement.

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

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

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

The property may increase traffic however not unduly. Access to the site is granted off of North Jefferson Way, through a parking lot interconnect. When a future parking lot interconnect is created to the north, the site will have additional access from East Kentucky Avenue.

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

The proposed use will not unduly burden the existing public utilities in this area. The impervious surface area on the site is proposed to increase by 33,491 square feet.

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

The subject property and all abutting properties are zoned for the C-2 'Highway Commercial' zoning district. This zoning and proposed future uses are consistent with the guided use indicated on the future land use map for the City of Indianola. Proposed site improvements should not diminish or impair established property values to adjoining or surrounding property.

vii. The proposed use and site improvements will not endanger, jeopardize, or harm the health, safety or welfare of the properties and the community.

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

ALTERNATIVES

The City of Indianola 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 as submitted with the following conditions:

1. Should the lot to the north develop, an interconnected parking lot shall be implemented, and two additional parking spaces must be created to comply with minimum off-street parking requirements for this site.

SITE DEVELOPMENT APPLICATION

Community Development

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



PROPERTY OWNER

(Last Name) Danlee Corp.
(First Name) _____
(Address) 101 S. Jefferson Wav
(City) Indianola (State) Ia (Zip) 50125
(Phone) _____ (Email) _____

APPLICANT (if not Property Owner)

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

☐ CONSTRUCTION DOCUMENTS

Submittal Requirements:

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

- ☐ Completed Application
- ☐ Filing Fee: \$100, plus OEC
- ☐ Subdivision: _____
- ☐ Proposed construction documents (hard copy)
- ☐ Proposed construction documents (electronic copy)
- ☐ Stormwater Management Plan
- ☐ Other Information as required by Director

☒ SITE PLAN

Submittal Requirements:

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

- ☒ Completed Application
- ☒ Property Address: 1010 N. Jefferson Wav
- ☒ Filing Fee: \$225, plus OEC
- ☒ Current Zoning: C2
- ☒ All items as required by Chapter 165.06 of the Code of Ordinances of Indianola, Iowa
- ☐ Proposed site plan hard copy)
- ☒ Proposed site plan (electronic copy)
- ☒ Stormwater Management Plan
- ☐ Other Information as required by Director

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

Signature

Name (printed) Bradley R. Cooper, P.E.

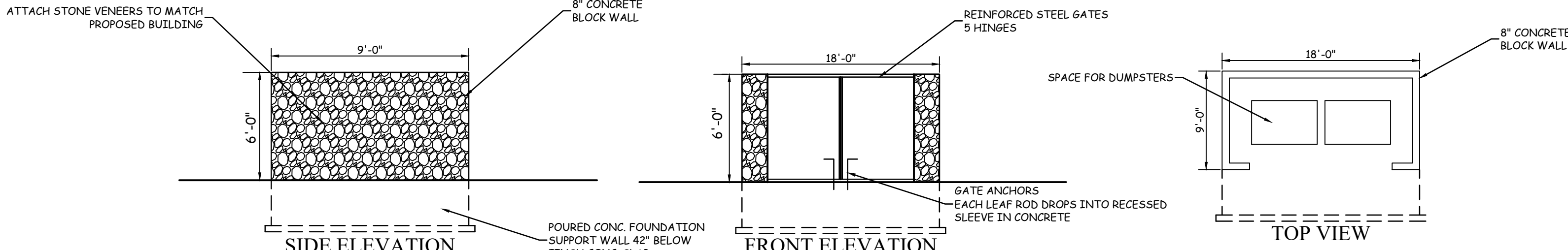
Date 8-2-22

FOR OFFICE USE ONLY: Code to 45683 (Const Docs)
45680 (Site Plan)

Date Received: _____

Receipt No: _____

Receipt Amount: _____



TRASH ENCLOSURE
NO SCALE

SITE AREAS

BUILDINGS	10,527 S.F.	24.3%
SIDEWALKS	2,633 S.F.	6.1%
PAVING	20,331 S.F.	47.0%
OPEN SPACE	9,746 S.F.	22.6%
TOTAL	43,237 S.F.	100%

TOTAL IMPERVIOUS AREA (BUILDINGS, PAVING, & WALKS) 33,491 S.F. = 77.4%
REQ'D OPEN SPACE = 8,647 S.F. (43,237 * 20%)

ERU CALCULATION

TOTAL IMPERVIOUS AREA = 33,491 SQFT
3,400 SQUARE FEET = 1 ERU

(ADDITIONAL AREA / 340 SQFT) X 0.1 = (30,091/340) X 0.1 = 8.85 ERU

TOTAL = 9.85 ERU

SITE PLAN
DANLEE CORP.

1010 N. JEFFERSON WAY
INDIANOLA, IOWA

OWNER / DEVELOPER

DANLEE CORP.
101 SOUTH JEFFERSON WAY
INDIANOLA, IA 50125

ZONING

C-2, HIGHWAY COMMERCIAL

LAND USE

EXISTING: VACANT
PROPOSED: RESTAURANT AND RETAIL SALES

BULK REGULATIONS

FRONT - 40'
REAR - 10'
SIDE - 10' (6.23' SOUTH APPROVED VIA VARIANCE ON 2/2/2022)
MAX BUILDING HEIGHT - 50'
MINIMUM BUILDING SEPARATION - 20'
MINIMUM OPEN SPACE - 20%
MINIMUM LOT WIDTH - 150'
MINIMUM LOT STREET FRONTAGE - 40'

LEGAL DESCRIPTION

PARCEL "AE" AS SHOWN BY PLAT FILED IN IRREGULAR PLAT BOOK 18 PAGE 3 OF 76-23 AND OUTLOT "Z" OF PEOPLE'S BANK PLAT 1 AS RECORDED IN 2007 PAGE 3898 IN THE WARREN COUNTY RECORDER, WARREN COUNTY, IOWA.

PARKING REQUIREMENTS

RESTAURANT
1 SPACE / 150 S.F. 6FA
2,502 S.F. / 150 = 17 SPACES REQUIRED
RETAIL SALES
1 SPACE / 250 S.F. 6FA
2,502 S.F. / 250 = 10 SPACES REQUIRED
1 ADA SPACE / 26-50 TOTAL SPACES = 2 SPACES

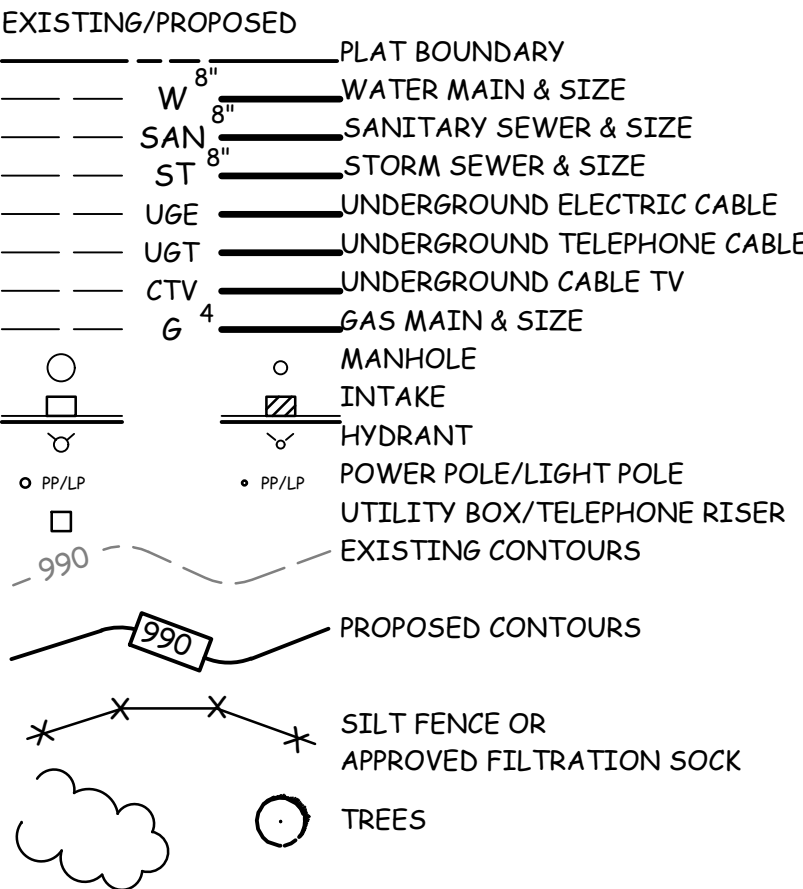
DAYCARE
1 SPACE / EMPLOYEE AT MAX SHIFT = 10 SPACES
1 SPACE / 10 CHILDREN = 7 SPACES
17 SPACES REQUIRED
1 ADA SPACE / 1-25 TOTAL SPACES = 1 SPACE

44 SPACES INCLUDING 3 HANDICAP SPACES REQUIRED.

42 SPACES INCLUDING 3 HANDICAP SPACES PROVIDED

ADA PARKING SIGNS SHALL HAVE INTERNATIONAL SYMBOL OF ACCESSIBILITY.

LEGEND



CERTIFICATION

BRADLEY R. COOPER
12980
IOWA

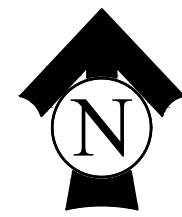
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

BRADLEY R. COOPER, IOWA LICENSE NO. 12980
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022

PAGES OR SHEETS COVERED BY THIS SEAL:
Sheets 1-6

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

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



0 10 20
SCALE: 1"=20'

APPROVED: --- INITIALED: --- AS-BUILT: ---

DIMENSION PLAN
1010 N. JEFFERSON WAY

JOB NUMBER
CC
2567

SHEET
1 OF 6



1010 N. JEFFERSON WAY
INDIANOLA, IOWA

ELECTRIC	INDIANOLA MUNICIPAL UTILITIES MIKE METCALF 515-962-5305 MMETCALF@INDIANOLAIAOWA.GOV
FIBER OPTIC	INDIANOLA MUNICIPAL UTILITIES KRISTY KIPPERER 515-962-5283 KKIPPERER@INDIANOLAIAOWA.GOV
SANITARY SEWER	CITY OF INDIANOLA RICK GRAVES 515-961-9416 RGRAVES@INDIANOLAIAOWA.GOV
WATER	INDIANOLA MUNICIPAL UTILITIES LOU ELBERT 515-962-5330 LELBERT@INDIANOLAIAOWA.GOV

1. ALL PAVING SHOWN IS 6" PCC
2. ALL PAVEMENT MARKINGS AND SIGNAGE MUST BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)

EXISTING/PROPOSED

_____	8"	PLAT BOUNDARY
_____	W 8"	WATER MAIN & SIZE
_____	SAN 8"	SANITARY SEWER & SIZE
_____	ST 8"	STORM SEWER & SIZE
_____	UGE	UNDERGROUND ELECTRIC CABLE
_____	UGT	UNDERGROUND TELEPHONE CABLE
_____	CTV 6"	UNDERGROUND CABLE TV
_____	G 4"	GAS MAIN & SIZE
		MANHOLE
		INTAKE
		HYDRANT
○ PP/LP		POWER POLE/LIGHT POLE
□		UTILITY BOX/TELEPHONE RISER
---	990	EXISTING CONTOURS
	990	PROPOSED CONTOURS
		SILT FENCE OR APPROVED FILTRATION SOCK
		TREES

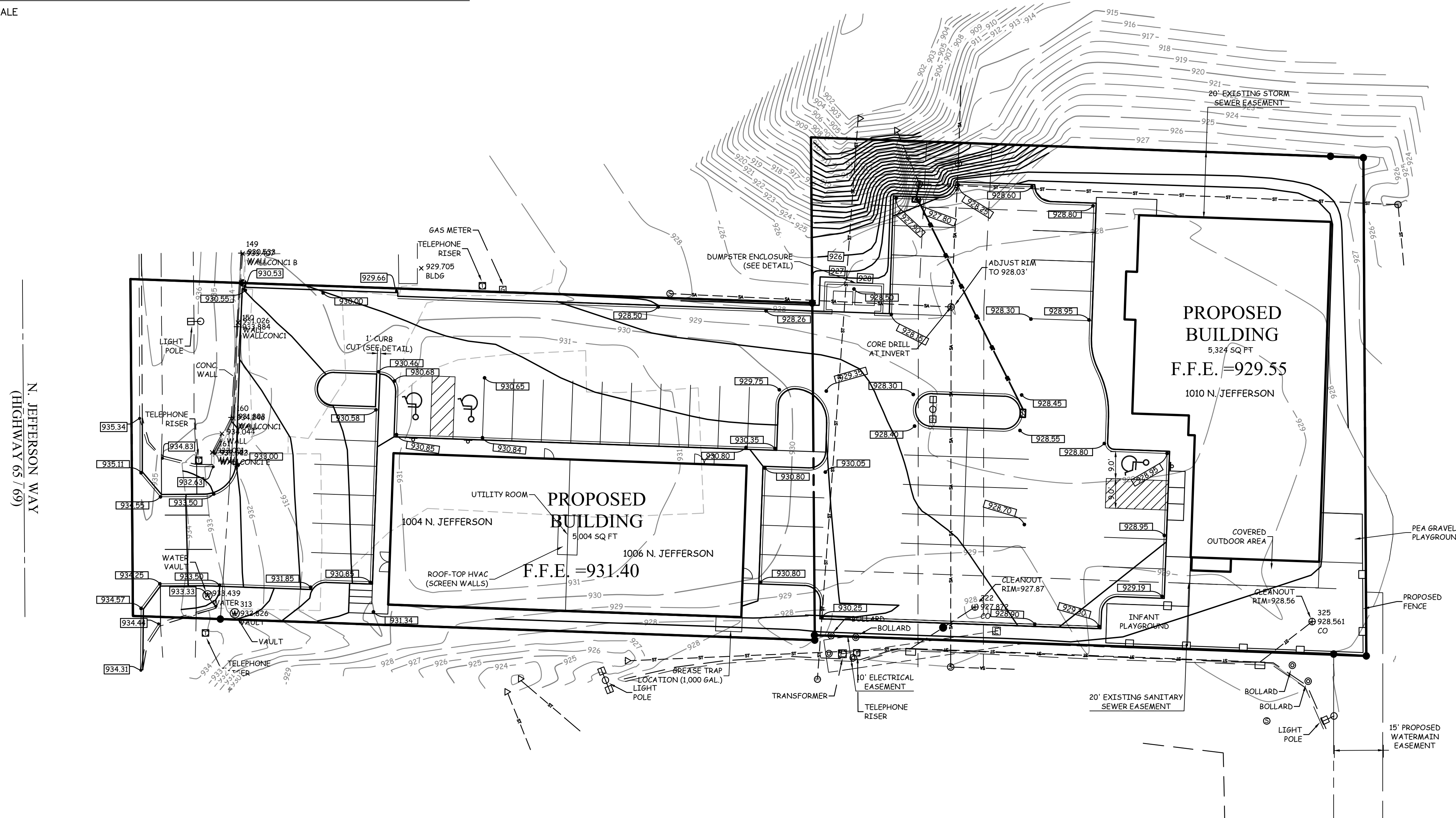
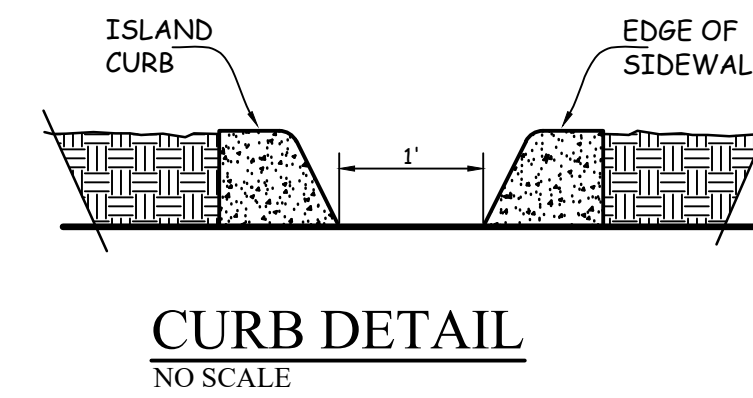
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS
 PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION
 AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER
 UNDER THE LAWS OF THE STATE OF IOWA.

BRADLEY R. COOPER, IOWA LICENSE NO. 12980
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022

PAGES OR SHEETS COVERED BY THIS SEAL:
 Sheets 1-X

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

	DATE: 2-22-2022 REVISIONS: 10-26-2022 12-20-2022	JOB NUMBER CC 2567
	APPROVED: --- INITIALED: --- AS-BUILT: ---	GRADING/UTILITY PLAN 1010 N. JEFFERSON WAY
		SHEET 2 OF 6



SITE PLAN
DANLEE CORP.

1010 N. JEFFERSON WAY
INDIANOLA, IOWA

UTILITIES

PUBLIC WORKS DIRECTOR	INDIANOLA PUBLIC WORKS DIRECTOR AKHILESH PAL 515-961-9415 APAL@INDIANOLA.IOWA.GOV
ELECTRIC	INDIANOLA MUNICIPAL UTILITIES MIKE METCALF 515-962-5305 MMETCALF@INDIANOLA.IOWA.GOV
FIBER OPTIC	INDIANOLA MUNICIPAL UTILITIES KURT RIPPERGER 515-962-5283 KRIPPERGER@INDIANOLA.IOWA.GOV
SANITARY SEWER	CITY OF INDIANOLA RICK GRAVES 515-961-9416 RGRAVES@INDIANOLA.IOWA.GOV
WATER	INDIANOLA MUNICIPAL UTILITIES LOU ELBERT 515-962-5330 LELBERT@INDIANOLA.IOWA.GOV

NOTES

1. ALL PAVING SHOWN IS 6" PCC

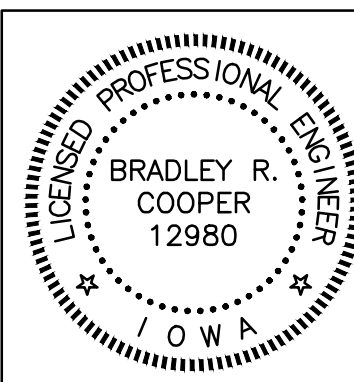
STORM SEWER NOTES

1. 15-INCH STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE.
2. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 3'-6" COVER ON ALL STORM SEWERS.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH SDAS STANDARD SPECIFICATIONS AND CITY OF INDIANOLA SUPPLEMENTAL SPECIFICATIONS

LEGEND

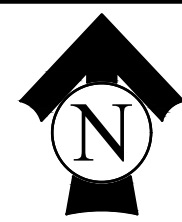
EXISTING/PROPOSED	PLAT BOUNDARY
W 8"	WATER MAIN & SIZE
SAN 8"	SANITARY SEWER & SIZE
ST 8"	STORM SEWER & SIZE
UG 6"	UNDERGROUND ELECTRIC CABLE
UG 6"	UNDERGROUND TELEPHONE CABLE
CTV 4"	UNDERGROUND CABLE TV
G 4"	GAS MAIN & SIZE
MANHOLE	MANHOLE
INTAKE	INTAKE
HYDRANT	HYDRANT
PP/LP	POWER POLE/LIGHT POLE
UTILITY BOX/TELEPHONE RISER	UTILITY BOX/TELEPHONE RISER
EXISTING CONTOURS	EXISTING CONTOURS
PROPOSED CONTOURS	PROPOSED CONTOURS
SILT FENCE OR APPROVED FILTRATION SOCK	SILT FENCE OR APPROVED FILTRATION SOCK
TREES	TREES

CERTIFICATION

	I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA. BRADLEY R. COOPER, IOWA LICENSE NO. 12980 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022 PAGES OR SHEETS COVERED BY THIS SEAL: Sheets 1-X
---	---

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

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

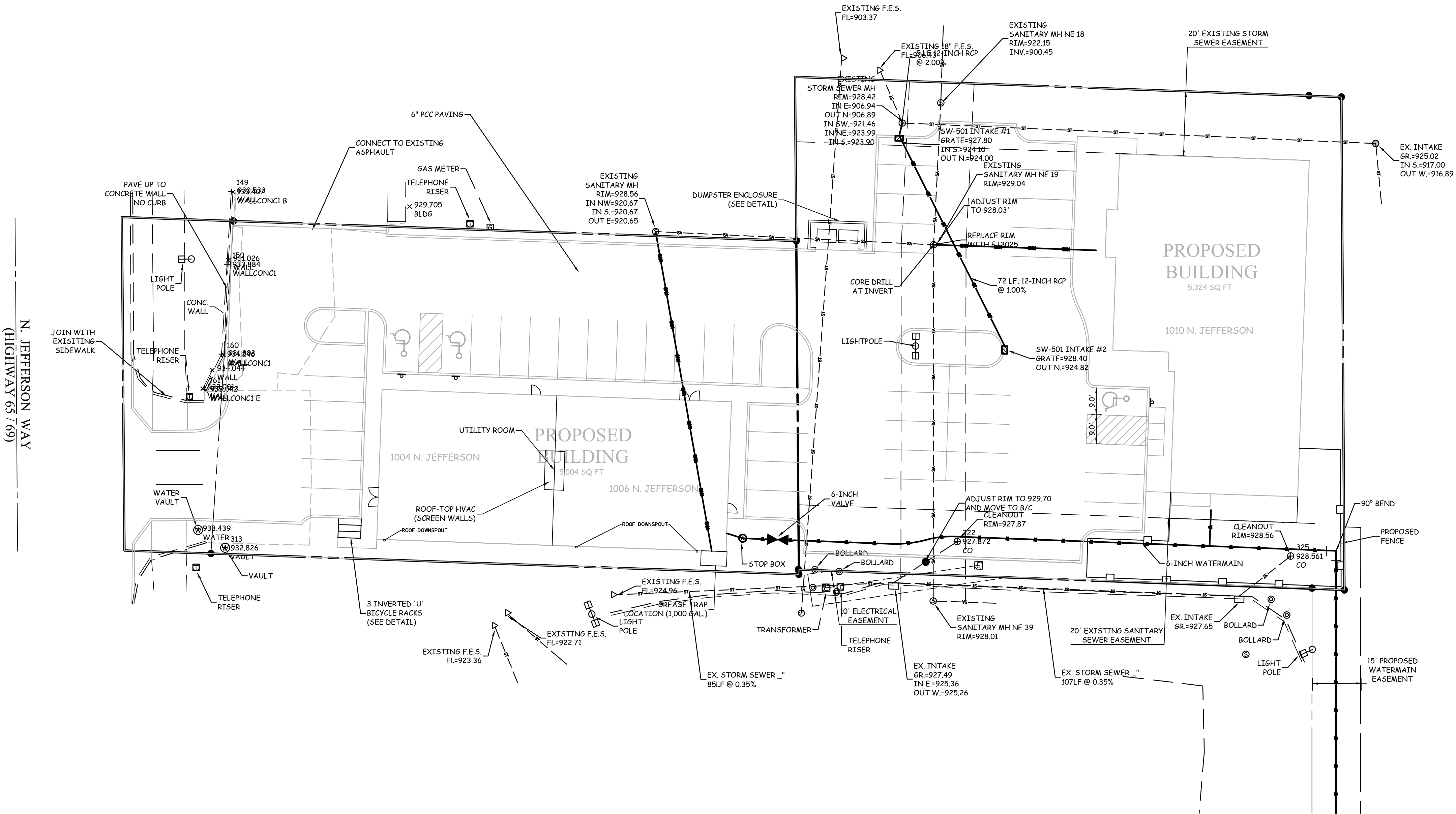


SCALE: 1"=20'

APPROVED: --- INITIALED: --- AS-BUILT: ---

UTILITY PLAN
1010 N. JEFFERSON WAY

JOB NUMBER
CC
2567
SHEET
3 OF 6



SITE PLAN
DANLEE CORP.

1010 N. JEFFERSON WAY
INDIANOLA, IOWA

UTILITIES

ELECTRIC	INDIANOLA MUNICIPAL UTILITIES MIKE METCALF 515-962-5305 MMETCALF@INDIANOLA.IOWA.GOV
FIBER OPTIC	INDIANOLA MUNICIPAL UTILITIES KURT RIPPERGER 515-962-5283 KRIPPERGER@INDIANOLA.IOWA.GOV
SANITARY SEWER	CITY OF INDIANOLA RICK GRAVES 515-961-9416 RGRAVES@INDIANOLA.IOWA.GOV
WATER	INDIANOLA MUNICIPAL UTILITIES LOU ELBERT 515-962-5330 LELBERT@INDIAOLA.IOWA.GOV

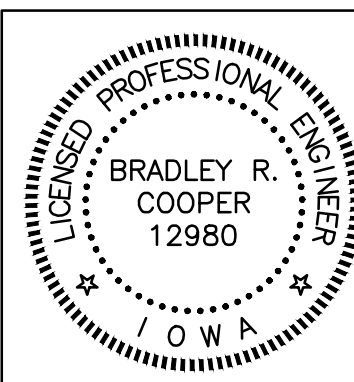
NOTES

1. ALL PAVING SHOWN IS 6" PCC

LEGEND

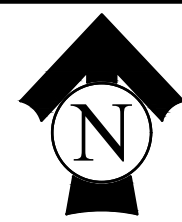
EXISTING/PROPOSED	PLAT BOUNDARY
W 8"	WATER MAIN & SIZE
SAN 8"	SANITARY SEWER & SIZE
ST 8"	STORM SEWER & SIZE
UG 6"	UNDERGROUND ELECTRIC CABLE
UG 6"	UNDERGROUND TELEPHONE CABLE
CTV 4"	UNDERGROUND CABLE TV
G 4"	GAS MAIN & SIZE
MANHOLE	MANHOLE
INTAKE	INTAKE
HYDRANT	HYDRANT
PP/LP	POWER POLE/LIGHT POLE
UTILITY BOX/TELEPHONE RISER	UTILITY BOX/TELEPHONE RISER
EXISTING CONTOURS	EXISTING CONTOURS
PROPOSED CONTOURS	PROPOSED CONTOURS
SILT FENCE OR APPROVED FILTRATION SOCK	SILT FENCE OR APPROVED FILTRATION SOCK
TREES	TREES

CERTIFICATION

	I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA. BRADLEY R. COOPER, IOWA LICENSE NO. 12980 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022 PAGES OR SHEETS COVERED BY THIS SEAL: Sheets 1-X
---	---

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

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



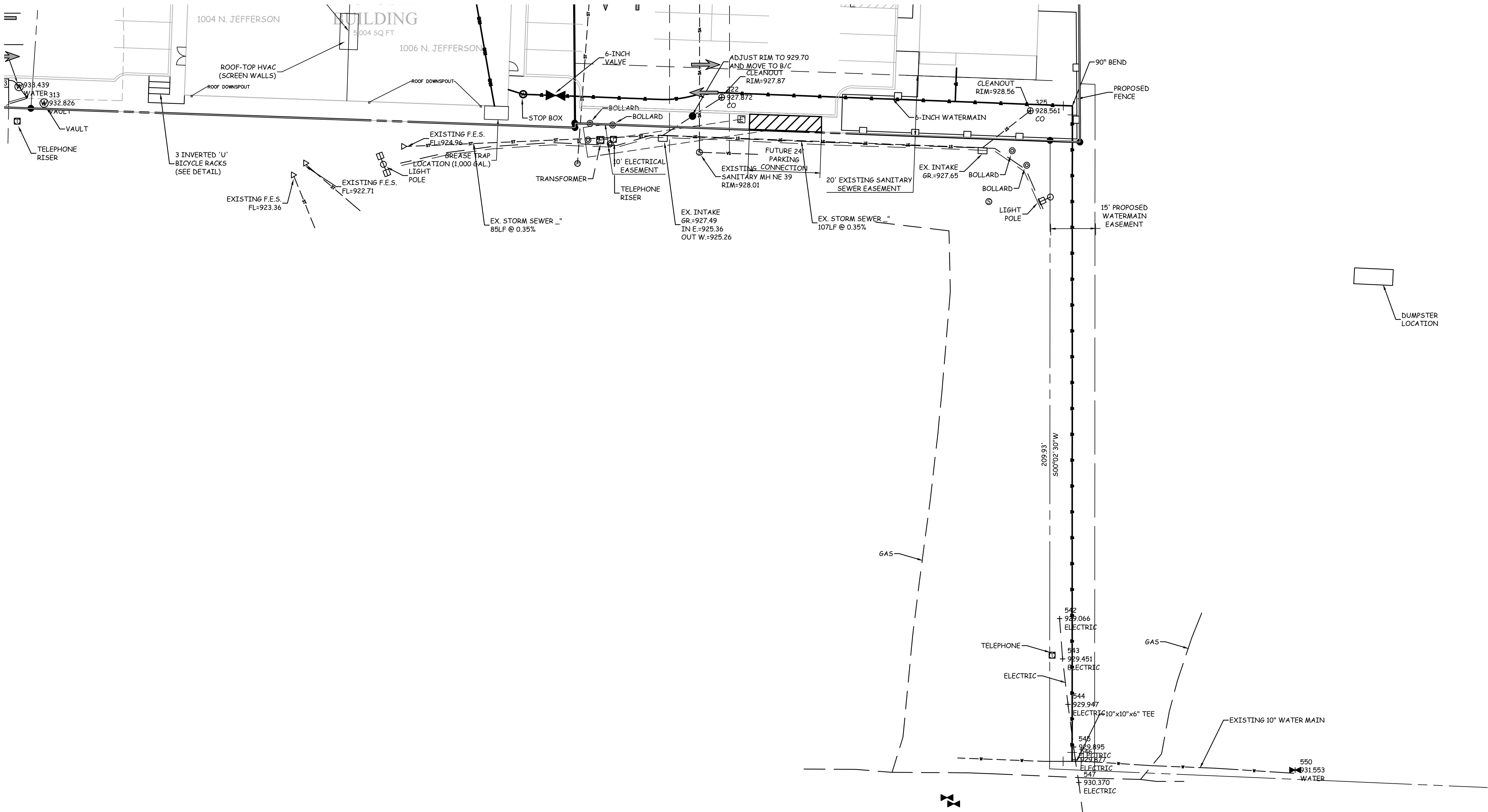
0 10 20
SCALE: 1"=20'

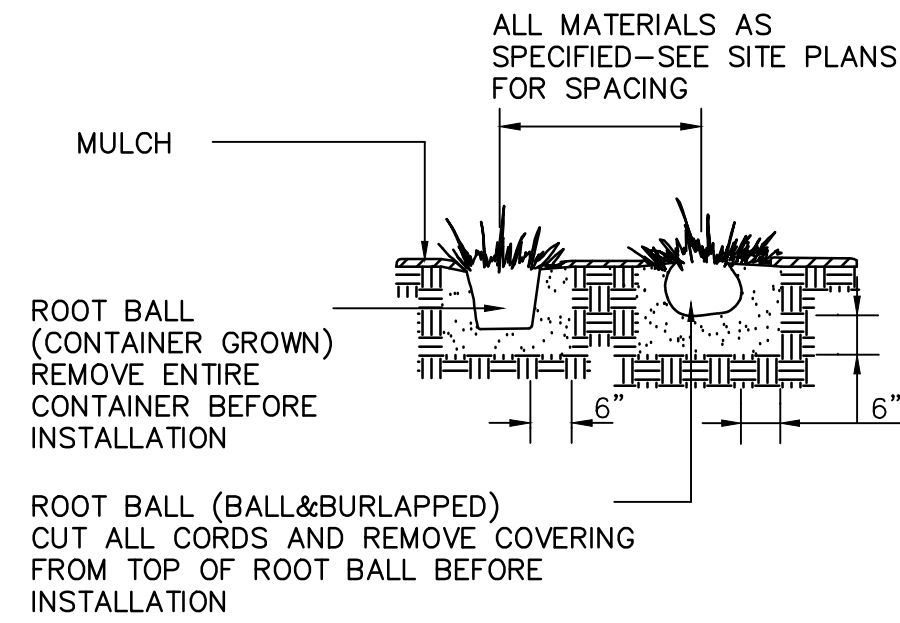
APPROVED: --- INITIALED: --- AS-BUILT: ---

UTILITY PLAN - WATER
1010 N. JEFFERSON WAY

JOB NUMBER
CC
2567

SHEET
4 OF 6





SHRUB PLANTING DETAIL

NO SCALE

PLANTING SCHEDULE

COUNT	KEY	Botanical name/COMMON NAME	SIZE	CONDITION	REMARKS	TYPE
5	CC	Crotaegus crugalli inermis THORNLESS HAWTHORN	5' ht. 1.5"	TS/B&B	SEE PLAN	DECIDUOUS
6	MP	Malus species PRAIRIEFIRE GRABAPPLE	5' ht. 1.5"	TS/B&B	SEE PLAN	ORNAMENTAL
33	HS	Hemerocallis 'Stella de Oro' DAYLILY	#1 cont.	CONT.	SEE PLAN	SHRUB
5	QP	Quercus palustris PIN OAK	8' ht. 2"	TS/B&B	SEE PLAN	DECIDUOUS SHADE

SITE PLAN

DANLEE CORP.

1010 N. JEFFERSON WAY
INDIANOLA, IOWA

LANDSCAPE NOTES

- ALL SITEWORK, SODDING AND LANDSCAPING SHALL BE IN ACCORDANCE WITH 2021 EDITION OF SUDAS.
- THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1-1990).
- THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF INSTALLATION.
- THE CONTRACTOR SHALL REMOVE THE TREE STAKES ONE YEAR AFTER INSTALLATION.
- NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
- ALL TREES, SHRUBS, BEDS AND GROUND COVERS SHALL BE MULCHED WITH AT LEAST 3-INCHES SHREDDED BARK MULCH.
- ONE WEEK PRIOR TO INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL STAKE LOCATION OF PLANTS FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE DIGGING HOLES.
- ALL DECIDUOUS TREES SHALL BE PLANTED AT LEAST 5 FEET FROM R.O.W. AND CONIFEROUS TREES AT LEAST 10 FEET FROM R.O.W.
- ALL LANDSCAPING SHALL BE INSTALLED WITH THIS CONTRACT.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL BUFFER PARK AND OPEN SPACE LANDSCAPING.
- ALL AREAS SHALL BE TURF OR PLANTINGS UNLESS OTHERWISE INDICATED.
- ALL BUFFER AND OPEN SPACE LANDSCAPING SHALL BE INSTALLED PRIOR TO FINAL OCCUPANCY.
- ALL TREES SHALL NOT BE PLACED CLOSER THAN FOUR FEET TO THE EDGE OF PARKING LOT, SIDEWALK, OR WALKWAY.
- MINIMUM OF 50% OF PLANT MATERIAL ON SITE WILL BE OF SPECIES NATIVE TO IOWA.

OPEN SPACE LANDSCAPE REQUIREMENTS

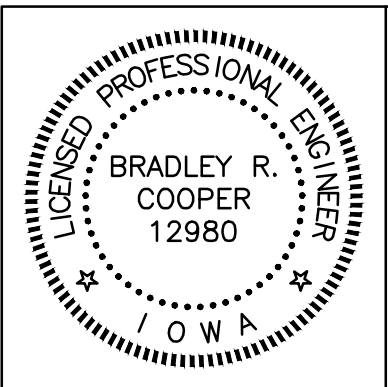
BASED ON 20% REQUIRED OPEN SPACE = 8,647 S.F. (43,237 * 20%)

REQUIRED:	5 DECIDUOUS SHADE TREES 9 DECIDUOUS ORNAMENTAL TREES 9 SHRUBS
PROPOSED:	5 DECIDUOUS SHADE TREES 11 DECIDUOUS ORNAMENTAL TREES 33 SHRUBS

LEGEND

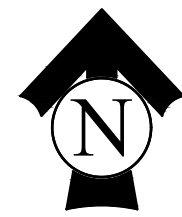
EXISTING/PROPOSED	PLAT BOUNDARY
W 8"	WATER MAIN & SIZE
SAN 8"	SANITARY SEWER & SIZE
ST 8"	STORM SEWER & SIZE
UGE	UNDERGROUND ELECTRIC CABLE
UGT	UNDERGROUND TELEPHONE CABLE
CTV	UNDERGROUND CABLE TV
G 4"	GAS MAIN & SIZE
MANHOLE	MANHOLE
INTAKE	INTAKE
HYDRANT	HYDRANT
PP/LP	POWER POLE/LIGHT POLE
UTILITY BOX/TELEPHONE RISER	UTILITY BOX/TELEPHONE RISER
EXISTING CONTOURS	EXISTING CONTOURS
PROPOSED CONTOURS	PROPOSED CONTOURS
SILT FENCE OR APPROVED FILTRATION SOCK	SILT FENCE OR APPROVED FILTRATION SOCK
TREES	TREES

CERTIFICATION

	I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA. BRADLEY R. COOPER, IOWA LICENSE NO. 12980 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022 PAGES OR SHEETS COVERED BY THIS SEAL: Sheets 1-X
---	---

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

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



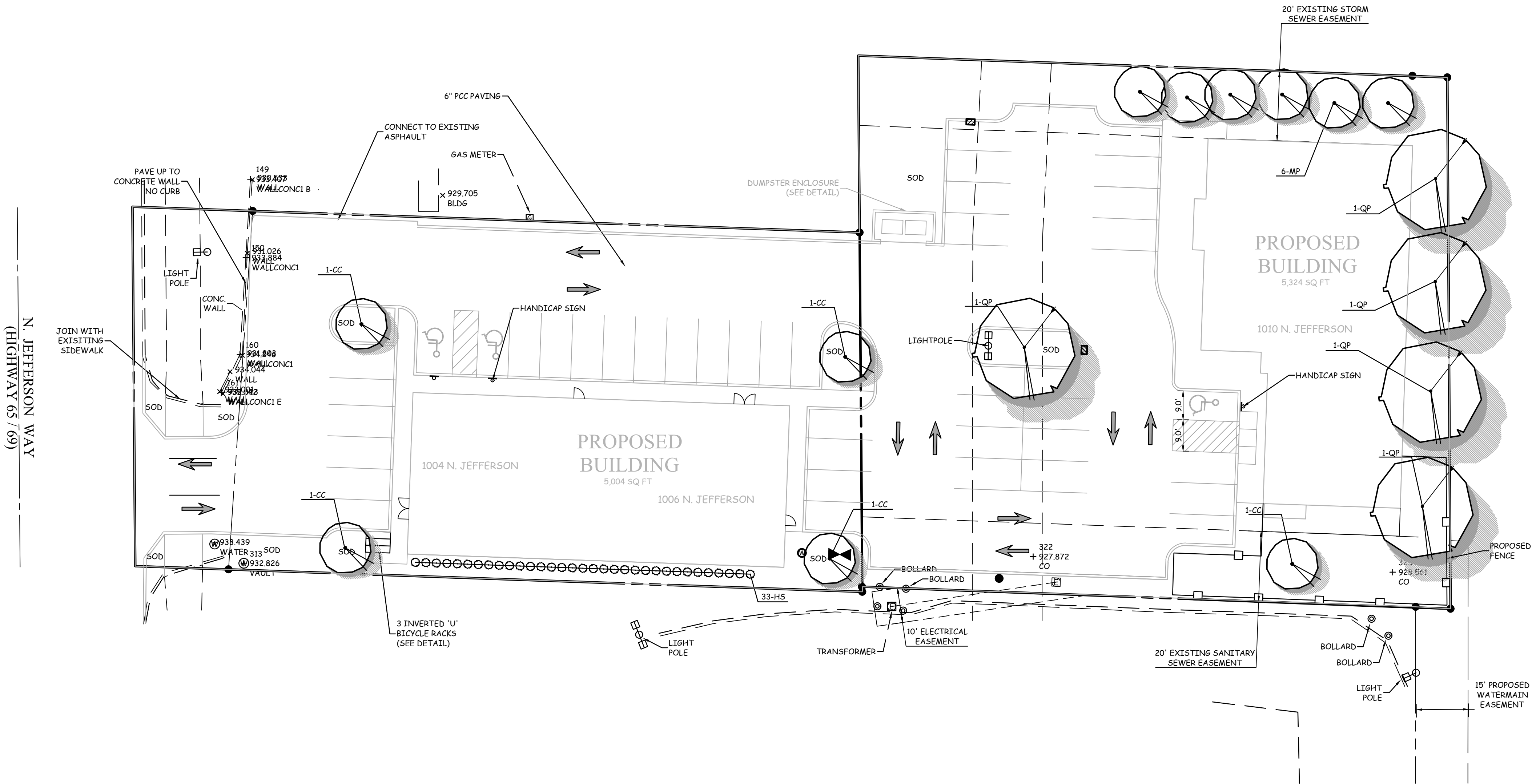
DATE: 2-22-2022
REVISIONS: 10-26-2022
12-20-2022

JOB NUMBER
**CC
2567**

APPROVED: --- INITIALED: --- AS-BUILT: ---

LANDSCAPE PLAN
1010 N. JEFFERSON WAY

SHEET
5 OF 6



SITE PLAN

DANLEE CORP.

1010 N. JEFFERSON WAY
INDIANOLA, IOWA

EROSION & POLLUTION CONTROL NOTES

1. THE SUBCONTRACTOR RESPONSIBLE FOR EROSION AND POLLUTION CONTROL SHALL CARRY OUT THE MEASURES DETAILED ON THIS SITE PLAN.
2. CONTROLS MUST BE IN GOOD OPERATING CONDITION UNTIL THE CONSTRUCTION ACTIVITY IS COMPLETE AND FINAL STABILIZATION HAS BEEN REACHED.
3. THE SUBCONTRACTOR SHALL INSPECT THE SITE AT MINIMUM ONCE EVERY 7 DAYS AND WITHIN 24 HOURS OF THE END OF A 1 INCH OR GREATER RAINFALL. ALL DISTURBED AREAS OF THE SITE, AREAS OF MATERIAL STORAGE, LOCATIONS WHERE VEHICLES ENTER/EXIT THE SITE. ALL OF THE EROSION AND SEDIMENT CONTROLS THAT ARE IDENTIFIED AS PART OF THIS PLAN AND ACCESSIBLE DISCHARGE LOCATIONS MUST BE INSPECTED.
4. THE SUBCONTRACTOR IS TO TAKE NECESSARY ACTIONS TO CORRECT DEFICIENCIES FOUND DURING INSPECTIONS AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN 7 DAYS AFTER THE INSPECTION IN WHICH THE DEFICIENCY WAS FOUND.
5. THE SUBCONTRACTOR SHALL KEEP LOG AND PREPARE WEEKLY REPORTS DETAILING THE INSPECTIONS AND MEASURES TAKEN TO CORRECT ANY AND ALL DEFICIENCIES FOUND IN THE EROSION AND POLLUTION CONTROL MEASURES. THE REPORTS SHALL CONFORM TO THE STANDARDS SET BY THE IOWA DEPARTMENT OF NATURAL RESOURCES. COPIES OF THESE REPORTS SHALL BE FORWARDED TO THE DEVELOPER AND TO COOPER CRAWFORD & ASSOCIATES, L.L.C.
6. AFTER INITIAL GRADING PRIOR TO UTILITY CONSTRUCTION, ALL DISTURBED AREAS OUTSIDE OF THE PROPOSED R.O.W.'S ARE TO HAVE TEMPORARY SEEDING AND MULCHING (SEE SEEDING DETAIL FOR TIMETABLE). CONTRACTOR AND SUBS ARE TO TRY TO MINIMIZE DISTURBANCE TO THESE SEEDED AREAS THROUGH THE USE OF SPECIFIC ACCESS ROUTES WITHIN THE SITE.
7. DURING CONSTRUCTION, IF IT BECOMES EVIDENT THAT A DISTURBED AREA WILL NOT BE DISTURBED FOR 21 DAYS, IT SHALL BE SEEDED BY DAY 7.
8. PERMANENT SEEDING TO BE DONE IMMEDIATELY AFTER FINAL GRADING.
9. ANY FAILED AREAS OF SEEDING/MULCHING SHALL BE REAPPLIED.
10. ANY SOIL OR SPILL WASHED, TRACKED OR DROPPED ONTO ADJOINING RIGHT-OF-WAYS AND PROPERTY WILL BE CLEANED UP BY THE OWNER/CONTRACTOR WITHIN 24 HOURS.
11. FILTER SOCKS ARE TO BE INSPECTED ONCE A WEEK AND AFTER EACH RAINSTORM. LOOK FOR UNDERCUTTING AND FAILURES IN FABRIC. REPLACE/REPAIR AS NECESSARY.
12. ADDITIONAL FILTER SOCKS (TO THAT SHOWN ON THIS PLAN) MAY BE REQUIRED IN AREAS WHERE EROSION IS EVIDENT
13. FILTER SOCKS ARE TO BE CLEANED UP WHEN THEY HAVE LOST 50% OF THEIR CAPACITY.
14. ALL INTAKES SHALL HAVE FILTER SOCKS PRIOR TO PAVING AND INLET FILTERS AFTER PAVING. THESE FILTERS REMAIN IN PLACE UNTIL THE SITE HAS A PERMANENT PERENNIAL GROUND COVER.
15. ALL INTAKES SHALL BE COVERED DURING CONSTRUCTION TO PREVENT SEDIMENTATION DEPOSITS WITHIN THE STORM SEWER.
16. IN THE EVENT THAT SEEDING/MULCHING DOES NOT OCCUR PRIOR TO WINTER, ALL DISTURBED AREAS WILL BE MULCHED.
17. NO BORROW/SPILLS SITES ARE ANTICIPATED.

LEGEND

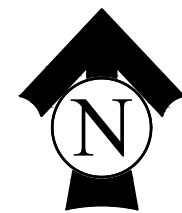
EXISTING/PROPOSED	
	PLAT BOUNDARY
	8" WATER MAIN & SIZE
	8" SANITARY SEWER & SIZE
	8" STORM SEWER & SIZE
	UNDERGROUND ELECTRIC CABLE
	UNDERGROUND TELEPHONE CABLE
	UNDERGROUND CABLE TV
	6" GAS MAIN & SIZE
	MANHOLE
	INTAKE
	HYDRANT
	POWER POLE/LIGHT POLE
	UTILITY BOX/TELEPHONE RISER
	EXISTING CONTOURS
	PROPOSED CONTOURS
	SILT FENCE OR APPROVED FILTRATION SOCK
	TREES

CERTIFICATION

	I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.
	BRADLEY R. COOPER, IOWA LICENSE NO. 12980 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
	PAGES OR SHEETS COVERED BY THIS SEAL: Sheets 1-X

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

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



0 10 20
SCALE: 1"=20'

APPROVED: --- INITIALED: --- AS-BUILT: ---

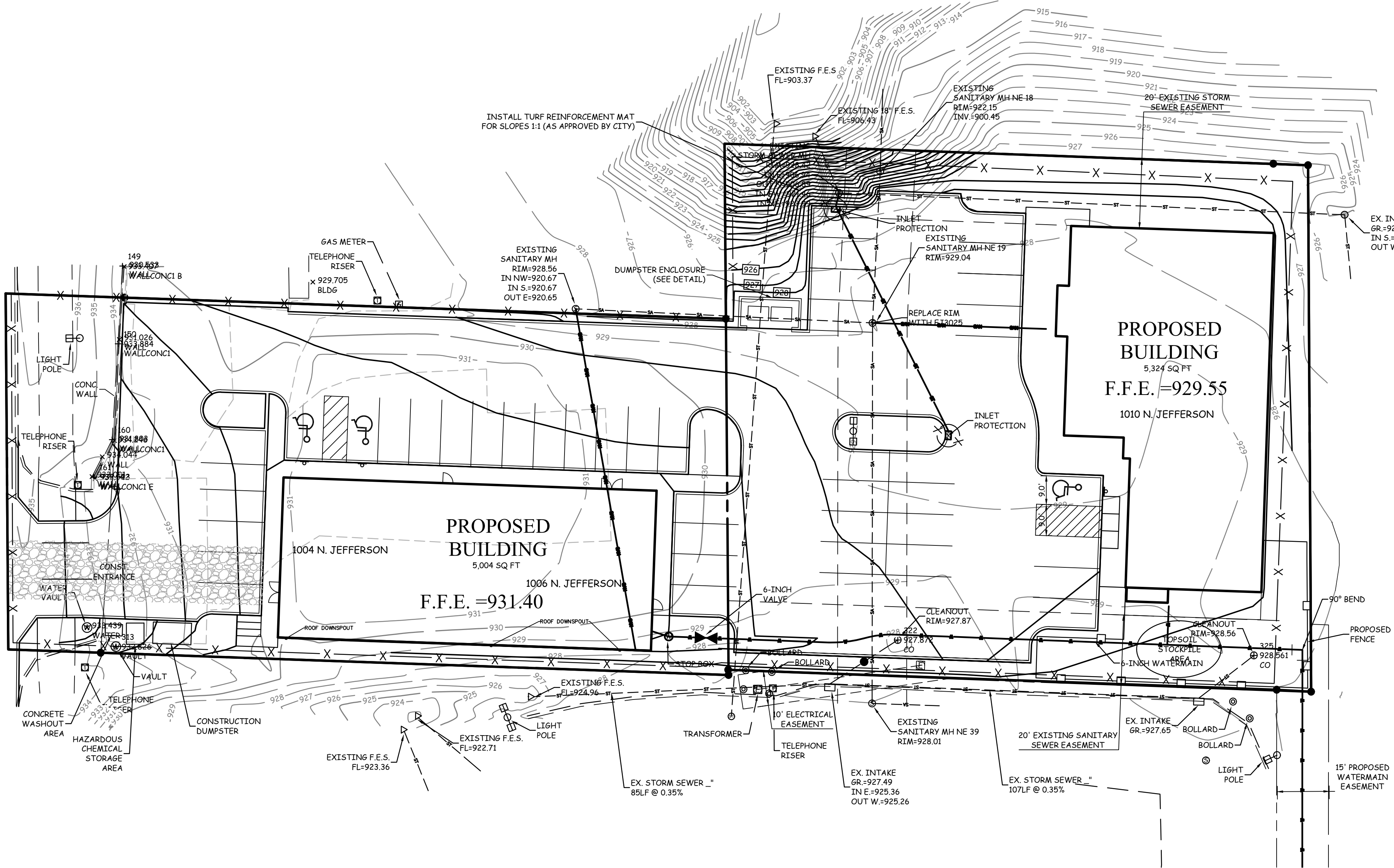
EROSION CONTROL
1010 N. JEFFERSON WAY

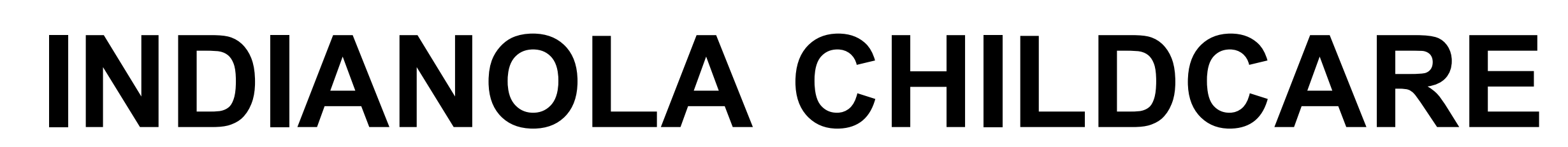
JOB NUMBER
CC
2567

SHEET
6 OF 6



N. JEFFERSON WAY
(HIGHWAY 65 / 69)





DANLEE CORP.
101 SOUTH JEFFERSON WAY
INDIANOLA, IOWA 50125

FOR PERMIT
10/12/2022



GENERAL		STRUCTURAL		ARCHITECTURAL	
G001	COVER SHEET	S100	FOUNDATION PLAN	A100	MAIN FLOOR PLAN
G002	CODE REVIEW	S101	ROOF FRAMING PLAN	A102	ROOF PLAN
G003	ADA REFERENCE	S500	FOUNDATION DETAILS	A200	EXTERIOR ELEVATIONS
G004	ABBREVIATIONS & SYMBOLS	S501	FRAMING DETAILS	A300	BUILDING SECTIONS
				A301	WALL SECTIONS
				A302	WALL SECTIONS
				A400	ENLARGED PLANS & INTERIOR ELEVATIONS
				A401	MILLWORK DETAILS
				A500	DETAILS
				A600	WINDOW AND DOOR SCHEDULE AND TYPES
				A700	REFLECTED CEILING PLAN
				A800	FLOOR FINISH PLAN

[illegible]

COVER SHEET
G001

	I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME UNDER MY DIRECT PERSONAL SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA. <i>Robert T. Ormsby</i> 10/12/2022
	ROBERT T. ORMSBY (DATE) LICENSE NO. 5591 LICENSE RENEWAL DATE: 07/01/2023 PAGES OR SHEETS COVERED BY THIS SEAL: G-SERIES _____ A-SERIES _____ ISSUE DATE: 10/12/2022

The diagram shows a room tag with the following fields and a table:

- EXIT**: Indicated by a black arrow pointing left.
- ROOM NAME**: Labeled as **(ROOM NAME)** with an arrow pointing to the table header.
- ROOM NUMBER**: A field above the table.
- OCCUPANCY GROUP**: A field above the table.
- OCCUPANT LOAD FACTOR**: A field above the table.
- EXITS PROVIDED**: A field above the table.
- PANIC HARDWARE?**: A field above the table.
- AREA**: Labeled as **B - BUSINESS** with an arrow pointing to the table header.
- OCCUPANT LOAD**: Labeled as **# SF** with an arrow pointing to the table header.
- EXITS REQUIRED**: Labeled as **#** with an arrow pointing to the table header.
- OCCUPANCY USE**: Labeled as **ACCESSORY** with an arrow pointing to the table header.

	YES/NO	ACCESSORY
ROOM NAME		
ROOM NUMBER		
OCCUPANCY GROUP		
OCCUPANT LOAD FACTOR		
EXITS PROVIDED		
PANIC HARDWARE?		

ROOM TAG

FACILITY NAME: INDIANOLA CHILDCARE
ADDRESS: 1010 N. Jefferson Way, Indianola, Iowa 50125

PROJECT DESCRIPTION:
THIS PROJECT IS NEW CONSTRUCTION. THE PROJECT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING,
AND AS SHOWN/DESCRIBED THROUGHOUT THE CONTRACT DOCUMENTS:

1. SITE WORK.
2. NEW BUILDING.

TOTAL BUILDING AREA: GSF
FLOOR 1 AREA: 5206 SF
OCCUPANCY: EDUCATIONAL GROUP E, DAY CARE FACILITY
CONSTRUCTION TYPE: (VB, NON-SPRINKLED)

APPLICABLE CODES
AUTHORITY HAVING JURISDICTION: (INDIANOLA, IOWA)

- 2018 INTERNATIONAL BUILDING CODE (IBC)
- 2018 INTERNATIONAL FIRE CODE (IFC)
- 2017 NATIONAL ELECTRICAL CODE (NEC)
- 2018 INTERNATIONAL MECHANICAL CODE (IMC)
- 2018 INTERNATIONAL PLUMBING CODE (IPC)
- 2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- 2015 INTERNATIONAL FUEL GAS CODE
- 2010 ADA STANDARDS, US DEPT OF JUSTICE

- FROST DEPTH: 42 INCHES
- GROUND SNOW LOAD: 30 LBS (# LB. ROOF LOAD)
- WIND SPEED: 115 MPH BASED ON BUILDING RISK CATEGORY
- SEISMIC ZONE: A

OCCUPANCY TYPE (CH 3)

(EDUCATIONAL GROUP E: DAY CARE FACILITY)

BUILDING HEIGHTS & AREAS (CH 5)

TABLE 503
ALLOWABLE HEIGHT: 40' / 1 STORY

AREA ALLOWABLE PER FLOOR = 15,750 SF (TABLE 506.2)

ACTUAL AREA: 5,206 SF

ALLOWABLE STORIES = 1 / ACTUAL STORIES = 1
ALLOWABLE HEIGHT = 40' / ACTUAL HEIGHT = 22'

TYPES OF CONSTRUCTION (CH 6)

CONSTRUCTION TYPE: VB

REQUIRED FIRE-RESISTANCE RATING FOR BUILDING ELEMENTS (CHAPTER 6)

PRIMARY STRUCTURAL FRAME (HRS)	0
BEARING WALLS	
INTERIOR	0
EXTERIOR	0
NON-BEARING WALLS AND PARTITIONS	
EXTERIOR	0
FLOOR CONSTRUCTION AND SECONDARY MEMBERS	0
ROOF CONSTRUCTION AND SECONDARY MEMBERS	0

FIRE AND SMOKE PROTECTION FEATURES (CHAPTER 7)

FIRE PROTECTION SYSTEMS (CH 9)

(TYPE)

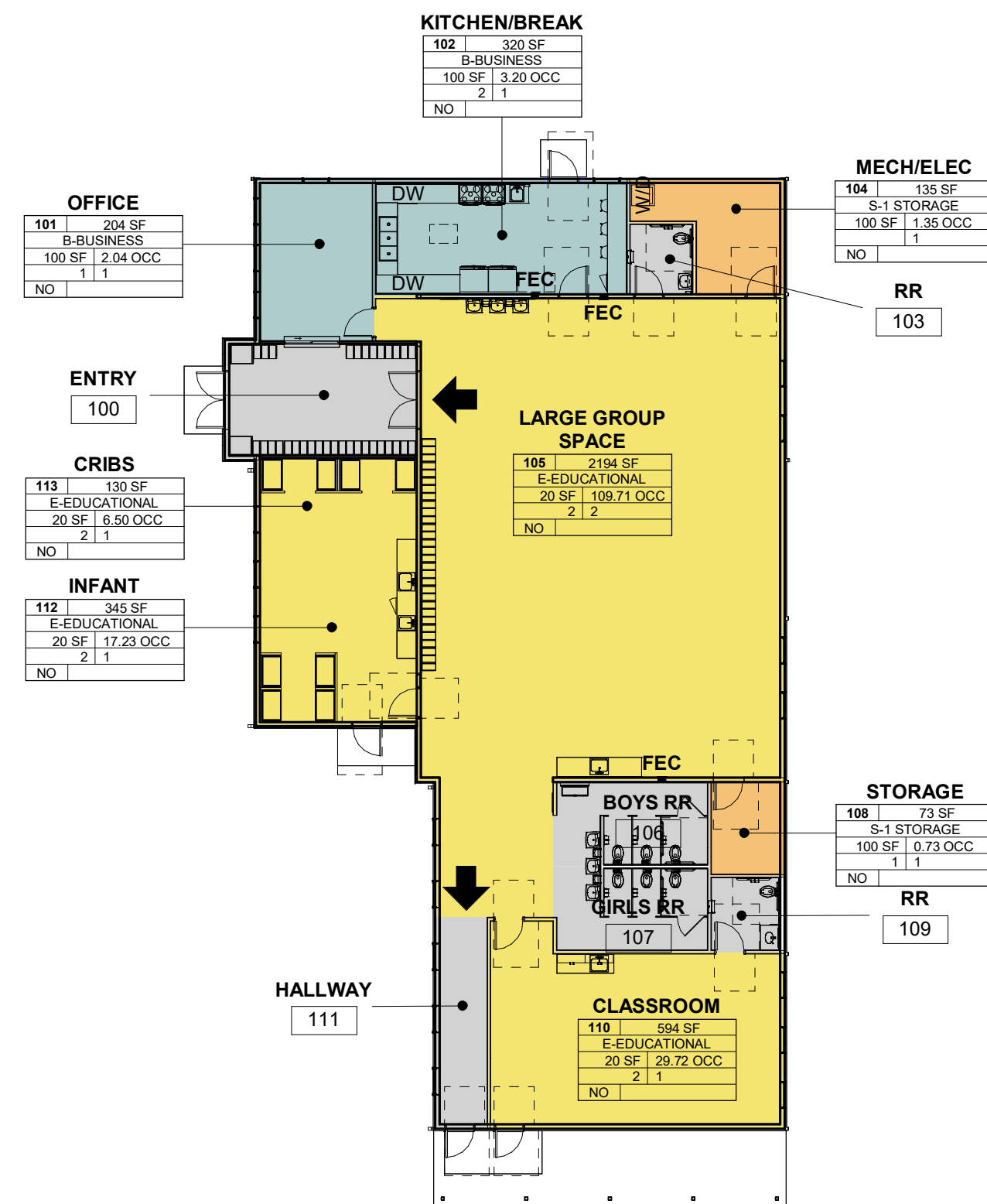
EGRESS (CH 10)

(TYPE)

ROOM NAME	ROOM #	OCCUPANCY	AREA	OCCUPANCY LOAD FACTOR	CALCULATED OCCUPANCY LOAD
LEVEL 1					
ENTRY	100	CIRCULATION	240 SF	0	
OFFICE	101	B-BUSINESS	204 SF	100	2.04
KITCHEN/BREAK	102	B-BUSINESS	320 SF	100	3.20
RR	103	CIRCULATION	50 SF	0	
MECH/ELEC	104	S-1 STORAGE	135 SF	100	1.35
LARGE GROUP SPACE	105	E-EDUCATIONAL	2194 SF	20	109.71
BOYS RR	106	CIRCULATION	144 SF	0	
GIRLS RR	107	CIRCULATION	144 SF	0	
STORAGE	108	S-1 STORAGE	73 SF	100	0.73
RR	109	CIRCULATION	57 SF	0	
CLASSROOM	110	E-EDUCATIONAL	594 SF	20	29.72
HALLWAY	111	CIRCULATION	113 SF	0	
INFANT	112	E-EDUCATIONAL	345 SF	20	17.23
CRIBS	113	E-EDUCATIONAL	130 SF	20	6.50
					170.48
					170.48

PLUMBING FIXTURE REQUIREMENTS (IBC CHAPTER 29 / IPC CHAPTER 4)

		WATER CLOSETS		URNALS	LAVATORIES		DRINKING FOUNTAINS
E - EDUCATIONAL		MALE	FEMALE		MALE	FEMALE	1:100
TOTAL OCC	170	(1 PER 50)	(1 PER 50)		(1 PER 50)	(1 PER 50)	
MALE	85						
FEMALE	85						
REQUIRED FIXTURES		MALE	FEMALE		MALE	FEMALE	
		2	2		2	2	
PROVIDED FIXTURES		MALE	FEMALE		MALE	FEMALE	
		5	5		5	5	
PROJECT IN COMPLIANCE							



LEVEL 1 - CODE PLAN

SCALE: 1/16" = 1'-0"



1010 N. JEFFERSON WAY
INDIANOLA, IA 50125

ISSUANCE

FOR PERMIT

REVISIONS

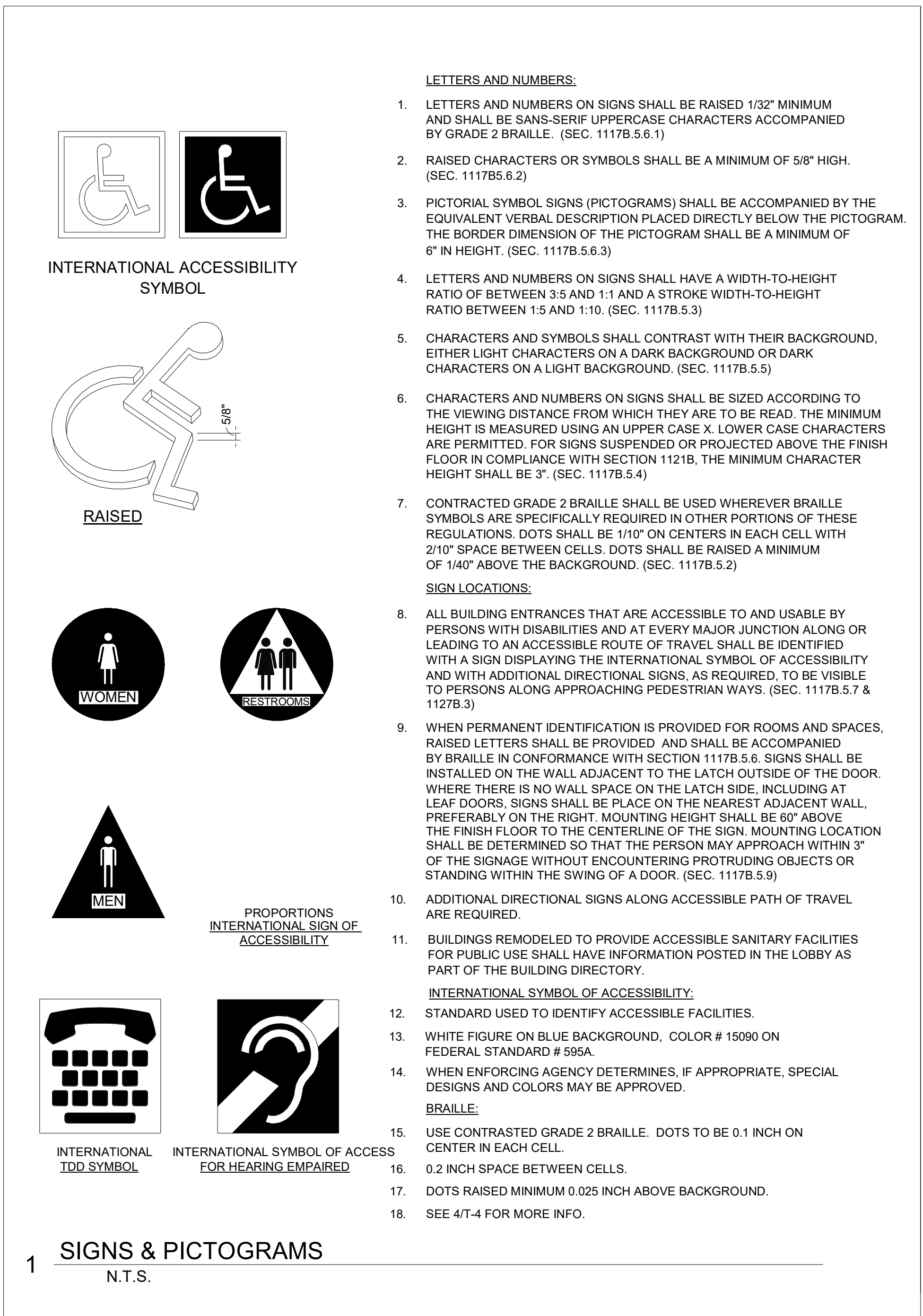
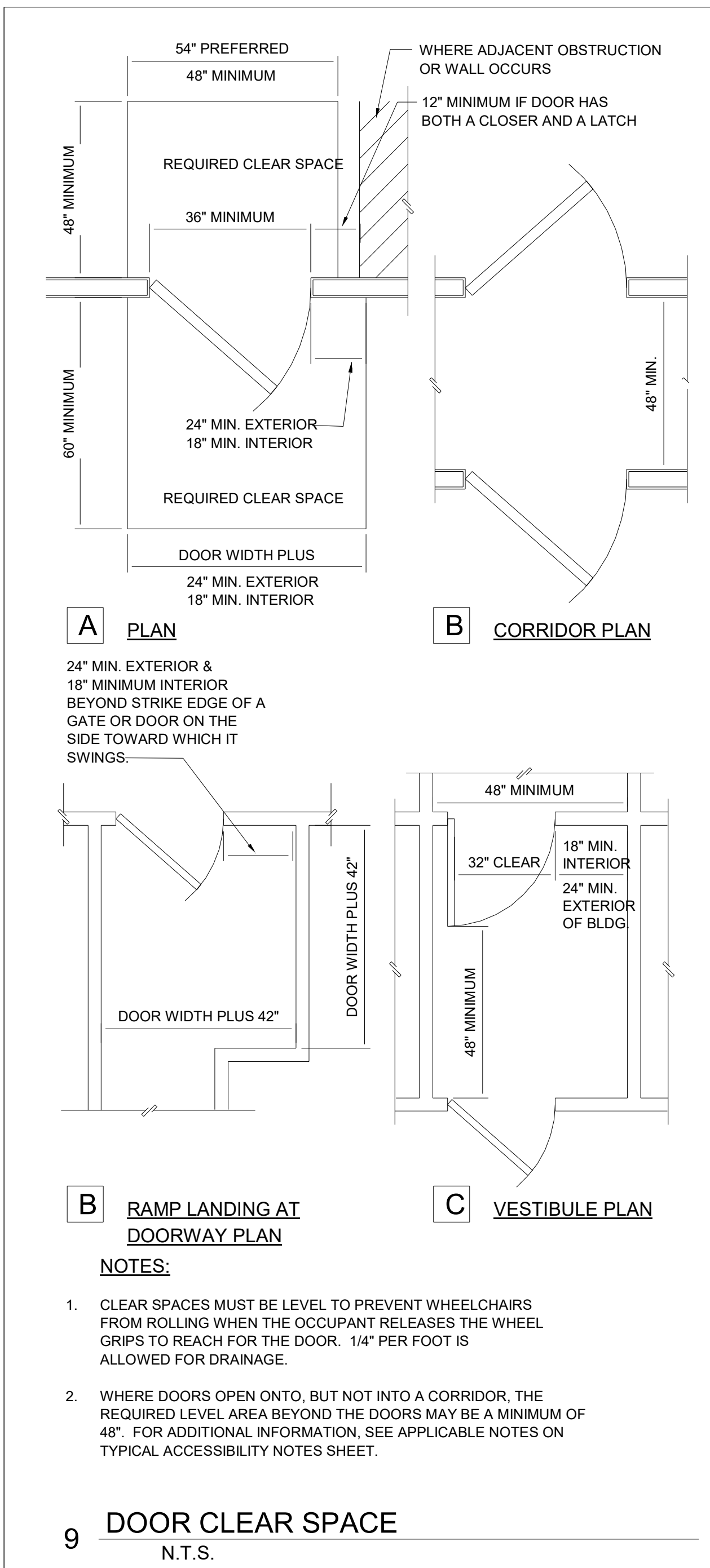
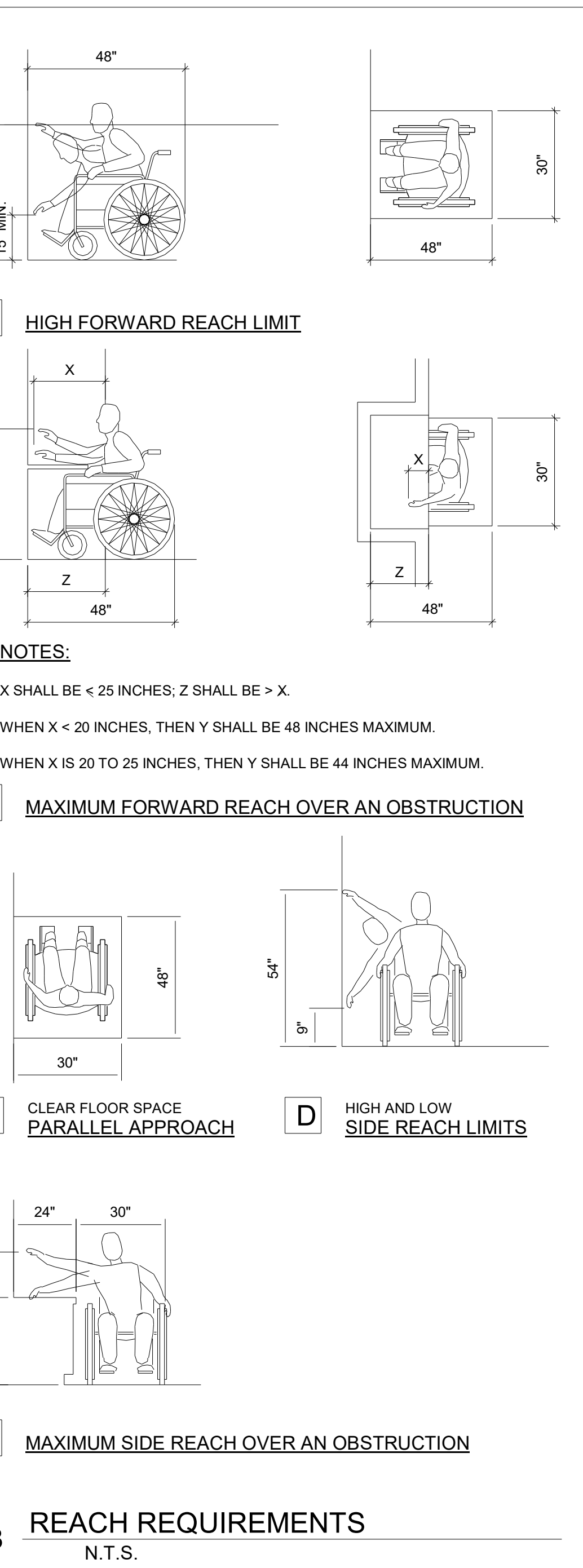
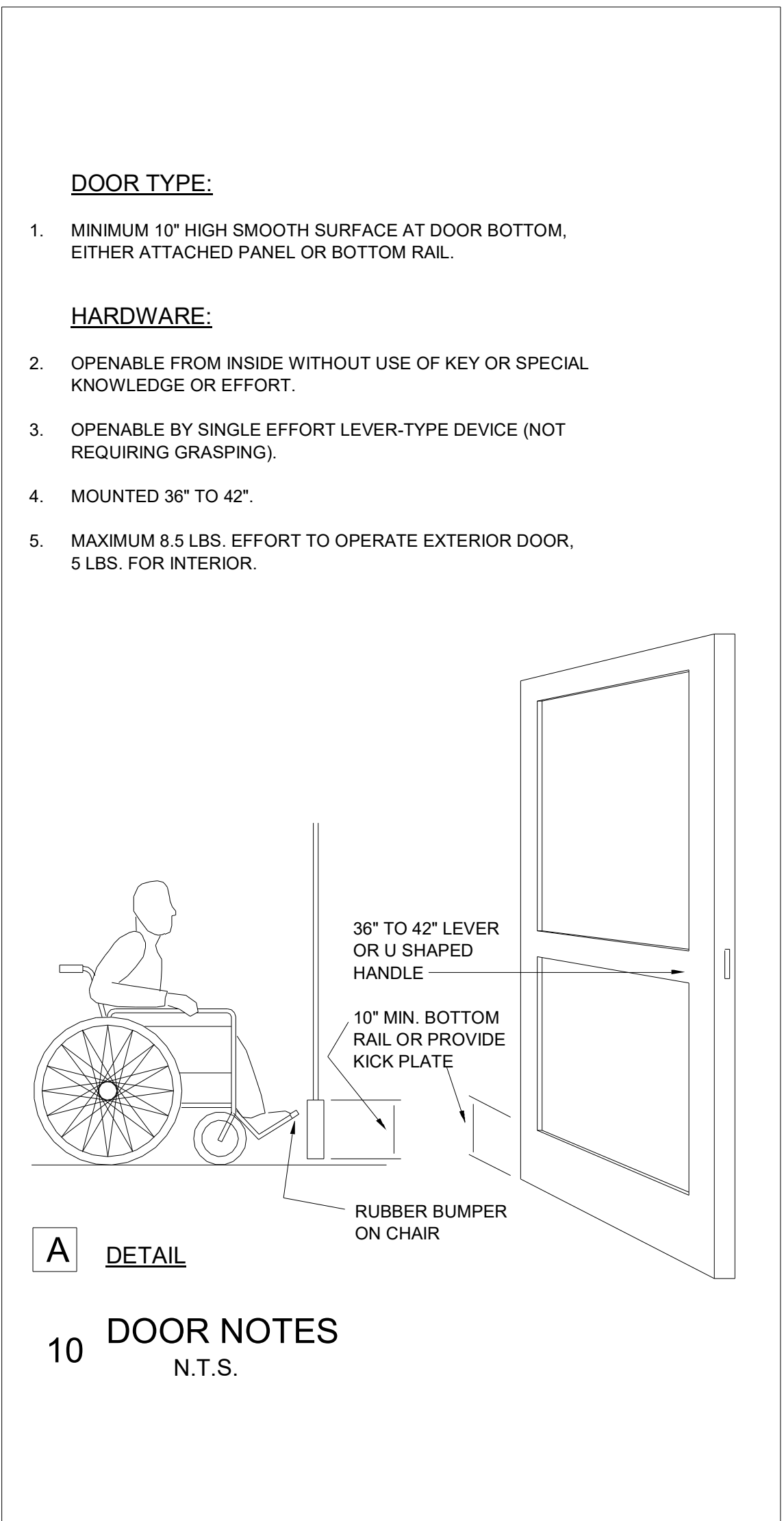
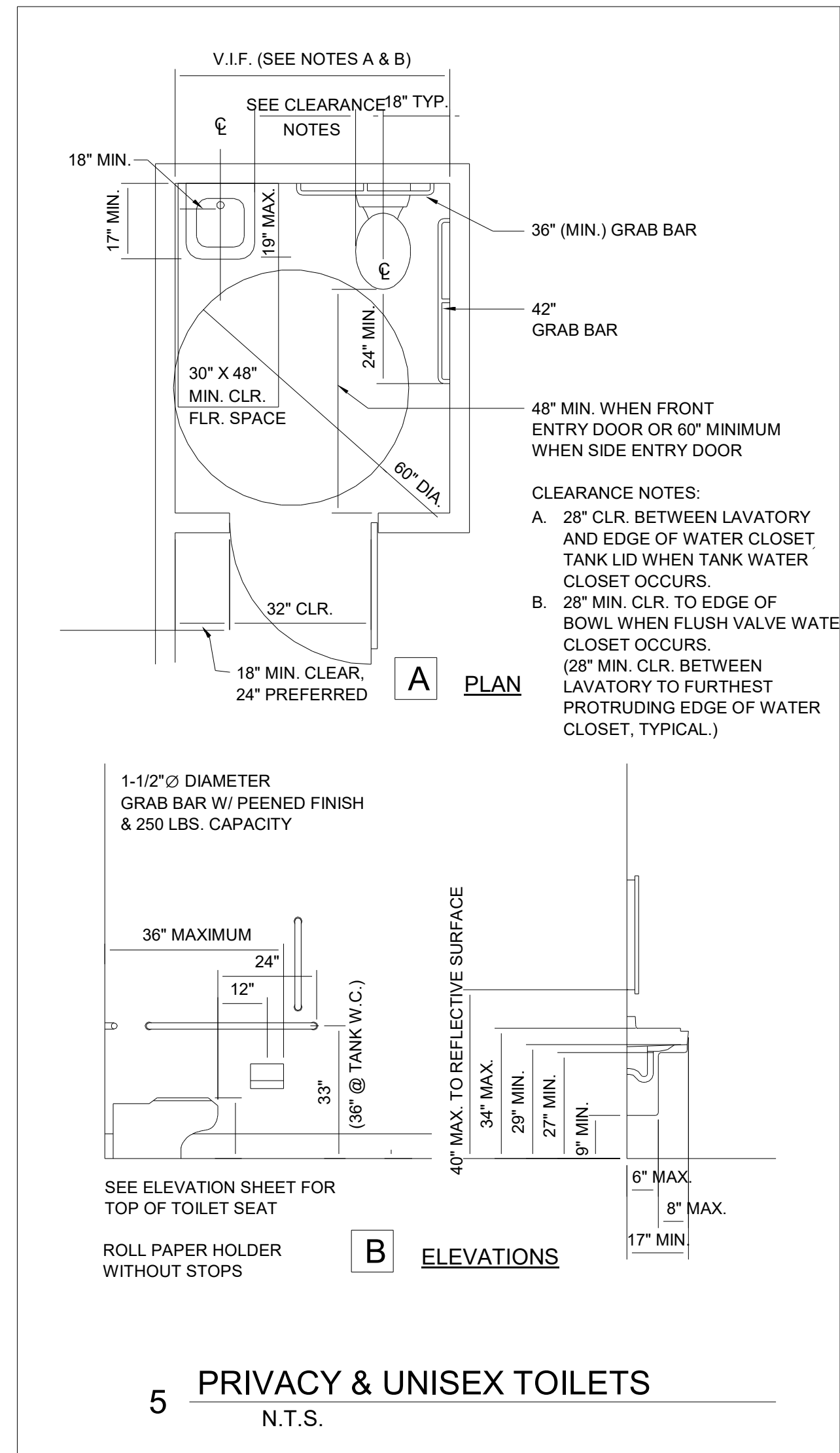
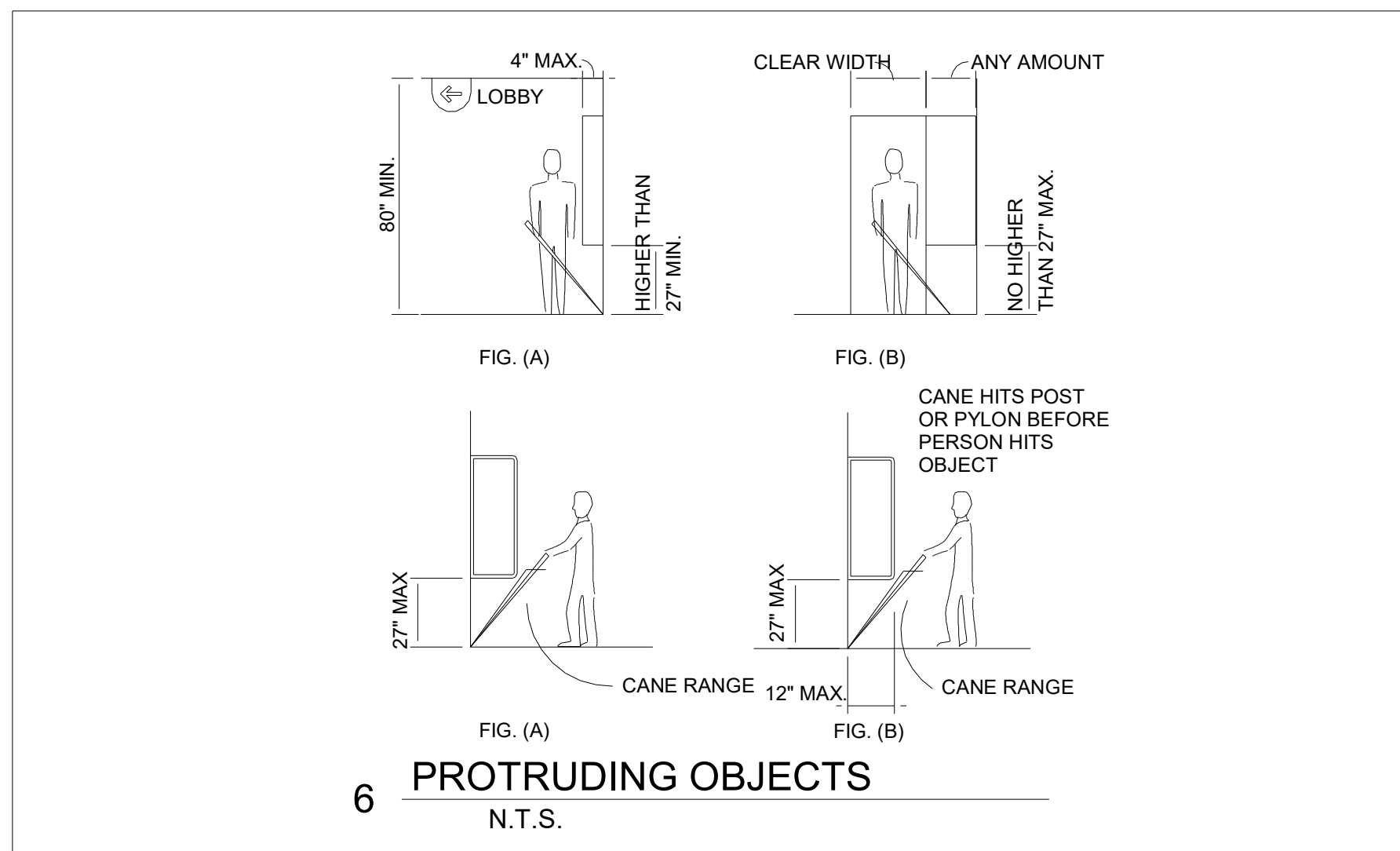
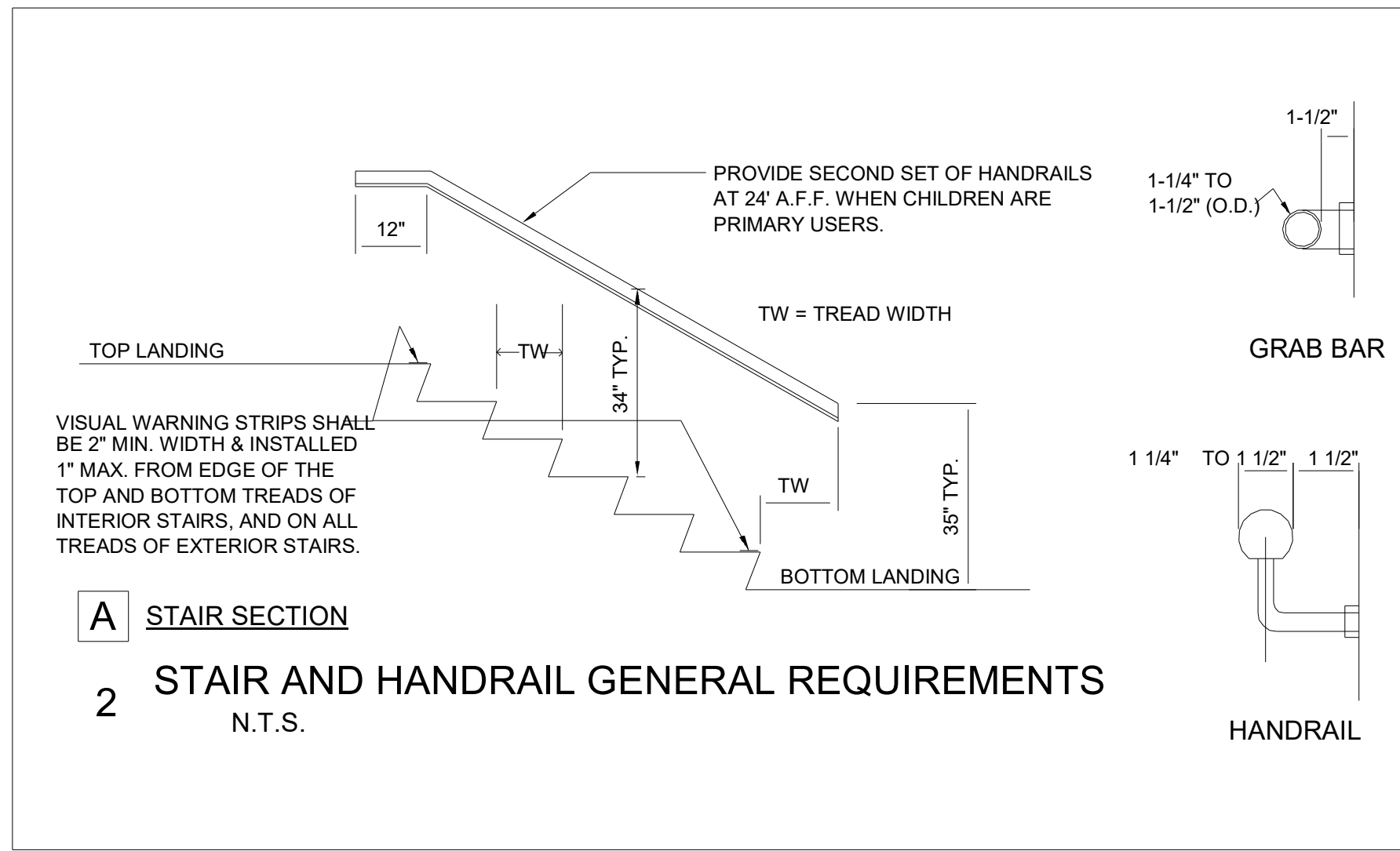
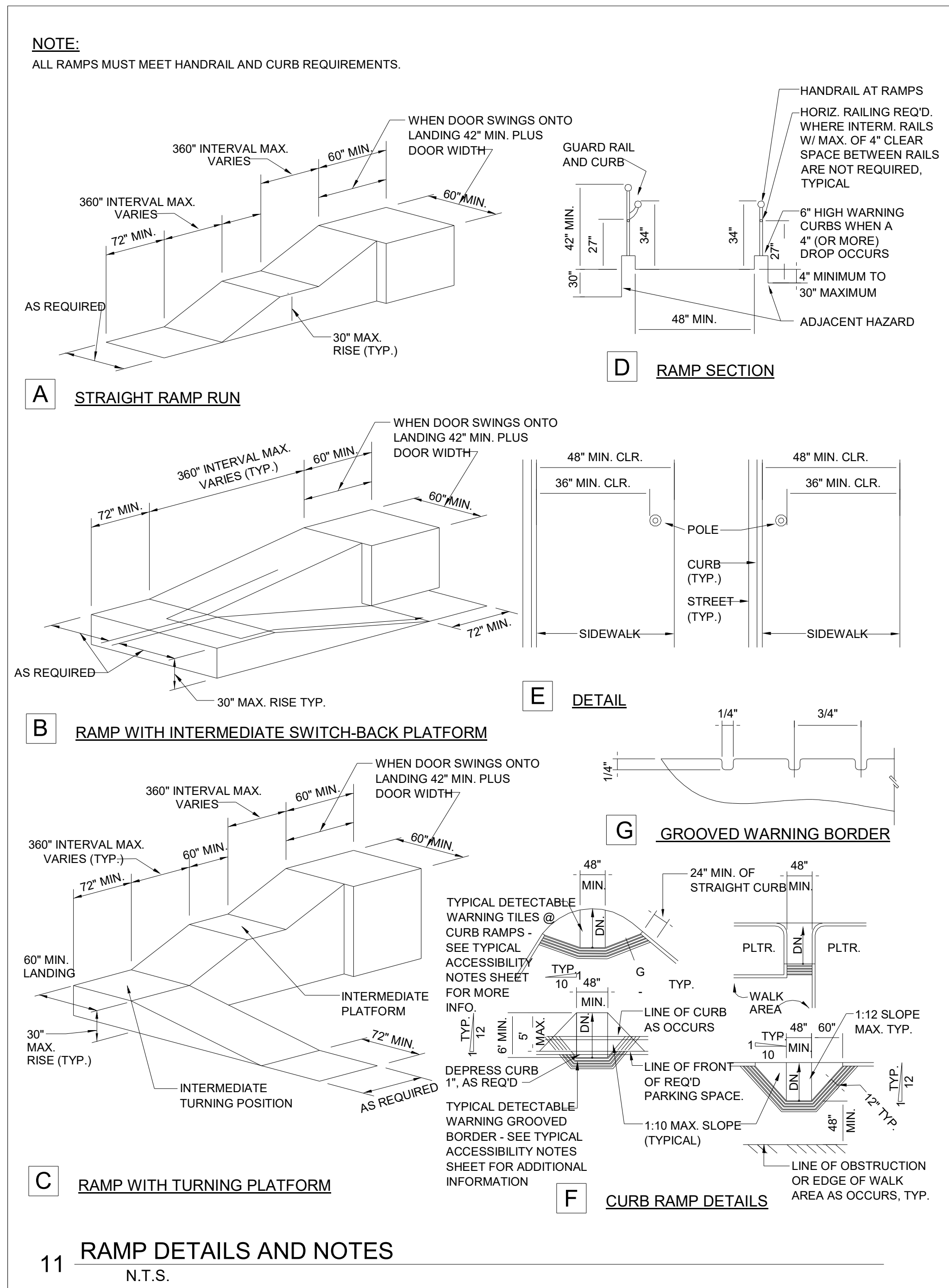
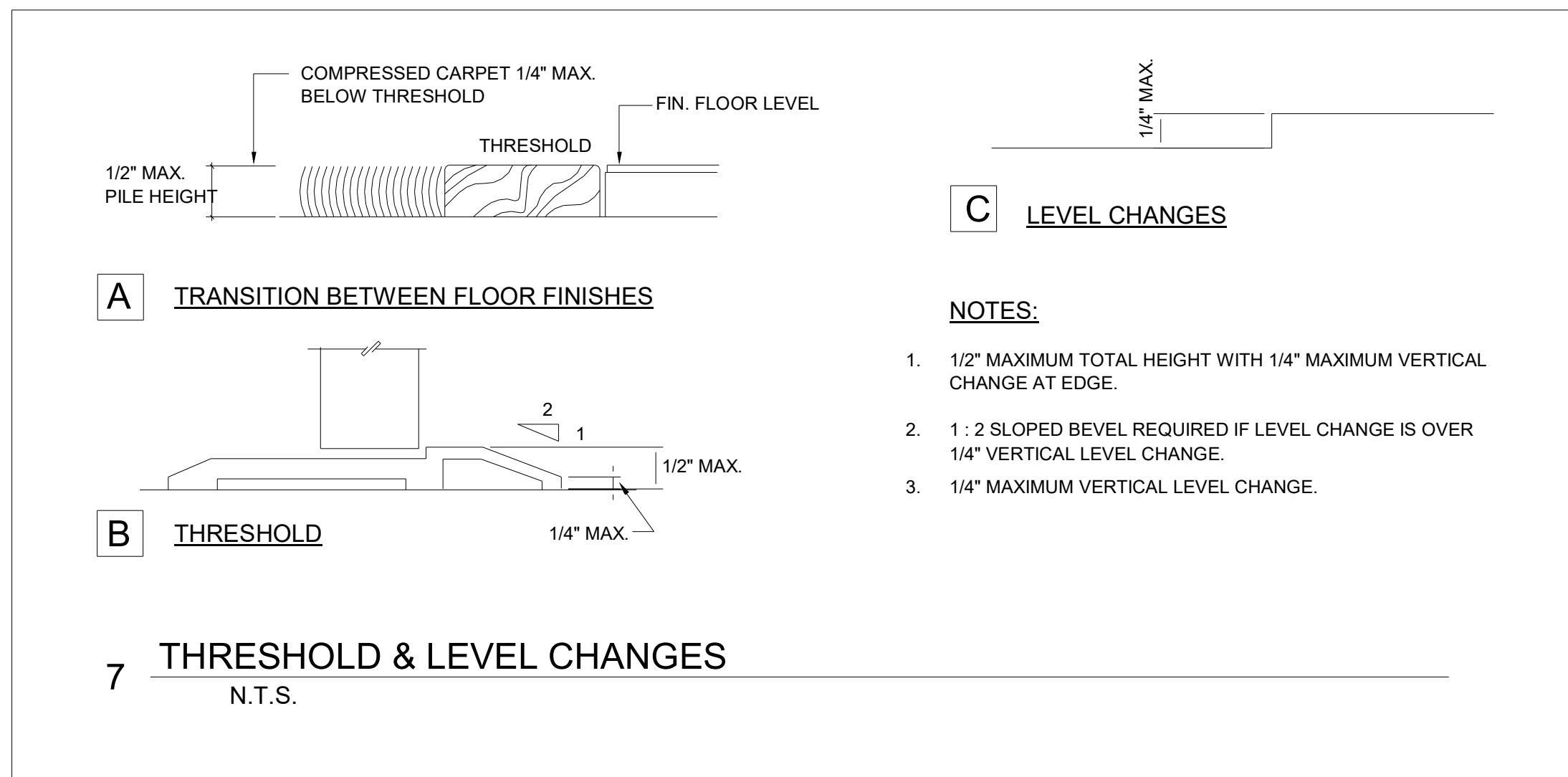
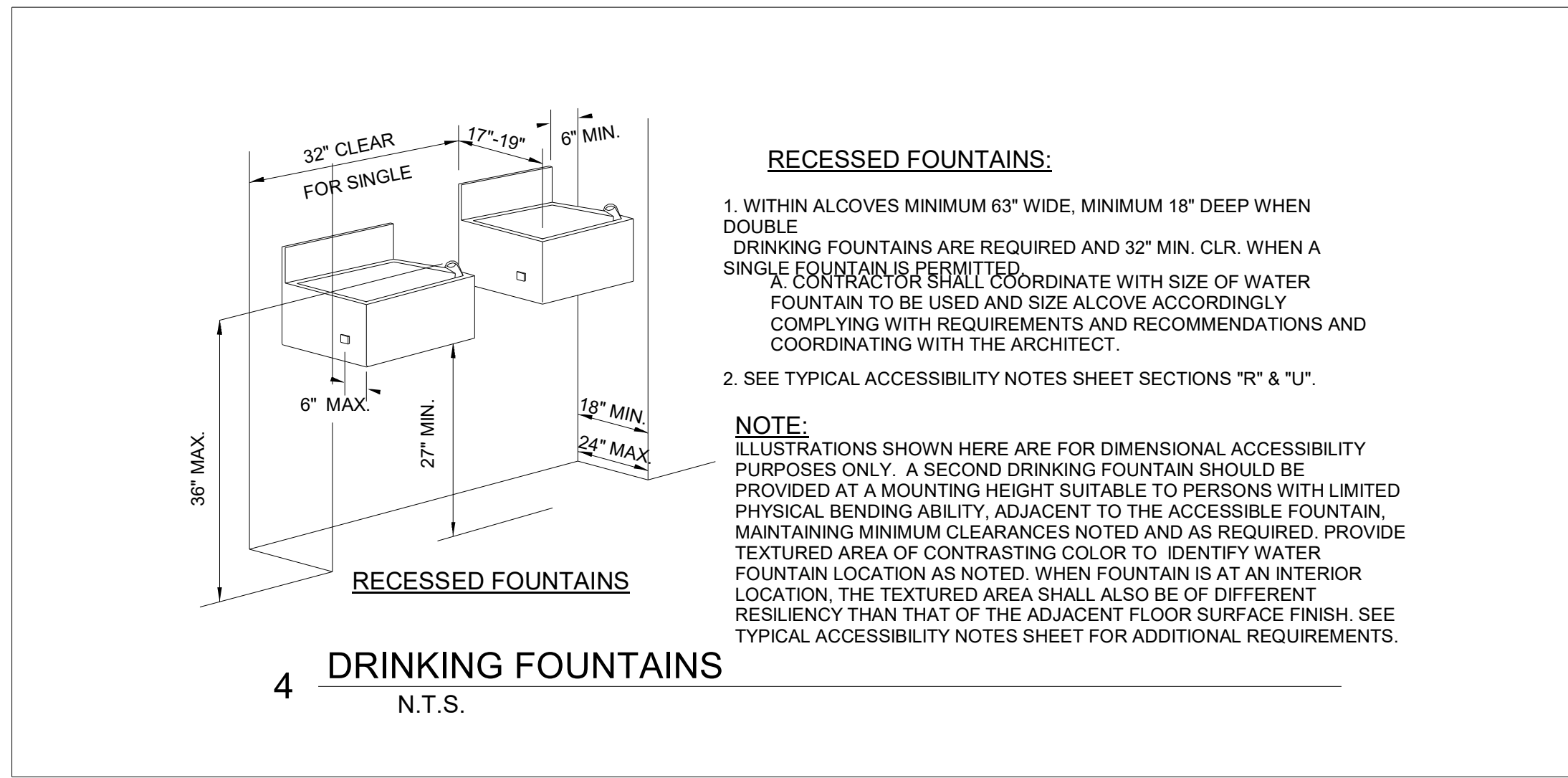
THESE DOCUMENTS HAVE BEEN PREPARED SPECIFICALLY FOR THE ABOVE REFERENCED PROJECT. THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT THE EXPRESS WRITTEN APPROVAL AND PARTICIPATION OF SVPA ARCHITECTS INC. REPRODUCTION IS PROHIBITED.

