



PLANNING AND ZONING COMMISSION MEETING

January 24, 2023

6:00 PM

City Council Chambers

Agenda

- 1. Call to Order**
- 2. Roll Call**
- 3. Agenda Approval**
 - A. Approval of the January 24th agenda
- 4. Minutes Approval**
 - A. Approval of the January 10th meeting minutes.
- 5. Public Comment**
- 6. Old Business**
 - A. Consider the request from David Bentz for a modification to a Planned Unit Development (PUD) for a property located at 1203 North E Street.
- 7. New Business**
 - A. 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
 - B. Election of Officers
- 8. Comments**
- 9. Adjourn**



PLANNING AND ZONING COMMISSION MEETING

January 10, 2023

6:00 PM

City Council Chambers

Minutes

1. Call to Order

Meeting began at 6:00 PM

2. Roll Call

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

Staff members present: Charlie Dissell, Emily Rizvic, Miranda Chadwick

Community members present: Names recorded and available if requested.

3. Agenda Approval

A. Approval of the January 2023 Planning and Zoning Agenda

The agenda for the January 10th meeting was approved.

4. Minutes Approval

A. Approval of December 2022 Planning and Zoning Meeting Minutes

Courtney Marmon made a motion to approve the minutes from December's meeting.

Al Farris seconded the motion.

Motion Passed.

5. Public Comment

6. Old Business

7. New Business

A. Annual Election of Officers

Bob Ormsby nominated Sarah Ritchie as Chair. Al Farris seconds the motion. Motion is passed.

Josh Rabe nominated Courtney as Vice-Chair. Bob Ormsby seconded the motion. Motion is passed.

New officers will take over at the next meeting.

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

Ormsby recused himself.

Jeromy Pribil made a motion to approve Alternate 2.

Sarah Ritchie seconded the motion.

- 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.

Many residents brought their concerns regarding the current design forward. After much discussion, there was a request to delay the vote on this till the next meeting on January 24th. Jeromy Pribil made a motion to approve option 4.

Al Farris seconded the motion.

The motion was passed.

- 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

Al Farris makes a motion to approve the request.

Lin Stecker seconds the motion.

Motion is passed.

- 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

Josh Rabe makes a motion to approve option 1. Cortney Marmon seconds the motion.

Motion is passed.

- 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

Al Farris makes a motion to waive the right to review.

Bob Ormsby seconded the motion.

Motion is passed.

G. Annual Report – 2022

Cortney Marmon made a motion to approve the annual report for 2022.

Josh Rabe seconded the motion.

Motion passed.

8. Comments

Erin Freeburg has stepped down effective immediately. Bob Ormsby's last meeting will be January 24th.

- A. Building Permit Report
- B. Current Projects

9. Adjourn

The meeting was adjourned at 7:58.



MEMORANDUM

To: Planning and Zoning Commission

From:

Date: January 24, 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. PUD 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 24, 2023

Agenda Item: 6.A 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 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: 6.A 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.

In 1989, the property was rezoned from the R-2 'Single Family Residential' zoning district to the R-5 'Planned Residential District' (Ordinance No. 882). This zoning district was reverted to the PUD 'Planned Unit Development' zoning district when the current zoning map was approved. Plans from previous development cases show an extension of Angela Drive from Wesley Lane.

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.

January 10, 2023 P&Z Meeting

This agenda item was first heard by the Planning and Zoning Commission on January 10th, 2023. At the meeting, the Planning and Zoning Commission remanded the request back to the applicant for additional information and modifications to the submission. The applicant has since revised the application with the following summarized changes:

- The maximum building height for duplex dwellings is listed as 35-feet to roof peek, however duplex dwellings will be a maximum of 2-stories.
- The conceptual plan calls for additional landscaping along the north and northeast property lines to screen the proposed duplexes from adjacent properties.
- The building setback along the north property line is now shown as 30-feet.
- Angela Drive is proposed to extend east and dead-end into a cul-de-sac with a 48' radius. A road connection between Wesley Lane and North E Street is proposed to maintain a through east-west connection. Pedestrian connectivity is proposed between the cul-de-sac and the future road to the south.

COMMENTS FROM THE GENERAL PUBLIC

Notification letters were mailed to surrounding property owners within 200 feet of the subject property on December 12th, 2022 for the January 10th Planning and Zoning Commission meeting. At this meeting, several property owners attended to speak in regard to the agenda item. Public comment relating to the agenda item may be found on the approved January 10, 2023 meeting minutes.

Notification letters were also mailed to surrounding property owners within 200 feet of the subject property on January 12th, 2023 for the January 24th Planning and Zoning Commission meeting. One comment was received at the time of creating this staff report:

1. We attended the presentation give on Tuesday evening, the 10th of January, about the site plan for redevelopment of the Wesley campus. We received an encouraging letter from Ward Phillips inviting those people in attendance and others to meet again on January 19th at 10:00 a.m. at The Village. We also received a personal email in response to our concerns about the drainage and retention of the water that will increase with the housing being built in the near future. We know that Mr. Phillips is aware of the situation, and he indicated that the

stormwater pollution prevention will be addressed at a later stage. We greatly appreciated his feedback.

We would like to give you a brief history of 1102 Stephen Court. We have lived adjacent to the creek for 51 years. Fifty-one years ago it was a small creek. Three houses were built south of the creek. The city installed a small metal culvert. The creek could handle a normal rain, but during a torrential down pour of four or more inches the creek would overflow its banks and proceed to the street and flood the street. When The Village began sending more water in our direction, a large cement storm sewer was installed by Veenstra and Kimm Inc. which was approximately fourteen years ago.

The Village did dig a dry pond to help with the drainage and runoff. In recent years The Village changed the landscaping around the dry pond with brick retaining walls. The dry pond has overflowed its banks in a torrential down pour. The stormwater comes down on our property, swirls, and then flows into the creek. There is a rapid current. When the storm sewer can no longer keep up with the rushing water it then spreads out into our yard. Fortunately it has not flooded the street. Can this storm sewer handle the existing Village complex plus the new town homes? It is a lot to expect from one lone creek.

Another concern is the erosion. Through the years the creek bank south of our home continues to erode with the passage of water. We have attempted to stop the erosion at our expense by having large rocks placed along the north bank of the creek and above the cement culvert. Our intention was to continue with the addition of large rocks to where our property line ended with The Village. The project stopped because that section became a sheer drop off.

We are not engineers. We do question if this creek is the only solution to drainage and runoff. Can the excess water be diverted in other directions? Can another holding pond and dry pond be a part of the new landscape? We have expressed our thoughts and we wanted to let each of you who receive this email know about our experiences with the dry pond and the creek when Mother Nature is at her worst. *(Sam and Jane Martin, 1102 Stephen Court)*

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

January 17, 2023

VICINITY MAP:



BISHOP ENGINEERING
3501 104th Street, Urbandale, IA 50322

TABLE OF CONTENTS:

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- **CITY OF INDIANOLA ZONING MAP**
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- **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.

This proposed planned unit development (PUD) establishes bulk regulations and requirements for the proposed development of the campus and the attached PUD Master Plan drawings illustrate these changes accordingly.