© 2022

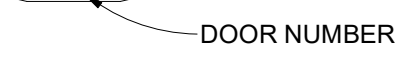
PROJECT NUMBER

CODE REVIEW

G002



VAR	VARIABLES
VAV	VARIABLE AIR VOLUME
VB	VAPOR BARRIER
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VOL	VOLUME
VWC	VINYL WALLCOVERING
W	WITH
W/O	WITHOUT
WAF	WOOD ATHLETIC FLOORING
WB	WOOD BASE
WC	WATERCLOSET
WD	WOOD
W/D	WASHER/DRYER
WH	WATER HEATER
WOC	WALK OFF CARPET
WVW	WOOD VENEER WALLCOVERING
WWF	WELDED WIRE FABRIC
YD	YARD
YEAR	YEAR



1010 N. JEFFERSON WAY
INDIANOLA, IA 50125

FOR PERMIT
10/12/2022

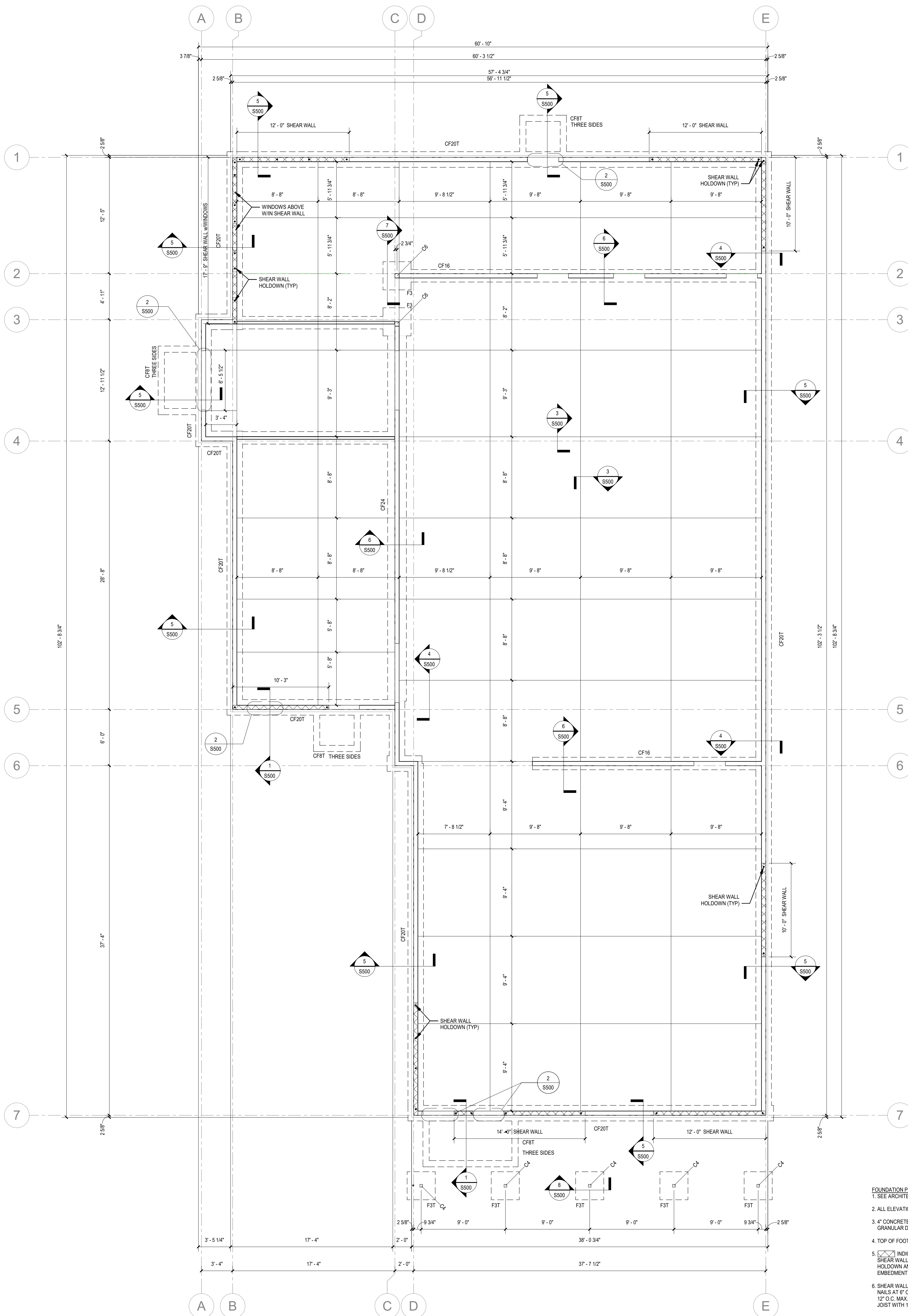
[illegible]

© 2022

22017

ABBREVIATIONS & SYMBOLS

G004



1 FOUNDATION PLAN
3/16" = 1'-0"

DESIGN DATA	
1. CODES AND STANDARDS: 2018 INTERNATIONAL BUILDING CODE ASCE/SEI 7-16 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES*	
2. RISK CATEGORY	II
3. ROOF SNOW / LIVE LOADS: GROUND SNOW LOAD: SNOW EXPOSURE FACTOR: SNOW THERMAL FACTOR: SNOW LOAD IMPORTANCE FACTOR: ROOF SNOW LOAD: PLUS ALLOWANCE FOR DRIFTED AND UNBALANCED SNOW PER ASCE/SEI 7	$P_g = 30$ PSF $C_e = 1.0$ $C_t = 1.0$ $I_s = 1.0$ $P = 25$ PSF $L = 20$ PSF
4. FLOOR LIVE LOADS:	100 PSF
5. WIND LOADS: ULTIMATE DESIGN WIND SPEED: EXPOSURE CATEGORY: WIND DIRECTIONAL FACTOR: INTERNAL PRESSURE COEFFICIENT:	110 MPH C 0.85 ± 0.18
6. SEISMIC LOADS: SPECTRAL ACCELERATIONS: SITE CLASS: SITE COEFFICIENTS: DESIGN SPECTRAL RESPONSE ACCELERATION: SEISMIC DESIGN CATEGORY: SEISMIC IMPORTANCE FACTOR:	$S_s = 0.064$ $S_1 = 0.054$ D $F_a = 1.80$ $F_v = 2.40$ $S_{DS} = 0.089$ $S_{D1} = 0.087$ B $I_e = 1.00$
7. FOUNDATION DESIGN: CHAPTER 18 OF THE INTERNATIONAL BUILDING CODE REQUIRED NET ALLOWABLE BEARING PRESSURE: CONTINUOUS FOOTINGS: ISOLATED FOOTINGS	1500 PSF 1500 PSF

- GENERAL NOTES
- ELEVATIONS NOTED THIS (+12'-8") ARE TO TOP OF SLABS, BEAMS OR OTHER STRUCTURAL FEATURES WITH REFERENCE TO THE FINISHED FIRST LEVEL FLOOR SLAB (+0'-0").
 - CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS, ELEVATIONS, AND DIMENSIONS PRIOR TO START OF CONSTRUCTION, AND NOTIFY ARCHITECT OF ANY DISCREPANCIES FOUND AT THE SITE IN RELATION TO INFORMATION IN THE CONTRACT DOCUMENTS.
 - DIMENSIONS MARKED V.I.F. REQUIRE FIELD VERIFICATION BY THE CONTRACTOR.
 - CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND BETWEEN STRUCTURAL DOCUMENTS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, OR SITE DOCUMENTS OR BETWEEN DRAWINGS AND SPECIFICATIONS.
 - VERIFY SIZE AND LOCATION OF ALL OPENINGS OR INSERTS AS REQUIRED BY MECHANICAL, ELECTRICAL, OR PLUMBING CONTRACTORS. ANY OPENINGS OR INSERTS SHOWN ON STRUCTURAL DRAWINGS ARE FOR GENERAL INFORMATION ONLY AND SHALL BE VERIFIED PRIOR TO FRAMING.
 - NO BEAMS, JOISTS, COLUMNS OR SLABS SHALL BE FIELD CUT OR MODIFIED WITHOUT THE STRUCTURAL ENGINEERS WRITTEN APPROVAL.
 - THE STRUCTURAL CONTRACT DOCUMENTS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE MEANS AND METHODS OF CONSTRUCTION, UNLESS NOTED OR INDICATED OTHERWISE.
 - THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL TEMPORARY SHORING OR BRACING OF WALLS, COLUMNS, BEAMS, JOISTS, ETC. AS REQUIRED TO PREVENT EXCESSIVE STRESSES IN THE STRUCTURAL ELEMENTS AND TO HOLD THEM IN PLACE DURING CONSTRUCTION.
 - THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS, ORDINANCES, LAWS, AND REGULATIONS PERTAINING TO CONSTRUCTION SAFETY.
 - OBSERVATION VISITS TO THE SITE BY STRUCTURAL ENGINEERS FIELD REPRESENTATIVES SHALL NOT INCLUDE ABOVE NOTED ITEMS.

- SUBMITTALS
- SHOP DRAWINGS, MIX DESIGNS, PRODUCT DATA AND CALCULATIONS SHALL BE SUBMITTED FOR APPROVAL FOR ALL STRUCTURAL COMPONENTS AND/OR SYSTEMS PRIOR TO THEIR CONSTRUCTION. REFER TO PROJECT MANUAL FOR SUBMITTAL PROCEDURES.
 - CONCRETE MIX DESIGNS
 - REINFORCING STEEL DRAWINGS
 - SLAB-ON-GRADE JOINT LAYOUT
 - WOOD TRUSSES
 - STRUCTURAL CALCULATIONS
 - TRUSS LAYOUT AND PROFILES
 - ANY AN ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW OR RECORD SHALL BEAR THE STAMP AND SIGNATURE OF A PROFESSIONAL STRUCTURAL ENGINEER REGISTERED IN THE STATE OF IOWA.
 - CONTRACTOR IS RESPONSIBLE TO CHECK SHOP DRAWINGS, ETC. PRIOR TO SUBMITTAL TO ARCHITECT OR ENGINEER. SHOP DRAWINGS NOT CHECKED WILL BE RETURNED. CONTRACTOR SHALL VERIFY DIMENSIONS, QUANTITIES, AND COORDINATE WITH ALL OTHER TRADES.

- SPECIAL INSPECTION
- A SPECIAL INSPECTION PROGRAM SHALL BE PERFORMED IN ACCORDANCE WITH CHAPTER 17 OF THE INTERNATIONAL BUILDING CODE AND THE PROJECT MANUAL.
 - THE SPECIAL INSPECTION PROGRAM SHALL BE PERFORMED BY AN INDEPENDENT AGENCY HIRED DIRECTLY BY THE OWNER.
 - A SPECIAL INSPECTION AND TESTING PROGRAM REVIEW MEETING IS REQUIRED PRIOR TO CONSTRUCTION. THE STRUCTURAL ENGINEER, SPECIAL INSPECTOR, LOCAL BUILDING INSPECTOR, GENERAL CONTRACTOR, AND ALL SUBCONTRACTORS PERFORMING STRUCTURAL WORK SHALL BE IN ATTENDANCE.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM THE SPECIAL INSPECTION & TESTING AGENCY AT LEAST ONE WORKING DAY PRIOR TO PERFORMING ANY WORK THAT REQUIRES SPECIAL INSPECTION & TESTING. WORK PERFORMED WITHOUT REQUIRED SPECIAL INSPECTIONS & TESTS IS SUBJECT TO REMOVAL.
 - THE FOLLOWING ITEMS SHALL BE INCLUDED IN THE SPECIAL INSPECTION PROGRAM:
 - SPECIAL GRADING, EXCAVATION AND FILLING
 - SUBGRADE PREPARATION
 - VERIFY COMPACTON OF FILL MATERIAL
 - VERIFY DESIGN BEARING CAPACITY
 - EXPANSIVE SOIL CHARACTERISTICS
 - STEEL REINFORCEMENT
 - PLACEMENT INSPECTION
 - BAR TESTS
 - SUMP TESTS
 - CONCRETE TEMPERATURE
 - COMPRESSION TESTS
 - BOLTS INSTALLED IN CONCRETE
 - PRIOR TO AND DURING CONCRETE PLACEMENT
 - POST INSTALLED ANCHORS
 - PLYWOOD SHEAR WALLS
 - PASTING PATTERN
 - END WALL ANCHORS

- FOOTINGS AND FOUNDATIONS
- FOUNDATION DESIGN IS IN ACCORDANCE WITH REQUIREMENTS FOR PRESUMPTIVE LOAD-BEARING VALUES OF SOILS AS LISTED IN CHAPTER 18 OF THE INTERNATIONAL BUILDING CODE. OWNERS SPECIAL INSPECTOR SHALL TEST SUBGRADE SOILS FOR EXPANSIVE SOIL CHARACTERISTICS AS PART OF THE SPECIAL INSPECTION PROGRAM WHEN GEOTECHNICAL ENGINEERING REPORT IS NOT AVAILABLE.
 - FOOTINGS AND FOUNDATIONS SHALL BEAR ON FIRM, UNDISTURBED SOIL OR COMPACTED, ENGINEERED FILL WITH A MINIMUM NET ALLOWABLE BEARING CAPACITY LISTED IN DESIGN DATA.
 - FOOTING ELEVATIONS AND SOIL BEARING CAPACITIES SHOWN ON THE DRAWINGS ARE ESTIMATED FROM THE INTERNATIONAL BUILDING CODE. FINAL ELEVATIONS AND BEARING CAPACITIES SHALL BE FIELD VERIFIED BY THE OWNERS GEOTECHNICAL ENGINEER. NOTIFY STRUCTURAL ENGINEER WHEN REQUIRED NET ALLOWABLE BEARING PRESSURE IS NOT ACHIEVED.
 - ALL FOOTINGS SHALL BE EXTENDED TO FROST DEPTH AND BEAR 3" BELOW ACTUAL GRADE DURING WINTER CONSTRUCTION SITUATIONS. CONSULT STRUCTURAL ENGINEER FOR REINFORCEMENT REVISIONS.
 - CENTER THE FOOTINGS UNDER COLUMNS OR WALLS, UNLESS NOTED OTHERWISE.
 - WALLS BACKFILLED ON ONE SIDE ONLY SHALL BE BRACED, UNTIL BACKFILL AND TOP AND BOTTOM ADJACENT SLABS ARE IN PLACE.
 - EXTEND REINFORCING IN CONTINUOUS WALL FOOTINGS 2'-0" MINIMUM INTO ADJACENT COLUMN PAD FOOTINGS.
 - INSTALL ANCHOR BOLTS AND DOWELS FROM TOP OF FOOTINGS OR FOUNDATIONS ACCURATELY SET WITH TEMPLATES, AND PROTECT FROM DAMAGE OR MOVEMENT. INSERTING BOLTS OR DOWELS INTO PARTIALLY SET CONCRETE IS PROHIBITED.
 - PROVIDE SLEEVES FOR ALL DUCTS, PIPES, UTILITY LINES AND OTHER PENETRATIONS THROUGH TRENCH FOOTINGS OR FOUNDATION WALLS. CORE DRILLING IS NOT PERMITTED.
 - REFER TO ARCHITECTURAL ELEVATIONS FOR BRICK LEDGES IN CONCRETE FOUNDATION WALLS.

- SLABS-ON-GRADE
- SLABS-ON-GRADE SHALL BE PLACED ON VAPOR BARRIER OVER 4" MINIMUM GRANULAR, DRAINAGE FILL.
 - OWNERS SPECIAL INSPECTOR / TESTING AGENCY SHALL TEST SUBGRADE SOILS FOR EXPANSIVE SOIL CHARACTERISTICS AS PART OF THE SPECIAL INSPECTION PROGRAM WHEN A GEOTECHNICAL ENGINEERING REPORT IS NOT AVAILABLE. NOTIFY STRUCTURAL ENGINEER IF INADEQUATE CONDITIONS ARE ENCOUNTERED AND FOLLOW RECOMMENDATIONS OF SPECIAL INSPECTOR / TESTING AGENCY.
 - SLABS-ON-GRADE SHALL BE SEPARATED FROM ALL VERTICAL SURFACES, SUCH AS, WALLS AND COLUMNS BY EXPANSION JOINTS.
 - PROVIDE CONTROL JOINTS IN SLABS-ON-GRADE AS SHOWN ON THE DRAWINGS. JOINTS SHALL BE 18" WIDE BY 1/4 OF THE SLAB THICKNESS. CUTTING OPERATIONS SHALL BE AS SOON AS POSSIBLE AFTER PLACING CONCRETE WITHOUT RAVELING EDGES.
 - CONTRACTOR SHALL SUBMIT PROPOSED JOINT LAYOUT FOR APPROVAL WHEN JOINTS ARE NOT SHOWN ON DRAWINGS. MAXIMUM SPACING OF JOINTS SHALL BE 30 TIMES THE SLAB THICKNESS IN ANY DIRECTION. JOINT LAYOUT SHALL FORM A REGULAR GRID PATTERN WITH JOINTS INTERSECTING AT 90 DEGREES AND AT COLUMNS WHERE POSSIBLE. MAXIMUM RATIO OF LONG SIDE TO SHORT SIDE SHALL NOT EXCEED 1.5 WHEN SLAB AREAS ARE NOT SQUARE.
 - CONSTRUCTION JOINTS IN SLABS-ON-GRADE SHALL BE AT CONTROL JOINT LOCATIONS AS IDENTIFIED ABOVE WHEN ENTIRE FLOOR SLAB IS NOT PLACED IN ONE SEQUENCE. SEE DETAILS FOR PLATE DOWEL REQUIREMENTS.
 - REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS OF DEPRESSIONS IN SLABS-ON-GRADE.

- CONCRETE
- CONCRETE WORK SHALL BE IN ACCORDANCE WITH *SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301) AND *BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318).
 - PROVIDE CONCRETE WITH MINIMUM 28 DAY COMPRESSIVE STRENGTH AS SHOWN BELOW:
 - FOOTINGS 3,000 PSI
 - FOUNDATION WALLS 4,000 PSI
 - SLABS-ON-GRADE 4,000 PSI
 - CONCRETE SHALL CONSIST OF THE FOLLOWING:
 - PORTLAND CEMENT ASTM C150, TYPE I OR II
 - NORMAL WEIGHT AGGREGATES ASTM C33
 - POTABLE WATER ASTM C44
 - MAXIMUM AGGREGATE SIZE SHALL BE 1" UNLESS NOTED OTHERWISE.
 - REPLACEMENT OF PORTLAND CEMENT WITH FLY ASH SHALL NOT EXCEED 15% OF ALL CEMENTITIOUS MATERIALS.
 - NO MATERIAL CONTAINING CALCIUM CHLORIDE, SALT OR ANTIFREEZE AGENTS IS PERMITTED FOR USE IN CONCRETE.
 - ALL CONCRETE EXPOSED TO EARTH OR WEATHER SHALL BE AIR ENTRAINED.
 - WATER REDUCING ADMIXTURES (PLASTICIZERS AND SUPER PLASTICIZERS) MAY BE USED WHEN INCLUDED IN THE APPROVED CONCRETE MIX DESIGN.
 - SUMP SHALL BE 3" TO 5" MAXIMUM FOR CONCRETE MIXES WITHOUT WATER REDUCING ADMIXTURES AND 2" MAXIMUM WHEN WATER REDUCING ADMIXTURES ARE INCLUDED IN THE MIX DESIGN. REFER TO SPECIFICATIONS.
 - REINFORCING SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI 315, UNLESS DETAILED OR NOTED OTHERWISE.
 - REINFORCING STEEL SHALL CONFORM TO THE FOLLOWING:
 - DEFORMED BARS ASTM A615, GRADE 60
 - WELDED WIRE FABRIC ASTM A1064
 - REINFORCING STEEL SHALL BE SECURELY WIRED IN PLACE AND SUPPORTED PRIOR TO PLACING CONCRETE. MAXIMUM SPACING OF BARS SUPPORTS SHALL BE 3'-0".
 - PROVIDE MINIMUM CONCRETE COVER OVER REINFORCING AS FOLLOWS:
 - CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH - 3"
 - EXPOSED TO EARTH OR WEATHER
 - THROUGH FIB BARS - 2"
 - OR SMALLER BARS - 1 1/2"
 - NOT EXPOSED TO EARTH OR WEATHER OR IN CONTACT WITH THE GROUND
 - SLABS, WALLS AND JOISTS (#1 & SMALLER) - 1"
 - BEAMS AND COLUMNS - 1 1/2"
 - LAP ALL REINFORCING SPLICES MINIMUM OF 48 BAR DIAMETERS OR 2'-0", WHICHEVER IS GREATER, UNLESS NOTED OTHERWISE.
 - PROVIDE CORNER BARS AT ALL INTERSECTIONS AND CORNERS IN WALLS AND FOOTINGS. LAP 2'-0" WITH HORIZONTAL BARS. MATCH NUMBER AND SPACING OF HORIZONTAL BARS.
 - PROVIDE (2) #5 EACH SIDE OF OPENINGS IN CONCRETE WALLS AND SLABS, UNLESS OTHERWISE NOTED. BARS SHALL EXTEND 2'-0" BEYOND OPENING EDGES. PROVIDE 5'-0" #5 DIAGONAL BARS AT CORNER.
 - SPLICES OF VERTICAL REINFORCEMENT ARE NOT PERMITTED, UNLESS NOTED OTHERWISE.

COLUMN SCHEDULE		
MARK	SIZE	BASE CONNECTOR
C4	4x4 WOOD	SEE DETAILS
C6	6x6 WOOD COLUMN	SEE DETAILS

ISOLATED FOOTING SCHEDULE				
MARK	LENGTH	WIDTH	DEPTH	REINFORCING
F3	3'-0"	3'-0"	1'-0"	(3) #5 EACH WAY
F3T	3'-0"	3'-0"	3'-6"	(4) #5 VERTICAL & #4 TIES AT 12" O.C.

CONTINUOUS FOOTING SCHEDULE			
MARK	WIDTH	THICKNESS	REINFORCING
CF16	1'-4"	1'-0"	(2) #5 CONT.
CF24	2'-0"	1'-0"	(3) #5 CONT.
CFBT	8"	3'-6"	(2) #5 CONT. TOP & BOTTOM AND #4 VERTICAL AT 24" O.C.
CF20T	1'-8"	3'-6"	(3) #5 CONT. TOP & BOTTOM & #4 TIES AT 24" O.C.



INDIANOLA
CHILDCARE

1010 N. JEFFERSON WAY

ISSUANCE

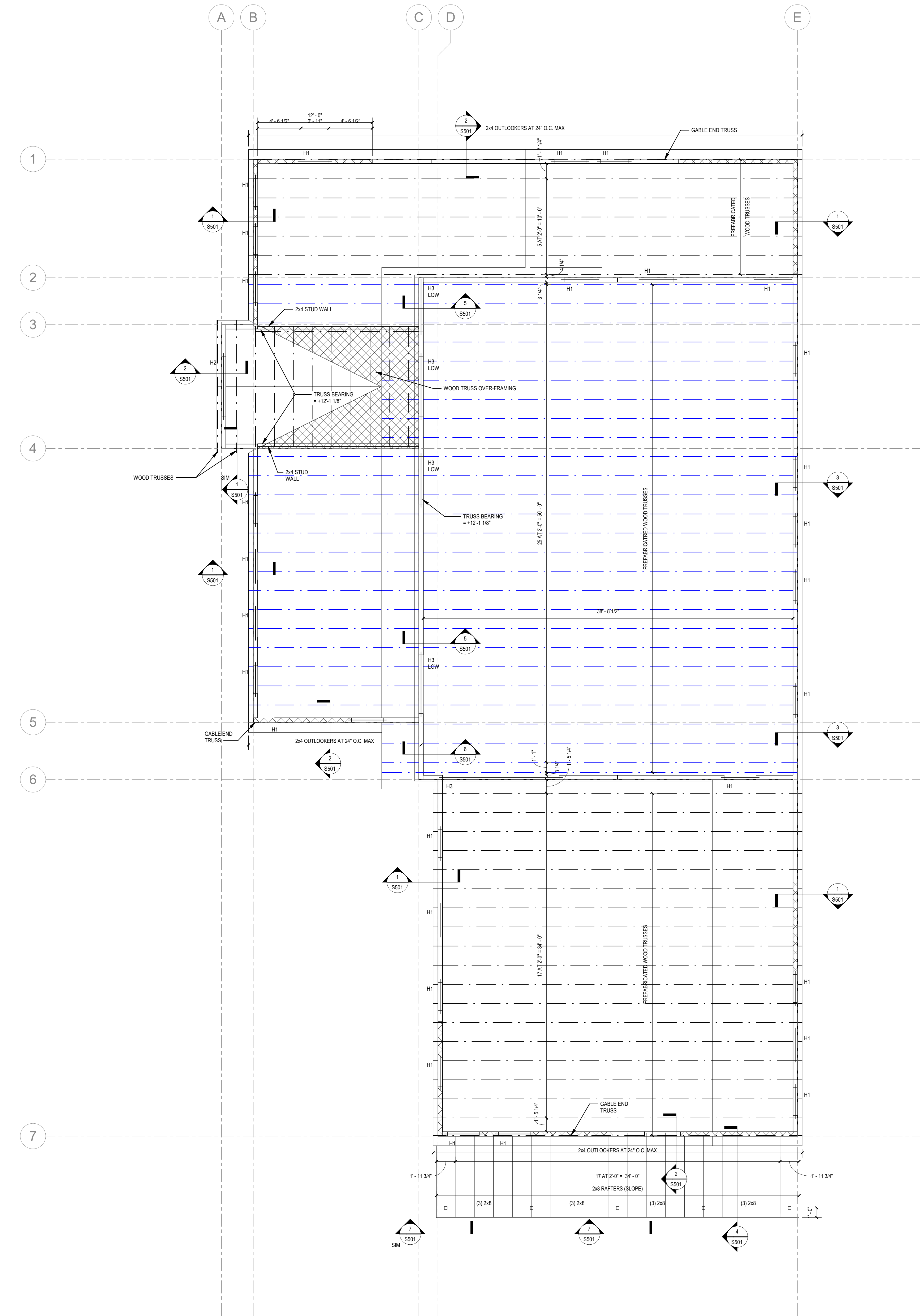
FOR PERMIT
10/12/2022

REVISIONS

THESE DOCUMENTS HAVE BEEN PREPARED SPECIFICALLY FOR THE ABOVE REFERENCED PROJECT. THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT THE EXPRESS WRITTEN APPROVAL AND PARTICIPATION OF SVPA ARCHITECTS INC. REPRODUCTION IS PROHIBITED.

PROJECT NUMBER
22048

FOUNDATION PLAN
S100



- ROOF FRAMING PLAN NOTES**
1. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND ELEVATIONS NOT SHOWN.
 2. ALL ELEVATIONS REFERENCED TO FINISH FLOOR ELEVATION = (0'-0").
 3. ALL FRAMING MEMBERS TO BE PRE-ENGINEERED WOOD TRUSSES AT SPACING INDICATED UNLESS NOTED OTHERWISE.
 4. TRUSS BEARING ELEVATION = (+10'-1 1/8").
 5. UPPER TRUSS BEARING ELEVATION = (+12'-1 1/8").
 6. ROOF SHEATHING TO BE 5/8" PLYWOOD SHEATHING FASTENED TO ROOF FRAMING WITH 8d NAILS AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
 7. ALL WALLS ARE TO BE 2x6 STUDS AT 16" ON CENTER, UNLESS NOTED OTHERWISE.
 8. ALL WALLS ARE TO BE SHEATHED PER ARCHITECT UNLESS NOTED AS A SHEAR WALL ON PLAN.

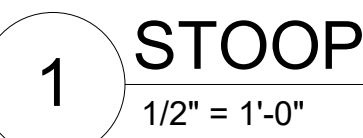
- POST-INSTALLED ANCHORS**
1. POST-INSTALLED ANCHORS SHALL BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS INCLUDED IN THE ANCHOR PACKAGING.
 2. CONTRACTOR IS RESPONSIBLE TO VERIFY DRILL BIT DIAMETER COMPLIES WITH MANUFACTURER'S REQUIREMENTS FOR TYPE AND DIAMETER OF ANCHOR TO BE INSTALLED.
 3. FASTEN WOOD MEMBERS TO CONCRETE (CRACKED) WITH SCREW ANCHORS OR THREADED ROD ADHESIVE ANCHORS. SEE DETAILS FOR MINIMUM DIAMETER AND EMBEDMENT DEPTH.
A. SCREW ANCHOR BASIS OF DESIGN: SIMPSON STRONG-TIE TITEN HD HLT-KWIK-HUS-EZ
B. THREADED ROD BASIS OF DESIGN: ASTM A36 THREADED ROD HLT-HIT-HAS ROD
C. ADHESIVE BASIS OF DESIGN: SIMPSON STRONG-TIE SET-3G HLT-HIT-HY-200 OR HIT-RE-500 V3
 4. FASTEN WOOD MEMBERS TO GROUT FILLED CMU MASONRY WITH SCREW ANCHORS OR THREADED ROD ADHESIVE ANCHORS. SEE DETAILS FOR MINIMUM DIAMETER AND EMBEDMENT DEPTH.
A. SCREW ANCHOR BASIS OF DESIGN: SIMPSON STRONG-TIE TITEN HD HLT-KWIK-HUS-EZ
B. THREADED ROD BASIS OF DESIGN: ASTM A36 THREADED ROD HLT-HIT-HAS ROD
C. ADHESIVE BASIS OF DESIGN: SIMPSON STRONG-TIE AT-XP HLT-HIT-HY-200
 5. FASTEN WOOD MEMBERS TO HOLLOW CMU MASONRY THREADED ROD ADHESIVE ANCHORS AND SCREEN TUBES AT NON-GROUTED CELLS. SEE DETAILS FOR MINIMUM DIAMETER AND EMBEDMENT DEPTH.
A. THREADED ROD BASIS OF DESIGN: ASTM A36 THREADED ROD w/ OPT-MESH HLT-HIT-HAS ROD w/ HIT-SG
B. ADHESIVE BASIS OF DESIGN: SIMPSON STRONG-TIE SET-XP OR AT-XP HLT-HIT-HY-270
 6. FASTEN REBAR DOWELS TO EXISTING CONCRETE WITH ASTM A615, GRADE 60 DEFORMED BARS AND SIMPSON STRONG-TIE SET-XP SET-3G OR HLT-HIT-HY-200/HIT-RE-500 V3.
 7. SUBSTITUTION REQUESTS FOR ALTERNATE ANCHOR AND ADHESIVE PRODUCTS MUST BE APPROVED IN WRITING BY THE ENGINEER PRIOR TO INSTALLATION. SUBMITTAL SHALL DEMONSTRATE TENSION & SHEAR VALUES GREATER THAN OR EQUAL TO PRODUCT(S) SPECIFIED AS LISTED IN ICC-ESR REPORTS.
 7. DO NOT CUT REINFORCING STEEL IN NEW OR EXISTING CONSTRUCTION WITHOUT ENGINEER'S WRITTEN APPROVAL.
 8. INSTALL ANCHORS IN ACCORDANCE WITH SPACING AND EDGE CLEARANCES INDICATED ON DRAWINGS TO MAINTAIN APPROPRIATE ANCHOR CAPACITY.

- STRUCTURAL WOOD**
1. ALL STRUCTURAL DIMENSIONAL LUMBER FOR COLUMNS, BEAMS, JOISTS, HEADERS AND OTHER STRUCTURAL MEMBERS SHALL BE DOUGLAS FIR-LARCH OR SPRUCE-PINE-FIR.
 2. ALL STRUCTURAL WOOD SHALL MEET THE MATERIAL REQUIREMENTS AS SHOWN BELOW, UNLESS NOTED OTHERWISE.
A. DIMENSIONAL LUMBER
1. GRADE NO 2 & BETTER
B. LVL BEAMS & HEADERS
1. MODULUS OF ELASTICITY 2,000,000 PSI
2. FLEXURAL STRESS 2,600 PSI
 3. HORIZONTAL FRAMING MEMBERS SHALL BE SUPPORTED BY EITHER DIRECT BEARING OR BY THE USE OF MANUFACTURED SHEET METAL JOIST HANGERS. THERE SHALL BE NO NAILING INTO END GRAIN OF HORIZONTAL MEMBERS NOR SHALL THEY BE ATTACHED TO OTHER MEMBERS BY TOE-NAILING.
 4. CUTTING, NOTCHING, OR DRILLING OF MEMBERS SHALL BE ONLY AS DETAILED OR APPROVED BY THE ENGINEER.
 5. WHERE SPECIFIC NAIL SIZES ARE CALLED FOR THE NAILS SHALL BE COMMON NAILS ONLY.
 6. ALL HORIZONTAL MEMBERS SHALL BE INSTALLED WITH THE CAMBER UP. REJECT ALL LUMBER THAT HAS KNOTS OCCURRING AT THE EXTREME EDGE OF THE LUMBER PIECE.
 7. PROVIDE SOLID BLOCKING BETWEEN DIMENSIONAL LUMBER JOISTS/RAFTERS AT EACH END AND AT MID-SPAN OF JOISTS/RAFTERS WITH SPANS GREATER THAN 6'-0" UNLESS NOTED OTHERWISE.
 8. FRAMING ANCHORS, JOIST HANGERS, POST CAPS AND BASES SHALL BEAR THE APPROVAL OF THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS (ICBO).
 9. USE TREATED LUMBER FOR ALL LUMBER WHICH IS IN CONTACT WITH CONCRETE, MASONRY, OR EARTH.
 10. BUILT-UP DIMENSIONAL LUMBER BEAMS AND HEADERS SHALL BE FASTENED TOGETHER WITH 2 ROWS OF 16d NAILS AT 16" O.C. BUILT-UP LVL BEAMS AND HEADERS SHALL BE FASTENED WITH SIMPSON STRONG-TIE SDS SCREWS OR APPROVED EQUIVALENT.
 11. ALL FASTENERS TO BE GALVANIZED IN AREAS DIRECTLY EXPOSED TO EXTERIOR ELEMENTS OR PRESERVATIVE PRESSURE-TREATED MATERIAL.
 12. PLYWOOD SHEATHING SHALL BE IN ACCORDANCE WITH DOC PS 2.
 13. POSITION PLYWOOD SHEATHING SO THAT FACE-GRAIN IS PERPENDICULAR TO SUPPORT MEMBERS, AND STAGGER END JOINTS.

- WOOD TRUSSES**
1. TRUSSES SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH THE GOVERNING BUILDING CODE, THE NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION, AND ACPA NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION AND SUPPLEMENTS.
 2. DESIGN TRUSSES UNDER THE DIRECT PERSONAL SUPERVISION OF A PROFESSIONAL STRUCTURAL ENGINEER EXPERIENCED IN DESIGN OF THIS WORK AND LICENSED IN THE STATE OF IOWA.
 3. DESIGN TRUSSES FOR THE FOLLOWING LOADS:
TOP CHORD LIVE 25 PSF
TOP CHORD DEAD 10 PSF
BOTTOM CHORD DEAD 10 PSF
 4. MAXIMUM ALLOWABLE VERTICAL DEFLECTION RATIO:
SNOW LOAD L / 360
TOTAL LOAD L / 240
 5. PROVIDE TEMPORARY AND PERMANENT BRACING AS REQUIRED BY TRUSS MANUFACTURER PRIOR TO PLACEMENT OF SHEATHING.
 6. TRUSS MANUFACTURER SHALL PROVIDE TRUSSES THAT FULLY FRAME OUT THE SHAPE AND DIMENSIONS OF THE ROOF AND CEILING STRUCTURE AS SHOWN IN THE DRAWINGS WITHOUT ADDITIONAL WIND FRAMING EXCEPT AS NOTED. THIS IS TO INCLUDE END CHORDS, VALLEY SETS, PARALLEL CHORD TRUSSES, TRUSS GIRDERS, AND OTHER SPECIAL TRUSSES.
 7. THE TRUSS LAYOUT AND CONFIGURATION SHOWN ON THE DRAWINGS FOR INFORMATIONAL PURPOSES ONLY. THE TRUSS MANUFACTURER MAY MODIFY THE TRUSS AND TRUSS GIRDER LAYOUT WITH THE APPROVAL OF THE ENGINEER AND CONTRACTOR. SUBMIT PROPOSED MODIFICATIONS TO THE ENGINEER AS SOON AS POSSIBLE TO PERMIT MODIFICATIONS TO WALLS, FOOTINGS, HEADERS, COLUMNS, ETC.
 8. TRUSS MANUFACTURER SHALL PROVIDE ALL HANGERS AND OTHER MISCELLANEOUS CONNECTORS FOR ALL TRUSSES TO TRUSS CONNECTIONS. PROVIDE SHOP DRAWINGS AND/OR MANUFACTURER'S INFORMATION CERTIFYING ICBO ACCEPTANCE.
 9. INSTALL TRUSS UPLIFT CONNECTORS AT EACH ROOF TRUSS AND RAFTER. INSTALL PER MANUFACTURER RECOMMENDATIONS.
 10. REFER TO MECHANICAL PLANS FOR EXACT SIZE AND LOCATION OF HVAC DUCT WORK. COORDINATE TRUSS WEB MEMBERS TO AVOID CONFLICTS.

HEADER SCHEDULE			
MARK	HEADER	JAMBS	SILL
H1	(3) 2x6	(1)-JACK (1)-KING	2X6
H2	(3) 2x8	(1)-JACK (1)-KING	2X6
H3	(3) 1-3/4x11-7/8 LVL	(2)-JACK (2)-KING	2X6

NOTE: SILLS NOT REQUIRED AT DOOR OPENINGS.

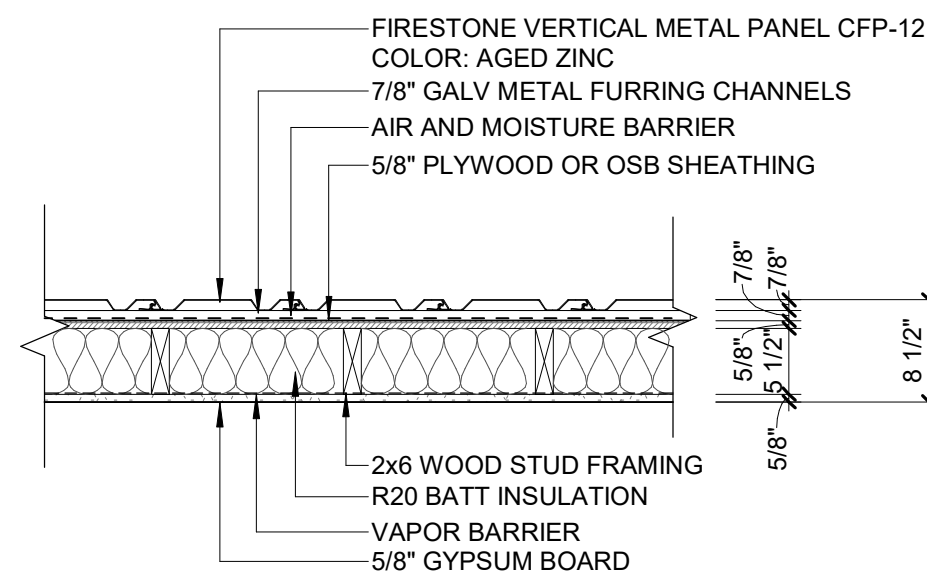




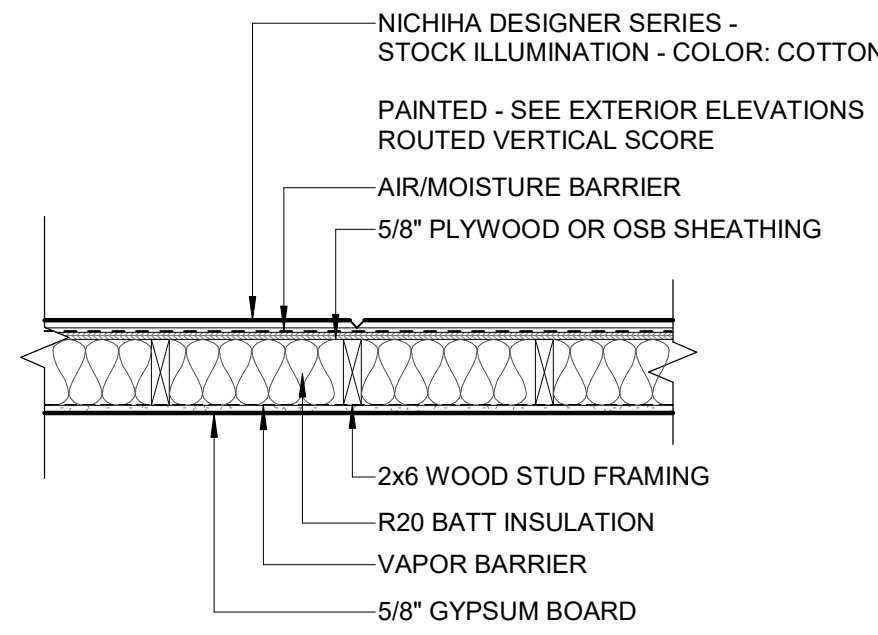
WALL TYPE NOTES:

1. ALL INTERIOR WALLS SHALL RUN TO, AND SEAL TO STRUCTURAL DECKING, UNLESS NOTED OTHERWISE
2. INSTALL ACOUSTICAL SEALANT AT THE BASE AND HEAD OF ALL INTERIOR AND EXTERIOR WALLS, UNLESS NOTED OTHERWISE.

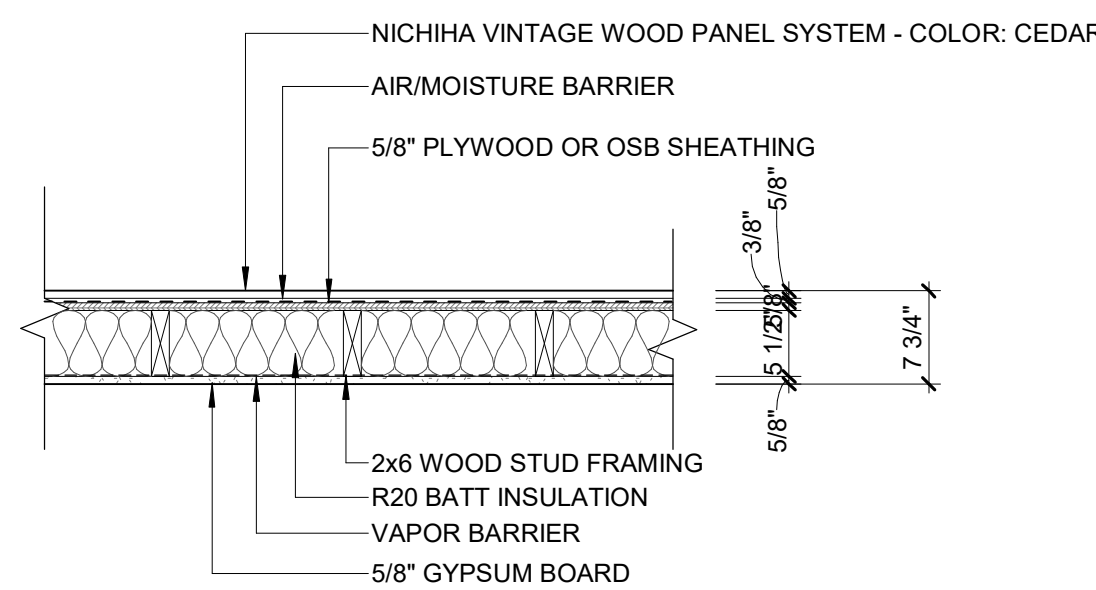
E.1A



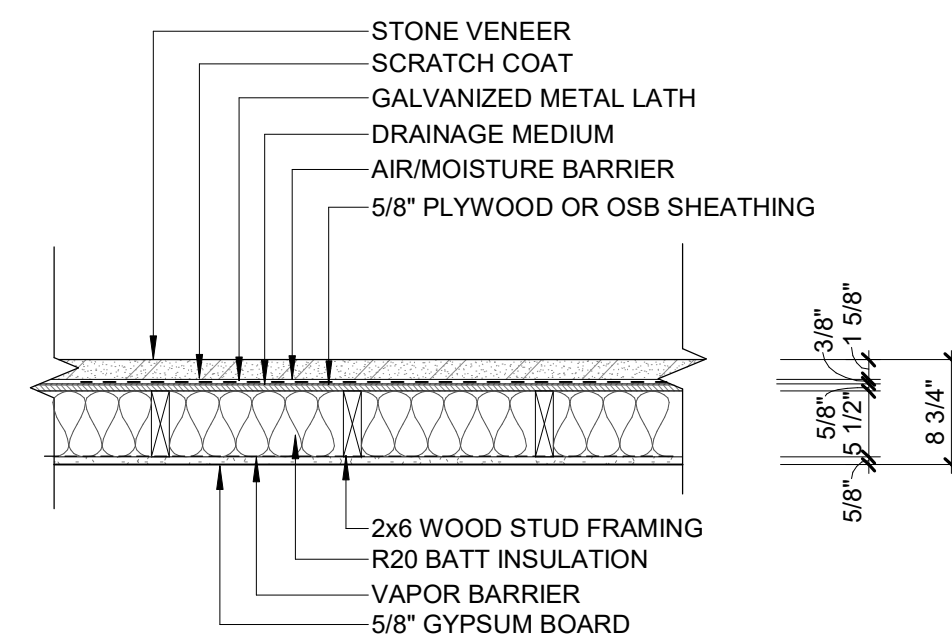
E.1B



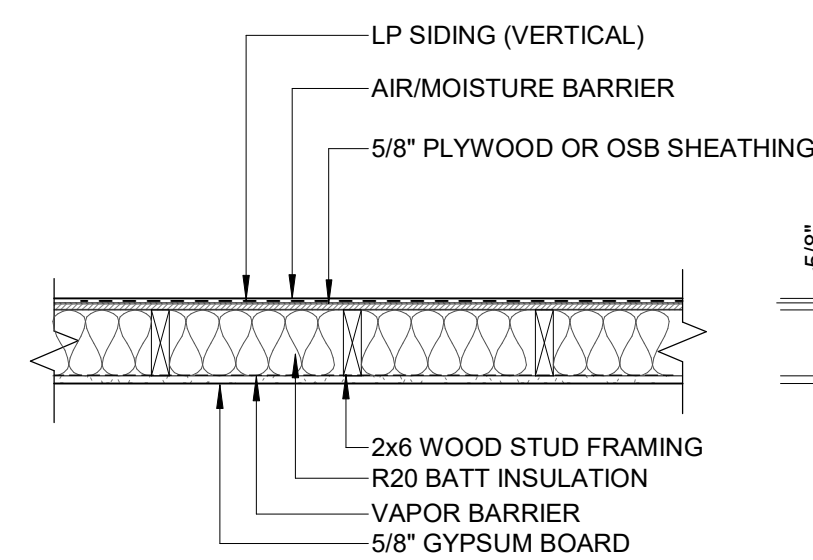
E.1C



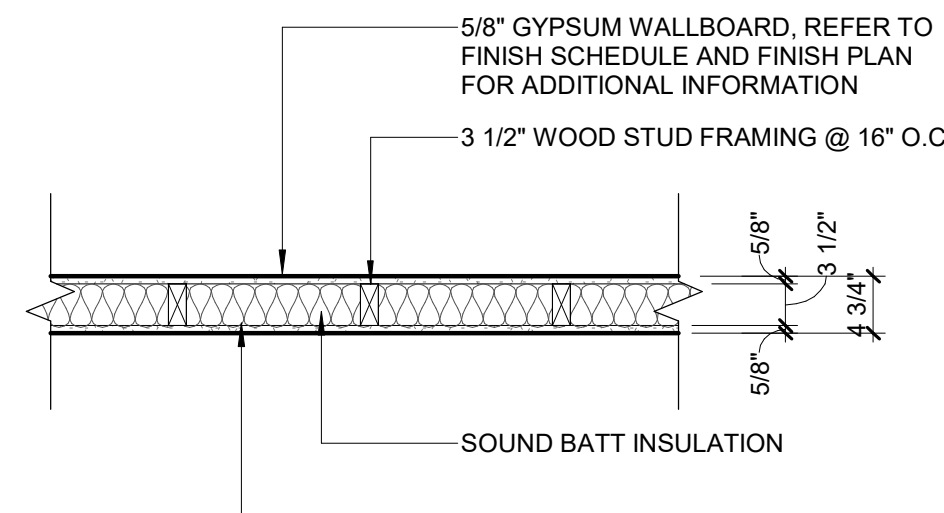
E.1D



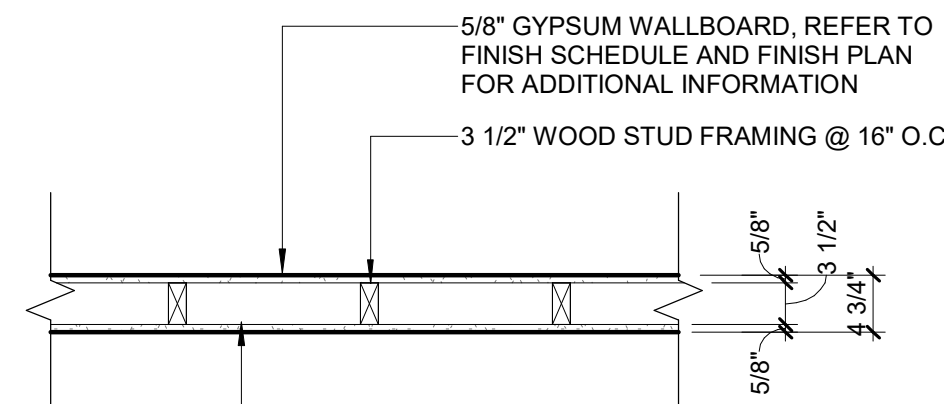
E.1E



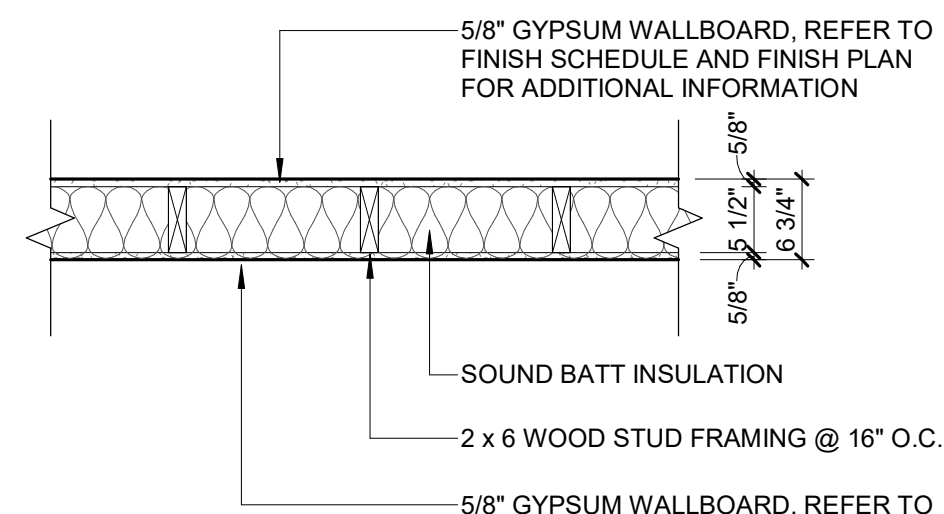
I.1A



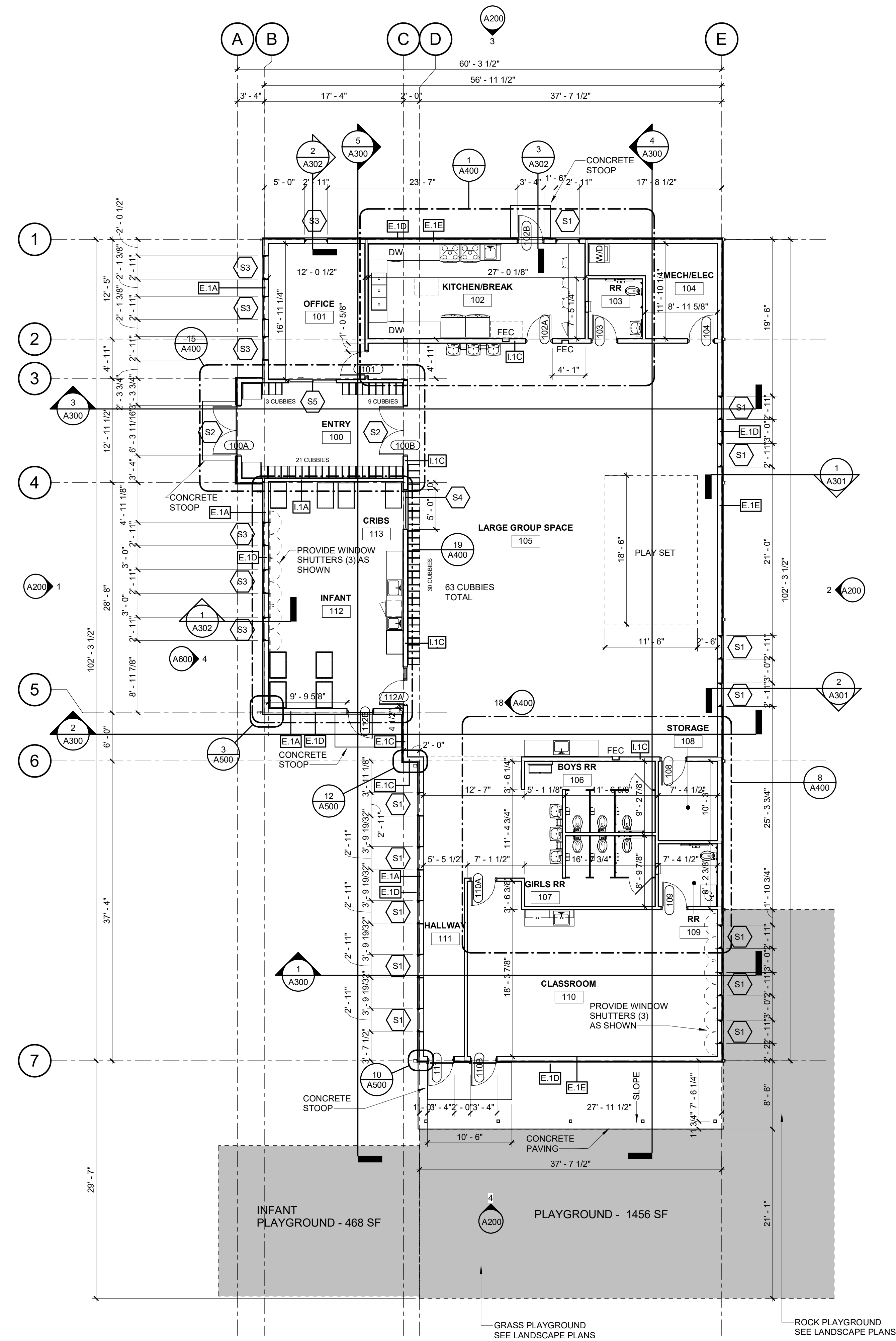
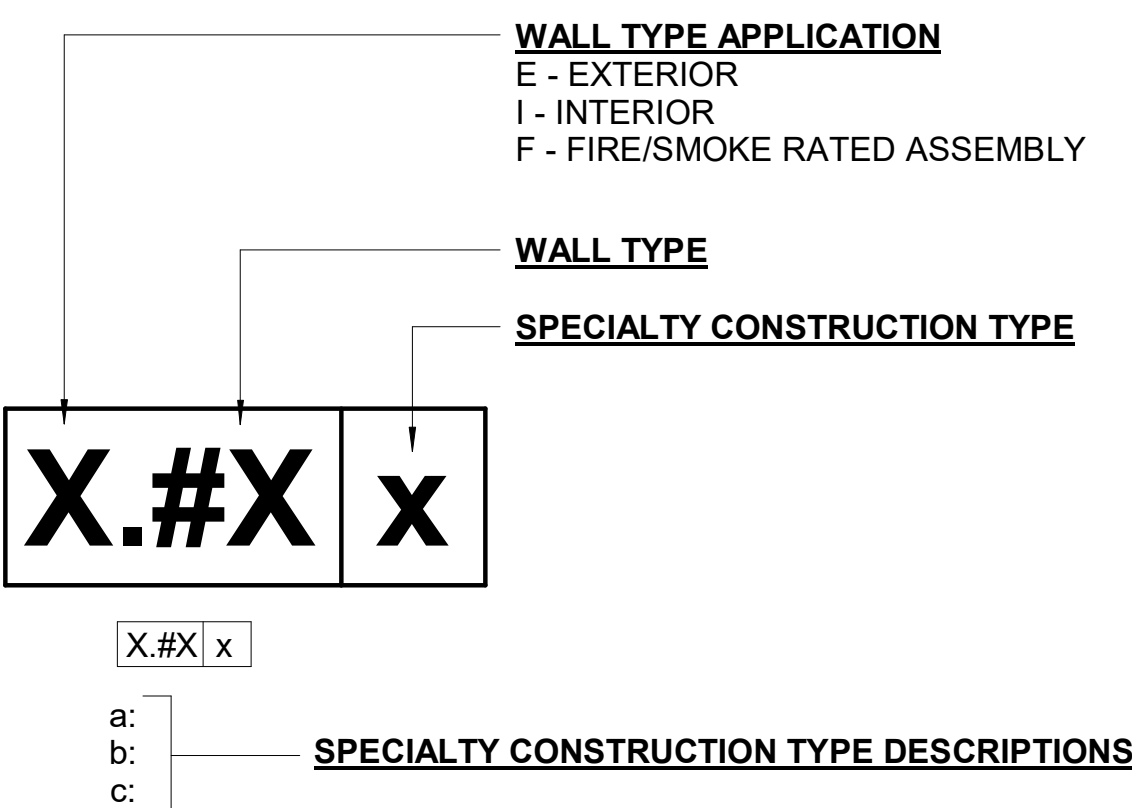
I.1B



I.1C



WALL TAG LEGEND



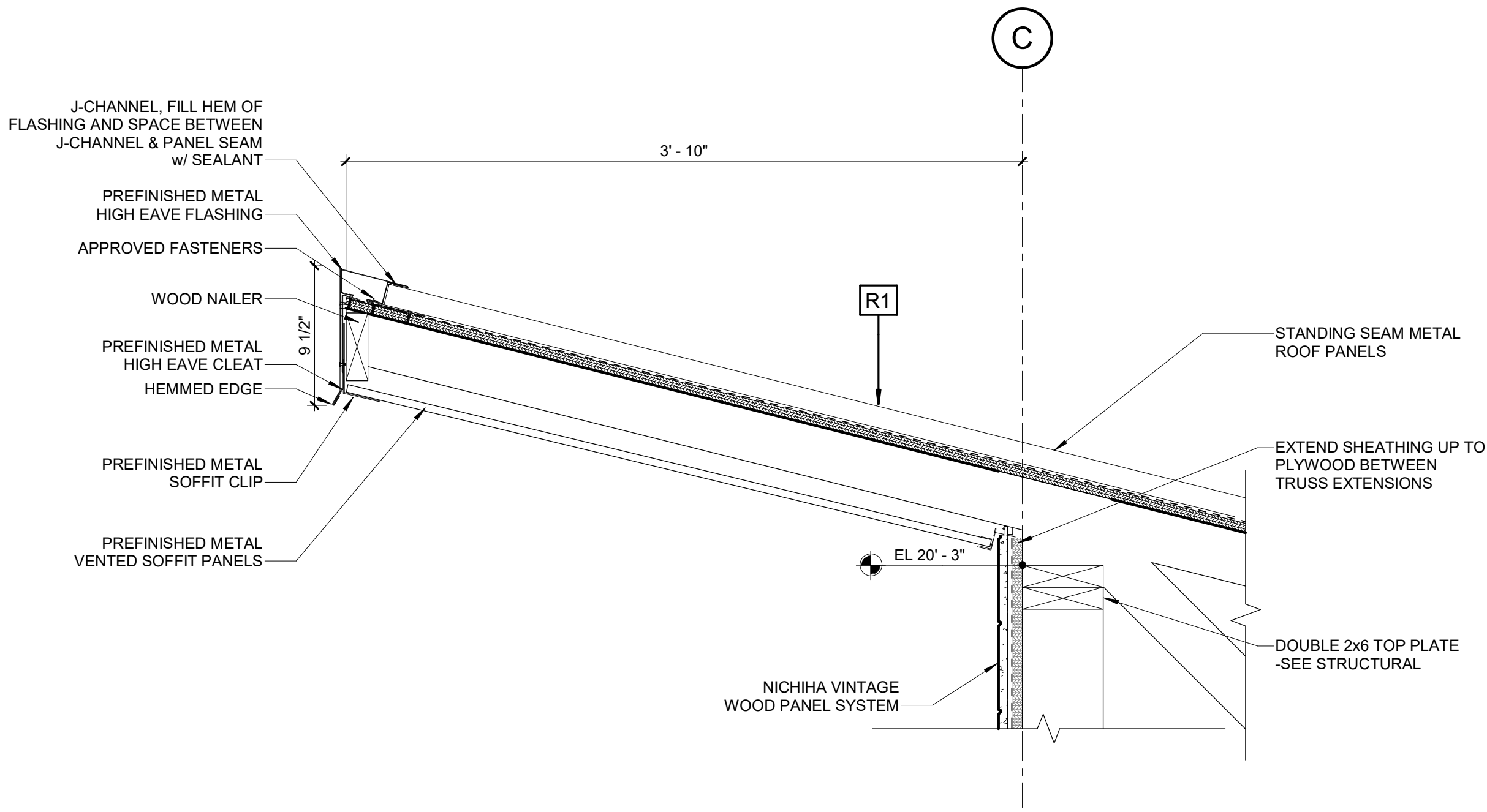
1 FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

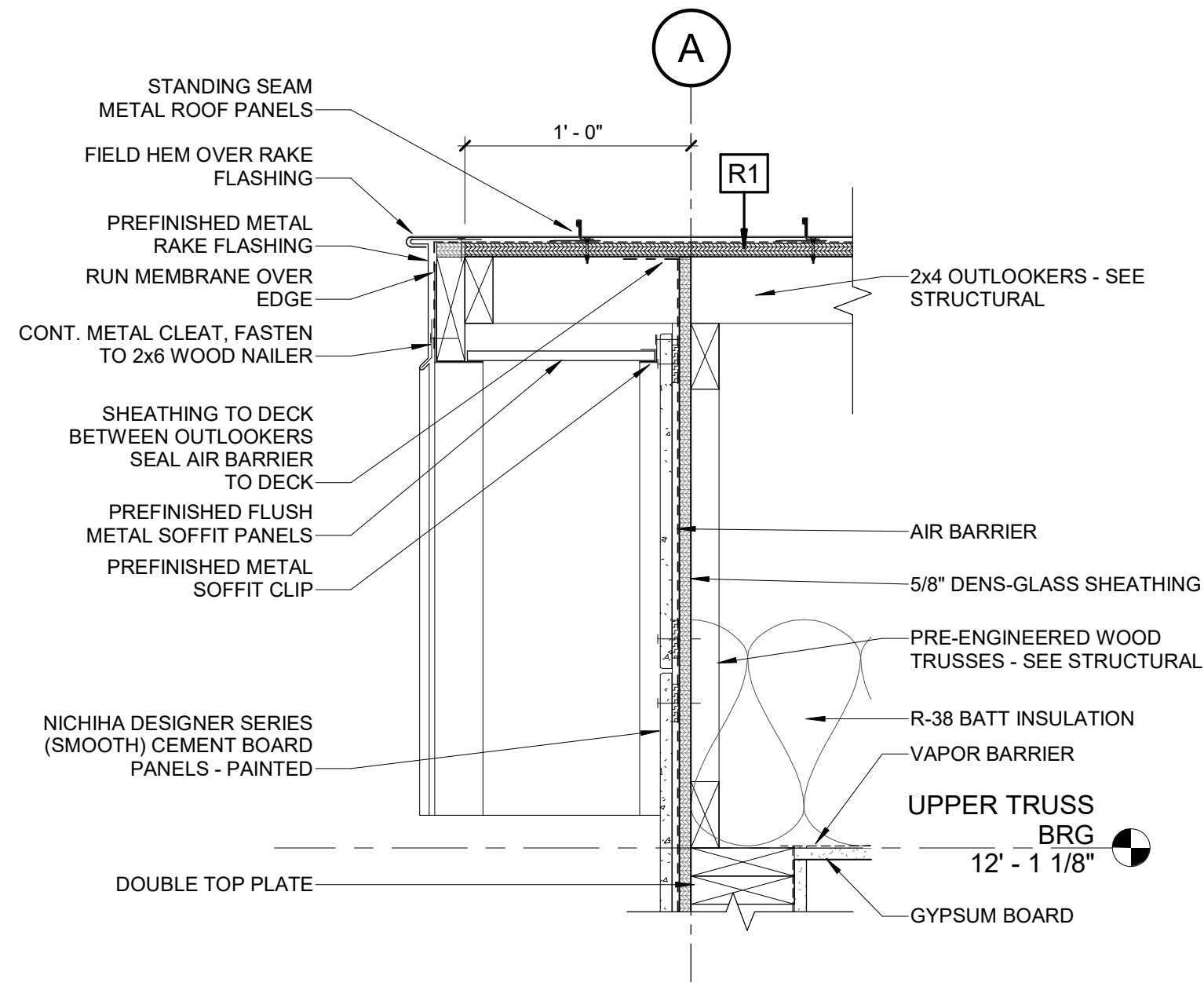


GENERAL FLOOR PLAN NOTES

1. ALL WATER CLOSETS TO BE ADULT SIZE AND ROUND BOWL. ALL ADA WATER CLOSETS TO BE AT REQUIRED ADA HEIGHT.
2. COORDINATE WITH OWNER FOR ALL OWNER PROVIDED EQUIPMENT.
3. ALL WALLS TO BE WALL TYPE I.1A, U.O.N.
4. GRIDS ARE TO OUTSIDE FACE OF WD STUD
5. "FEC" - FIRE EXTINGUISHER CABINET

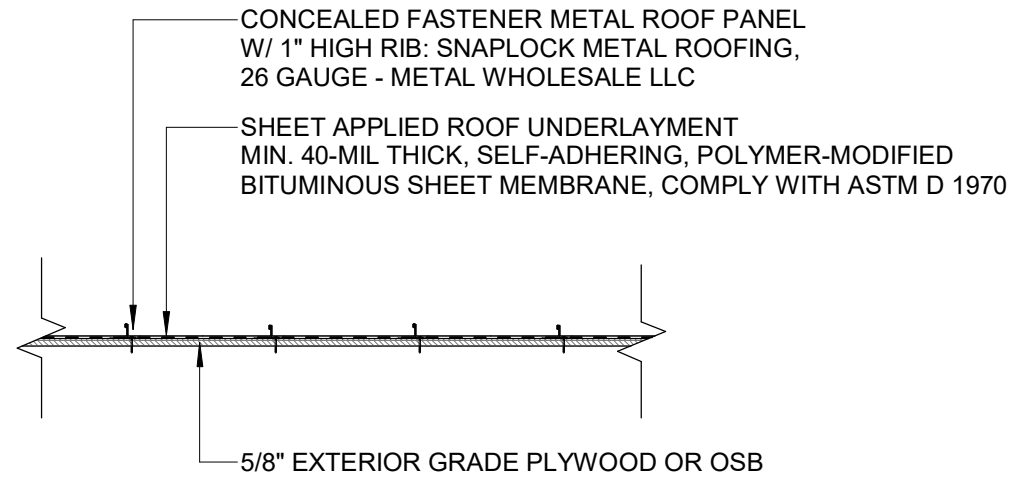


2 HIGH RIDGE DETAIL
SCALE: 1 1/2" = 1'-0"

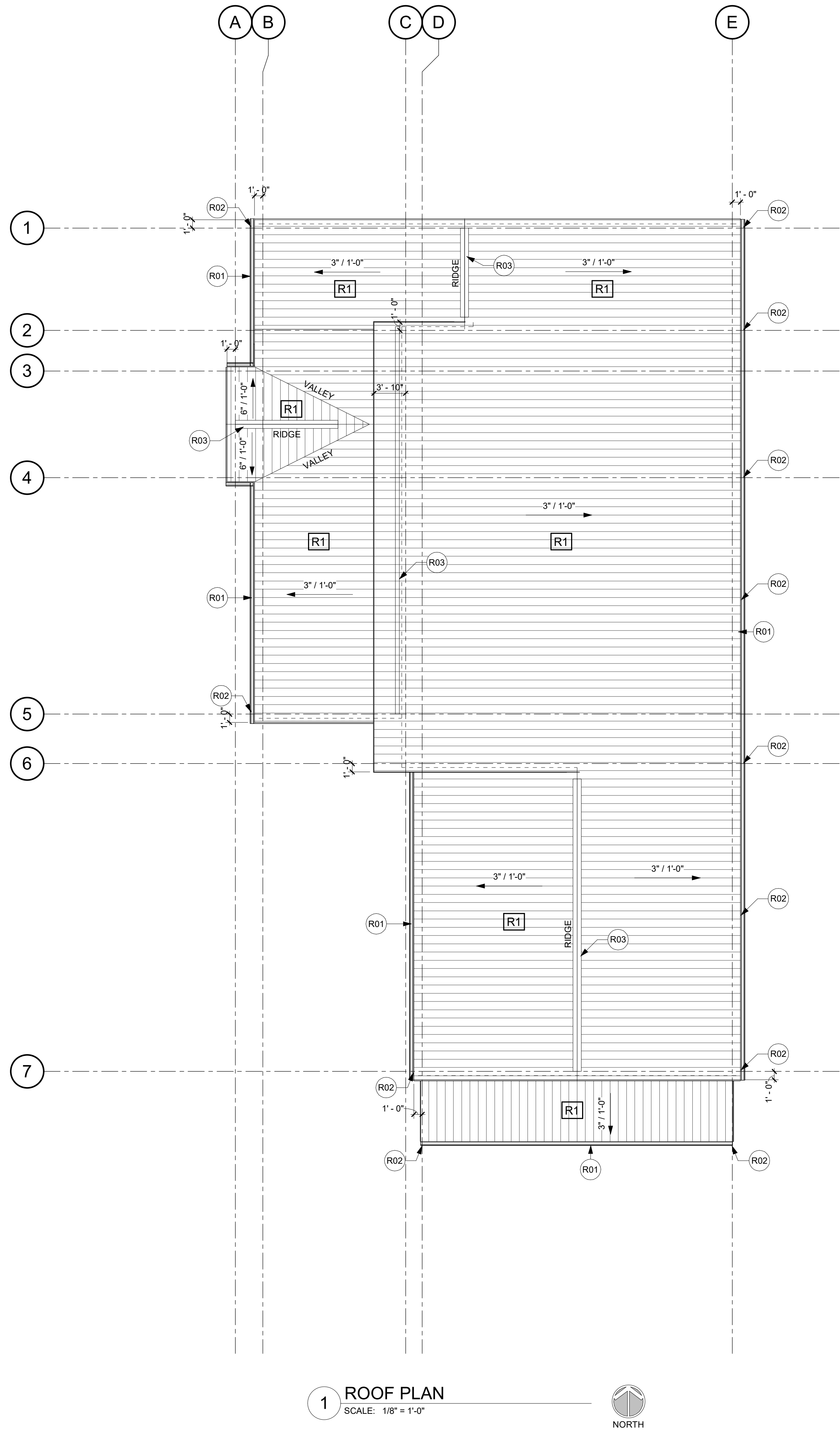


3 RAKE DETAIL
SCALE: 1 1/2" = 1'-0"

R1



ROOF PLAN NOTES	
R01	PREFINISHED METAL GUTTER
R02	DOWNSPOUT
R03	RIDGE VENT

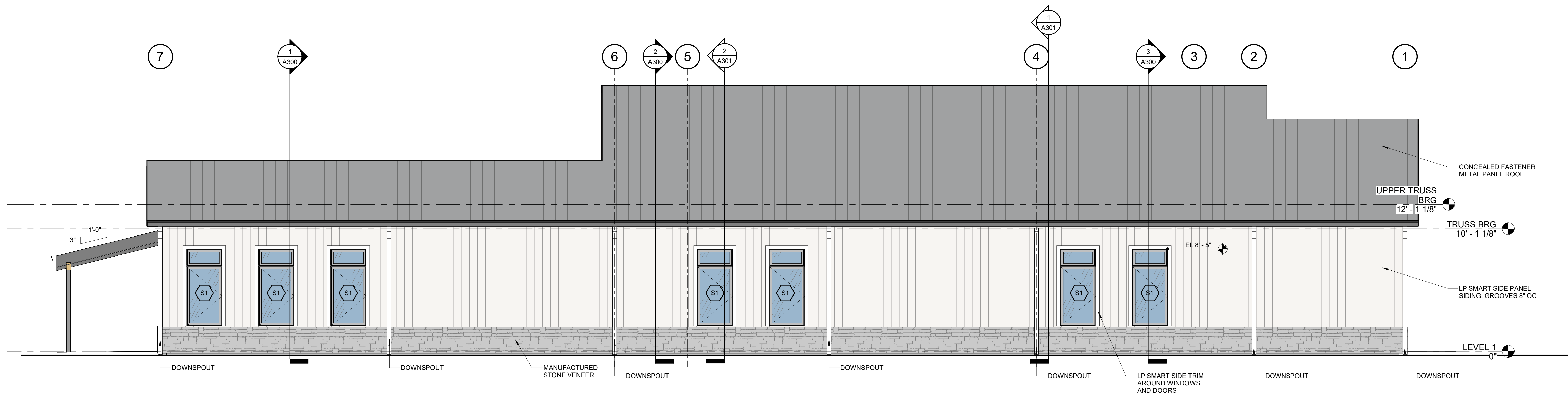


1 ROOF PLAN
SCALE: 1/8" = 1'-0"

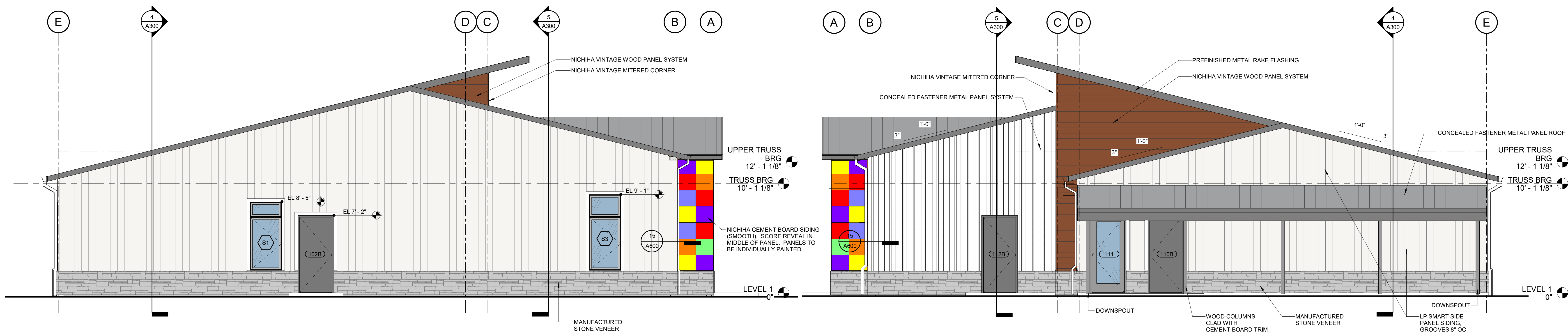




1 EXTERIOR ELEVATION - WEST
SCALE: 1/4" = 1'-0"



2 EXTERIOR ELEVATION - EAST
SCALE: 1/4" = 1'-0"



3 EXTERIOR ELEVATION - NORTH
SCALE: 1/4" = 1'-0"

4 EXTERIOR ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"

- NOTES:
1. GUTTER AND DOWNSPOUTS:
COLOR: AGED ZINC (FIRESTONE)
METAL SOFFIT PANELS:
FIRESTONE UNA-CLAD UC-500,
12" RIBS. COLOR: AGED ZINC.
ALL METAL TRIM/FASCIA -
COLOR: AGED ZINC.
 - 2.
 - 3.

**INDIANOLA
CHILDCARE**

1010 N. JEFFERSON WAY
INDIANOLA, IA 50125

ISSUANCE

FOR PERMIT
10/12/2022

REVISIONS

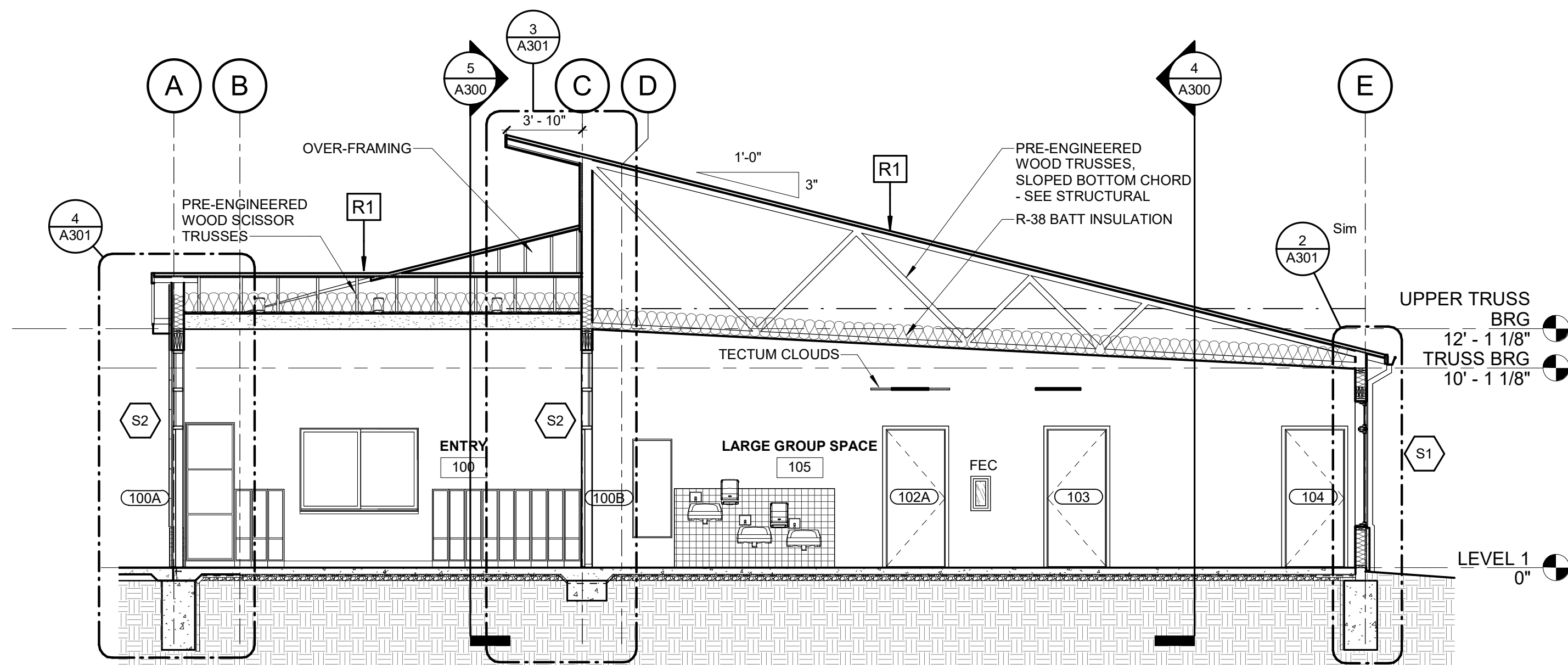
THESE DOCUMENTS HAVE BEEN PREPARED
SPECIFICALLY FOR THE ABOVE REFERENCED
PROJECT. THEY ARE NOT SUITABLE FOR USE ON
OTHER PROJECTS OR IN OTHER LOCATIONS
WITHOUT THE EXPRESS WRITTEN APPROVAL AND
PARTICIPATION OF SVP ARCHITECTS INC.
REPRODUCTION IS PROHIBITED.

© 2022

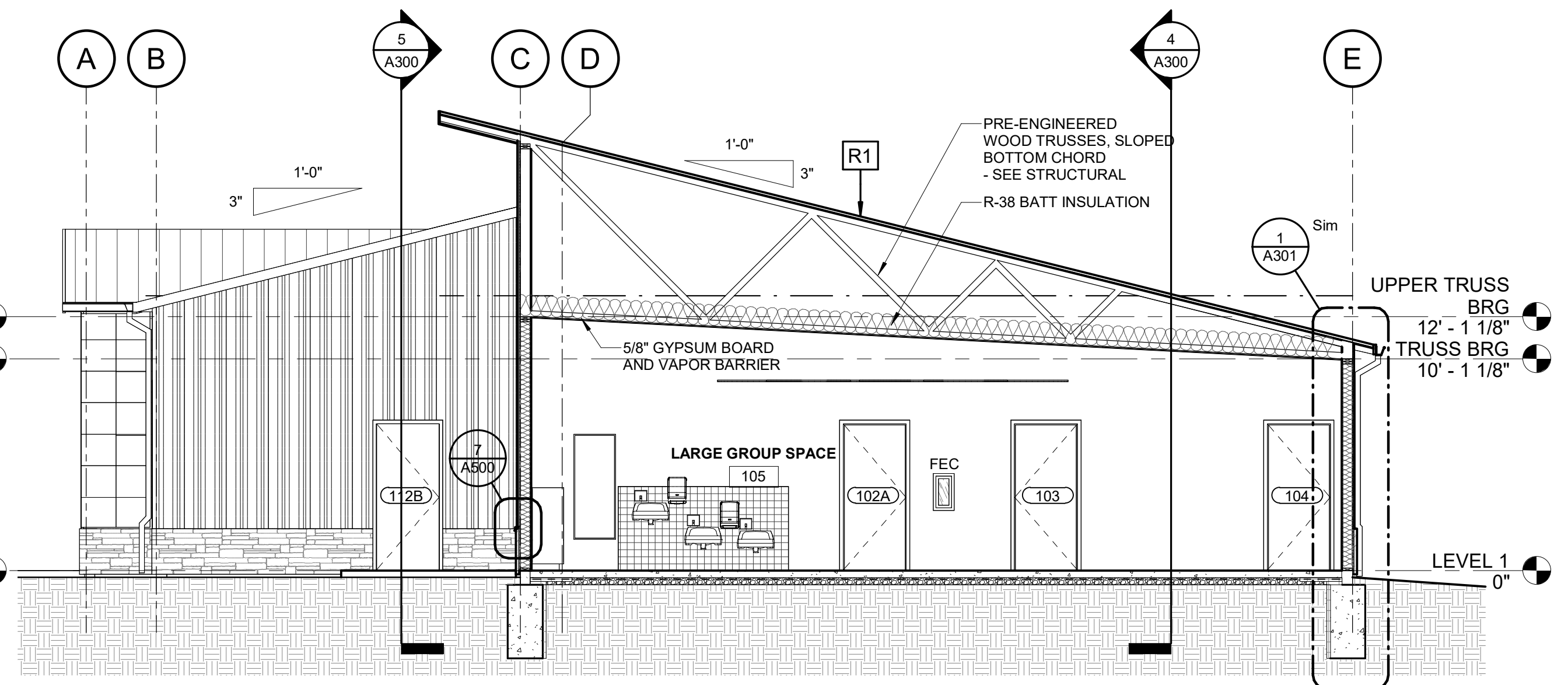
PROJECT NUMBER
22017

BUILDING SECTIONS

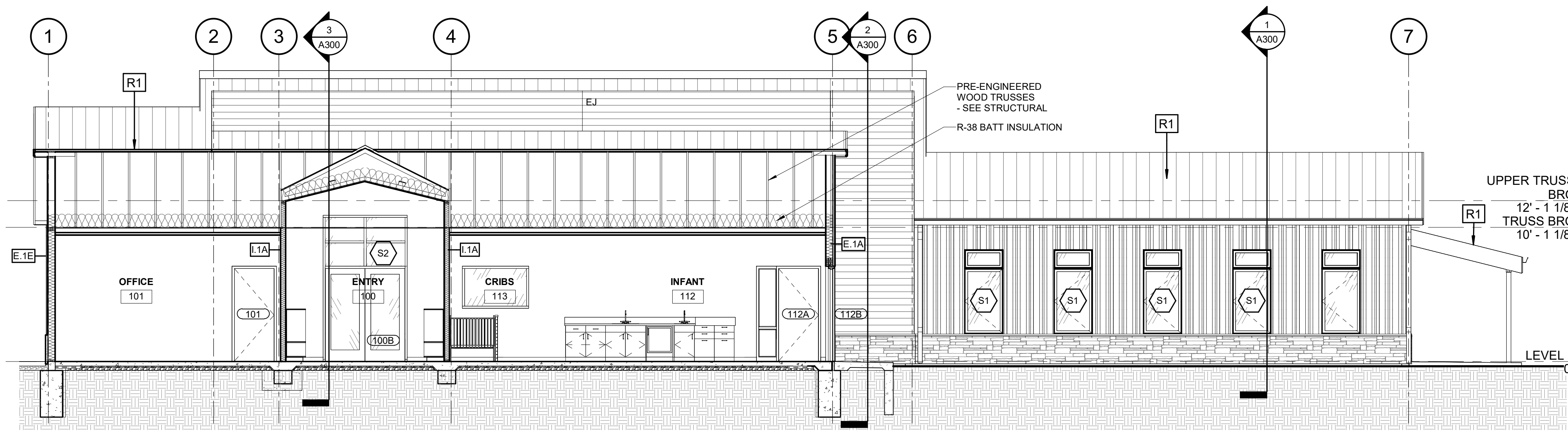
A300



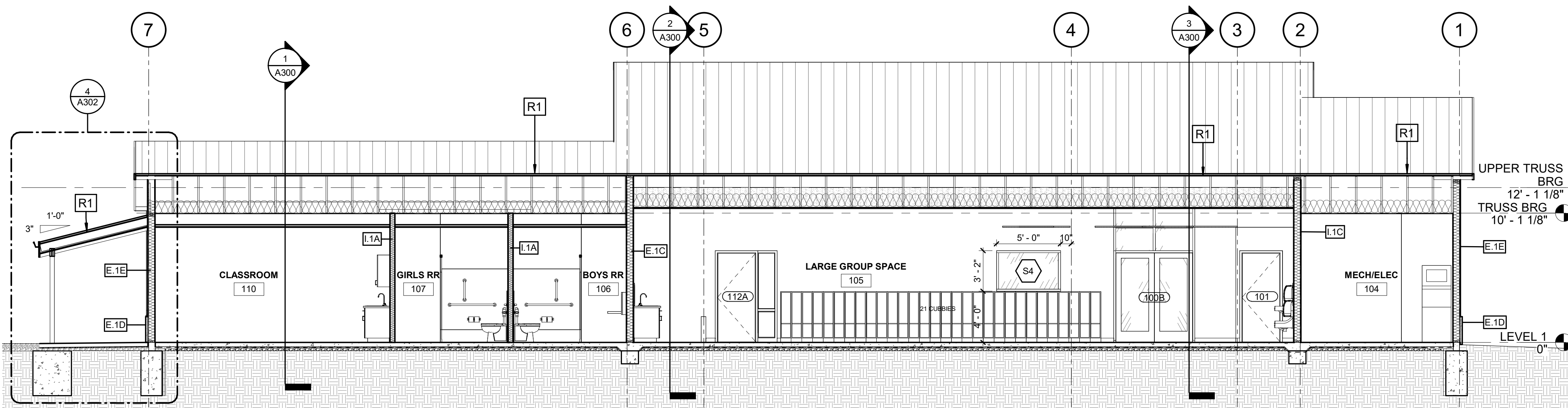
3 BUILDING SECTION
SCALE: 3/16" = 1'-0"



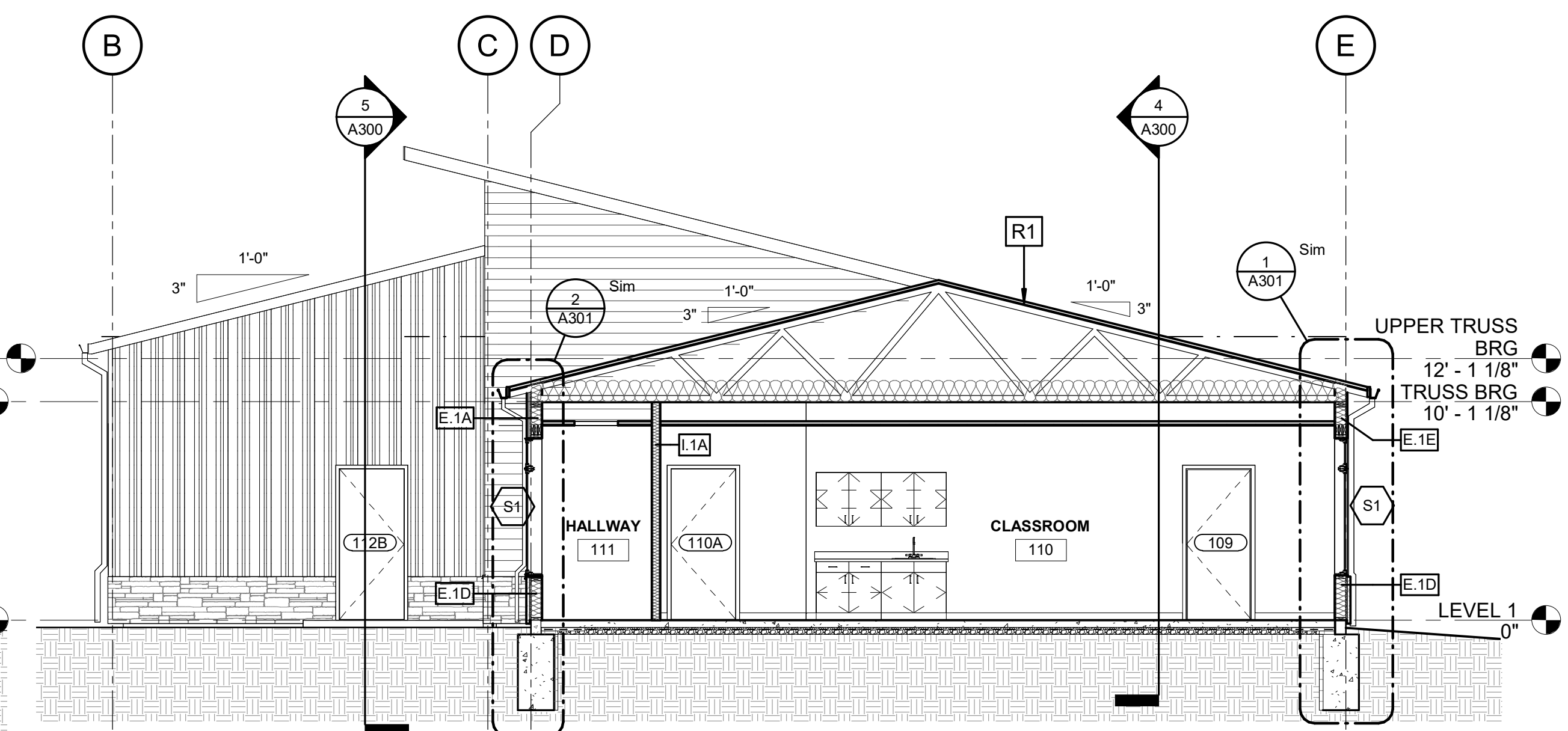
2 BUILDING SECTION
SCALE: 3/16" = 1'-0"



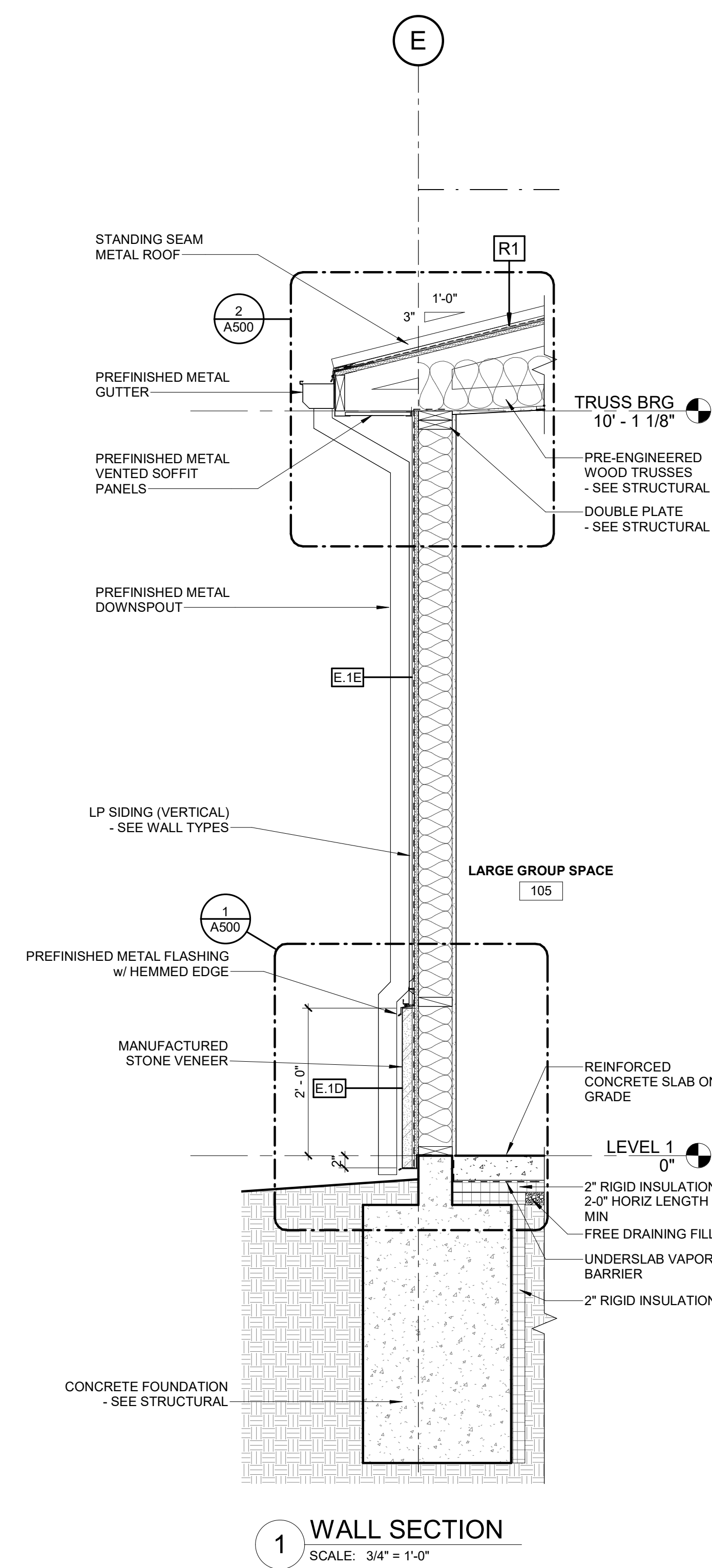
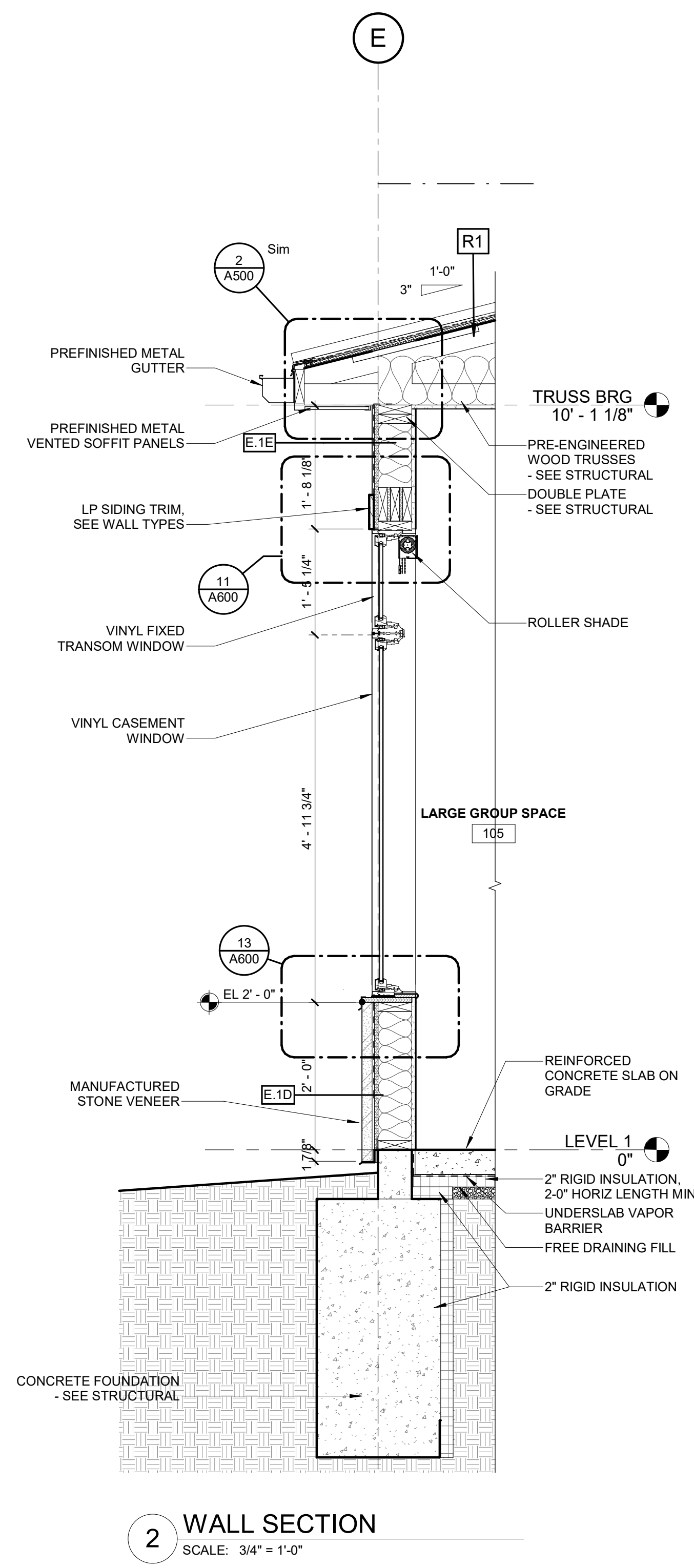
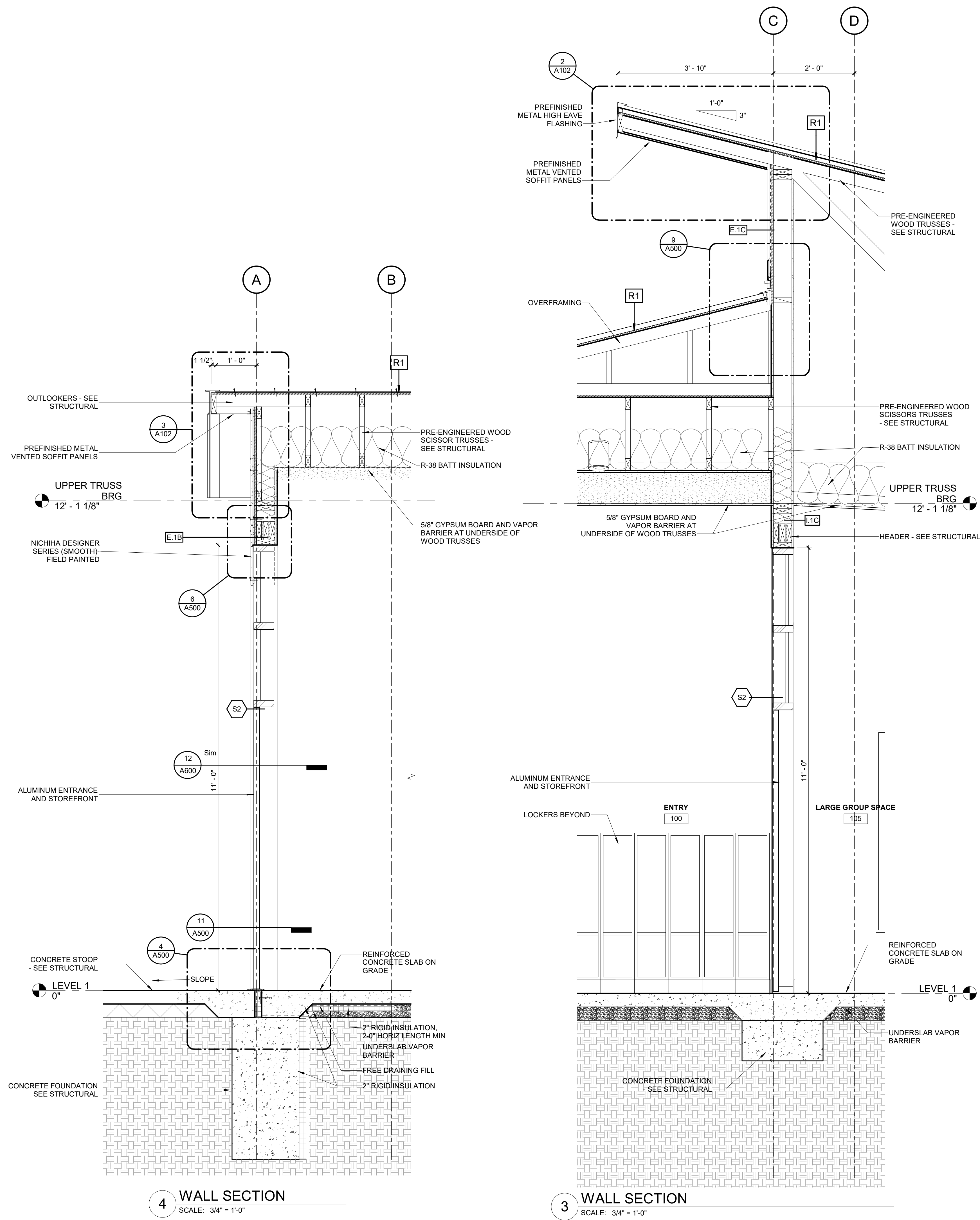
5 BUILDING SECTION
SCALE: 3/16" = 1'-0"



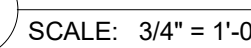
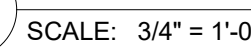
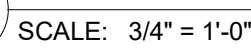
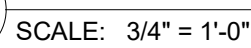
4 BUILDING SECTION
SCALE: 3/16" = 1'-0"

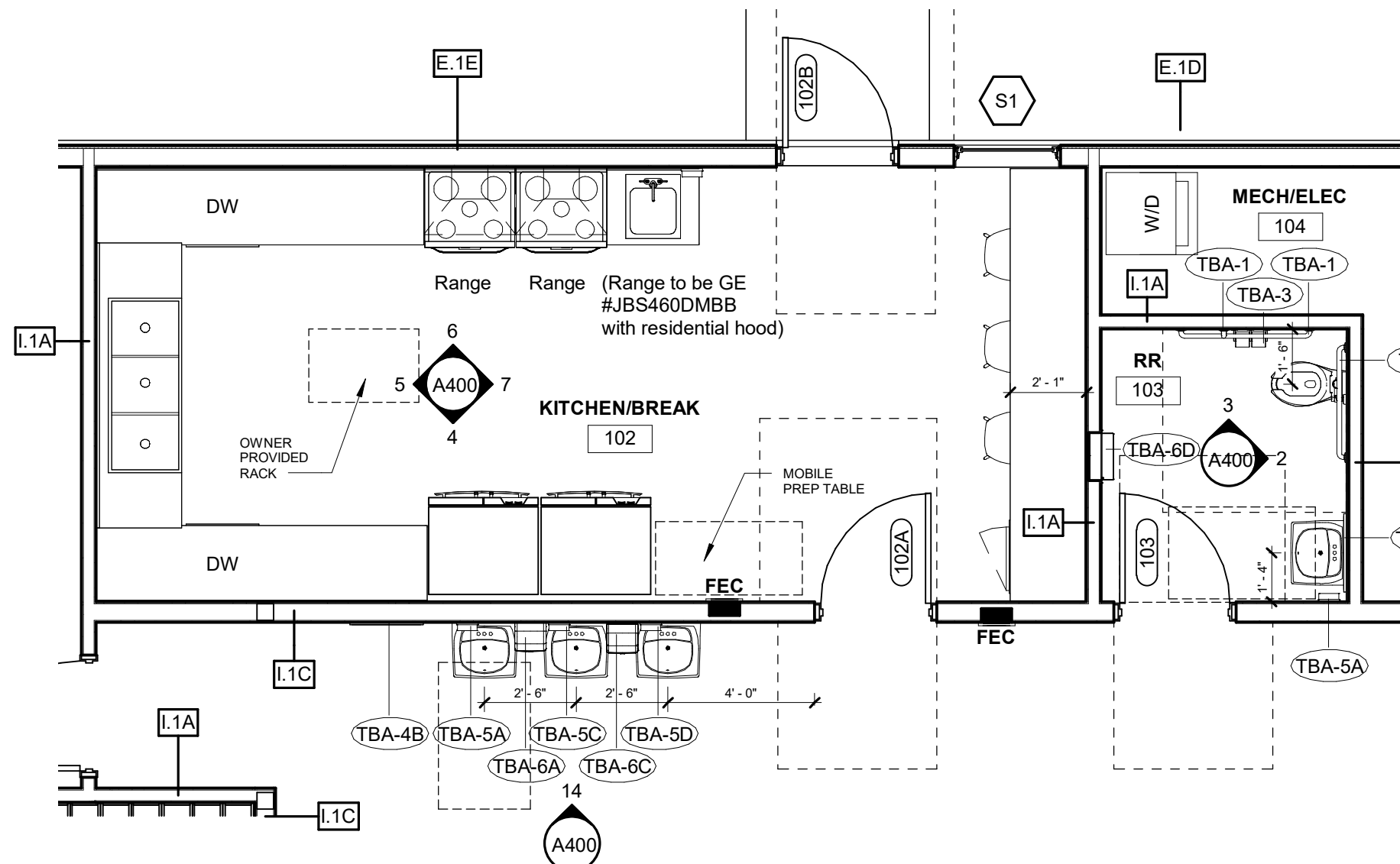


1 BUILDING SECTION
SCALE: 3/16" = 1'-0"

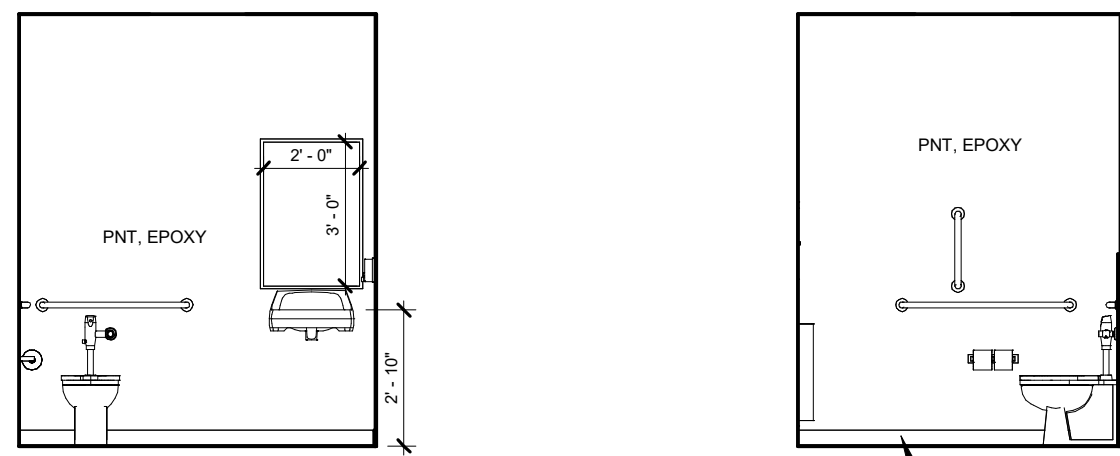


A302



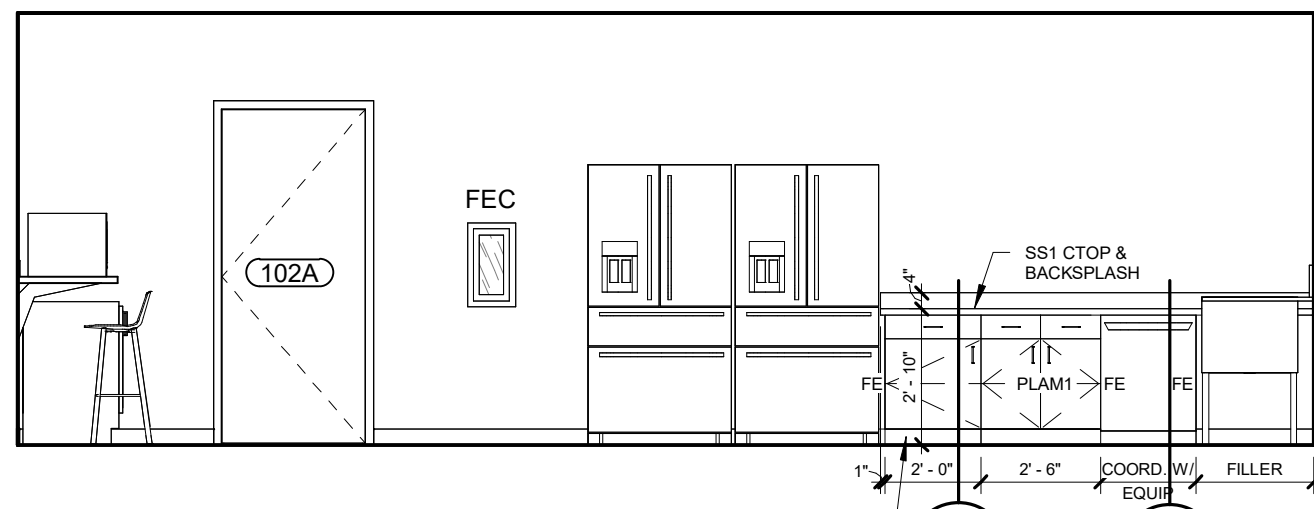


1 KITCHEN/BREAK/RR ENLARGED PLANS
SCALE: 1/4" = 1'-0"

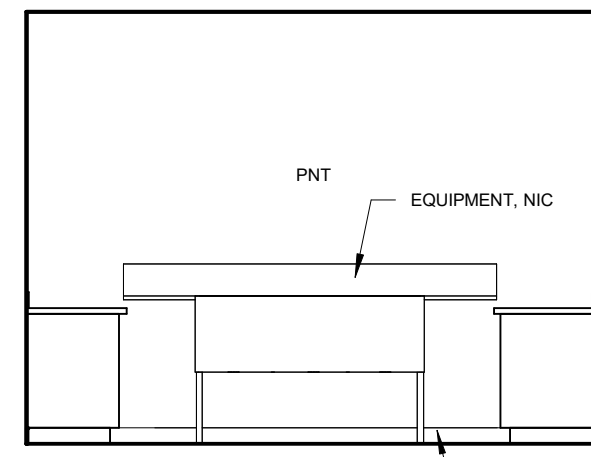


2 UNISEX RR FRONT
SCALE: 1/4" = 1'-0"

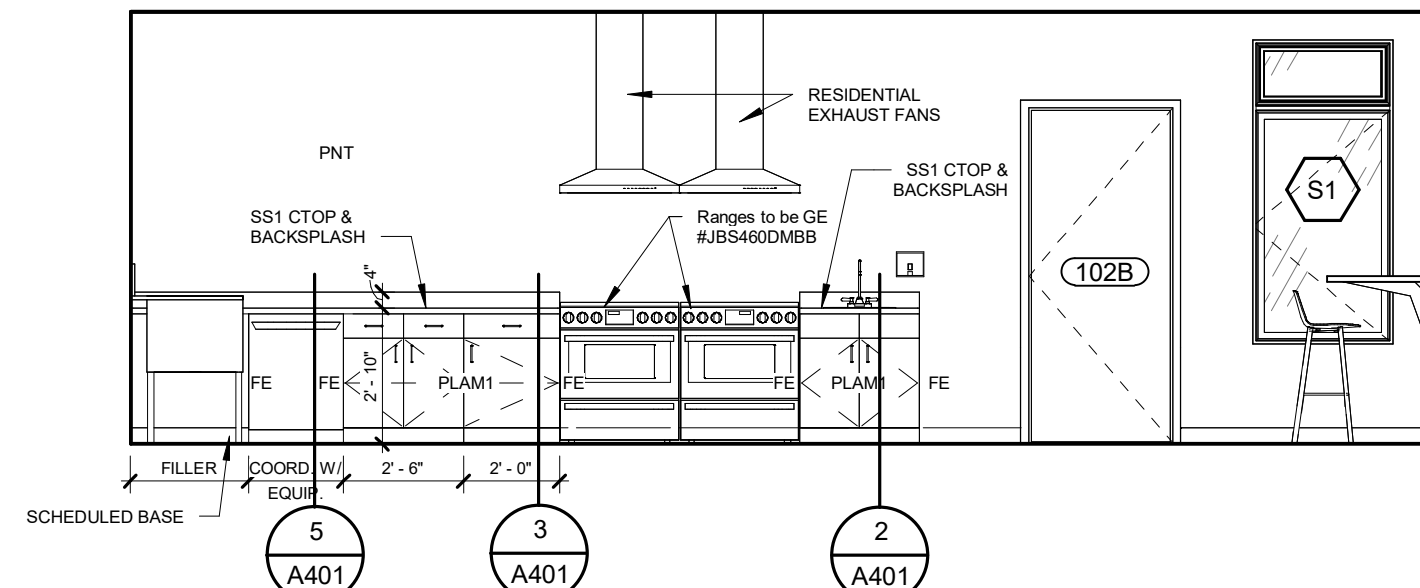
3 UNISEX RR SIDE
SCALE: 1/4" = 1'-0"



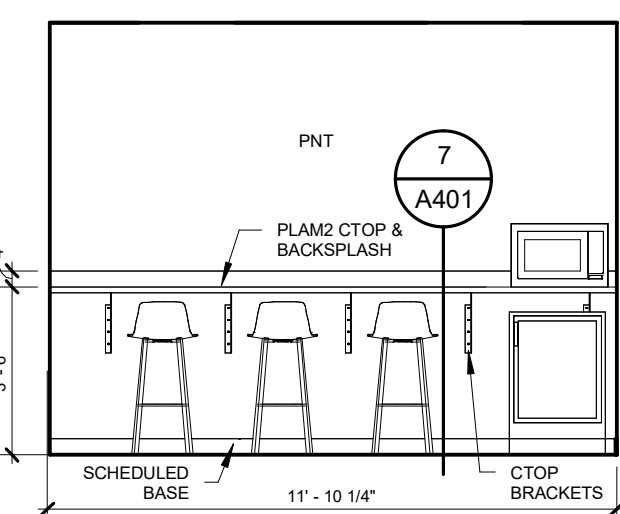
4 KITCHEN/ BREAK A
SCALE: 1/4" = 1'-0"



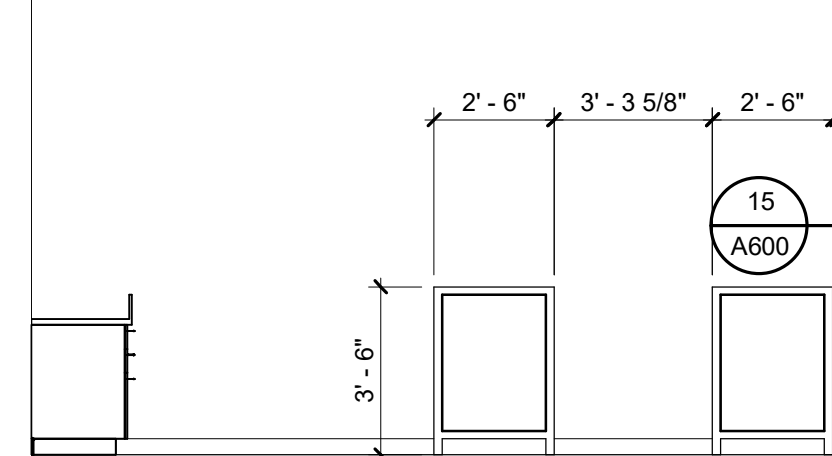
5 KITCHEN/ BREAK B
SCALE: 1/4" = 1'-0"



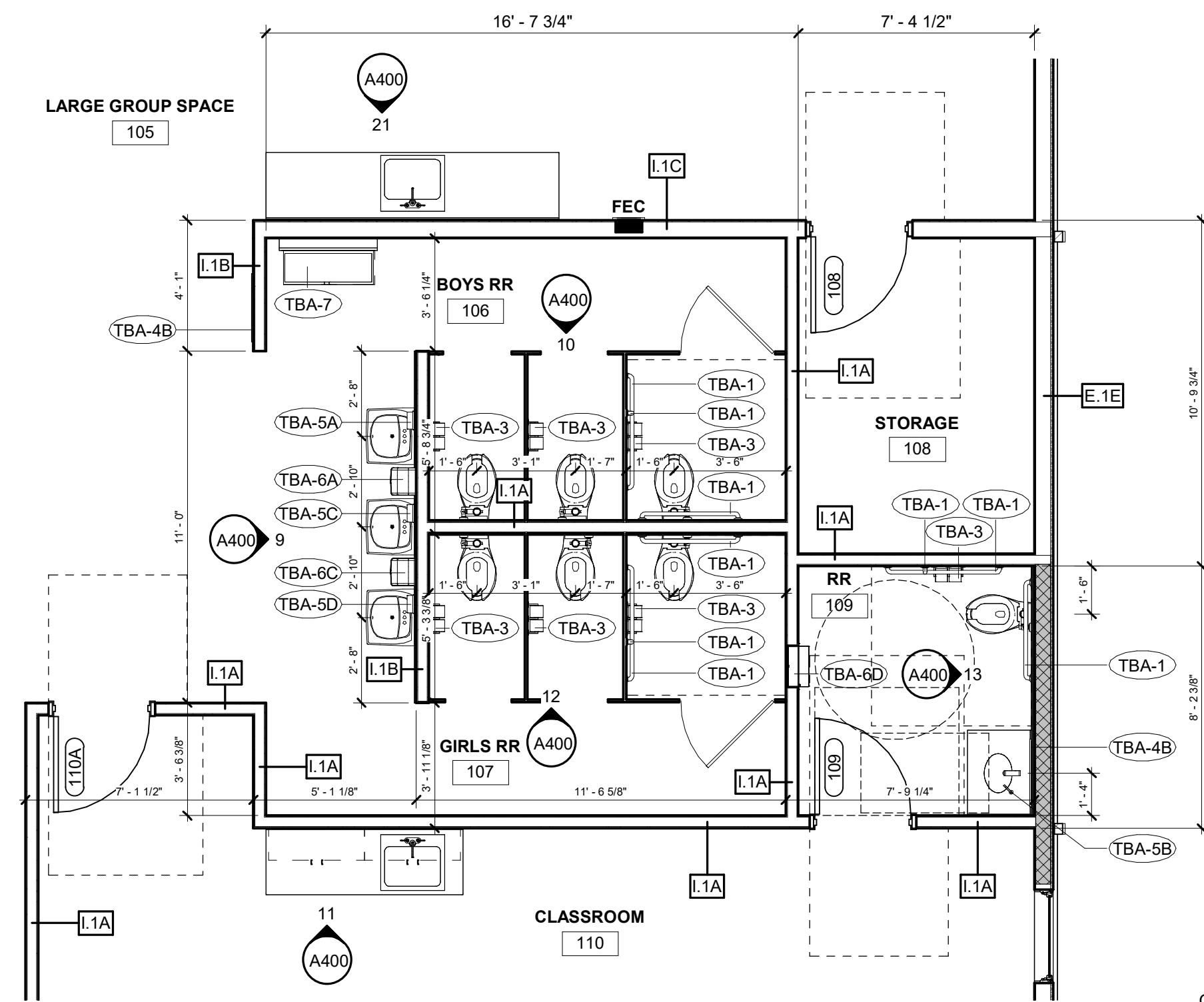
6 KITCHEN/ BREAK C
SCALE: 1/4" = 1'-0"



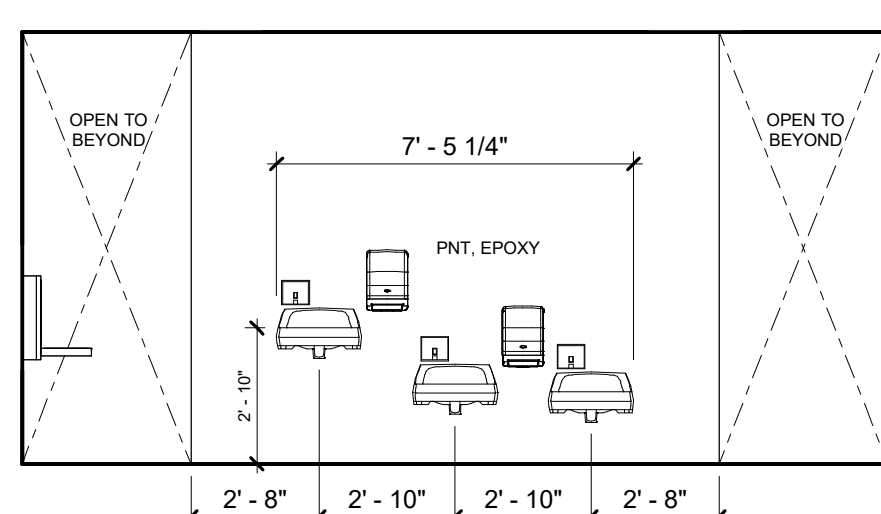
7 KITCHEN/ BREAK D
SCALE: 1/4" = 1'-0"



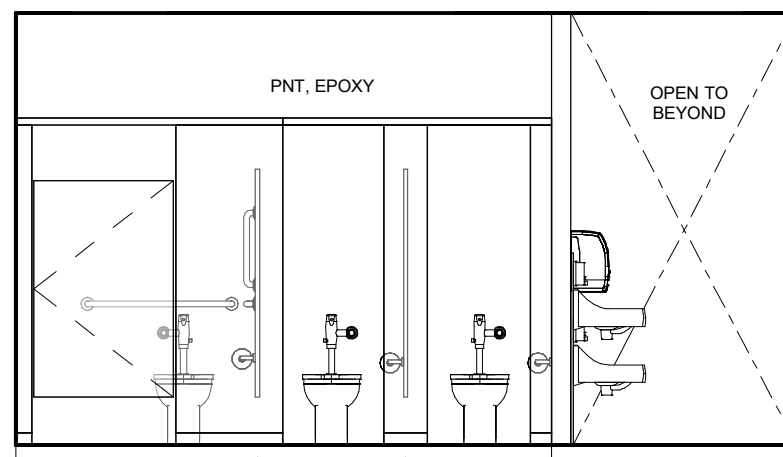
24 INFANT CRIBS 2
SCALE: 1/4" = 1'-0"



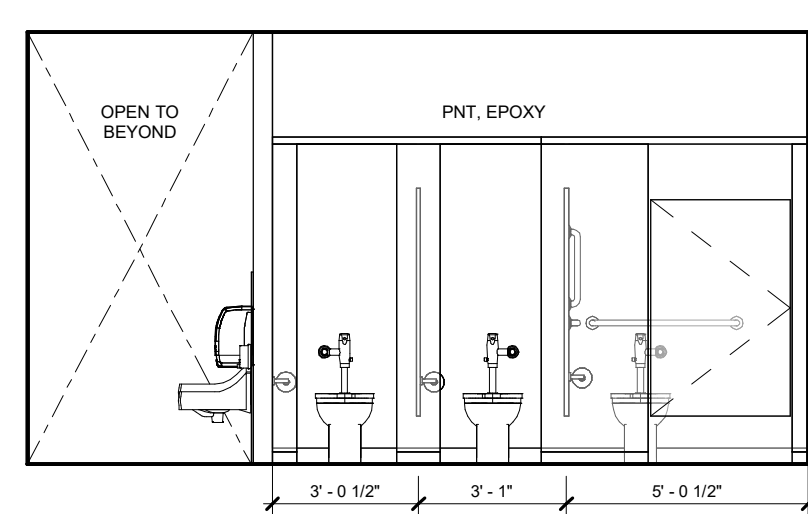
8 RR/GIRLS&BOYS RR ENLARGED PLANS
SCALE: 1/4" = 1'-0"



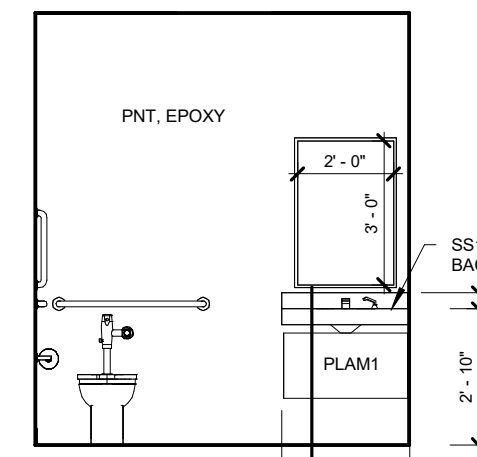
9 RR SINKS1
SCALE: 1/4" = 1'-0"



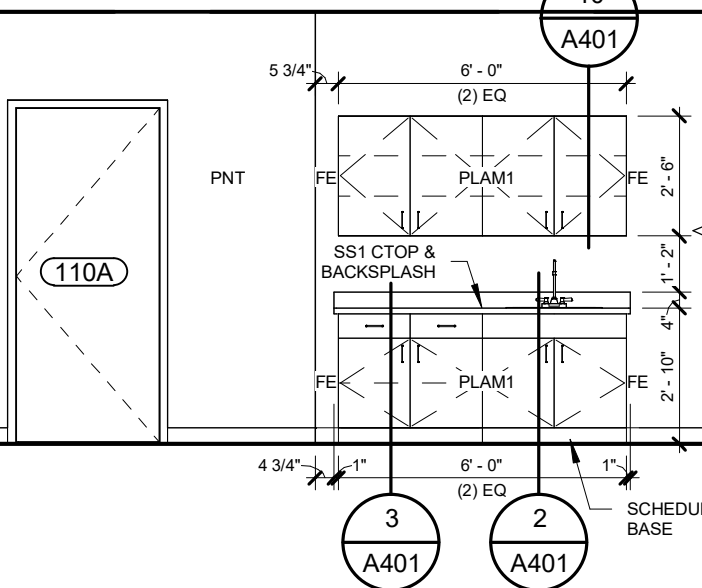
10 RR 111
SCALE: 1/4" = 1'-0"



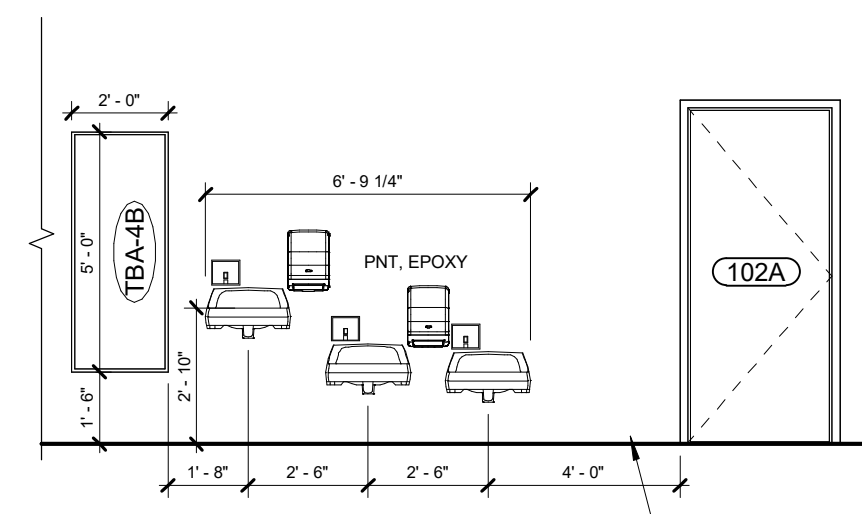
12 RR 110
SCALE: 1/4" = 1'-0"



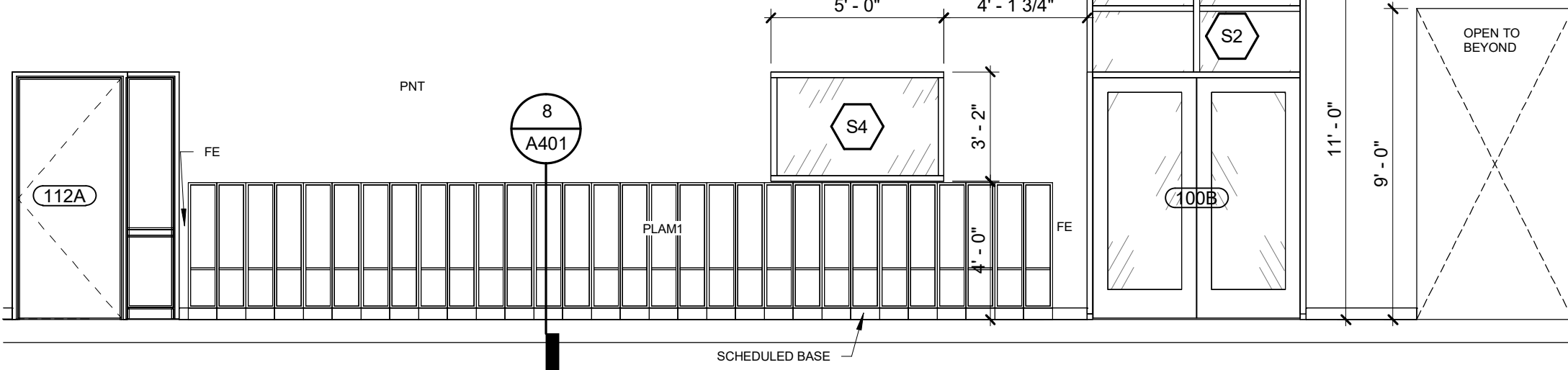
13 RR 108
SCALE: 1/4" = 1'-0"



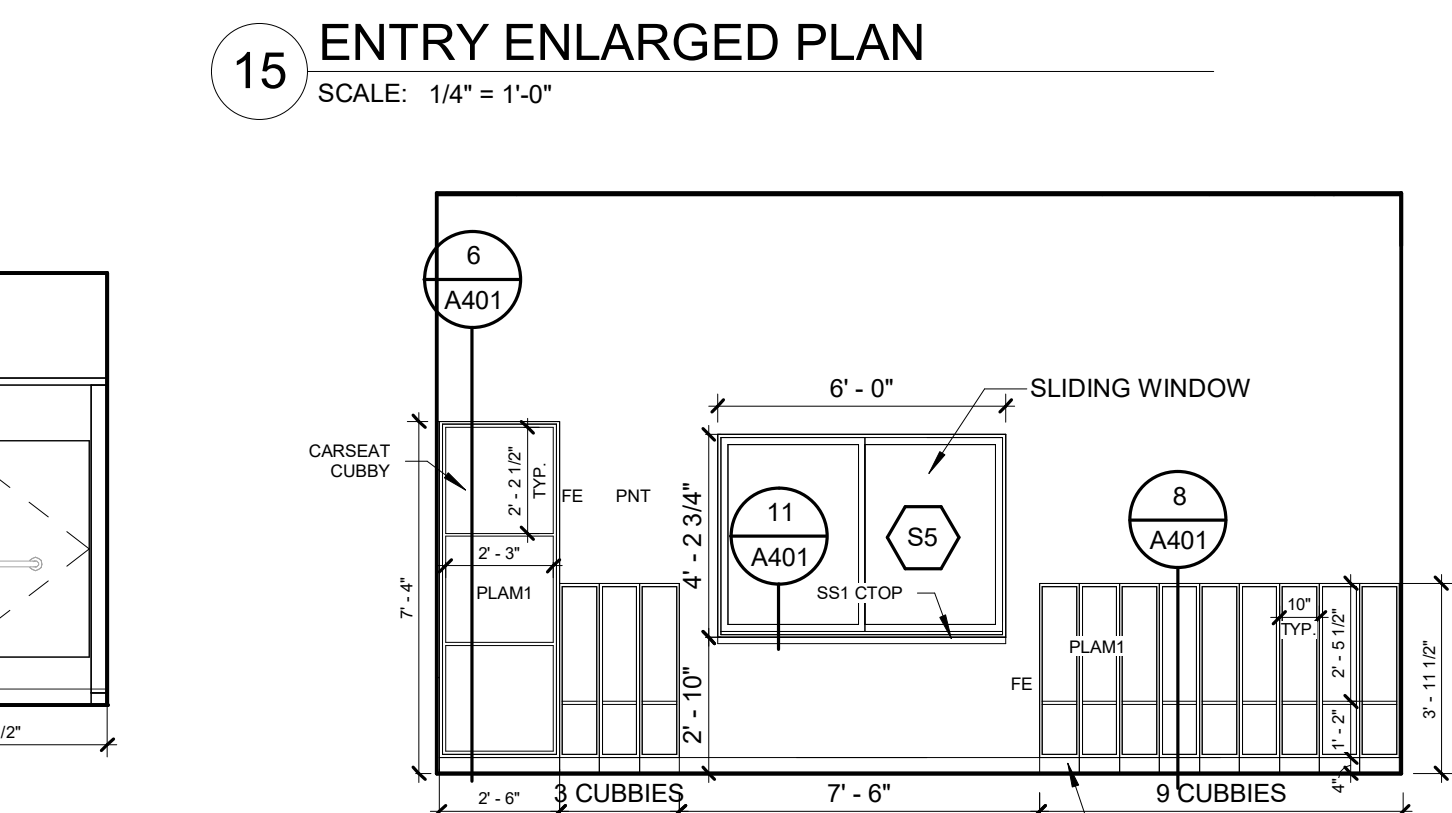
11 CLASSROOM 110
SCALE: 1/4" = 1'-0"



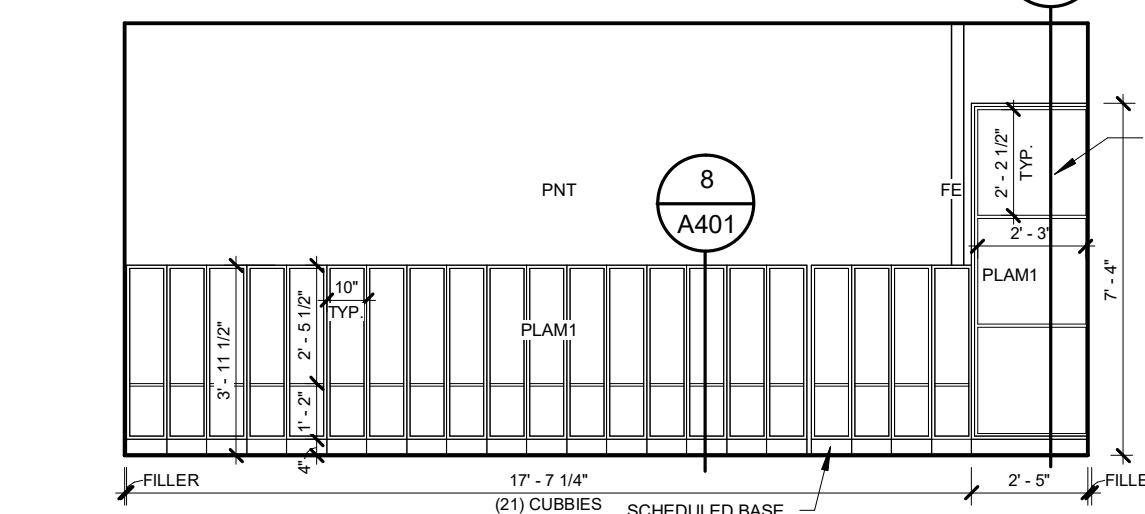
14 LARGE GROUP SINKS
SCALE: 1/4" = 1'-0"



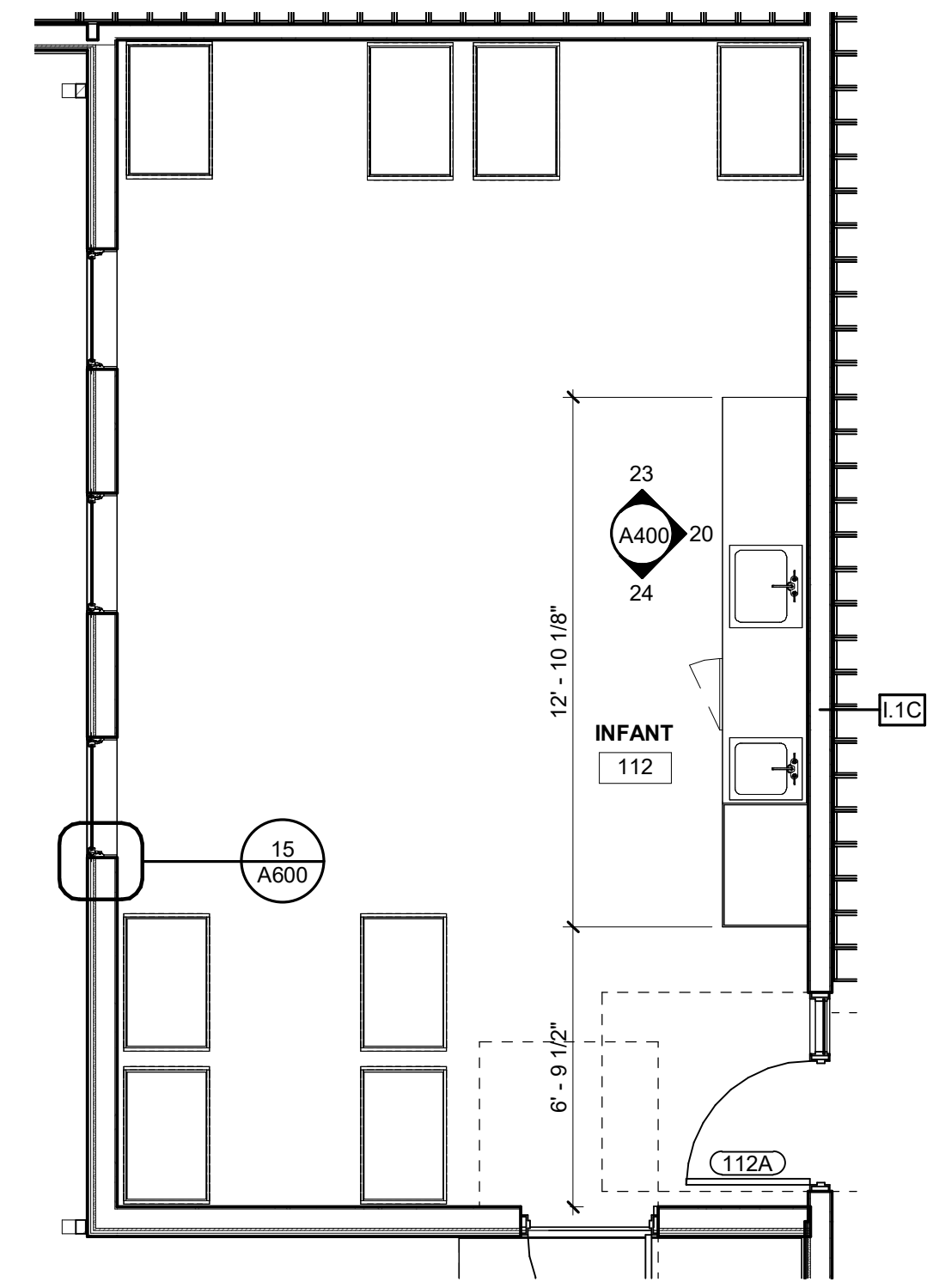
18 LARGE GROUP CUBBIES
SCALE: 1/4" = 1'-0"



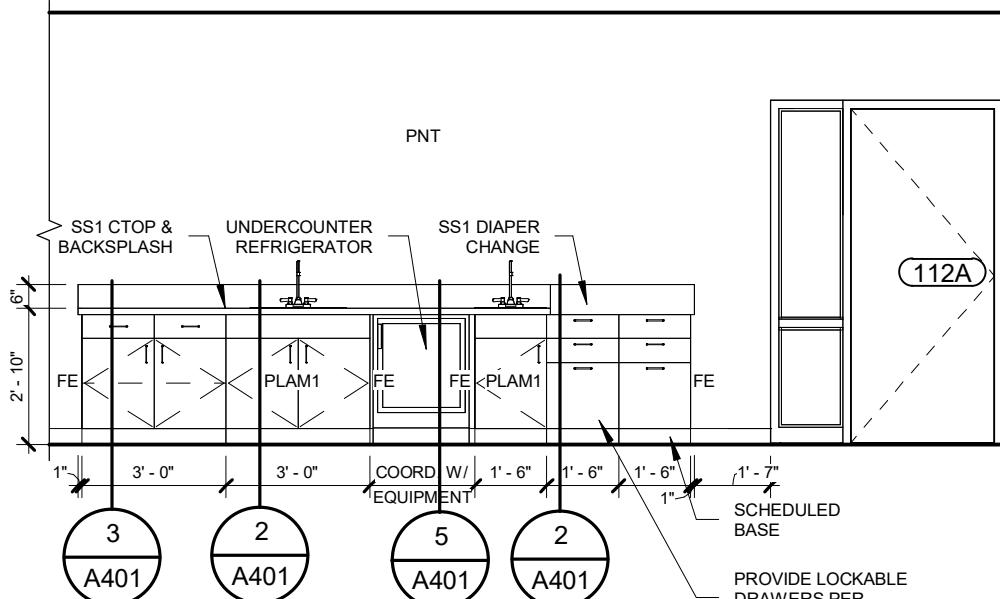
16 ENTRY CASEWORK
SCALE: 1/4" = 1'-0"



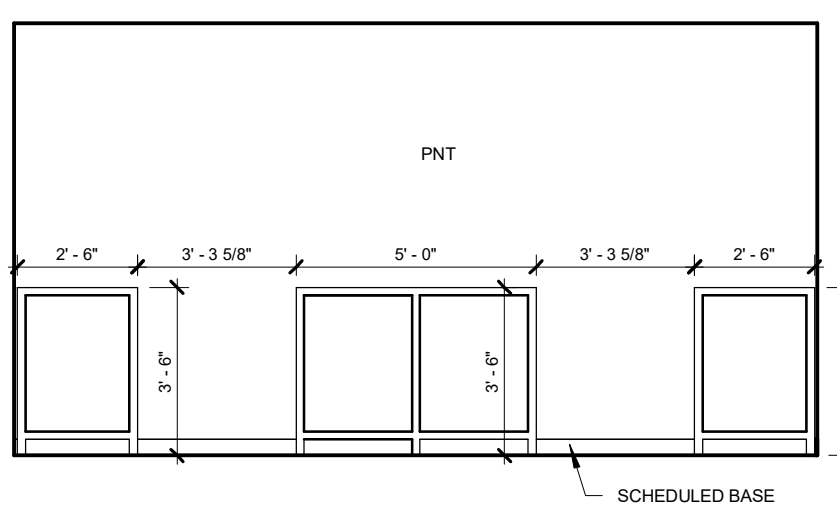
17 ENTRY CASEWORK
SCALE: 1/4" = 1'-0"



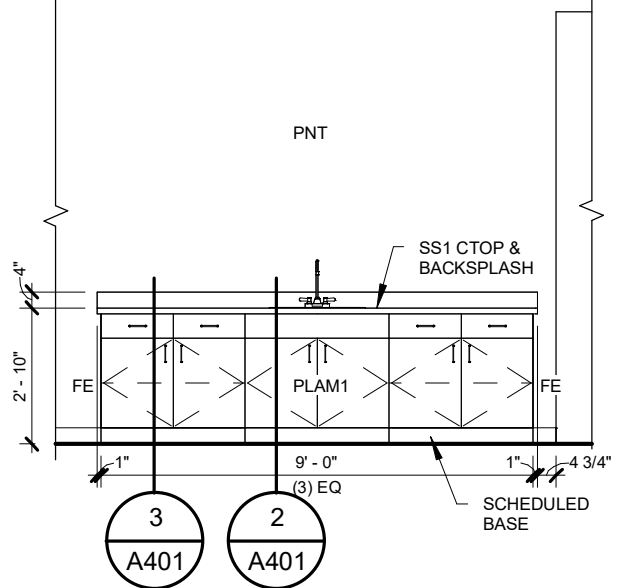
19 INFANT 113 ENLARGED PLAN
SCALE: 1/4" = 1'-0"



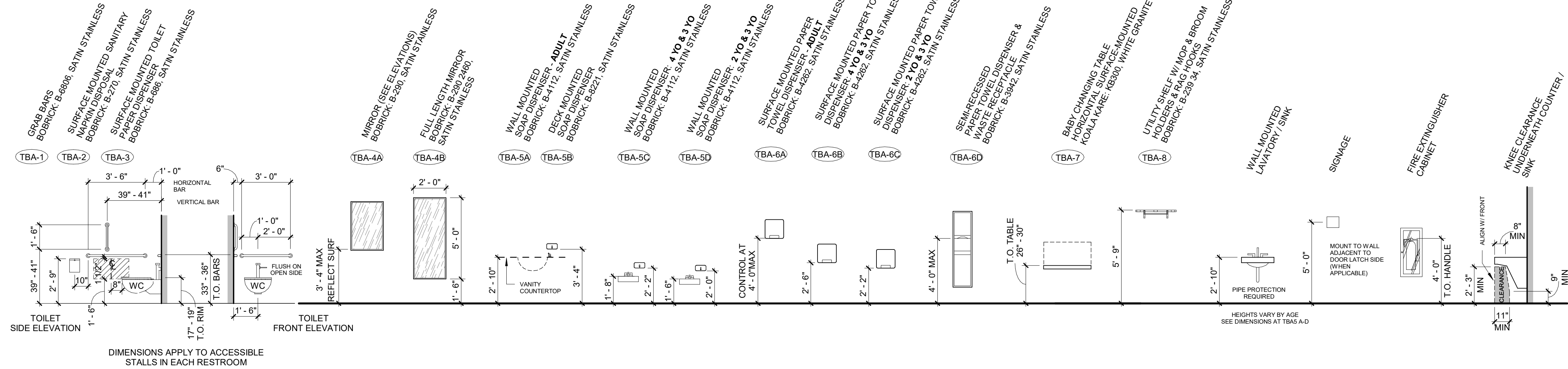
20 INFANT 113 CASEWORK
SCALE: 1/4" = 1'-0"

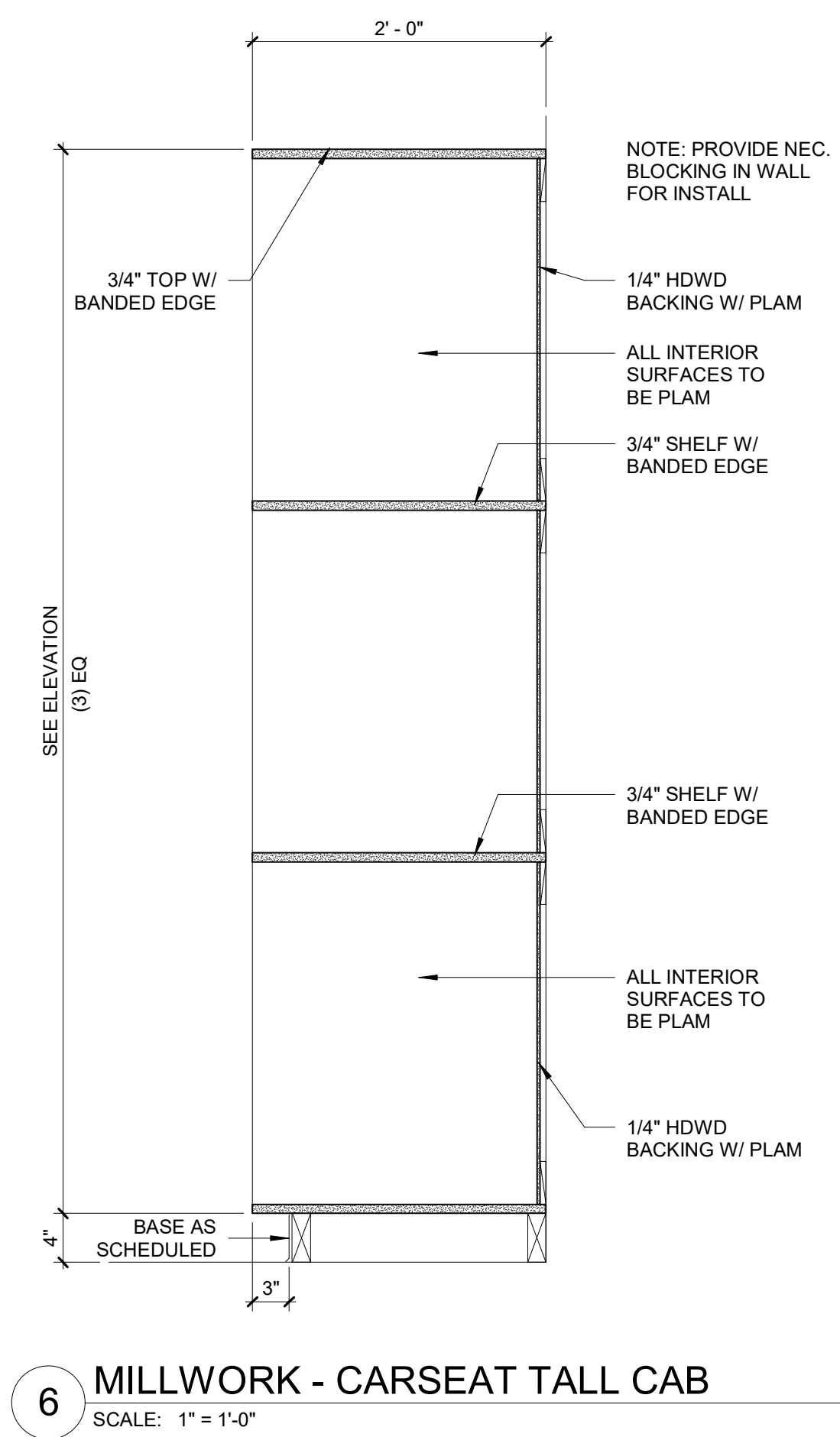


23 INFANT CRIBS
SCALE: 1/4" = 1'-0"

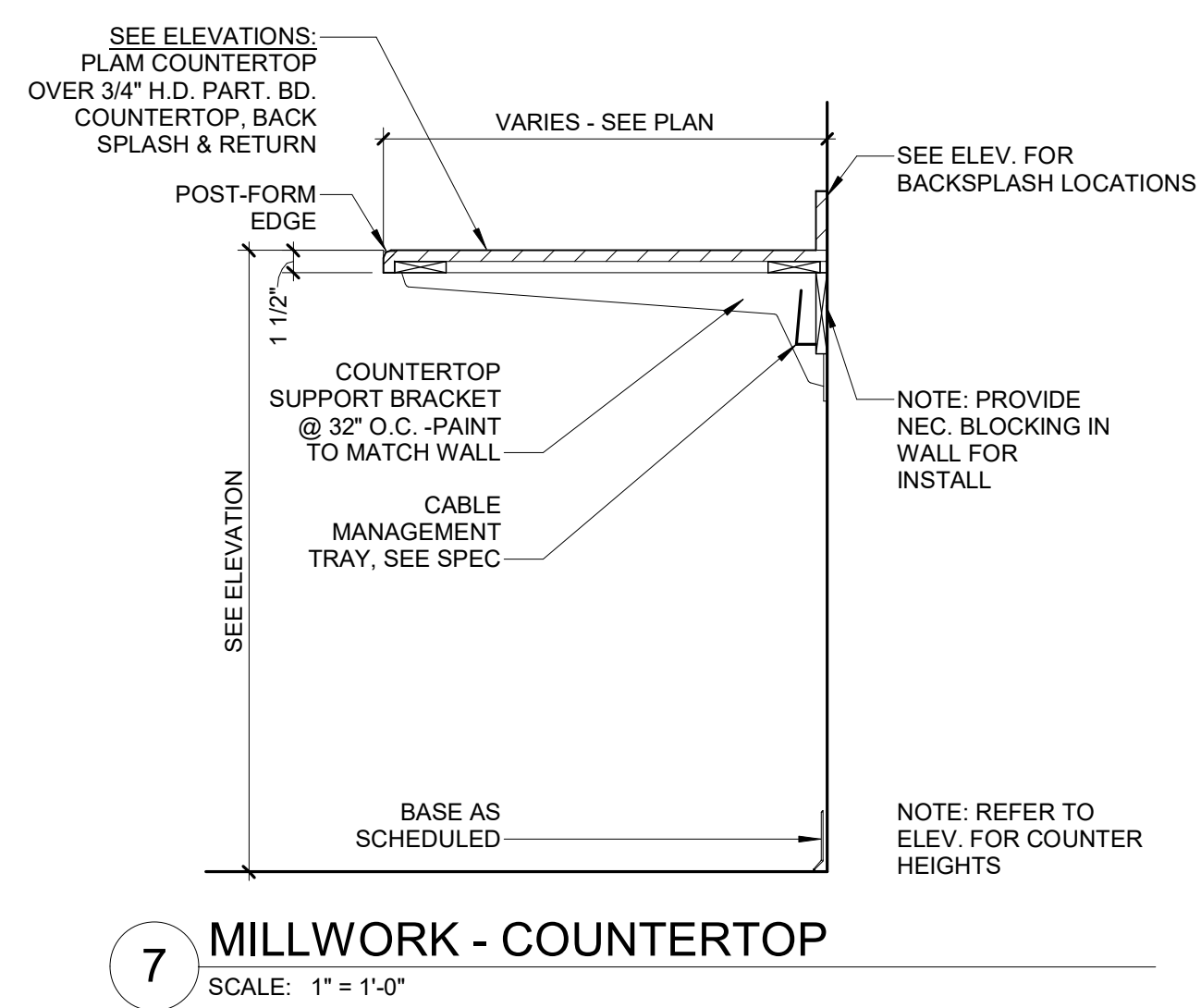


21 LARGE GROUP
SCALE: 1/4" = 1'-0"

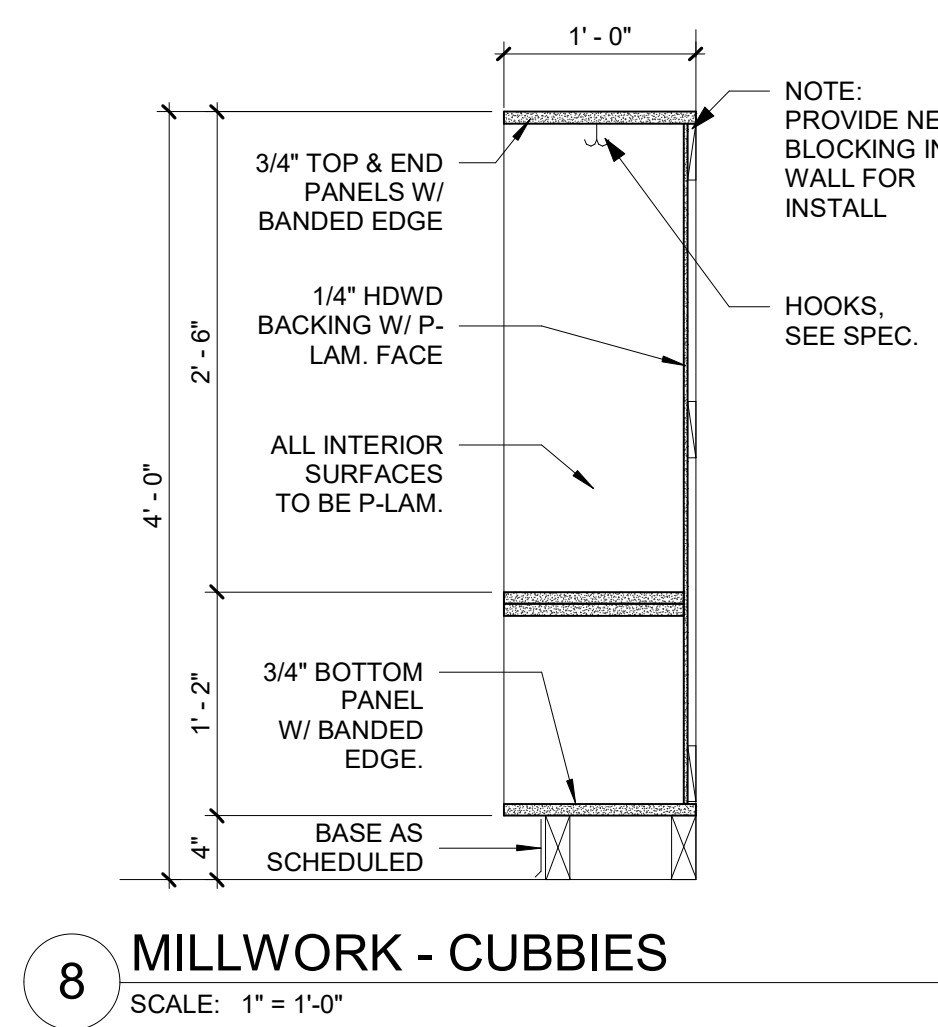




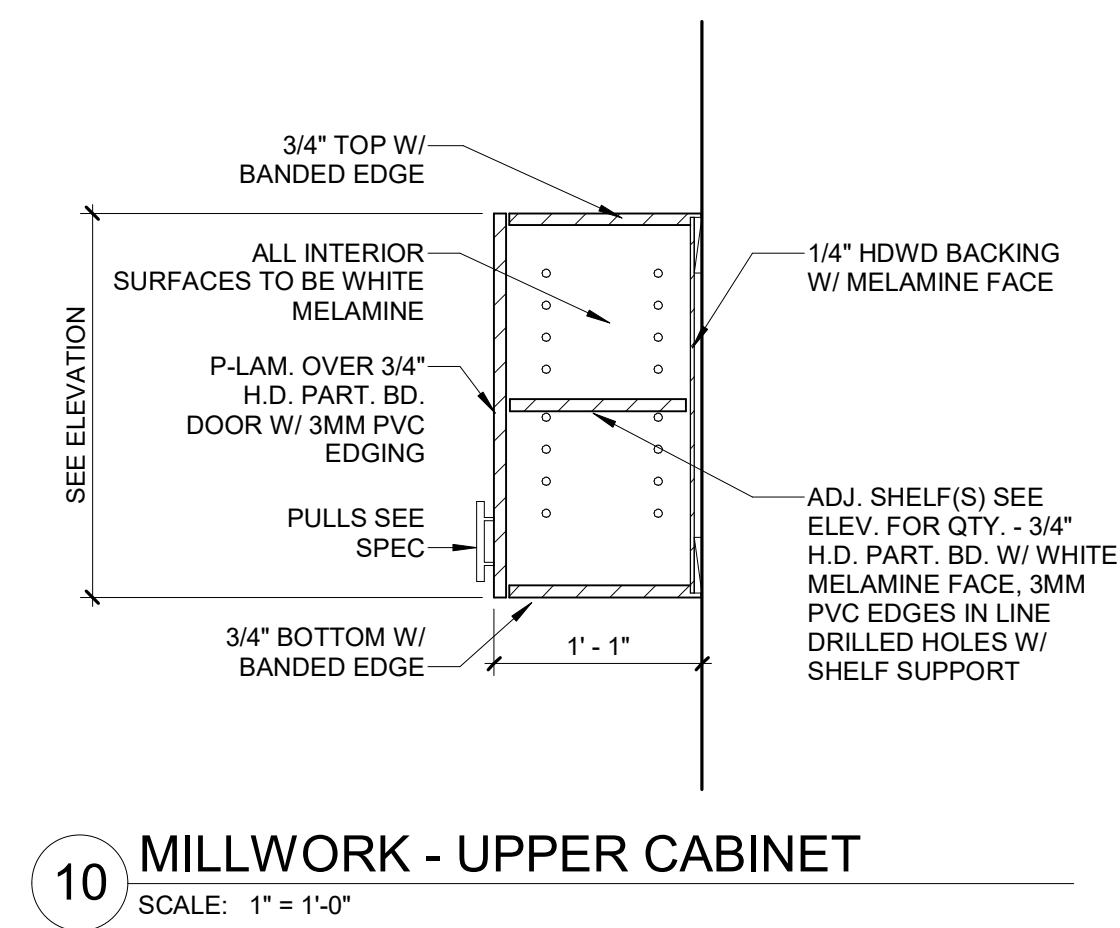
6 MILLWORK - CARSEAT TALL CAB
SCALE: 1" = 1'-0"



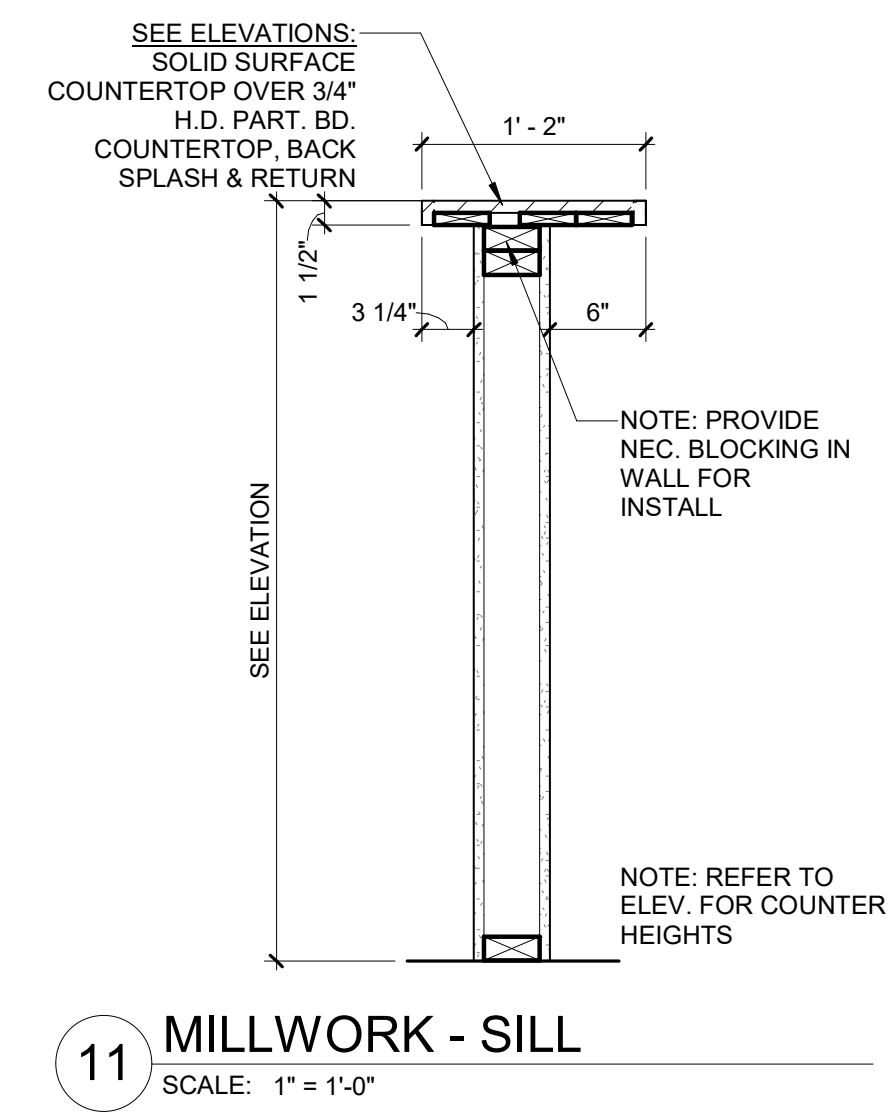
7 MILLWORK - COUNTERTOP
SCALE: 1" = 1'-0"



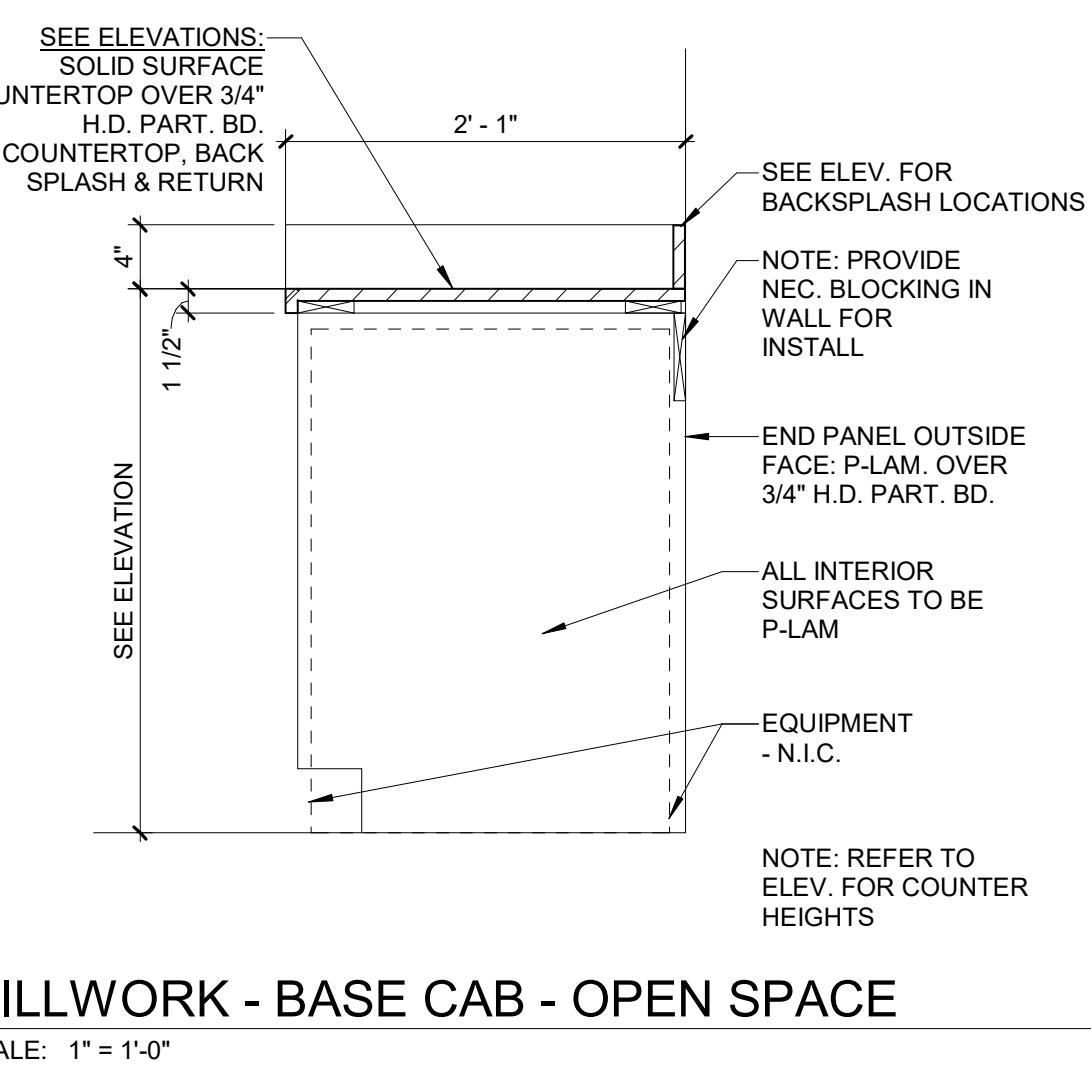
8 MILLWORK - CUBBIES
SCALE: 1" = 1'-0"



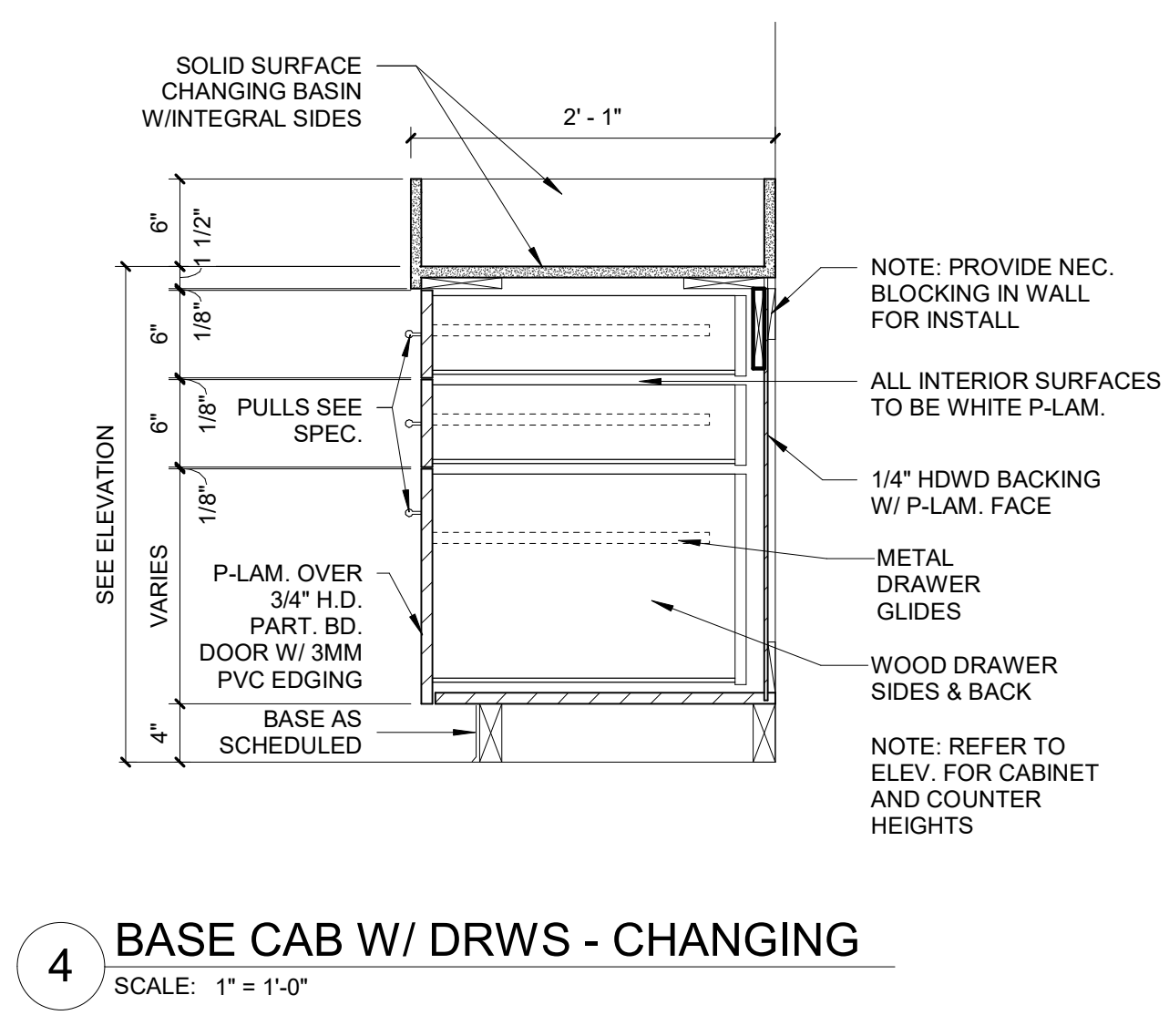
10 MILLWORK - UPPER CABINET
SCALE: 1" = 1'-0"



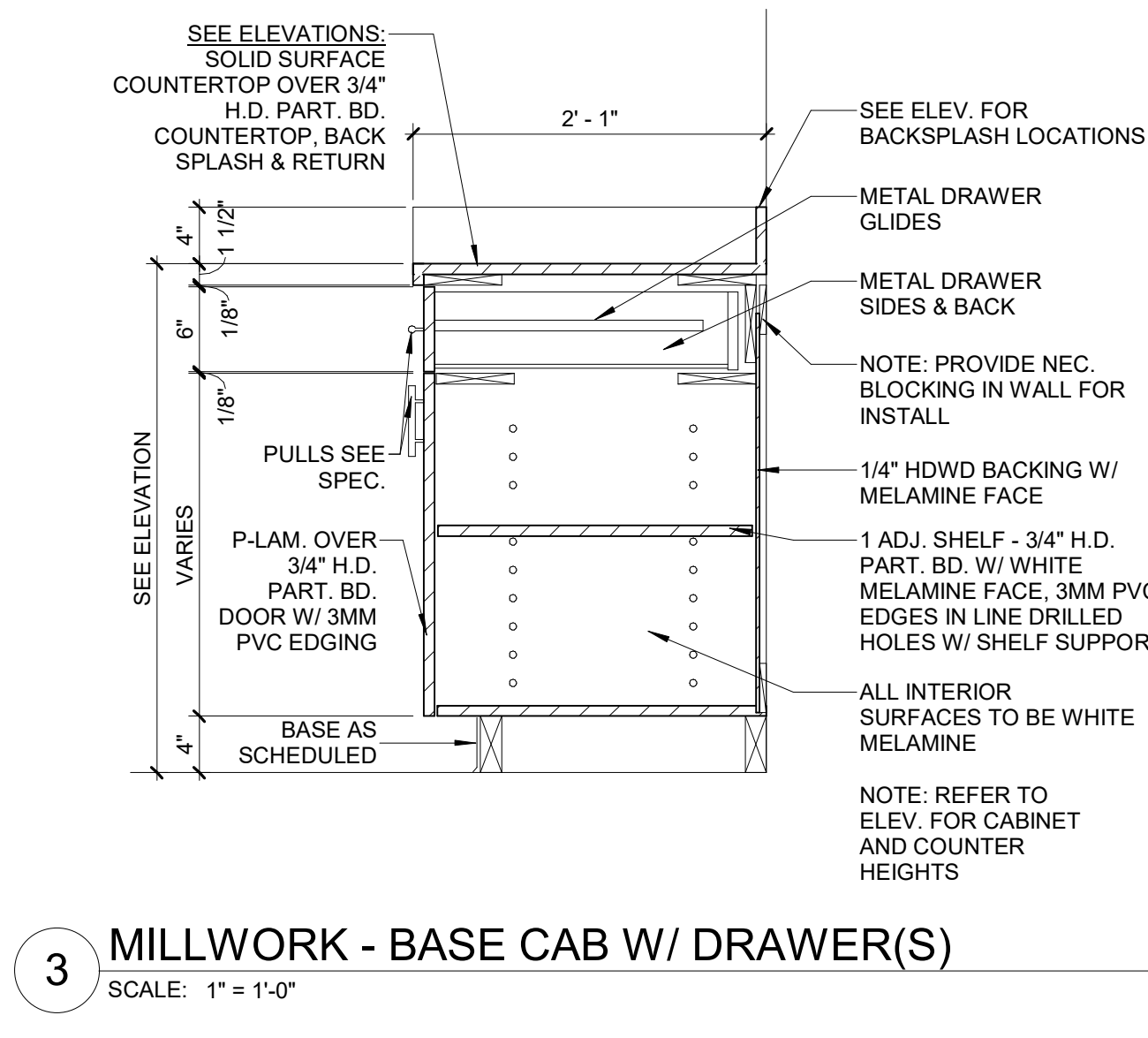
11 MILLWORK - SILL
SCALE: 1" = 1'-0"



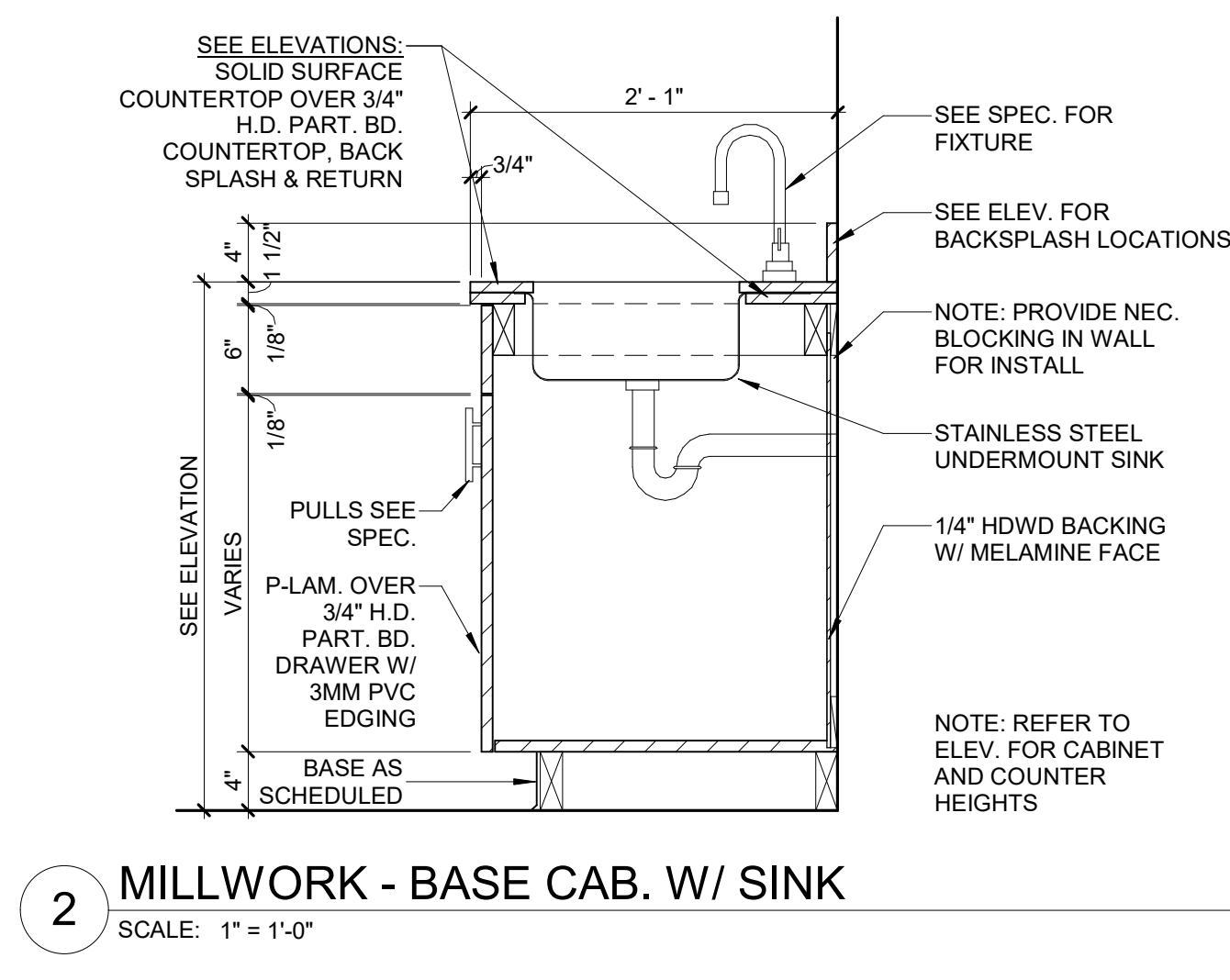
5 MILLWORK - BASE CAB - OPEN SPACE
SCALE: 1" = 1'-0"



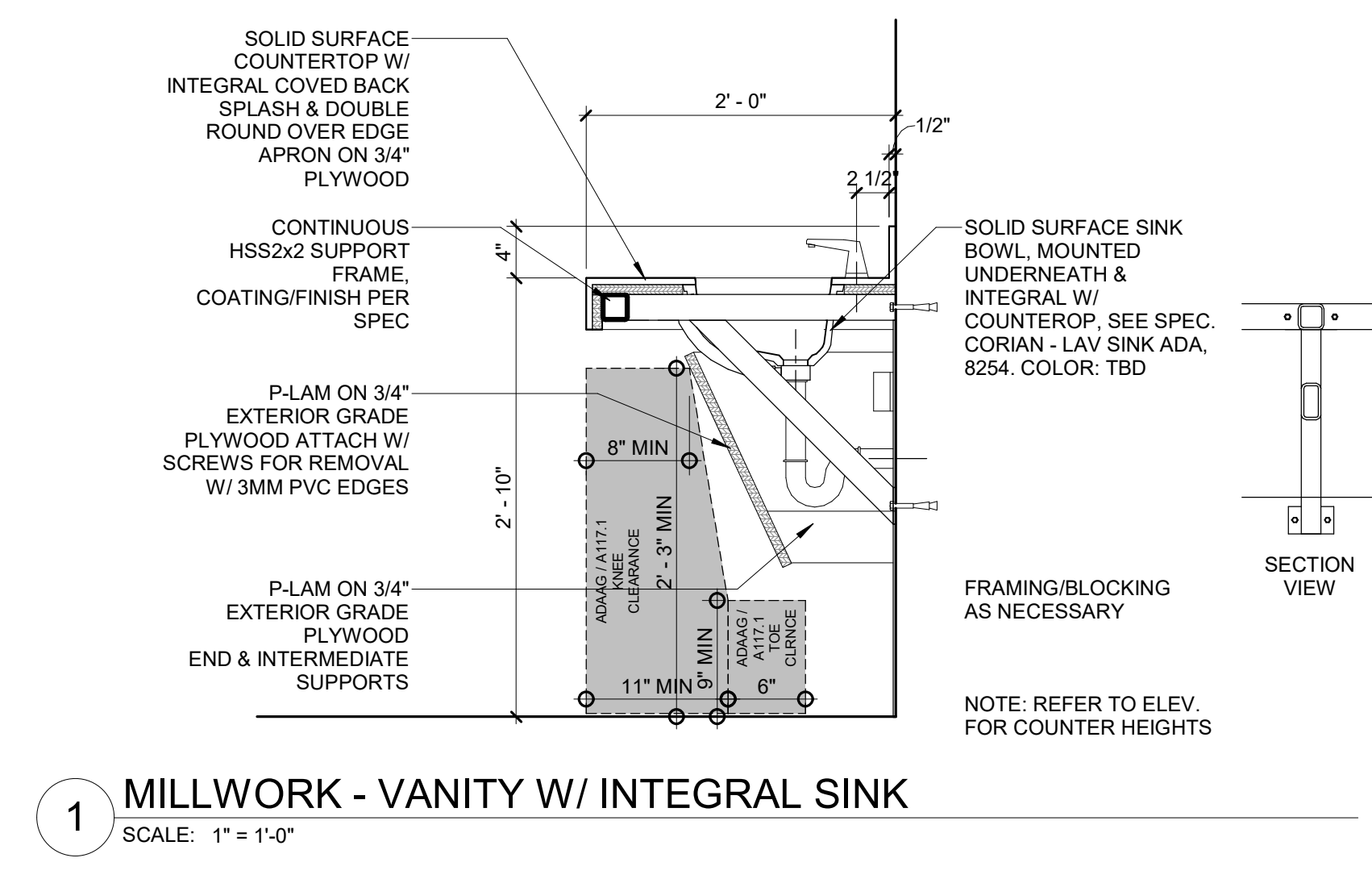
4 BASE CAB W/ DRWS - CHANGING
SCALE: 1" = 1'-0"



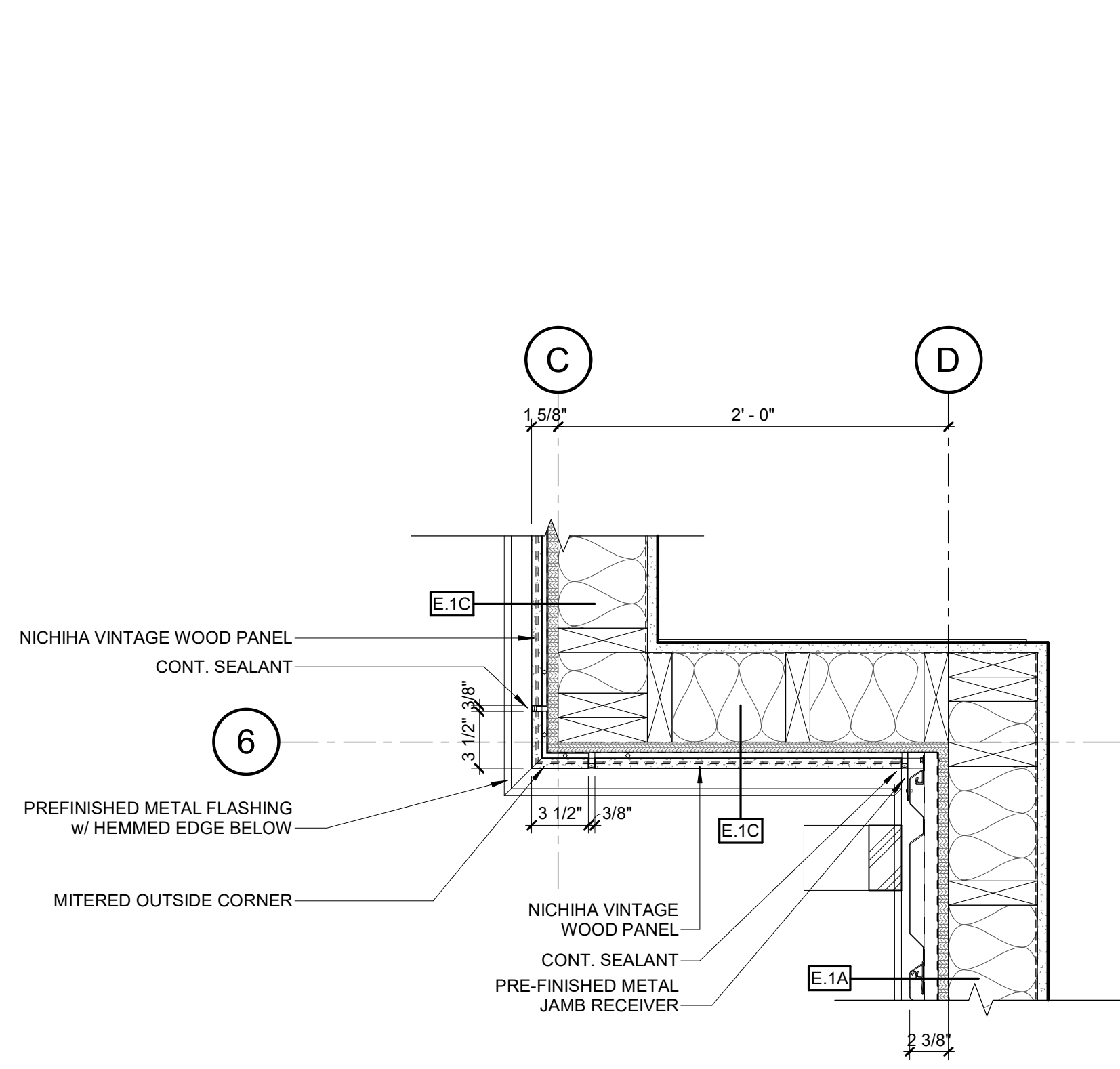
3 MILLWORK - BASE CAB W/ DRAWER(S)
SCALE: 1" = 1'-0"



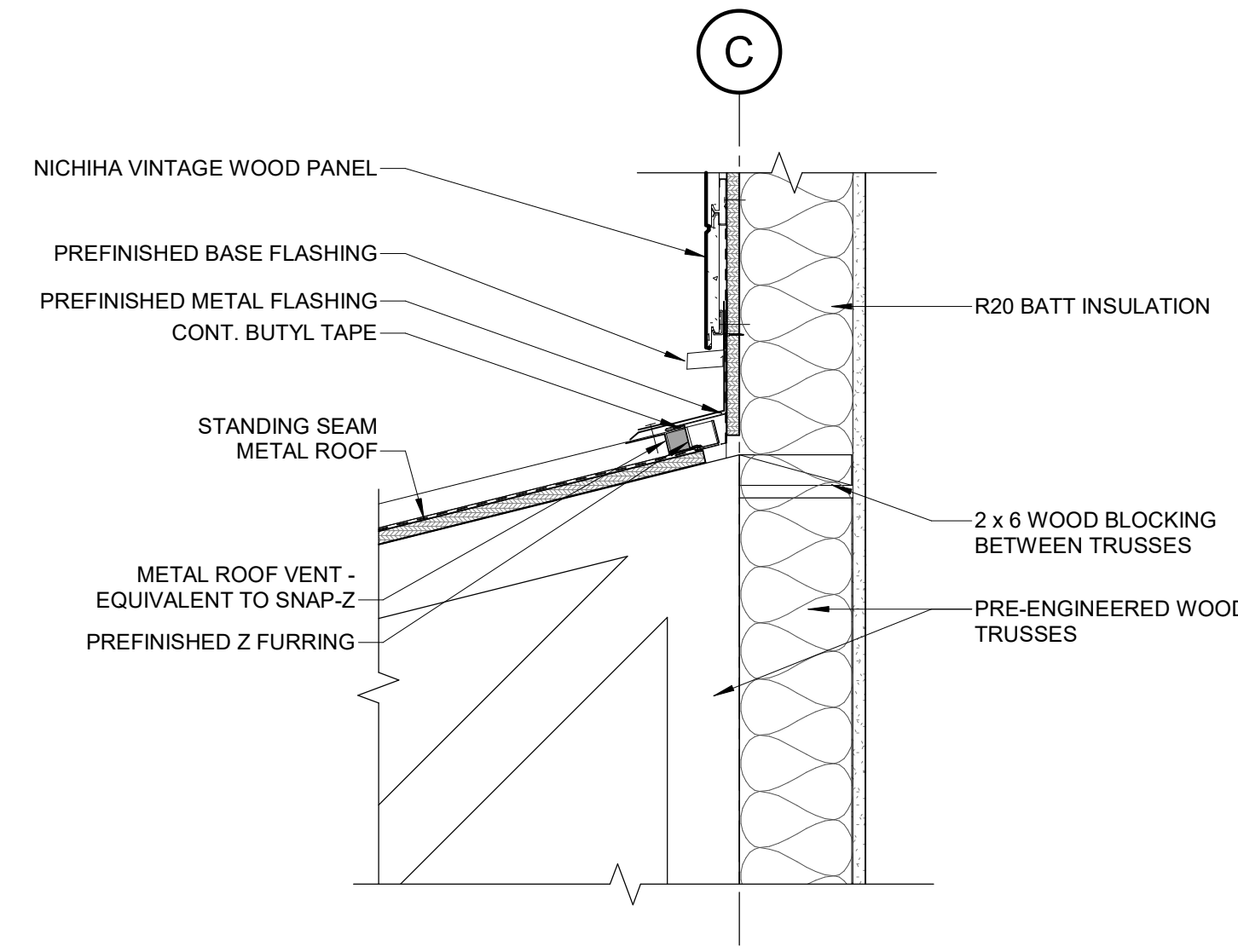
2 MILLWORK - BASE CAB. W/ SINK
SCALE: 1" = 1'-0"



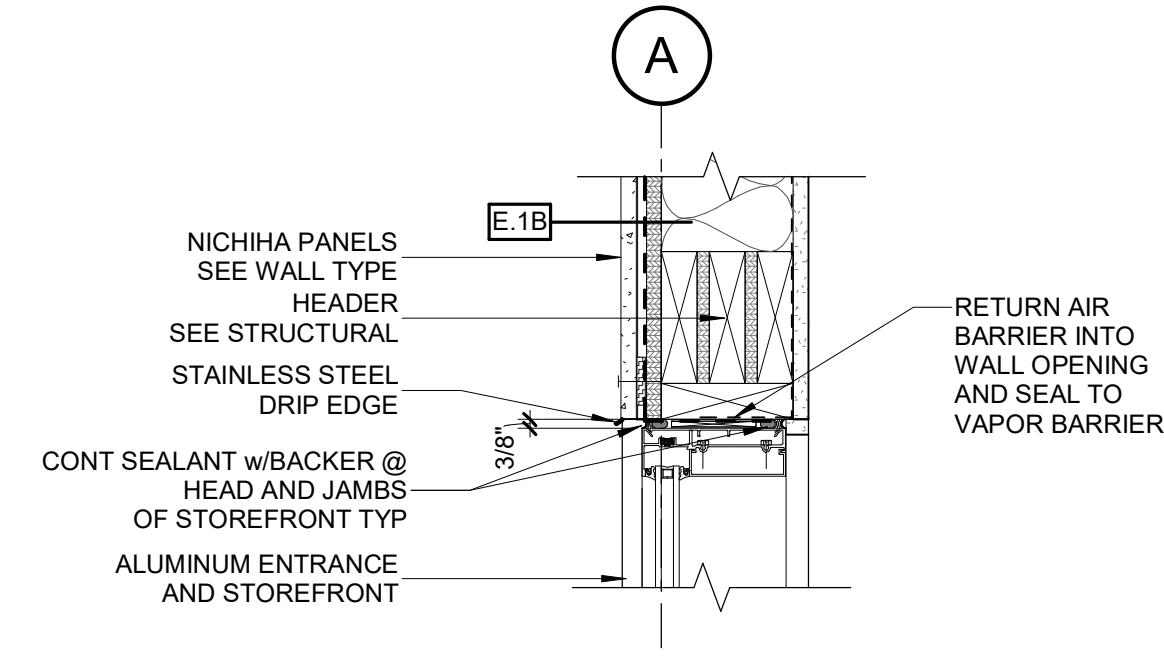
1 MILLWORK - VANITY W/ INTEGRAL SINK
SCALE: 1" = 1'-0"



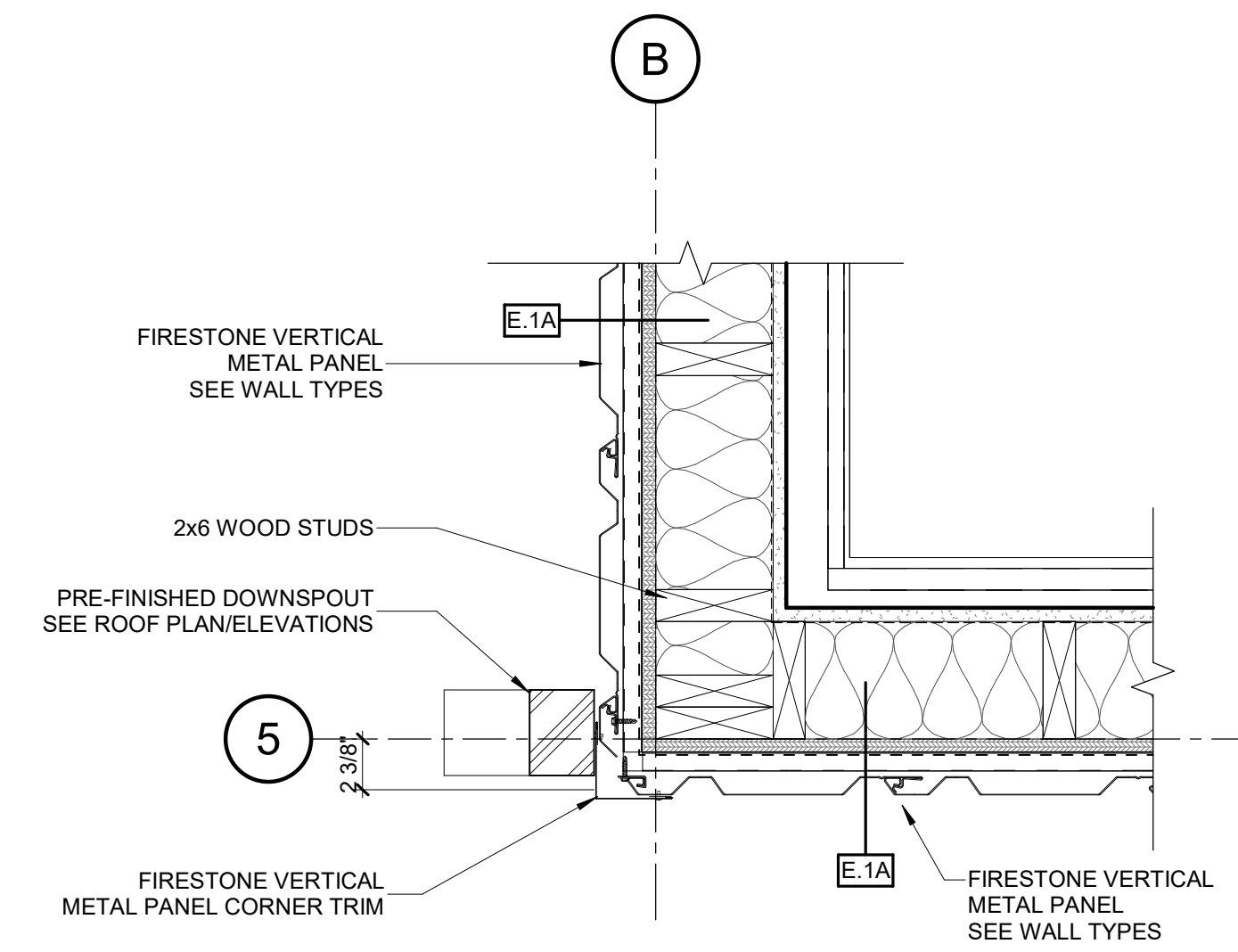
12 CORNER DETAIL
SCALE: 1 1/2" = 1'-0"



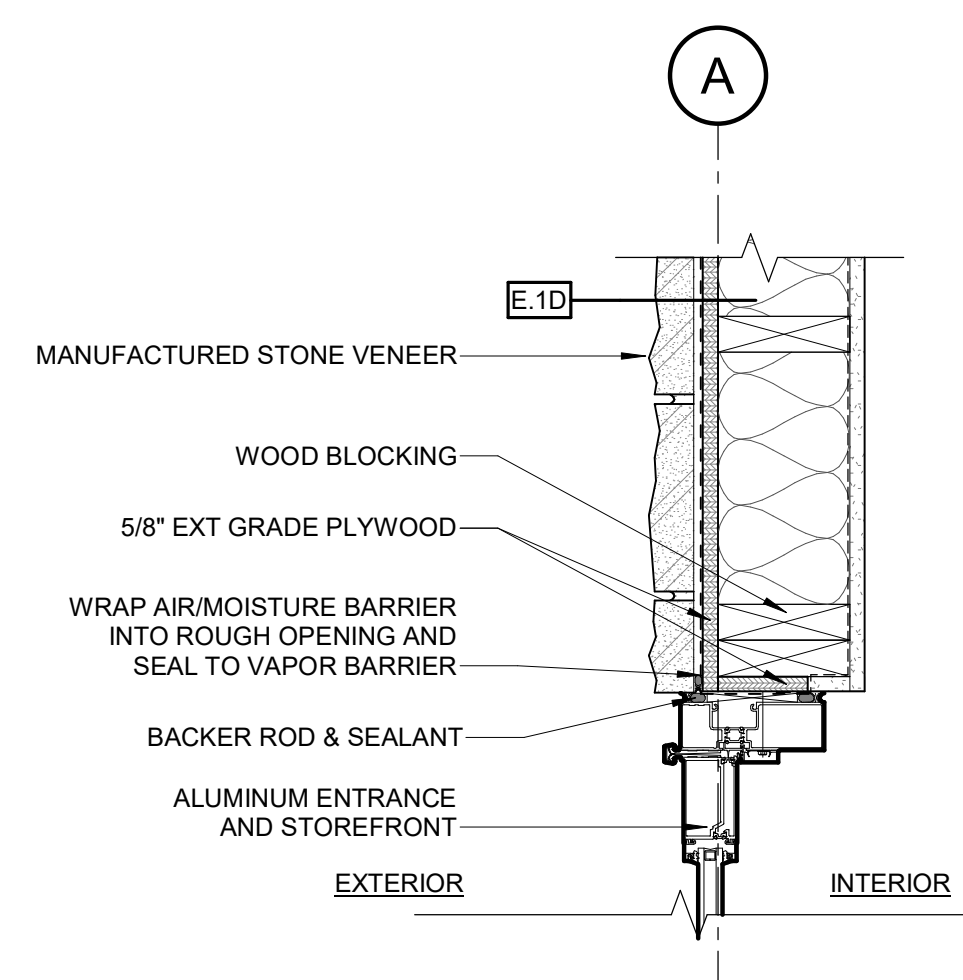
9 ROOF DETAIL
SCALE: 1 1/2" = 1'-0"



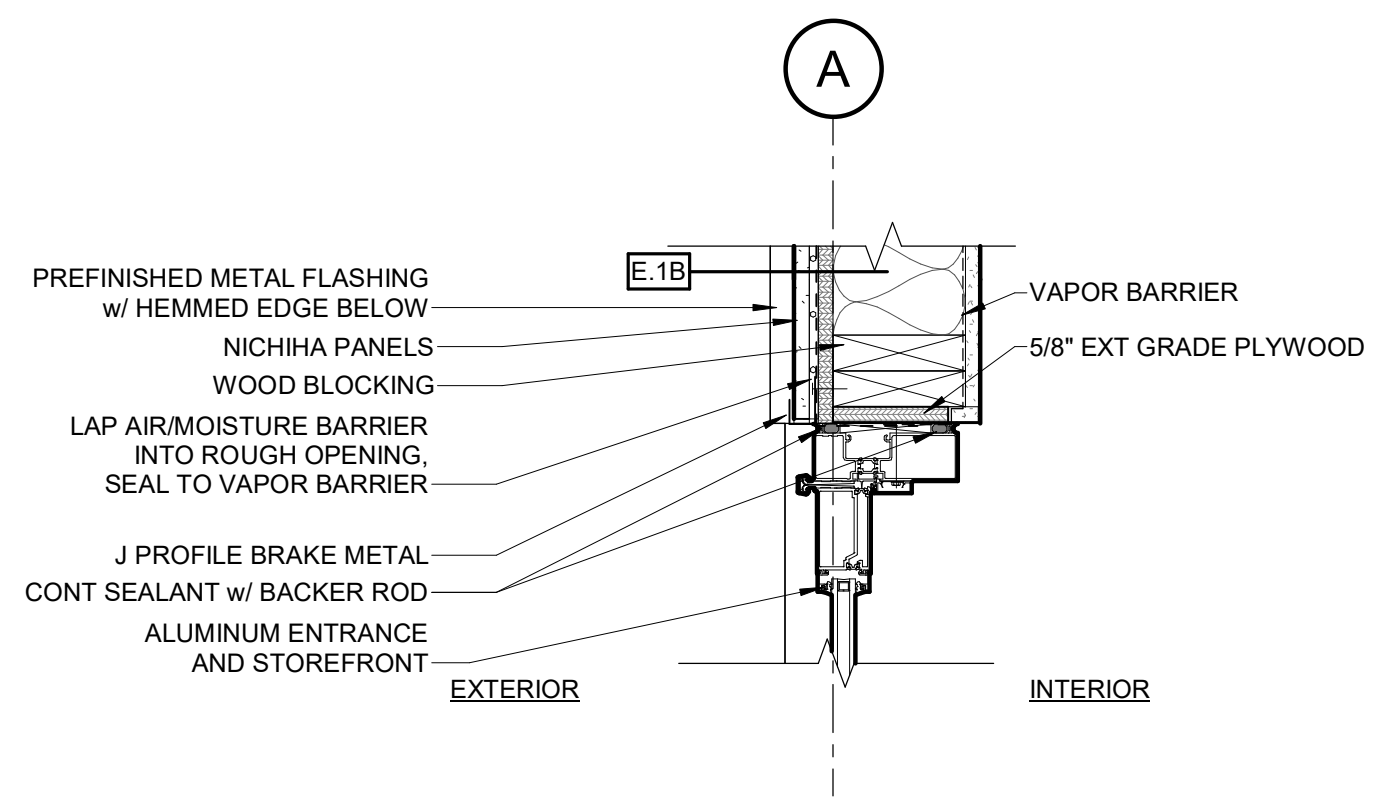
6 DOOR HD DETAIL
SCALE: 1 1/2" = 1'-0"



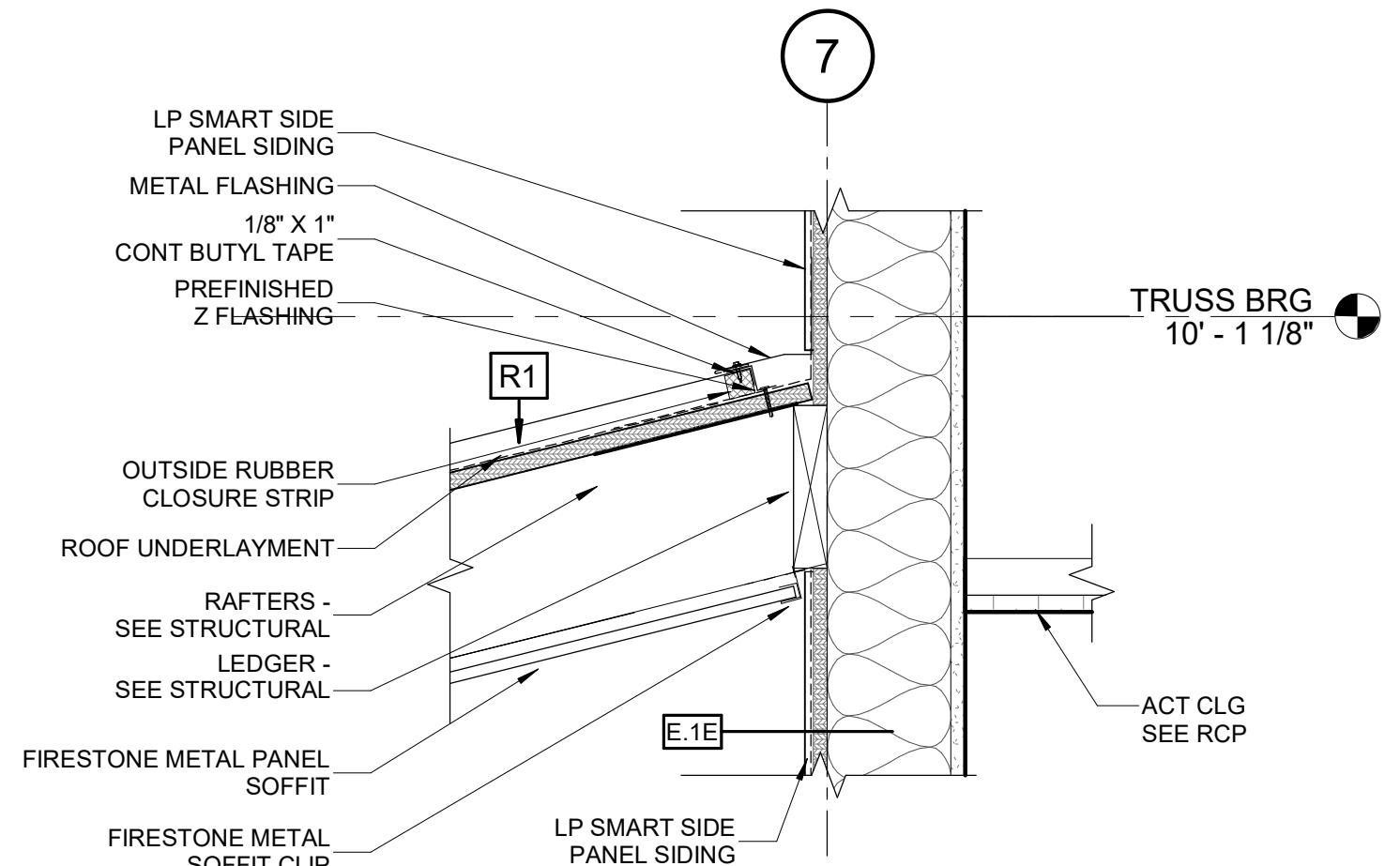
3 CORNER DETAIL
SCALE: 1 1/2" = 1'-0"



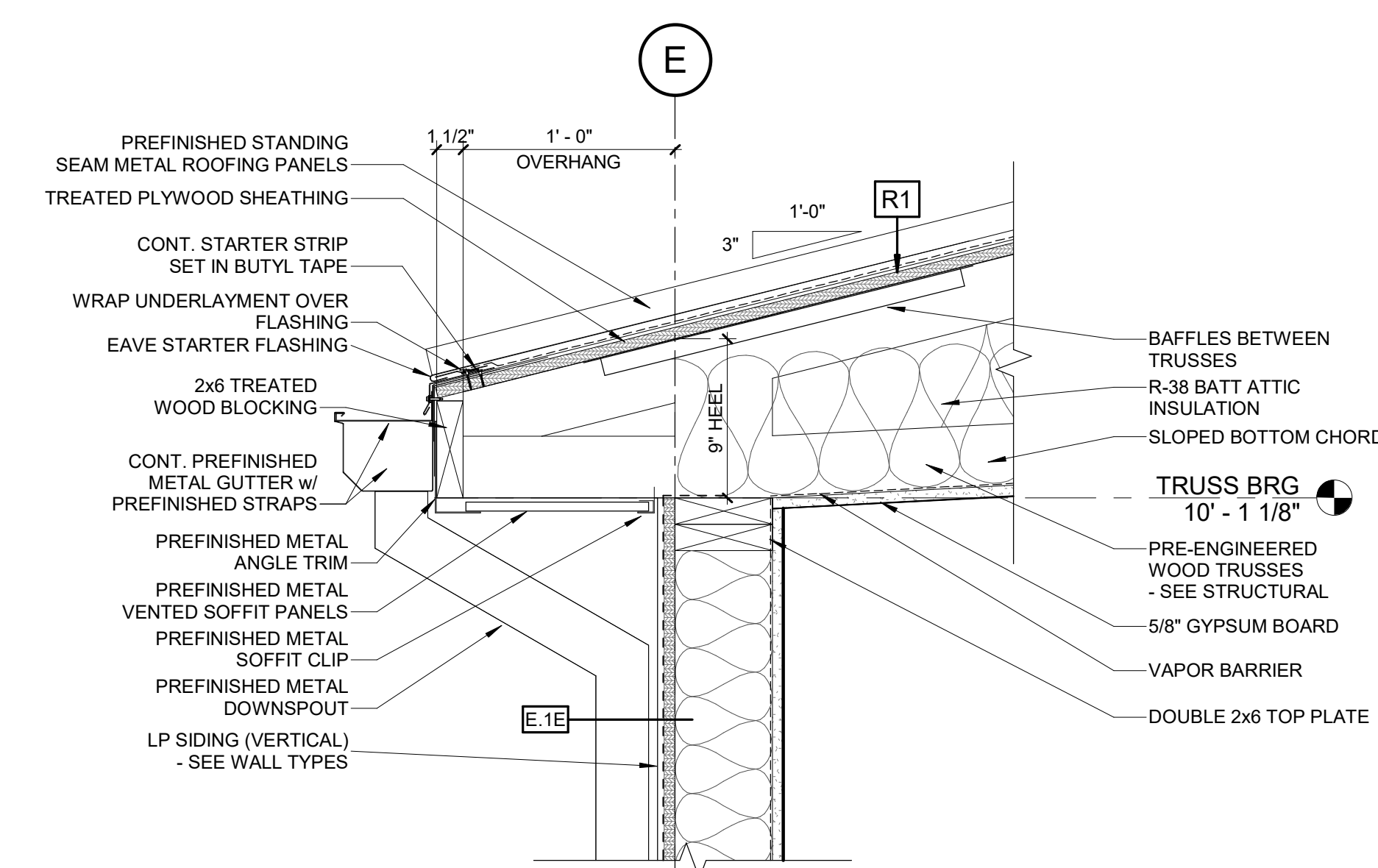
11 JAMB DETAIL AT STONE
SCALE: 1 1/2" = 1'-0"



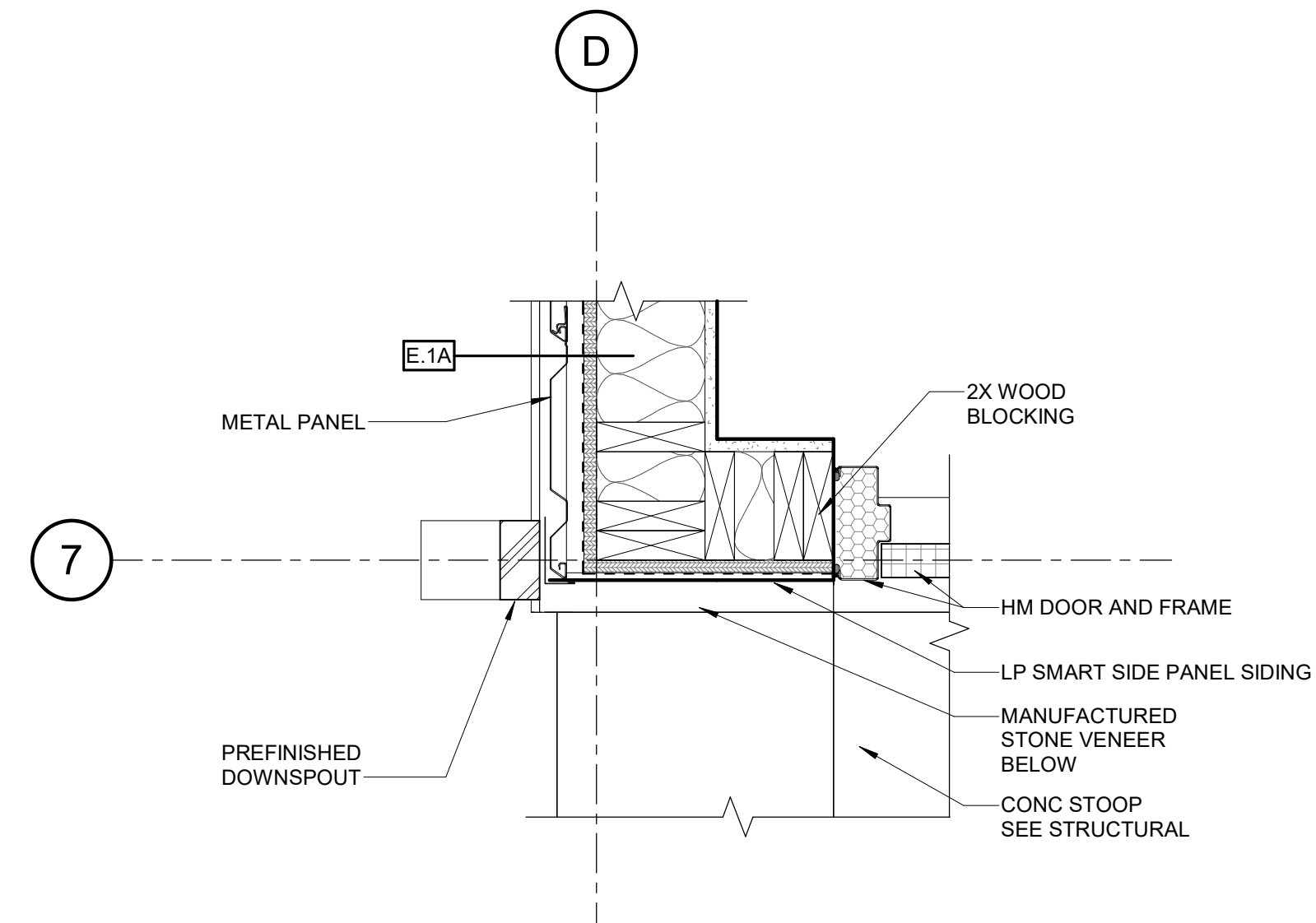
8 JAMB DETAIL
SCALE: 1 1/2" = 1'-0"



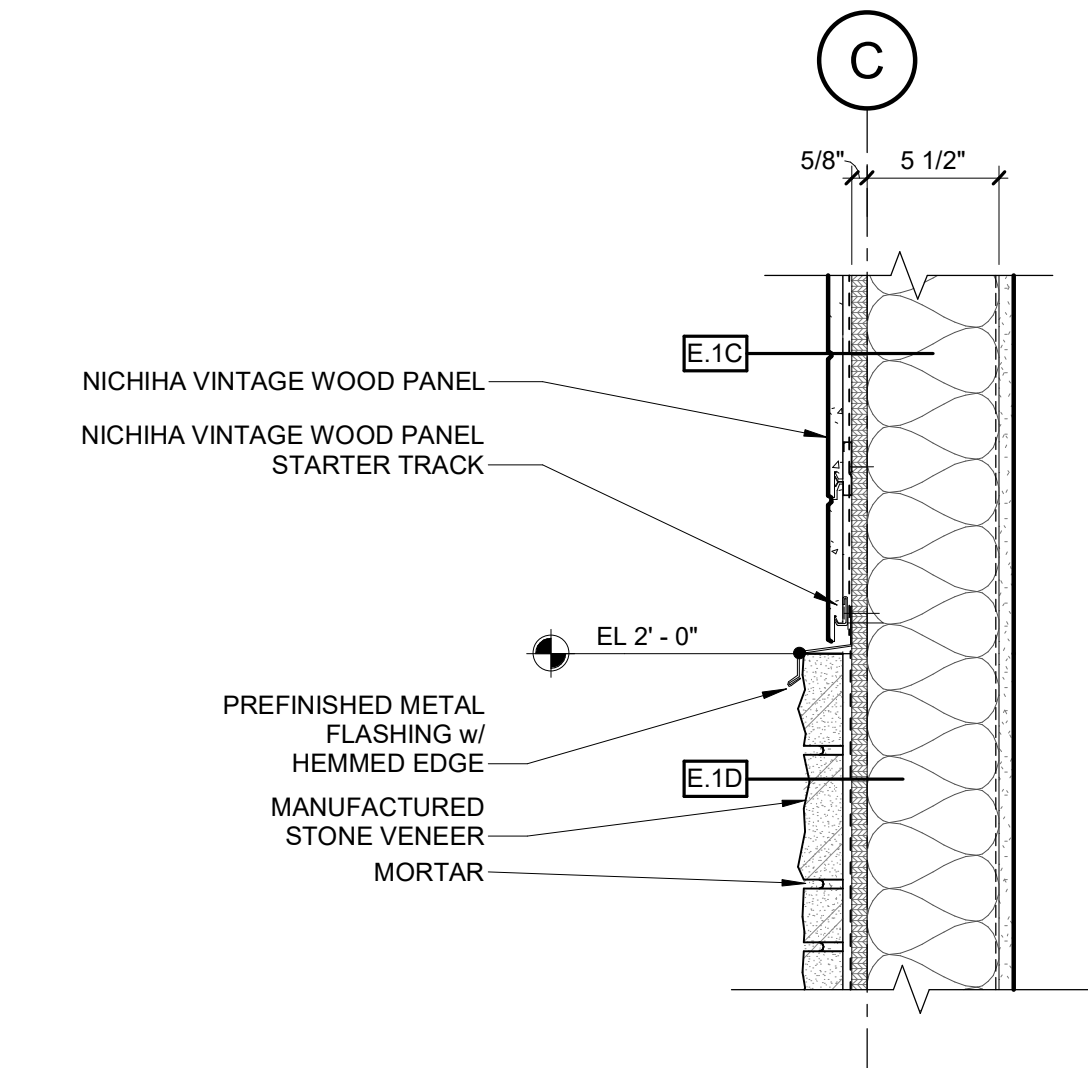
5 ROOF TO WALL DETAIL
SCALE: 1 1/2" = 1'-0"



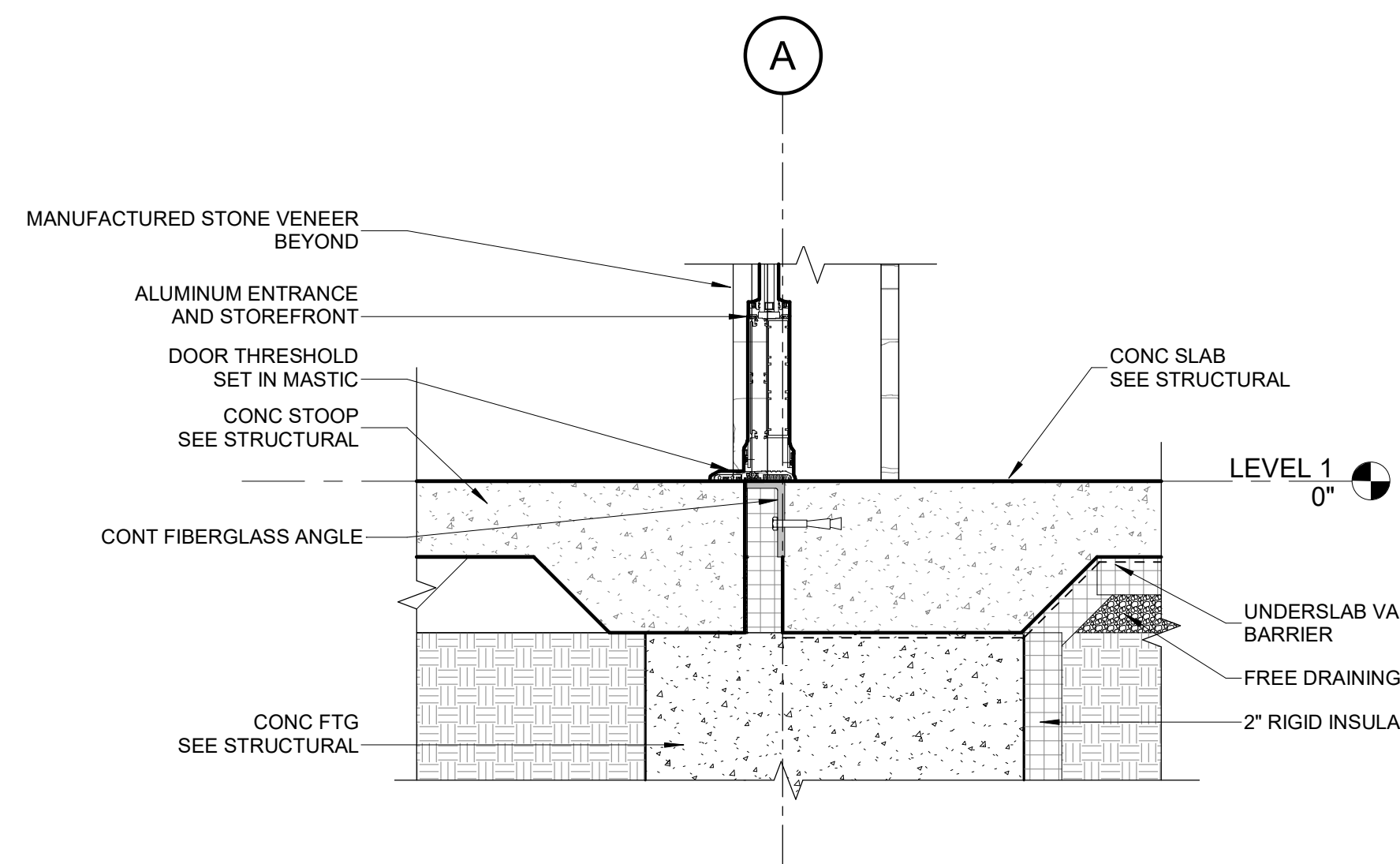
2 EAVE DETAIL
SCALE: 1 1/2" = 1'-0"



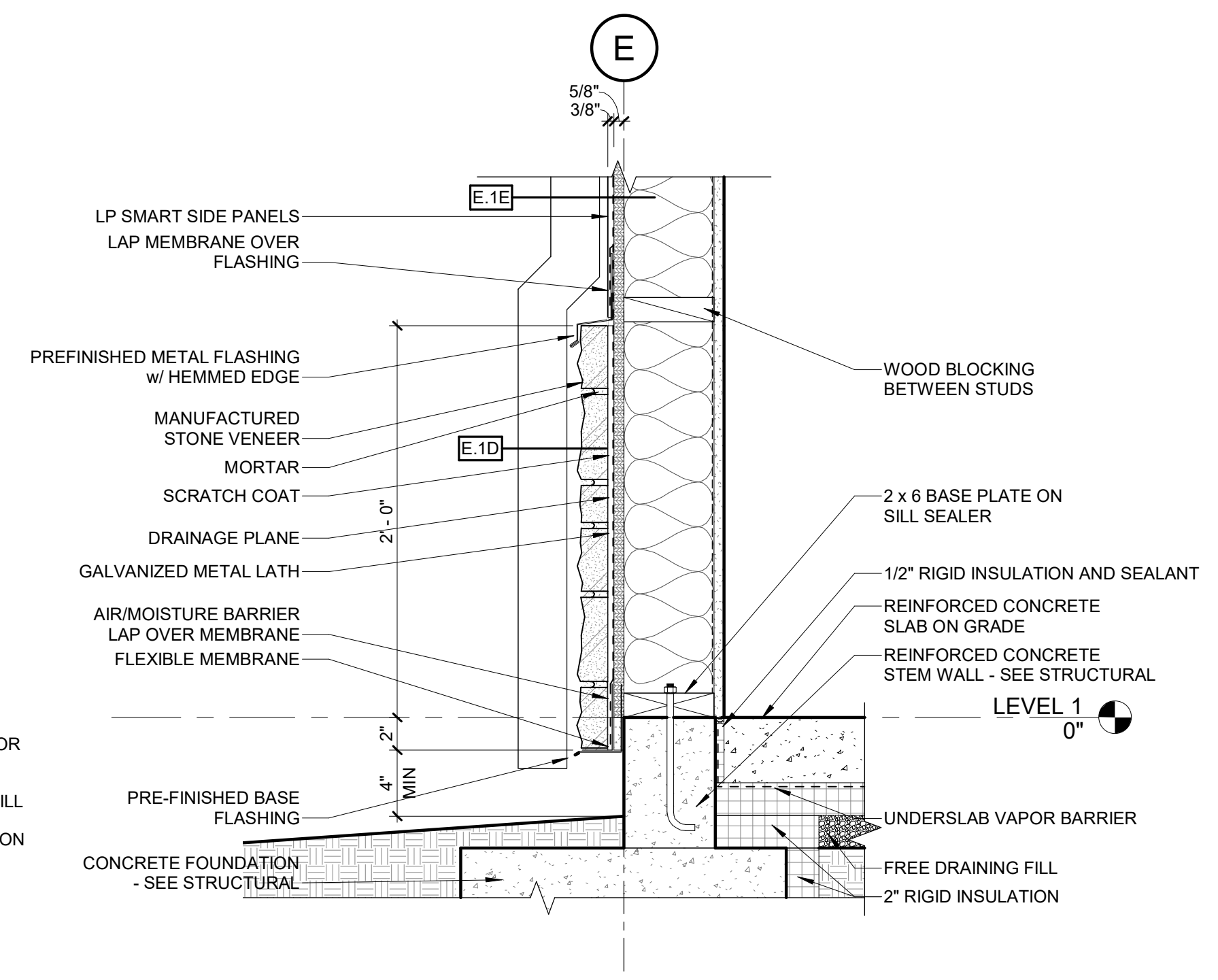
10 CORNER DETAIL
SCALE: 1 1/2" = 1'-0"



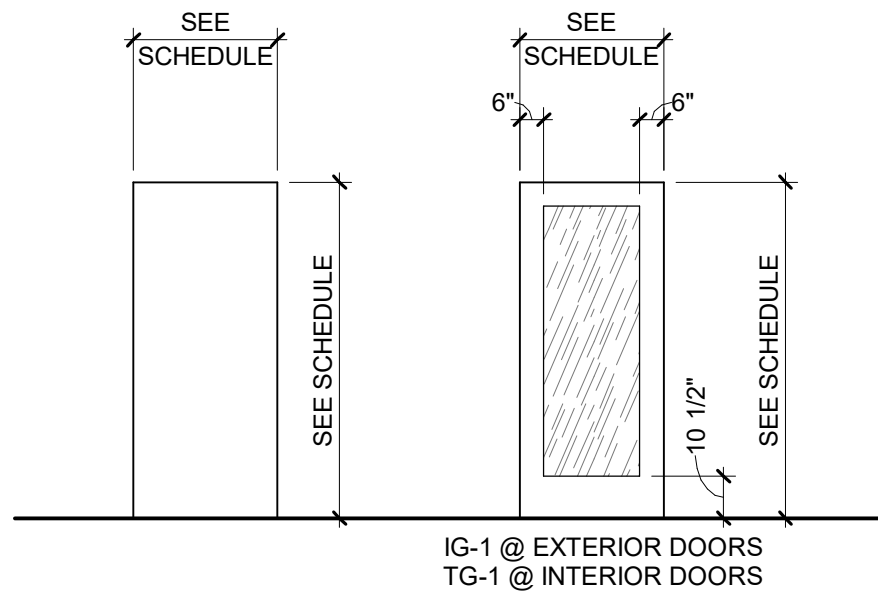
7 WALL DETAIL
SCALE: 1 1/2" = 1'-0"



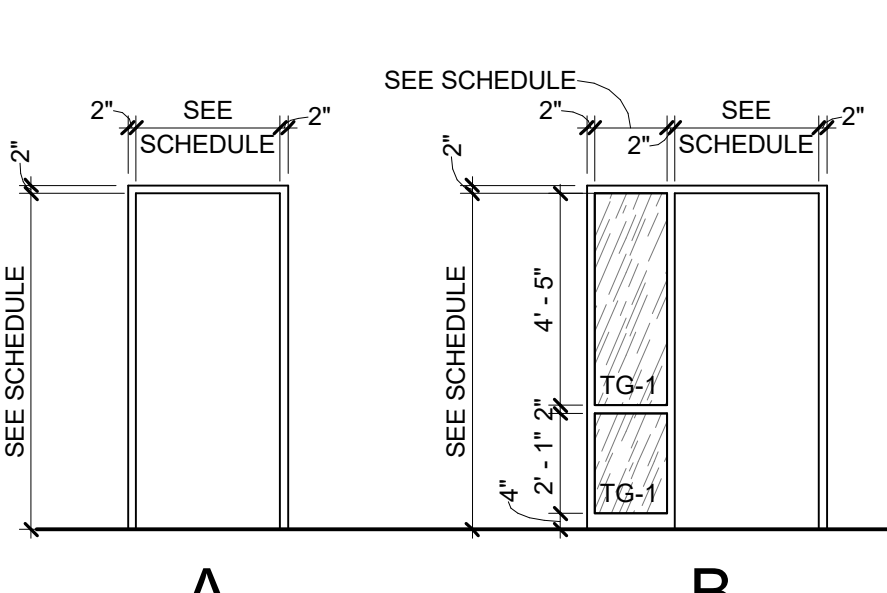
4 TRANSITION DETAIL
SCALE: 1 1/2" = 1'-0"



1 BASE OF WALL DETAIL
SCALE: 1 1/2" = 1'-0"

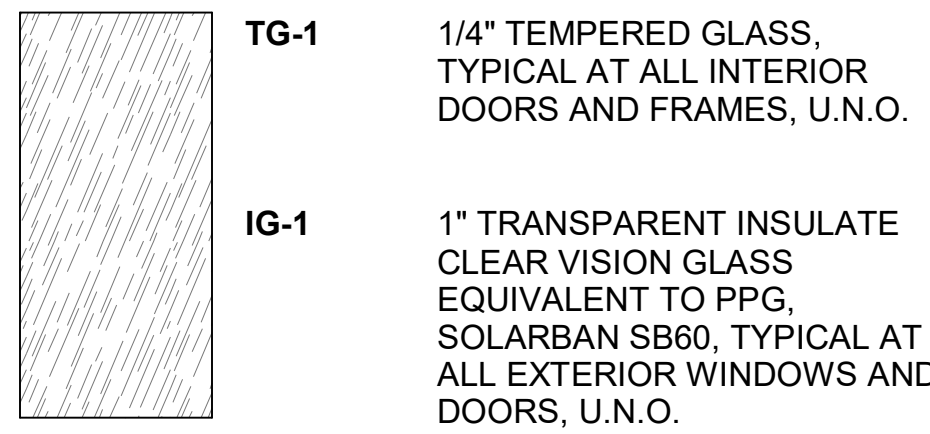


DOOR PANEL TYPES



DOOR FRAME TYPES

GLASS TYPE LEGEND



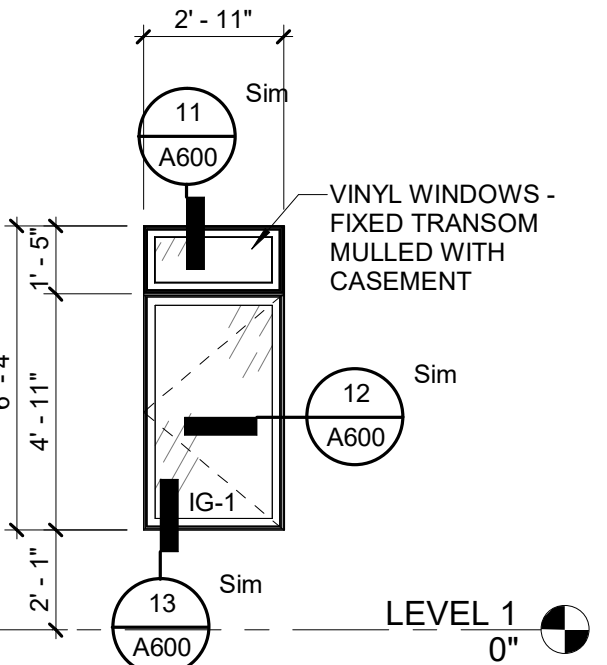
HARDWARE GROUPS

(ALL HARDWARE SATIN ALUMINUM OR SATIN STAINLESS STEEL FINISH)

- CONTINUOUS HINGE, AUTOMATIC OPERATOR WITH HC PUSH BUTTONS (2), CLOSER AND 120 DEGREE STOP, ENTRANCE LOCKSET, PANIC HARDWARE, WEATHERSTRIPPING AND THRESHOLD.
- CONTINUOUS HINGE, STAINLESS STEEL PUSH/PULLS, CLOSERS.
- STANDARD HINGES, OFFICE LOCKSET (LEVER HANDLE), WALL BUMPER.
- STANDARD HINGES, PUSH/PULLS, CLOSER, OVERHEAD STOP.
- CONTINUOUS HINGE, ENTRANCE LOCKSET, CLOSER, WEATHERSTRIPPING AND THRESHOLD.
- STANDARD HINGES, PRIVACY LOCKSET, CLOSER, WALL BUMPER.
- STANDARD HINGES, STOREROOM LOCKSET, WALL BUMPER.
- STANDARD HINGES, CLASSROOM LOCKSET, CLOSER, WALL BUMPER.
- CONTINUOUS HINGE, ENTRANCE LOCKSET, CLOSER, WEATHERSTRIPPING AND THRESHOLD.
- CONTINUOUS HINGE, ENTRANCE LOCKSET, PANIC HARDWARE, CLOSER, WEATHERSTRIPPING AND THRESHOLD.
- STANDARD HINGES, PASSAGE SET, CLOSER, WALL BUMPER, WEATHERSTRIPPING.

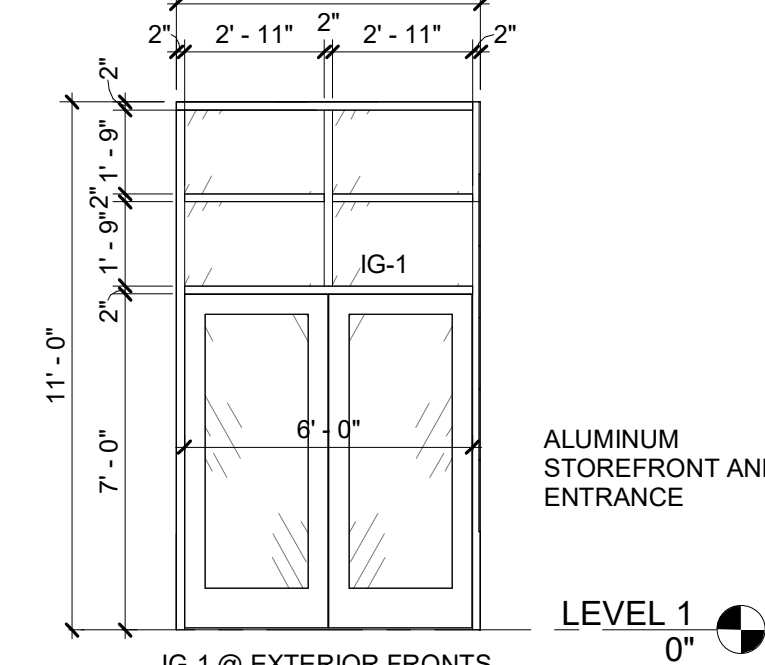
DOOR SCHEDULE

DOOR #	DOOR			TYPE	MATL	FRAME			HARDWARE GROUP
	WD	HT	TH			SIZE SIDELIGHT WIDTH	TYPE	MATL	
100A	6' - 0"	7' - 0"	1 3/4"	2	ALUM		S2	ALUM	1
100B	6' - 0"	7' - 0"	1 3/4"	2	ALUM			ALUM	
101	3' - 0"	7' - 0"	1 3/4"	1	WD		A	HM	3
102A	3' - 0"	7' - 0"	1 3/4"	1	WD		A	HM	4
102B	3' - 0"	7' - 0"	1 3/4"	1	GALVHM		A	GALVHM	5
103	3' - 0"	7' - 0"	1 3/4"	1	WD		A	HM	6
104	3' - 0"	7' - 0"	1 3/4"	1	WD		A	HM	7
108	3' - 0"	7' - 0"	1 3/4"	1	WD		A	HM	7
109	3' - 0"	7' - 0"	1 3/4"	1	WD		A	HM	6
110A	3' - 0"	7' - 0"	1 3/4"	1	WD		A	HM	8
110B	3' - 0"	7' - 0"	1 3/4"	1	GALVHM		A	GALVHM	9
111	3' - 0"	7' - 0"	1 3/4"	2	ALUM	1' - 4"	A	ALUM	10
112A	3' - 0"	7' - 0"	1 3/4"	1	WD		B	HM	11
112B	3' - 0"	7' - 0"	1 3/4"	1	GALVHM		A	GALVHM	10



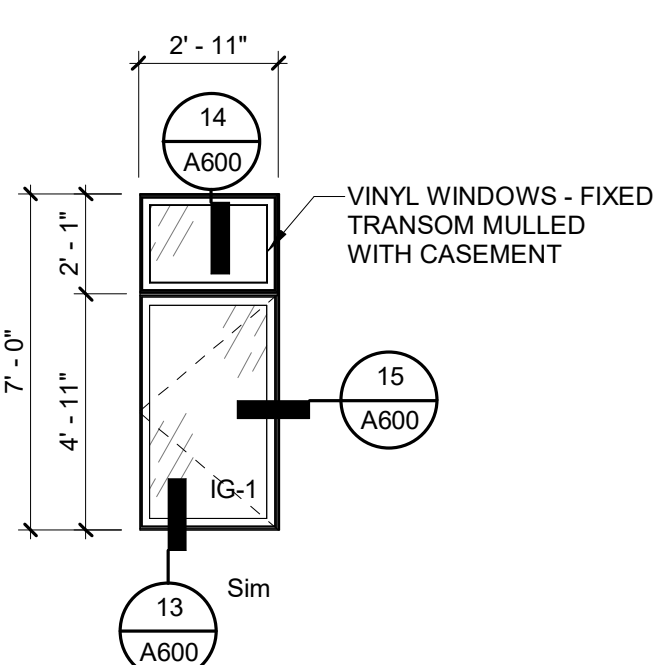
S1 WINDOW

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



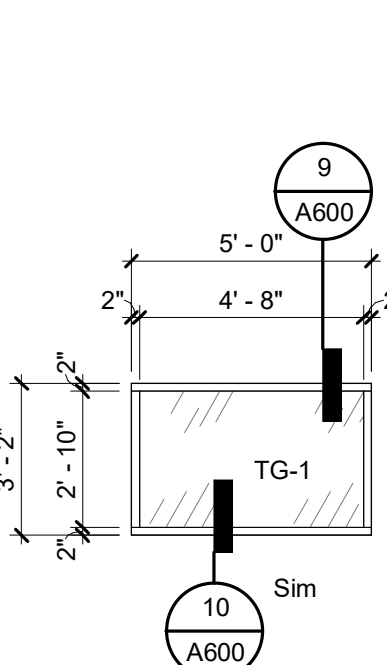
S2 STOREFRONT

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



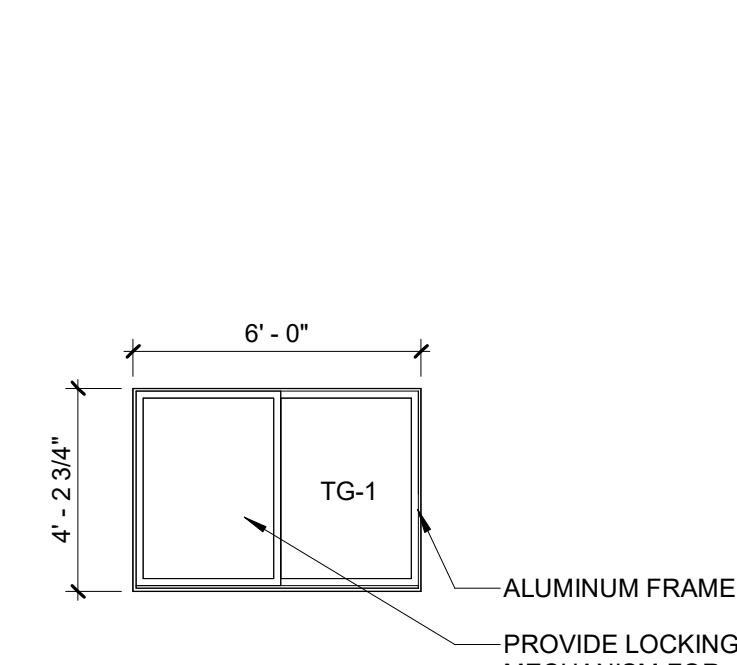
S3 WINDOW

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



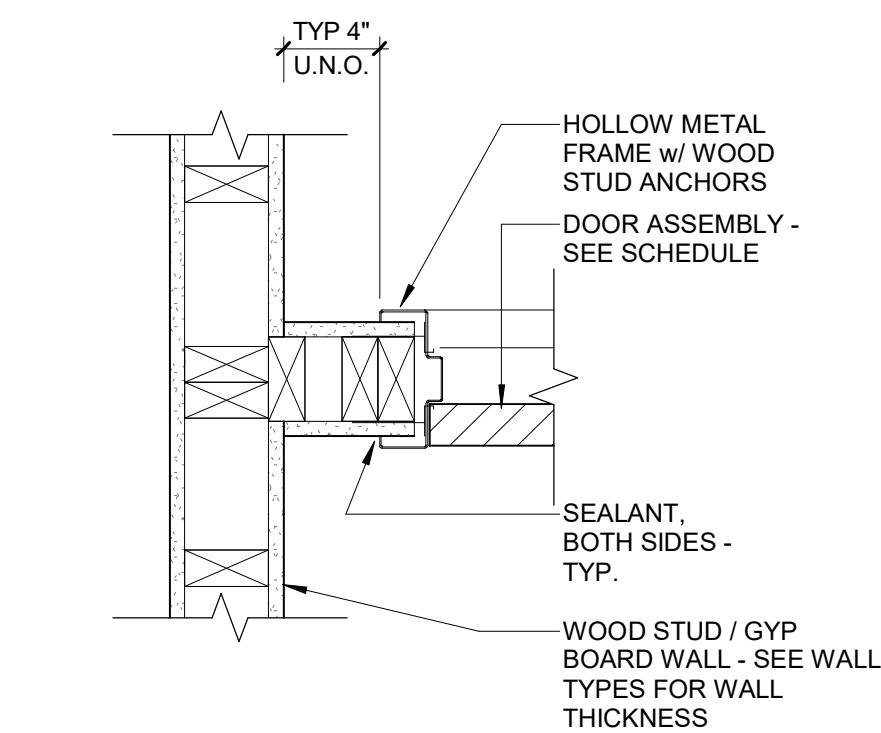
S4 WINDOW

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



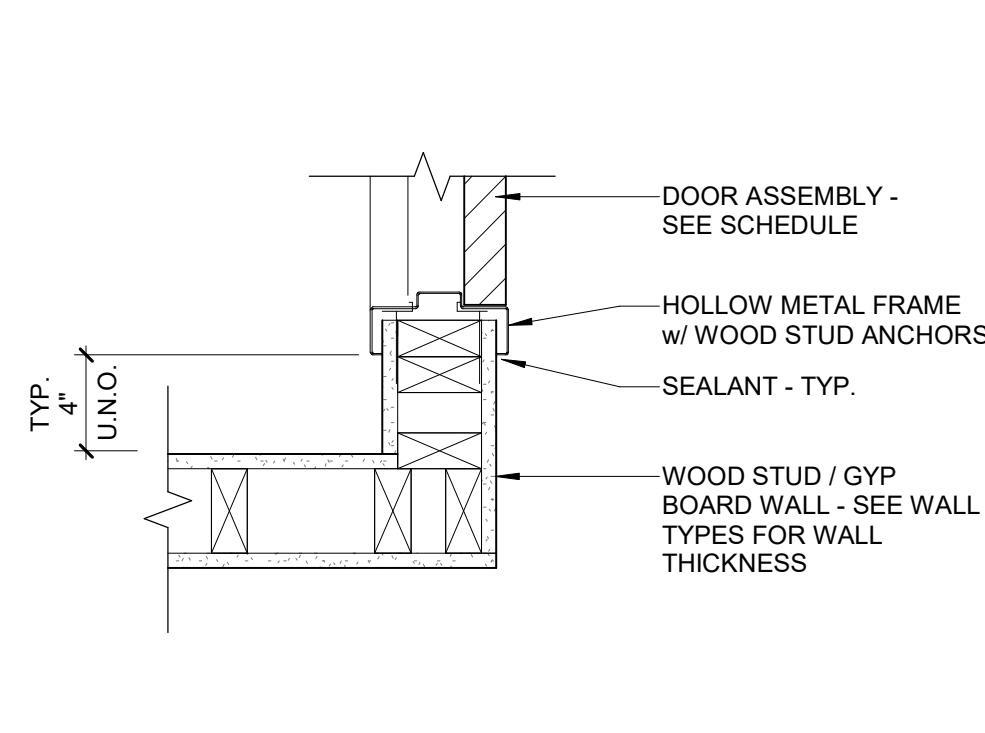
S5 WINDOW

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



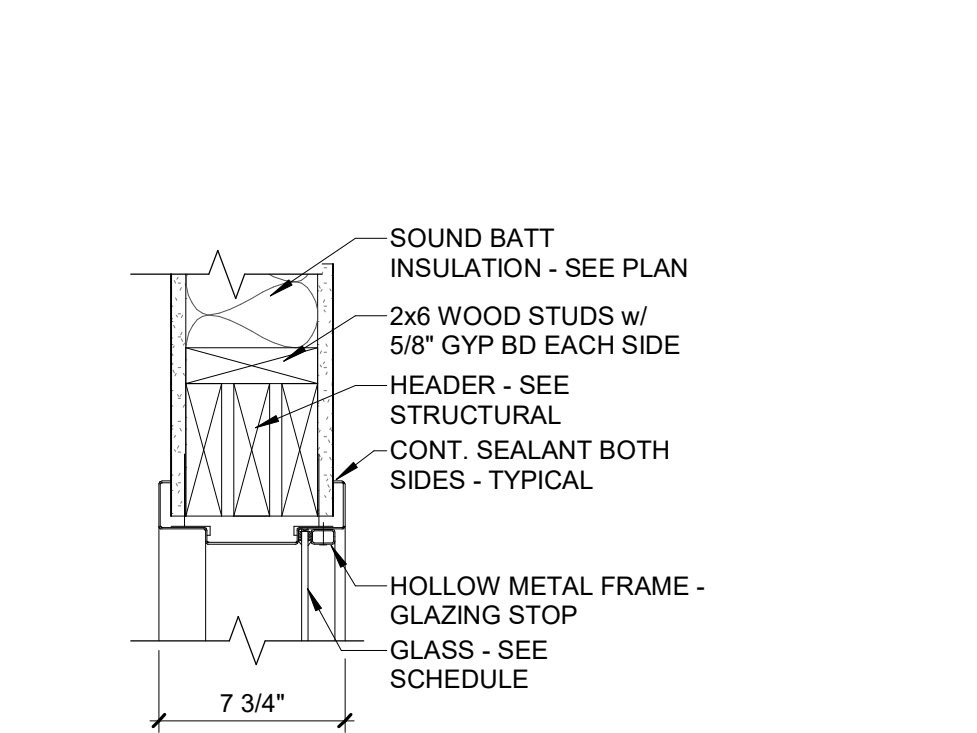
HM DOOR JAMB DETAIL

SCALE: 1 1/2" = 1'-0"



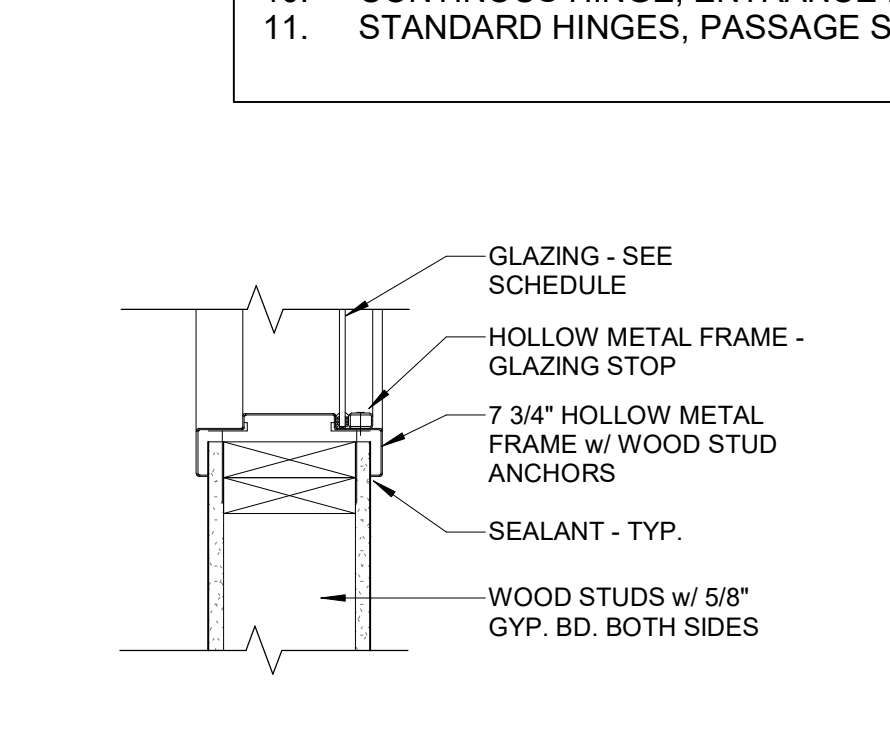
HM DOOR JAMB CORNER DETAIL

SCALE: 1 1/2" = 1'-0"



HM GLAZING STOP HEAD DETAIL

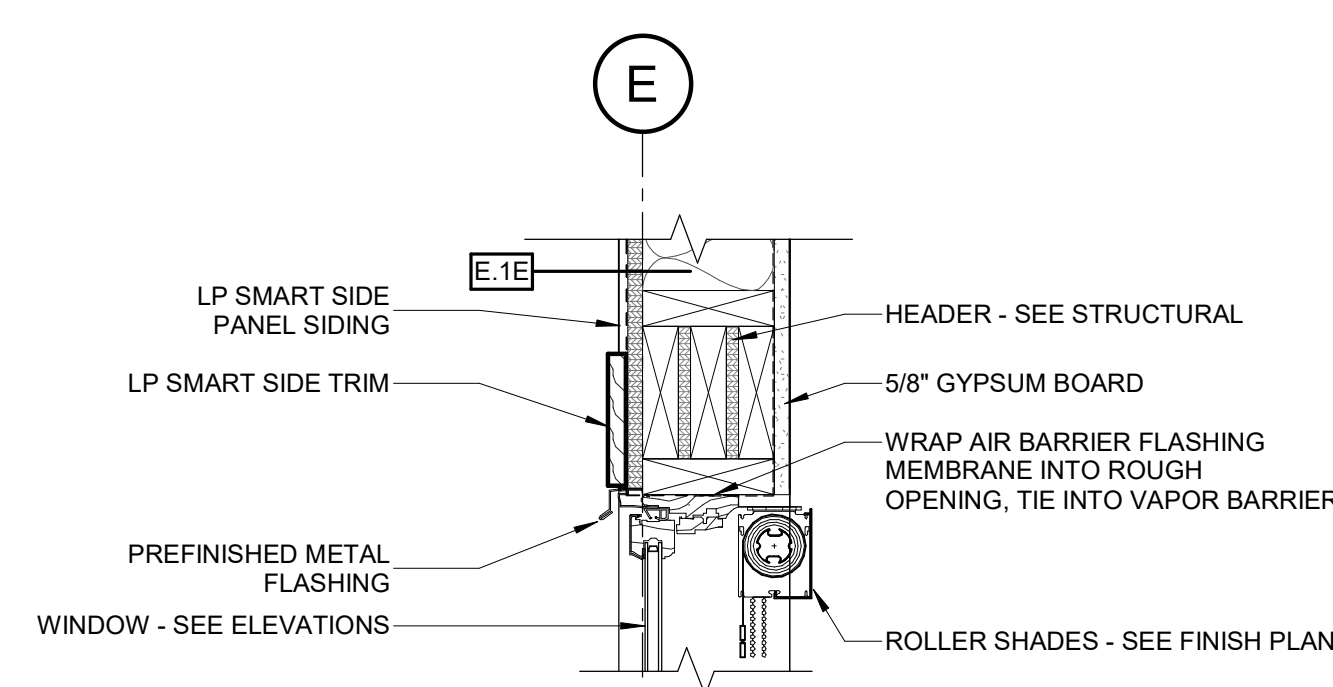
SCALE: 1 1/2" = 1'-0"



HM GLAZING STOP SILL DETAIL

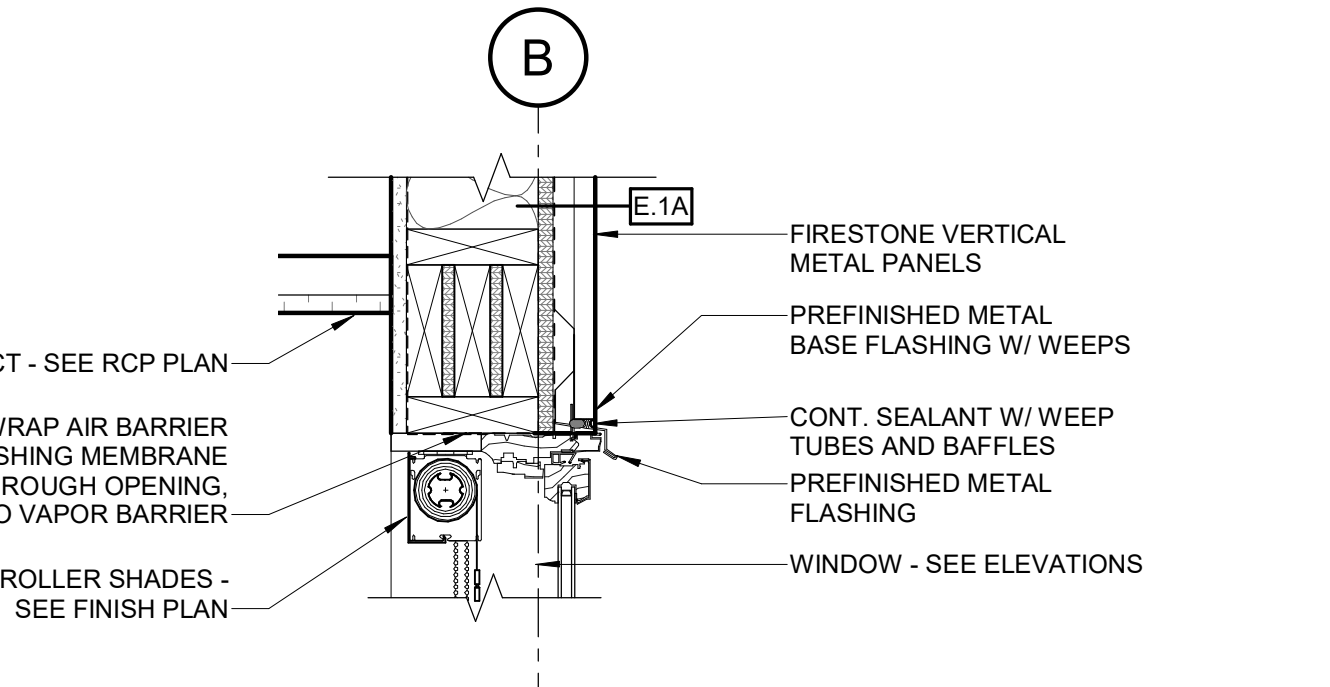
SCALE: 1 1/2" = 1'-0"

JAMB SIMILAR



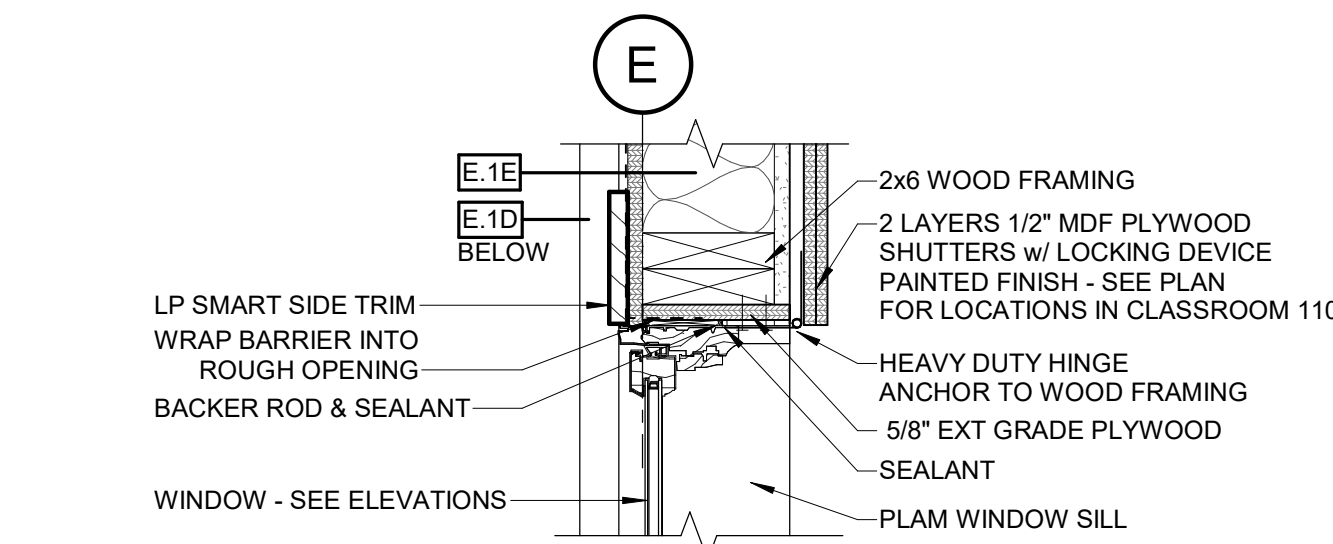
WDW HEAD DETAIL

SCALE: 1 1/2" = 1'-0"



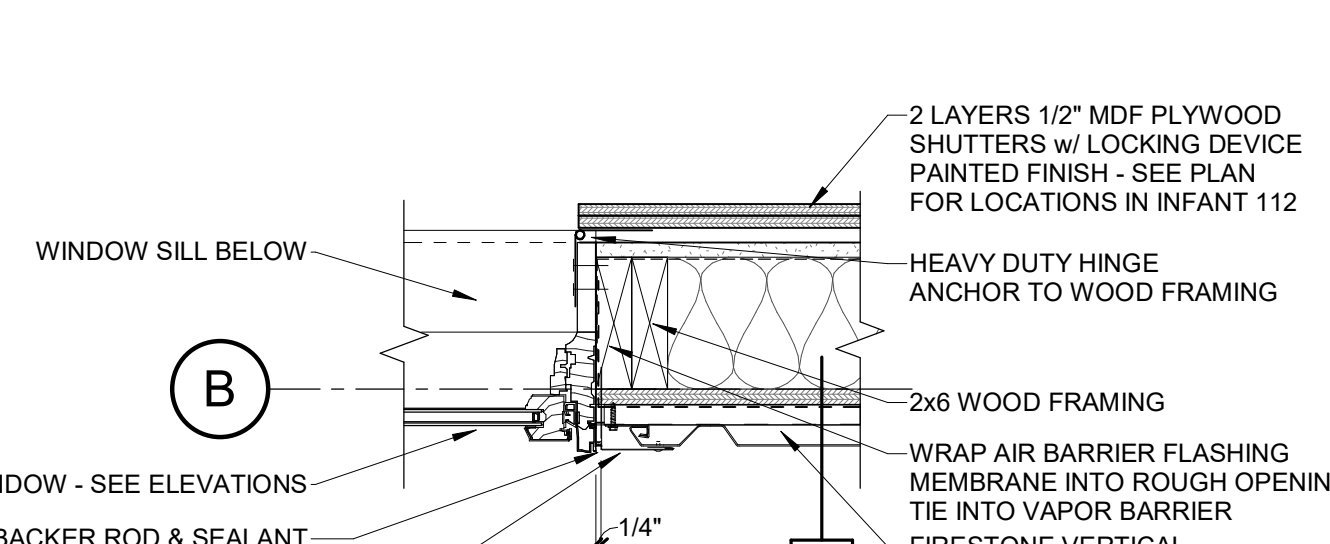
WDW HEAD DETAIL

SCALE: 1 1/2" = 1'-0"



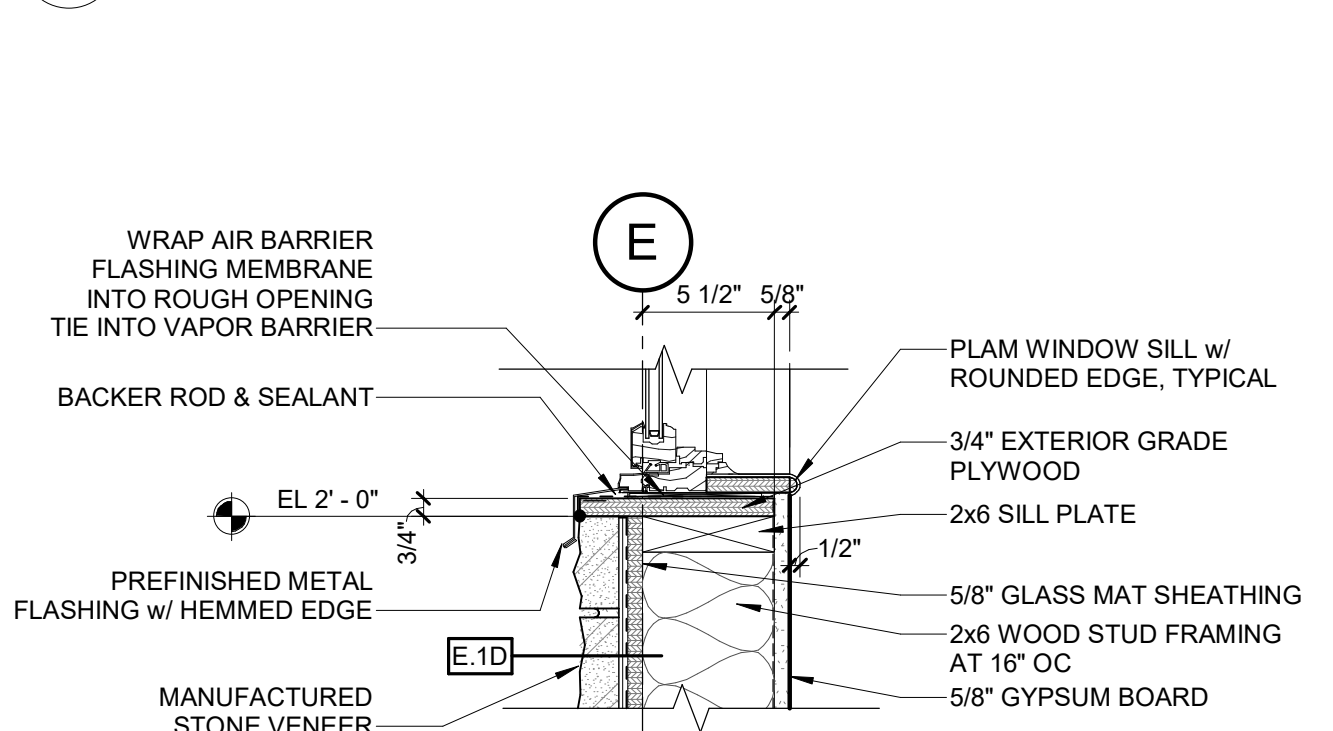
WDW JAMB DETAIL

SCALE: 1 1/2" = 1'-0"



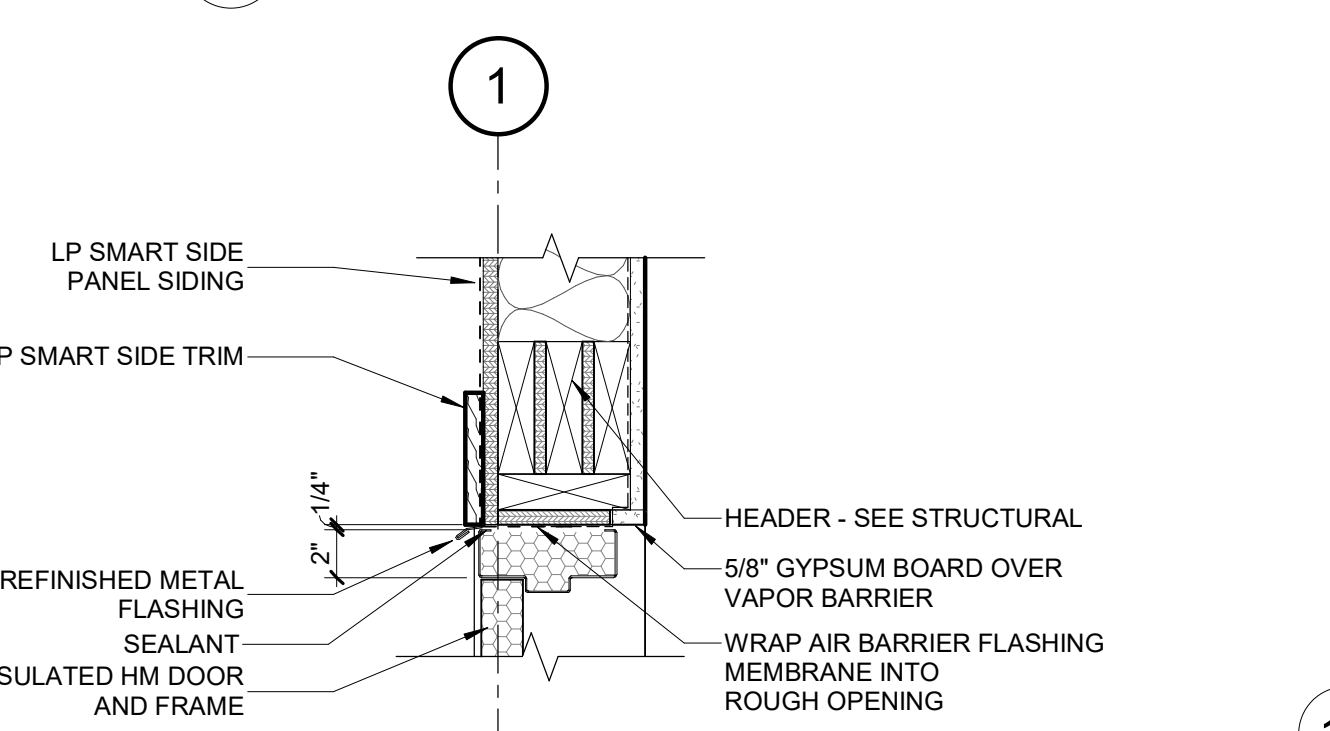
WDW JAMB DETAIL

SCALE: 1 1/2" = 1'-0"



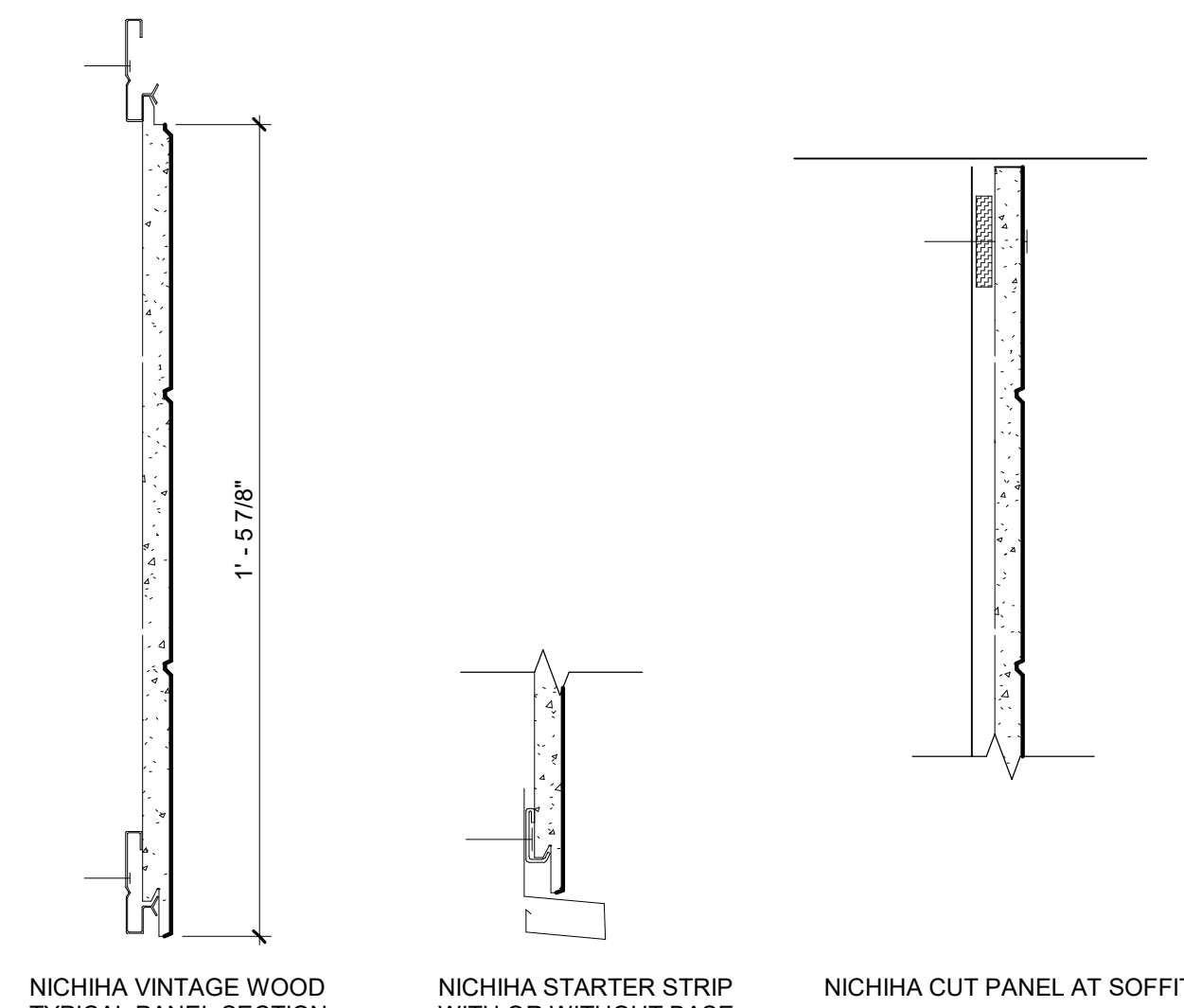
WDW SILL DETAIL

SCALE: 1 1/2" = 1'-0"



HM HEAD DETAIL

SCALE: 1 1/2" = 1'-0"

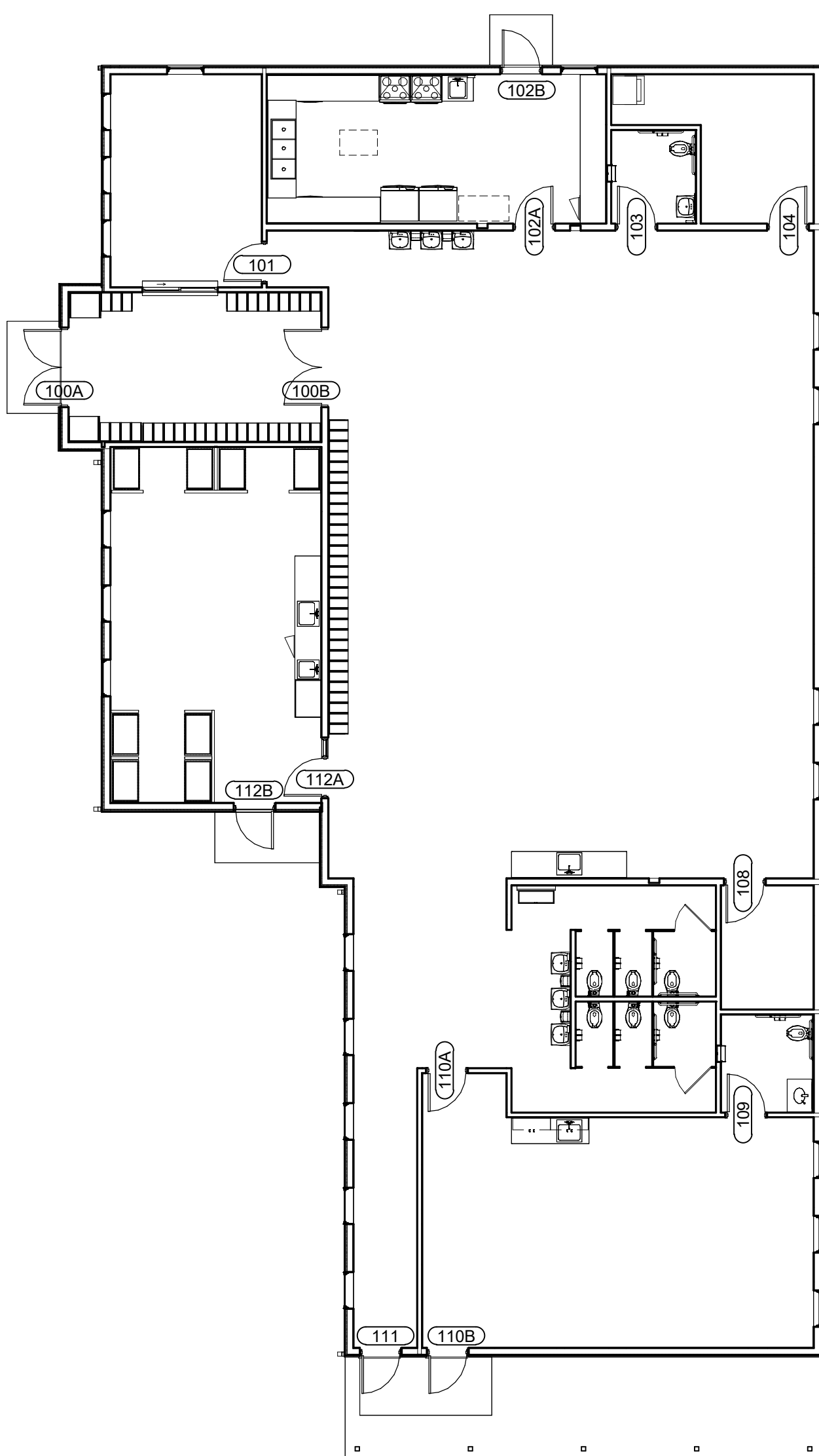


NICHIHA DETAILS

SCALE: 3" = 1'-0"

SECTION

PLAN

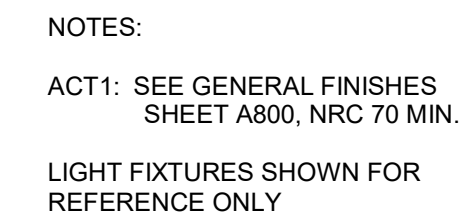
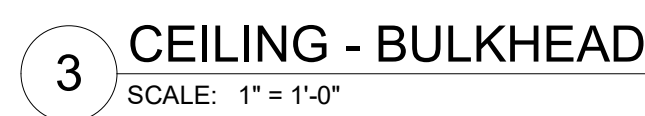


DOOR SCHEDULE LEGEND

SCALE: 1" = 10'-0"

GENERAL NOTES: DOOR AND FRAME NOTES

- ALL DOOR AND FRAME DIMENSIONS TO BE VERIFIED BEFORE FABRICATION
- ALL POTENTIAL CODE NONCOMPLIANCE ISSUES ARE TO BE IDENTIFIED PRIOR TO BIDDING A PRODUCT. ANY SUB-CONTRACTOR BIDDING A PRODUCT CONDITION KNOWN TO BE NON-COMPLIANT ASSUMES EQUAL LIABILITY.
- ALL HOLLOW METAL DOORS AND FRAMES ARE TO BE GALVANIZED, PRIMED AND PAINTED. SEE SPEC.
- GROUT ALL HOLLOW METAL FRAMES SOLID WITH PORTLAND CEMENT BASED MORTAR.
- ALL FRAMES WIDER THAN 44" TO HAVE HEAD STIFFENERS.
- BID ALL GLAZING AS DIMENSIONED. IF AREAS EXCEED CODE FOR ALLOWABLE AREAS, ASSUME FIRE GLAZING WILL BE REQUIRED.
- VERIFY ALL ITEMS ON SCHEDULE WITH FLOOR PLAN. FLOOR PLAN PREVAILS FOR DOOR SWING, FRAME TYPE AND DIMENSIONAL INFORMATION.
- GENERAL CONTRACTOR TO COORDINATE MEETING BETWEEN ARCHITECT/OWNER AND DOOR VENDOR TO ESTABLISH KEY SCHEDULE INFORMATION.
- CONTRACTOR TO REVIEW ADA ACTUATOR LOCATIONS WITH OWNER & ARCHITECT BEFORE INSTALLATION.
- HOLLOW METAL FRAME THROAT DEPTH TO MATCH WALL THICKNESS AT ALL METAL-FRAMED STUD WALLS. REFER TO FLOOR PLAN AND WALL TYPES FOR LOCATIONS, WALL TYPES AND WALL THICKNESSES. CONTRACTOR TO VERIFY FRAME DEPTH AT ALL LOCATIONS.
- WOOD DOORS: SOLID CORE, PLAIN SLICED WHITE OAK, STAIN TO MATCH LVT1.
- ALL EXTERIOR HOLLOW METAL DOORS AND FRAMES: PAINTED TO MATCH EXTERIOR METAL SIDING. ALL INTERIOR HOLLOW METAL DOORS AND FRAMES: TO BE PAINTED PNT2.



1 REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"



1010 N. JEFFERSON WAY
INDIANOLA, IA 50125

FOR PERMIT

REVISIONS

Downloaded from <http://ajph.org/> on November 10, 2015

1. **Introduction**
 2. **Background**
 3. **Methodology**
 4. **Results**
 5. **Conclusion**
 6. **References**
 7. **Appendix**
 8. **Figure 1**
 9. **Figure 2**
 10. **Figure 3**
 11. **Figure 4**
 12. **Figure 5**
 13. **Figure 6**
 14. **Figure 7**
 15. **Figure 8**
 16. **Figure 9**
 17. **Figure 10**
 18. **Figure 11**
 19. **Figure 12**
 20. **Figure 13**
 21. **Figure 14**
 22. **Figure 15**
 23. **Figure 16**
 24. **Figure 17**
 25. **Figure 18**
 26. **Figure 19**
 27. **Figure 20**
 28. **Figure 21**
 29. **Figure 22**
 30. **Figure 23**
 31. **Figure 24**
 32. **Figure 25**
 33. **Figure 26**
 34. **Figure 27**
 35. **Figure 28**
 36. **Figure 29**
 37. **Figure 30**
 38. **Figure 31**
 39. **Figure 32**
 40. **Figure 33**
 41. **Figure 34**
 42. **Figure 35**
 43. **Figure 36**
 44. **Figure 37**
 45. **Figure 38**
 46. **Figure 39**
 47. **Figure 40**
 48. **Figure 41**
 49. **Figure 42**
 50. **Figure 43**
 51. **Figure 44**
 52. **Figure 45**
 53. **Figure 46**
 54. **Figure 47**
 55. **Figure 48**
 56. **Figure 49**
 57. **Figure 50**
 58. **Figure 51**
 59. **Figure 52**
 60. **Figure 53**
 61. **Figure 54**
 62. **Figure 55**
 63. **Figure 56**
 64. **Figure 57**
 65. **Figure 58**
 66. **Figure 59**
 67. **Figure 60**
 68. **Figure 61**
 69. **Figure 62**
 70. **Figure 63**
 71. **Figure 64**
 72. **Figure 65**
 73. **Figure 66**
 74. **Figure 67**
 75. **Figure 68**
 76. **Figure 69**
 77. **Figure 70**
 78. **Figure 71**
 79. **Figure 72**
 80. **Figure 73**
 81. **Figure 74**
 82. **Figure 75**
 83. **Figure 76**
 84. **Figure 77**
 85. **Figure 78**
 86. **Figure 79**
 87. **Figure 80**
 88. **Figure 81**
 89. **Figure 82**
 90. **Figure 83**
 91. **Figure 84**
 92. **Figure 85**
 93. **Figure 86**
 94. **Figure 87**
 95. **Figure 88**
 96. **Figure 89**
 97. **Figure 90**
 98. **Figure 91**
 99. **Figure 92**
 100. **Figure 93**
 101. **Figure 94**
 102. **Figure 95**
 103. **Figure 96**
 104. **Figure 97**
 105. **Figure 98**
 106. **Figure 99**
 107. **Figure 100**
 108. **Figure 101**
 109. **Figure 102**
 110. **Figure 103**
 111. **Figure 104**
 112. **Figure 105**
 113. **Figure 106**
 114. **Figure 107**
 115. **Figure 108**
 116. **Figure 109**
 117. **Figure 110**
 118. **Figure 111**
 119. **Figure 112**
 120. **Figure 113**
 121. **Figure 114**
 122. **Figure 115**
 123. **Figure 116**
 124. **Figure 117**
 125. **Figure 118**
 126. **Figure 119**
 127. **Figure 120**
 128. **Figure 121**
 129. **Figure 122**
 130. **Figure 123**
 131. **Figure 124**
 132. **Figure 125**
 133. **Figure 126**
 134. **Figure 127**
 135. **Figure 128**
 136. **Figure 129**
 137. **Figure 130**
 138. **Figure 131**
 139. **Figure 132**
 140. **Figure 133**
 141. **Figure 134**
 142. **Figure 135**
 143. **Figure 136**
 144. **Figure 137**
 145. **Figure 138**
 146. **Figure 139**
 147. **Figure 140**
 148. **Figure 141**
 149. **Figure 142**
 150. **Figure 143**
 151. **Figure 144**
 152. **Figure 145**
 153. **Figure 146**
 154. **Figure 147**
 155. **Figure 148**
 156. **Figure 149**
 157. **Figure 150**
 158. **Figure 151**
 159. **Figure 152**
 160. **Figure 153**
 161. **Figure 154**
 162. **Figure 155**
 163. **Figure 156**
 164. **Figure 157**
 165. **Figure 158**
 166. **Figure 159**
 167. **Figure 160**
 168. **Figure 161**
 169. **Figure 162**
 170. **Figure 163**
 171. **Figure 164**
 172. **Figure 165**
 173. **Figure 166**
 174. **Figure 167**
 175. **Figure 168**
 176. **Figure 169**
 177. **Figure 170**
 178. **Figure 171**
 179. **Figure 172**
 180. **Figure 173**
 181. **Figure 174**
 182. **Figure 175**
 183. **Figure 176**
 184. **Figure 177**
 185. **Figure 178**
 186. **Figure 179**
 187. **Figure 180**
 188. **Figure 181**
 189. **Figure 182**
 190. **Figure 183**
 191. **Figure 184**
 192. **Figure 185**
 193. **Figure 186**
 194. **Figure 187**
 195. **Figure 188**
 196. **Figure 189**
 197. **Figure 190**
 198. **Figure 191**
 199. **Figure 192**
 200. **Figure 193**
 201. **Figure 194**
 202. **Figure 195**
 203. **Figure 196**
 204. **Figure 197**
 205. **Figure 198**
 206. **Figure 199**
 207. **Figure 200**
 208. **Figure 201**
 209. **Figure 202**
 210. **Figure 203**
 211. **Figure 204**
 212. **Figure 205**
 213. **Figure 206**
 214. **Figure 207**
 215. **Figure 208**
 216. **Figure 209**
 217. **Figure 210</**

© 2006 The Authors
Journal compilation © 2006 Blackwell Publishing Ltd

SPECIFICALLY FOR THE ABOVE REFERENCED PROJECT. THEY ARE NOT SUITABLE FOR USE ON

OTHER PROJECTS OR IN OTHER LOCATIONS
WITHOUT THE EXPRESS WRITTEN APPROVAL AND
PARTICIPATION OF SVDA ARCHITECTS INC.

© 2000

PROJECT NUMBER

22017

© 2006 The Authors
Journal compilation © 2006 Blackwell Publishing Ltd

© 2006 The Authors
Journal compilation © 2006 Blackwell Publishing Ltd

FLOOR FINISH PLAN

4000

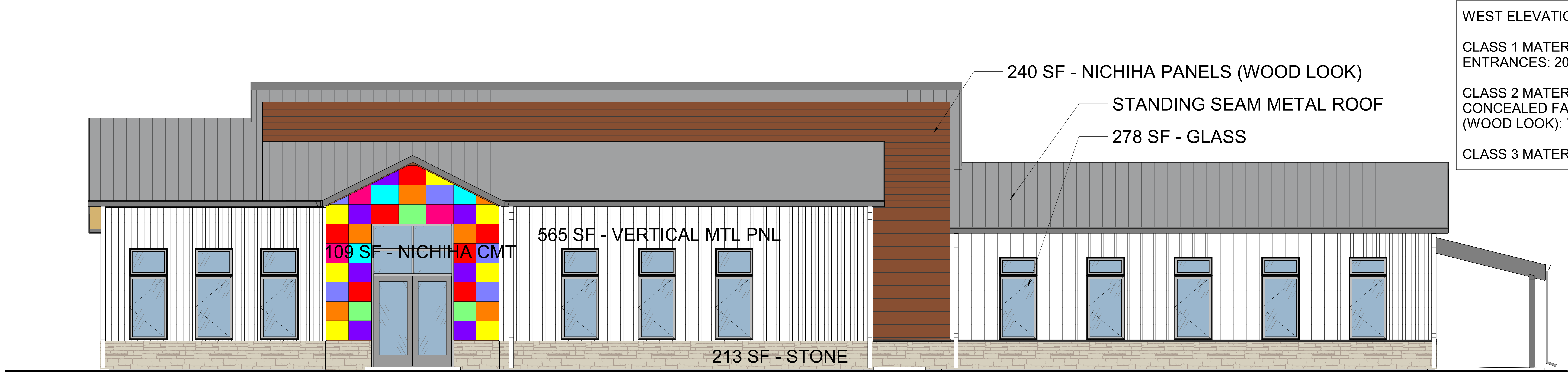
A800

Page

GENERAL FINISH NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION AND BEFORE ORDERING MATERIALS. DO NOT SCALE DRAWINGS.
2. EPOXY PAINT TO BE USED IN RESTROOMS.
3. PROVIDE SCHLUTER TRANSITION STRIPS AT ALL TILE TRANSITIONS. VERIFY WITH ARCHITECT.
4. ALL GYPSUM BOARD CEILINGS TO BE PAINTED CEILING WHITE UNLESS NOTED OTHERWISE.
5. ALL OTHER TRANSITION STRIPS TO BE SUBMITTED FOR APPROVAL FROM ARCHITECT.
6. SEE REFLECTED CEILING PLAN FOR ADDITIONAL CEILING HEIGHTS AND MATERIALS.
7. REFER TO FLOOR FINISH PLAN FOR CLARIFICATION OF ACCENT PAINT COLORS.
8. ALL WALLS TO BE PAINTED PNT1, U.O.N. ALL WALLS TO HAVE RB1, U.O.N.





WEST ELEVATION

CLASS 1 MATERIALS: CLEAR GLASS STOREFRONT AND ENTRANCES: 20%

CLASS 2 MATERIALS: MANUFACTURED, STONE VENEER, CONCEALED FASTENER METAL PANELS, NICHHA PANELS (WOOD LOOK): 72%

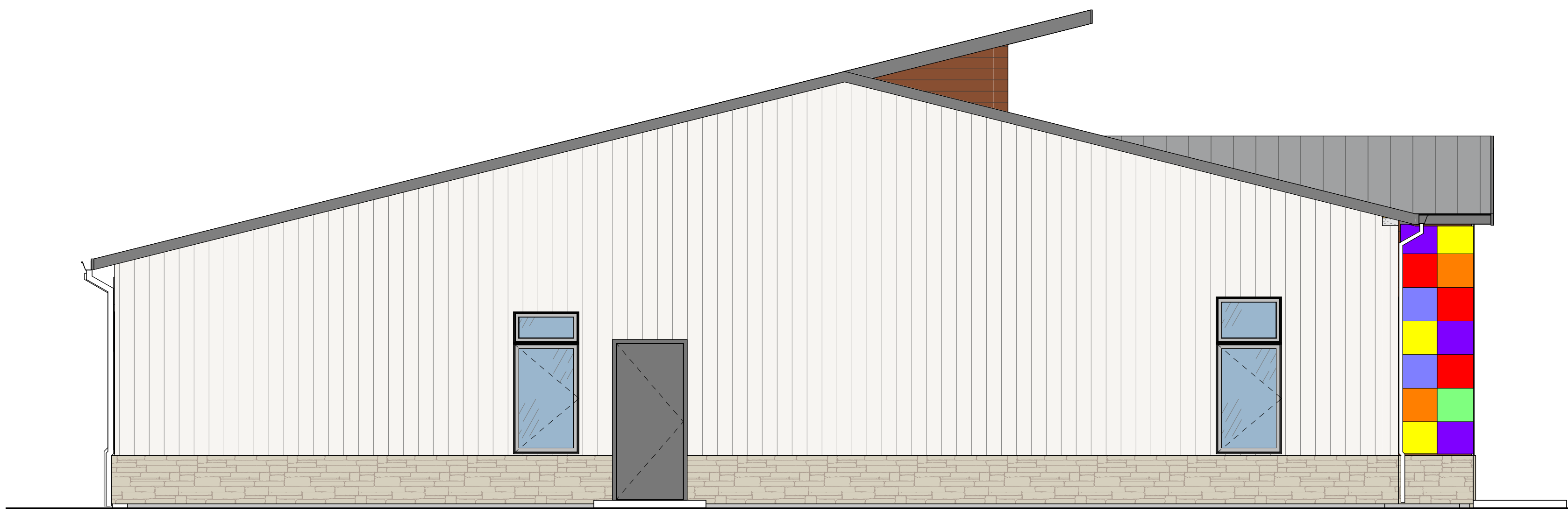
CLASS 3 MATERIALS: NICHHA PAINTED FLAT PANELS: 8%

TOTAL SF WEST ELEVATION = 1,405

MANUF. STONE VENEER= 213/1405 = 15%
CONCEALED FASTENER METAL PANELS= 565/1405 = 40%
NICHHA PANELS (WOOD LOOK) = 240/1405 = 17%

GLASS STOREFRONT AND ENTRANCES = 278/1405 = 20%
NICHHA PANELS(PAINTED FLAT PANELS) = 109/1405 = 8%

1 EXTERIOR ELEVATION - WEST (MATERIAL CALCS)
SCALE: 1/4" = 1'-0"



TOTAL SF NORTH ELEVATION = 922

MANUFACTURED STONE VENEER = 125/922 = 14%
GLASS STOREFRONT AND ENTRANCES= 39/922 = 4%
CEMENT BOARD SIDING = 693/922 = 76%

NICHHA PANELS (WOOD LOOK) = 9/922 = 4%
NICHHA PANELS (PAINTED FLAT PANELS) = 35/922 = 4%
DOOR = 21/922 = 2%

2 EXTERIOR ELEVATION - NORTH (MATERIAL CALCS)
SCALE: 1/4" = 1'-0"



TOTAL SF SOUTH ELEVATION = 893

MANUFACTURED STONE VENEER = 101/893 = 11%
GLASS AND STOREFRONT ENTRANCES = 21/893 = 2%
CONCEALED FASTENER METAL PANELS = 192/893 = 22%
CEMENT BOARD SIDING = 393/893 = 44%

NICHHA PANELS (WOOD LOOK) = 109/893 = 12%
NICHHA PANELS (PAINTED FLAT PANELS) = 35/893 = 4%
DOORS = 42/893 = 5%

3 EXTERIOR ELEVATION - SOUTH (MATERIAL CALCS)
SCALE: 1/4" = 1'-0"



TOTAL SF EAST ELEVATION = 1,137

MANUFACTURED STONE VENEER = 223/1137 = 20%
CEMENT BOARD SIDING = 785/1137 = 69%
GLASS AND STOREFRONT ENTRANCES = 129/1137 = 11%

4 EXTERIOR ELEVATION - EAST (MATERIAL CALCS)
SCALE: 1/4" = 1'-0"



MEMORANDUM

To: Planning and Zoning Commission

From:

Date: January 10, 2023

Subject: Consider the request from David Bentz for a modification to a Planned Unit Development (PUD) for a property located at 1203 North E Street.

Recommendation:

- Attachments:**
- 1. 1. Staff Report
 - 2. 2. Planned Unit Development Master Plan



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: January 10, 2022

Agenda Item: 7.B Consider the request from David Bentz for a modification to a Planned Unit Development (PUD) for a property located at 1203 North E Street.

Application Type: Planned Unit Development Modification

Applicant: David Bentz (Bishop Engineering)

Property Owner: Wesley Retirement Services Inc C/O Mike Schmitz

Property Address/Parcel: 1203 North E Street

Current Zoning: PUD '*Planned Unit Development*' Zoning District

Comprehensive Plan Designation: Low Density Residential

Application Summary

David Bentz, of Bishop Engineering, is requesting a modification to an existing Planned Unit Development (PUD), located at 1203 North East Street, on the behalf of property owner Wesley Retirement Services Inc. The request proposes future site improvements, including additional independent living areas, a wellness and dining building, and a health center. Additionally, the applicant and property owner propose renovations to existing buildings on site.

AERIAL MAP



APPLICABLE CODE SECTIONS

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

165.02.5 AMENDMENTS

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

A. Request by Petition

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

B. City Council Referral

The owner of a property may submit a written request to the Zoning Administrator for their property to be rezoned. If the requested rezoning is not consistent with the adopted Comprehensive Plan, the property owner may further request the Comprehensive Plan be amended as part of the requested rezoning. The Zoning Administrator will then present this request to the City Council, who, at their discretion, may adopt a motion to refer the request to the Zoning Commission for consideration at a duly noticed public meeting in accordance with their procedures and the noticing requirements contained herein. The findings and recommendations of the Zoning Commission shall then be forwarded to the City Council for consideration and action. The City Council may further by motion forward their own request to the Zoning Commission to review and consider an amendment to the adopted Comprehensive Plan, the rezoning of a given property or properties, or amendments to the zoning regulations.

C. Zoning Commission Disapproval or Protest Petition

In case the proposed amendment, supplement or change is disapproved by the Zoning Commission, or a protest is presented duly signed by the owners of twenty percent (20%) or more either of the area of the lots included in such proposed change, or of those immediately adjacent in the rear thereof, extending the depth of one lot or not to exceed two hundred (200) feet therefrom, or of those directly opposite thereto, extending the depth of one lot or not to exceed two hundred (200) feet from the street frontage of such opposite lots, such amendment shall not become effective except by the favorable vote of at least three-fourths (¾) of all members of

Agenda Item: 7.B Consider the request from David Bentz for a modification to a Planned Unit Development (PUD) for a property located at 1203 North E Street.

the Council. Whenever any petition for amendment, supplement or change of the zoning districts or regulations herein contained or subsequently established has been denied by the Council, then no new petition covering the same property or the same property and additional property shall be filed with or considered by the Council until one year shall have elapsed from the date of filing of the first petition.

D. Public Hearing Noticing

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

E. Filing Fees

Before any action is taken as provided in this section, the owner or owners of the property requesting the proposed changed in the district regulations or district boundaries shall pay to the City Clerk the fee as established by resolution of the City Council.

ANALYSIS

Subject Property

David Bentz, of Bishop Engineering, has submitted a rezoning request on the behalf of Wesley Retirement Services Inc, for their property located at 1203 North E Street. The request is to modify existing requirements for the Planned Unit Development. The request proposes future site improvements, including additional independent living areas, a wellness and dining building, and a health center. Additionally, the applicant and property owner propose renovations to existing buildings on site.

Surrounding land uses of the subject property includes low density residential uses such as single-family dwellings.

The property fronts North E Street. North E Street is considered a minor collector road. Minor collector roads generally have a speed limit of 25 mph and provide a continuous path for traffic on one side of US Highway 65/69. Minor collectors also provide connections to major collectors and arterial streets. They are the primary routes for trip destinations such as the Downtown Square and schools. These streets should be designed to include accommodations for people biking and walking through sidewalks and bike lanes and should be designed so children are comfortable using the corridors to access the schools. This may require traffic calming measures, particularly when bicyclists are expected to share the travel lane with motorized traffic. According to the Iowa Department of Transportation (IDOT), in 2016, North E Street had an Annual Average Daily Traffic (AADT) of 1,950.

The property contains three publicly dedicated, internal roads including Angela Drive, Wesley Lane, and Robin Glen Avenue. Each road is considered a local road and contains an AADT between 400-650.

Future Land Use

According to the 'Elevate Indianola' Comprehensive Plan, the future land use of this area is designated as low to medium density residential, and medium to high density residential. Low to medium density residential calls for a density of up to 15 dwelling units per acre and guides for a mix of housing types including single-family detached and attached, and multi-family apartments. Medium to high density residential calls for up to 25 dwelling units per acre and may include businesses that primarily serve residents if compatibility standards are met.

The Planned Unit Development currently contains and proposes an expansion of independent living facilities in those areas located in low to medium density residential. These areas are proposed to

contain townhomes/bi-attached dwellings. The proposed PUD Master Plan also proposes a wellness and dining building and a health center. These facilities will primarily serve residents within the PUD.

The PUD Master Plan notes vacating a portion of Robin Glen Dr that takes access off of North E Street and replacing that access point by extending Angela Drive East to connect to the minor collector road. Staff has communicated to the applicant that the proposed road shown in the master plan will need to be completed prior to this street vacation occurring.

COMMENTS FROM THE GENERAL PUBLIC

Notification letters were mailed to surrounding property owners within 200 feet of the subject property on December 27th, 2022. At the time of writing this report, no public comment has been received.

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.

THE VILLAGE, A WESLEYLIFE COMMUNITY
PLANNED UNIT DEVELOPMENT (PUD)
CITY OF INDIANOLA
December 20, 2022

VICINITY MAP:



BISHOP ENGINEERING
3501 104th Street, Urbandale, IA 50322

TABLE OF CONTENTS:

- **PROJECT OVERVIEW**
- **EXISTING CONDITIONS & LAND USE**
- **CITY OF INDIANOLA ZONING MAP**
- **REZONING APPLICATION**
- **PROPOSED LAND USE & BULK REGULATIONS**
- **ARCHITECTURAL BUILDING GUIDELINES**
- **LANDSCAPE GUIDELINES**
- **STORMWATER MANAGEMENT**
- **VEHICULAR CIRCULATION**
- **PEDESTRIAL CIRCULATION**
- **PUD MASTER PLAN DRAWINGS**

The Village, A WesleyLife Community – Indianola

PROJECT OVERVIEW

The Village is an existing full continuum community owned and operated by WesleyLife. This community provides independent living, assisted living, memory support and short-term & long-term care services for their 55+ residents.

Celebrating its 75th anniversary this year, WesleyLife believes everyone should have the opportunity to live a life of continued growth, experience, engagement, and meaning, regardless of physical, social, or economic circumstances. WesleyLife's comprehensive network of services is designed to fulfill the wishes of older adults to remain independent and active wherever they choose to live. Certified as a Great Place to Work® and a Fortune Top 20 Best Workplace for Senior Living, WesleyLife offers health and well-being services in Iowa and Illinois through their 12 communities and an array of home and community-based services. For more information, please visit wesleylife.org.

WesleyLife is proposing site improvements to their campus in order to maximize the aesthetics, services and amenities provided for their residents by a combination of new site improvements, interior renovations and preserving as much of the existing natural areas on campus as possible.

WesleyLife is proposing to add additional independent living areas as well as a new Wellness and Dining building for all residents. A portion of the Robin Glen public right-of-way will need to be vacated near the existing Aspen building so that the various levels of care can be joined together with the new Wellness/Dining building to create a cohesive campus with a focal point rather than separate components divided from one another by a public street. The existing storm water retention pond will be analyzed and modified as necessary to handle any increase in storm runoff while maintaining the overall aesthetic and recreational aspects of the pond.

The proposed Wellness/Dining building will contain a variety of indoor & outdoor dining experiences and other amenities including a fitness gym, studio classes, a spa, outdoor fireplace, bocce ball and pickleball courts. Since these amenities will primarily serve campus residents rather than the community additional surface parking is not required, however, the campus will provide sufficient visitor parking areas around the campus as deemed necessary by Wesley.

The proposed independent living duplexes will be added on the northern portion of the site along the new Angela Drive roadway extension that will connect to N E Street. This roadway extension will also serve as a rerouting for the portion of Robin Glen that is to be vacated.

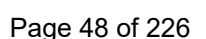
Wesley is also proposing major renovations to the other existing buildings on site to provide enhanced care for residents and revitalize the spaces. Renovation work to the Aspen building will include adding decks to the units, replacing siding, and updating common area finishes and lighting. In the Willows/Oaks building they will replace the kitchen and enhance the entry as well as update finishes and lighting in a few of the main common spaces and corridors. Plans for the Maplecrest building include repurposing units on the first level for independent living as well as adding a community center, art studio, staff spaces and updating the multi-purpose space.

In a future phase Wesley is proposing to add two small-scale 2-story independent living townhome buildings with underground and surface parking as well as a one-story health center addition to the Maplecrest building.

A preliminary plat will be prepared and reviewed by the City of Indianola for the development of The Village PUD. The preliminary plat will further address street layout, lot layout, utilities, and storm water calculations. Once the preliminary plat is approved detailed construction drawings for the public improvements and phased site plans will be prepared and reviewed by the City of Indianola for the construction of the Village PUD.

The existing property is located at 1203 N E Street and is within the City of Indianola limits. The existing property is shown to be zoned as an existing PUD on the city's zoning map however city staff has not been able to find any supporting documentation for the existing PUD requirements/guidelines. The existing property is owned by Wesley Retirement Services and has been previously developed as a retirement community with a mix of townhouse/duplex dwellings along with independent and group living buildings.

Picture Captured: November 4, 2022



REZONING APPLICATION

LAND USE CHANGE APPLICATION

Community Development

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



PROPERTY OWNER

(Last Name) WESLEY RETIREMENT SERVICES INC
(First Name) MIKE SCHMITZ (DEVELOPMENT MANAGER)
(Address) 5508 NW 88TH STREET
(City) JOHNSTON (State) IA (Zip) 50131
(Phone) 515-271-6758 (Email) mschmitz@wesleylife.org

APPLICANT (if not Property Owner)

(Last Name) BISHOP ENGINEERING, LLC
(First Name) DAVID BENTZ, PE
(Address) 3501 104TH STREET
(City) URBANDALE (State) IA (Zip) 50322

☐ COMPREHENSIVE PLAN AMENDMENT

Submittal Requirements:

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

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

☒ REZONING

Submittal Requirements:

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

- ☒ Completed Application
- ☒ Property Address: 1203 N E STREET, INDIANOLA, IA 50125
- ☒ Filing Fee: \$250
- ☒ Current Zoning: PUD Proposed Zoning: PUD
- ☒ Legal description (electronic in word format)
- ☒ All items as required by Section 165.02(5) of the Code of Ordinances of Indianola, Iowa
- ☒ Other Information as required by Director

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

Signature Craig Flanagan

Digitally signed by Craig Flanagan
Date: 2022.11.21 09:00:13 -06'00'

Name (printed) Craig Flanagan, CFO

Date 11/21/22

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

Date Received: _____

Receipt No: _____

Receipt Amount: _____

The Village, A WesleyLife Community – Indianola

PROPOSED PLANNED UNIT DEVELOPMENT

PROPOSED LAND USE & BULK REGULATIONS

TOWNHOUSE/DUPLEX DWELLINGS

SETBACKS:

FRONT = 25 FEET

SIDE = 8 FEET

REAR = 30 FEET, REDUCED TO 20 FEET ALONG NORTH & EAST PROPERTY LINE
(REF. SETBACKS SHOWN ON PUD MASTER PLAN)

MIN. BUILDING SEPARATION = 20 FEET

MAX. BUILDING HEIGHT = 35 FEET

REQUIRED PARKING = 2 PER DWELLING UNIT (TO BE PROVIDED BY ATTACHED
GARAGE AND/OR DRIVEWAY)

MINIMUM OPEN SPACE = 25.0%

FRONT STOOPS, STAIRS, DECKS AND PORCHES MAY ENCROACH UP TO 6 FEET INTO
THE REQUIRED FRONT YARD SETBACK

HORIZONTALLY PROJECTING ROOF OVERHANGS AND OTHER SIMILAR BUILDING
PROJECTIONS MAY EXTEND UP TO 3 FEET INTO A REQUIRED SIDE YARD SETBACK
PROVIDED NO PART OF A BUILDING IS CLOSER THAN 5 FEET TO A LOT LINE

STOOPS, STAIRS, DECKS AND PATIOS NOT ENCLOSED OR COVERED BY A ROOF MAY
ENCROACH UP TO 10 FEET INTO THE REQUIRED REAR SETBACK

REGULATIONS NOT COVERED WITHIN THIS PUD SHALL MEET CITY CODE OF
ORDINANCES SECTION 165.09

GROUP LIVING/INDEPENDENT LIVING

SETBACKS:

FRONT = 25 FEET, REDUCED TO 20' ON WEST SIDE OF MAPLECREST BUILDING

SIDE = 8 FEET

REAR = 30 FEET

(REF. SETBACKS SHOWN ON PUD MASTER PLAN)

MIN. BUILDING SEPARATION = 20 FEET

MAX. BUILDING HEIGHT = 60 FEET, 46 FEET ALONG N E STREET FRONTAGE

REQUIRED PARKING = 1 PER 4 RESIDENTS PLUS 1 PER EMPLOYEE AT MAX SHIFT

MINIMUM OPEN SPACE = 25.0%

REGULATIONS NOT COVERED WITHIN THIS PUD SHALL MEET CITY CODE OF
ORDINANCES SECTION 165.09

WELLNESS CENTER

SETBACKS:

FRONT = 25 FEET

SIDE = 8 FEET

REAR = 30 FEET

(REF. SETBACKS SHOWN ON PUD MASTER PLAN)

MIN. BUILDING SEPARATION = 20 FEET

MAX. BUILDING HEIGHT = 50 FEET

MINIMUM OPEN SPACE = 25.0%

REGULATIONS NOT COVERED WITHIN THIS PUD SHALL MEET CITY CODE OF ORDINANCES SECTION 165.09

ARCHITECTURAL GUIDELINES

Building design standards shall comply with the design standards contained within section 165.09 of the city code.

The proposed buildings along the North E Street frontage shall be three stories over partially underground parking. The maximum average height from grade to middle of pitched roof would be 46'. Although the proposed design will be stacked, it will have variation of height in the massing of the pitched roofs with the intent to fit in with the adjacent residential scale on North E Street.

LANDSCAPE GUIDELINES

Site landscaping shall be provided throughout the PUD as the property develops to comply with the design standards contained within section 165.08 of the city code.

STORM WATER MANAGEMENT GUIDELINES

Stormwater runoff from portions of the existing site discharge offsite undetained and it may not be feasible to capture all of these areas in the proposed condition. Therefore, stormwater ponds & storage will be provided throughout the proposed PUD to capture as much stormwater runoff as possible as deemed acceptable by city staff.

VEHICULAR CIRCULATION GUIDELINES

In the existing condition Angela Drive is connected to Robin Glen Drive via Wesley Lane. Robin Glen Drive connects to N E Street which acts as the primary north south collector for the development. In the proposed condition the portion of Robin Glen Drive that connects to N E Street will be vacated and Angela Drive will be extended to connect to N E Street which will still act as the primary north south collector the development. A new intermediate connection between Wesley Lane and the Angela Drive extension will be provided for better traffic circulation through the development as well. The new public roadways will be constructed in accordance with city specifications.

PEDESTRIAN CIRCULATION GUIDELINES

In the existing condition 4' public sidewalks are provided along Angela Drive, Wesley Lane and Robin Glen Drive which provides walk connections to the existing 4' public sidewalk along N E Street. In the proposed condition new 5' public sidewalks will be added along both sides of the new roadway extensions which will connect to a new 5' public walk along the N E Street frontage. The new public sidewalks will be constructed in accordance with city & ADA specifications.

PUD MASTER PLAN DRAWINGS

THE VILLAGE, A WESLEYLIFE COMMUNITY

PUD MASTER PLAN

SHEET INDEX:

- 1 COVER SHEET
- 2 EXISTING CONDITIONS
- 3 DEMO PLAN
- 4 PROPOSED OVERALL LAYOUT
- 5 PROPOSED NW LAYOUT PLAN
- 6 PROPOSED NE LAYOUT PLAN
- 7 PROPOSED SW LAYOUT PLAN
- 8 PROPOSED SE LAYOUT PLAN

PROPERTY DESCRIPTION:

(FROM PLAT OF SURVEY BOOK 2008, PAGE 10102)
LOT 1 OF PARCEL "P" AND LOT 2 OF PARCEL "P", AS SHOWN ON THE PLAT OF SURVEY
RECORDED IN BOOK 2008 AT PAGE 10102, ALL IN SECTION 24, TOWNSHIP 76 NORTH,
RANGE 24 WEST OF THE 5TH P.M., CITY OF INDIANOLA, WARREN COUNTY, IOWA.
PARCEL CONTAINING 1,436.143 SQUARE FEET, (33.01 ACRES)
PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

ADDRESS:

1203 N E ST
INDIANOLA, IA 50125

OWNER/PREPARED FOR:

WESLEY RETIREMENT SERVICES INC
CONTACT: MIKE SCHMITZ (DEVELOPMENT MANAGER)
5505 NW 88TH ST
JOHNSTON, IA 50131

ZONING:

EXISTING ZONING: PUD (PLANNED UNIT DEVELOPMENT)
PROPOSED ZONING: PUD (PLANNED UNIT DEVELOPMENT)

LAND USE:

INDEPENDENT & GROUP CARE LIVING

PERMITTED LAND USES & BULK REGULATIONS:

TOWNHOUSE/DUPLEX DWELLINGS

SETBACKS:
FRONT = 25 FEET
SIDE = 8 FEET
REAR = 30 FEET, REDUCED TO 20 FEET ALONG NORTH & EAST PROPERTY LINE
(REF. SETBACKS SHOWN ON PUD MASTER PLAN)
MIN. BUILDING SEPARATION = 20 FEET
MAX. BUILDING HEIGHT = 35 FEET

REQUIRED PARKING = 2 PER DWELLING UNIT (TO BE PROVIDED BY ATTACHED GARAGE AND/OR DRIVEWAY)

MINIMUM OPEN SPACE = 25.0%

FRONT STOOPS, STAIRS, DECKS AND PORCHES MAY ENCROACH UP TO 6 FEET INTO THE REQUIRED
FRONT YARD SETBACK

HORIZONTALLY PROJECTING ROOF OVERHANGS AND OTHER SIMILAR BUILDING PROJECTIONS MAY
EXTEND UP TO 3 FEET INTO A REQUIRED SIDE YARD SETBACK PROVIDED NO PART OF A BUILDING IS
CLOSER THAN 5 FEET TO A LOT LINE

STOOPS, STAIRS, DECKS AND PATIOS NOT ENCLOSED OR COVERED BY A ROOF MAY ENCROACH UP TO
10 FEET INTO THE REQUIRED REAR SETBACK

REGULATIONS NOT COVERED WITHIN THIS PUD SHALL MEET CITY CODE OF ORDINANCES SECTION 165.09

GROUP LIVING/INDEPENDENT LIVING

SETBACKS:
FRONT = 25 FEET, REDUCED TO 20' ON WEST SIDE OF MAPLECREST BUILDING
SIDE = 8 FEET
REAR = 30 FEET
(REF. SETBACKS SHOWN ON PUD MASTER PLAN)
MIN. BUILDING SEPARATION = 20 FEET
MAX. BUILDING HEIGHT = 60 FEET, 46 FEET ALONG N E STREET FRONTAGE

REQUIRED PARKING = 1 PER 4 RESIDENTS PLUS 1 PER EMPLOYEE AT MAX SHIFT

MINIMUM OPEN SPACE = 25.0%

REGULATIONS NOT COVERED WITHIN THIS PUD SHALL MEET CITY CODE OF ORDINANCES SECTION 165.09

WELLNESS CENTER

SETBACKS:
FRONT = 25 FEET
SIDE = 8 FEET
REAR = 30 FEET
(REF. SETBACKS SHOWN ON PUD MASTER PLAN)
MIN. BUILDING SEPARATION = 20 FEET
MAX. BUILDING HEIGHT = 50 FEET

MINIMUM OPEN SPACE = 25.0%

REGULATIONS NOT COVERED WITHIN THIS PUD SHALL MEET CITY CODE OF ORDINANCES SECTION 165.09

ARCHITECTURAL BUILDING GUIDELINES:

BUILDING DESIGN STANDARDS SHALL COMPLY WITH THE DESIGN STANDARDS CONTAINED WITHIN
SECTION 165.09 OF THE CITY CODE.

THE PROPOSED BUILDINGS ALONG THE NORTH E STREET FRONTAGE SHALL BE THREE STORIES
OVER PARTIALLY UNDER-GROUND PARKING. THE MAXIMUM AVERAGE HEIGHT FROM GRADE TO
MIDDLE OF PITCHED ROOF WOULD BE 46'. ALTHOUGH THE PROPOSED DESIGN WILL BE STACKED, IT
WILL HAVE VARIATION OF HEIGHT IN THE MASSING OF THE PITCHED ROOFS WITH THE INTENT TO
FIT IN WITH THE ADJACENT RESIDENTIAL SCALE ON NORTH E STREET.

LANDSCAPE GUIDELINES:

SITE LANDSCAPING SHALL BE PROVIDED THROUGHOUT THE PUD AS THE PROPERTY DEVELOPS TO
COMPLY WITH THE DESIGN STANDARDS CONTAINED WITHIN SECTION 165.08 OF THE CITY CODE.

STORMWATER MANAGEMENT:

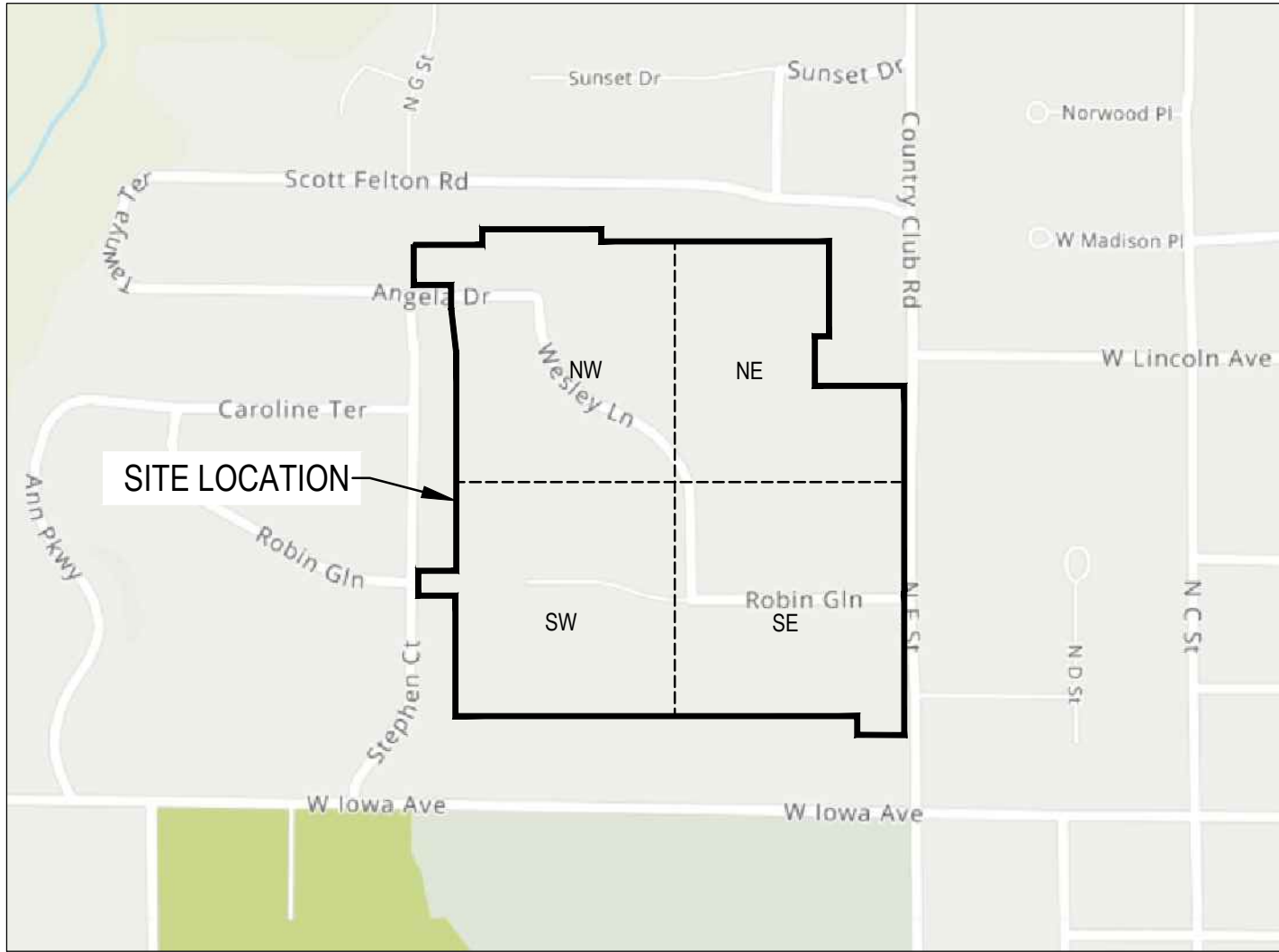
STORMWATER RUNOFF FROM PORTIONS OF THE EXISTING SITE DISCHARGES OFFSITE UNDETAINED
AND IT MAY NOT BE FEASIBLE TO CAPTURE ALL OF THESE AREAS IN THE PROPOSED CONDITION.
THEREFORE, STORMWATER PONDS & STORAGE WILL BE PROVIDED THROUGHOUT THE PROPOSED
PUD TO CAPTURE AS MUCH STORMWATER RUNOFF AS POSSIBLE AS DEEMED ACCEPTABLE BY CITY
STAFF.

VEHICULAR CIRCULATION:

IN THE EXISTING CONDITION ANGELA DRIVE IS CONNECTED TO ROBIN GLEN DRIVE VIA WESLEY
LANE. ROBIN GLEN DRIVE CONNECTS TO N E STREET WHICH ACTS AS THE PRIMARY NORTH SOUTH
COLLECTOR FOR THE DEVELOPMENT. IN THE PROPOSED CONDITION THE PORTION OF ROBIN GLEN
DRIVE THAT CONNECTS TO N E STREET WILL BE VACATED AND ANGELA DRIVE WILL BE EXTENDED
TO CONNECT TO N E STREET WHICH WILL STILL ACT AS THE PRIMARY NORTH SOUTH COLLECTOR
FOR THE DEVELOPMENT. A NEW INTERMEDIATE CONNECTION BETWEEN WESLEY LANE AND THE
ANGELA DRIVE EXTENSION WILL BE PROVIDED FOR BETTER TRAFFIC CIRCULATION THROUGH THE
DEVELOPMENT AS WELL. THE NEW PUBLIC ROADWAYS WILL BE CONSTRUCTED IN ACCORDANCE
WITH CITY SPECIFICATIONS.

PEDESTRAIN CIRCULATION:

IN THE EXISTING CONDITION 4' PUBLIC SIDEWALKS ARE PROVIDED ALONG ANGELA DRIVE, WESLEY
LANE AND ROBIN GLEN DRIVE WHICH PROVIDES WALK CONNECTIONS TO THE EXISTING 4' PUBLIC
SIDEWALK ALONG N E STREET. IN THE PROPOSED CONDITION NEW 5' PUBLIC SIDEWALKS WILL BE
ADDED ALONG BOTH SIDES OF THE NEW ROADWAY EXTENSIONS WHICH WILL CONNECT TO A NEW
5' PUBLIC WALK ALONG THE N E STREET FRONTAGE. THE NEW PUBLIC SIDEWALKS WILL BE
CONSTRUCTED IN ACCORDANCE WITH CITY & ADA SPECIFICATIONS.



VICINITY MAP
SCALE: 1" = 500'

LEGEND:

- SAN — SANITARY SEWER
- ST — STORM SEWER
- W — WATER LINE
- G — GAS LINE
- U/E — UNDERGROUND ELECTRIC
- O/E — OVERHEAD ELECTRIC
- TELE — TELEPHONE LINE
- F/O — FIBER OPTIC
- CATV — CABLE TV
- ⊗ STORM MANHOLE
- ⊗ CURB INTAKE
- SURFACE INTAKE
- ⊗ FLARED END SECTION
- ⊗ SANITARY MANHOLE
- ⊗ CLEANOUT
- ⊗ FIRE HYDRANT
- ⊗ SPRINKLER
- ⊗ IRRIGATION CONTROL VALVE
- ⊗ WATER MANHOLE
- ⊗ WELL
- ⊗ WATER VALVE
- ⊗ WATER SHUT OFF
- ⊗ YARD HYDRANT
- ⊗ ELECTRIC MANHOLE
- ⊗ ELECTRIC METER
- ⊗ ELECTRIC RISER
- ⊗ ELECTRIC VAULT
- ⊗ POWER POLE
- ⊗ TRANSFORMER POLE
- ⊗ LIGHT POLE
- ⊗ ELECTRIC JUNCTION BOX
- ⊗ ELECTRIC PANEL
- ⊗ TRANSFORMER
- ⊗ GROUND LIGHT
- ⊗ GUY WIRE
- ⊗ ELECTRIC HANDHOLE
- ⊗ GAS METER
- ⊗ GAS VALVE
- ⊗ AIR CONDITIONING UNIT
- ⊗ TELEPHONE RISER
- ⊗ TELEPHONE VAULT
- ⊗ TELEPHONE MANHOLE
- ⊗ TRAFFIC SIGNAL MANHOLE
- ⊗ FIBER OPTIC MANHOLE
- ⊗ FIBER OPTIC RISER
- ⊗ FIBER OPTIC VAULT
- ⊗ CABLE TV RISER
- SIGN
- BOLLARDS
- ⑦ DENOTES NUMBER OF PARKING STALLS
- PROPERTY CORNER - FOUND AS NOTED
- TYPICAL PROPERTY CORNER- PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID # 14775 OR AS NOTED
- ▲ SECTION CORNER - FOUND AS NOTED
- ▲ SITE LOCATION POINT - MONUMENT AS NOTED

ABBREVIATIONS:

- AC ACRES
- ASPH ASPHALT
- BK BOOK
- CONC CONCRETE
- D DEEDED DISTANCE
- EX EXISTING
- ENCL ENCLOSURE
- FF FINISHED FLOOR
- FL FLOW LINE
- FRAC FRACTIONAL
- M MEASURED DISTANCE
- MH MANHOLE
- OPC ORANGE PLASTIC CAP
- P PLATTED DISTANCE
- PG PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRA PREVIOUSLY RECORDED AS
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT OF WAY
- RPC RED PLASTIC CAP
- SF SQUARE FEET
- SAN SANITARY
- TYP TYPICAL
- YPC YELLOW PLASTIC CAP
- N NORTH
- S SOUTH
- E EAST
- W WEST

UTILITY MAPS PROVIDED BY:

1. ELECTRIC (INDIANOLA MUNICIPAL UTILITIES / 515-962-6283)
2. STORM AND SANITARY (CITY OF INDIANOLA / 515-961-9416)
3. FIBER OPTIC (CENTURYLINK / 918-547-0147)
4. CABLE (PROVIDER / CONTACT INFO)
5. GAS (MIDAMERICAN / 515-252-6632)
6. WATER (PROVIDER / CONTACT INFO)
7. OTHERS (PROVIDER / CONTACT INFO)



UTILITY NOTE:

THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY. EXISTING PUBLIC
RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP
ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS
ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL
BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN
AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT, A REQUEST WAS MADE
TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.

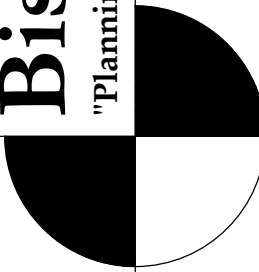
COPYRIGHT 2022 BISHOP ENGINEERING. THIS DOCUMENT AND THE INFORMATION CONTAINED MAY NOT BE
REPRODUCED OR EXCERPTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF BISHOP ENGINEERING.
UNAUTHORIZED COPYING OR DISCLOSURE OF CONSTRUCTION USE ARE PROHIBITED BY COPYRIGHT LAW.

	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. SIGNED: LARRY D. HYLER, P.L.S. 14775 DATE: _____ LICENSE RENEWAL DATE: DEC. 31, 2024 SHEETS 1 - 7 PAGES OR SHEETS COVERED BY THIS SEAL: _____
	I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA. SIGNED: DAVID B. BENTZ, P.E. 17143 DATE: _____ LICENSE RENEWAL DATE: DEC. 31, 2023 SHEETS 1 - 7 PAGES OR SHEETS COVERED BY THIS SEAL: _____
REFERENCE NUMBER: _____	
DRAWN BY: EWM	
CHECKED BY: DBB	
REVISION DATE: 2022-11-23 CITY SUBMITTAL 2022-12-20 CITY SUBMITTAL	
PROJECT NUMBER: 210592	
SHEET NUMBER: 1 OF 8	

THE VILLAGE, A WESLEYLIFE COMMUNITY
PUD MASTER PLAN

COVER SHEET

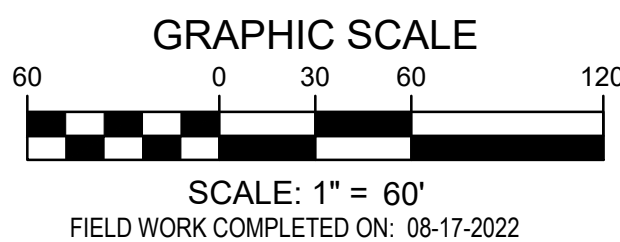
Bishop Engineering
"Planning Your Successful Development"



3501 104th Street
Des Moines, Iowa 50322-3825
Phone (515) 264-4467 Fax (515) 264-1717

Civil Engineering & Land Surveying Established 1959

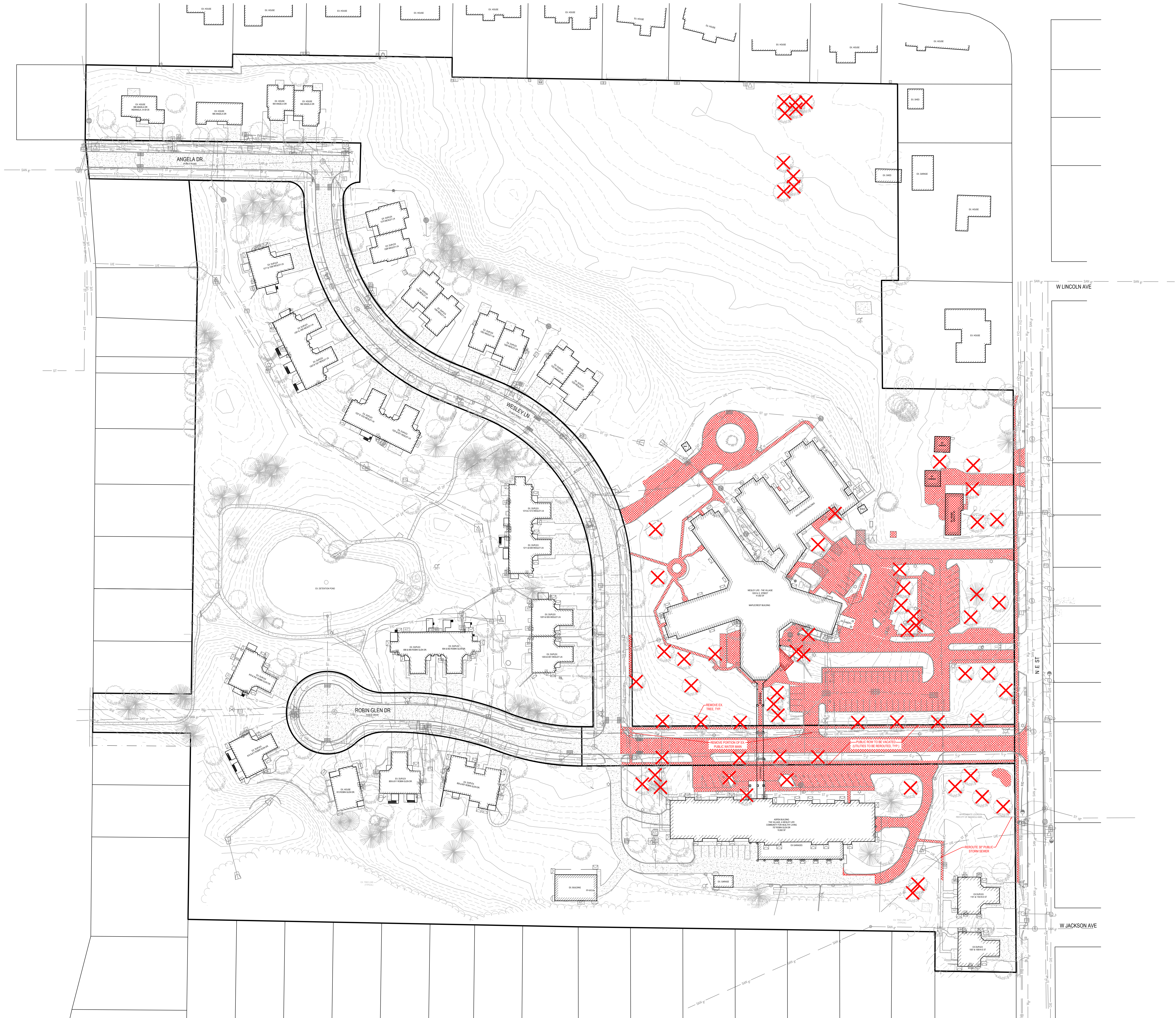
PRELIMINARY-NOT FOR CONSTRUCTION



EXISTING CONDITIONS

REFERENCE NUMBER:
DRAWN BY: EWM
CHECKED BY: DDB
REVISION DATE: 2022-11-23 CITY SUBMIT 2022-12-20 CITY SUBMIT
PROJECT NUMBER: 210592
SHEET NUMBER: 2 OF 2

THE VILLAGE, A WESLEY LIFE COMMUNITY
PUD MASTER PLAN



DEMO LEGEND:

- AREA TO BE REMOVED
- EX. TREE TO BE REMOVED

GRAPHIC SCALE

60 0 30 60 120

SCALE: 1" = 60'

FIELD WORK COMPLETED ON: 08-17-2022

THE VILLAGE, A WESLEY LIFE COMMUNITY
PUD MASTER PLAN

Bishop Engineering
"Planning Your Successful Development"

3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515) 276-4467 Fax: (515) 276-2117
Civil Engineering & Land Surveying Established 1959

REFERENCE NUMBER:

DRAWN BY:
EWM

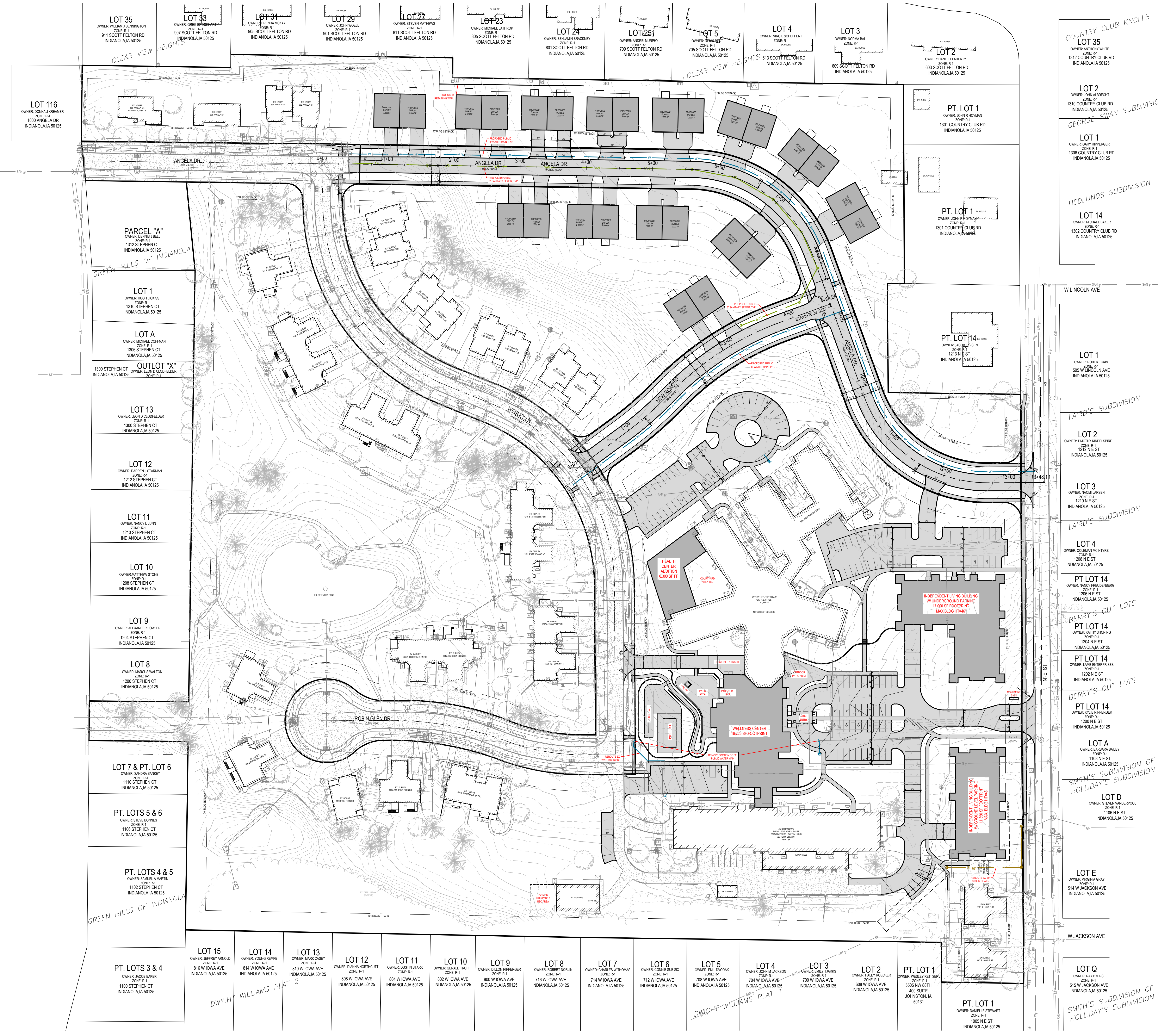
CHECKED BY:
DBB

REVISION DATE:
2022-11-23 CITY SUBMITTAL
2022-12-20 CITY SUBMITTAL

PROJECT NUMBER:
210592

SHEET NUMBER:
3 OF 8

THE VILLAGE, A WESLEY LIFE COMMUNITY
PUD MASTER PLAN



Bishop Engineering
Planning Your Successful Development™
3501 104th Street
Des Moines, Iowa 50322-3825
Phone (515) 266-4467 Fax (515) 266-1717
Civil Engineering & Land Surveying
Established 1959

THE VILLAGE, A WESLEY LIFE COMMUNITY
PUD MASTER PLAN
PROPOSED OVERALL LAYOUT PLAN

REFERENCE NUMBER:	
DRAWN BY:	EWM
CHECKED BY:	DBB
REVISION DATE:	2022-11-23 CITY SUBMITTAL 2022-12-20 CITY SUBMITTAL
PROJECT NUMBER:	210592
SHEET NUMBER:	4 OF 8

PRELIMINARY- NOT FOR CONSTRUCTION

THE VILLAGE, A WESLEY LIFE COMMUNITY PUD MASTER PLAN

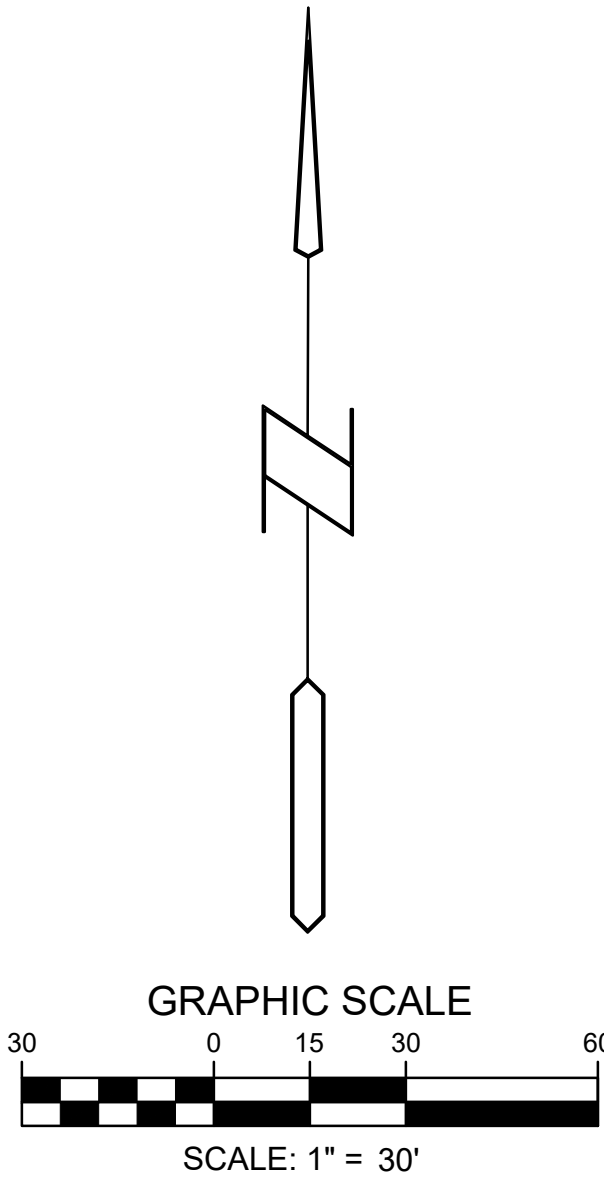


THE VILLAGE, A WESLEYLIFE COMMUNITY
PUD MASTER PLAN

PROPOSED NW LAYOUT PLAN

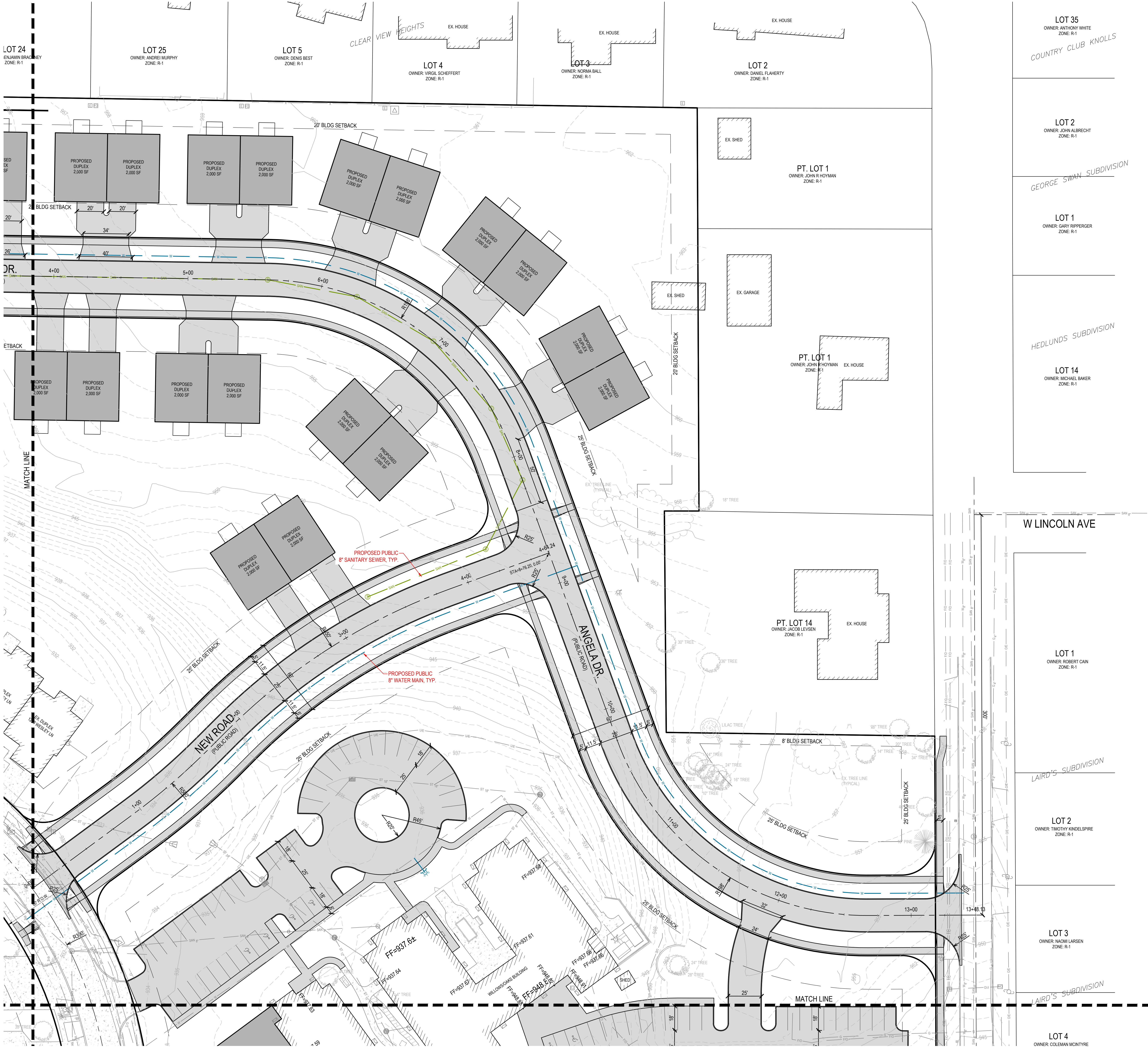
Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3825
Phone (515) 264-4467 Fax (515) 264-217
Civil Engineering & Land Surveying Established 1959

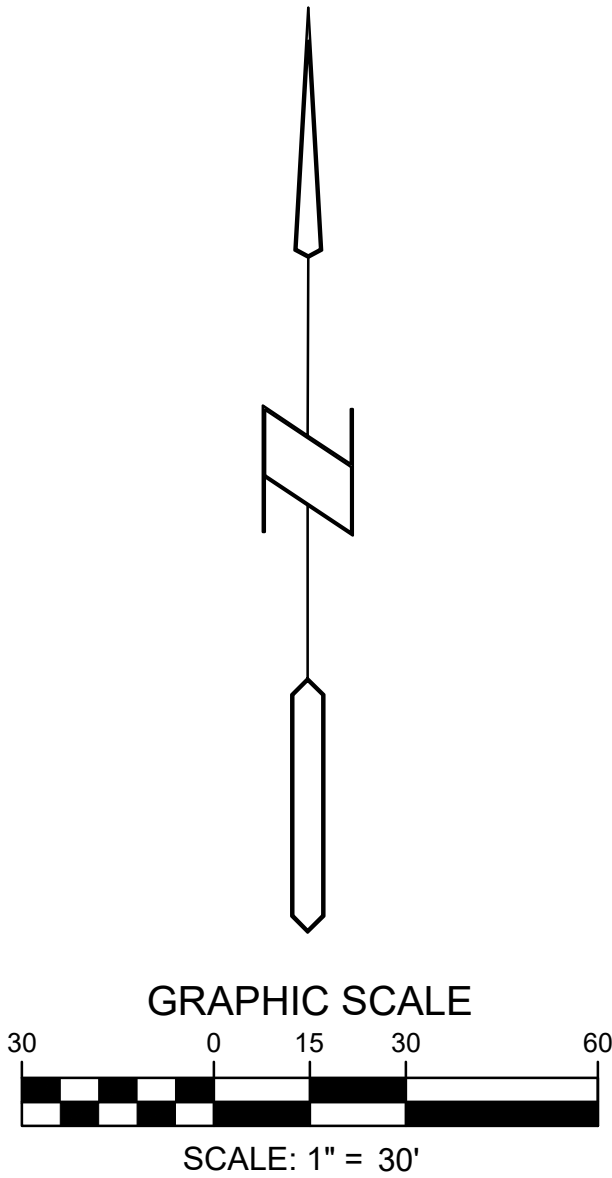
REFERENCE NUMBER:
DRAWN BY:
EWM
CHECKED BY:
DDB
REVISION DATE:
2022-11-23 CITY SUBMITTAL
2022-12-20 CITY SUBMITTAL
PROJECT NUMBER:
210592
SHEET NUMBER:
5 OF 8



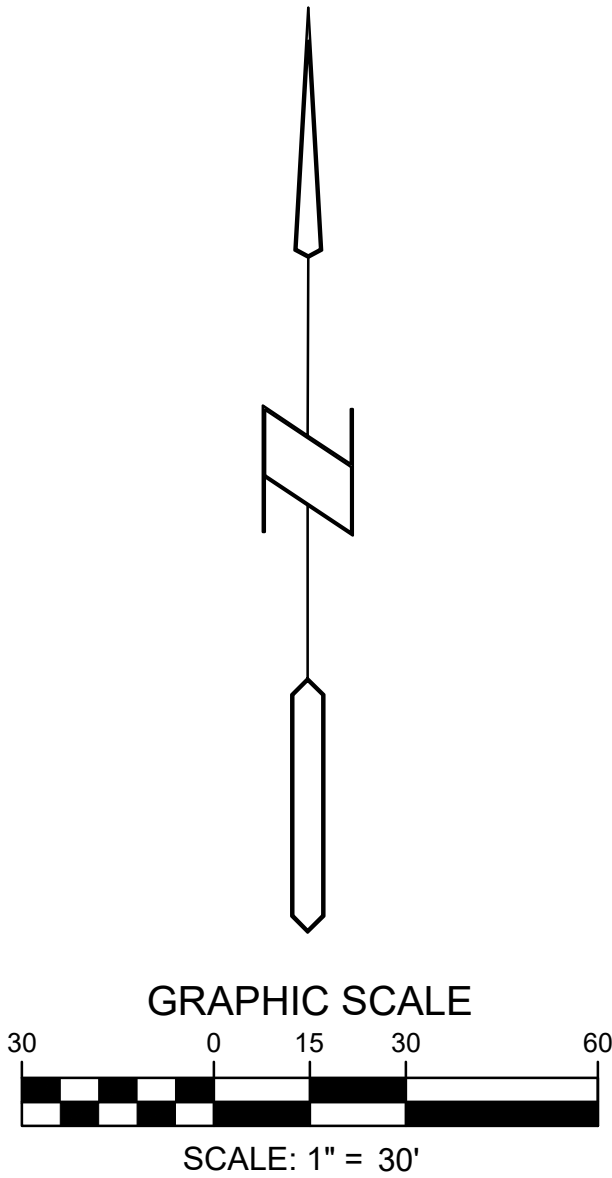
PRELIMINARY- NOT FOR CONSTRUCTION

THE VILLAGE, A WESLEY LIFE COMMUNITY
PUD MASTER PLAN





PRELIMINARY-NOT FOR CONSTRUCTION





MEMORANDUM

To: Planning and Zoning Commission

From:

Date: January 10, 2023

Subject: Consider the request from Robert Foxen for rezoning from Light Industrial (M-1) and Agricultural (A-1) zoning district to the Planned Unit Development (PUD) zoning district for land located at and adjacent to 1600 E Iowa Avenue

Recommendation:

- Attachments:**
- 1. 1. Staff Report
 - 2. 2. Application
 - 3. 3. Narrative
 - 4. 4. PUD Conceptual Plan
 - 5. 5. Hotel Feasibility Study
 - 6. 6. Missouri Line College Flyer



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: January 10, 2022

Agenda Item: 7.C Consider the request from Robert Foxen for rezoning from Light Industrial (M-1) and Agricultural (A-1) zoning district to the Planned Unit Development (PUD) zoning district for land located at and adjacent to 1600 E Iowa Avenue

Application Type: Rezoning

Applicant: Robert Foxen

Property Owner: Missouri Valley Line Constructors Joint Apprenticeship & Training Fund

Property Address/Parcel: 1600 E Iowa Avenue (#488/7020-0500), #490/2320-0643, #490/2320-0620, #490/2320-0644, #490/2320-4969

Current Zoning: M-1 '*Light Industrial*' Zoning District and A-1 '*Agricultural*' Zoning District

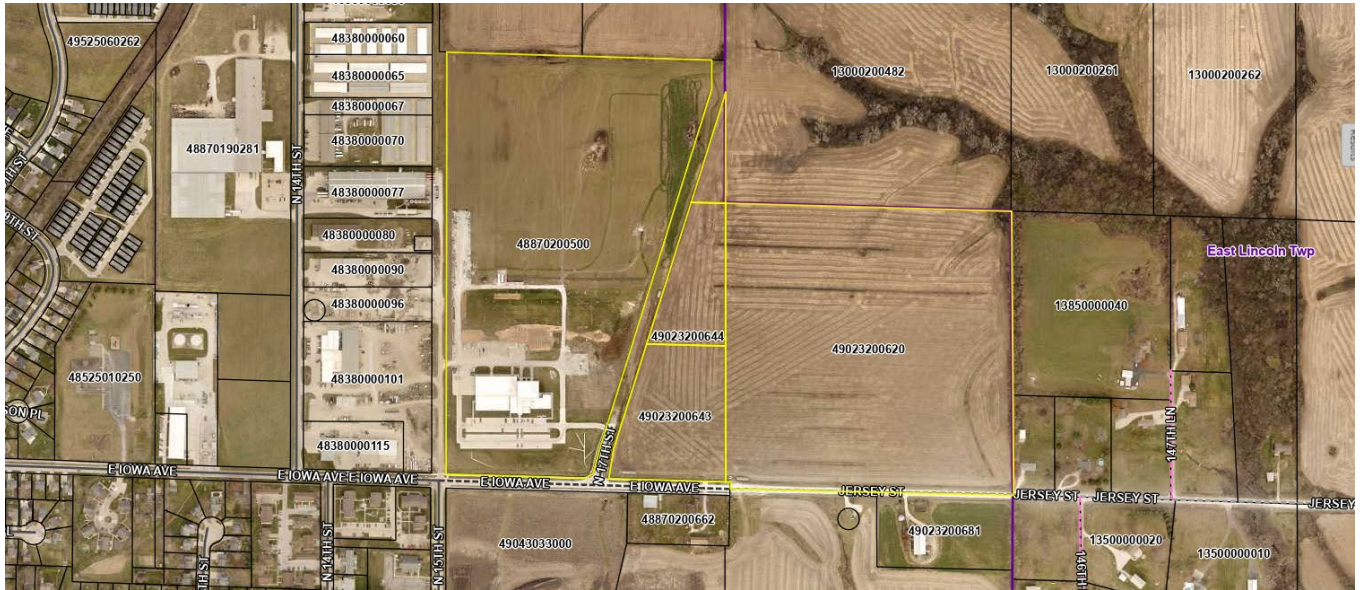
Proposed Zoning: PUD '*Planned Unit Development*' Zoning District

Comprehensive Plan Designation: Low Density Residential

Application Summary

Robert Foxen is requesting rezoning property addressed as and adjacent to 1600 E Iowa Avenue from the M-1 '*Light Industrial*' and A-1 '*Agricultural*' zoning district to the PUD '*Planned Unit Development*' zoning district.

AERIAL MAP



APPLICABLE CODE SECTIONS

In case the proposed amendment, supplement or change is disapproved by the Zoning Commission, or a protest is presented duly signed by the owners of twenty percent (20%) or more either of the area of the lots included in such proposed change, or of those immediately adjacent in the rear thereof, extending the depth of one lot or not to exceed two hundred (200) feet therefrom, or of those directly opposite thereto, extending the depth of one lot or not to exceed two hundred (200) feet from the street frontage of such opposite lots, such amendment shall not become effective except by the favorable vote of at least three-fourths (¾) of all members of the Council. Whenever any petition for amendment, supplement or change of the zoning districts or regulations herein contained or

Agenda Item: 7.C Consider the request from Robert Foxen for rezoning from Light Industrial (M-1) and Agricultural (A-1) zoning district to the Planned Unit Development (PUD) zoning district for land located at and adjacent to 1600 E Iowa Avenue

subsequently established has been denied by the Council, then no new petition covering the same property or the same property and additional property shall be filed with or considered by the Council until one year shall have elapsed from the date of filing of the first petition.

D. Public Hearing Noticing

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

E. Filing Fees

Before any action is taken as provided in this section, the owner or owners of the property requesting the proposed changed in the district regulations or district boundaries shall pay to the City Clerk the fee as established by resolution of the City Council.

ANALYSIS

Subject Property

Robert Foxen has submitted a rezoning request for their property located at and adjacent to 1600 E Iowa Avenue (Parcel #488/7020-0500, #490/2320-0643, #490/2320-0620, #490/2320-0644, #490/2320-4969). The request is to rezone the properties from their M-1 '*Light Industrial*' and A-1 '*Agricultural*' zoning to the PUD '*Planned Unit Development*' zoning district.

One of the five (5) parcels that are proposed for the rezoning is addressed as 1600 E Iowa Avenue and contains a trade school, which serves as a training facility for journeyman lineman. The trade school also contains a pole yard to facilitate training.

To the north of the subject property exists two (2) industrially zoned parcels. To the east exists three (3) parcels located outside of city limits: The first parcel is a 37.50-acre lot that is in row-crop production. The second is a 14.38-acre lot containing a single-family dwelling (SFD). The third is a 2-acre lot containing a SFD. To the south exists four (4) parcels: The first is a 4.53-acre lot containing an agricultural building. The second is a 29.69-acre lot in row-crop production and containing a communication tower. The third is a 2.21-acre lot containing a single-family dwelling. The last adjacent parcel to the south is a 9.46-acre vacant lot in row-crop production. To the west exists nine (9) industrially zoned lots.

The properties front East Iowa Avenue and future North 17th Street. East Iowa Avenue is considered a minor arterial road. Minor arterial roads are moderate- to high-capacity streets that primarily provide for the movement of through traffic and provide access to lower-capacity collector streets. Minor arterials create continuous routes between major arterials and, in this plan, bisect the northeast and northwest quadrants of the city, providing access to residential and industrial developments. Desirable access spacing on minor arterials is 1/8-mile (660 ft). Traffic will generally flow freely on these streets and lower classification roads will be STOP controlled when intersecting. Minor arterial intersections with major arterials will generally be controlled with a traffic signal or roundabout. These streets will have more access than major arterials, may have two or four lanes, may provide turn lanes at intersections, and will have speed limits ranging from 25 to 45 miles per hour (mph). Facilities for biking and walking, when deemed necessary, should have a comfortable buffer from the vehicle travel lanes.

According to the Iowa Department of Transportation (IDOT), in 2012, this portion of East Iowa Avenue had an Annual Average Daily Traffic county (AADT) of 370.

Future Land Use

According to the “Elevate Indianola” Comprehensive Plan, the future land use of this area is designated as industrial for those portions located west of future North 17th Street, and Community Mixed Use for those areas east. For industrial areas, the comprehensive plan guides for land uses such as office, warehouse, manufacturing, accessory, and support uses such as restaurants, outdoor storage and operations when screened from adjacent properties and public rights-of-way, and parks/open space.

For those areas designated as community mixed use, the comprehensive plan guides for low to medium density residential uses, retail, office, restaurants, bars, personal and business services, overnight accommodations, automobile oriented uses when compatible, civic uses and places of worship, and parks/open space.

The Planned Unit Development proposes the following uses: College, university, vocational and trade schools for those areas west of future North 17th Street, as well as Pole Yard for existing areas. To the east of the future street, the applicant proposes hotel/motel use, restaurant, and office space, as well as light industrial uses to the northern portions of the parcel. These proposed uses are consistent with Indianola’s Comprehensive Plan and are compatible with surrounding zoning districts.

The applicant has provided a hotel market and feasibility study as part of the application for rezoning. The market study currently assumes that the hotel will be associated with the Fairfield by Marriot brand, and feature 80 rooms, a breakfast dining area, a fitness room, a lobby workstation, a market pantry, and a guest laundry room. The market study assumes that a majority of the hotel’s business is expected to be generated by the Missouri Valley JATC Monday through Thursday nights and in the summer months, generate business due to proximity to the National Balloon Classic’s Balloon Fields, the Indianola Pickard Sports Complex, and the Opera House.

The comprehensive plan notes future improvements to Iowa Avenue, including paving east of 15th Street to connect to 150th Avenue. Future construction and paving of Iowa Avenue will be development driven as a two-lane urban cross section, with sidewalk and trail.

COMMENTS FROM THE GENERAL PUBLIC

Notification letters were mailed to surrounding property owners within 200 feet of the subject property on December 27th, 2022. At the time of writing this report, no public comment has been received.

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.

Agenda Item: 7.C Consider the request from Robert Foxen for rezoning from Light Industrial (M-1) and Agricultural (A-1) zoning district to the Planned Unit Development (PUD) zoning district for land located at and adjacent to 1600 E Iowa Avenue

- 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.

LAND USE CHANGE APPLICATION

Community Development

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



PROPERTY OWNER

(Last Name) FOXEN
(First Name) ROBERT
(Address) 1600 E. IOWA AVENUE
(City) INDIANOLA (State) IA (Zip) 50125
(Phone) 515-961-5062 (Email) rfoxen@movalleyjtc.org

APPLICANT (if not Property Owner)

(Last Name) BISHOP ENGINEERING, LLC
(First Name) ERIC MILLER, PE
(Address) 3501 104TH STREET
(City) URBANDALE (State) IA (Zip) 50322

☐ COMPREHENSIVE PLAN AMENDMENT

Submittal Requirements:

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

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

☒ REZONING

Submittal Requirements:

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

- ☒ Completed Application
- ☒ Property Address: 1600 E. IOWA AVENUE
- ☒ Filing Fee: \$250
- ☒ Current Zoning: M-1 & A-1 Proposed Zoning: PUD
- ☒ Legal description (electronic in word format)
- ☒ All items as required by Section 165.02(5) of the Code of Ordinances of Indianola, Iowa
- ☒ Other Information as required by Director

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

Signature Robert Foxen

Name (printed) ROBERT FOXEN, EXECUTIVE DIR. MVJATC

Date 12-19-22

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

Date Received: _____

Receipt No: _____

Receipt Amount: _____



Missouri Valley Plan Urban Development Zoning

In march of 2022 Missouri Valley purchased an additional 50-acre parcel to the east of our current property. The sole intent of purchasing this property to ensure Missouri Valley has land to expand on in the coming years as we grow our training network and training.

Missouri Valley is also developing MidWest Line College which is a 15-week college course for utility and construction, electrical transmission and distribution line workers. This will bring an additional 30 college students in for 15 weeks. We will do 2 classes in 2023 and 3 classes of 35 students in 2024.

Missouri Valley will also be utilizing 2 hotels in 2023 to house our students and trainees as the Country inn and Suites can no longer hold all our students. This brings up another concept to possible build our own hotel and restaurant so we can not only house our trainees and students, but feed and train them all in 1 location.

We are also starting to train more utility workers as they are seeking professional training in many areas of expertise that we cover. In December we have 2 different utility groups coming to Indianola for a week-long class. This will be further expanded in 2023 and 2024.

Missouri Valley is constantly expanding our building foot print as we have expansion going now with 4 new classrooms being added on the west side of our building, and an equipment shed on the east end.

We look to grow and expand our apprenticeship programs to meet the future need of electrical workers, a recent study shows 18 billion dollars of electrical infrastructure work across Missouri Valleys 7 state area in the next 3-4 years. This rezoning will ensure Missouri Valley to stay on the front lines of providing the training needed to train the needed workers of the electrical industry.

Missouri Valley recently conducted a hotel market study on the Indianola area to ensure that it's feasible to provide the needed revenue and market share to build said hotel. HVS was the consultant firm used to conduct the study. I have that study attached for review.

We are in discussions with a Des Moines Metro restaurant owner about bringing a restaurant concept next to the hotel.

MISSOURI VALLEY JATC PUD CONCEPTUAL PLAN

SHEET INDEX:

- 1 PUD COVER SHEET
- 2 PUD CONCEPT LAYOUT

PROPERTY DESCRIPTION:

PER TITLE COMMITMENT # IA19244850
PARCEL "C", OF THE SURVEY BEING THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 76 NORTH, RANGE 23 WEST OF THE 5TH P.M., WARREN COUNTY, IOWA, AS SHOWN IN INSTRUMENT NO. 2018-01472 IN THE OFFICE OF THE WARREN COUNTY RECORDER, IN THE CITY OF INDIANOLA, WARREN COUNTY, IOWA, EXCEPT LAND CONVEYED TO THE CITY OF INDIANOLA BY WARRANTY DEED INST. No. 2020-08414, SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD, SAID TRACT OF LAND CONTAINS 43.21 ACRES MORE OR LESS.

AND

FROM WARRANTY DEED INSTRUMENT NO. 2022-03299
THE NORTH HALF OF THE SOUTHWEST QUARTER (N1/2 SW 1/4) EXCEPT PARCEL C AS DESCRIBED IN THE PLAT OF SURVEY FILED IN INSTRUMENT NO. 2018-01472 AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (S1/2 SW1/4 NW1/4) EXCEPT PARCEL C AS DESCRIBED IN THE PLAT OF SURVEY FILED IN INSTRUMENT NO. 2018-01472, ALL INCLUDED IN SECTION TWENTY (20), TOWNSHIP SEVENTY-SIX (76) NORTH, RANGE TWENTY-THREE (23) WEST OF THE 5TH P.M., WARREN COUNTY, IOWA, SUBJECT TO EASEMENTS OF RECORD, AND SUBJECT TO THE ACQUISITION PLAT RECORDED AS INSTRUMENT 2020-08950. CONTAINS 52.16 ACRES WHICH INCLUDES 1.0 ACRES OF ROAD EASEMENT.

LAND OWNER & APPLICANT:

MISSOURI VALLEY ELECTRICAL JATC
CONTACT: ROBERT FOXEN
1600 E. IOWA AVENUE
INDIANOLA, IA 50125
PH: (515)961-5062

ADDRESS:

1600 E. IOWA AVENUE
INDIANOLA, IA 50125

SIZE OF SITE:

EXISTING SITE = 95.37 ACRES
PUD AREA = 94.37 ACRES
(1.0 ACRE WILL BE DEDICATED FOR IOWA AVE ROW IN FUTURE)

EXISTING ZONING:

M-1 LIGHT INDUSTRIAL DISTRICT
A-1 AGRICULTURAL DISTRICT

FUTURE LAND USE PLAN:

INDUSTRIAL & COMMUNITY MIXED USE

PROPOSED ZONING:

MISSOURI VALLEY JATC PUD

PERMITTED LAND USES & BULK REGULATIONS:

COLLEGE, UNIVERSITY, VOCATIONAL AND TRADE SCHOOLS

PROPOSED AREA = 36.12 ACRES (38.3%)
SETBACKS:
FRONT = 35 FEET
SIDE = 20 FEET
REAR = 35 FEET
MIN. BUILDING SEPARATION = 20 FEET
MAX. BUILDING HEIGHT = 50 FEET
REQUIRED PARKING = 1 PER 4 DESKS/SEATS PLUS 1 PER EMPLOYEE
REQUIRED OPEN SPACE = 15.0%
M-1 ZONING REGULATIONS SHALL APPLY TO ANY ITEMS NOT COVERED WITHIN THIS PUD

POLE YARD

PROPOSED AREA = 7.09 ACRES (7.5%)
SETBACKS:
FRONT = 35 FEET
SIDE = 20 FEET
REAR = 35 FEET
MIN. BUILDING SEPARATION = 20 FEET
MAX. BUILDING HEIGHT = 50 FEET
REQUIRED PARKING = NONE
REQUIRED OPEN SPACE = 15.0%
M-1 ZONING REGULATIONS SHALL APPLY TO ANY ITEMS NOT COVERED WITHIN THIS PUD

HOTEL/MOTEL

PROPOSED AREA = 3.68 ACRES (3.9%)
SETBACKS:
FRONT = 35 FEET
SIDE = 20 FEET
REAR = 35 FEET
MIN. BUILDING SEPARATION = 20 FEET
MAX. BUILDING HEIGHT = 50 FEET
REQUIRED PARKING = 1 PER BEDROOM
REQUIRED OPEN SPACE = 20.0%
C-2 ZONING REGULATIONS SHALL APPLY TO ANY ITEMS NOT COVERED WITHIN THIS PUD

RESTAURANT

PROPOSED AREA = 2.39 ACRES (2.5%)
SETBACKS:
FRONT = 35 FEET
SIDE = 20 FEET
REAR = 35 FEET
MIN. BUILDING SEPARATION = 20 FEET
MAX. BUILDING HEIGHT = 50 FEET
REQUIRED PARKING = 1 PER 150 SF GROSS FLOOR AREA PLUS 10 VEHICLE QUEUING FOR DRIVE-UP LANE
REQUIRED OPEN SPACE = 20.0%
C-2 ZONING REGULATIONS SHALL APPLY TO ANY ITEMS NOT COVERED WITHIN THIS PUD

OFFICE

PROPOSED AREA = 26.60 ACRES (28.2%)
SETBACKS:
FRONT = 35 FEET
SIDE = 20 FEET
REAR = 35 FEET
MIN. BUILDING SEPARATION = 20 FEET
MAX. BUILDING HEIGHT = 50 FEET
REQUIRED PARKING = 1 PER 250 SF GROSS FLOOR AREA
REQUIRED OPEN SPACE = 20.0%
C-2 ZONING REGULATIONS SHALL APPLY TO ANY ITEMS NOT COVERED WITHIN THIS PUD

LIGHT INDUSTRIAL

PROPOSED AREA = 18.50 ACRES (19.6%)
SETBACKS:
FRONT = 35 FEET
SIDE = 20 FEET
REAR = 35 FEET
MIN. BUILDING SEPARATION = 20 FEET
MAX. BUILDING HEIGHT = 50 FEET
REQUIRED PARKING = USE PER CITY CODE 165.07 OFF-STREET REGULATIONS
REQUIRED OPEN SPACE = 15.0%
M-1 ZONING REGULATIONS SHALL APPLY TO ANY ITEMS NOT COVERED WITHIN THIS PUD

ARCHITECTURAL BUILDING GUIDELINES:

BUILDING DESIGN STANDARDS SHALL COMPLY WITH THE DESIGN STANDARDS CONTAINED WITHIN SECTION 165.09 OF THE CITY CODE.

LANDSCAPE GUIDELINES:

SITE LANDSCAPING SHALL BE PROVIDED THROUGHOUT THE PUD AS THE PROPERTY DEVELOPS TO COMPLY WITH THE DESIGN STANDARDS CONTAINED WITHIN SECTION 165.08 OF THE CITY CODE.

STORMWATER MANAGEMENT:

REGIONAL STORMWATER PONDS/BASINS WILL BE CONSTRUCTED THROUGHOUT THE PUD AS THE PROPERTY DEVELOPS TO MEET CITY STORMWATER REQUIREMENTS.

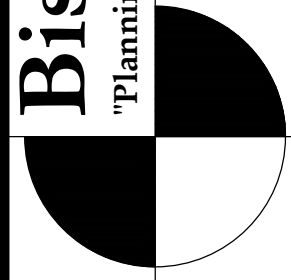
TRAFFIC & PEDESTRAIN CIRCULATION:

PUBLIC ROADWAYS AND SIDEWALKS SHALL BE CONSTRUCTED AS THE PUD PROPERTY DEVELOPS IN ACCORDANCE WITH CITY CODE AND REQUIREMENTS. DESIGN OF A PEDESTRIAN ACCESS FROM THE FUTURE FACILITIES ON THE EAST SIDE OF N. 17TH STREET SHALL BE PROVIDED TO THE EXISTING FACILITIES ON THE WEST SIDE OF N. 17TH STREET DURING THE SITE PLAN PROCESS.



VICINITY MAP
NOT TO SCALE

Bishop Engineering
"Planning Your Successful Development"



3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217

Civil Engineering & Land Surveying Established 1959

MISSOURI VALLEY JATC PUD
INDIANOLA, IOWA

PUD COVER SHEET

REFERENCE NUMBER:
180511

DRAWN BY:
EWM

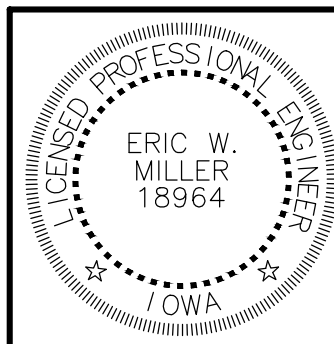
CHECKED BY:

REVISION DATE:
12-21-2022 CITY SUBMITTAL

PROJECT NUMBER:
210533-2

SHEET NUMBER:

1 OF 2

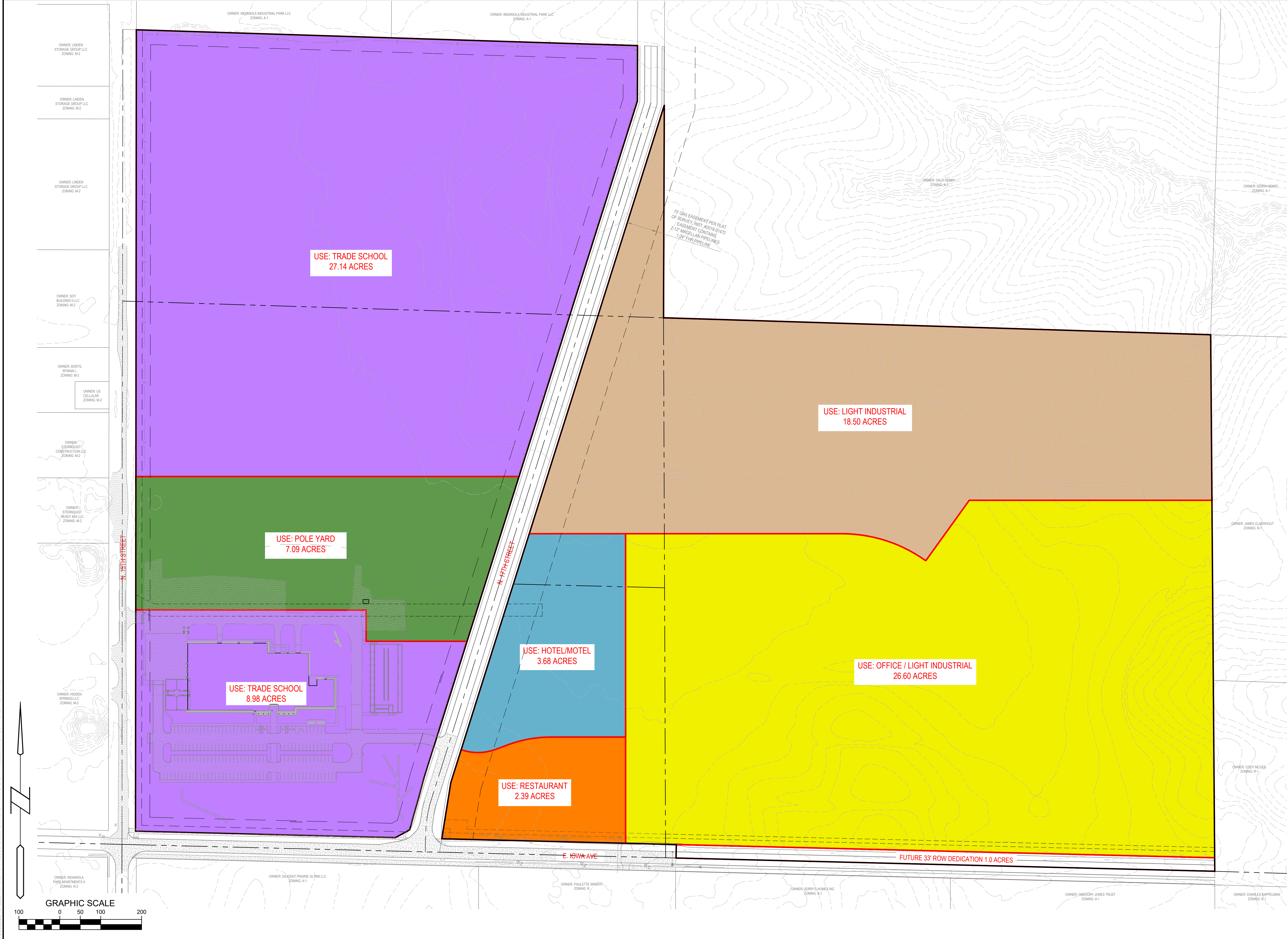


I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED: _____ DATE: _____
ERIC W. MILLER, P.E. 18964

LICENSE RENEWAL DATE: DEC. 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL: _____

1/22/2022 10:42:35 AM L:\LAND PROJECTS 2021\210533.2 MMVATC EAST PARCELS\DWG\PUD MASTER PLAN.DWG



MISSOURI VALLEY JATC PUD
INDIANOLA, IOWA

REFERENCE NUMBER:
180511

DRAWN BY:
EWM

CHECKED BY:

REVISION DATE:
12-21-2022 CITY SUBMITTAL

PROJECT NUMBER:
210533-2

SHEET NUMBER:
2 OF 2

Bishop Engineering

"Planning Your Successful Development"

3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217
Civil Engineering & Land Surveying Established 1959

PUD CONCEPT LAYOUT

Page 71 of 226



MARKET STUDY

Proposed Indianola Hotel - Fairfield by Marriott

1600 EAST IOWA
INDIANOLA, IOWA



SUBMITTED TO:

Mr. Robert Foxen
Missouri Valley Line Constructors
Apprenticeship & Training Program
1600 East Iowa Avenue
Indianola, Iowa 50125

+1 (515) 401-8120

PREPARED BY:

HVS Consulting & Valuation
Division of TS Worldwide, LLC
8102 Dorcas Street
Omaha, Nebraska 68124

+1 (303) 588-6558

June 6, 2022

Mr. Robert Foxen
Missouri Valley Line Constructors Apprenticeship & Training Program
1600 East Iowa Avenue
Indianola, Iowa 50125

Re: Proposed Indianola Hotel - Fairfield by Marriott
Indianola, Iowa
HVS Reference: 2022020582

Dear Mr. Foxen:

HVS OMAHA
8102 Dorcas Street
Omaha, Nebraska 68124
+1 (303) 588-6558
+1 (415) 896-0516 FAX
www.hvs.com

Pursuant to your request, we herewith submit our market study pertaining to the above-captioned property. We have inspected the real estate and analyzed the hotel market conditions in the Indianola, Iowa, area. We have studied the proposed project, and the results of our fieldwork and analysis are presented in this report. We have also reviewed the proposed improvements for this site.

We hereby certify that we have no undisclosed interest in the property, and our employment and compensation are not contingent upon our findings. This study is subject to the comments made throughout this report and to all assumptions and limiting conditions set forth herein.

Sincerely,
TS Worldwide, LLC



Sara E. Olson, MAI, Director
solson@hvs.com, +1 (402) 690-0407

Table of Contents

SECTION	TITLE	PAGE
1.	Executive Summary	1
2.	Description of the Site and Neighborhood	14
3.	Market Area Analysis	25
4.	Supply and Demand Analysis	40
5.	Description of the Proposed Improvements	69
6.	Projection of Occupancy and Average Rate	76
7.	Projection of Income and Expense	83
8.	Statement of Assumptions and Limiting Conditions	101
	Addenda	
	Qualifications	

1. Executive Summary

Subject of the Market Study

The subject of the market study is a 260,925-square-foot (5.99-acre) site to be improved with a limited-service lodging facility; our study assumes the hotel will be associated with the Fairfield by Marriott brand. The property, which is expected to open on May 1, 2024, will feature 80 rooms, a breakfast dining area, a fitness room, a lobby workstation, a market pantry, and a guest laundry room. The hotel will also contain the appropriate parking capacity (80 surface) and all necessary back-of-the-house space.

RENDERING OF FAIRFIELD BY MARRIOTT PROTOTYPE



The proposed limited-service hotel will be constructed at the northeast corner of East Iowa Avenue and North 17th Street. The current 5.99-acre parcel will be subdivided by the developer, with the remainder of the land to be utilized for future development projects, including a potential restaurant. The hotel is planned to be the first phase of new development on this site. Given the uncertainty of later development projects, for the purpose of this study, we have not based our projections on assuming additional construction. The subject site's location is 1600 East Iowa, Indianola, Iowa 50125.

Pertinent Dates

The effective date of the report is June 6, 2022. The subject site was inspected by Sara E. Olson, MAI on April 15, 2022. Tanya J. Pierson, MAI participated in the analysis and reviewed the findings but did not personally inspect the property.

Global Considerations

The hospitality industry has been, and continues to be, affected by a variety of external factors that influence both the lodging and the investment markets. The following paragraphs outline the global factors that are the most impactful to the lodging industry as of the effective date of this report.

The COVID-19 pandemic began in early 2020 and has had a significant impact throughout the world and on the respective economies. The onset of the pandemic resulted in decreased business activity, causing widespread economic hardships, including increases in unemployment. The hospitality industry was severely affected, as travel declined sharply and restrictions on group sizes resulted in the cancellations of meetings, conventions, and events. The depth and duration of this impact was influenced by the course of the pandemic and the nature and extent of restrictions on business and travel activity. In most areas, the period of greatest impact was 2020. With the availability of vaccines and lifting of restrictions, conditions generally improved in 2021, although the Omicron variant slowed the recovery in the latter part of the year. While the emergence of other variants may influence the pace of the recovery, the prevailing market outlook is that the peak impact of the pandemic on the travel industry is behind us. The U.S. economy is recovering, and demand is anticipated to continue to strengthen. Our market research reflects a general expectation that the U.S. lodging market will recover to 2019 levels by 2023/24; the timing and pace of recovery for individual markets will vary based on market-specific characteristics and conditions.

The ongoing Russian invasion of Ukraine and the resulting war has given rise to widespread economic and political uncertainty. In response to the conflict, international travel has declined, with both inbound and outbound traffic dropping sharply. Leisure demand in the United States is expected to remain strong, as concerns about international destinations deter travel, particularly to Europe. Gateway lodging markets are anticipated to experience the largest degree of impact. However, the greatest economic impact is likely to result from the sanctions imposed by the United States and other countries on Russia and the resulting increase in energy prices and other costs of goods. Furthermore, logistical limitations on exports from Ukraine may also affect the global supply chain and prices. These conditions are expected to remain in place until the conflict is resolved and/or sanctions are lifted, or the degree of uncertainty diminishes.

Exacerbated by rising oil and natural gas prices in the wake of the Russia-Ukraine conflict, the inflationary trends that first emerged during the pandemic have continued. Driven by supply-chain disruptions and pent-up consumer demand

during the pandemic, prices for most goods and services are increasing. Higher fuel costs may affect both vehicle and air travel costs, which could in turn impact travel and lodging demand. As of the current date, inflation levels are expected to remain elevated in the near term. Over the longer term, inflation is anticipated to moderate back to more normalized levels once supply disruptions resolve and as consumer spending and investment slow following interest-rate hikes.

In preparing this report, we have considered the impact of these factors on the lodging and investment markets to the best of our ability, inclusive of the subject of this report. However, our analysis only considers what is known at the time of the effective date of the report, and there is a high degree of uncertainty currently influencing the market and the economy.

Ownership History

The developer of the proposed subject hotel is the Missouri Valley JATC, which is based in Indianola, Iowa. The subject site was last sold in March 2022; current ownership purchased the site from Trueblood Farms LLC at that time for a reported price of \$900,000. Based on discussions with the owner, the purchase appears to have been an arm's-length transaction and was not subject to any concessions. No other transfers of the property have occurred in the last three years. The site is neither listed nor under contract for sale, and we have no knowledge of any recent listings.

Management and Franchise History and Assumptions

Details pertaining to management terms were not yet determined at the time of this report; however, we assume that the proposed hotel will be managed by a professional hotel-operating company, with fees deducted at rates consistent with current market standards. Our projections reflect a total management fee of 3.0% of total revenues.

We recommend that the proposed subject hotel operate as an upper-midscale, limited-service lodging facility. While we have placed heavy consideration on the Fairfield by Marriott brand, a specific franchise affiliation and/or brand has yet to be finalized.

Summary of Hotel Market Trends

During the illustrated historical period through 2016, both demand and ADR generally followed a strengthening trend. This improvement in market conditions was driven largely by limited new supply in the market and a strong regional economy. Two new hotels opened between March 2017 and August 2018; the new supply was unable to be fully absorbed, resulting in a significant decline in occupancy and RevPAR in 2017, and stable market conditions in 2018. RevPAR grew again in 2019. However, in March 2020, the COVID-19 pandemic began to affect the local market similar to the rest of the nation, resulting in stay-at-home orders, group cancellations, and decreased business travel; thus, occupancy declined significantly in 2020. As much of the demand remaining was lower rated

in nature, ADR declined in 2020, as well. General improvement has been registered since the low point that year. By year-end 2021, occupancy and ADR had recovered a substantial portion of the 2020 losses, gaining traction in the latter half of the year after the wide distribution of vaccines. While the pandemic will continue to affect business and larger-scale groups to some degree in the near term, the overall outlook is optimistic given the dynamics of this market, the high levels of regional highway travel, and the increase in leisure demand.

The following table provides a historical perspective on the supply and demand trends for a selected set of hotels, as provided by STR.

FIGURE 1-1 HISTORICAL SUPPLY AND DEMAND TRENDS (STR)

Average Daily		Available		Occupied		Average				
Year	Room Count	Room Nights	Change	Room Nights	Change	Occupancy	Rate	Change	RevPAR	Change
2009	337	123,005	—	72,042	—	58.6 %	\$81.73	—	\$47.87	—
2010	337	123,005	0.0 %	75,074	4.2 %	61.0	86.42	5.7 %	52.74	10.2 %
2011	337	123,005	0.0	77,321	3.0	62.9	87.40	1.1	54.94	4.2
2012	351	128,268	4.3	84,568	9.4	65.9	91.96	5.2	60.63	10.4
2013	372	135,780	5.9	86,712	2.5	63.9	97.33	5.8	62.15	2.5
2014	372	135,780	0.0	88,671	2.3	65.3	101.02	3.8	65.97	6.1
2015	398	145,335	7.0	100,025	12.8	68.8	103.28	2.2	71.08	7.7
2016	411	150,015	3.2	99,930	(0.1)	66.6	106.78	3.4	71.13	0.1
2017	471	171,741	14.5	100,601	0.7	58.6	107.65	0.8	63.06	(11.3)
2018	526	191,995	11.8	114,534	13.8	59.7	105.38	(2.1)	62.86	(0.3)
2019	587	214,255	11.6	132,981	16.1	62.1	106.49	1.1	66.10	5.1
2020	587	214,255	0.0	92,427	(30.5)	43.1	93.65	(12.1)	40.40	(38.9)
2021	587	214,255	0.0	124,150	34.3	57.9	103.13	10.1	59.76	47.9
Year-to-Date Through March										
2021	587	52,830	—	22,264	—	42.1 %	\$86.30	—	\$36.37	—
2022	587	52,830	0.0 %	30,149	35.4 %	57.1	104.27	20.8 %	59.51	63.6 %
Average Annual Compounded Change:										
2009 – 2019			5.7 %	6.3 %			2.7 %			3.3 %
2009 – 2020			5.2	2.3			1.2			(1.5)
Hotels Included in Sample			Class	Competitive Status	Number of Rooms	Year Affiliated	Year Opened	Comments		
Hampton by Hilton Inn Des Moines-Airport			Upper Midscale Class	Secondary	120	Jun 1987	Jun 1987			
Quality Inn Indianola			Midscale Class	Primary	44	Aug 2014	May 1996			
Quality Inn Osceola			Midscale Class	Secondary	45	Nov 2015	Jun 1997			
AmericInn Lodge & Suites Osceola			Midscale Class	Secondary	45	Sep 1998	Sep 1998			
Fairfield Inn & Suites Des Moines Airport			Upper Midscale Class	Secondary	82	Jun 2020	Jul 2008			
Cobblestone Hotel & Suites Knoxville			Upper Midscale Class	Secondary	36	Aug 2012	Aug 2012			
Cobblestone Inn & Suites Winterset			Upper Midscale Class	Secondary	39	May 2015	May 2015			
Country Inn & Suites Indianola			Upper Midscale Class	Primary	71	Mar 2017	Mar 2017	S/O Apr '20; R/O Jun '20		
Homewood Suites by Hilton Des Moines Airport			Upscale Class	Secondary	105	Aug 2018	Aug 2018			
Total					587					

Source: STR

The following tables reflect our estimates of operating data for hotels on an individual basis. These trends are presented in detail in the Supply and Demand Analysis chapter of this report.

FIGURE 1-2 PRIMARY COMPETITORS – OPERATING PERFORMANCE

Property	Est. Segmentation				Estimated 2019				Estimated 2021					
	Number of Rooms	Commercial	Leisure	Group	Weighted Annual Room Count	Occ.	Average Rate	RevPAR	Weighted Annual Room Count	Occ.	Average Rate	RevPAR	Occupancy Penetration	Yield Penetration
Country Inn & Suites by Radisson Indianola	71	45 %	20 %	35 %	71	55 - 60 %	\$100 - \$105	\$55 - \$60	71	60 - 65 %	\$105 - \$110	\$65 - \$70	110 - 120 %	110 - 120 %
Hotel Pommier	56	40	50	10	60	40 - 45	85 - 90	35 - 40	56	45 - 50	90 - 95	45 - 50	85 - 90	75 - 80
Quality Inn Indianola	44	50	45	5	44	45 - 50	85 - 90	40 - 45	44	50 - 55	80 - 85	40 - 45	90 - 95	70 - 75
Sub-Totals/Averages	171	45 %	35 %	20 %	175	51.5 %	\$91.85	\$47.33	171	57.0 %	\$95.43	\$54	100 %	93.5 %
Secondary Competitors	472	65 %	22 %	13 %	354	63.8 %	\$108.93	\$69.53	354	57.4 %	\$104.60	\$60	100 %	103.2 %
Totals/Averages	643	59 %	26 %	15 %	529	59.8 %	\$104.06	\$62.18	525	57.3 %	\$101.62	\$58	100 %	100.0 %

* Specific occupancy and average rate data were utilized in our analysis, but are presented in ranges in the above table for the purposes of confidentiality.

FIGURE 1-3 SECONDARY COMPETITORS – OPERATING PERFORMANCE

Property	Est. Segmentation					Estimated 2019				Estimated 2021			
	Number of Rooms	Commercial	Leisure	Group	Total Competitive Level	Weighted Annual Room Count	Occ.	Average Rate	RevPAR	Weighted Annual Room Count	Occ.	Average Rate	RevPAR
Fairfield by Marriott Des Moines	82	70 %	15 %	15 %	75 %	62	65 - 70 %	\$110 - \$115	\$75 - \$80	62	55 - 60 %	\$120 - \$125	\$70 - \$75
Hampton by Hilton Des Moines Airport	120	70	15	15	75	90	65 - 70	110 - 115	75 - 80	90	55 - 60	95 - 100	55 - 60
Homewood Suites by Hilton Des Moines Airport	105	75	15	10	75	79	65 - 70	115 - 120	80 - 85	79	65 - 70	115 - 120	75 - 80
Cobblestone Hotel & Suites Knoxville	36	60	35	5	75	27	50 - 55	100 - 105	50 - 55	27	45 - 50	95 - 100	45 - 50
Cobblestone Inn & Suites Winterset	39	60	35	5	75	29	50 - 55	105 - 110	55 - 60	29	50 - 55	100 - 105	50 - 55
AmericInn by Wyndham Osceola	45	40	40	20	75	34	50 - 55	95 - 100	50 - 55	34	45 - 50	90 - 95	45 - 50
Quality Inn Osceola	45	35	45	20	75	34	50 - 55	90 - 95	45 - 50	34	45 - 50	85 - 90	40 - 45
Totals/Averages	472	65 %	22 %	13 %	75 %	354	63.8 %	\$108.93	\$69.53	354	57.4 %	\$104.60	\$60.03

* Specific occupancy and average rate data was utilized in our analysis, but is presented in ranges in the above table for the purposes of confidentiality.

Summary of Forecast Occupancy and Average Rate

Based on our analysis presented in the Projection of Occupancy and Average Rate chapter, we have chosen to use a stabilized occupancy level of 69%. The following table reflects a summary of our occupancy projections for the proposed subject hotel, as well as the market-wide forecast.

FIGURE 1-4 FORECAST OF PROPOSED SUBJECT PROPERTY'S OCCUPANCY

Market Segment	2024	2025	2026	2027	2028
Commercial					
Demand	80,397	82,005	82,825	82,825	82,825
Market Share	5.3 %	8.3 %	8.6 %	8.6 %	8.6 %
Capture	4,248	6,846	7,125	7,125	7,125
Penetration	57 %	63 %	65 %	65 %	65 %
Leisure					
Demand	35,854	36,571	36,754	36,754	36,754
Market Share	5.3 %	8.4 %	8.4 %	8.4 %	8.4 %
Capture	1,908	3,073	3,089	3,089	3,089
Penetration	58 %	64 %	64 %	64 %	64 %
Group					
Demand	19,640	20,033	20,133	20,133	20,133
Market Share	29.1 %	47.2 %	49.8 %	49.8 %	49.8 %
Capture	5,714	9,455	10,032	10,032	10,032
Penetration	315 %	357 %	377 %	377 %	377 %
Total Room Nights Captured	11,870	19,374	20,246	20,246	20,246
Available Room Nights	19,520	29,200	29,200	29,200	29,200
Subject Occupancy	61 %	66 %	69 %	69 %	69 %
Market-wide Available Room Nights	211,225	220,825	220,825	220,825	220,825
Fair Share	9 %	13 %	13 %	13 %	13 %
Market-wide Occupied Room Nights	135,892	138,609	139,713	139,713	139,713
Market Share	9 %	14 %	14 %	14 %	14 %
Market-wide Occupancy	64 %	63 %	63 %	63 %	63 %
Total Penetration	95 %	106 %	110 %	110 %	110 %

The following table reflects a summary of our ADR projections for the proposed subject hotel.

FIGURE 1-5 PROPOSED SUBJECT PROPERTY'S ADR FORECAST

	2021	2022	2023	2024	2025	2026
Commercial						
Average Rate Growth	—	7.5 %	4.5 %	3.0 %	3.0 %	3.0 %
Captured Room Nights				4,248	6,846	7,125
Rooms Revenue				\$516,148	\$856,711	\$918,389
Average Rate	\$105.00	\$112.88	\$117.95	\$121.49	\$125.14	\$128.89
Leisure						
Average Rate Growth	—	7.5 %	4.5 %	3.0 %	3.0 %	3.0 %
Captured Room Nights				1,908	3,073	3,089
Rooms Revenue				\$231,791	\$384,608	\$398,126
Average Rate	\$105.00	\$112.88	\$117.95	\$121.49	\$125.14	\$128.89
Group						
Average Rate Growth	—	5.0 %	3.0 %	3.0 %	3.0 %	3.0 %
Captured Room Nights				5,714	9,455	10,032
Rooms Revenue				\$515,545	\$878,703	\$960,296
Average Rate	\$81.00	\$85.05	\$87.60	\$90.23	\$92.94	\$95.72
Total						
Average Rate Growth					2.8 %	2.8 %
Captured Room Nights				11,870	19,374	20,246
Rooms Revenue				\$1,263,485	\$2,120,021	\$2,276,811
Average Rate				\$106.44	\$109.42	\$112.46
Average Rate Penetration				90.5 %	90.3 %	90.1 %
Marketwide Average Rate Growth	—	7.5 %	4.5 %	3.0 %	3.0 %	3.0 %
Marketwide Average Rate	\$101.62	\$109.25	\$114.16	\$117.59	\$121.11	\$124.75

Summary of Forecast Income and Expense Statement

Our positioning of each revenue and expense level is supported by comparable operations or trends specific to this market. The following table presents a detailed forecast through the fifth projection year, including amounts per available room and per occupied room. The second table illustrates our ten-year forecast of income and expense, presented with a lesser degree of detail. The forecasts pertain to years that begin on May 1, 2024, expressed in inflated dollars for each year.

FIGURE 1-6 DETAILED FORECAST OF INCOME AND EXPENSE (,000)

	2024/25 Begins May				2025/26				Stabilized				2027/28				2028/29			
Number of Rooms:	80				80				80				80				80			
Occupancy:	63%				67%				69%				69%				69%			
Average Rate:	\$107.42				\$110.42				\$113.57				\$116.97				\$120.48			
RevPAR:	\$67.68				\$73.98				\$78.36				\$80.71				\$83.13			
Days Open:	365				365				365				365				365			
Occupied Rooms:	18,396	%Gross	PAR	POR	19,564	%Gross	PAR	POR	20,148	%Gross	PAR	POR	20,148	%Gross	PAR	POR	20,148	%Gross	PAR	POR
OPERATING REVENUE																				
Rooms	\$1,976	98.4 %	\$24,700	\$107.41	\$2,160	98.4 %	\$27,000	\$110.41	\$2,288	98.4 %	\$28,600	\$113.56	\$2,357	98.4 %	\$29,463	\$116.98	\$2,427	98.4 %	\$30,338	\$120.46
Other Operated Departments	22	1.1	276	1.20	23	1.1	289	1.18	24	1.0	301	1.19	25	1.0	310	1.23	26	1.0	319	1.27
Miscellaneous Income	11	0.5	138	0.60	12	0.5	145	0.59	12	0.5	150	0.60	12	0.5	155	0.61	13	0.5	159	0.63
Total Operating Revenues	2,009	100.0	25,114	109.21	2,195	100.0	27,434	112.18	2,324	100.0	29,051	115.35	2,394	100.0	29,927	118.83	2,465	100.0	30,816	122.36
DEPARTMENTAL EXPENSES *																				
Rooms	531	26.9	6,636	28.86	560	25.9	6,999	28.62	583	25.5	7,293	28.96	601	25.5	7,512	29.83	619	25.5	7,738	30.72
Other Operated Departments	15	66.2	183	0.79	15	65.4	189	0.77	16	65.0	195	0.78	16	65.0	201	0.80	17	65.0	207	0.82
Total Expenses	545	27.1	6,818	29.65	575	26.2	7,188	29.39	599	25.8	7,489	29.74	617	25.8	7,713	30.63	636	25.8	7,945	31.55
DEPARTMENTAL INCOME	1,464	72.9	18,296	79.56	1,620	73.8	20,246	82.79	1,725	74.2	21,562	85.61	1,777	74.2	22,213	88.20	1,830	74.2	22,871	90.81
UNDISTRIBUTED OPERATING EXPENSES																				
Administrative & General	218	10.9	2,727	11.86	217	9.9	2,719	11.12	215	9.2	2,685	10.66	221	9.2	2,766	10.98	228	9.2	2,849	11.31
Info & Telecom Systems	29	1.4	358	1.56	30	1.4	374	1.53	31	1.3	388	1.54	32	1.3	400	1.59	33	1.3	411	1.63
Marketing	66	3.3	826	3.59	69	3.1	863	3.53	72	3.1	895	3.55	74	3.1	922	3.66	76	3.1	950	3.77
Franchise Fee	119	5.9	1,482	6.44	151	6.9	1,890	7.73	183	7.9	2,288	9.08	189	7.9	2,357	9.36	194	7.9	2,427	9.64
Prop. Operations & Maint.	90	4.5	1,124	4.89	99	4.5	1,243	5.08	115	4.9	1,432	5.69	118	4.9	1,475	5.86	122	4.9	1,519	6.03
Utilities	86	4.3	1,074	4.67	90	4.1	1,122	4.59	93	4.0	1,164	4.62	96	4.0	1,199	4.76	99	4.0	1,234	4.90
Total Expenses	607	30.3	7,591	33.01	657	29.9	8,211	33.57	708	30.4	8,852	35.15	729	30.4	9,118	36.21	751	30.4	9,391	37.29
GROSS OPERATING PROFIT	856	42.6	10,705	46.55	963	43.9	12,035	49.21	1,017	43.8	12,710	50.47	1,048	43.8	13,095	52.00	1,078	43.8	13,480	53.53
Management Fee	60	3.0	753	3.28	66	3.0	823	3.37	70	3.0	872	3.46	72	3.0	898	3.56	74	3.0	924	3.67
INCOME BEFORE NON-OPR. INC. & EXP.	796	39.6	9,951	43.28	897	40.9	11,212	45.85	947	40.8	11,838	47.01	976	40.8	12,197	48.43	1,004	40.8	12,556	49.85
NON-OPERATING INCOME & EXPENSE																				
Property Taxes	65	3.2	815	3.55	134	6.1	1,680	6.87	138	6.0	1,730	6.87	143	6.0	1,782	7.08	147	6.0	1,836	7.29
Insurance	29	1.5	366	1.59	30	1.4	377	1.54	31	1.3	388	1.54	32	1.3	400	1.59	33	1.3	412	1.63
Total Expenses	94	4.7	1,181	5.14	165	7.5	2,056	8.41	169	7.3	2,118	8.41	175	7.3	2,182	8.66	180	7.3	2,247	8.92
EBITDA	702	34.9	8,770	38.14	732	33.4	9,156	37.44	778	33.5	9,720	38.60	801	33.5	10,016	39.77	825	33.5	10,309	40.93
Reserve for Replacement	40	2.0	502	2.18	66	3.0	823	3.37	93	4.0	1,162	4.61	96	4.0	1,197	4.75	99	4.0	1,233	4.89
EBITDA LESS RESERVE	\$661	32.9 %	\$8,268	\$35.96	\$667	30.4 %	\$8,333	\$34.07	\$685	29.5 %	\$8,558	\$33.98	\$705	29.5 %	\$8,819	\$35.02	\$726	29.5 %	\$9,076	\$36.04

*Departmental expenses are expressed as a percentage of departmental revenues.

FIGURE 1-7 TEN-YEAR FORECAST OF INCOME AND EXPENSE (,000)

	2024/25		2025/26		2026/27		2027/28		2028/29		2029/30		2030/31		2031/32		2032/33		2033/34	
Number of Rooms:	80		80		80		80		80		80		80		80		80		80	
Occupied Rooms:	18,396		19,564		20,148		20,148		20,148		20,148		20,148		20,148		20,148		20,148	
Occupancy:	63%		67%		69%		69%		69%		69%		69%		69%		69%		69%	
Average Rate:	\$107.42	% of	\$110.42	% of	\$113.57	% of	\$116.97	% of	\$120.48	% of	\$124.10	% of	\$127.82	% of	\$131.65	% of	\$135.60	% of	\$139.67	% of
RevPAR:	\$67.68	Gross	\$73.98	Gross	\$78.36	Gross	\$80.71	Gross	\$83.13	Gross	\$85.63	Gross	\$88.20	Gross	\$90.84	Gross	\$93.57	Gross	\$96.37	Gross
OPERATING REVENUE																				
Rooms	\$1,976	98.4 %	\$2,160	98.4 %	\$2,288	98.4 %	\$2,357	98.4 %	\$2,427	98.4 %	\$2,500	98.4 %	\$2,575	98.4 %	\$2,653	98.4 %	\$2,732	98.4 %	\$2,814	98.4 %
Other Operated Departments	22	1.1	23	1.1	24	1.0	25	1.0	26	1.0	26	1.0	27	1.0	28	1.0	29	1.0	30	1.0
Miscellaneous Income	11	0.5	12	0.5	12	0.5	12	0.5	13	0.5	13	0.5	14	0.5	14	0.5	14	0.5	15	0.5
Total Operating Revenues	2,009	100.0	2,195	100.0	2,324	100.0	2,394	100.0	2,465	100.0	2,539	100.0	2,616	100.0	2,695	100.0	2,775	100.0	2,858	100.0
DEPARTMENTAL EXPENSES *																				
Rooms	531	26.9	560	25.9	583	25.5	601	25.5	619	25.5	638	25.5	657	25.5	676	25.5	697	25.5	718	25.5
Other Operated Departments	15	66.2	15	65.4	16	65.0	16	65.0	17	65.0	17	65.0	18	65.0	18	65.0	19	65.0	19	65.0
Total Expenses	545	27.1	575	26.2	599	25.8	617	25.8	636	25.8	655	25.8	674	25.8	695	25.8	715	25.8	737	25.8
DEPARTMENTAL INCOME	1,464	72.9	1,620	73.8	1,725	74.2	1,777	74.2	1,830	74.2	1,885	74.2	1,941	74.2	2,000	74.2	2,060	74.2	2,122	74.2
UNDISTRIBUTED OPERATING EXPENSES																				
Administrative & General	218	10.9	217	9.9	215	9.2	221	9.2	228	9.2	235	9.2	242	9.2	249	9.2	257	9.2	264	9.2
Info & Telecom Systems	29	1.4	30	1.4	31	1.3	32	1.3	33	1.3	34	1.3	35	1.3	36	1.3	37	1.3	38	1.3
Marketing	66	3.3	69	3.1	72	3.1	74	3.1	76	3.1	78	3.1	81	3.1	83	3.1	86	3.1	88	3.1
Franchise Fee	119	5.9	151	6.9	183	7.9	189	7.9	194	7.9	200	7.9	206	7.9	212	7.9	219	7.9	225	7.9
Prop. Operations & Maint.	90	4.5	99	4.5	115	4.9	118	4.9	122	4.9	125	4.9	129	4.9	133	4.9	137	4.9	141	4.9
Utilities	86	4.3	90	4.1	93	4.0	96	4.0	99	4.0	102	4.0	105	4.0	108	4.0	111	4.0	114	4.0
Total Expenses	607	30.3	657	29.9	708	30.4	729	30.4	751	30.4	774	30.4	797	30.4	821	30.4	846	30.4	871	30.4
GROSS OPERATING PROFIT	856	42.6	963	43.9	1,017	43.8	1,048	43.8	1,078	43.8	1,111	43.8	1,144	43.8	1,179	43.8	1,214	43.8	1,251	43.8
Management Fee	60	3.0	66	3.0	70	3.0	72	3.0	74	3.0	76	3.0	78	3.0	81	3.0	83	3.0	86	3.0
INCOME BEFORE NON-OPR. INC. & EXP.	796	39.6	897	40.9	947	40.8	976	40.8	1,004	40.8	1,035	40.8	1,066	40.8	1,098	40.8	1,131	40.8	1,165	40.8
NON-OPERATING INCOME & EXPENSE																				
Property Taxes	65	3.2	134	6.1	138	6.0	143	6.0	147	6.0	151	6.0	156	6.0	160	6.0	165	6.0	170	6.0
Insurance	29	1.5	30	1.4	31	1.3	32	1.3	33	1.3	34	1.3	35	1.3	36	1.3	37	1.3	38	1.3
Total Expenses	94	4.7	165	7.5	169	7.3	175	7.3	180	7.3	185	7.3	191	7.3	196	7.3	202	7.3	208	7.3
EBITDA	702	34.9	732	33.4	778	33.5	801	33.5	825	33.5	850	33.5	875	33.5	902	33.5	929	33.5	956	33.5
Reserve for Replacement	40	2.0	66	3.0	93	4.0	96	4.0	99	4.0	102	4.0	105	4.0	108	4.0	111	4.0	114	4.0
EBITDA LESS RESERVE	\$661	32.9 %	\$667	30.4 %	\$685	29.5 %	\$705	29.5 %	\$726	29.5 %	\$748	29.5 %	\$770	29.5 %	\$794	29.5 %	\$818	29.5 %	\$842	29.5 %

As illustrated, the hotel is expected to stabilize at a profitable level. Please refer to the Forecast of Income and Expense chapter of our report for a detailed explanation of the methodology used in deriving this forecast.

Scope of Work

The methodology used to develop this study is based on the market research and valuation techniques set forth in the textbooks authored by Hospitality Valuation Services for the American Institute of Real Estate Appraisers and the Appraisal Institute, entitled *The Valuation of Hotels and Motels*,¹ *Hotels, Motels and Restaurants: Valuations and Market Studies*,² *The Computerized Income Approach to Hotel/Motel Market Studies and Valuations*,³ *Hotels and Motels: A Guide to Market Analysis, Investment Analysis, and Valuations*,⁴ and *Hotels and Motels – Valuations and Market Studies*.⁵

1. All information was collected and analyzed by the staff of TS Worldwide, LLC. Information was supplied by the client and/or the property's development team.
2. The subject site has been evaluated from the viewpoint of its physical utility for the future operation of a hotel, as well as access, visibility, and other relevant factors.
3. The subject property's proposed improvements have been reviewed for their expected quality of construction, design, and layout efficiency.
4. The surrounding economic environment, on both an area and neighborhood level, has been reviewed to identify specific hospitality-related economic and demographic trends that may have an impact on future demand for hotels.
5. Dividing the market for hotel accommodations into individual segments defines specific market characteristics for the types of travelers expected to utilize the area's hotels. The factors investigated include purpose of visit, average length of stay, facilities and amenities required, seasonality, daily demand fluctuations, and price sensitivity.

¹ Stephen Rushmore, *The Valuation of Hotels and Motels*. (Chicago: American Institute of Real Estate Appraisers, 1978).

² Stephen Rushmore, *Hotels, Motels and Restaurants: Valuations and Market Studies*. (Chicago: American Institute of Real Estate Appraisers, 1983).

³ Stephen Rushmore, *The Computerized Income Approach to Hotel/Motel Market Studies and Valuations*. (Chicago: American Institute of Real Estate Appraisers, 1990).

⁴ Stephen Rushmore, *Hotels and Motels: A Guide to Market Analysis, Investment Analysis, and Valuations* (Chicago: Appraisal Institute, 1992).

⁵ Stephen Rushmore and Erich Baum, *Hotels and Motels – Valuations and Market Studies*. (Chicago: Appraisal Institute, 2001).

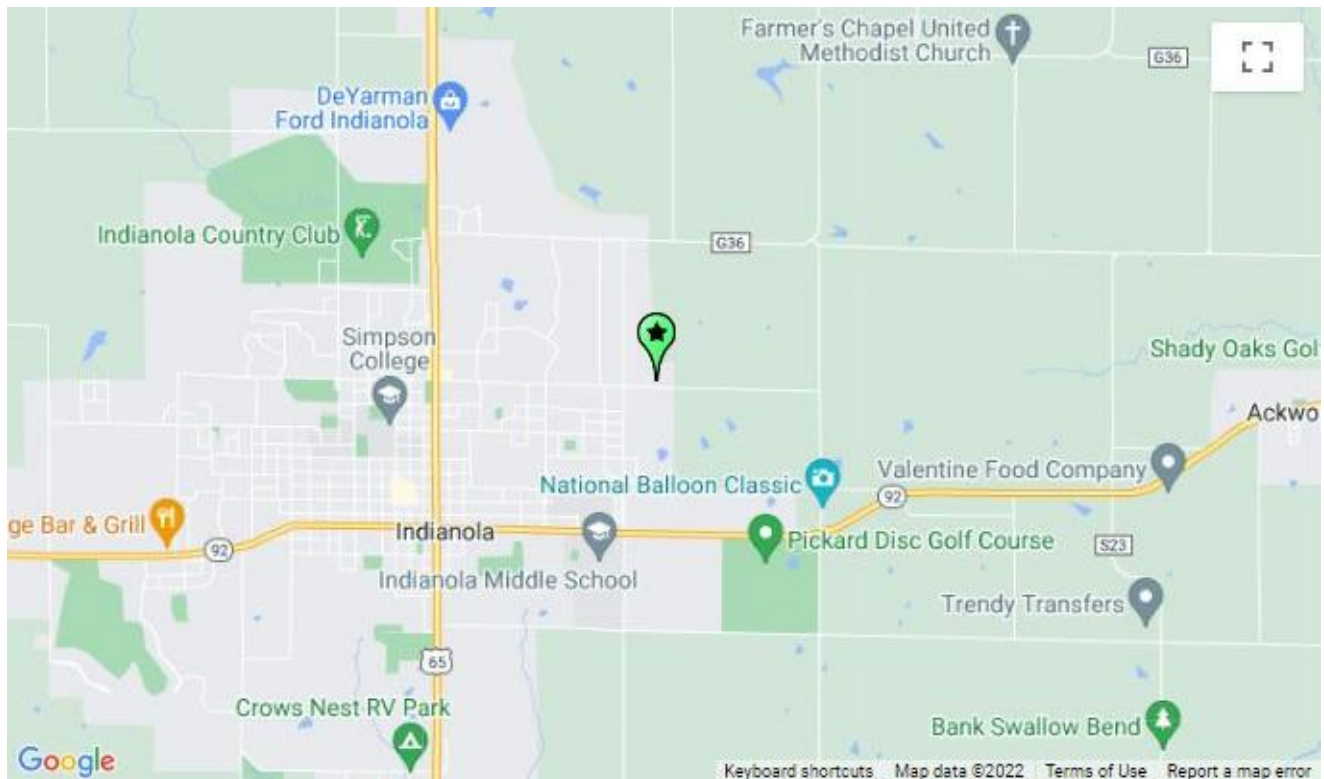
6. An analysis of existing and proposed competition provides an indication of the current accommodated demand, along with market penetration and the degree of competitiveness. Unless noted otherwise, we have inspected the competitive lodging facilities summarized in this report.
7. Documentation for an occupancy and ADR projection is derived utilizing the build-up approach based on an analysis of lodging activity.
8. A detailed projection of income and expense made in accordance with the Uniform System of Accounts for the Lodging Industry sets forth the anticipated economic benefits of the proposed subject property.

2. Description of the Site and Neighborhood

The suitability of the land for the operation of a lodging facility is an important consideration affecting the economic viability of a property and its ultimate marketability. Factors such as size, topography, access, visibility, and the availability of utilities have a direct impact on the desirability of a particular site.

The subject site is located in eastern Indianola, to the northeast of the intersection formed by East Iowa Avenue and 17th Street. This site is in the city of Indianola, Iowa.

LOCATION MAP



Physical Characteristics

The subject site measures approximately 5.99 acres, or 260,925 square feet. The parcel's adjacent uses are set forth in the following table.

FIGURE 2-1 SUBJECT PARCEL'S ADJACENT USES

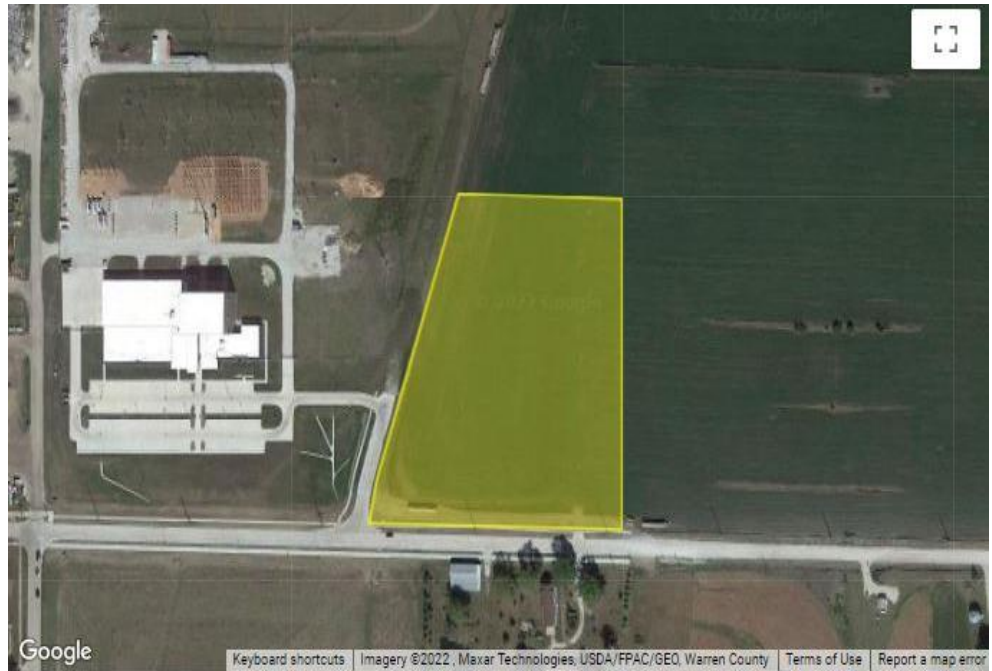
Direction	Adjacent Use
North	Agriculture Land
South	East Iowa Avenue
East	Agriculture Land
West	North 17th Street, Missouri Valley JATC

**Topography and
Site Utility**

The topography of the site is generally flat, and its shape should permit efficient use of the site for the building and other improvements, as well as ingress and egress. Following the planned subdivision of the parcel, and the completion of construction, the subject site will not contain any significant portion of undeveloped land that could be sold, entitled, and developed for alternate use. It is expected that the site will be developed fully with building and site improvements, thus contributing to the overall profitability of the hotel.

VIEW OF SUBJECT SITE

AERIAL PHOTOGRAPH



VIEW FROM SITE TO THE NORTH



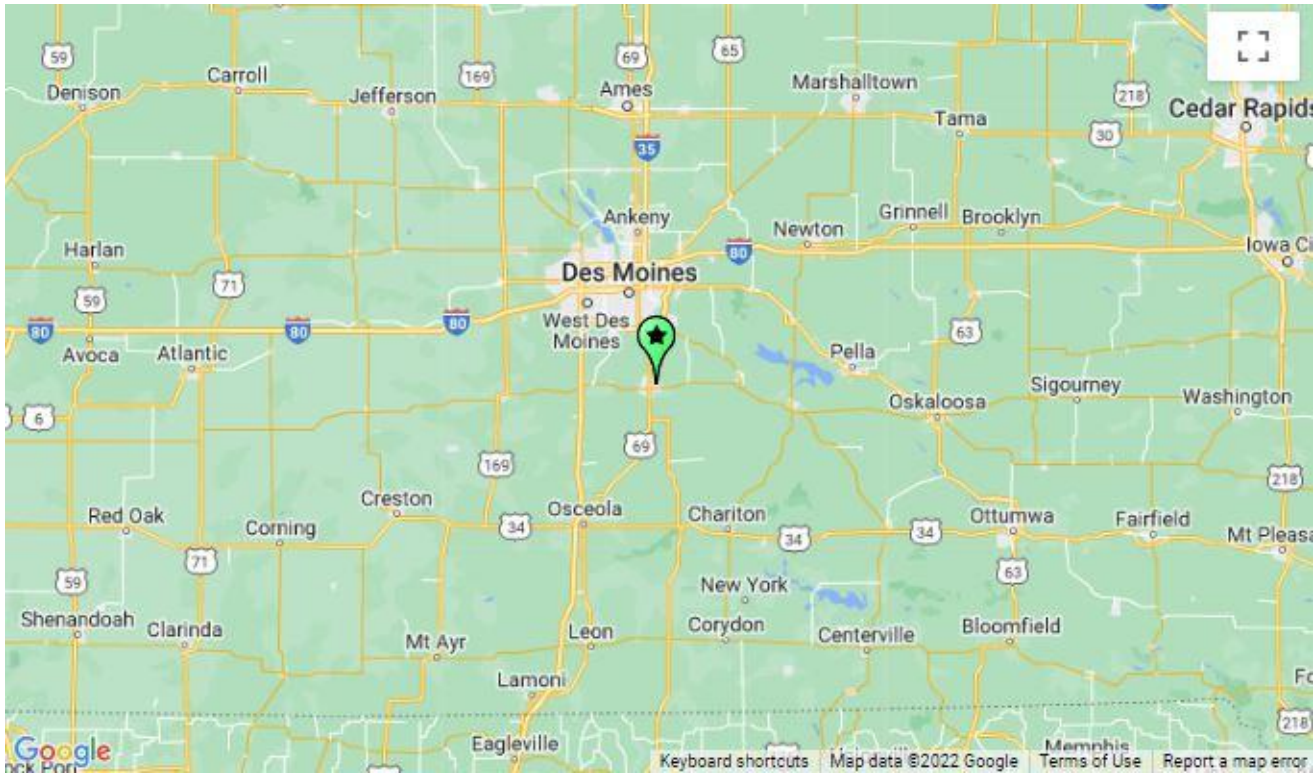
VIEW FROM SITE TO THE SOUTH



VIEW FROM SITE TO THE EAST**VIEW FROM SITE TO THE WEST****Access and Visibility**

It is important to analyze the site with respect to regional and local transportation routes and demand generators, including ease of access. The subject site is readily accessible to a variety of local and county roads, as well as state and interstate highways.

MAP OF REGIONAL ACCESS ROUTES



This market is served by a variety of major routes, as illustrated on the map. Regional access to/from the city of Indianola and the subject site, in particular, is considered very good.

Vehicular access to the subject site will be provided by East Iowa Avenue. The subject site is relatively simple to locate from North Jefferson Way/U.S. Highway 69, which is the closest major thoroughfare. The proposed subject hotel is anticipated to have adequate signage at the street, as well as on its façade. Overall, the subject site benefits from good accessibility, and the proposed hotel is expected to enjoy very good visibility from within its local neighborhood.

Airport Access

The proposed subject hotel will be served by the Des Moines International Airport, which is located approximately twelve miles to the northwest of the subject site.

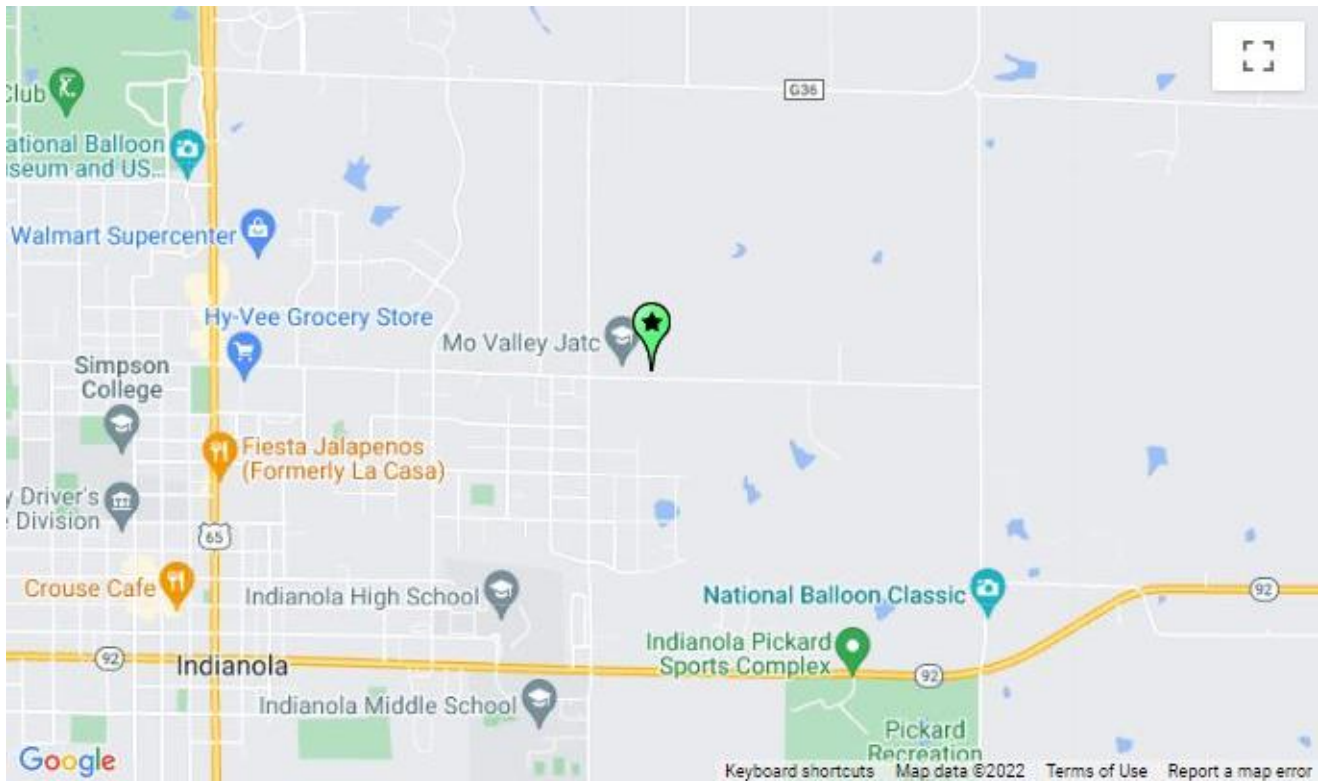
Neighborhood

The neighborhood surrounding a lodging facility often has an impact on a hotel's status, image, class, style of operation, and sometimes its ability to attract and properly serve a particular market segment. This section of the report investigates

the subject neighborhood and evaluates any pertinent location factors that could affect its future occupancy, average rate, and overall profitability.

The neighborhood that surrounds the subject site is generally defined by Hillcrest Avenue to the north, 150th Avenue to the east, East 2nd Avenue to the south, and North Jefferson Way to the west. The neighborhood is predominately residential to the southwest and agricultural to the east, with retail developments and light-industrial warehousing located along the main corridors. Some specific businesses and entities in the area include Vanderpool Construction, Harvest Innovations, Walmart, and Indianola High School. Restaurants in Indianola are primarily located along North Jefferson Way and include Fiesta Jalapenos, Burger King, and Deng's Garden. In general, this neighborhood is in the stable stage of its life cycle. However, just south of the proposed subject site, several new single-family residential developments are either under construction or have been approved. Furthermore, the new Missouri Valley Line Constructors Apprenticeship and Training facility, which is owned by the subject hotel's developer, opened in December 2020. Additional land around the proposed hotel site could be utilized for future commercial development. The city has plans for future development along East Iowa Avenue by extending a paved road past the facility and preparing shovel-ready sites on land north of the road, near the city's industrial park. The proposed subject hotel's opening should be a positive influence on the area, and the property is expected to be in character with and to complement surrounding land uses.

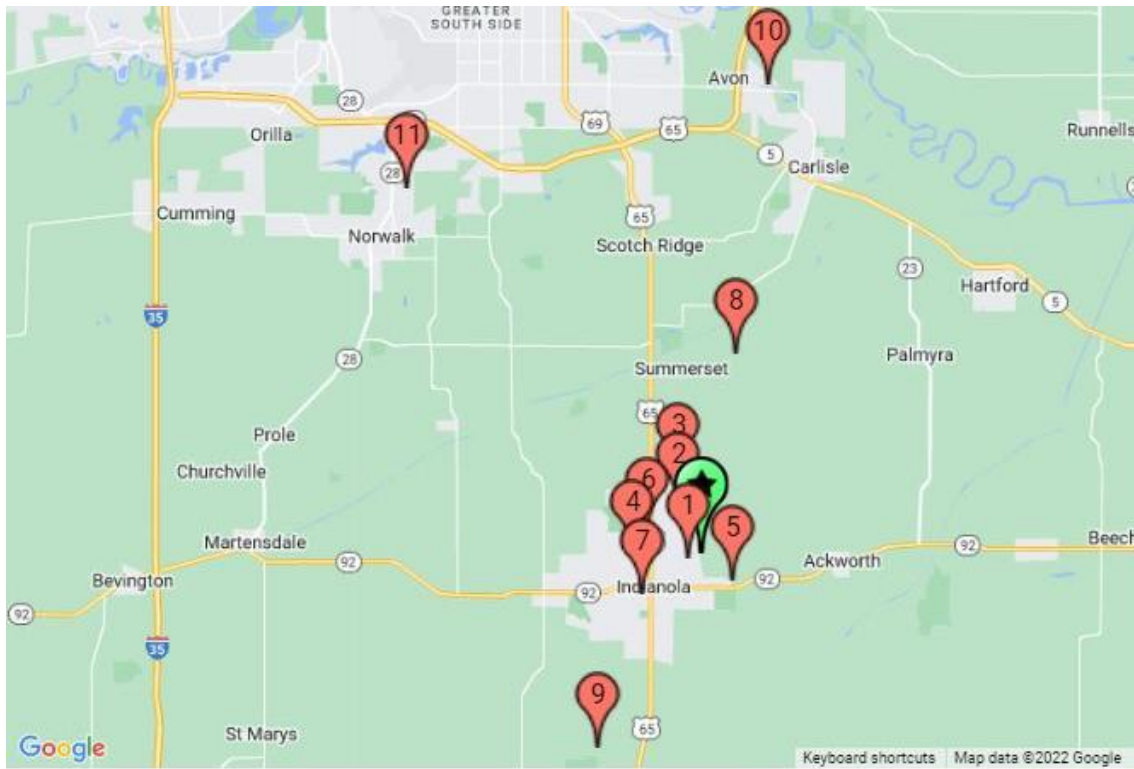
MAP OF NEIGHBORHOOD



Proximity to Local Demand Generators and Attractions

The subject site is located near the area's primary generators of lodging demand. A sample of these demand generators is reflected on the following map, including respective distances from and drive times to the subject site. Overall, the subject site is well situated with respect to demand generators.

ACCESS TO DEMAND GENERATORS AND ATTRACTIONS



	<u>Demand Generator</u>	<u>Approx. Time from Subject Property</u>	<u>Approx. Distance</u>
	Subject Property		
1	Mo Valley Jctc	🚗 right there	0.0 mile
2	Harvest Innovations	🚗 1 minute	0.5 mile
3	Cemen Tech	🚗 1 minute	0.8 mile
4	Simpson College	🚗 5 minutes	1.5 miles
5	Memorial Balloon Field	🚗 2 minutes	1.5 miles
6	National Balloon Museum and U.S. Ballooning Hall of Fame	🚗 4 minutes	1.6 miles
7	Des Moines Metro Opera	🚗 5 minutes	1.7 miles
8	Summerset Winery	🚗 8 minutes	5.5 miles
9	Lake Ahquabi State Park	🚗 12 minutes	8.1 miles
10	General Mills Inc	🚗 18 minutes	14.7 miles
11	Capital City Fruit	🚗 23 minutes	16.9 miles

Utilities

The subject site will reportedly be served by all necessary utilities.

**Soil and
Subsoil Conditions**

Geological and soil reports were not provided to us or made available for our review during the preparation of this report. We are not qualified to evaluate soil conditions other than by a visual inspection of the surface; no extraordinary conditions were apparent.

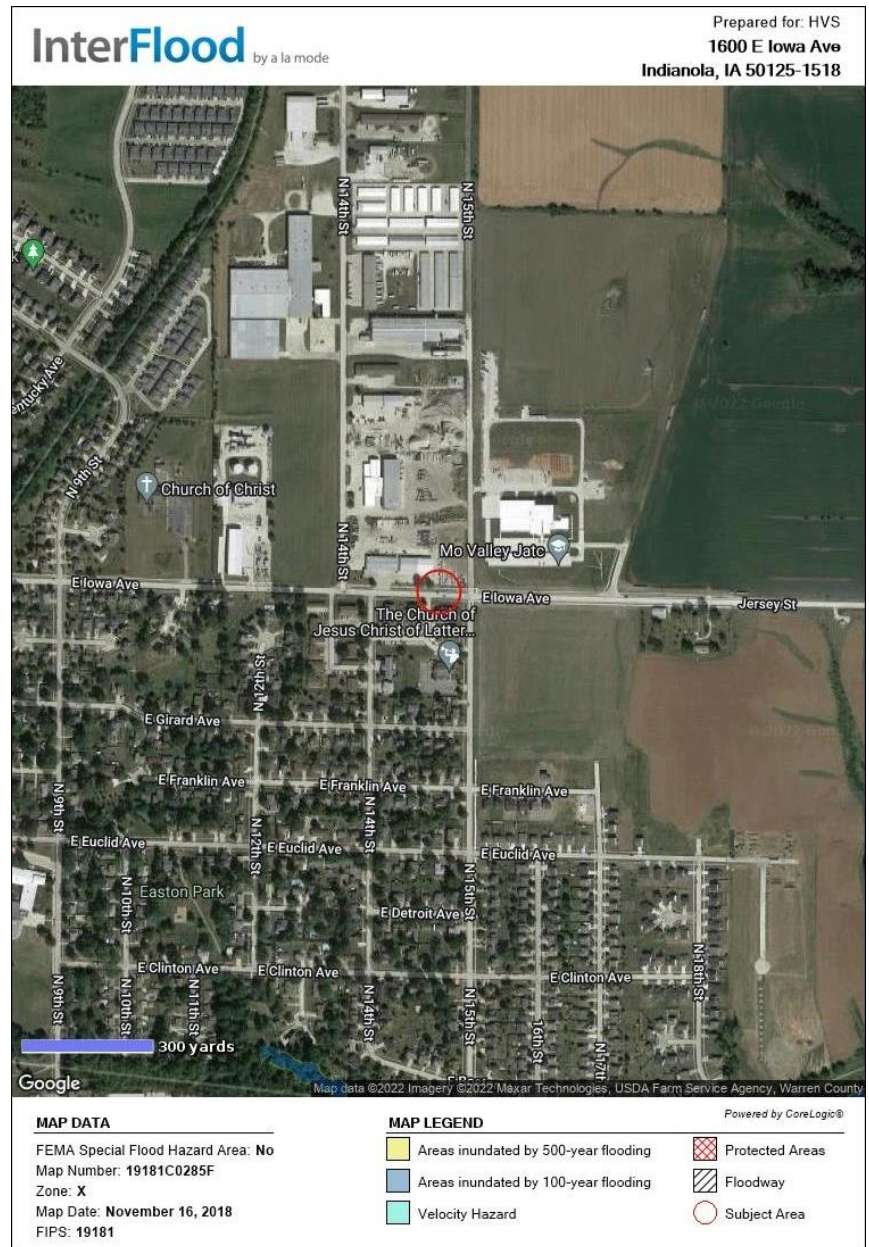
**Nuisances
and Hazards**

We were not informed of any site-specific nuisances or hazards, and there were no visible signs of toxic ground contaminants at the time of our inspection. Because we are not experts in this field, we do not warrant the absence of hazardous waste and urge the reader to obtain an independent analysis of these factors.

Flood Zone

According to the Federal Emergency Management Agency map illustrated below, the subject site is located in Zone X.

COPY OF FLOOD MAP AND COVER



The flood zone definition for the Zone X designation is as follows: the flood insurance rate zone that corresponds to areas outside the 100-year floodplains, areas of 100-year sheet flow flooding where average depths are less than 1 foot,

areas of 100-year stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 100-year flood by levees. No Base Flood Elevations or depths are shown within this zone.

Zoning

According to the local planning office, the subject property is zoned as follows: M-1 - Limited Industrial Zoning District. Additional details pertaining to the proposed subject property's zoning regulations are summarized in the following table.

FIGURE 2-2 ZONING

Municipality Governing Zoning	City of Indianola
Current Zoning	Limited Industrial Zoning District
Current Use	Vacant land
Is Current Use Permitted?	Yes
Is Change in Zoning Likely?	Yes
Permitted Uses	The M-1 zoning district is intended for a mix of certain retail service, office, light manufacturing, and warehouse and distribution uses with limited outdoor storage.
Hotel Allowed	No
Legally Non-Conforming	Not Applicable

We assume that all necessary permits and approvals will be secured and that the subject property will be constructed in accordance with local zoning ordinances, building codes, and all other applicable regulations. Our zoning analysis should be verified before any physical changes are made to the site.

Legal Description, Easements and Encroachments

A copy of the subject property's legal description is provided in the addenda to this report. We are not experts in interpreting legal descriptions. The description appears to be accurate; however, we suggest obtaining verification of this description from a qualified expert. We are not aware of any easements attached to the property that would significantly affect the utility of the site or marketability of this project.

Conclusion

We have analyzed the issues of size, topography, access, visibility, and the availability of utilities. The subject site is located adjacent to the Missouri Valley JATC, which will be the primary demand generator. The site is also near several new residential development projects in a growing neighborhood of Indianola. In general, the site should be well suited for future hotel use, with acceptable access, visibility, and topography for an effective operation.

3. Market Area Analysis

The economic vitality of the market area and neighborhood surrounding the subject site is an important consideration in forecasting lodging demand and future income potential. Economic and demographic trends that reflect the amount of visitation provide a basis from which to project lodging demand. The purpose of the market area analysis is to review available economic and demographic data to determine whether the local market will undergo economic growth, stabilize, or decline. In addition to predicting the direction of the economy, the rate of change must be quantified. These trends are then correlated based on their propensity to reflect variations in lodging demand, with the objective of forecasting the amount of growth or decline in visitation by individual market segment (e.g., commercial, meeting and group, and leisure).

Market Area Definition

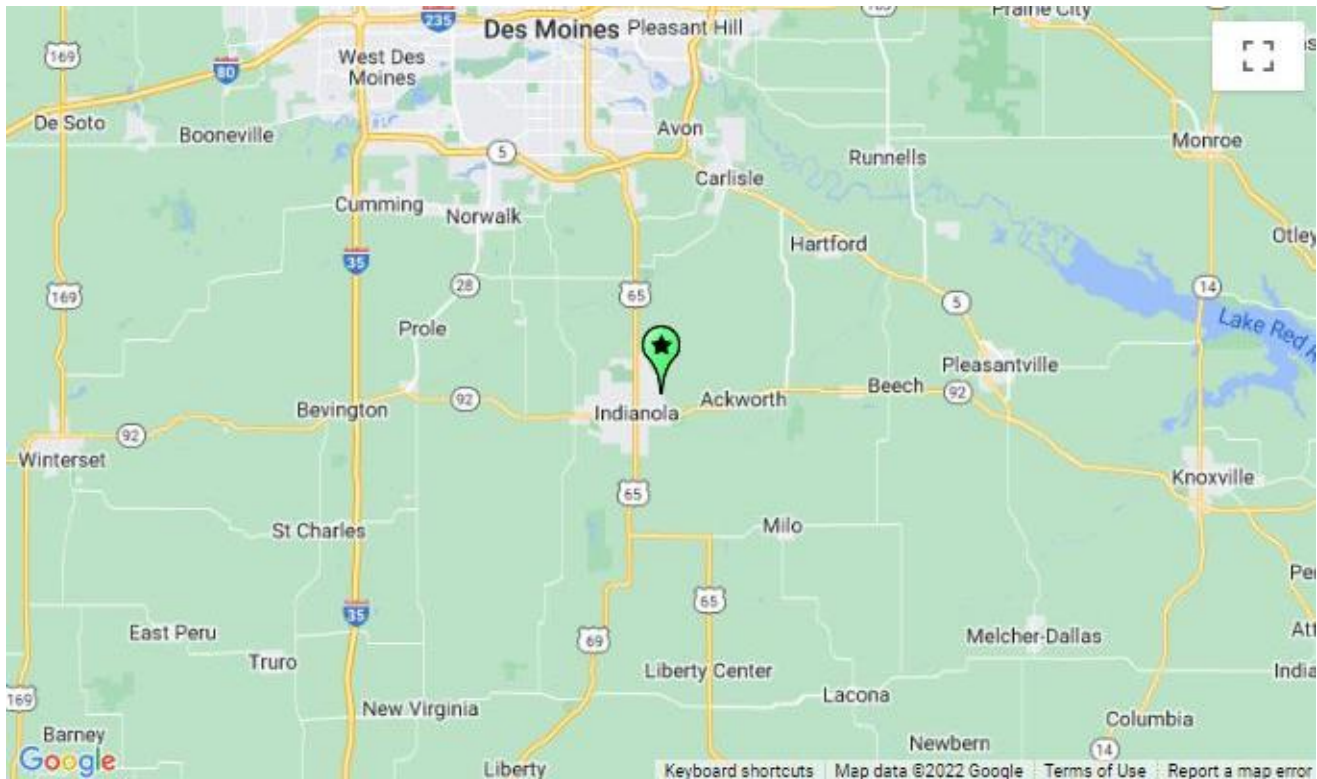
The market area for a lodging facility is the geographical region where the sources of demand and the competitive supply are located. The subject site is located in the city of Indianola, the county of Warren, and the state of Iowa. Indianola is the county seat of Warren County, which is located in the Greater Des Moines metropolitan area. Des Moines is fixed in the national consciousness as the place where the Presidential race begins every four years. The area is also acquiring a new identity as a "post-industrial urban center," a term used by experts to describe Midwestern communities that, like Des Moines, have acquired the characteristics of East and West Coast cities—impressive skylines, bustling commercial centers, and suburban growth—but have retained their rural, agrarian roots. The city of Indianola benefits from its proximity to the larger metropolitan area; furthermore, its economic base includes agribusiness, advanced manufacturing, and warehousing and distribution.

INDIANOLA



The subject property's market area can be defined by its Combined Statistical Area (CSA): Des Moines-Ames-West Des Moines, IA. The CSA represents adjacent metropolitan and micropolitan statistical areas that have a moderate degree of employment interchange. Micropolitan statistical areas represent urban areas in the United States based around a core city or town with a population of 10,000 to 49,999; the MSA requires the presence of a core city of at least 50,000 people and a total population of at least 100,000 (75,000 in New England). The following exhibit illustrates the market area.

MAP OF MARKET AREA



Economic and Demographic Review

A primary source of economic and demographic statistics used in this analysis is the *Complete Economic and Demographic Data Source* published by Woods & Poole Economics, Inc.—a well-regarded forecasting service based in Washington, D.C. Using a database containing more than 900 variables for each county in the nation, Woods & Poole employs a sophisticated regional model to forecast economic and demographic trends. Historical statistics are based on census data and information published by the Bureau of Economic Analysis. Projections are formulated by Woods & Poole, and all dollar amounts have been adjusted for inflation, thus reflecting real change.

These data are summarized in the following table.

FIGURE 3-1 ECONOMIC AND DEMOGRAPHIC DATA SUMMARY

					Average Annual		
					Compounded Change		
	2010	2019	2021	2026	2010-19	2019-21	2021-26
Resident Population (Thousands)							
Warren County	46.3	51.5	52.2	54.3	1.2 %	0.7 %	0.8 %
Des Moines-West Des Moines, IA MSA	608.9	699.3	710.9	744.0	1.5	0.8	0.9
Des Moines-Ames-West Des Moines, IA CSA	780.5	878.0	891.1	928.6	1.3	0.7	0.8
State of Iowa	3,050.7	3,155.1	3,171.6	3,225.1	0.4	0.3	0.3
United States	309,321.6	328,241.4	332,219.5	343,776.8	0.7	0.6	0.7
Per-Capita Personal Income*							
Warren County	\$39,529	\$47,133	\$48,998	\$53,115	2.0	2.0	1.6
Des Moines-West Des Moines, IA MSA	43,794	50,103	52,193	56,355	1.5	2.1	1.5
Des Moines-Ames-West Des Moines, IA CSA	41,976	48,474	50,382	54,371	1.6	1.9	1.5
State of Iowa	39,815	47,214	48,544	52,198	1.9	1.4	1.5
United States	42,366	51,424	53,262	57,739	2.2	1.8	1.6
W&P Wealth Index							
Warren County	94.0	92.0	92.2	92.1	(0.2)	0.1	(0.0)
Des Moines-West Des Moines, IA MSA	104.4	98.8	99.2	98.9	(0.6)	0.2	(0.1)
Des Moines-Ames-West Des Moines, IA CSA	100.8	96.2	96.5	96.1	(0.5)	0.1	(0.1)
State of Iowa	94.8	92.4	91.9	91.3	(0.3)	(0.3)	(0.1)
United States	100.0	100.0	100.0	100.0	(0.0)	0.0	0.0
Food and Beverage Sales (Millions)*							
Warren County	\$28	\$35	\$37	\$42	2.4	2.7	2.5
Des Moines-West Des Moines, IA MSA	929	1,327	1,400	1,613	4.0	2.7	2.9
Des Moines-Ames-West Des Moines, IA CSA	1,114	1,597	1,684	1,934	4.1	2.7	2.8
State of Iowa	3,584	4,627	4,831	5,395	2.9	2.2	2.2
United States	475,553	683,513	718,507	814,042	4.1	2.5	2.5
Total Retail Sales (Millions)*							
Warren County	\$365	\$444	\$469	\$517	2.2	2.8	2.0
Des Moines-West Des Moines, IA MSA	9,741	12,760	13,520	15,017	3.0	2.9	2.1
Des Moines-Ames-West Des Moines, IA CSA	11,684	15,007	15,882	17,587	2.8	2.9	2.1
State of Iowa	44,384	53,485	56,075	60,643	2.1	2.4	1.6
United States	4,387,108	5,538,706	5,846,867	6,434,974	2.6	2.7	1.9

* Inflation Adjusted

Source: Woods & Poole Economics, Inc.

Workforce Characteristics

The U.S. population grew at an average annual compounded rate of 0.7% from 2010 through 2021. The county's population has increased at a quicker pace than the nation's population; the average annual growth rate of 1.1% between 2010 and 2021 reflects a gradually expanding area. Following this population trend, per-capita personal income increased slowly, at 2.0% on average annually for the county between 2010 and 2021. Local wealth indexes have remained stable in recent years, registering a modest 92.2 level for the county in 2021.

Food and beverage sales totaled \$35 million in the county in 2021, versus \$28 million in 2010. This reflects a 2.5% average annual change, the latter years of which were adversely affected by the recession. The pace of growth is anticipated to be 2.5% through 2026. The retail sales sector demonstrated an annual increase of 2.2% in the decade spanning from 2010 to 2019. An increase of 2.0% average annual change is expected in county retail sales through 2026.

The characteristics of an area's workforce provide an indication of the type and amount of transient visitation likely to be generated by local businesses. Sectors such as finance, insurance, and real estate (FIRE); wholesale trade; and services produce a considerable number of visitors who are not particularly rate sensitive. The government sector often generates transient room nights, but per-diem reimbursement allowances often limit the accommodations selection to budget and mid-priced lodging facilities. Contributions from manufacturing, construction, transportation, communications, and public utilities (TCPU) employers can also be important, depending on the company type.

The following table sets forth the county workforce distribution by business sector in 2019, 2020, and 2021, as well as a forecast for 2026.

FIGURE 3-2 HISTORICAL AND PROJECTED EMPLOYMENT (000S)

Industry	2019	Percent of Total	2020	Percent of Total	2021	Percent of Total	2026	Percent of Total	Average Annual Compounded Change		
									2019- 2020	2020- 2021	2021- 2026
Farm	1.2	5.8 %	1.2	6.2 %	1.2	5.6 %	1.2	5.2 %	(0.2) %	(0.2) %	(0.2) %
Forestry, Fishing, Related Activities And Other	0.2	1.0	0.2	1.0	0.2	1.0	0.2	1.0	(5.8)	9.4	1.5
Mining	0.0	0.1	0.0	0.1	0.0	0.1	0.0	0.1	(13.3)	23.1	1.2
Utilities	0.0	0.1	0.0	0.1	0.0	0.1	0.0	0.1	(0.0)	(0.0)	(0.9)
Construction	2.1	10.4	2.0	10.8	2.2	10.5	2.4	10.8	(1.9)	6.2	2.1
Manufacturing	1.0	4.8	0.9	5.0	1.0	5.0	1.2	5.3	(2.6)	9.3	2.8
Total Trade	3.0	15.0	2.9	15.1	3.0	14.7	3.1	14.0	(4.9)	6.4	0.5
Wholesale Trade	0.5	2.4	0.5	2.5	0.5	2.4	0.5	2.3	(4.1)	5.2	0.5
Retail Trade	2.5	12.6	2.4	12.6	2.6	12.4	2.6	11.8	(5.1)	6.7	0.5
Transportation And Warehousing	0.3	1.7	0.3	1.7	0.3	1.7	0.4	1.6	(3.5)	5.4	0.7
Information	0.5	2.4	0.5	2.4	0.5	2.4	0.6	2.6	(4.2)	9.8	2.5
Finance And Insurance	0.9	4.4	0.9	4.7	0.9	4.5	1.0	4.7	0.7	5.2	2.3
Real Estate And Rental And Lease	0.9	4.7	0.9	4.8	1.0	4.8	1.2	5.2	(3.8)	9.4	3.1
Total Services	7.3	36.2	6.5	34.4	7.5	36.2	8.1	36.4	(10.2)	15.1	1.6
Professional And Technical Services	0.8	4.2	0.8	4.4	0.9	4.3	1.0	4.4	(1.5)	6.4	2.1
Management Of Companies And Enterprises	0.1	0.4	0.1	0.4	0.1	0.4	0.1	0.4	(2.8)	10.0	3.6
Administrative And Waste Services	0.7	3.6	0.7	3.4	0.7	3.6	0.8	3.5	(9.7)	13.4	1.0
Educational Services	0.7	3.5	0.6	3.3	0.7	3.5	0.8	3.4	(9.1)	13.2	1.1
Health Care And Social Assistance	1.9	9.3	1.8	9.5	1.9	9.3	2.1	9.3	(4.0)	7.2	1.5
Arts, Entertainment, And Recreation	0.7	3.5	0.5	2.7	0.8	3.7	0.9	4.2	(25.5)	46.4	4.3
Accommodation And Food Services	1.2	6.0	1.0	5.2	1.2	6.0	1.3	6.0	(19.0)	27.4	1.3
Other Services, Except Public Administration	1.2	5.7	1.0	5.5	1.2	5.6	1.2	5.2	(9.7)	11.0	0.0
Total Government	2.7	13.5	2.6	13.8	2.8	13.4	2.9	13.1	(3.2)	5.5	1.1
Federal Civilian Government	0.1	0.4	0.1	0.5	0.1	0.4	0.1	0.4	3.4	(4.3)	(0.2)
Federal Military	0.2	0.9	0.2	1.0	0.2	0.9	0.2	0.8	0.0	0.0	0.0
State And Local Government	2.4	12.2	2.3	12.4	2.5	12.1	2.6	11.9	(3.7)	6.3	1.2
TOTAL	20.1	100.0 %	18.9	100.0 %	20.7	100.0 %	22.3	100.0 %	(5.6) %	9.2 %	1.5 %
MSA	491.5	—	465.1	—	505.8	—	540.5	—	(5.4) %	8.7 %	1.3 %
U.S.	203,809.5	—	191,619.5	—	209,319.1	—	222,948.2	—	(6.0)	9.2	1.3

Source: Woods & Poole Economics, Inc.

Woods & Poole Economics, Inc. reports that during the period from 2020 to 2021, total employment in the county grew at an average annual rate of 9.2%. Of the primary employment sectors, Total Services recorded the highest increase in number of employees during the period from 2020 to 2021, increasing by 1,000 people, or 15.2%, and rising from 34.4% to 36.2% of total employment. Of the various service sub-sectors, Health Care And Social Assistance and Accommodation And Food Services were the largest employers. Strong growth was also recorded in the Real Estate sector, as well as the Manufacturing sector, which expanded by 9.4% and 9.4%, respectively, in the period from 2020 to 2021. Forecasts developed by Woods & Poole Economics, Inc. anticipate that total employment in the county will change by 1.5% on average annually through 2026. The trend is above the forecast rate of change for the U.S. as a whole during the same period.

The following table illustrates historical employment, households, population, and average household income data, as provided by REIS for the overall Des Moines market.

FIGURE 3-3 HISTORICAL EMPLOYMENT, HOUSEHOLDS, POPULATION, AND HOUSEHOLD INCOME STATISTICS

Year	Total Employment	% Chg	Office Employment	% Chg	Industrial Employment	% Chg	Households	% Chg	Population	% Chg	Household Avg. Income	% Chg
2019	376,900	—	137,118	—	44,060	—	265,355	—	666,883	—	\$139,810	—
2020	360,967	(4.2) %	135,230	(1.4) %	42,080	(4.5) %	268,899	1.3 %	676,210	1.4 %	140,287	0.3 %
2021	372,759	3.3	137,421	1.6	43,469	3.3	274,747	2.2	686,404	1.5	144,091	2.7

Source: REIS Report, 4th Quarter, 2021

For the Des Moines market, of the roughly 373,000 persons employed in 2021, 37% work in offices and are categorized as office employees, while are categorized as industrial employees. Total employment by 3.3% from 2020 to 2021. By comparison, office employment 1.6% from 2020 to 2021.

The number of households in this market in 2021 totaled , reflecting of 2.2% from the level registered in 2020. Population increased during this same period, at a rate of 1.5%. Household average income grew by 2.7% in 2021, ending the year at roughly \$144,000.

Unemployment Statistics

The following table presents historical unemployment rates for the proposed subject hotel's market area.

FIGURE 3-4 UNEMPLOYMENT STATISTICS

Year	County	MSA	State	U.S.
2012	4.8 %	5.0 %	5.0 %	8.1 %
2013	4.5	4.6	4.7	7.4
2014	3.9	4.1	4.2	6.2
2015	3.4	3.6	3.8	5.3
2016	3.2	3.3	3.6	4.9
2017	2.8	2.9	3.1	4.4
2018	2.4	2.5	2.6	3.9
2019	2.5	2.7	2.7	3.7
2020	4.4	5.4	5.1	8.1
2021	3.7	4.2	4.2	5.4
<i>Recent Month - Mar</i>				
2021	4.4 %	4.7 %	4.8 %	6.0 %
2022	2.9	3.1	3.3	3.6

Source: U.S. Bureau of Labor Statistics

Prior to the pandemic, U.S. unemployment levels were firmly below the 4.6% level recorded in 2006 and 2007, the peak years of the economic cycle prior to the Great Recession. The unemployment rate for February 2020 was 3.5%. The unemployment rate had remained in the 3.5% to 3.7% range since April 2019, reflecting a trend of stability and strength of the U.S. economy. However, in April 2020, unemployment rose to 14.7%, and employment dropped by 20.7 million because of the COVID-19 pandemic. Steady declines in unemployment have been registered since April 2020; most recently, the national unemployment registered 3.6% in March 2022. A roughly 431,000- and 504,000-person rise in employment was registered in February and March of 2022, respectively. The most significant gains were reported in the leisure and hospitality, professional and business services, retail trade, and manufacturing industries.

Locally, the unemployment rate was 3.7% in 2021; for this same area in 2022, the most recent month's unemployment rate was registered at 2.9%, versus 4.4% for the same month in 2021. As illustrated in the foregoing table, unemployment declined in 2013, and this positive trend generally continued through 2019. Economic development officials noted that local employment last decade was largely supported by the agribusiness and manufacturing industries, including healthy employment levels at major employers within Warren County, as well as those within commuting distance in Des Moines. Unemployment data from 2020

Major Business and Industry

illustrate an increase given the effects of the COVID-19 pandemic and related global economic crisis, which included furloughs/layoffs; however, unemployment dropped back below 4.0% in 2021. The most recent comparative period shows where the local market stands in 2022 relative to the same month of 2021, reflecting improvement given the strengthening economic conditions.

Providing additional context for understanding the nature of the regional economy, the following table presents a list of the major employers in the proposed subject property's market.

FIGURE 3-5 MAJOR EMPLOYERS

Rank	Firm	Number of Employees
1	Wells Fargo & Co.	13,500
2	Unity Point Health	8,026
3	Principal Financial Group	6,600
4	Hy-Vee, Inc	6,400
5	MercyOne	4,276
6	Amazon	3,500
7	Nationwide	3,300
8	Vermeer Corporation	3,200
9	John Deere	2,884
10	Corteva Agriscience	2,550

Source: The Greater Des Moines Partnership, 2021

Indianola and Warren County are supported by the agribusiness, advanced manufacturing, and warehousing and distribution industries. Major employers in the county include General Mills, Harvest Innovations, Rowe Electronics, Cemen Tech, and Windsor Windows. The city of Indianola is located less than ten miles to the south of Des Moines, which is supported by the larger insurance, financial services, and healthcare sectors. In 2020, Missouri Valley JATC completed a new 50,000-square-foot training facility in Indianola; the \$13.5-million project consolidated facilities from around the country and is central for linemen training in Iowa, South Dakota, North Dakota, Nebraska, Wisconsin, Missouri, and Minnesota. Indianola is also home to Simpson College, a four-year liberal arts college with approximately 1,250 students in attendance. Although many employers in the market temporarily reduced staffing and/or suspended operations following the onset of the COVID-19 pandemic in March 2020, an economic recovery began mid-year 2020 when regulations began to be lifted; moreover, tourism rebounded

rapidly during the summer of 2021. The continued rebound in corporate travel, as well as the continued strength of leisure and highway travel should bolster the economic recovery going forward.

Office Space Statistics

Trends in occupied office space are typically among the most reliable indicators of lodging demand, as firms that occupy office space often exhibit a strong propensity to attract commercial visitors. Thus, trends that cause changes in vacancy rates or occupied office space may have a proportional impact on commercial lodging demand and a less direct effect on meeting demand. The following table details office space statistics for the pertinent market area.

FIGURE 3-6 OFFICE SPACE STATISTICS – MARKET OVERVIEW

Submarket	Year	Vacancy Rate	Average Asking Lease Rate
Metro Area	2019	16.4 %	\$15.86
	2020	15.1 %	\$16.20
	2021	14.9 %	\$15.97
CBD	2019	18.4 %	\$16.97
	2020	16.7	17.20
	2021	15.9	16.86
Non-CBD	2019	15.3 %	\$15.25
	2020	14.3	15.66
	2021	14.4	15.48

Source: REIS Report, 4th Quarter, 2021

In the greater Des Moines market, REIS reported a vacancy rate of 14.9% and an average asking rent of \$15.97 for 2021. The subject property is located in the Non-CBD submarket. The submarket's vacancy rate of 14.4% is below the overall market average. The average asking lease rate of \$15.48 is below the average for the broader market.

Airport Traffic

Airport passenger counts are important indicators of lodging demand. Depending on the type of service provided by a particular airfield, a sizable percentage of arriving passengers may require hotel accommodations. Trends showing changes in passenger counts also reflect local business activity and the overall economic health of the area.

Des Moines International Airport (DSM) covers over 2,300 acres of land. Even though the airport does not offer passenger service to destinations outside of the United States, the airport was renamed the Des Moines International Airport in 1986 to acknowledge the presence of a United States Customs Service office at the airport. Many major commercial airlines service the airport. In October 2019, a four-year, \$45-million project to update both of the airport's two runways was completed. A new, \$500-million terminal has been proposed for the Des Moines Airport; however, a shortfall in funding has delayed the start of the project until 2026 at the earliest.

The following table illustrates recent operating statistics for the Des Moines International Airport, which is the primary airport facility serving the proposed subject hotel's submarket.

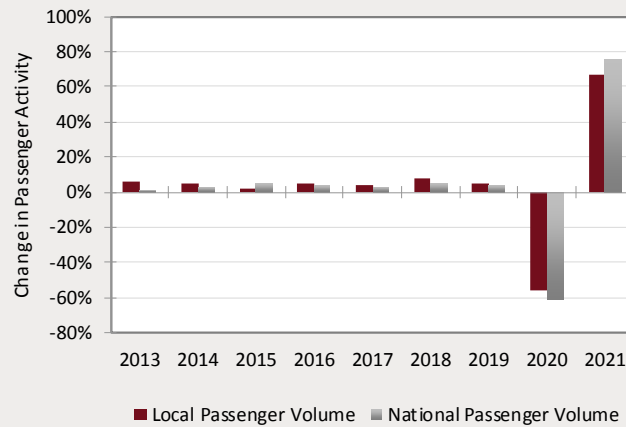
FIGURE 3-7 AIRPORT STATISTICS - DES MOINES INTERNATIONAL AIRPORT

Year	Passenger Traffic	Percent Change*	Percent Change**
2012	2,080,162	—	—
2013	2,201,388	5.8 %	5.8 %
2014	2,319,431	5.4	5.6
2015	2,365,643	2.0	4.4
2016	2,483,924	5.0	4.5
2017	2,578,308	3.8	4.4
2018	2,773,211	7.6	4.9
2019	2,919,904	5.3	5.0
2020	1,295,685	(55.6)	(5.7)
2021	2,167,510	67.3	0.5
<i>Year-to-date, April</i>			
2021	478,779	—	—
2022	821,097	71.5 %	—

*Annual average compounded percentage change from the previous year

**Annual average compounded percentage change from first year of data

Source: Des Moines International Airport

FIGURE 3-8 LOCAL PASSENGER TRAFFIC VS. NATIONAL TREND

Source: HVS, Local Airport Authority

This facility recorded 2,167,510 passengers in 2021. The change in passenger traffic between 2020 and 2021 was 67.3%. The average annual change during the period shown was 0.5%. The 2020 decline in passenger traffic is attributed to cancellations and cutbacks in service by the major air carriers due to both domestic travel restrictions and passengers hesitations to travel during the COVID-19 pandemic. The number of passengers traveling through DSM started to decline significantly in March 2020, reaching its lowest point in April, when overall passenger traffic was less than 5% of 2019 traffic levels. The data for 2021 show a rebound in passenger traffic, a trend that has continued thus far in 2022, per the latest statistics. Over the long term, passenger volume is anticipated to recover and improve as economic activity rebounds.

Tourist Attractions

The subject market has historically benefited from a modest number of tourism and leisure attractions in the area. Leisure demand generators include Simpson College, the National Balloon Museum and Hall of Fame, Lake Ahquabi State Park, and the Des Moines Metro Opera. Special events also typically play a role during key weekends, such as the nine-day National Balloon Classic held each August, as well as graduation weekends at Simpson College. Most events in 2020 and early 2021 were postponed or canceled because of the COVID-19 pandemic and the related restrictions on large gatherings; however, as of the date of this report, area attractions are open, and events are scheduled for 2022.

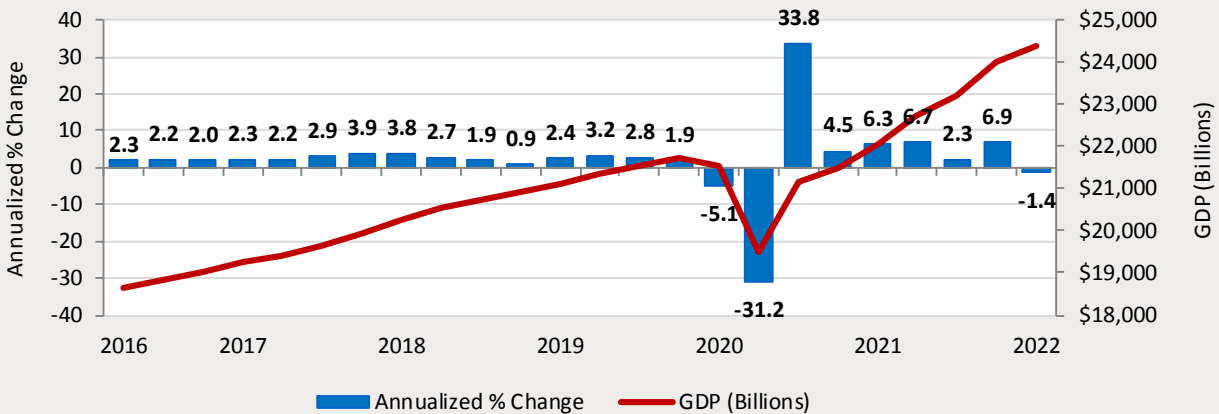
NATIONAL BALLOON CLASSIC



Conclusion

This section discussed a wide variety of economic indicators for the pertinent market area. Prior to the onset of the COVID-19 pandemic and the corresponding economic crisis, Indianola was experiencing a period of economic strength and stability, primarily led by the agribusiness and manufacturing industries. While the COVID-19 pandemic continues to somewhat affect the local market, inclusive of the hospitality industry, development is ongoing in the greater market. Of note is the significant number of new permits for residential development. While the near-term outlook for the market is best described as one of caution at this time, the long-term outlook is more optimistic.

Our analysis of the outlook for this specific market also considers the broader context of the national economy. The U.S. economy expanded at an overall rate of 2.3% in 2019, a decline from the 2.9% level achieved in 2018. For the seven quarters leading up to 2020, GDP quarterly growth ranged between 1.3% and 2.9%, reflecting moderate economic expansion. The slowdown and impact of COVID-19 became more evident in the first quarter of 2020, when GDP declined by 5.0%. As shutdowns halted major components of the U.S. economy from mid-March through May, and partial, halting re-openings continued to dampen business activity, the U.S. economy contracted by an annualized rate of 31.2% in the second quarter, the largest such decline in U.S. history. The decline affected virtually every corner of the economy, with major decreases in personal consumption, exports, private inventory investment, residential and nonresidential fixed investment, and state and local government spending.

FIGURE 3-9 UNITED STATES GDP GROWTH RATE

Sources: tradingeconomics.com, Bureau of Economic Analysis

While shocking, the GDP decline during the second quarter of 2020 was offset by a significant rebound in economic activity in the third quarter of 2020, greatly moderating the overall impact for the year. The U.S. economy grew by 33.8% on an annualized basis in the third quarter, followed by more modest gains in the five quarters that followed through the end of 2021 (GDP surpassed the pre-pandemic peak by the first quarter of 2021). Most recently, GDP contracted 1.4% on an annualized basis given the trade deficit and a decline in inventory investment and government spending; despite the contraction, first-quarter 2022 GDP remained 12.0% above the 2019 peak. Moreover, consumer spending expanded slightly in the first quarter, which bodes well for the hospitality industry, and a return to modest overall economic growth is expected in the second quarter of 2022. Hotel investors remain bullish based on factors such as a rebound in travel demand, rising hotel performance levels, and opportunities to generate significant returns as the industry recovers.

4. Supply and Demand Analysis

In the lodging industry, price varies directly, but not proportionately, with demand and inversely, but not proportionately, with supply. Supply is measured by the number of guestrooms available, and demand is measured by the number of rooms occupied; the net effect of supply and demand toward equilibrium results in a prevailing price, or average daily rate (ADR). The purpose of this section is to investigate current supply and demand trends, as indicated by the current competitive market, and to set forth a basis for the projection of future supply and demand growth.

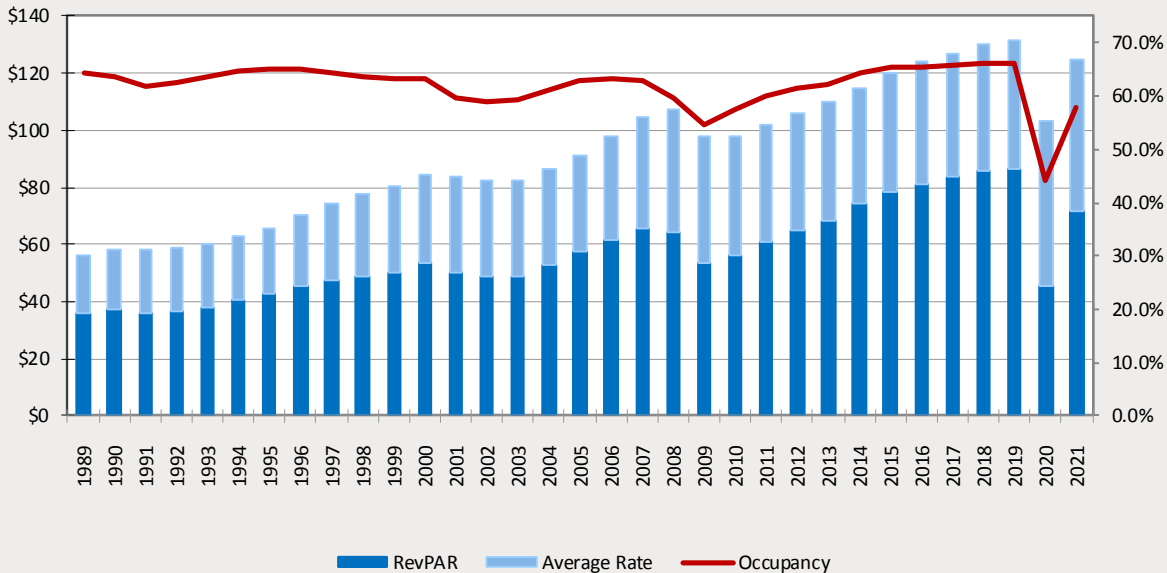
Definition of Subject Hotel Market

The subject site is located in Indianola, which is a relatively rural location with only three existing hotels. However, within a 30-mile radius, the greater central Iowa lodging market encompasses nearly 150 lodging facilities totaling roughly 15,000 guestrooms. The three existing hotels within Indianola are expected to comprise the proposed hotel's primary market, and we have considered an additional seven hotels from the surrounding area as secondary competitors given their anticipated similarities in product type and price points.

National Trends Overview

A hotel's local lodging market is most directly affected by the supply and demand trends within the immediate area. However, individual markets are also influenced by conditions in the national lodging market. We have reviewed national lodging trends to provide a context for the forecast of the supply and demand for the proposed subject hotel's competitive set.

STR is an independent research firm that compiles data on the lodging industry, and this information is routinely used by typical hotel buyers. The following STR diagram presents annual hotel occupancy, average daily rate (ADR), and rooms revenue per available room (RevPAR) data since 1989. RevPAR is calculated by multiplying occupancy by average rate and provides an indication of how well rooms revenue is being maximized.

FIGURE 4-1 NATIONAL OCCUPANCY, AVERAGE RATE, AND REVPAR TRENDS

Source: STR

The preceding chart illustrates the impact of the recessions of the early 1990s, 2000s, the financial crisis of 2008/09, and the recent pandemic on the U.S. lodging industry. In each case, the downturn caused lodging demand to drop, resulting in an occupancy decline. The aggregate average rate (ADR) also fell, as hoteliers used price as a marketing tool to attract demand and support occupancy levels. As occupancy recovered, ADR growth resumed, although the ADR recovery lagged somewhat behind occupancy levels, as price discounts contributed to the initial recovery of demand. Following the financial crisis of the Great Recession, occupancy fell by over eight points, and ADR declined by 5.9%, resulting in an 18.3% decrease in RevPAR. The market recovered steadily thereafter, with occupancy surpassing the 65.0% mark in 2015, and average rates also consistently growing, albeit at a decelerating pace.

FIGURE 4-2 NATIONAL OCCUPANCY AND ADR TRENDS: 2019, 2020, 2021

	Occupancy					Average Rate					RevPAR					Percent Change	
	2019	2020	% Change	2021	% Change	2019	2020	% Change	2021	% Change	2019	2020	% Change	2021	% Change	Rms. Avail.	Rms. Sold
United States	66.0 %	44.0 %	(33.3) %	57.7 %	31.1 %	\$131.23	\$103.25	(21.3) %	\$124.68	20.7 %	\$86.64	\$45.48	(47.5) %	\$71.88	58.2 %	5.2 %	37.8 %
Region																	
New England	64.7 %	38.8 %	(40.1) %	55.7 %	44.4 %	\$161.08	\$123.17	(23.5) %	\$156.04	25.8 %	\$104.25	\$47.77	(54.2) %	\$86.93	81.6 %	5.6 %	52.5 %
Middle Atlantic	69.0	41.3	(40.1)	55.4	34.1	166.27	115.26	(30.7)	143.60	24.1	114.81	47.65	(58.5)	79.52	66.4	4.8	40.6
South Atlantic	67.5	45.7	(32.2)	59.9	31.2	128.41	107.99	(15.9)	130.29	20.7	86.68	49.40	(43.0)	78.08	58.3	6.2	39.3
E. North Central	61.1	39.1	(36.0)	52.4	34.2	112.64	86.72	(23.0)	105.15	20.6	68.82	33.93	(50.7)	55.11	61.9	4.5	40.2
E. South Central	62.4	45.7	(26.8)	59.5	30.6	103.58	85.74	(17.2)	104.49	21.8	64.61	39.18	(39.4)	62.21	59.0	3.1	34.6
W. North Central	58.3	39.1	(32.9)	51.1	31.1	99.28	83.65	(15.7)	97.01	15.7	57.88	32.72	(43.5)	49.58	51.7	2.4	34.3
W. South Central	62.6	44.9	(28.2)	58.2	29.7	101.84	82.88	(18.6)	95.84	15.8	63.77	37.25	(41.6)	55.73	50.1	3.4	34.0
Mountain	66.9	46.7	(30.1)	59.6	28.2	121.89	105.70	(13.3)	124.82	18.5	81.54	49.39	(39.4)	74.44	51.9	6.3	36.3
Pacific	73.6	47.1	(36.0)	60.3	27.6	171.40	129.57	(24.4)	157.57	22.1	126.16	61.01	(51.6)	94.97	55.8	7.2	36.8
Class																	
Luxury	70.9 %	36.8 %	(48.1) %	52.3 %	42.0 %	\$304.11	\$285.78	(6.0) %	\$342.63	19.7 %	\$215.73	\$105.29	(51.2) %	\$179.24	70.0 %	18.3 %	68.0 %
Upper-Upscale	72.6	34.8	(52.1)	49.8	43.4	188.24	159.14	(15.5)	179.35	12.6	136.67	55.30	(59.5)	89.39	61.5	13.3	62.5
Upscale	71.5	42.8	(40.1)	59.3	38.8	143.60	117.80	(18.0)	133.72	13.4	102.68	50.45	(50.9)	79.35	57.4	7.1	48.6
Upper-Midscale	67.5	45.3	(32.9)	61.1	35.1	115.91	98.80	(14.8)	114.82	16.1	78.20	44.72	(42.8)	70.20	56.8	4.2	40.7
Midscale	59.5	44.4	(25.4)	57.0	28.8	95.82	84.47	(11.8)	99.25	17.9	57.03	37.52	(34.2)	56.59	51.8	2.5	32.0
Economy	59.4	49.2	(17.1)	58.8	20.0	75.50	65.45	(13.3)	77.94	18.1	44.83	32.30	(28.2)	45.83	41.8	0.0	20.0
Location																	
Urban	73.2 %	37.9 %	(48.2) %	51.8 %	35.9 %	\$183.20	\$127.80	(30.2) %	\$153.22	20.2 %	\$134.12	\$48.47	(63.9) %	\$79.30	63.3 %	9.9 %	49.4 %
Suburban	66.7	46.4	(30.4)	60.0	29.3	111.26	88.81	(20.2)	104.76	17.9	74.24	41.24	(44.4)	62.88	52.5	3.5	33.9
Airport	73.7	44.5	(39.6)	60.5	35.8	119.22	93.71	(21.4)	104.53	11.4	87.85	41.72	(52.5)	63.20	51.3	2.8	39.5
Interstate	57.9	44.8	(22.7)	57.8	29.5	87.86	79.05	(10.0)	92.05	16.6	50.85	35.39	(30.4)	53.22	50.9	2.0	32.1
Resort	70.0	42.9	(38.6)	57.9	35.4	182.74	170.36	(6.8)	208.73	22.4	127.85	73.13	(42.8)	120.93	65.7	14.3	54.7
Small Town	57.8	44.4	(23.1)	57.0	28.9	107.26	96.95	(9.6)	116.63	20.0	61.98	43.07	(30.5)	66.43	54.8	2.0	31.6
Chain Scale																	
Luxury	73.8 %	32.0 %	(56.7) %	47.8 %	49.7 %	\$343.02	\$329.54	(3.9) %	\$383.64	16.1 %	\$253.17	\$105.40	(58.4) %	\$183.44	73.8 %	23.2 %	84.3 %
Upper-Upscale	73.9	33.4	(54.8)	48.7	45.6	189.25	158.86	(16.1)	175.87	10.8	139.80	53.10	(62.0)	85.69	61.3	14.7	67.0
Upscale	72.6	43.0	(40.7)	59.7	38.9	142.38	115.11	(19.2)	128.58	11.7	103.32	49.52	(52.1)	76.75	55.1	6.8	48.4
Upper-Midscale	67.5	45.4	(32.7)	61.6	35.9	112.80	96.04	(14.9)	111.18	15.8	76.14	43.61	(42.7)	68.53	57.3	4.2	41.6
Midscale	58.1	44.2	(23.8)	56.6	28.1	86.61	77.29	(10.8)	89.42	15.7	50.30	34.19	(32.0)	50.61	48.2	1.5	30.1
Economy	58.7	50.9	(13.2)	59.7	17.6	63.70	58.21	(8.6)	66.80	14.8	37.36	29.64	(20.7)	39.89	35.0	(1.3)	16.0
Independents	63.5	44.8	(29.5)	57.2	28.2	133.08	110.74	(16.8)	137.78	24.8	84.44	49.56	(41.3)	78.87	60.0	4.6	34.1

Source: STR - December 2020 and December 2021 Lodging Reviews

The onset of the COVID-19 pandemic in March 2020 had a severe impact on the lodging industry, causing occupancy, ADR, and RevPAR to decline by unprecedented levels. The impact on the national lodging industry peaked mid-April; for the week ending April 11, 2020, STR reported that national RevPAR was 83.6% lower than the level recorded for the same week in 2019. By the conclusion of 2020, occupancy had declined 22 points, with ADR decreasing by roughly \$28.00, resulting in a RevPAR loss of 48.0% (rounded). The sharp downturn in travel caused by COVID-19 continued into early 2021, as the months of January and February 2020 were not notably affected by the pandemic.

Since the 2020 onset of the pandemic, hotels that derive a significant component of their demand from the larger group and convention segment have been hit the hardest, followed by properties in markets with a high proportion of business and international travel. For this reason, the major metropolitan areas reported deep RevPAR declines through the first half of 2021. Hotels in locations that depend primarily on automobile traffic have fared better (including drive-to leisure destinations), and the extended-stay category has also outperformed the national average, fueling the illustrated 2021 recovery. Gaining traction in the summer of 2021, group demand showed signs of recovery, albeit at a slower pace. Accordingly, by the end of 2021, nationwide occupancy had rebounded to nearly 58.0%, with ADR reaching roughly \$125, representing a RevPAR gain of 58.0% (rounded).

Vaccine boosters are now widely available, and although COVID cases related to the Omicron variant increased in December 2021 and January 2022, the most recent infections are reportedly diminishing in severity. More corporations and institutions are beginning to return to office spaces, at least in some capacity. Furthermore, group travel is expected to recover as participants feel increasingly comfortable gathering in larger numbers. Accordingly, hotel owners, operators, and investors generally anticipate the hospitality sector to recover at an accelerating pace, as vaccines, medical therapies, and public confidence support a return of travel. The overall economic upswing is expected to continue through 2022, with national RevPAR anticipated to exceed the level achieved in 2019 by the end of this year.

FIGURE 4-3 RECENT NATIONAL OCCUPANCY AND ADR TRENDS

	Occupancy - YTD March			Average Rate - YTD March			RevPAR - YTD March			Percent Change	
	2021	2022	% Change	2021	2022	% Change	2021	2022	% Change	Rms. Avail.	Rms. Sold
United States	46.2 %	56.2 %	21.6 %	\$99.73	\$137.13	37.5 %	\$46.07	\$77.06	67.2 %	4.0 %	26.4 %
Region											
New England	38.4 %	51.3 %	33.5 %	\$100.00	\$136.61	36.6 %	\$38.41	\$70.08	82.4 %	4.7 %	39.8 %
Middle Atlantic	39.8	49.6	24.5	102.00	138.20	35.5	40.61	68.52	68.7	9.7	36.6
South Atlantic	51.3	61.3	19.3	114.10	154.63	35.5	58.58	94.73	61.7	4.0	24.1
E. North Central	38.7	47.4	22.5	81.64	103.99	27.4	31.58	49.27	56.0	4.4	27.9
E. South Central	48.4	56.1	16.0	82.86	106.59	28.6	40.09	59.81	49.2	2.3	18.7
W. North Central	38.0	45.7	20.2	80.51	97.62	21.3	30.62	44.61	45.7	1.0	21.4
W. South Central	50.8	58.4	14.8	80.28	107.14	33.5	40.82	62.54	53.2	1.8	16.9
Mountain	48.2	59.7	23.7	106.18	149.44	40.7	51.21	89.17	74.1	2.0	26.1
Pacific	46.4	60.4	30.3	115.63	172.64	49.3	53.64	104.32	94.5	5.9	37.9
Class											
Luxury	36.2 %	54.3 %	49.9 %	\$297.15	\$375.86	26.5 %	\$107.64	\$204.10	89.6 %	10.5 %	65.7 %
Upper-Upscale	34.5	53.2	54.0	142.55	196.53	37.9	49.25	104.59	112.4	11.4	71.5
Upscale	47.2	59.6	26.4	107.14	143.06	33.5	50.55	85.33	68.8	5.5	33.4
Upper-Midscale	49.7	59.0	18.7	92.67	118.79	28.2	46.06	70.09	52.2	3.4	22.7
Midscale	45.9	53.1	15.6	80.83	99.86	23.5	37.11	53.02	42.9	0.6	16.4
Economy	50.8	54.5	7.4	63.62	77.11	21.2	32.31	42.06	30.2	(0.6)	6.8
Location											
Urban	38.3 %	52.5 %	37.0 %	\$111.21	\$165.73	49.0 %	\$42.60	\$86.97	104.2 %	12.3 %	53.9 %
Suburban	49.6	58.3	17.5	83.94	112.57	34.1	41.65	65.66	57.6	2.2	20.1
Airport	49.2	63.4	28.8	86.40	119.93	38.8	42.53	76.05	78.8	2.1	31.5
Interstate	46.8	53.0	13.4	78.18	92.92	18.9	36.58	49.29	34.8	1.1	14.6
Resort	44.4	61.7	38.9	184.42	250.38	35.8	81.85	154.38	88.6	6.8	48.4
Small Town	45.8	51.4	12.2	93.39	112.81	20.8	42.77	57.95	35.5	1.1	13.5
Chain Scale											
Luxury	30.8 %	54.0 %	75.5 %	\$375.84	\$454.65	21.0 %	\$115.66	\$245.52	112.3 %	13.8 %	99.6 %
Upper-Upscale	32.7	53.2	62.6	142.67	199.36	39.7	46.67	106.04	127.2	12.4	82.7
Upscale	47.7	60.3	26.5	104.35	139.93	34.1	49.73	84.39	69.7	5.8	33.9
Upper-Midscale	50.1	59.4	18.6	90.78	115.58	27.3	45.50	68.70	51.0	3.9	23.3
Midscale	45.7	52.3	14.3	74.82	90.40	20.8	34.21	47.27	38.2	0.2	14.5
Economy	52.4	55.5	5.9	57.62	67.61	17.3	30.18	37.52	24.3	(2.2)	3.6
Independents	45.9	54.2	18.1	109.54	146.82	34.0	50.30	79.64	58.3	3.1	21.8

Source: STR - March 2022 Lodging Review

To further understand the nature and degree of the impact of the pandemic thus far, we have reviewed the following weekly data for the U.S. lodging industry, as published by STR. The data reflect that nationwide occupancy is still lagging the 2019 levels, due primarily to group demand being significantly lower than pre-

pandemic levels; moreover, the Omicron variant caused some pullback in business and group travel in early January 2022. However, demand and occupancy rebounded shortly thereafter, with ADR levels now in the \$140 to \$150 range as of April 2022. Accordingly, ADR has essentially fully recovered and is expected to move well beyond the 2019 level as 2022 progresses, due in large part to higher-rated leisure demand.

FIGURE 4-4 NATIONAL OCCUPANCY TRENDS – WEEKLY DATA

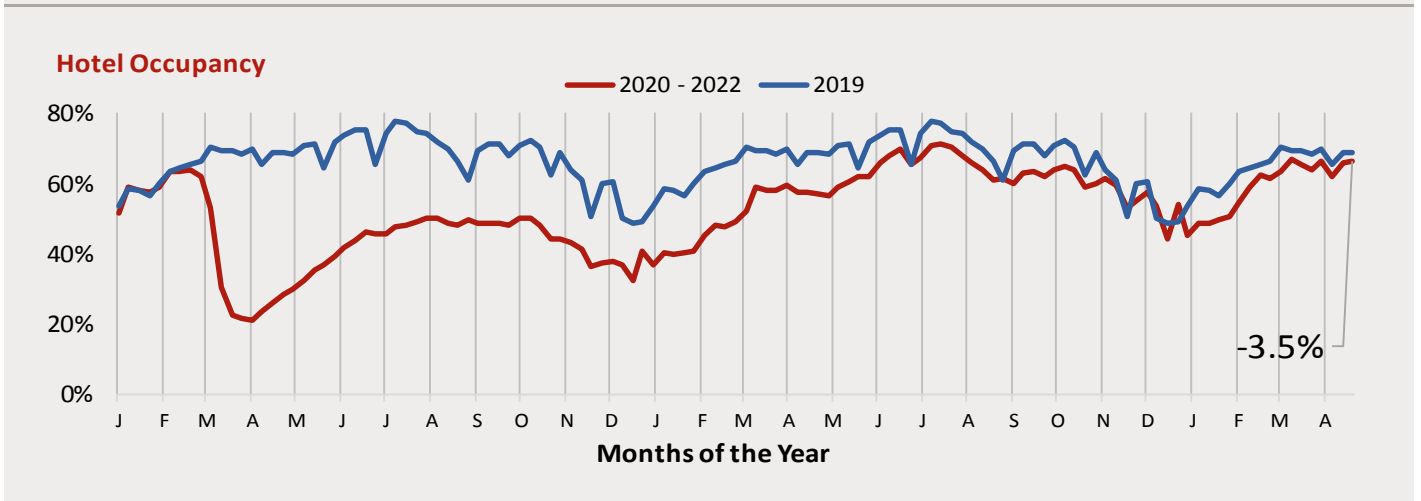


FIGURE 4-5 NATIONAL ADR TRENDS – WEEKLY DATA

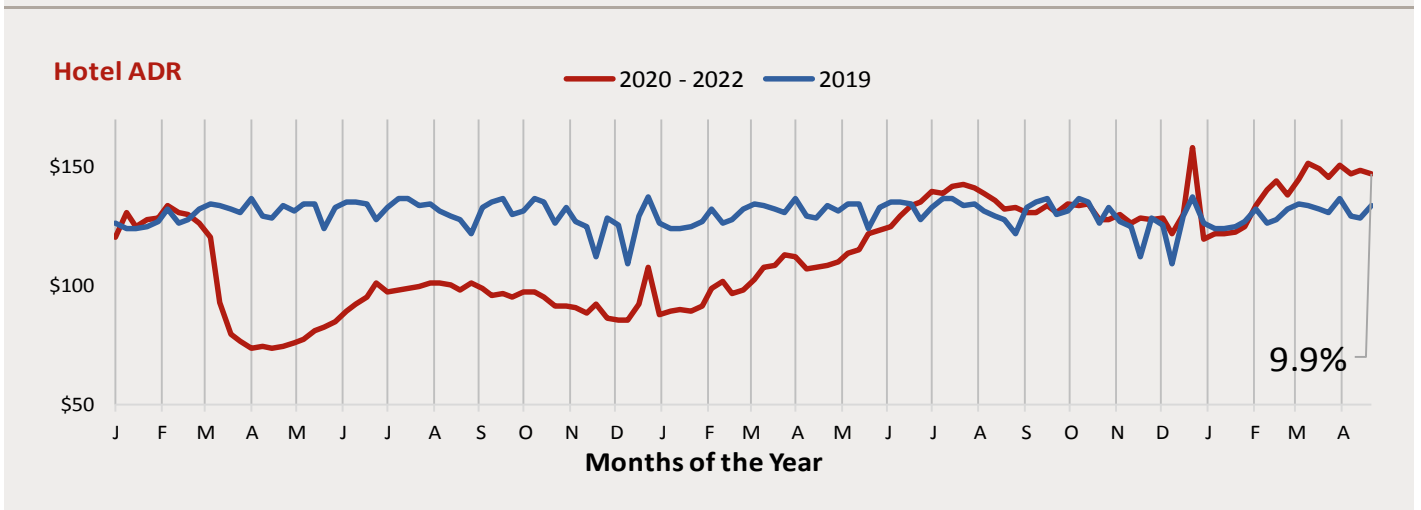
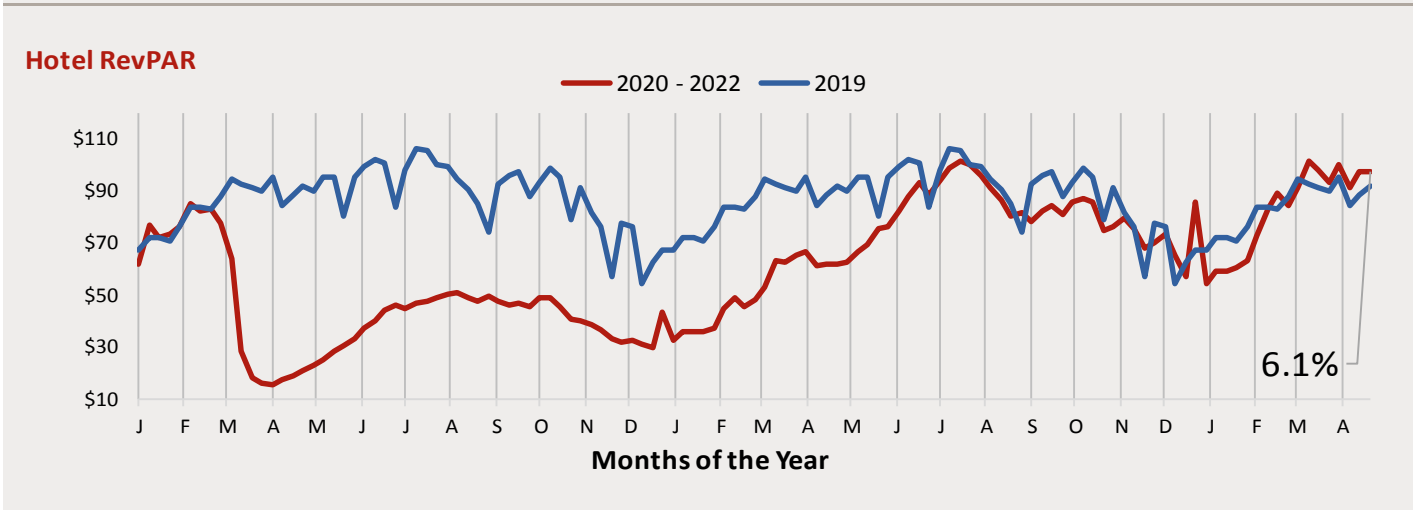


FIGURE 4-6 NATIONAL REVPAR TRENDS – WEEKLY DATA

Historical Supply and Demand Data

As noted previously, STR is an independent research firm that compiles and publishes data on the lodging industry, routinely used by typical hotel buyers. HVS has ordered and analyzed an STR Trend Report of historical supply and demand data for a group of hotels considered applicable to this analysis for the proposed subject hotel. This information is presented in the following table, along with the market-wide occupancy, average rate, and rooms revenue per available room (RevPAR). RevPAR is calculated by multiplying occupancy by average rate and provides an indication of how well rooms revenue is being maximized.

In response to the travel restrictions and the decline in demand associated with the COVID-19 pandemic, numerous hotels in markets across the nation temporarily suspended operations. During these suspensions, hotels were typically closed to the public, with the majority of staff furloughed; however, key management and maintenance staff were retained to preserve the property and prepare for reopening. One hotel in the competitive subject market suspended operations because of the COVID-19 pandemic; however, it has since reopened. Our analysis considers the full supply of competitive rooms, including any hotels that may have temporarily suspended operations. It is important to note that we have adjusted STR data to reflect the total available rooms in the market and true occupancy, regardless of suspended operations at competitive hotels.

FIGURE 4-7 HISTORICAL SUPPLY AND DEMAND TRENDS

Year	Average Daily Room Count	Available Room Nights	Change	Occupied Room Nights	Change	Occupancy	Average Rate	Change	RevPAR	Change
2009	337	123,005	—	72,042	—	58.6 %	\$81.73	—	\$47.87	—
2010	337	123,005	0.0 %	75,074	4.2 %	61.0	86.42	5.7 %	52.74	10.2 %
2011	337	123,005	0.0	77,321	3.0	62.9	87.40	1.1	54.94	4.2
2012	351	128,268	4.3	84,568	9.4	65.9	91.96	5.2	60.63	10.4
2013	372	135,780	5.9	86,712	2.5	63.9	97.33	5.8	62.15	2.5
2014	372	135,780	0.0	88,671	2.3	65.3	101.02	3.8	65.97	6.1
2015	398	145,335	7.0	100,025	12.8	68.8	103.28	2.2	71.08	7.7
2016	411	150,015	3.2	99,930	(0.1)	66.6	106.78	3.4	71.13	0.1
2017	471	171,741	14.5	100,601	0.7	58.6	107.65	0.8	63.06	(11.3)
2018	526	191,995	11.8	114,534	13.8	59.7	105.38	(2.1)	62.86	(0.3)
2019	587	214,255	11.6	132,981	16.1	62.1	106.49	1.1	66.10	5.1
2020	587	214,255	0.0	92,427	(30.5)	43.1	93.65	(12.1)	40.40	(38.9)
2021	587	214,255	0.0	124,150	34.3	57.9	103.13	10.1	59.76	47.9

Year-to-Date Through March

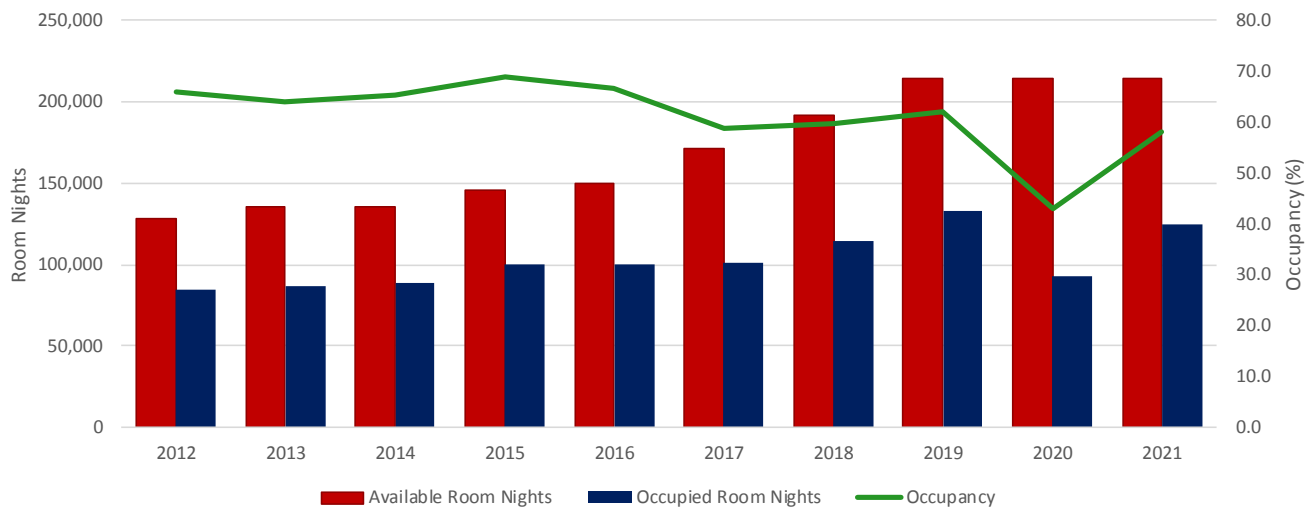
2021	587	52,830	—	22,264	—	42.1 %	\$86.30	—	\$36.37	—
2022	587	52,830	0.0 %	30,149	35.4 %	57.1	104.27	20.8 %	59.51	63.6 %

Average Annual Compounded Change:

2009 – 2019	5.7 %	6.3 %	2.7 %	3.3 %
2009 – 2020	5.2	2.3	1.2	(1.5)

Hotels Included in Sample	Class	Competitive Status	Number of Rooms	Year Affiliated	Year Opened	Comments
Hampton by Hilton Inn Des Moines-Airport	Upper Midscale Class	Secondary	120	Jun 1987	Jun 1987	
Quality Inn Indianola	Midscale Class	Primary	44	Aug 2014	May 1996	
Quality Inn Osceola	Midscale Class	Secondary	45	Nov 2015	Jun 1997	
AmericInn Lodge & Suites Osceola	Midscale Class	Secondary	45	Sep 1998	Sep 1998	
Fairfield Inn & Suites Des Moines Airport	Upper Midscale Class	Secondary	82	Jun 2020	Jul 2008	
Cobblestone Hotel & Suites Knoxville	Upper Midscale Class	Secondary	36	Aug 2012	Aug 2012	
Cobblestone Inn & Suites Winterset	Upper Midscale Class	Secondary	39	May 2015	May 2015	
Country Inn & Suites Indianola	Upper Midscale Class	Primary	71	Mar 2017	Mar 2017	S/O Apr '20; R/O Jun '20
Homewood Suites by Hilton Des Moines Airport	Upscale Class	Secondary	105	Aug 2018	Aug 2018	
Total			587			

Source: STR

FIGURE 4-8 HISTORICAL SUPPLY AND DEMAND TRENDS (STR)

It is important to note some limitations of the STR data. Hotels are occasionally added to or removed from the sample; furthermore, not every property reports data in a consistent and timely manner. These factors can influence the overall quality of the information by skewing the results, and these inconsistencies may also cause the STR data to differ from the results of our competitive survey. Nonetheless, STR data provide the best indication of aggregate growth or decline in existing supply and demand; thus, these trends have been considered in our analysis. Opening dates, as available, are presented for each reporting hotel in the previous table.

The STR data for the competitive set reflect a market-wide occupancy level of 2021 in 57.9%, which compares to 43.1% for 2020. The STR data for the competitive set reflect a market-wide ADR level of \$103.13 in 2021, which compares to \$93.65 for 2020. These occupancy and ADR trends resulted in a RevPAR level of \$59.76 in 2021.

During the illustrated historical period through 2016, both demand and ADR generally followed a strengthening trend. This improvement in market conditions was driven largely by limited new supply in the market and a strong regional economy. Two new hotels opened between March 2017 and August 2018; the new supply was unable to be fully absorbed, resulting in a significant decline in occupancy and RevPAR in 2017, and stable market conditions in 2018. RevPAR grew again in 2019. However, in March 2020, the COVID-19 pandemic began to affect the local market similar to the rest of the nation, resulting in stay-at-home orders, group cancellations, and decreased business travel; thus, occupancy

declined significantly in 2020. As much of the demand remaining was lower rated in nature, ADR declined in 2020, as well. General improvement has been registered since the low point that year. By year-end 2021, occupancy and ADR had recovered a substantial portion of the 2020 losses, gaining traction in the latter half of the year after the wide distribution of vaccines. While the pandemic will continue to affect business and larger-scale groups to some degree in the near term, the overall outlook is optimistic given the dynamics of this market, the high levels of regional highway travel, and the increase in leisure demand.

Seasonality

Seasonality trends are presented in the following tables.

FIGURE 4-9 SEASONALITY

	2015	2016	2017	2018	2019	2020	2021
High Season - June, July, August							
Occupancy	79.3 %	77.8 %	68.7 %	75.1 %	74.2 %	48.2 %	70.6 %
Average Rate	\$107.94	\$111.89	\$115.73	\$115.39	\$115.17	\$93.82	\$115.98
RevPAR	85.57	87.08	79.53	86.68	85.44	45.26	81.93
Shoulder Season - April, May, September, October							
Occupancy	74.6 %	71.8 %	61.4 %	60.4 %	68.2 %	37.8 %	62.0 %
Average Rate	\$101.83	\$105.18	\$105.74	\$104.36	\$105.95	\$88.39	\$103.20
RevPAR	75.99	75.56	64.92	63.06	72.24	33.41	63.98
Low Season - January, February, March, November, December							
Occupancy	57.2 %	55.6 %	49.6 %	49.7 %	49.7 %	44.3 %	46.9 %
Average Rate	\$100.70	\$104.08	\$102.45	\$97.30	\$99.20	\$97.16	\$91.26
RevPAR	57.62	57.83	50.82	48.39	49.35	43.09	42.84

Source: STR

The illustrated occupancy and ADR patterns reflect important seasonal characteristics. We have reviewed these trends in developing our forthcoming forecast of market-wide demand and average rate.

Patterns of Demand

A review of the trends in occupancy and average rate by day of the week provides some insight into the impact that the current economic conditions have had on the competitive lodging market. The data, as provided by STR, are illustrated in the following tables.

FIGURE 4-10 OCCUPANCY BY DAY OF WEEK (TRAILING 12 MONTHS)

Month	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Total Month
Apr - 21	43.0 %	49.8 %	52.2 %	58.0 %	58.1 %	67.1 %	67.5 %	56.9 %
May - 21	44.7	51.6	61.1	58.2	61.7	68.8	74.6	59.8
Jun - 21	55.7	63.9	65.4	65.7	66.4	73.2	87.5	68.1
Jul - 21	53.6	54.9	68.9	73.3	75.4	82.7	84.5	71.5
Aug - 21	57.9	62.1	71.6	76.2	78.7	82.3	83.5	72.3
Sep - 21	49.7	53.1	64.4	63.8	65.2	76.3	81.6	64.8
Oct - 21	50.6	63.3	69.6	67.4	72.0	69.7	73.2	66.4
Nov - 21	45.0	59.1	61.5	63.6	61.7	59.7	60.7	58.9
Dec - 21	39.1	48.3	53.2	54.9	50.6	49.3	48.1	49.3
Jan - 22	37.4	49.9	55.5	57.8	52.9	43.2	41.4	47.8
Feb - 22	42.7	55.6	61.6	65.7	65.6	54.5	61.6	58.2
Mar - 22	52.6	62.2	66.6	71.3	67.6	66.4	68.4	65.4
Average	47.7 %	56.1 %	62.9 %	64.6 %	64.5 %	66.2 %	69.3 %	61.6 %

Source: STR

FIGURE 4-11 AVERAGE RATE BY DAY OF WEEK (TRAILING 12 MONTHS)

Month	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Total Month
Apr - 21	\$87.26	\$88.21	\$88.70	\$90.27	\$91.14	\$103.84	\$103.19	\$94.39
May - 21	91.44	93.66	94.77	96.21	99.16	112.87	114.36	101.61
Jun - 21	102.77	104.67	106.25	109.74	110.63	122.62	125.00	112.36
Jul - 21	100.23	104.14	108.71	111.84	113.93	124.97	126.89	115.24
Aug - 21	108.44	111.37	115.08	118.89	121.01	131.31	132.35	120.02
Sep - 21	101.94	104.26	104.12	104.66	104.30	123.04	125.44	110.58
Oct - 21	96.95	101.70	104.50	101.96	103.24	109.53	112.31	104.96
Nov - 21	89.17	93.60	94.63	96.58	95.54	99.63	99.46	95.65
Dec - 21	94.32	95.89	97.59	96.59	98.42	103.93	101.34	98.49
Jan - 22	91.78	97.43	98.87	101.30	98.46	100.00	103.29	98.80
Feb - 22	97.48	100.74	103.21	104.98	106.86	109.11	111.38	105.17
Mar - 22	101.35	104.16	106.37	107.53	105.59	113.28	113.69	107.55
Average	\$97.62	\$100.29	\$102.75	\$104.11	\$104.71	\$114.19	\$115.90	\$106.22

Source: STR

FIGURE 4-12 OCCUPANCY AND AVERAGE RATE BY DAY OF WEEK (TRAILING 12 MONTHS)

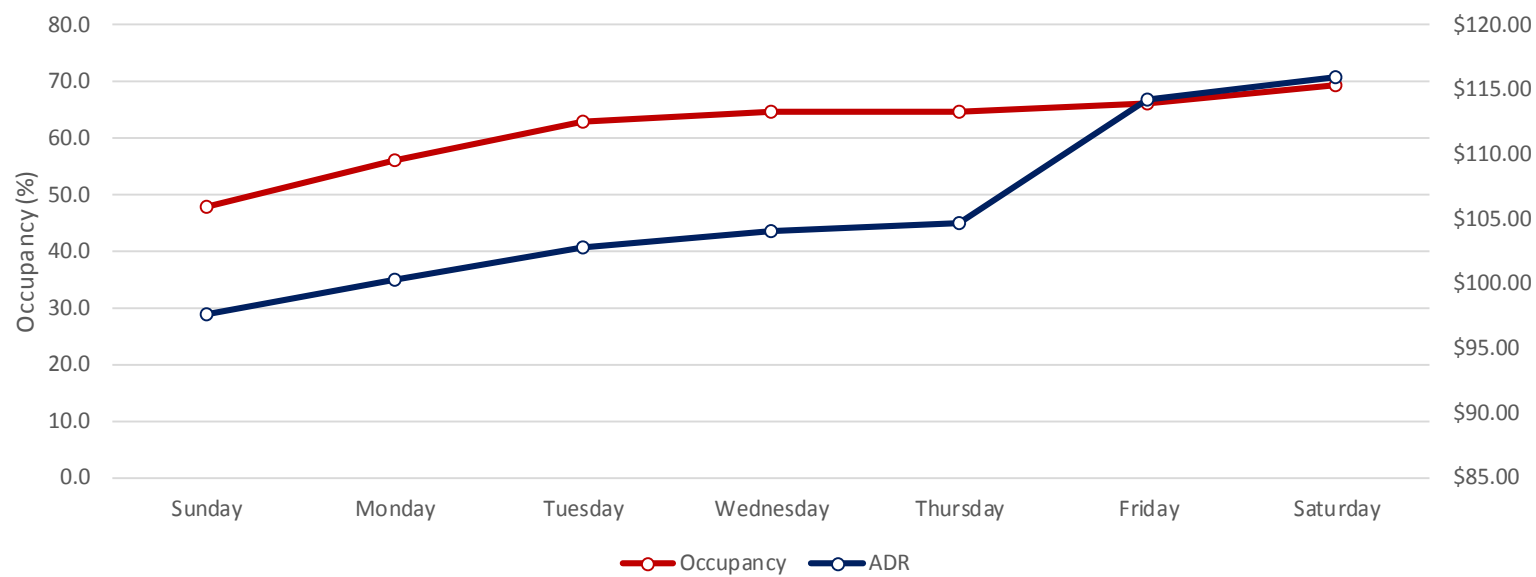


FIGURE 4-13 OCCUPANCY, AVERAGE RATE, AND REVPAR BY DAY OF WEEK (MULTIPLE YEARS)

Occupancy (%)	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Total Year
Apr 19 - Mar 20	44.4 %	59.6 %	67.5 %	68.5 %	65.6 %	64.5 %	66.9 %	62.4 %
Apr 20 - Mar 21	33.5	41.1	43.8	44.5	44.1	42.2	45.4	42.1
Apr 21 - Mar 22	47.7	56.1	62.9	64.6	64.5	66.2	69.3	61.6
<u>Change (Occupancy Points)</u>								
FY 19 - FY 20	(11.0)	(18.5)	(23.7)	(24.0)	(21.4)	(22.4)	(21.4)	(20.4)
FY 20 - FY 21	14.2	15.1	19.1	20.1	20.4	24.0	23.9	19.5
ADR (\$)	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Total Year
Apr 19 - Mar 20	\$98.65	\$104.96	\$109.61	\$111.12	\$106.34	\$107.25	\$108.54	\$107.10
Apr 20 - Mar 21	84.59	87.01	88.15	87.98	88.96	91.92	93.53	89.05
Apr 21 - Mar 22	97.62	100.29	102.75	104.11	104.71	114.19	115.90	106.22
<u>Change (Dollars)</u>								
FY 19 - FY 20	(\$14.06)	(\$17.94)	(\$21.46)	(\$23.14)	(\$17.38)	(\$15.33)	(\$15.01)	(\$18.05)
FY 20 - FY 21	13.03	13.28	14.61	16.13	15.75	22.27	22.37	17.18
<u>Change (Percent)</u>								
FY 19 - FY 20	(14.3) %	(17.1) %	(19.6) %	(20.8) %	(16.3) %	(14.3) %	(13.8) %	(16.9) %
FY 20 - FY 21	15.4	15.3	16.6	18.3	17.7	24.2	23.9	19.3
RevPAR (\$)	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Total Year
Apr 19 - Mar 20	\$43.83	\$62.52	\$74.01	\$76.13	\$69.72	\$69.20	\$72.60	\$66.87
Apr 20 - Mar 21	28.31	35.73	38.65	39.12	39.24	38.75	42.50	37.47
Apr 21 - Mar 22	46.53	56.28	64.64	67.25	67.58	75.58	80.32	65.46
<u>Change (Dollars)</u>								
FY 19 - FY 20	(\$15.53)	(\$26.79)	(\$35.36)	(\$37.01)	(\$30.47)	(\$30.45)	(\$30.10)	(\$29.39)
FY 20 - FY 21	18.22	20.55	25.99	28.13	28.34	36.83	37.83	27.99
<u>Change (Percent)</u>								
FY 19 - FY 20	(35.4) %	(42.9) %	(47.8) %	(48.6) %	(43.7) %	(44.0) %	(41.5) %	(44.0) %
FY 20 - FY 21	64.4	57.5	67.3	71.9	72.2	95.0	89.0	74.7

Source: STR

In most markets, business travel, including individual commercial travelers and corporate groups, is the predominant source of demand on Monday through Thursday nights. Leisure travelers and non-business-related groups generate a majority of demand on Friday and Saturday nights.

SUPPLY

Based on an evaluation of the occupancy, rate structure, market orientation, chain affiliation, location, facilities, amenities, reputation, and quality of each area hotel, as well as the comments of management representatives, we have identified several properties that are expected to be primarily competitive with the proposed subject hotel. If applicable, additional lodging facilities may be judged only secondarily competitive; although the facilities, rate structures, or market orientations of these hotels prevent their inclusion among the primary competitive supply, they are expected to compete with the proposed subject hotel to some extent.

Primary Competitors

The following table summarizes the important operating characteristics of the future primary competitors and the aggregate secondary competitors (as applicable). This information was compiled from personal interviews, inspections, online resources, and our in-house database of operating and hotel facility data. In cases where exact operating data for an individual property (or properties) were not available, we have used these resources, as well as the STR data, to estimate positioning within the market.

FIGURE 4-14 PRIMARY COMPETITORS – OPERATING PERFORMANCE

Property	Est. Segmentation				Estimated 2019				Estimated 2021					
	Number of Rooms	Commercial	Leisure	Group	Weighted Annual Room Count	Occ.	Average Rate	RevPAR	Weighted Annual Room Count	Occ.	Average Rate	RevPAR	Occupancy Penetration	Yield Penetration
Country Inn & Suites by Radisson Indianola	71	45 %	20 %	35 %	71	55 - 60 %	\$100 - \$105	\$55 - \$60	71	60 - 65 %	\$105 - \$110	\$65 - \$70	110 - 120 %	110 - 120 %
Hotel Pommier	56	40	50	10	60	40 - 45	85 - 90	35 - 40	56	45 - 50	90 - 95	45 - 50	85 - 90	75 - 80
Quality Inn Indianola	44	50	45	5	44	45 - 50	85 - 90	40 - 45	44	50 - 55	80 - 85	40 - 45	90 - 95	70 - 75
Sub-Totals/Averages	171	45 %	35 %	20 %	175	51.5 %	\$91.85	\$47.33	171	57.0 %	\$95.43	\$54	100 %	93.5 %
Secondary Competitors	472	65 %	22 %	13 %	354	63.8 %	\$108.93	\$69.53	354	57.4 %	\$104.60	\$60	100 %	103.2 %
Totals/Averages	643	59 %	26 %	15 %	529	59.8 %	\$104.06	\$62.18	525	57.3 %	\$101.62	\$58	100 %	100.0 %

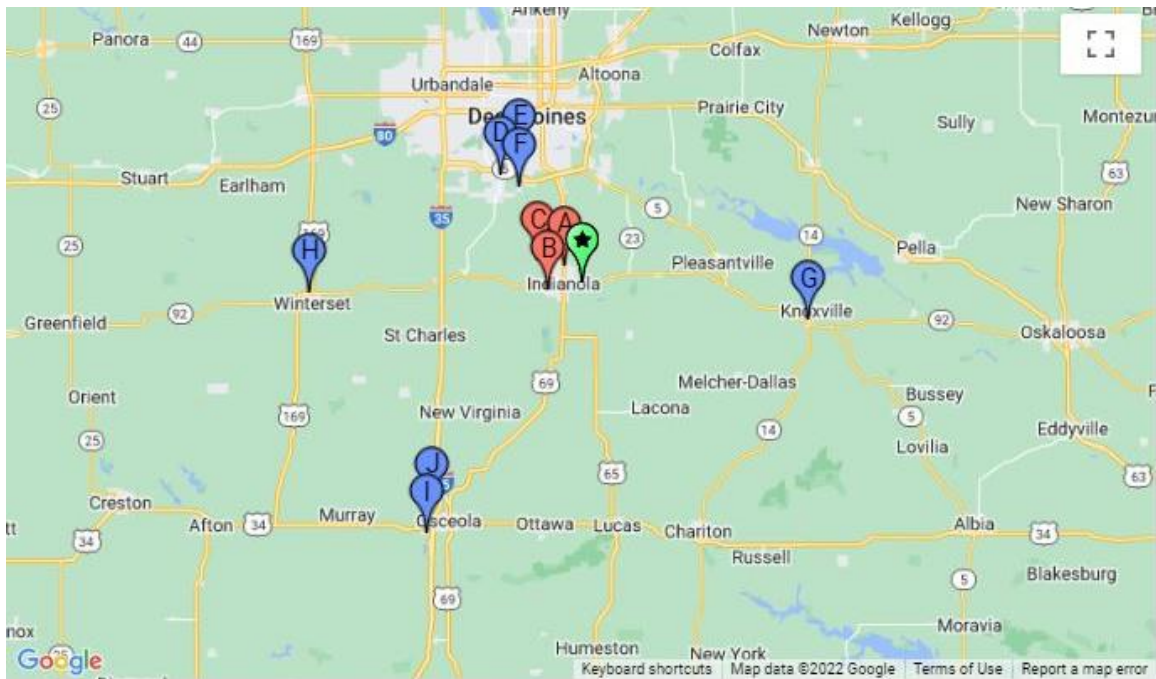
* Specific occupancy and average rate data were utilized in our analysis, but are presented in ranges in the above table for the purposes of confidentiality.

FIGURE 4-15 PRIMARY COMPETITORS – FACILITY PROFILES

Property	Number of Rooms	Year Opened	Last Major Renovation(s)	Approx. Miles To Subject Property	Food and Beverage Outlets	Indoor Meeting Space (SF)	Meeting Space per Room	Facilities & Amenities
Country Inn & Suites by Radisson Indianola 501 East Trail Ridge Avenue	71	2017		1.3	Breakfast Dining Area	781	11.0	Business Center; Guest Laundry Area; Indoor Swimming Pool; Indoor Whirlpool; Fitness Room; Outdoor Patio & Fire Pit
Hotel Pommier 1215 North Jefferson Street	56	1985	2020	1.1	Breakfast Dining Area	0	—	Business Center; Guest Laundry Area; Game Room; Fitness Room; Vending Area(s); Outdoor Patio & Barbecue Area
Quality Inn Indianola 1701 North Jefferson Way	44	1996		1.2	Breakfast Dining Area	0	—	Indoor Swimming Pool; Lobby Workstation; Vending Area(s); Truck Parking

The following map illustrates the locations of the proposed subject property and its future competitors.

MAP OF COMPETITION



- | | | | |
|---|--|---|--|
|  | Proposed Indianola Limited Service Hotel |  | Homewood Suites by Hilton Des Moines Airport (Secondary) |
|  | Country Inn & Suites by Radisson Indianola (Primary) |  | Cobblestone Hotel & Suites Knoxville (Secondary) |
|  | Hotel Pommier (Primary) |  | Cobblestone Inn & Suites Winterset (Secondary) |
|  | Quality Inn Indianola (Primary) |  | AmericInn by Wyndham Osceola (Secondary) |
|  | Fairfield by Marriott Des Moines (Secondary) |  | Quality Inn Osceola (Secondary) |
|  | Hampton by Hilton Des Moines Airport (Secondary) | | |

Our survey of the primarily competitive hotels in the local market shows a range of lodging types and facilities. Each primary competitor was inspected and evaluated. Descriptions of our findings are presented below.

PRIMARY COMPETITOR #1 - COUNTRY INN & SUITES BY RADISSON INDIANOLA



**Country Inn & Suites by
Radisson Indianola
501 East Trail Ridge
Avenue
Indianola, IA**

FIGURE 4-16 ESTIMATED HISTORICAL OPERATING STATISTICS

Year	Wtd. Annual Room Count	Occupancy	Average Rate	RevPAR	Occupancy Penetration	Yield Penetration
Est. 2019	71	55 - 60 %	\$100 - \$105	\$55 - \$60	95 - 100 %	90 - 95 %
Est. 2021	71	60 - 65	105 - 110	65 - 70	110 - 120	110 - 120

The Country Inn & Suites by Radisson is the newest hotel in the Indianola submarket and benefits from its relatively new construction. This hotel was able to achieve a higher estimated occupancy level in the base year due to its contract with the Missouri Valley Line Constructors Apprenticeship and Training Program. Overall, the property appeared to be in very good condition. Its location is superior to that of the Proposed Indianola Hotel - Fairfield by Marriott.

PRIMARY COMPETITOR #2 - HOTEL POMMIER



Hotel Pommier
1215 North Jefferson
Street
Indianola, IA

FIGURE 4-17 ESTIMATED HISTORICAL OPERATING STATISTICS

Year	Wtd. Annual Room Count	Occupancy	Average Rate	RevPAR	Occupancy Penetration	Yield Penetration
Est. 2019	60	40 - 45 %	\$85 - \$90	\$35 - \$40	70 - 75 %	60 - 65 %
Est. 2021	56	45 - 50	90 - 95	45 - 50	85 - 90	75 - 80

The Hotel Pommier formerly operated as the Apple Tree Inn. In 2020, the hotel was renamed following the completion of a comprehensive interior and exterior renovation. Four rooms were removed from inventory to create a larger lobby area and add a new workout space. The hotel also benefits from its unique amenities, including a frisbee golf course and bunk rooms. Overall, the property appeared to be in very good condition. Its location is superior to that of the Proposed Indianola Hotel - Fairfield by Marriott.

PRIMARY COMPETITOR #3 - QUALITY INN INDIANOLA



Quality Inn Indianola
1701 North Jefferson
Way
Indianola, IA

FIGURE 4-18 ESTIMATED HISTORICAL OPERATING STATISTICS

Year	Wtd. Annual Room Count	Occupancy	Average Rate	RevPAR	Occupancy Penetration	Yield Penetration
Est. 2019	44	45 - 50 %	\$85 - \$90	\$40 - \$45	80 - 85 %	65 - 70 %
Est. 2021	44	50 - 55	80 - 85	40 - 45	90 - 95	70 - 75

The Quality Inn Indianola is somewhat disadvantaged by its lack of recent updates and its aging facilities. The hotel previously operated as a Super 8, before converting to its current brand in 2014. Overall, the property appeared to be in fair condition. Its location is superior to that of the Proposed Indianola Hotel - Fairfield by Marriott.

**Secondary
Competitors**

We have also reviewed other area lodging facilities to determine whether any may compete with the proposed subject hotel on a secondary basis. The room count of each anticipated secondary competitor has been weighted based on its assumed degree of competitiveness in the future with the proposed subject hotel. By assigning degrees of competitiveness, we can assess how the proposed subject hotel and its future competitors may react to various changes in the market, including new supply, changes to demand generators, and renovations or franchise changes of existing supply. The following table sets forth the pertinent operating characteristics of the secondary competitors.

FIGURE 4-19 SECONDARY COMPETITORS – OPERATING PERFORMANCE

Property	Est. Segmentation					Estimated 2019				Estimated 2021			
	Number of Rooms	Commercial	Leisure	Group	Total Competitive Level	Weighted Annual Room Count				Weighted Annual Room Count			
							Occ.	Average Rate	RevPAR		Occ.	Average Rate	RevPAR
Fairfield by Marriott Des Moines	82	70 %	15 %	15 %	75 %	62	65 - 70 %	\$110 - \$115	\$75 - \$80	62	55 - 60 %	\$120 - \$125	\$70 - \$75
Hampton by Hilton Des Moines Airport	120	70	15	15	75	90	65 - 70	110 - 115	75 - 80	90	55 - 60	95 - 100	55 - 60
Homewood Suites by Hilton Des Moines Airport	105	75	15	10	75	79	65 - 70	115 - 120	80 - 85	79	65 - 70	115 - 120	75 - 80
Cobblestone Hotel & Suites Knoxville	36	60	35	5	75	27	50 - 55	100 - 105	50 - 55	27	45 - 50	95 - 100	45 - 50
Cobblestone Inn & Suites Winterset	39	60	35	5	75	29	50 - 55	105 - 110	55 - 60	29	50 - 55	100 - 105	50 - 55
AmericInn by Wyndham Osceola	45	40	40	20	75	34	50 - 55	95 - 100	50 - 55	34	45 - 50	90 - 95	45 - 50
Quality Inn Osceola	45	35	45	20	75	34	50 - 55	90 - 95	45 - 50	34	45 - 50	85 - 90	40 - 45
Totals/Averages	472	65 %	22 %	13 %	75 %	354	63.8 %	\$108.93	\$69.53	354	57.4 %	\$104.60	\$60.03

* Specific occupancy and average rate data was utilized in our analysis, but is presented in ranges in the above table for the purposes of confidentiality.

Given the smaller size of the city of Indianola, we have identified seven midscale and upper-midscale hotels in the surrounding area that are expected to compete with the proposed subject hotel on a secondary level. While all of the secondary competitors are anticipated to be competitive based on branding and price point, none of the hotels are expected to share top demand generators with the subject hotel given their respective differences in locations. We do expect there to be some overlap in business, particularly of leisure business driven by highway traffic and the Des Moines International Airport.

Supply Changes

It is important to consider any new hotels that may have an impact on the proposed subject hotel's operating performance. The hotels that have recently opened, are under construction, or are in the stages of early development (if any) in the Indianola market are noted below.

FIGURE 4-20 NEW SUPPLY

Proposed Property	Number of Rooms	Total Competitive Level	Weighted Room Count	Estimated Opening Date	Development Stage
Proposed Subject Property	80	100 %	80	May 1, 2024	Early Development
Totals/Averages	80		80		

In response to the travel restrictions and the decline in demand associated with the COVID-19 pandemic, numerous hotels in markets across the nation temporarily suspended operations. During these suspensions, hotels were typically closed to the public, with the majority of staff furloughed; however, key management and maintenance staff were retained to preserve the property and prepare for reopening. One hotel in the competitive subject market suspended operations because of the COVID-19 pandemic; however, it has since reopened. Our analysis considers the full supply of competitive rooms, including any hotels that may have temporarily suspended operations. It is important to note that we have adjusted STR data to reflect the total available rooms in the market and true occupancy, regardless of suspended operations at competitive hotels.

While we have taken reasonable steps to investigate proposed hotel projects and their status, due to the nature of real estate development, it is impossible to determine with certainty every hotel that will be opened in the future or what their marketing strategies and effect on the market will be. Depending on the outcome of current and future projects, the future operating potential of the proposed subject hotel may be affected. Future improvement in market conditions will raise the risk

of increased competition. Our forthcoming forecast of stabilized occupancy and average rate is intended to reflect such risk.

Supply Conclusion

We have identified various properties that are expected to be competitive to some degree with the proposed subject hotel. We have also investigated potential increases in competitive supply in this Indianola submarket. The Proposed Indianola Hotel - Fairfield by Marriott should enter a dynamic market of varying product types and price points. Next, we will present our forecast for demand change, using the historical supply data presented as a starting point.

DEMAND

The following table presents the most recent trends for the subject hotel market as tracked by HVS. These data pertain to the competitors discussed previously in this section; performance results are estimated, rounded for the competition, and weighted if there are secondary competitors present. In this respect, the information in the table differs from the previously presented STR data and is consistent with the supply and demand analysis developed for this report.

FIGURE 4-21 HISTORICAL MARKET TRENDS

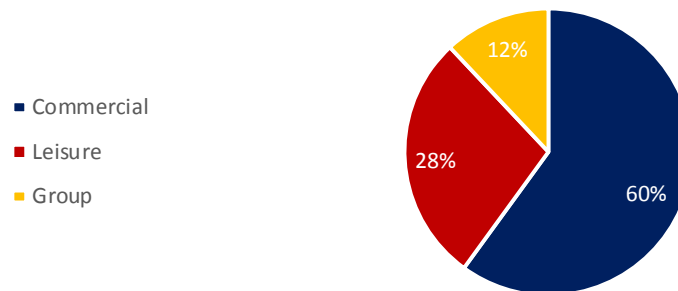
Year	Accommodated		Room Nights		Market		Market		
	Room Nights	% Change	Available	% Change	Occupancy	Market ADR	% Change	RevPAR	
Est. 2019	115,386	—	193,085	—	59.8 %	\$104.06	—	\$62.18	—
Est. 2020	83,064	(28.0) %	193,085	0.0 %	43.0	91.97	(11.6) %	39.56	(36.4) %
Est. 2021	109,727	32.1	191,625	(0.8)	57.3	101.62	10.5	58.19	47.1
Avg. Annual Compounded									
Chg., Est. 2019-Est. 2021:		(2.5) %			(0.4) %			(1.2) %	(3.3) %

Demand Analysis Using Market Segmentation

For the purpose of demand analysis, the overall market is divided into individual segments based on the nature of travel. Based on our fieldwork, area analysis, and knowledge of the local lodging market, we estimate the 2019 distribution of accommodated-room-night demand as follows.

FIGURE 4-22 BASE-YEAR ACCOMMODATED-ROOM-NIGHT DEMAND

Market Segment	2019 Marketwide		2021 Marketwide	
	Accommodated Demand	Percentage of Total	Accommodated Demand	Percentage of Total
Commercial	68,100	59 %	65,836	60 %
Leisure	29,715	26	30,724	28
Group	17,570	15	13,167	12
Total	115,386	100 %	109,727	100 %

FIGURE 4-23 2021 MARKET-WIDE ACCOMMODATED-ROOM-NIGHT DEMAND

In 2019, the market's demand mix comprised commercial demand, with this segment representing roughly 60% of the accommodated room nights in this Indianola submarket. The leisure segment comprised 28% of the total, with the final portion group in nature, reflecting 12%.

Using the distribution of accommodated hotel demand as a starting point, we will analyze the characteristics of each market segment in an effort to determine future trends in room-night demand.

Commercial Segment

Commercial demand consists mainly of individual businesspeople passing through the subject market or visiting area businesses, in addition to high-volume corporate accounts generated by local firms. Brand loyalty (particularly frequent-traveler programs), as well as location and convenience with respect to businesses and amenities, influence lodging choices in this segment. Companies typically designate

hotels as “preferred” accommodations in return for more favorable rates, which are discounted in proportion to the number of room nights produced by a commercial client. Commercial demand is strongest Monday through Thursday nights, declines significantly on Friday and Saturday, and increases somewhat on Sunday night. It is relatively constant throughout the year, with marginal declines in late December and during other holiday periods.

Primary commercial demand generators for this market typically include major employers in the area, such as Simpson College, Harvest Innovations, and MercyOne. Commercially driven demand declined notably in 2020 and early 2021 given the COVID-19 pandemic. As business travel increases, we expect commercial demand to rebound further in 2022, recovering by the stabilized year.

Leisure Segment

Leisure demand consists of individuals and families spending time in an area or passing through en route to other destinations. Travel purposes include sightseeing, recreation, or visiting friends and relatives. Leisure demand also includes room nights booked through Internet sites such as Expedia, Hotels.com, and Priceline; however, leisure may not be the purpose of the stay. This demand may also include business travelers and group and convention attendees who use these channels to take advantage of any discounts that may be available on these sites. Leisure demand is strongest on Friday and Saturday nights and all week during holiday periods and the summer months. These peak periods represent the inverse of commercial visitation trends, underscoring the stabilizing effect of capturing weekend and summer tourist travel. Future leisure demand is related to the overall economic health of the region and the nation. Trends showing changes in state and regional unemployment and disposable personal income correlate strongly with leisure travel levels.

Leisure demand for this highway-adjacent market is typically generated by attractions such as the Des Moines Opera and Lake Ahquabi State Park, in addition to motorists on U.S. Highway 65 seeking a convenient stopover en route to other destinations, as well as by those visiting friends and family in the area. The National Balloon Museum and U.S. Ballooning Hall of Fame is located in Indianola and attracts an estimated 24,000 annual visitors, driven by the popularity of the National Balloon Classic held each summer. We have considered the impact of the COVID-19 pandemic on leisure demand in our forecasts. Leisure demand is a strong source of demand in this market, and it has been recovering since the spring of 2021, noticeably more quickly than the other segments.

Group Segment

In the limited-service sector, group demand is most commonly generated by groups that require ten or more room nights, but which need little to no meeting space within the hotel. Examples of these groups include family reunions, sports teams, and bus tours. In some markets, limited-service hotels may also accommodate

demand from groups or individuals attending events at the local convention center or at one of the larger convention hotels in the area.

Training groups from nearby companies, such as Missouri Valley JATC, as well as groups affiliated with Simpson College, have historically generated group demand for local hotels; furthermore, social groups and youth sports teams have represented primary sources of demand during weekend and holiday periods. We note that Missouri Valley JATC estimates that its group business is anticipated to reach roughly 8,580 room nights in 2022; furthermore, the facility is expected to add a new line college to its local training program, which would generate an estimated 2,160 additional room nights. Based on a planned schedule, this equates to 21–72 daily room nights generated by the company.

Base Demand Growth Rates

The purpose of segmenting the lodging market is to define each major type of demand, identify customer characteristics, and estimate future growth trends. Starting with an analysis of the local area, three segments were defined as representing the proposed subject hotel's lodging market. Various types of economic and demographic data were then evaluated to determine their propensity to reflect changes in hotel demand. Based on this procedure, we forecast the following average annual compounded market-segment growth rates.

FIGURE 4-24 AVERAGE ANNUAL COMPOUNDED MARKET-SEGMENT GROWTH RATES

Market Segment	Annual Growth Rate					
	2022	2023	2024	2025	2026	2027
Commercial	14.0 %	4.0 %	3.0 %	2.0 %	1.0 %	0.0 %
Leisure	10.0	3.0	3.0	2.0	0.5	0.0
Group	10.0	20.0	13.0	2.0	0.5	0.0
Base Demand Growth	12.4 %	5.6 %	4.3 %	2.0 %	0.8 %	0.0 %

Accommodated Demand and Market-wide Occupancy

Based upon a review of the market dynamics in the proposed subject hotel's competitive environment, we have forecast growth rates for each market segment. Using the calculated potential demand for the market, we have determined market-wide accommodated demand based on the inherent limitations of demand fluctuations and other factors in the market area.

The following table details our projection of lodging demand growth for the subject market, including the total number of occupied room nights and any residual unaccommodated demand in the market.

FIGURE 4-25 FORECAST OF MARKET OCCUPANCY

	2019	2021	2022	2023	2024	2025	2026	2027
Commercial								
Total Demand	68,100	65,836	75,053	78,056	80,397	82,005	82,825	82,825
Growth Rate		(3.3) %	14.0 %	4.0 %	3.0 %	2.0 %	1.0 %	0.0 %
Leisure								
Total Demand	29,715	30,724	33,796	34,810	35,854	36,571	36,754	36,754
Growth Rate		3.4 %	10.0 %	3.0 %	3.0 %	2.0 %	0.5 %	0.0 %
Group								
Total Demand	17,570	13,167	14,484	17,381	19,640	20,033	20,133	20,133
Growth Rate		(25.1) %	10.0 %	20.0 %	13.0 %	2.0 %	0.5 %	0.0 %
Totals								
Total Demand	115,386	109,727	123,333	130,246	135,892	138,609	139,713	139,713
Overall Demand Growth	—	32.1 %	12.4 %	5.6 %	4.3 %	2.0 %	0.8 %	0.0 %
Market Mix								
Commercial	59.0 %	60.0 %	60.9 %	59.9 %	59.2 %	59.2 %	59.3 %	59.3 %
Leisure	25.8	28.0	27.4	26.7	26.4	26.4	26.3	26.3
Group	15.2	12.0	11.7	13.3	14.5	14.5	14.4	14.4
Existing Hotel Supply	529	525	525	525	525	525	525	525
Proposed Hotels								
Proposed Subject Property ¹					53	80	80	80
Available Room Nights per Year	193,085	191,625	191,625	191,625	211,225	220,825	220,825	220,825
Nights per Year	365	365	365	365	365	365	365	365
Total Supply	529	525	525	525	579	605	605	605
Rooms Supply Growth	0.0 %	-0.8 %	0.0 %	0.0 %	10.2 %	4.5 %	0.0 %	0.0 %
Marketwide Occupancy	59.8 %	57.3 %	64.4 %	68.0 %	64.3 %	62.8 %	63.3 %	63.3 %

¹ Opening in May 2024 of the 100% competitive, 80-room Proposed Subject Property

The defined competitive market of hotels experienced a sharp occupancy decline in 2020 and early 2021 because of the severe downturn in travel associated with the COVID-19 pandemic. The recent recovery is expected to continue given stronger levels of both commercial and leisure travel, and an increase in group gatherings.

5. Description of the Proposed Improvements

The quality of a lodging facility's physical improvements has a direct influence on marketability, attainable occupancy, and average room rate. The design and functionality of the structure can also affect operating efficiency and overall profitability. This section investigates the subject property's proposed physical improvements and personal property in an effort to determine how they are expected to contribute to attainable cash flows.

Project Overview

The Proposed Indianola Hotel - Fairfield by Marriott will be a limited-service lodging facility containing 80 rentable units. The 4-story property will open on May 1, 2024. The proposed limited-service hotel will be constructed at the northeast corner of East Iowa Avenue and North 17th Street. The current 5.99-acre parcel will be subdivided by the developer, with the remainder of the land to be utilized for future development projects, including a potential restaurant. The hotel is planned to be the first phase of new development on this site. Given the uncertainty of later development projects, for the purpose of this study, we have not based our projections on assuming additional construction.

As the second-largest Marriott International brand, having reached a milestone of 1,000 properties in 2019, Fairfield by Marriott is Marriott International's primary economy brand in the upper-midscale tier. Fairfield by Marriott (inclusive of the Fairfield Inn by Marriott and Fairfield Inn & Suites by Marriott) properties offer daily complimentary breakfast, free coffee and tea, free high-speed Internet, a business center, a swimming pool, same-day laundry service, and fitness rooms at most locations. Primary competitors of the brand include the Hampton by Hilton, Holiday Inn Express & Suites, and Country Inn & Suites by Radisson, among others. As of year-end 2021, there were 1,112 Fairfield by Marriott properties (105,330 rooms) in operation across North America. In 2021, still influenced by the effects of the COVID-19 pandemic, the brand's North American hotels operated at an average occupancy level of 61.3% and an average daily rate of \$109.53, resulting in an average RevPAR of \$67.17.

TYPICAL FAIRFIELD BY MARRIOTT EXTERIOR



Summary of the Facilities

Based on information provided by the proposed subject hotel's development representatives, the following table summarizes the facilities that are expected to be available at the proposed subject hotel.

FIGURE 5-1 PROPOSED FACILITIES SUMMARY

Guestroom Configuration		Number of Units
Queen/Queen		41
King		31
King Suite		8
Total		80
Food & Beverage Facilities		Seating Capacity
Breakfast Dining Area		38
Amenities & Services		
Fitness Room		
Lobby Workstation		
Market Pantry		
Guest Laundry Area		
Infrastructure		
Parking Spaces		80 Surface
Elevators		2 Guest
Life-Safety Systems	Sprinklers, Smoke Detectors	
Construction Details	Wood Framing, Poured Concrete	

Site Improvements and Hotel Structure

The proposed hotel is anticipated to comprise one four-story building. Surface parking should be located around the building. Other site improvements will likely include freestanding signage, located at the main entrance to the site, as well as landscaping and sidewalks. Additional signage is expected to be placed on the exterior of the building. The hotel's main entrance should lead directly into the lobby, and the first (ground) floor should house the public areas and the back-of-the-house space. Guestrooms are expected to be located on all four floors. The site and building components are anticipated to be normal for a hotel of this type and should meet the standards for this Indianola market.

Planned Facilities

The hotel's breakfast dining area is anticipated to be located off the lobby. Its size and layout should be appropriate for the hotel. The furnishings of the space are expected to be of a similar style and finish as lobby and guestroom furnishings. The hotel should offer a fitness room as a recreational facility. Other amenities are likely to include a lobby workstation or small business center, a market pantry, and a guest laundry room. Overall, the supporting facilities should be appropriate for a hotel of this type, and we assume that they will meet brand standards.

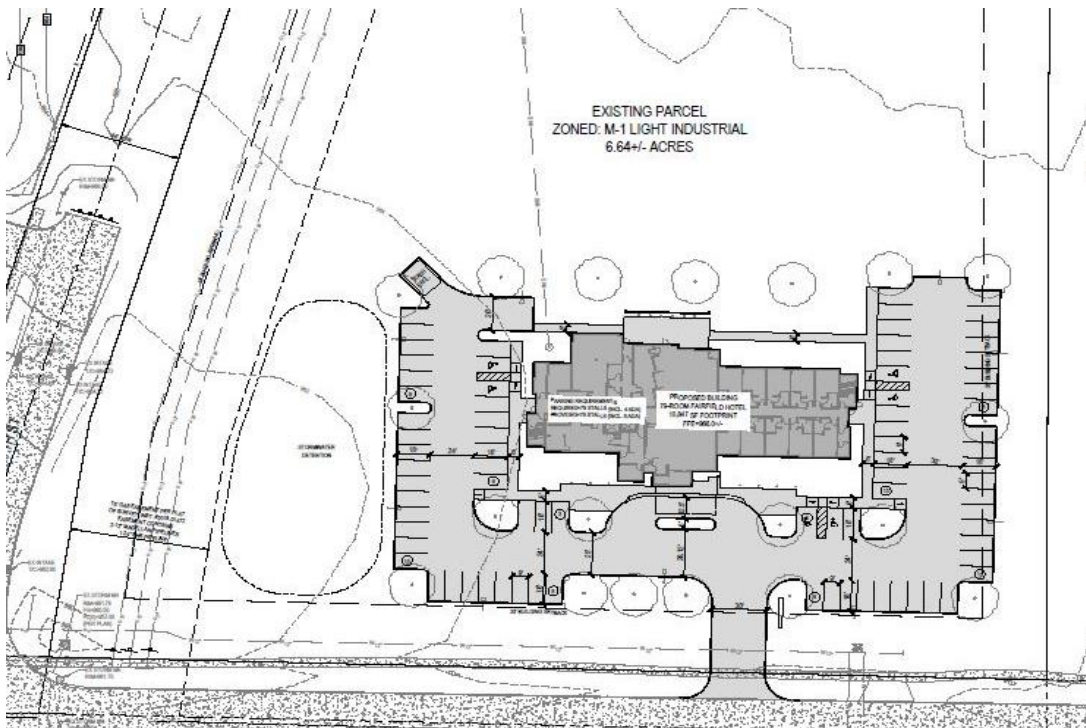
TYPICAL FAIRFIELD BY MARRIOTT LOBBY



TYPICAL FAIRFIELD BY MARRIOTT DINING AREA



POTENTIAL SITE PLAN



Guestrooms

The hotel is anticipated to feature standard and suite-style room configurations, with guestrooms present on all levels of the property's proposed single building. The standard guestrooms should offer typical amenities for this product type, while the suites are expected to feature a larger living area. The guestroom bathrooms are anticipated to be of a standard size, with either a standing shower or a shower-in-tub, commode, and single sink with vanity area, featuring a stone countertop. The floors are expected to be finished with tile, and the walls will likely be finished with knockdown texture (consistent with brand standards). Overall, the guestrooms should offer a competitive product for this central Iowa neighborhood.

TYPICAL FAIRFIELD BY MARRIOTT GUESTROOM



GUESTROOM FLOOR PLAN



**Back-of-the-House,
ADA, and
Environmental**

The hotel is expected to be served by the necessary back-of-the-house space, including an in-house laundry facility, administrative offices, and a prep kitchen to service the needs of the breakfast dining area. These spaces should be adequate for a hotel of this type and should allow for the efficient operation of the property under competent management.

We assume that the property will be built according to all pertinent codes and brand standards. Moreover, we assume its construction will not create any environmental hazards (such as mold) and that the property will fully comply with the Americans with Disabilities Act.

Capital Expenditures

Our analysis assumes that the hotel will require ongoing upgrades and periodic renovations after its opening in order to maintain its competitive level in this market and to remain compliant with brand standards. These costs should be adequately funded by the forecasted reserve for replacement, as long as a successful, ongoing preventive-maintenance program is employed by hotel staff.

Conclusion

Overall, the proposed subject property should offer a well-designed, functional layout of support areas and guestrooms. All typical and market-appropriate features and amenities are expected to be included in the hotel's design. We assume that the building will be fully open and operational on the stipulated opening date and will meet all local building codes and brand standards. Furthermore, we assume that the hotel staff will be adequately trained to allow for a successful opening and that pre-marketing efforts will have introduced the product to major local accounts at least six months in advance of the opening date.

6. Projection of Occupancy and Average Rate

Along with average rate results, the occupancy levels achieved by a hotel are the foundation of the property's financial performance and market value. Most of a lodging facility's other revenue sources (such as food and beverage, other operated departments, and miscellaneous income) are driven by the number of guests, and many expense levels vary with occupancy. To a certain degree, occupancy attainment can be manipulated by management. For example, hotel operators may choose to lower rates in an effort to maximize occupancy. Our forecasts reflect an operating strategy that we believe would be implemented by a typical, professional hotel management team to achieve an optimal mix of occupancy and average rate.

Penetration Rate Analysis

The proposed subject hotel's forecasted market share and occupancy levels are based upon its anticipated competitive position within the market, as quantified by its penetration rate. The penetration rate is the ratio of a hotel's market share to its fair share.

Base-Year Penetration Rates by Market Segment

In the following table, the penetration rates attained by the primary competitors and the aggregate secondary competitors are set forth for each segment for the base year. As discussed previously in the Supply and Demand Analysis chapter of this report, we are utilizing the market's performance prior to the onset of the COVID-19 pandemic as a benchmark for projecting a return to normalized performance.

FIGURE 6-1 HISTORICAL PENETRATION RATES

Property	Commercial	Leisure	Group	Overall
Country Inn & Suites by Radisson Indianola	95 %	90 %	272 %	121 %
Hotel Pommier	65	172	60	93
Quality Inn Indianola	83	159	31	95
Secondary Competition	109	83	81	98

The secondary competition achieved the highest penetration rate within the commercial segment. The highest penetration rate in the leisure segment was achieved by the Hotel Pommier, while the Country Inn & Suites by Radisson Indianola led the market with the highest group penetration rate.

**Forecast of Subject
Property's Occupancy**

Because the supply and demand balance for the competitive market is dynamic, there is a circular relationship between the penetration factors of each hotel in the market. The performance of individual new hotels has a direct effect upon the aggregate performance of the market and, consequently, upon the calculated penetration factor for each hotel in each market segment. The same is true when the performance of existing hotels changes, either positively (following a refurbishment, for example) or negatively (when a poorly maintained or marketed hotel loses market share).

A hotel's penetration factor is calculated as its achieved market share of demand divided by its fair share of demand. Thus, if one hotel's penetration performance increases, thereby increasing its achieved market share, this leaves less demand available in the market for the other hotels to capture, and the penetration performance of one or more of those other hotels consequently declines (other things remaining equal). This type of market share adjustment takes place every time there is a change in supply or a change in the relative penetration performance of one or more hotels in the competitive market. Our projections of penetration, demand capture, and occupancy performance for the proposed subject hotel account for these types of adjustments to market share within the defined competitive market.

The proposed subject hotel's occupancy forecast is set forth as follows, with the adjusted projected penetration rates used as a basis for calculating the amount of captured market demand.

FIGURE 6-2 FORECAST OF SUBJECT PROPERTY'S OCCUPANCY

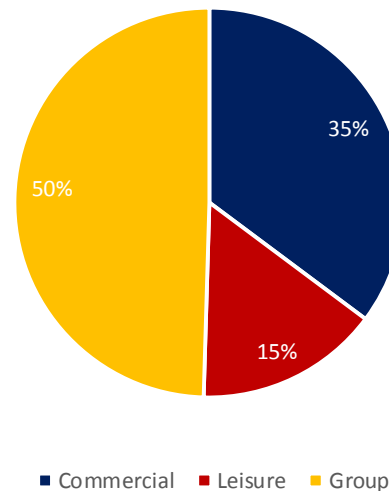
Market Segment	2024	2025	2026	2027	2028
Commercial					
Demand	80,397	82,005	82,825	82,825	82,825
Market Share	5.3 %	8.3 %	8.6 %	8.6 %	8.6 %
Capture	4,248	6,846	7,125	7,125	7,125
Penetration	57 %	63 %	65 %	65 %	65 %
Leisure					
Demand	35,854	36,571	36,754	36,754	36,754
Market Share	5.3 %	8.4 %	8.4 %	8.4 %	8.4 %
Capture	1,908	3,073	3,089	3,089	3,089
Penetration	58 %	64 %	64 %	64 %	64 %
Group					
Demand	19,640	20,033	20,133	20,133	20,133
Market Share	29.1 %	47.2 %	49.8 %	49.8 %	49.8 %
Capture	5,714	9,455	10,032	10,032	10,032
Penetration	315 %	357 %	377 %	377 %	377 %
Total Room Nights Captured	11,870	19,374	20,246	20,246	20,246
Available Room Nights	19,520	29,200	29,200	29,200	29,200
Subject Occupancy	61 %	66 %	69 %	69 %	69 %
Market-wide Available Room Nights	211,225	220,825	220,825	220,825	220,825
Fair Share	9 %	13 %	13 %	13 %	13 %
Market-wide Occupied Room Nights	135,892	138,609	139,713	139,713	139,713
Market Share	9 %	14 %	14 %	14 %	14 %
Market-wide Occupancy	64 %	63 %	63 %	63 %	63 %
Total Penetration	95 %	106 %	110 %	110 %	110 %

The majority of the proposed hotel's business is expected to be generated in-house by the Missouri Valley JATC, which should drive hotel business most Monday–Thursday nights. Therefore, the group segment is positioned significantly above the market-average level to account for this business. Due to the hotel's focus on its in-house group segment, both the commercial and the leisure segments are positioned below market average. Despite the hotel's location off the city's primary north/south thoroughfare, the hotel should be able to capture significant leisure weekend business during the summer months due to the hotel's proposed location near the Memorial Balloon Field and the Indianola Pickard Sports Complex.

These positioned segment penetration rates result in the following market segmentation forecast.

FIGURE 6-3 MARKET SEGMENTATION FORECAST – SUBJECT PROPERTY

	2024	2025	2026	2027	2028
Commercial	36 %	35 %	35 %	35 %	35 %
Leisure	16	16	15	15	15
Group	48	49	50	50	50
Total	100 %	100 %	100 %	100 %	100 %

FIGURE 6-4 STABILIZED MARKET SEGMENTATION – SUBJECT PROPERTY

Based on our analysis of the proposed subject hotel and market area, we have selected a stabilized occupancy level of 69%. The stabilized occupancy is intended to reflect the anticipated results of the property over its remaining economic life given all changes in the life cycle of the hotel. Thus, the stabilized occupancy excludes from consideration any abnormal relationship between supply and demand, as well as any nonrecurring conditions that may result in unusually high or low occupancies. Although the proposed subject hotel may operate at occupancies above this stabilized level, we believe it equally possible for new competition and temporary economic downturns to force the occupancy below this selected point of stability.

Average Rate Analysis

One of the most important considerations in estimating the value of a lodging facility is a supportable forecast of its attainable average rate, which is more formally defined as the average rate per occupied room. Average rate can be calculated by dividing the total rooms revenue achieved during a specified period by the number of rooms sold during the same period. The projected average rate and the anticipated occupancy percentage are used to forecast rooms revenue, which in turn provides the basis for estimating most other income and expense categories.

Competitive Position

Although the average rate analysis presented here follows the occupancy projection, these two statistics are highly correlated; in reality, one cannot project occupancy without making specific assumptions regarding average rate. This relationship is best illustrated by revenue per available room (RevPAR), which reflects a property's ability to maximize rooms revenue. The following table summarizes the historical average rate and the RevPAR of the proposed subject hotel's future primary competitors.

FIGURE 6-5 BASE-YEAR AVERAGE RATE AND REVPAR OF THE COMPETITORS

Property	Estimated 2021 Average Room Rate	Rooms Revenue Per Available Room (RevPAR)	RevPAR Penetration
Country Inn & Suites by Radisson Indianola	\$105 - \$110	\$65 - \$70	110 - 120 %
Hotel Pommier	90 - 95	45 - 50	75 - 80
Quality Inn Indianola	80 - 85	40 - 45	70 - 75
Average - Primary Competitors	\$95.43	\$54.39	93.5 %
Average - Secondary Competitors	104.60	60.03	103.2
Overall Average	\$101.62	\$58.19	100.0 %

Market Segmentation Method

In the market segmentation method, average room rate is projected by individual market segment. This is the preferred method for forecasting average rate, based on the operational and marketing practices of hotel operators. Consistent with hotel management's tracking of historical average rates by market segment and their own budgeting methods, segmentation of demand and average rate allows for yield management, resulting in the maximization of room revenue.

The average rates achieved by the market in each segment in 2021 serve as the basis for our ADR projection. Each market segment's average rate is projected out through the stabilized year based upon the annual rate of change anticipated for that market segment. For each forecast year, the segmented average rate is multiplied by the number of occupied rooms previously projected to be captured in that segment, resulting in a forecast of total rooms revenue for each market segment. The segmented rooms revenue is summed, resulting in a forecast of the total rooms revenue. Dividing the total rooms revenue by the total number of occupied rooms results in the overall weighted average room rate.

Based on data provided by the developer, the group room nights generated by the Missouri Valley JATC will be captured at an ADR of \$81, plus rooms tax, in the 2021 base year. The commercial and leisure segments have been positioned just above market-average levels, near \$105, as hotel management should be able to position the BAR rate higher given the steady base levels of business. The commercial and leisure segments are expected to grow at market levels as the local and national economies continue to recover, which should support continued strong rate growth going forward. The group business is expected to grow at inflationary rates, as this segment will be largely generated in-house.

The following table identifies the historical segmented average rates and the growth rates that have been applied to each rate through the stabilized year. As a context for the ADR growth factors, note that we have applied underlying inflation rates of 5.0%, 3.0%, and 3.0% thereafter for each respective year following the base year of 2021.

FIGURE 6-10 ADR FORECAST – PROPOSED SUBJECT PROPERTY

	2021	2022	2023	2024	2025	2026
Commercial						
Average Rate Growth	—	7.5 %	4.5 %	3.0 %	3.0 %	3.0 %
Captured Room Nights				4,248	6,846	7,125
Rooms Revenue				\$516,148	\$856,711	\$918,389
Average Rate	\$105.00	\$112.88	\$117.95	\$121.49	\$125.14	\$128.89
Leisure						
Average Rate Growth	—	7.5 %	4.5 %	3.0 %	3.0 %	3.0 %
Captured Room Nights				1,908	3,073	3,089
Rooms Revenue				\$231,791	\$384,608	\$398,126
Average Rate	\$105.00	\$112.88	\$117.95	\$121.49	\$125.14	\$128.89
Group						
Average Rate Growth	—	5.0 %	3.0 %	3.0 %	3.0 %	3.0 %
Captured Room Nights				5,714	9,455	10,032
Rooms Revenue				\$515,545	\$878,703	\$960,296
Average Rate	\$81.00	\$85.05	\$87.60	\$90.23	\$92.94	\$95.72
Total						
Average Rate Growth					2.8 %	2.8 %
Captured Room Nights				11,870	19,374	20,246
Rooms Revenue				\$1,263,485	\$2,120,021	\$2,276,811
Average Rate				\$106.44	\$109.42	\$112.46
Average Rate Penetration				90.5 %	90.3 %	90.1 %
Marketwide Average Rate Growth	—	7.5 %	4.5 %	3.0 %	3.0 %	3.0 %
Marketwide Average Rate	\$101.62	\$109.25	\$114.16	\$117.59	\$121.11	\$124.75

The stabilized ADR deflated to current dollars equates to \$95.15. The following average rates will be used to project the proposed subject hotel's rooms revenue; this forecast reflects years that begin on May 1, 2024, and correspond with our financial projections.

FIGURE 6-6 FISCAL FORECAST OF OCCUPANCY AND AVERAGE RATE

Year	Subject Property's Occupancy	Average Rate
2024/25	63 %	\$107.42
2025/26	67	110.42
2026/27	69	113.57
2027/28	69	116.97

7. Projection of Income and Expense

In this chapter of our report, we have compiled a forecast of income and expense for the proposed subject hotel. This forecast is based on the facilities program set forth previously, as well as the occupancy and ADR forecast discussed previously.

The forecast of income and expense is expressed in current dollars for each year. The stabilized year is intended to reflect the anticipated operating results of the property over its remaining economic life given any or all applicable stages of build-up, plateau, and decline in the life cycle of the hotel. Thus, income and expense estimates from the stabilized year forward exclude from consideration any abnormal relationship between supply and demand, as well as any nonrecurring conditions that may result in unusual revenues or expenses. The ten-year period reflects the typical holding period of large real estate assets such as hotels. In addition, the ten-year period provides for the stabilization of income streams and comparison of yields with alternate types of real estate. The forecasted income streams reflect the future benefits of owning specific rights in income-producing real estate.

Comparable Operating Statements

In order to project future income and expense for the proposed subject hotel, we have included a sample of individual comparable operating statements from our database of hotel statistics. All financial data are presented according to the three most common measures of industry performance: ratio to sales (RTS), amounts per available room (PAR), and amounts per occupied room night (POR). These historical income and expense statements will be used as benchmarks in our forthcoming forecast of income and expense. The subject's stabilized statement of income and expense, deflated to 2021 dollars, is also presented.

FIGURE 7-1 COMPARABLE OPERATING STATEMENTS: RATIO TO SALES

	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5	Subject
						Stabilized \$
Year:	2020/21	2019/20	2019	2019	2019	2021
Number of Rooms:	90 to 120	80 to 100	70 to 90	70 to 90	90 to 120	80
Days Open:	365	365	365	365	365	365
Occupancy:	66%	71%	70%	69%	64%	69%
Average Rate:	\$99	\$95	\$96	\$102	\$100	\$95
RevPAR:	\$65	\$68	\$68	\$70	\$64	\$66
REVENUE						
Rooms	97.6 %	97.8 %	99.0 %	98.8 %	98.6 %	98.4 %
Other Operated Departments	0.8	1.1	0.8	0.7	0.6	1.0
Miscellaneous Income	1.5	1.1	0.2	0.5	0.8	0.5
Total	100.0	100.0	100.0	100.0	100.0	100.0
DEPARTMENTAL EXPENSES*						
Rooms	24.7	25.3	25.0	25.4	27.4	25.5
Other Operated Departments	61.5	59.0	54.7	88.4	80.3	65.0
Total	24.6	25.4	25.2	25.8	27.5	25.8
DEPARTMENTAL INCOME	75.4	74.6	74.8	74.2	72.5	74.2
UNDISTRIBUTED OPERATING EXPENSES						
Administrative & General	9.3	7.1	10.1	12.5	7.2	9.2
Info. and Telecom. Systems	1.2	1.4	0.5	2.0	1.4	1.3
Marketing	2.6	3.4	5.2	1.9	6.1	3.1
Franchise Fee	6.5	10.8	7.0	7.0	6.9	7.9
Property Operations & Maintenance	6.6	4.2	4.7	6.8	5.3	4.9
Utilities	3.7	3.3	5.2	3.6	3.9	4.0
Total	30.0	30.2	32.6	33.9	30.7	30.5
GROSS OPERATING PROFIT	45.4	44.4	42.2	40.3	41.8	43.8
Management Fee	4.8	3.5	0.0	5.0	3.0	3.0
INCOME BEFORE NON-OPER. INC. & EXP.	40.6	40.9	42.1	35.3	38.8	40.8
EBITDA LESS RESERVE	27.6 %	33.5 %	39.0 %	32.2 %	25.8 %	29.5 %

* Departmental expense ratios are expressed as a percentage of departmental revenues

FIGURE 7-2 COMPARABLE OPERATING STATEMENTS: AMOUNTS PER AVAILABLE ROOM

	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5	Subject
						Stabilized \$
Year:	2020/21	2019/20	2019	2019	2019	2021
Number of Rooms:	90 to 120	80 to 100	70 to 90	70 to 90	90 to 120	80
Days Open:	365	365	365	365	365	365
Occupancy:	66%	71%	70%	69%	64%	69%
Average Rate:	\$99	\$95	\$96	\$102	\$100	\$95
RevPAR:	\$65	\$68	\$68	\$70	\$64	\$66
REVENUE						
Rooms	\$23,853	\$24,863	\$24,799	\$25,648	\$23,264	\$23,965
Other Operated Departments	203	277	198	194	139	252
Miscellaneous Income	374	274	47	128	195	126
Total	24,430	25,413	25,044	25,970	23,598	24,343
DEPARTMENTAL EXPENSES						
Rooms	5,885	6,292	6,211	6,525	6,374	6,111
Other Operated Departments	125	163	108	172	112	164
Total	6,010	6,455	6,320	6,697	6,485	6,275
DEPARTMENTAL INCOME	18,420	18,958	18,725	19,273	17,112	18,068
UNDISTRIBUTED OPERATING EXPENSES						
Administrative & General	2,283	1,796	2,533	3,241	1,689	2,250
Info. and Telecom. Systems	294	350	128	529	325	325
Marketing	630	859	1,303	496	1,431	750
Franchise Fee	1,589	2,738	1,747	1,826	1,630	1,917
Property Operations & Maintenance	1,622	1,075	1,166	1,779	1,244	1,200
Utilities	914	851	1,292	936	926	975
Total	7,332	7,671	8,169	8,807	7,245	7,417
GROSS OPERATING PROFIT	11,088	11,287	10,556	10,466	9,867	10,650
Management Fee	1,163	889	0	1,297	708	730
INCOME BEFORE NON-OPER. INC. & EXP.	9,924	10,399	10,555	9,169	9,160	9,920
EBITDA LESS RESERVE	\$6,749	\$8,519	\$9,783	\$8,348	\$6,087	\$7,172

FIGURE 7-3 COMPARABLE OPERATING STATEMENTS: AMOUNTS PER OCCUPIED ROOM

	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5	Subject
						Stabilized \$
Year:	2020/21	2019/20	2019	2019	2019	2021
Number of Rooms:	90 to 120	80 to 100	70 to 90	70 to 90	90 to 120	80
Days Open:	365	365	365	365	365	365
Occupancy:	66%	71%	70%	69%	64%	69%
Average Rate:	\$99	\$95	\$96	\$102	\$100	\$95
RevPAR:	\$65	\$68	\$68	\$70	\$64	\$66
REVENUE						
Rooms	\$98.97	\$95.44	\$96.46	\$102.42	\$99.64	\$95.16
Other Operated Departments	0.84	1.06	0.77	0.78	0.60	1.00
Miscellaneous Income	1.55	1.05	0.18	0.51	0.84	0.50
Total	101.36	97.56	97.42	103.70	101.07	96.66
DEPARTMENTAL EXPENSES						
Rooms	24.42	24.15	24.16	26.06	27.30	24.26
Other Operated Departments	0.52	0.63	0.42	0.69	0.48	0.65
Total	24.93	24.78	24.58	26.74	27.78	24.91
DEPARTMENTAL INCOME	76.42	72.78	72.84	76.96	73.30	71.74
UNDISTRIBUTED OPERATING EXPENSES						
Administrative & General	9.47	6.90	9.85	12.94	7.23	8.93
Info. and Telecom. Systems	1.22	1.34	0.50	2.11	1.39	1.29
Marketing	2.62	3.30	5.07	1.98	6.13	2.98
Franchise Fee	6.59	10.51	6.80	7.29	6.98	7.61
Property Operations & Maintenance	6.73	4.13	4.53	7.10	5.33	4.76
Utilities	3.79	3.27	5.03	3.74	3.97	3.87
Total	30.42	29.45	31.78	35.17	31.03	29.45
GROSS OPERATING PROFIT	46.00	43.33	41.06	41.79	42.26	42.29
Management Fee	4.83	3.41	0.00	5.18	3.03	2.90
INCOME BEFORE NON-OPER. INC. & EXP.	41.18	39.92	41.06	36.61	39.23	39.39
EBITDA LESS RESERVE	\$28.00	\$32.70	\$38.06	\$33.33	\$26.07	\$28.48

The departmental income of the comparable properties ranged from 72.5% to 75.4% of total revenue. The comparable properties achieved a gross operating profit ranging from 40.3% to 45.4% of total revenue. We will refer to the comparable operating data in our discussion of each line item, which follows later in this section of the report.

Fixed and Variable Component Analysis

HVS uses a fixed and variable component model to project a lodging facility's revenue and expense levels. This model is based on the premise that hotel revenues and expenses have one component that is fixed and another that varies directly with occupancy and facility usage. A projection can be made by taking a known level of revenue or expense and calculating its fixed and variable components. The fixed component is then increased in tandem with the underlying rate of inflation, while

the variable component is adjusted for a specific measure of volume such as total revenue.

The actual forecast is derived by adjusting each year's revenue and expense by the amount fixed (the fixed expense multiplied by the inflated base-year amount) plus the variable amount (the variable expense multiplied by the inflated base-year amount) multiplied by the ratio of the projection year's occupancy to the base-year occupancy (in the case of departmental revenue and expense) or the ratio of the projection year's revenue to the base year's revenue (in the case of undistributed operating expenses). Fixed expenses remain fixed, increasing only with inflation. Our discussion of the revenue and expense forecast in this report is based upon the output derived from the fixed and variable model. This forecast of revenue and expense is accomplished through a systematic approach, following the format of the *Uniform System of Accounts for the Lodging Industry*. Each category of revenue and expense is estimated separately and combined at the end in the final statement of income and expense.

Inflation and Appreciation Assumptions

In consideration of the trends in the Consumer Price Index (CPI), inflation factors that directly influence lodging properties, projections set forth by economists surveyed, and the Federal Reserve's target inflation rate, we have applied the underlying inflation rates as reflected in the following table.

FIGURE 7-4 INFLATION ASSUMPTIONS

Timeframe			Rate of Inflation Assumed
2021	to	2022	5.0 %
2022	to	2023	3.0
2023	to	2024	3.0
2024	to	2025	3.0
2025	to	2026	3.0

Beyond the illustrated year, we have applied a 3.0% annual rate of growth to income and expenses to reflect the longer-term expectation of asset appreciation by typical investors. This position is based on interviews with numerous market participants indicating a distinction in the expectations of near-term cost inflation (i.e., related to labor and supplies) versus long-term income growth that drives appreciation. Any exceptions to the application of the assumed underlying inflation and EBITDA Less Replacement Reserve growth rates are discussed in our write-up of individual income and expense items.

**Forecast of Revenue
and Expense**

Based on an analysis that will be detailed throughout this section, we have formulated a forecast of income and expense. The following table presents a detailed forecast through the fifth projection year, including amounts per available room and per occupied room. The second table illustrates our ten-year forecast of income and expense, presented with a lesser degree of detail. The forecasts pertain to years that begin on May 1, 2024, expressed in inflated dollars for each year.

FIGURE 7-5 DETAILED FORECAST OF INCOME AND EXPENSE (,000)

	2024/25 Begins May				2025/26				Stabilized				2027/28				2028/29			
Number of Rooms:	80				80				80				80				80			
Occupancy:	63%				67%				69%				69%				69%			
Average Rate:	\$107.42				\$110.42				\$113.57				\$116.97				\$120.48			
RevPAR:	\$67.68				\$73.98				\$78.36				\$80.71				\$83.13			
Days Open:	365				365				365				365				365			
Occupied Rooms:	18,396	%Gross	PAR	POR	19,564	%Gross	PAR	POR	20,148	%Gross	PAR	POR	20,148	%Gross	PAR	POR	20,148	%Gross	PAR	POR
OPERATING REVENUE																				
Rooms	\$1,976	98.4 %	\$24,700	\$107.41	\$2,160	98.4 %	\$27,000	\$110.41	\$2,288	98.4 %	\$28,600	\$113.56	\$2,357	98.4 %	\$29,463	\$116.98	\$2,427	98.4 %	\$30,338	\$120.46
Other Operated Departments	22	1.1	276	1.20	23	1.1	289	1.18	24	1.0	301	1.19	25	1.0	310	1.23	26	1.0	319	1.27
Miscellaneous Income	11	0.5	138	0.60	12	0.5	145	0.59	12	0.5	150	0.60	12	0.5	155	0.61	13	0.5	159	0.63
Total Operating Revenues	2,009	100.0	25,114	109.21	2,195	100.0	27,434	112.18	2,324	100.0	29,051	115.35	2,394	100.0	29,927	118.83	2,465	100.0	30,816	122.36
DEPARTMENTAL EXPENSES *																				
Rooms	531	26.9	6,636	28.86	560	25.9	6,999	28.62	583	25.5	7,293	28.96	601	25.5	7,512	29.83	619	25.5	7,738	30.72
Other Operated Departments	15	66.2	183	0.79	15	65.4	189	0.77	16	65.0	195	0.78	16	65.0	201	0.80	17	65.0	207	0.82
Total Expenses	545	27.1	6,818	29.65	575	26.2	7,188	29.39	599	25.8	7,489	29.74	617	25.8	7,713	30.63	636	25.8	7,945	31.55
DEPARTMENTAL INCOME	1,464	72.9	18,296	79.56	1,620	73.8	20,246	82.79	1,725	74.2	21,562	85.61	1,777	74.2	22,213	88.20	1,830	74.2	22,871	90.81
UNDISTRIBUTED OPERATING EXPENSES																				
Administrative & General	218	10.9	2,727	11.86	217	9.9	2,719	11.12	215	9.2	2,685	10.66	221	9.2	2,766	10.98	228	9.2	2,849	11.31
Info & Telecom Systems	29	1.4	358	1.56	30	1.4	374	1.53	31	1.3	388	1.54	32	1.3	400	1.59	33	1.3	411	1.63
Marketing	66	3.3	826	3.59	69	3.1	863	3.53	72	3.1	895	3.55	74	3.1	922	3.66	76	3.1	950	3.77
Franchise Fee	119	5.9	1,482	6.44	151	6.9	1,890	7.73	183	7.9	2,288	9.08	189	7.9	2,357	9.36	194	7.9	2,427	9.64
Prop. Operations & Maint.	90	4.5	1,124	4.89	99	4.5	1,243	5.08	115	4.9	1,432	5.69	118	4.9	1,475	5.86	122	4.9	1,519	6.03
Utilities	86	4.3	1,074	4.67	90	4.1	1,122	4.59	93	4.0	1,164	4.62	96	4.0	1,199	4.76	99	4.0	1,234	4.90
Total Expenses	607	30.3	7,591	33.01	657	29.9	8,211	33.57	708	30.4	8,852	35.15	729	30.4	9,118	36.21	751	30.4	9,391	37.29
GROSS OPERATING PROFIT	856	42.6	10,705	46.55	963	43.9	12,035	49.21	1,017	43.8	12,710	50.47	1,048	43.8	13,095	52.00	1,078	43.8	13,480	53.53
Management Fee	60	3.0	753	3.28	66	3.0	823	3.37	70	3.0	872	3.46	72	3.0	898	3.56	74	3.0	924	3.67
INCOME BEFORE NON-OPR. INC. & EXP.	796	39.6	9,951	43.28	897	40.9	11,212	45.85	947	40.8	11,838	47.01	976	40.8	12,197	48.43	1,004	40.8	12,556	49.85
NON-OPERATING INCOME & EXPENSE																				
Property Taxes	65	3.2	815	3.55	134	6.1	1,680	6.87	138	6.0	1,730	6.87	143	6.0	1,782	7.08	147	6.0	1,836	7.29
Insurance	29	1.5	366	1.59	30	1.4	377	1.54	31	1.3	388	1.54	32	1.3	400	1.59	33	1.3	412	1.63
Total Expenses	94	4.7	1,181	5.14	165	7.5	2,056	8.41	169	7.3	2,118	8.41	175	7.3	2,182	8.66	180	7.3	2,247	8.92
EBITDA	702	34.9	8,770	38.14	732	33.4	9,156	37.44	778	33.5	9,720	38.60	801	33.5	10,016	39.77	825	33.5	10,309	40.93
Reserve for Replacement	40	2.0	502	2.18	66	3.0	823	3.37	93	4.0	1,162	4.61	96	4.0	1,197	4.75	99	4.0	1,233	4.89
EBITDA LESS RESERVE	\$661	32.9 %	\$8,268	\$35.96	\$667	30.4 %	\$8,333	\$34.07	\$685	29.5 %	\$8,558	\$33.98	\$705	29.5 %	\$8,819	\$35.02	\$726	29.5 %	\$9,076	\$36.04

*Departmental expenses are expressed as a percentage of departmental revenues.

FIGURE 7-6 TEN-YEAR FORECAST OF INCOME AND EXPENSE (,000)

	2024/25		2025/26		2026/27		2027/28		2028/29		2029/30		2030/31		2031/32		2032/33		2033/34	
Number of Rooms:	80		80		80		80		80		80		80		80		80		80	
Occupied Rooms:	18,396		19,564		20,148		20,148		20,148		20,148		20,148		20,148		20,148		20,148	
Occupancy:	63%		67%		69%		69%		69%		69%		69%		69%		69%		69%	
Average Rate:	\$107.42	% of	\$110.42	% of	\$113.57	% of	\$116.97	% of	\$120.48	% of	\$124.10	% of	\$127.82	% of	\$131.65	% of	\$135.60	% of	\$139.67	% of
RevPAR:	\$67.68	Gross	\$73.98	Gross	\$78.36	Gross	\$80.71	Gross	\$83.13	Gross	\$85.63	Gross	\$88.20	Gross	\$90.84	Gross	\$93.57	Gross	\$96.37	Gross
OPERATING REVENUE																				
Rooms	\$1,976	98.4 %	\$2,160	98.4 %	\$2,288	98.4 %	\$2,357	98.4 %	\$2,427	98.4 %	\$2,500	98.4 %	\$2,575	98.4 %	\$2,653	98.4 %	\$2,732	98.4 %	\$2,814	98.4 %
Other Operated Departments	22	1.1	23	1.1	24	1.0	25	1.0	26	1.0	26	1.0	27	1.0	28	1.0	29	1.0	30	1.0
Miscellaneous Income	11	0.5	12	0.5	12	0.5	12	0.5	13	0.5	13	0.5	14	0.5	14	0.5	14	0.5	15	0.5
Total Operating Revenues	2,009	100.0	2,195	100.0	2,324	100.0	2,394	100.0	2,465	100.0	2,539	100.0	2,616	100.0	2,695	100.0	2,775	100.0	2,858	100.0
DEPARTMENTAL EXPENSES *																				
Rooms	531	26.9	560	25.9	583	25.5	601	25.5	619	25.5	638	25.5	657	25.5	676	25.5	697	25.5	718	25.5
Other Operated Departments	15	66.2	15	65.4	16	65.0	16	65.0	17	65.0	17	65.0	18	65.0	18	65.0	19	65.0	19	65.0
Total Expenses	545	27.1	575	26.2	599	25.8	617	25.8	636	25.8	655	25.8	674	25.8	695	25.8	715	25.8	737	25.8
DEPARTMENTAL INCOME	1,464	72.9	1,620	73.8	1,725	74.2	1,777	74.2	1,830	74.2	1,885	74.2	1,941	74.2	2,000	74.2	2,060	74.2	2,122	74.2
UNDISTRIBUTED OPERATING EXPENSES																				
Administrative & General	218	10.9	217	9.9	215	9.2	221	9.2	228	9.2	235	9.2	242	9.2	249	9.2	257	9.2	264	9.2
Info & Telecom Systems	29	1.4	30	1.4	31	1.3	32	1.3	33	1.3	34	1.3	35	1.3	36	1.3	37	1.3	38	1.3
Marketing	66	3.3	69	3.1	72	3.1	74	3.1	76	3.1	78	3.1	81	3.1	83	3.1	86	3.1	88	3.1
Franchise Fee	119	5.9	151	6.9	183	7.9	189	7.9	194	7.9	200	7.9	206	7.9	212	7.9	219	7.9	225	7.9
Prop. Operations & Maint.	90	4.5	99	4.5	115	4.9	118	4.9	122	4.9	125	4.9	129	4.9	133	4.9	137	4.9	141	4.9
Utilities	86	4.3	90	4.1	93	4.0	96	4.0	99	4.0	102	4.0	105	4.0	108	4.0	111	4.0	114	4.0
Total Expenses	607	30.3	657	29.9	708	30.4	729	30.4	751	30.4	774	30.4	797	30.4	821	30.4	846	30.4	871	30.4
GROSS OPERATING PROFIT	856	42.6	963	43.9	1,017	43.8	1,048	43.8	1,078	43.8	1,111	43.8	1,144	43.8	1,179	43.8	1,214	43.8	1,251	43.8
Management Fee	60	3.0	66	3.0	70	3.0	72	3.0	74	3.0	76	3.0	78	3.0	81	3.0	83	3.0	86	3.0
INCOME BEFORE NON-OPR. INC. & EXP.	796	39.6	897	40.9	947	40.8	976	40.8	1,004	40.8	1,035	40.8	1,066	40.8	1,098	40.8	1,131	40.8	1,165	40.8
NON-OPERATING INCOME & EXPENSE																				
Property Taxes	65	3.2	134	6.1	138	6.0	143	6.0	147	6.0	151	6.0	156	6.0	160	6.0	165	6.0	170	6.0
Insurance	29	1.5	30	1.4	31	1.3	32	1.3	33	1.3	34	1.3	35	1.3	36	1.3	37	1.3	38	1.3
Total Expenses	94	4.7	165	7.5	169	7.3	175	7.3	180	7.3	185	7.3	191	7.3	196	7.3	202	7.3	208	7.3
EBITDA	702	34.9	732	33.4	778	33.5	801	33.5	825	33.5	850	33.5	875	33.5	902	33.5	929	33.5	956	33.5
Reserve for Replacement	40	2.0	66	3.0	93	4.0	96	4.0	99	4.0	102	4.0	105	4.0	108	4.0	111	4.0	114	4.0
EBITDA LESS RESERVE	\$661	32.9 %	\$667	30.4 %	\$685	29.5 %	\$705	29.5 %	\$726	29.5 %	\$748	29.5 %	\$770	29.5 %	\$794	29.5 %	\$818	29.5 %	\$842	29.5 %

The following description sets forth the basis for the forecast of income and expense. We anticipate that it will take three years for the proposed subject hotel to reach a stabilized level of operation. Each revenue and expense item has been forecast based upon our review of the proposed subject hotel's operating budget and comparable income and expense statements. The forecast is based upon fiscal years beginning May 1, 2024, expressed in inflated dollars for each year.

Revenues associated with the proposed subject hotel's other operated departments and miscellaneous income category have been forecast to reflect the hotel's planned facilities and amenities. Expense levels fall within a range of reasonableness given the provided comparable operating statements; furthermore, franchise and management fees are set forth in accordance with our assumptions provided earlier in our report.

Rooms Revenue

Rooms revenue is determined by two variables: occupancy and average rate. We projected occupancy and average rate in a previous section of this report. The proposed subject hotel is expected to stabilize at an occupancy level of 69% with an average rate of \$113.57 in 2026/27. Following the stabilized year, the proposed subject hotel's ADR is projected to increase along with the underlying rate of growth assigned to EBITDA Less Replacement Reserve.

Other Operated Departments Revenue

According to the Uniform System of Accounts, other operated departments include any major or minor operated department other than rooms and F&B.

FIGURE 7-7 OTHER OPERATED DEPARTMENTS REVENUE

	Comparable Operating Statements					Proposed Subject Property Forecast	
	#1	#2	#3	#4	#5	2024/25	Deflated Stabilized
Percentage of Revenue	0.8 %	1.1 %	0.8 %	0.7 %	0.6 %	1.1 %	1.0 %
Per Available Room	\$203	\$277	\$198	\$194	\$139	\$276	\$252
Per Occupied Room	\$0.84	\$1.06	\$0.77	\$0.78	\$0.60	\$1.20	\$1.00

Miscellaneous Income

The miscellaneous income sources comprise those other than guestrooms, F&B, and the other operated departments. Changes in this revenue item through the projection period result from the application of the underlying inflation rate and projected changes in occupancy.

FIGURE 7-8 MISCELLANEOUS INCOME

	Comparable Operating Statements					Proposed Subject Property Forecast	
	#1	#2	#3	#4	#5	2024/25	Deflated Stabilized
Percentage of Revenue	1.5 %	1.1 %	0.2 %	0.5 %	0.8 %	0.5 %	0.5 %
Per Available Room	\$374	\$274	\$47	\$128	\$195	\$138	\$126
Per Occupied Room	\$1.55	\$1.05	\$0.18	\$0.51	\$0.84	\$0.60	\$0.50

Rooms Expense

Rooms expense consists of items related to the sale and upkeep of guestrooms and public space. Salaries, wages, and employee benefits account for a substantial portion of this category. Although payroll varies somewhat with occupancy, and managers can generally scale the level of service staff on hand to meet an expected occupancy level, much of a hotel's payroll is fixed. A base level of front desk personnel, housekeepers, and supervisors must be maintained at all times. As a result, salaries, wages, and employee benefits are only moderately sensitive to changes in occupancy.

Commissions and reservations are usually based on room sales and, thus, are highly sensitive to changes in occupancy and average rate. While guest supplies vary 100% with occupancy, linens and other operating expenses are only slightly affected by volume.

FIGURE 7-9 ROOMS EXPENSE

	Comparable Operating Statements					Proposed Subject Property Forecast	
	#1	#2	#3	#4	#5	2024/25	Deflated Stabilized
Percentage of Revenue	24.7 %	25.3 %	25.0 %	25.4 %	27.4 %	26.9 %	25.5 %
Per Available Room	\$5,885	\$6,292	\$6,211	\$6,525	\$6,374	\$6,636	\$6,111
Per Occupied Room	\$24.42	\$24.15	\$24.16	\$26.06	\$27.30	\$28.86	\$24.26

**Other Operated
Departments Expense**

Other operated departments expense includes all expenses reflected in the summary statements for the divisions associated in these categories, as discussed previously in this chapter.

FIGURE 7-10 OTHER OPERATED DEPARTMENTS EXPENSE

	Comparable Operating Statements					Proposed Subject Property Forecast	
	#1	#2	#3	#4	#5	2024/25	Deflated Stabilized
Percentage of Revenue	61.5 %	59.0 %	54.7 %	88.4 %	80.3 %	66.2 %	65.0 %
Per Available Room	\$125	\$163	\$108	\$172	\$112	\$183	\$164
Per Occupied Room	\$0.52	\$0.63	\$0.42	\$0.69	\$0.48	\$0.79	\$0.65

Administrative and General Expense

Administrative and general expense includes the salaries and wages of all administrative personnel who are not directly associated with a particular department. Expense items related to the management and operation of the property are also allocated to this category.

Most administrative and general expenses are relatively fixed. The exceptions are cash overages and shortages; commissions on credit card charges; provision for doubtful accounts, which are moderately affected by the number of transactions or total revenue; and salaries, wages, and benefits, which are very slightly influenced by volume.

FIGURE 7-11 ADMINISTRATIVE AND GENERAL EXPENSE

	Comparable Operating Statements					Proposed Subject Property Forecast	
	#1	#2	#3	#4	#5	2024/25	Deflated Stabilized
Percentage of Revenue	9.3 %	7.1 %	10.1 %	12.5 %	7.2 %	10.9 %	9.2 %
Per Available Room	\$2,283	\$1,796	\$2,533	\$3,241	\$1,689	\$2,727	\$2,250
Per Occupied Room	\$9.47	\$6.90	\$9.85	\$12.94	\$7.23	\$11.86	\$8.93

Information and Telecommunications Systems Expense

Information and telecommunications systems expense consists of all costs associated with a hotel's technology infrastructure. This includes the costs of cell phones, administrative call and Internet services, and complimentary call and Internet services. Expenses in this category are typically organized by type of technology or the area benefiting from the technology solution.

Marketing Expense

Marketing expense consists of all costs associated with advertising, sales, and promotion; these activities are intended to attract and retain customers. Marketing can be used to create an image, develop customer awareness, and stimulate patronage of a property's various facilities.

The marketing category is unique in that all expense items, with the exception of fees and commissions, are totally controlled by management. Most hotel operators

establish an annual marketing budget that sets forth all planned expenditures. If the budget is followed, total marketing expenses can be projected accurately.

Marketing expenditures are unusual because, although there is a lag period before results are realized, the benefits are often extended over a long period. Depending on the type and scope of the advertising and promotion program implemented, the lag time can be as short as a few weeks or as long as several years. However, the favorable results of an effective marketing campaign tend to linger, and a property often enjoys the benefits of concentrated sales efforts for many months.

FIGURE 7-12 MARKETING EXPENSE

	Comparable Operating Statements					Proposed Subject Property Forecast	
	#1	#2	#3	#4	#5	2024/25	Deflated Stabilized
Percentage of Revenue	2.6 %	3.4 %	5.2 %	1.9 %	6.1 %	3.3 %	3.1 %
Per Available Room	\$630	\$859	\$1,303	\$496	\$1,431	\$826	\$750
Per Occupied Room	\$2.62	\$3.30	\$5.07	\$1.98	\$6.13	\$3.59	\$2.98

Franchise Fee

As previously discussed, the proposed subject property is expected to be franchised under the Fairfield by Marriott brand. Costs associated with this franchise are summarized in the introductory chapter in this report.

Marketing expense and franchise fees are often analyzed in total because hotels may account for some components of franchise expense in the marketing expense category. The subject property's total marketing and franchise expense has been forecast at 11.0% of total revenue on a stabilized basis; the comparable operating statements show a range from 8.9% to 14.2% of total revenue.

Property Operations and Maintenance

Property operations and maintenance expense is another expense category that is largely controlled by management. Except for repairs that are necessary to keep the facility open and prevent damage (e.g., plumbing, heating, and electrical items), most maintenance can be deferred for varying lengths of time.

Maintenance is an accumulating expense. If management elects to postpone performing a required repair, the expenditure has not been eliminated, only deferred until a later date. A lodging facility that operates with a lower-than-normal maintenance budget is likely to accumulate a considerable amount of deferred maintenance.

The age of a lodging facility has a strong influence on the required level of maintenance. A new or thoroughly renovated property is protected for several years by modern equipment and manufacturers' warranties. However, as a hostelry

grows older, maintenance expenses escalate. A well-organized preventive maintenance system often helps delay deterioration, but most facilities face higher property operations and maintenance costs each year, regardless of the occupancy trend. The quality of initial construction can also have a direct impact on future maintenance requirements. The use of high-quality building materials and construction methods generally reduces the need for maintenance expenditures over the long term.

Changes in this expense item through the projection period result from the application of the underlying inflation rate and projected changes in occupancy.

FIGURE 7-13 PROPERTY OPERATIONS AND MAINTENANCE EXPENSE

	Comparable Operating Statements					Proposed Subject Property Forecast	
	#1	#2	#3	#4	#5	2024/25	Deflated Stabilized
Percentage of Revenue	6.6 %	4.2 %	4.7 %	6.8 %	5.3 %	4.5 %	4.9 %
Per Available Room	\$1,622	\$1,075	\$1,166	\$1,779	\$1,244	\$1,124	\$1,200
Per Occupied Room	\$6.73	\$4.13	\$4.53	\$7.10	\$5.33	\$4.89	\$4.76

Utilities Expense

The utilities consumption of a lodging facility takes several forms, including water and space heating, air conditioning, lighting, cooking fuel, and other miscellaneous power requirements. The most common sources of hotel utilities are electricity, natural gas, fuel oil, and steam. This category also includes the cost of water service.

Total energy cost depends on the source and quantity of fuel used. Electricity tends to be the most expensive source, followed by oil and gas. Although all hotels consume a sizable amount of electricity, many properties supplement their utility requirements with less expensive sources, such as gas and oil, for heating and cooking. The changes in this utilities line item through the projection period are a result of the application of the underlying inflation rate and projected changes in occupancy.

FIGURE 7-14 UTILITIES EXPENSE

	Comparable Operating Statements					Proposed Subject Property Forecast	
	#1	#2	#3	#4	#5	2024/25	Deflated Stabilized
Percentage of Revenue	3.7 %	3.3 %	5.2 %	3.6 %	3.9 %	4.3 %	4.0 %
Per Available Room	\$914	\$851	\$1,292	\$936	\$926	\$1,074	\$975
Per Occupied Room	\$3.79	\$3.27	\$5.03	\$3.74	\$3.97	\$4.67	\$3.87

Management Fee

Management expense consists of the fees paid to the managing agent contracted to operate the property. Some companies provide management services and a brand-name affiliation (first-tier management company), while others provide management services alone (second-tier management company). Some management contracts specify only a base fee (usually a percentage of total revenue), while others call for both a base fee and an incentive fee (usually a percentage of defined profit). Basic hotel management fees are often based on a percentage of total revenue, which means they have no fixed component. While base fees typically range from 2% to 4% of total revenue, incentive fees are deal specific and often are calculated as a percentage of income available after debt service and, in some cases, after a preferred return on equity. Total management fees for the proposed subject hotel have been forecast at 3.0% of total revenue.

Property Taxes

Property (or ad valorem) tax is one of the primary revenue sources of municipalities. Based on the concept that the tax burden should be distributed in proportion to the value of all properties within a taxing jurisdiction, a system of assessments is established. Theoretically, the assessed value placed on each parcel bears a definite relationship to market value, so properties with equal market values will have similar assessments and properties with higher and lower values will have proportionately larger and smaller assessments.

FIGURE 7-15 HISTORIC SUBJECT PROPERTY TAX BURDEN (BASE YEAR)

Real Property				
Assessed Value				Percent Change
Year	Land	Improvements	Real Property Total	
2018	\$13,400	\$0	\$13,400	— %
2019	10,100	0	10,100	(24.6)
2020	9,400	0	9,400	(6.9)

Source: Warren County Assessor

Depending on the taxing policy of the municipality, property taxes can be based on the value of the real property or the value of the personal property and the real property. We have based our estimate of the proposed subject property's market value (for tax purposes) on an analysis of assessments of comparable hotel properties in the local municipality.

FIGURE 7-16 COUNTY-ASSESSED VALUE OF COMPARABLE HOTELS

Hotel	Year Open	Land	Improvements	Total
Subject Property		\$9,400	\$0	\$9,400
Country Inn & Suites by Radisson Indianola	2017	\$694,000	\$3,541,800	\$4,235,800
Hotel Pommier	1985	287,500	902,900	1,190,400
Quality Inn Indianola	1996	159,700	636,600	796,300
<i>Assessments per Room</i>	<i># of Rms</i>			
Country Inn & Suites by Radisson Indianola	71	\$9,775	\$49,885	\$59,659
Hotel Pommier	60	4,792	15,048	19,840
Quality Inn Indianola	44	3,630	14,468	18,098
Positioned Subject - Per Room	80	\$4,000	\$50,000	\$54,000
Positioned Subject - Total		\$320,000	\$4,000,000	\$4,320,000

Source: Warren County Assessor

We have positioned the future assessment levels of the subject site and proposed improvements based upon the illustrated comparable data. We have positioned these assessments closest to the Country Inn & Suites by Radisson because of the similarities in age and product type; overall, the positioned assessments are well supported by the market data.

Tax rates are based on the city and county budgets, which change annually. The most recent tax rate in this jurisdiction was reported at 28.94779. The following table shows changes in the tax rate during the last several years.

FIGURE 7-17 COUNTY TAX RATES

Year	Real Property Millage Rate	Agriculture Rollback Rate
2018	29.46988	0.56132
2019	29.14290	0.81483
2020	28.94779	0.84030

Source: Warren County Assessor

Based on comparable assessments and the tax rate information, the proposed subject property's projected property tax expense levels are calculated as follows.

FIGURE 7-18 PROJECTED PROPERTY TAX BURDEN (BASE YEAR)

	Real Property		
	Land	Improvements	Total
Positioned (Assessed Value)	\$320,000	\$4,000,000	\$4,320,000
Equalization Rate			0.90000
Millage Rate			28.94779
Tax Burden as of Current Assessment Year			\$112,549

FIGURE 7-19 PROJECTED PROPERTY TAX EXPENSE – REAL PROPERTY

Year	Real Property		
	Real Tax Burden (Positioned Prior to Increase)	Base Rate of Tax Burden Increase	Taxes Payable
Positioned	\$112,549	—	\$112,549
2024/25	\$112,549	15.9 %	\$65,238
2025/26	130,475	3.0	\$134,389
2026/27	134,389	3.0	\$138,421
2027/28	138,421	3.0	\$142,574
2028/29	142,574	3.0	\$146,851
2029/30	146,851	3.0	\$151,256
2030/31	151,256	3.0	\$155,794

Insurance Expense

The insurance expense category consists of the cost of insuring the hotel and its contents against damage or destruction by fire, weather, sprinkler leakage, boiler explosion, plate glass breakage, and so forth. General insurance costs also include premiums relating to liability, fidelity, and theft coverage.

Insurance rates are based on many factors, including building design and construction, fire detection and extinguishing equipment, fire district, distance from the firehouse, and the area's fire experience. Insurance expenses do not vary with occupancy.

FIGURE 7-20 INSURANCE EXPENSE

	Comparable Operating Statements					Proposed Subject Property Forecast	
	#1	#2	#3	#4	#5	2024/25	Deflated Stabilized
Percentage of Revenue	1.5 %	1.1 %	1.1 %	1.3 %	1.6 %	1.5 %	1.3 %
Per Available Room	\$370	\$270	\$276	\$342	\$372	\$366	\$325
Per Occupied Room	\$1.54	\$1.04	\$1.08	\$1.37	\$1.59	\$1.59	\$1.29

Reserve for Replacement

Furniture, fixtures, and equipment are essential to the operation of a lodging facility, and their quality often influences a property's class. This category includes all non-real estate items that are capitalized, rather than expensed. The furniture, fixtures, and equipment of a hotel are exposed to heavy use and must be replaced at regular intervals. The useful life of these items is determined by their quality, durability, and the amount of guest traffic and use.

Periodic replacement of furniture, fixtures, and equipment is essential to maintain the quality, image, and income-producing potential of a lodging facility. Because capitalized expenditures are not included in the operating statement but affect an owner's cash flow, a forecast of income and expense should reflect these expenses in the form of an appropriate reserve for replacement.

The International Society of Hospitality Consultants (ISHC) oversees a major industry-sponsored study of the capital expenditure requirements for full-service/luxury, select-service, and extended-stay hotels. The most recent study was published in 2014.⁶ Historical capital expenditures of well-maintained hotels were investigated through the compilation of data provided by most of the major hotel companies in the United States. A prospective analysis of future capital expenditure requirements was also performed based upon the cost to replace short- and long-lived building components over a hotel's economic life. The study showed that the capital expenditure requirements for hotels vary significantly from year to year and depend upon both the actual and effective ages of a property. The results of this study showed that hotel lenders and investors are requiring reserves for replacement ranging from 4% to 5% of total revenue.

Based upon the results of our analysis, our review of the proposed subject asset, and current industry norms, a reserve for replacement equal to 4.0% of total revenues has been factored into our forecast of revenue and expense for funding the periodic

⁶ The International Society of Hotel Consultants, *CapEx 2014, A Study of Capital Expenditure in the U.S. Hotel Industry*.

replacement of the proposed subject property's furniture, fixtures, and equipment. This amount has been ramped up during the initial projection period.

Forecast of Revenue and Expense Conclusion

Projected total revenue, gross operating profit, and EBITDA Less Replacement Reserve are set forth in the following table.

FIGURE 7-21 FORECAST OF REVENUE AND EXPENSE CONCLUSION

	Year	Total Revenue		Gross Operating Profit		House Profit Ratio	EBITDA Less Replacement Reserve		
		Total	% Change	Total	% Change		Total	% Change	As a % of Ttl Rev
Projected	2024/25	\$2,009,000	—	\$856,000	—	42.6 %	\$661,000	—	32.9 %
	2025/26	2,195,000	9.3 %	963,000	12.5 %	43.9	667,000	0.9 %	30.4
	2026/27	2,324,000	5.9	1,017,000	5.6	43.8	685,000	2.7	29.5
	2027/28	2,394,000	3.0	1,048,000	3.0	43.8	705,000	2.9	29.5
	2028/29	2,465,000	3.0	1,078,000	2.9	43.8	726,000	3.0	29.5

8. Statement of Assumptions and Limiting Conditions

1. This report is set forth as a market study of the proposed subject hotel; this is not an appraisal report.
2. This report is to be used in whole and not in part.
3. No responsibility is assumed for matters of a legal nature, nor do we render any opinion as to title, which is assumed marketable and free of any deed restrictions and easements. The property is evaluated as though free and clear unless otherwise stated.
4. We assume that there are no hidden or unapparent conditions of the sub-soil or structures, such as underground storage tanks, that would affect the property's development potential. No responsibility is assumed for these conditions or for any engineering that may be required to discover them.
5. We have not considered the presence of potentially hazardous materials or any form of toxic waste on the project site. We are not qualified to detect hazardous substances and urge the client to retain an expert in this field if desired.
6. The Americans with Disabilities Act (ADA) became effective on January 26, 1992. We have assumed the proposed hotel would be designed and constructed to be in full compliance with the ADA.
7. We have made no survey of the site, and we assume no responsibility in connection with such matters. Sketches, photographs, maps, and other exhibits are included to assist the reader in visualizing the property. It is assumed that the use of the described real estate will be within the boundaries of the property described, and that no encroachment will exist.
8. All information, financial operating statements, estimates, and opinions obtained from parties not employed by TS Worldwide, LLC are assumed true and correct. We can assume no liability resulting from misinformation.
9. Unless noted, we assume that there are no encroachments, zoning violations, or building violations encumbering the subject site.
10. The property is assumed to be in full compliance with all applicable federal, state, local, and private codes, laws, consents, licenses, and regulations (including the appropriate liquor license if applicable), and that all licenses, permits, certificates, franchises, and so forth can be freely renewed or transferred to a purchaser.

11. All mortgages, liens, encumbrances, leases, and servitudes have been disregarded unless specified otherwise.
12. None of this material may be reproduced in any form without our written permission, and the report cannot be disseminated to the public through advertising, public relations, news, sales, or other media.
13. We are not required to give testimony or attendance in court because of this analysis without previous arrangements and shall do so only when our standard per-diem fees and travel costs have been paid prior to the appearance.
14. If the reader is making a fiduciary or individual investment decision and has any questions concerning the material presented in this report, it is recommended that the reader contact us.
15. We take no responsibility for any events or circumstances that take place subsequent to the date of our field inspection.
16. The quality of a lodging facility's onsite management has a direct effect on a property's economic viability. The financial forecasts presented in this analysis assume responsible ownership and competent management. Any departure from this assumption may have a significant impact on the projected operating results.
17. The financial analysis presented in this report is based upon assumptions, estimates, and evaluations of the market conditions in the local and national economy, which may be subject to sharp rises and declines. Over the projection period considered in our analysis, wages and other operating expenses may increase or decrease because of market volatility and economic forces outside the control of the hotel's management. We assume that the price of hotel rooms, food, beverages, and other sources of revenue to the hotel will be adjusted to offset any increases or decreases in related costs. We do not warrant that our estimates will be attained, but they have been developed based upon information obtained during the course of our market research and are intended to reflect the expectations of a typical hotel investor as of the stated date of the report.
18. This analysis assumes continuation of all Internal Revenue Service tax code provisions as stated or interpreted on either the date of value or the date of our field inspection, whichever occurs first.
19. Many of the figures presented in this report were generated using sophisticated computer models that make calculations based on numbers carried out to three or more decimal places. In the interest of simplicity, most numbers have been rounded to the nearest tenth of a percent. Thus, these figures may be subject to small rounding errors.

20. It is agreed that our liability to the client is limited to the amount of the fee paid as liquidated damages. Our responsibility is limited to the client; the use of this report by third parties shall be solely at the risk of the client and/or third parties. The use of this report is also subject to the terms and conditions set forth in our engagement letter with the client.
21. Evaluating and comprising financial forecasts for hotels is both a science and an art. Although this analysis employs various mathematical calculations to provide value indications, the final forecasts are subjective and may be influenced by our experience and other factors not specifically set forth in this report.
22. This study was prepared by TS Worldwide, LLC. All opinions, recommendations, and conclusions expressed during the course of this assignment are rendered by the staff of TS Worldwide, LLC as employees, rather than as individuals.

Sara Olson, MAI

EMPLOYMENT

<i>2011 to present</i>	HVS CONSULTING AND VALUATION SERVICES Omaha, Nebraska
<i>2010 – 2011</i>	HYATT SUMMERFIELD SUITES HOTEL Broomfield, Colorado
<i>February – June 2010</i>	HOSPITALITY REAL ESTATE COUNSELORS Denver, Colorado
<i>June – December 2009</i>	THE MAGNOLIA HOTEL Omaha, Nebraska

EDUCATION AND OTHER TRAINING

BSBA – Hotel, Restaurant, and Tourism Management; University of Denver

Other Specialized Training Classes Completed:

Uniform Standards of Professional Appraisal Practice – 15 hours
 Basic Appraisal Procedures – 30 hours
 Basic Appraisal Principles – 30 hours
 General Appraiser Income Approach (Parts I and II) – 60 hours
 General Appraiser Market Analysis and HBU – 30 hours
 General Appraiser Site Valuation and Cost Approach – 30 hours
 General Appraiser Sales Comparison Approach – 30 hours
 General Appraiser Report Writing and Case Studies – 30 hours
 Statistics, Modeling and Finance – 15 hours
 Advanced Income Capitalization – 40 hours
 Business Practices and Ethics – 7 hours
 Advanced Market Analysis & HBU – 35 hours
 Quantitative Analysis – 35 hours
 Advanced Concepts and Case Studies – 40 hours
 Advanced Highest and Best Use – 35 hours
 Comp Exam for the MAI Designation – Passed
 General Demonstration – Capstone
 Advanced Hotel Appraisal - Full Service Hotel – 7 hours
 Report Writing – 7 hours
 Eminent Domain & Condemnation – 7 hours
 Small Hotel/Motel Valuation – 7 hours

EDUCATION (CONT)

Honing In – 2 hours
 Income Approach Case Studies – 4 hours
 Expert Witness – 7 hours
 Appraisal Subject to Ground Lease – 7 hours
 Rates & Ratios – 7 hours
 Complex Properties - The Odd Side of Appraisal – 7 hours
 Appraisal of REO and Foreclosed Properties – 7 hours
 Biennial USPAP Updates

STATE CERTIFICATIONS

Iowa, Kansas, Missouri, Nebraska, South Dakota

PROFESSIONAL AFFILIATIONS

Designated Member of the Appraisal Institute (MAI)

PUBLISHED ARTICLES

<i>HVS Journal</i>	"Omaha's COVID-19 Impact and Hotel Recovery," co-authored with Daniel McCoy, September 2021
<i>HVS Journal</i>	"HVS Market Pulse: Downtown Omaha, NE," May 2019
<i>HVS Journal</i>	"HVS Market Pulse: Kansas City," co-authored with Daniel McCoy, November 2018
<i>HVS Journal</i>	"Five Key Takeaways: 2015 NYU International Hospitality Industry Investment Conference," June 2015
<i>HVS Journal</i>	"In Focus: Cheyenne, WY," co-authored with Katy Black, April 2014
<i>HVS Journal</i>	"Market Intelligence Report 2013: Colorado Springs," September 2013
<i>HVS Journal</i>	"Demand High, Hotel Supply Low in Eastern Montana and Western North Dakota," co-authored with Desiree Flanary, January 2013
<i>HVS Journal</i>	"HVS Hotel Market Intelligence Report: Des Moines, Iowa," co-authored with Ryan Bee, May 2012

EXAMPLES OF PROPERTIES APPRAISED OR EVALUATED

PORTFOLIO ANALYSIS

Quarterly Clarion Portfolio of 17
Courtyard Hotels, Various Locations
Portfolio of 18 Hotels, Various
Locations
Portfolio of 7 Hyatt- and Marriott-
branded Hotels, Various Locations

ALABAMA

Hyatt Place Birmingham Inverness,
Birmingham

ARIZONA

Home2 Suites by Hilton Phoenix
Avondale, Avondale
MainStay Suites, Casa Grande
Hampton Inn Phoenix Chandler,
Chandler
Proposed TownePlace Suites by
Marriott, Chandler
Courtyard by Marriott Phoenix Mesa,
Mesa
Proposed Holiday Inn Express & Suites
- Phoenix Airport North, Phoenix
Proposed Home2 Suites by Hilton
Phoenix Airport North, Phoenix
Ventana Canyon Resort, Tucson

ARKANSAS

Residence Inn by Marriott, Springdale

CALIFORNIA

Embassy Suites Arcadia Pasadena,
Arcadia
SLS Hotel, Beverly Hills
Embassy Suites, Brea
Homewood Suites, Carlsbad
Motel 6, Carlsbad
DoubleTree by Hilton, Commerce
Proposed Everhome Suites Corona,
Corona
Homewood Suites, La Quinta
Embassy Suites, Lompoc
Courtyard by Marriott, Long Beach

Shilo Inn, Mammoth Lakes
Savage Lodge & Trading Post,
Mariposa
Proposed Residence Inn by Marriott,
Moreno Valley
Proposed Hotel, Napa
Embassy Suites, Ontario
Proposed Tru Oxnard, Oxnard
Homewood Suites, Palm Desert
Courtyard by Marriott, Rancho
Cordova
Hyatt Place Sacramento Rancho
Cordova, Rancho Cordova
Days Inn, Richmond
Hampton Inn & Suites, Riverside
SpringHill Suites, Roseville
TownePlace Suites, Roseville
Residence Inn by Marriott Sacramento
Cal Expo, Sacramento
SpringHill Suites by Marriott
Sacramento Airport Natomas,
Sacramento
Residence Inn San Diego Mission
Valley, San Diego
Towne & Country Resort & Conference
Center, San Diego
Holiday Inn Express Fisherman's
Wharf, San Francisco
Quality Inn Silicon Valley, San Jose
Embassy Suites, San Luis Obispo
Embassy Suites, Santa Ana
Hotel Californian, Santa Barbara
Proposed Hyatt Place, Santa Cruz
Holland Inn & Suites, Taft
Embassy Suites, Temecula

COLORADO

Proposed Boomerang Hotel, Aspen
Proposed Hotel North Boulder,
Boulder
Best Western Brighton Inn, Brighton
Proposed Hotel Brighton, Brighton
Hyatt Summerfield Suites, Broomfield
Proposed Fairfield Inn by Marriott,
Broomfield
TownePlace Suites, Broomfield

Americas Best Value Inn, Colorado
Springs
Clarion/Quality Inn, Colorado Springs
Proposed Holiday Inn Express Hotel &
Suites, Colorado Springs
Proposed Hilton Garden Inn Colorado
Springs Downtown, Colorado
Springs
Proposed Limited-Service Hotel,
Colorado Springs
Proposed Renaissance, Colorado
Springs
Radisson Hotel, Colorado Springs
Best Western Sundance, Delta
Comfort Inn Merchandise Mart,
Denver
DoubleTree DTC, Denver
Microtel Inn, Denver
Motel 6, Denver
Proposed Best Western Plus Gateway
Park, Denver
Proposed Cherry Creek Hotel, Denver
Proposed Hampton/Homewood
Tower, Denver
Proposed Boutique Hotel – Sloan Lake,
Denver
Ramada Hotel & Suites, Denver
Ramada Limited DIA, Denver
Proposed TownePlace Suites DTC,
Englewood
Heritage Inn, Evans
Courtyard by Marriott, Fort Collins
Hilton Garden Inn, Fort Collins
Marriott, Fort Collins
Plaza Hotel, Fort Collins
Residence Inn by Marriott, Fort Collins
Proposed Boutique Hotel, Fort Collins
Comfort Inn, Fruita
Hotel Denver, Glenwood Springs
Hotel Glenwood Springs, Glenwood
Springs
TownePlace Suites Federal Center,
Golden
Proposed Courtyard by Marriott,
Highlands Ranch
Hot Sulphur Springs Resort & Spa, Hot
Sulphur Springs

Holiday Inn, Lakewood
 Proposed Residence Inn, Littleton
 Candlewood Suites, Loveland
 Proposed Full-Service Hotel, Loveland
 Proposed Residence Inn by Marriott,
 Mammoth Lakes
 Comfort Inn, Parachute
 The Peaks Resort and Spa, Telluride
 Proposed Extended-Stay Hotel,
 Westminster
 Proposed Wolcott Inn, Wolcott

CONNECTICUT

Proposed Steelpointe Harbor Hotel,
 Bridgeport

DELAWARE

Sandcastle Motel, Rehoboth Beach

FLORIDA

Proposed Westin, Daytona Beach
 DoubleTree East, Orlando
 Holiday Inn Resort Orlando Suites
 Waterpark, Orlando
 Sheraton Downtown, Orlando
 Residence Inn by Marriott, Sebring
 Embassy Suites Tampa USF/Busch
 Gardens, Tampa
 Hampton Inn, Tampa
 Proposed Four Points by Sheraton,
 Venice

GEORGIA

Embassy Suites Atlanta Alpharetta,
 Alpharetta
 Fairfield Inn & Suites Suwanee, Atlanta
 Hampton Inn Buckhead, Atlanta
 Hilton Atlanta Northeast, Norcross

ILLINOIS

Homewood Suites by Hilton, Chicago
 Courtyard by Marriott, Elmhurst
 Hilton Orrington Evanston, Evanston
 Hampton Inn, Gurnee
 Comfort Inn, Moline
 Hampton Inn, Naperville
 Hampton by Hilton, New Lenox

Proposed Hotel Kate, Rockford
 DoubleTree by Hilton Chicago North
 Shore, Skokie

IOWA

Motel 6 Des Moines East Altoona,
 Altoona
 Holiday Inn Ames Conference Center
 ISU, Ames
 Radisson Hotel Ames Conference
 Center at ISU, Ames
 Hampton Inn Cedar Rapids, Cedar
 Rapids
 Motel 6 Cedar Rapids, Cedar Rapids
 Proposed Hilton Garden Inn, Cedar
 Rapids
 Proposed Dual-Brand
 avid/Candlewood Suites, Coralville
 Best Western Crossroads, Council
 Bluffs
 Country Inn & Suites, Council Bluffs
 Hilton Garden Inn Omaha East Council
 Bluffs, Council Bluffs
 Motel 6 Council Bluffs, Council Bluffs
 Proposed Courtyard by Marriott at
 Mid-America Center, Council Bluffs
 Hampton Inn, Des Moines
 Surety Hotel Des Moines, Des Moines
 Proposed Grinnell Hotel & Event
 Center, Grinnell
 Clarion Hotel Highlander Conference
 Center Iowa City, Iowa City
 Sheraton, Iowa City
 Proposed Courtyard by Marriott,
 Mason City
 Americas Best Value Inn, Osceola
 Royal Amsterdam Hotel, Pella
 Proposed Comfort Inn & Suites,
 Sergeant Bluff
 Proposed Autograph Collection Hotel,
 Sioux City
 Proposed Warrior Hotel at the Warrior
 and Davidson Buildings, Sioux City
 Extended StayAmerica Des Moines –
 Urbandale, Urbandale
 Courtyard by Marriott Des Moines
 West, West Des Moines

Element West Des Moines, West Des
 Moines
 Extended Stay America West Des
 Moines, West Des Moines
 Fairfield Inn & Suites by Marriott,
 West Des Moines
 Motel 6 Des Moines West, West Des
 Moines
 Residence Inn by Marriott Des Moines
 West at Jordan Creek Town Center,
 West Des Moines
 SpringHill Suites by Marriott Des
 Moines West, West Des Moines

KANSAS

Proposed Hotel Edwardsville,
 Edwardsville
 Proposed Hampton Inn Goddard,
 Goddard
 Motel 6, Hays
 Great Wolf Lodge, Kansas City
 Proposed Hotel, Lawrence
 Proposed Candlewood Suites, Lenexa
 Proposed Holiday Inn Express, Lenexa
 Proposed Tribute Lenexa, Lenexa
 Motel 6, Manhattan
 Chase Suites, Overland Park
 Courtyard by Marriott Kansas City
 Overland Park Convention Center,
 Overland Park
 Hampton Inn Kansas City Overland
 Park, Overland Park
 Homewood Suites by Hilton Overland
 Park, Overland Park
 Hyatt Place Kansas City Overland Park,
 Overland Park
 Proposed Hampton Inn & Suites,
 Overland Park
 Proposed Staybridge Suites, Overland
 Park
 Sheraton Overland Park Convention
 Center, Overland Park
 Holiday Inn Salina, Salina
 Courtyard by Marriott Topeka, Topeka
 Cyrus Hotel, Topeka
 Proposed Boutique Hotel, Topeka
 Proposed Cyrus Hotel, Topeka

Proposed SpringHill Suites by Marriott, Topeka
 Senate Luxury Suites, Topeka
 Best Western Airport Inn & Conference Center, Wichita
 Courtyard by Marriott Wichita Old Town, Wichita
 DoubleTree by Hilton Hotel Wichita Airport, Wichita
 La Quinta Inn & Suites, Wichita
 Proposed Element WSU Innovation Campus, Wichita
 Red Roof Plus Wichita East, Wichita

LOUISIANA

Hilton New Orleans, New Orleans
 The Natchez New Orleans, New Orleans

MICHIGAN

Days Inn, Holland

MINNESOTA

Proposed Hotel, St. Paul
 Saint Paul Hotel, St. Paul
 La Quinta Inn & Suites Saint Paul Woodbury, Woodbury

MISSISSIPPI

Wingate by Wyndham, Biloxi
 La Quinta Inn & Suites, Brandon
 Regency Hotel, Jackson
 Staybridge Suites Ridgeland, Ridgeland

MISSOURI

Hilton Garden Inn Independence, Independence
 Proposed Home 2 Suites by Hilton, Independence
 Residence Inn by Marriott Kansas City Independence, Independence
 TownePlace Suites, Joplin
 Chase Suites, Kansas City
 Holiday Inn Kansas City Downtown Aladdin, Kansas City

Hampton Inn Kansas City Airport, Kansas City
 Hotel Indigo Kansas City Downtown, Kansas City
 Hotel Phillips, Kansas City
 Marriott, Kansas City
 Proposed Aloft and Tribute CC Plaza KC, Kansas City
 Proposed Boutique Hotel, Kansas City
 Proposed Hotel, Kansas City
 Proposed Hyatt Convention Headquarters, Kansas City
 Proposed Hyatt Place Downtown Kansas City, Kansas City
 Proposed TownePlace Suites, Liberty
 Aloft North Kansas City, North Kansas City
 Proposed Element and Aloft, North Kansas City
 Proposed Home2 Suites Saint Joseph, Saint Joseph

MONTANA

Motel 6, Billings

NEBRASKA

Residence Inn by Marriott Omaha West, Elkhorn
 Proposed Hotel, Grand Island
 Grand Island Hotel, Grand Island
 Proposed Hotel, Hastings
 Holiday Inn Lincoln Downtown, Lincoln
 Proposed 72 Hotel - Tribute by Marriott, Lincoln
 Proposed Hotel, Lincoln
 Proposed Fallbrook Hotel, Lincoln
 Rodeway Inn Lincoln, Lincoln
 Holiday Inn Express North Platte, North Platte
 Hampton Inn Omaha Midtown Aksarben Area, Omaha
 Hilton, Omaha
 Hilton Garden Inn, Omaha
 Hyatt Place Omaha Downtown Old Market, Omaha
 Marriott Omaha, Omaha

Marriott Omaha Downtown at the Capitol District, Omaha
 Proposed Blackstone Hotel, Omaha
 Proposed Curio by Hilton, Omaha
 Proposed Hotel, Omaha
 Proposed Landmark Hotel, Omaha
 Proposed Peregrine Hotel Downtown Omaha, Curio Collection by Hilton, Omaha
 Proposed West Elm Hotel, Omaha
 Residence Inn by Marriott Omaha Aksarben Village, Omaha
 University Inn Midtown Crossing, Omaha
 Value Place, Omaha
 Proposed Hotel South Sioux City Nebraska, South Sioux City

NEVADA

Embassy Suites Convention Center Las Vegas, Las Vegas

NEW JERSEY

Proposed Courtyard by Marriott, Carteret
 Proposed Holiday Inn Express, Jersey City
 Marriott at Forrestal Princeton, Princeton
 Crowne Plaza Saddle Brook, Saddle Brook
 TR Hotel (Holiday Inn), Toms River
 Hyatt House Parsippany Whippany, Whippany

NEW MEXICO

Proposed Hotel Chaco, Albuquerque
 Anasazi Inn, Farmington
 Comfort Inn & Suites, Las Cruces
 Econo Lodge, Lordsburg
 La Posada de Santa Fe Resort & Spa, Santa Fe

NEW YORK

Hampton Inn & Suites, Albany
 Hilton, Albany
 Holiday Inn Express, Albany

SpringHill Suites Long Island
Brookhaven, Bellport
Best Western, Brooklyn
Proposed Limited-Service Hotel 22nd
Street, Brooklyn
Proposed Limited-Service Hotel East
New York Avenue, Brooklyn
Proposed TownePlace Suites by
Marriott, Brooklyn
Proposed Wingate by Wyndham,
Brooklyn
Mirror Lake Inn, Lake Placid
Proposed Tryp by Wyndham Long
Island City, Long Island City
Proposed Select-Service Hotel, Mineola
Proposed Staybridge Suites, New York
Comfort Inn – The Pointe, Niagara
Falls
Proposed Cambria Hotel Niagara Falls,
Niagara Falls
Proposed Hotel, Niagara Falls
Proposed Hotel, Oyster Bay
Courtyard by Marriott, Poughkeepsie
Courtyard by Marriott, Rye
Fairfield Inn & Suites by Marriott
Saratoga Malta, Saratoga Springs
Proposed Homewood Suites by Hilton,
Scotia
Taughannock Farms Inn,
Trumansburg

NORTH CAROLINA

Renaissance, Asheville
Proposed Courtyard by Marriott and
Residence Inn by Marriott, Charlotte

NORTH DAKOTA

Proposed Savannah Suites, Dickinson
Proposed Limited-Service Hotel, Minot

OHIO

Proposed Hampton Inn, Alliance
Baymont Inn & Suites, Cambridge
Holiday Inn & Suites Cincinnati
Eastgate, Cincinnati
Hilton Garden Inn Cleveland East
Mayfield Village, Cleveland

OKLAHOMA

Residence Inn by Marriott, Stillwater

OREGON

Courtyard by Marriott Portland
Beaverton, Beaverton
Whaler Motel, Newport
Hotel Eastlund, Portland

PENNSYLVANIA

Wyndham Garden Philadelphia
Airport, Essington
Crowne Plaza Pittsburgh South,
Pittsburgh
Courtyard by Marriott Philadelphia
Devon, Wayne

SOUTH CAROLINA

Holiday Inn & Suites Beaufort @
Highway 21, Beaufort
Granary Hotel Event & Convention
Center, Columbia
Courtyard by Marriott Greenville
Haywood Mall, Greenville
Proposed Residence Inn by Marriott,
Greenville
Proposed SpringHill Suites by
Marriott, Greenville
Value Place, Greenville
Proposed Courtyard by Marriott,
North Charleston
Fairfield Inn & Suites by Marriott
Charleston Airport Convention
Center, North Charleston
Proposed Courtyard by Marriott,
Sumter

SOUTH DAKOTA

Ramada Mitchell Hotel and Conference
Center, Mitchell
Proposed Marriott Hotel, Pierre
Proposed Dual-Branded Hotel, Rapid
City
Proposed Hyatt Place Rapid City,
Rapid City

Days Inn Sioux Falls Airport, Sioux
Falls
Motel 6, Sioux Falls
Proposed Holiday Inn, Sioux Falls
Proposed Limited-Service Sioux Falls
Hotel, Sioux Falls
Proposed Splash Resort and
Waterpark, Sioux Falls
Proposed Fairfield Inn, Watertown

TENNESSEE

Carnegie Hotel & Spa, Johnson City
DoubleTree, Johnson City
Courtyard by Marriott Memphis
Airport, Memphis
Courtyard by Marriott Nashville
Airport, Nashville
Hilton Nashville Airport, Nashville
DoubleTree, Oak Ridge
Hampton by Hilton Pigeon Forge On
The Parkway, Pigeon Forge

TEXAS

Wyndham Garden Hotel Austin, Austin
Fairmont Hotel, Dallas
Courtyard by Marriott Dallas Plano
Parkway at Preston Road, Plano
Staybridge Suites, Plano
Courtyard by Marriott Dallas
Richardson at Spring Valley,
Richardson
Courtyard San Antonio Downtown
Market Square, San Antonio

UTAH

TownePlace Suites, Orem
Park City Peaks Hotel, Park City
Days Inn, Salt Lake City
DoubleTree by Hilton Hotel Salt Lake
City Airport, Salt Lake City
Motel 6, Salt Lake City
Residence Inn by Marriott, Salt Lake
City
Best Western Capital Reef, Torrey

VIRGINIA

Courtyard by Marriott Charlottesville
North, Charlottesville
Aloft, Chesapeake
SpringHill Suites by Marriott,
Chesapeake
Holiday Inn Express, Williamsburg

WASHINGTON

Belfair Motel, Belfair
Holiday Inn Express, Marysville
Four Seasons Island Resort, Pembine
Days Inn, Port Orchard
Holiday Inn Express, Sumner
Courtyard by Marriott Seattle
Southcenter, Tukwila

WISCONSIN

Proposed Extended Stay America
Madison Midtown, Madison
Hilton Garden Inn Milwaukee
Downtown, Milwaukee

WYOMING

Super 8, Cody
Hampton Inn & Suites, Green River

INTERNATIONAL

Esperanza Resort, Los Cabos, Mexico

Are you interested in becoming a Lineman?

- **LINE WORKER PROGRAM**
12 Weeks
- **CLASS A CDL**
3 Weeks

Scan for
more info



COMING SOON SUMMER 2023



Are you a Veteran?

Check out the VEEP program



Graduates of MLC are potential
direct entry candidates into the
Missouri Valley JATC
Apprenticeship

MIDWEST LINE COLLEGE*



Follow

[Missouri Valley JATC](#)

[more info coming soon!](#)



MISSOURI VALLEY
JATC



MIDWEST LINE COLLEGE*

1600 E Iowa Ave.
Indianola, IA 50125
(515) 961-5062

* A program of Missouri Valley Joint Apprenticeship and Training Trust, a Section 501(c)(3) educational trust



FAQs

Do you have a website?

Yes, MidwestLineCollege.org - is still being developed at the moment - you can always check out MoValleyJATC.org in the meantime. Also check out MoValleyJATC's Facebook page for updates.

What is the difference between MLC and Missouri Valley JATC?

Missouri Valley JATC is a 7,000-hour Apprenticeship Program that combines on-the-job training with related theoretical instruction.

MidWest Line College is a Pre-Apprentice Line-worker Program designed to provide quality education along with real-world hands-on instruction to those seeking to be trained for a career as an electrical line-worker.

Can a person do both?

Yes, someone could graduate from MLC and then become a Missouri Valley Apprentice.

Are all graduates of MLC a direct entry into the apprenticeship?

No, only those who have met the specific requirements could be a direct entry. However, those who do not get direct entry can still apply to the apprenticeship. (More info on the requirements to come later)

What's in it for me?

The outside electrical industry is experiencing many changes: skilled labor shortages and required federal and state OSHA safety training. Contractors and unions faced with new market challenges need to supply a more mobile, flexible, and highly trained workforce. Contractors are also feeling the need to provide more rigorous on-the-job training for their apprentices and journeyman. They are also demanding entry level employees who are better prepared to be immediately safe, productive workers and who are capable to move into apprenticeship programs.

To meet new demands of skilled workforce, IBEW/NECA has established itself as a training and educational leader in the electrical industry. Starting with an entry level program at MidWest Line College, students can work toward a career progression to higher levels of skill, responsibility, and income.

MLC offers students a solid, initial career step with multiple opportunities to pursue in the Outside Electrical Industry. Class content addresses both the need for electrical line workers and the need for related support workers. This includes such skilled and semi-skilled positions as: Equipment Operators – Apprentice Line Workers - Line Helpers – Meter Reader/Locators/Flaggers - Substation Techs – etc.

As graduates seek employment and develop advanced skills on the job, successful MLC students will be highly sought applicants for many highly competitive jobs.

Where is MidWest Line College located?

We are located at 1600 e. Iowa Ave Indianola, IA 50125

How many sessions are offered a year?

Starting in 2023 we will be offering 2 classes, a Summer (June) and a Fall (Sept) session.
In 2024 will be offering a Spring, Summer and Fall session.

How many students are accepted into each class?

In 2023 we will be accepting 20 students per session
In 2024 we will be accepting 30 students per session

How long is MidWest Line College?

MLC is 12 weeks long
CDL Course (optional) is 3 weeks

How can I apply to MLC?

Applications will be available at the beginning of the year. We will post information soon on that.

How much does it cost?

Tuition with tools will be around \$15,000
CDL Course (if needed) will be extra
Hotel Package (if needed) will be extra
EICA Crane Certification (optional) will be extra
More information to come

What is the VEEP program?

The Veteran's Electrical Entry Program (**VEEP**) was developed to provide transitioning service members and recently separated veterans the ability to reenter the civilian workforce in a high demand field. By completing the VEEP pre-apprenticeship a qualifying participant gains direct entry in to an electrical apprenticeship at a location of their choosing.

Click <https://in2veep.com/faqs/> for more information about VEEP

How do I apply to the VEEP program?

Go to VEEP's Website <https://in2veep.com/>

Will there be a drug test?

Yes, students are susceptible to drug screening.

What are the prerequisites to enroll?

Applicants will need: 18 years or older - high school diploma or GED – DOT Physical – Valid Driver's License – Good physical condition – Must be able to lift 75 lbs.



MEMORANDUM

To: Planning and Zoning Commission

From:

Date: January 10, 2023

Subject: Consider waiving right to review 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. Legal Description



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: January 10, 2022

Agenda Item: 7.D Consider waiving right to review 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: Douglas Gladson and Diane JNT Revocable Trust

Property Address/Parcel: 134/4000-0021, 134/4000-0031, and 134/4000-0051

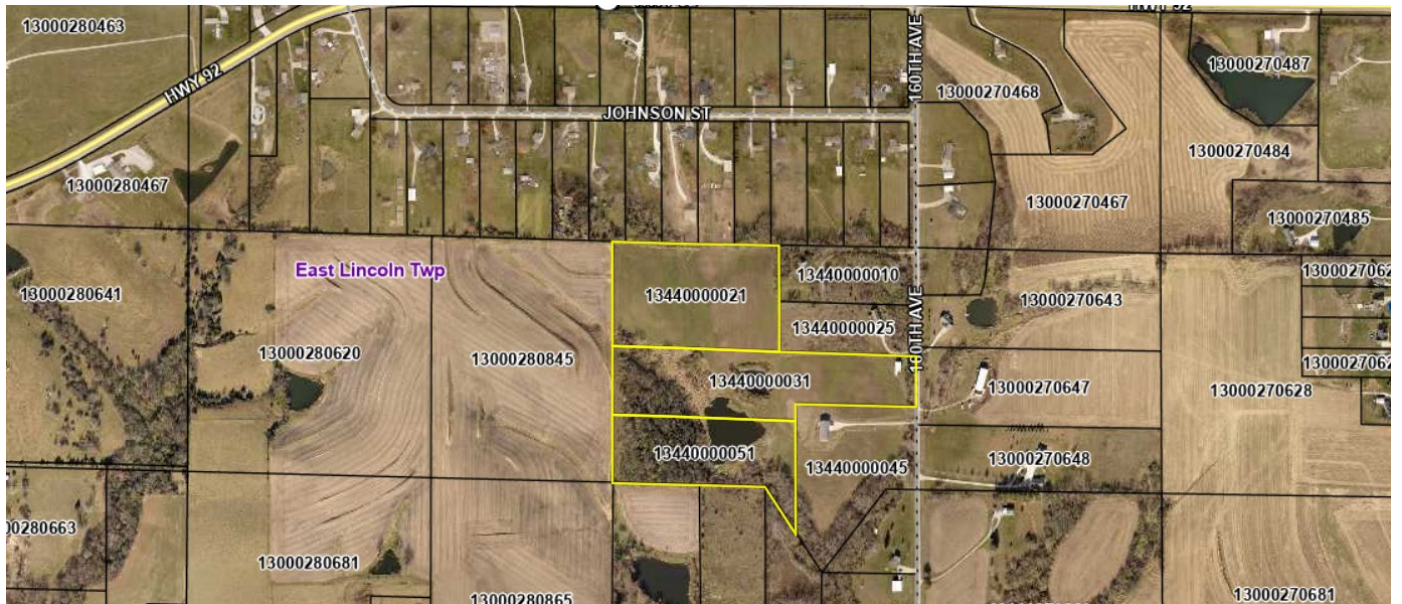
Current Zoning: A-1 'Agricultural' Zoning District (Unincorporated – Warren County)

Comprehensive Plan Designation: No Designation

Application Summary

Chad Daniels, on the behalf of Scott Gladson, is requesting plat of survey approval for a boundary line adjustment for parcels #134/4000-0021, #134/4000-0031, and #134/4000-0051. 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.
 - C. Accurate locations of all existing and recorded streets intersecting the boundaries of the tract.
 - D. Accurate metes and bounds description of the boundary.

Agenda Item: 7.D Consider waiving right to review of a Plat of Survey for Chad Daniels, for a property located within two miles of the City of Indianola

- 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.

Agenda Item: 7.D Consider waiving right to review of a Plat of Survey for Chad Daniels, for a property located within two miles of the City of Indianola

- 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:

Agenda Item: 7.D Consider waiving right to review of a Plat of Survey for Chad Daniels, for a property located within two miles of the City of Indianola

- 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

Agenda Item: 7.D Consider waiving right to review of a Plat of Survey for Chad Daniels, for a property located within two miles of the City of Indianola

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

Agenda Item: 7.D Consider waiving right to review of a Plat of Survey for Chad Daniels, for a property located within two miles of the City of Indianola

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

Agenda Item: 7.D Consider waiving right to review of a Plat of Survey for Chad Daniels, for a property located within two miles of the City of Indianola

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

Chad Daniels has submitted a plat of survey application, on behalf of Scott Gladson, for parcels #134/4000-0021, #134/4000-0031, and #134/4000-0051. This plat of survey application is for a boundary line adjustment to adjust the bounds and metes of each parcel, and would result in no new parcels being created.

To the north of the subject properties exist several properties, including eight (8) lots consisting of single-family dwellings. To the east is an 11.82-acre lot in row-crop production and containing a single-family dwelling. To the south consists of four (4) properties, each consisting of a single-family dwelling. To the West is a 30-acre lot in row-crop production.

The properties currently front 160th Avenue, a county highway, is considered a local road. According to the Iowa Department of Transportation (IDOT), this road has an Annual Average Daily Traffic (AADT) of 80 vehicles, as of 2012.

The subject properties do not contain floodplain however within the subject area exists two bodies of water and dense woodland. The site does not appear to be 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.

The proposed plat of survey, if approved, would adjust the boundary lines of the three parcels. Parcel A would be a 4.72-acre parcel, Parcel B would be a 16.95-acre parcel, and Parcel C would be a 12.04-acre parcel.

COMMENTS FROM THE GENERAL PUBLIC

Notification letters were mailed to surrounding property owners within 200 feet of the subject property regarding the request on December 27, 2022. No comments have been received by the general public 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 approving a resolution waiving the City's subdivision authority.**
 - 2) The City of Indianola Planning and Zoning Commission recommends declining to waive the City's subdivision authority.
 - 3) 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) Douglas & Diane Gladson Trust
(First Name) Contact: Scott Gladson
(Address) 8691 10th Ave
(City) Normal IA (State) IA (Zip) 50211
(Phone) _____ (Email) _____

APPLICANT (if not Property Owner)

(Last Name) Daniels
(First Name) Chad
(Address) 22470 18th Ln
(City) New Virginia (State) IA (Zip) 50210
(Phone) 515 577 2583 (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

Parcel ID's
134400000(21)(31)(51)

☐ PRELIMINARY PLAT

Submittal Requirements:

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

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

☐ FINAL PLAT

Submittal Requirements:

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

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

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

Signature

Name (printed)

Chad A Daniels

Date

15 Dec 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

INDEX LEGEND

LOCATION: LOTS 2, 3, & 5 OF JONATHAN'S SUNRISE SUBDIVISION
SE ¼ OF SECTION 28, T 76N, R 23W, WARREN COUNTY, IOWA

OWNER: DOUGLAS & DIANE GLADSON TRUST
8691 10TH AVE., NORWALK IA 50211

SURVEY FOR: SCOTT GLADSON

PREPARED BY CHAD A. DANIELS
DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210

RETURN TO: 515-577-2583

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
□ - Found 1/2" yellow cr #6808
◆ - Found 1/2" yellow cr #5301

BASIS OF BEARINGS IS IA RCS ZONE 8

DESCRIPTION - PARCEL A:
That part of Lot 3 of Jonathan's Sunrise Subdivision, an official subdivision of Warren County recorded in Book 7 Page 54 of the Southeast Quarter Section 28, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa, described as follows;
Beginning at the Northeast corner of Parcel L, recorded 2018-0244 said point also being the Southeast corner of said Lot 3; thence North 88 degrees 43 minutes 27 seconds West, 748.77 feet along the North line of said Parcel L and Lot 3; thence North 00 degrees 22 minutes 20 seconds West, 274.25 feet; thence South 88 degrees 46 minutes 59 seconds East, 749.12 feet to the Northwest corner of said Lot 3; thence South 00 degrees 17 minutes 41 seconds East, 275.00 feet to the Point of Beginning, having an area of 4.72 Acres including 0.25 Acres of Road Easement.

DESCRIPTION - PARCEL B:
That part of Lot 2 and Lot 3 of Jonathan's Sunrise Subdivision, an official subdivision of Warren County recorded in Book 7 Page 54 of the Southeast Quarter Section 28, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa, described as follows;
Beginning at the Northwest corner of said Lot 2; thence South 00 degrees 11 minutes 43 seconds East, 792.91 feet along the West line of said Lot 2 and Lot 3; thence South 88 degrees 43 minutes 54 seconds East, 615.80 feet; thence South 51 degrees 45 minutes 18 seconds East, 153.18 feet; thence North 79 degrees 46 minutes 15 seconds East, 176.54 feet; thence North 00 degrees 22 minutes 20 seconds West, 849.94 feet to the Northeast corner of said Lot 2; thence North 88 degrees 43 minutes 53 seconds West, 907.08 feet to the Point of Beginning, having an area of 16.95 Acres.

DESCRIPTION - PARCEL C:
That part of Lot 3 and Lot 5 of Jonathan's Sunrise Subdivision, an official subdivision of Warren County recorded in Book 7 Page 54 of the Southeast Quarter Section 28, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa, described as follows;
Beginning at the Southwest corner of said Lot 5; thence North 00 degrees 11 minutes 43 seconds West, 522.41 feet along the West line of said Lot 3 and Lot 5; thence South 88 degrees 43 minutes 54 seconds East, 615.80 feet; thence South 51 degrees 45 minutes 18 seconds East, 153.18 feet; thence North 79 degrees 46 minutes 15 seconds East, 176.54 feet; thence South 88 degrees 43 minutes 27 seconds East, 87.03 feet to the Northwest corner of Parcel L, recorded 2018-02444; thence South 00 degrees 17 minutes 44 seconds East, 719.51 feet to the Southwest corner of said Parcel L; thence North 34 degrees 10 minutes 00 seconds West, 296.12 feet to a corner of said Lot 5; thence North 87 degrees 51 minutes 31 seconds West, 832.90 feet to the Point of Beginning, having an area of 12.04 Acres.

AREA BY TRACT PARCEL B:			
TRACT:	NET (AC):	R.O.W. (AC):	TOTAL (AC):
LOT 2	12.00	0.00	12.00
LOT 3	4.95	0.00	4.95
TOTAL	16.95	0.00	16.95

AREA BY TRACT PARCEL C:			
TRACT:	NET (AC):	R.O.W. (AC):	TOTAL (AC):
LOT 3	3.06	0.00	3.06
LOT 5	8.98	0.00	8.98
TOTAL	12.04	0.00	12.04

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  16 DEC 22
Chad A. Daniels Date

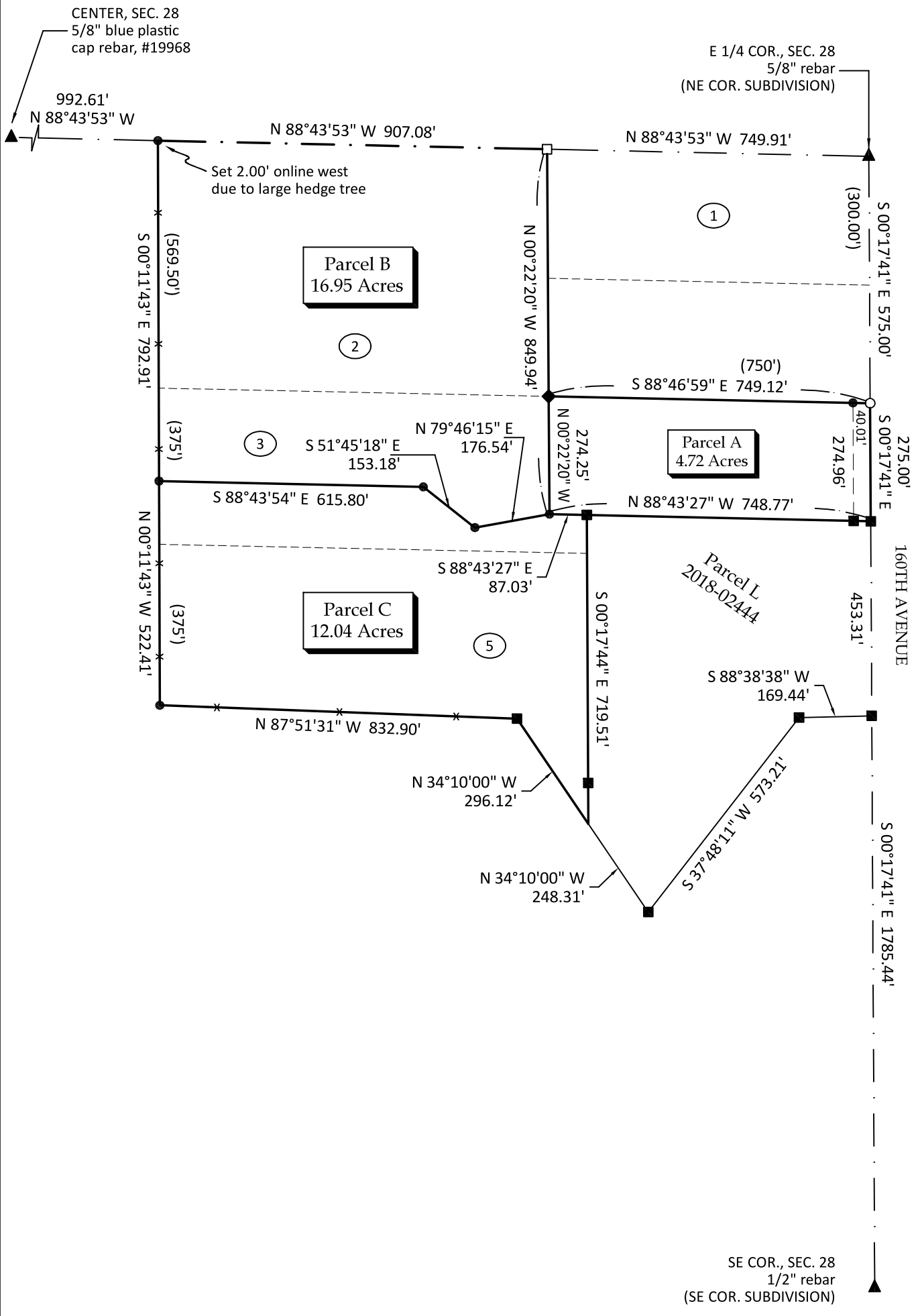
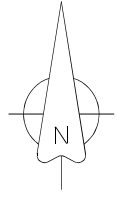
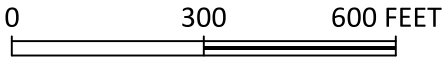
Iowa License No. 17532
My license renewal date is 12-31-2024
Page No.'s covered by this seal: 1 and 2

PROJ. NO. 1979

DATE OF SURVEY: 15 DECEMBER 2022

PAGE 1 of 2

Page 200 of 226



DESCRIPTION - PARCEL A:

That part of Lot 3 of Jonathan's Sunrise Subdivision, an official subdivision of Warren County recorded in Book 7 Page 54 of the Southeast Quarter Section 28, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa, described as follows;

Beginning at the Northeast corner of Parcel L, recorded 2018-0244 said point also being the Southeast corner of said Lot 3; thence North 88 degrees 43 minutes 27 seconds West, 748.77 feet along the North line of said Parcel L and Lot 3; thence North 00 degrees 22 minutes 20 seconds West, 274.25 feet; thence South 88 degrees 46 minutes 59 seconds East, 749.12 feet to the Northwest corner of said Lot 3; thence South 00 degrees 17 minutes 41 seconds East, 275.00 feet to the Point of Beginning, having an area of 4.72 Acres including 0.25 Acres of Road Easement.

DESCRIPTION - PARCEL B:

That part of Lot 2 and Lot 3 of Jonathan's Sunrise Subdivision, an official subdivision of Warren County recorded in Book 7 Page 54 of the Southeast Quarter Section 28, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa, described as follows;

Beginning at the Northwest corner of said Lot 2; thence South 00 degrees 11 minutes 43 seconds East, 792.91 feet along the West line of said Lot 2 and Lot 3; thence South 88 degrees 43 minutes 54 seconds East, 615.80 feet; thence South 51 degrees 45 minutes 18 seconds East, 153.18 feet; thence North 79 degrees 46 minutes 15 seconds East, 176.54 feet; thence North 00 degrees 22 minutes 20 seconds West, 849.94 feet to the Northeast corner of said Lot 2; thence North 88 degrees 43 minutes 53 seconds West, 907.08 feet to the Point of Beginning, having an area of 16.95 Acres.

DESCRIPTION - PARCEL C:

That part of Lot 3 and Lot 5 of Jonathan's Sunrise Subdivision, an official subdivision of Warren County recorded in Book 7 Page 54 of the Southeast Quarter Section 28, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa, described as follows;

Beginning at the Southwest corner of said Lot 5; thence North 00 degrees 11 minutes 43 seconds West, 522.41 feet along the West line of said Lot 3 and Lot 5; thence South 88 degrees 43 minutes 54 seconds East, 615.80 feet; thence South 51 degrees 45 minutes 18 seconds East, 153.18 feet; thence North 79 degrees 46 minutes 15 seconds East, 176.54 feet; thence South 88 degrees 43 minutes 27 seconds East, 87.03 feet to the Northwest corner of Parcel L, recorded 2018-02444; thence South 00 degrees 17 minutes 44 seconds East, 719.51 feet to the Southwest corner of said Parcel L; thence North 34 degrees 10 minutes 00 seconds West, 296.12 feet to a corner of said Lot 5; thence North 87 degrees 51 minutes 31 seconds West, 832.90 feet to the Point of Beginning, having an area of 12.04 Acres.



MEMORANDUM

To: Planning and Zoning Commission

From:

Date: January 10, 2023

Subject: Consider waiving right to review 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. Legal Description



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: January 10, 2022

Agenda Item: 7.E Consider waiving right to review 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: Archer Ivan Revocable Trust

Property Address/Parcel: #140/0033-0241

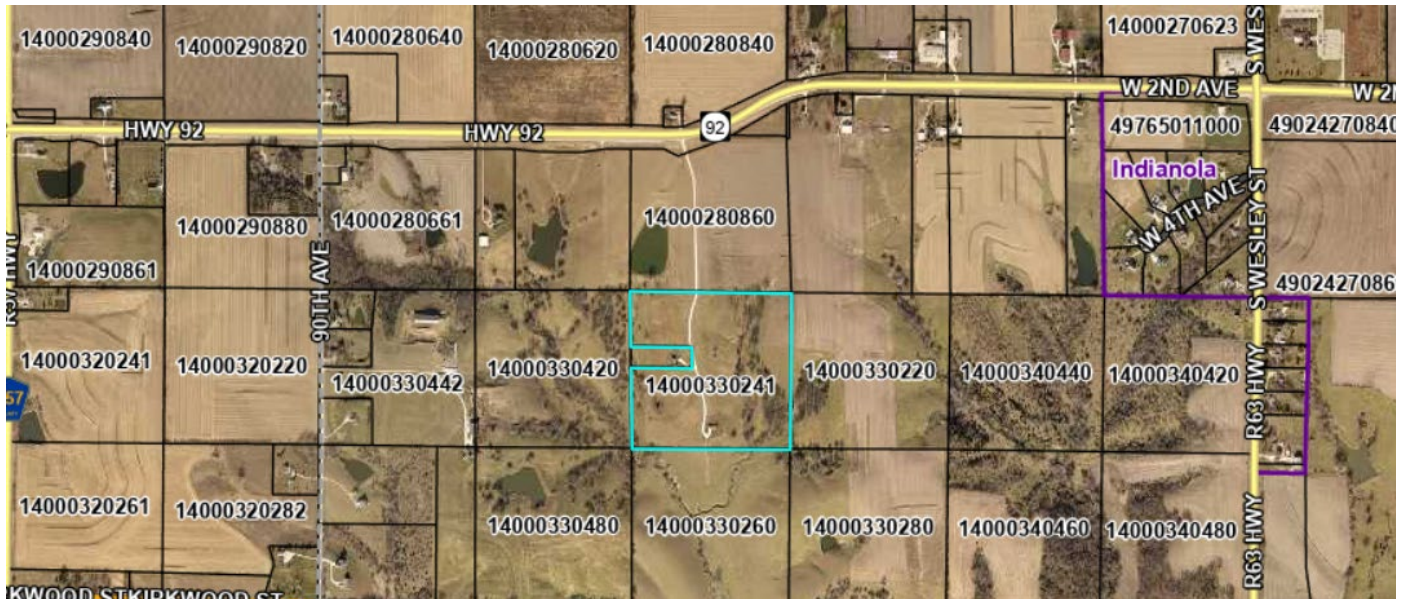
Current Zoning: A-1 'Agricultural' Zoning District (Unincorporated – Warren County)

Comprehensive Plan Designation: No Designation

Application Summary

Chad Daniels, on the behalf of Ivan Archer, is requesting plat of survey approval for parcel #140/0033-0241. 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.
 - C. Accurate locations of all existing and recorded streets intersecting the boundaries of the tract.
 - D. Accurate metes and bounds description of the boundary.

Agenda Item: 7.E Consider waiving right to review of a Plat of Survey for Chad Daniels, for a property located within two miles of the City of Indianola

- 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.

Agenda Item: 7.E Consider waiving right to review of a Plat of Survey for Chad Daniels, for a property located within two miles of the City of Indianola

- 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:

Agenda Item: 7.E Consider waiving right to review of a Plat of Survey for Chad Daniels, for a property located within two miles of the City of Indianola

- 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

Agenda Item: 7.E Consider waiving right to review of a Plat of Survey for Chad Daniels, for a property located within two miles of the City of Indianola

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 oversized 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

Agenda Item: 7.E Consider waiving right to review of a Plat of Survey for Chad Daniels, for a property located within two miles of the City of Indianola

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

Agenda Item: 7.E Consider waiving right to review of a Plat of Survey for Chad Daniels, for a property located within two miles of the City of Indianola

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

Chad Daniels has submitted a plat of survey application, on the behalf of Ivan Archer, for parcel #140/0033-0241. This plat of survey application proposes creating Parcel 'G', a 23.43-acre lot.

To the north of the subject property exists a 37.50-acre lot, owned by Ivan Archer. This lot is currently under row-crop production and contains a body of water. To the east exists an aliquot parcel owned by Ivan Archer. This lot is currently under row-crop production. To the south is an aliquot parcel containing a meandering stream. This parcel is owned by Ivan Archer. To the East is a vacant aliquot parcel which appears to contain a meandering stream.

The properties maintain access off of State Highway 92. According to the Iowa Department of Transportation (IDOT), this road has an Annual Average Daily Traffic (AADT) of 4,710 as of 2021.

The subject properties do not contain floodplain however does contain a meandering stream/creek.

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 proposed plat of survey, if approved, would create Parcel 'G', a 23.43-acre lot. The applicant has indicated that this split would be to create a parcel for a family member.

COMMENTS FROM THE GENERAL PUBLIC

Notification letters were mailed to surrounding property owners within 200 feet of the subject property regarding the request on December 27, 2022. No comments have been received by the general public 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 approving a resolution waiving the City's subdivision authority.**
- 2) The City of Indianola Planning and Zoning Commission recommends declining to waive the City's subdivision authority.

Agenda Item: 7.E Consider waiving right to review of a Plat of Survey for Chad Daniels, for a property located within two miles of the City of Indianola

- 3) 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) Archer
(First Name) Ivan
(Address) 9600 Hwy 92
(City) Indianola (State) IA (Zip) 50125
(Phone) _____ (Email) _____

APPLICANT (if not Property Owner)

(Last Name) Daniels
(First Name) Chad
(Address) 22470 18th Ln
(City) New Virginia (State) IA (Zip) 50240
(Phone) 515 577 2583 (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

*Selling this tract to
grand daughter in the future*

☐ PRELIMINARY PLAT

Submittal Requirements:

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

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

☐ FINAL PLAT

Submittal Requirements:

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

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

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

Signature

Name (printed) Chad A Daniels Date 20 Dec 22

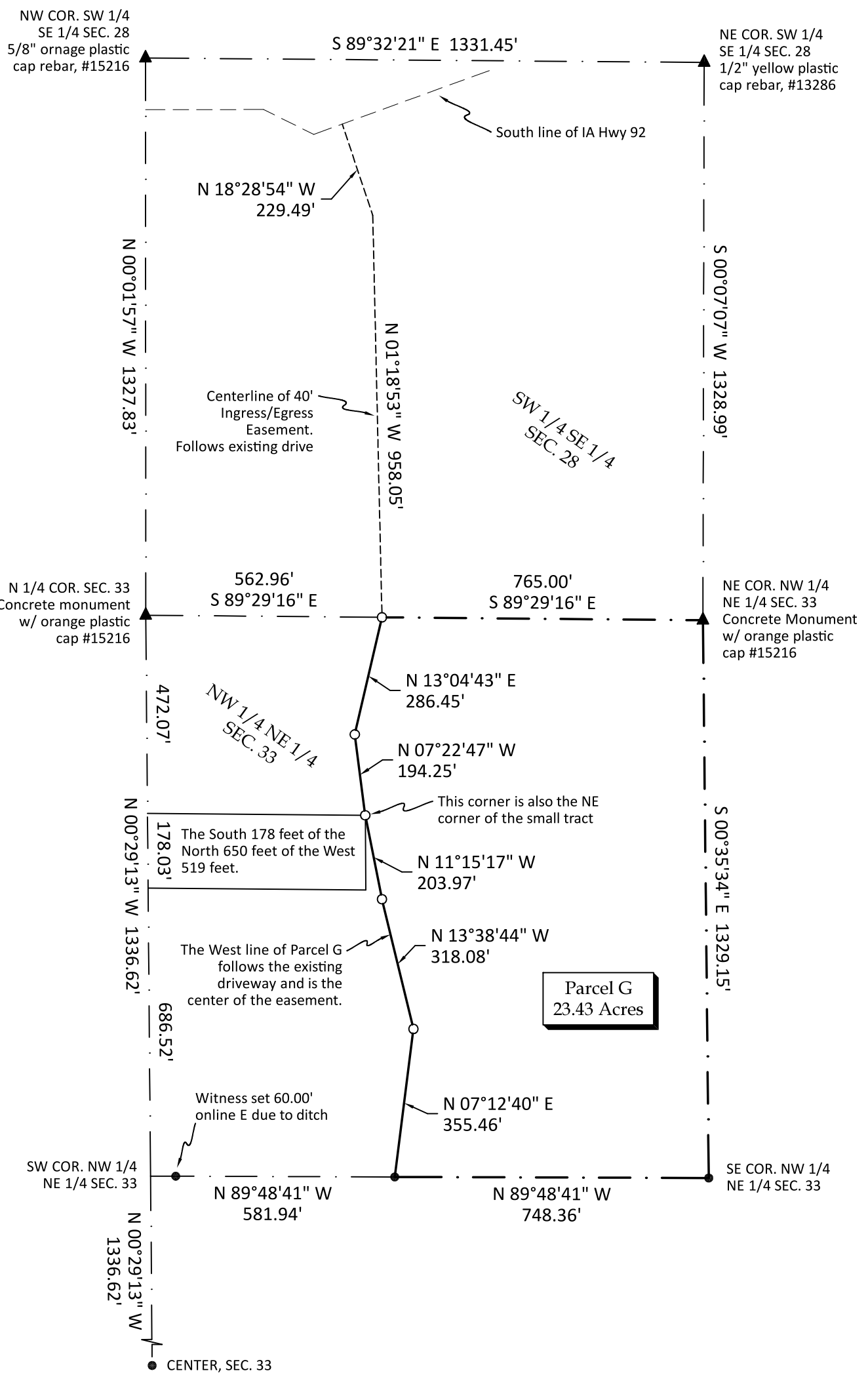
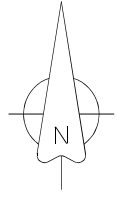
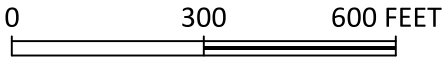
FOR OFFICE USE ONLY: Code to 45685 (prelim & final)
Code to 45686 (plat of survey)

Date Received: _____

Receipt No: _____

Receipt Amount: _____

PLAT OF SURVEY		SURVEY LEGEND () - Recorded Distance/Bearing — — — — Road Right of way — · — · — Section line — x — x — Fence line Monuments ▲ - Found section corner ● - Set 1/2" red plastic capped rebar, #17532 ○ - Set 12" spike w/ brass washer, #17532 BASIS OF BEARINGS IS IA RCS ZONE 8
INDEX LEGEND LOCATION: NW ¼ OF NE ¼ OF SECTION 33 T 76N, R 24W, WARREN COUNTY, IOWA OWNER: IVAN ARCHER 9600 HWY 92., 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 G: That part of the Northwest Quarter of the Northeast Quarter of Section 33, Township 76 North, Range 24 West of the 5th P.M., Warren County, Iowa, described as follows; Beginning at the Northeast corner of said Northwest Quarter of the Northeast Quarter; thence South 00 degrees 35 minutes 34 seconds East, 1329.15 feet to the Southeast corner of said Northwest Quarter of the Northeast Quarter; thence North 89 degrees 48 minutes 41 seconds West, 748.36 feet along the South line of said Northwest Quarter of the Northeast Quarter; thence North 07 degrees 12 minutes 40 seconds East, 355.46 feet; thence North 13 degrees 38 minutes 44 seconds West, 318.08 feet; thence North 11 degrees 15 minutes 17 seconds West, 203.97 feet; thence North 07 degrees 22 minutes 47 seconds West, 194.25 feet; thence North 13 degrees 04 minutes 43 seconds East, 286.45 feet to the North line of said Northwest Quarter of the Northeast Quarter; thence South 89 degrees 29 minutes 16 seconds East, 765.00 feet to the Point of Beginning, having an area of 23.43 Acres. DESCRIPTION - 40 FOOT INGRESS/EGRESS/UTILITY EASEMENT: A 40 foot wide Ingress/Egress/Utility Easement across that part of the Southwest Quarter of the Southeast Quarter of Section 28, and that part of the Northwest Quarter of the Northeast Quarter of Section 33, Township 76 North, Range 24 West of the 5th P.M., Warren County, Iowa, described as follows; Beginning at the Southwest corner of Parcel G; thence North 07 degrees 12 minutes 40 seconds East, 355.46 feet; thence North 13 degrees 38 minutes 44 seconds West, 318.08 feet; thence North 11 degrees 15 minutes 17 seconds West, 203.97 feet; thence North 07 degrees 22 minutes 47 seconds West, 194.25 feet; thence North 13 degrees 04 minutes 43 seconds East, 286.45 feet to the Northwest corner of said Parcel G; thence North 01 degrees 18 minutes 53 seconds West, 958.05 feet; thence North 18 degrees 28 minutes 54 seconds West, 229.49 feet to the South line of Iowa Highway 92 and the Terminus of said Easement.		
PROJ. NO. 1980 DATE OF SURVEY: 19 DECEMBER 2022		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  20 DEC 22 Chad A. Daniels Date Iowa License No. 17532 My license renewal date is 12-31-2024 Page No.'s covered by this seal: 1 and 2



DESCRIPTION - PARCEL G:

That part of the Northwest Quarter of the Northeast Quarter of Section 33, Township 76 North, Range 24 West of the 5th P.M., Warren County, Iowa, described as follows;

Beginning at the Northeast corner of said Northwest Quarter of the Northeast Quarter; thence South 00 degrees 35 minutes 34 seconds East, 1329.15 feet to the Southeast corner of said Northwest Quarter of the Northeast Quarter; thence North 89 degrees 48 minutes 41 seconds West, 748.36 feet along the South line of said Northwest Quarter of the Northeast Quarter; thence North 07 degrees 12 minutes 40 seconds East, 355.46 feet; thence North 13 degrees 38 minutes 44 seconds West, 318.08 feet; thence North 11 degrees 15 minutes 17 seconds West, 203.97 feet; thence North 07 degrees 22 minutes 47 seconds West, 194.25 feet; thence North 13 degrees 04 minutes 43 seconds East, 286.45 feet to the North line of said Northwest Quarter of the Northeast Quarter; thence South 89 degrees 29 minutes 16 seconds East, 765.00 feet to the Point of Beginning, having an area of 23.43 Acres.

DESCRIPTION - 40 FOOT INGRESS/EGRESS/UTILITY EASEMENT:

A 40 foot wide Ingress/Egress/Utility Easement across that part of the Southwest Quarter of the Southeast Quarter of Section 28, and that part of the Northwest Quarter of the Northeast Quarter of Section 33, Township 76 North, Range 24 West of the 5th P.M., Warren County, Iowa, described as follows;

Beginning at the Southwest corner of Parcel G; thence North 07 degrees 12 minutes 40 seconds East, 355.46 feet; thence North 13 degrees 38 minutes 44 seconds West, 318.08 feet; thence North 11 degrees 15 minutes 17 seconds West, 203.97 feet; thence North 07 degrees 22 minutes 47 seconds West, 194.25 feet; thence North 13 degrees 04 minutes 43 seconds East, 286.45 feet to the Northwest corner of said Parcel G; thence North 01 degrees 18 minutes 53 seconds West, 958.05 feet; thence North 18 degrees 28 minutes 54 seconds West, 229.49 feet to the South line of Iowa Highway 92 and the Terminus of said Easement.



MEMORANDUM

To: Planning and Zoning Commission

From:

Date: January 10, 2023

Subject: Annual Report – 2022

Recommendation:

Attachments: 1. 2022PZAnnualReport



— PLANNING & ZONING COMMISSION —

Annual Report – 2022

Planning and Zoning Commission Members:

<u>Name</u>	<u>Present</u>	<u>Absent</u>	<u>Term Expires</u>
Misty Soldwisch (Chair)	10	2	01/31/24
Sarah Ritchie (Vice Chair)	11	1	06/30/27
Bob Ormsby	9	3	01/31/23
Al Farris	10	2	01/31/24
Erin Freeberg	6	6	06/30/25
Jeromy Pribil	7	5	06/30/25
Cortney Marmon	9	3	06/30/26
Lin Stecker*	8	3	06/30/26
Josh Rabe	9	3	06/30/27

*Lin Stecker's first meeting was in February

The Planning and Zoning Commission elected its 2022 Officers as Chairperson Misty Soldwisch and Vice Chairperson Sarah Ritchie.

The Planning and Zoning Commission held twelve (12) regularly scheduled meetings in 2022. The Planning and Zoning Commission reviewed 55 agenda items in 2022, up from 41 in 2021. The application types reviewed in 2022 included:

- 16 plats of surveys
- 8 site plans
- 6 preliminary plats
- 6 final plats
- 5 rezoning requests
- 3 ordinance amendments
- 2 PUD amendments
- 2 vacation requests
- 1 comprehensive plan amendment
- 6 other business items

The Planning and Zoning Commission forwarded 49 recommendations to the City Council; 43 of which were recommendations for approval, 3 were ordinance amendments and 3 were recommendations for waivers of review outside of growth areas.

The City Council, to date, has concurred with 46 of the 49 recommendations from the Planning and Zoning Commission. Two (2) items from November and December are still being reviewed, and a vacation request was withdrawn prior to Council review.

A brief review of each meeting and request follows:

January 11, 2022

1. Consider request from Cheryl Taylor for a right-of-way vacation and conveyance of the portion of the north/south alley that lies west of Lot 14 of the Plat of Jones and Windles Addition to Indianola, Warren County, Iowa.
 - Planning and Zoning Commission recommended approval
 - City Council approved request
2. Consider request from the City of Indianola/Indianola Municipal Utilities for a right-of-way vacation and conveyance of a portion of the north/south alley that lies between Lots 5 and 6 in Block 8 of the Original Town Plan of Indianola, Warren County, Iowa.
 - Planning and Zoning Commission recommended approval
 - Application withdrawn prior to City Council review
3. Consider request from Kevin Halterman to rezone property located at 2110 Country Club Road from A-1 (Agricultural Zoning District) to R-1 (Single-Family Residential Detached Zoning District).
 - Planning and Zoning Commission recommended approval
 - City Council approved request
4. Consider request from Indianola Industrial Park LLC to rezone 60 acres of property generally located southwest of the intersection of East Hillcrest Avenue and 143rd Street from M-1 (Limited Industrial Zoning District) to M-2 (General Industrial Zoning District).
 - Planning and Zoning Commission recommended approval
 - City Council approved request
5. Consider recommendation on request for approval of a Plat of Survey for TeaMc Inc., located at 1308 South G Street.
 - Planning and Zoning Commission recommended approval
 - City Council approved request
6. Review and Approval of Planning & Zoning Commission Annual Report for 2021
 - Planning and Zoning Commission approved report
 - City Council received and filed
7. Election of 2022 Officers.
 - Misty Soldwisch elected Chairperson
 - Sarah Ritchie elected Vice Chairperson

February 08, 2022

8. Consider recommendation on request for approval of an amendment to Chapter 165, creating an exception to nonconforming structures.
 - Planning and Zoning Commission recommended approval
 - City Council approved request

March 15, 2022

9. Consider recommendation on request for approval of a Plat of Survey for Bruce and Susan Brockway, located within two miles of the City of Indianola.
 - Planning and Zoning Commission recommended approval
 - City Council approved request

April 12, 2022

- 10.** Consider recommendation on request for approval of a Preliminary Plat for Ashton Park Plats 8, 9 and 10.
 - Planning and Zoning Commission recommended approval
 - City Council approved request
- 11.** Consider recommendation on request for approval of a Preliminary Plat for Prairie Glynn Plat 4.
 - Planning and Zoning Commission recommended approval
 - City Council approved request
- 12.** Consider recommendation on request for approval of a Final Plat for Deer Run Plat 8.
 - Planning and Zoning Commission recommended approval
 - City Council approved request

May 10, 2022

- 13.** Consider recommendation on a Major Site Plan application for a restaurant and retail sales at 1010 North Jefferson Way
 - Planning and Zoning Commission recommended approval
 - City Council approved request

June 14, 2022

- 14.** Consider recommendation on request for approval of a Final Plat for Quail Meadows Plat 4
 - Planning and Zoning Commission recommended approval
 - City Council approved request
- 15.** Consider recommendation on request for approval of a Final Plat for Prairie Glynn Plat 3
 - Planning and Zoning Commission recommended approval
 - City Council approved request
- 16.** Consider recommendation on request for approval of a Final Plat for Heritage Hills Plat 11
 - Planning and Zoning Commission recommended approval
 - City Council approved request
- 17.** Consider recommendation on an amendment to the façade as part of the major site plan for a restaurant and retail sales at 1010 North Jefferson Way
 - Planning and Zoning Commission recommended approval
 - City Council approved request
- 18.** Consider recommendation on request for approval of a Plat of Survey for Kevin Halterman, located adjacent to 2110 Country Club Boulevard.
 - Planning and Zoning Commission recommended approval
 - City Council approved request
- 19.** Consider request from Kevin Halterman to rezone property adjacent to 2110 Country Club Road from A-1 (Agricultural Zoning District) to R-1 (Single-Family Residential Detached Zoning District).
 - Planning and Zoning Commission recommended approval
 - City Council approved request

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

- Planning and Zoning Commission recommended approval
- City Council approved request

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

- Planning and Zoning Commission recommended approval
- City Council approved request

July 12, 2022

22. Consider recommendation on a major site plan application for an addition to CemenTech located at 1700 North 14th Street

- Planning and Zoning Commission recommended approval
- City Council approved request

23. Consider recommendation on a major site plan application for Medicap Pharmacy located at 2105 North 3rd Lane

- Planning and Zoning Commission remanded the application back to the applicant

24. Consider recommendation on request for approval of a Plat of Survey for Nick Welter of Downing Construction for Lot 2 of Summercrest Hills Plat 4 (2105 North 3rd Lane).

- Planning and Zoning Commission recommended approval
- City Council approved request

25. Consider recommendation on request for approval of Preliminary Plat for Trail View Plat 2.

- Planning and Zoning Commission recommended approval
- City Council approved request

26. Presentation regarding the North 6th Street and East Girard Avenue sub-area plan

August 9, 2022

27. Consider recommendation on a major site plan application for Medicap Pharmacy located at 2105 North 3rd Lane

- Planning and Zoning Commission recommended approval
- City Council approved request

28. Consider recommendation on request for approval of a Final Plat for Wadle Subdivision.

- Planning and Zoning Commission recommended approval
- City Council approved request

September 13, 2022

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

- Planning and Zoning Commission recommended approval
- City Council approved request

- 30.** Consider recommendation on a major site plan application for a bank at 1401 North Jefferson Way.
- Planning and Zoning Commission recommended approval
 - City Council approved request
- 31.** 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).
- Planning and Zoning Commission recommended approval
 - City Council approved request
- 32.** 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.
- Planning and Zoning Commission recommended approval
 - City Council approved request
- 33.** Consider recommendation on an amendment to Chapter 165, regarding fireworks sales locations.
- Planning and Zoning Commission recommended approval
 - City Council approved request

October 11, 2022

- 34.** Consider the request from Josiah Robinson for recommendation of approval of a final plat for Robinson Subdivision.
- Planning and Zoning Commission recommended approval
 - City Council approved request
- 35.** Consider recommendation on request for a minor modification to the Summercrest Planned Unit Development (PUD).
- Planning and Zoning Commission recommended approval
 - City Council approved request
- 36.** Consider recommendation on request for approval of a Final Plat for Summercrest Plat 1
- Planning and Zoning Commission recommended approval
 - City Council approved request
- 37.** 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.
- Planning and Zoning Commission recommended approval
 - City Council approved request
- 38.** 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.
- Planning and Zoning Commission recommended approval
 - City Council approved request

November 8, 2022

- 39.** Consider recommendation on request for approval of an amendment to Chapter 167 titled 'Sign Code'.
- Planning and Zoning Commission recommended approval
 - City Council approved request

40. Consider the request from Tim Portzen, on behalf of Downing Family Investments, Inc., for recommendation of approval of a preliminary plat for Heritage Hills 12.
 - Planning and Zoning Commission recommended approval
 - City Council approved request
41. Consider the request from Jason Ledden, on behalf of Indianola Industrial Park LLC. for recommendation of approval of a preliminary plat for Indianola Industrial Park 3.
 - Planning and Zoning Commission recommended approval
 - City Council approved request
42. Consider the request from Becky Niccum for rezoning from Highway Commercial (C-2) zoning district to the Single-Family Residential Attached (R-2) zoning district for land located at 902 West 3rd Avenue.
 - Planning and Zoning Commission recommended approval
 - City Council approved request on 2nd consideration (3rd consideration pending)
43. Consider recommendation on a major site plan application for a drive-through restaurant at 102 North Jefferson Way.
 - Planning and Zoning Commission recommended approval
 - City Council approved request
44. Discussion regarding future Planning and Zoning meeting schedule for 2023.

December 13, 2022

45. Consider recommendation on the Comprehensive Plan Amendment for the 6th Street Sub-Area Plan.
 - Planning and Zoning Commission recommended approval
 - City Council approved request
46. Consider recommendation on a major site plan application for storage units at 1818 N 7th Street.
 - Planning and Zoning Commission recommended approval
 - City Council approved request
47. Consider recommendation on request for approval of a Plat of Survey for Bradley Cooper, on behalf of Powdered Metal Products LLC, for a property addressed as 1816 N 7th Street.
 - Planning and Zoning Commission recommended approval
 - City Council approved request
48. Consider recommendation on request for approval of a Plat of Survey for Patrick Shepard, on behalf of Downing Family Investments Inc., for property identified as parcel #490/2413-0663.
 - Planning and Zoning Commission recommended approval
 - City Council approved request
49. Consider recommendation on request for approval of a Plat of Survey for Chad Daniels, on the behalf of Verlee Bishop, for property located within two miles of the City of Indianola.
 - Planning and Zoning Commission recommended approval
 - City Council approved request

- 50.** Consider waiving the right to review of a Plat of Survey for Matt Thomas, on behalf of Joseph Greubel, for a property located within two miles of the City of Indianola.
- Planning and Zoning Commission recommended waiving review
 - City Council waived review
- 51.** Consider waiving the right to review of a Plat of Survey for Matt Thomas, on behalf of Joseph Greubel, for a property located within two miles of the City of Indianola.
- Planning and Zoning Commission recommended waiving review
 - City Council waived review
- 52.** Consider waiving right to review of a Plat of Survey for Chad Daniels, on the behalf of Vance Overton, for a property located within two miles of the City of Indianola.
- Planning and Zoning Commission recommended waiving review
 - City Council waived review
- 53.** Consider the request from Steve Darr for a minor modification to the Deer Run Planned Unit Development (PUD).
- Planning and Zoning Commission recommended approval
 - City Council approved request
- 54.** Consider the request from Warren County Historical Society for rezoning from the Single-Family Residential Detached (R-1) and Single-Family Residential Attached (R-2) zoning district to the Highway Commercial (C-2) zoning district for land located at 1206 and 1300 W 2nd Avenue.
- Planning and Zoning Commission recommended approval
 - City Council approved request on 1st consideration (2nd and 3rd consideration pending)
- 55.** Approval of 2023 Calendar
- Planning and Zoning Commission approved 2023 Calendar
- 56.** Consider amendment to P&Z Rules and Regulations regarding meeting dates and times
- Planning and Zoning Commission approved amendments



Community Development

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

Dec 2022

<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	6		\$2,038,940.00	\$339,823.33	
102	Single Family Attach	0	0	\$0.00		
103	Two Family	0		\$0.00		
104	Three or More Families	0		\$0.00		
	Mobile Homes	0		\$0.00		
322	Service Stations	0		\$0.00		
324	Office	0		\$0.00		
328	Non-resident buildings	1		\$4,000,000.00	\$0.00	
329	Pool	0		\$0.00		
434	Residential Add/Alt	5		\$81,744.00	\$16,348.80	
437	Non-residential add/alt	3		\$697,000.00	\$232,333.33	
438	Res garage/carports	0		\$0.00		
645	Demo - sfd	1				
649	Demo - commercial	0				
December Total		16		\$6,817,684.00		
Residential Value		Commercial Value		All Non-Taxable		
31.1%		68.9%		0.0%		

<u>YEAR TO DATE TOTAL</u>						
<u>Code</u>	<u>Type</u>	<u>Permits Issued</u>	<u># of Units</u>	<u>Amount</u>	<u>Average</u>	<u>Non-Taxable</u>
101	Single Family Home	47	0	\$17,215,331.00	\$366,283.64	
102	Single Family Attach	2	2	\$375,000.00		
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	10		\$14,717,540.00	\$1,471,754.00	
329	Pool	9		\$557,785.00		
434	Residential add/alt	97		\$1,747,977.50	\$18,020.39	
437	Non-residential add/alt	9		\$3,942,000.00	\$438,000.00	
438	Res garage/carports	10		\$165,600.00		
645	Demo - sfd	8		\$0.00		
649	Demo - commercial	1		\$0.00		
YTD TOTAL		193	2	\$38,721,233.50		
Residential Value		Commercial Value		All Non-Taxable		
51.8%		48.2%		0.0%		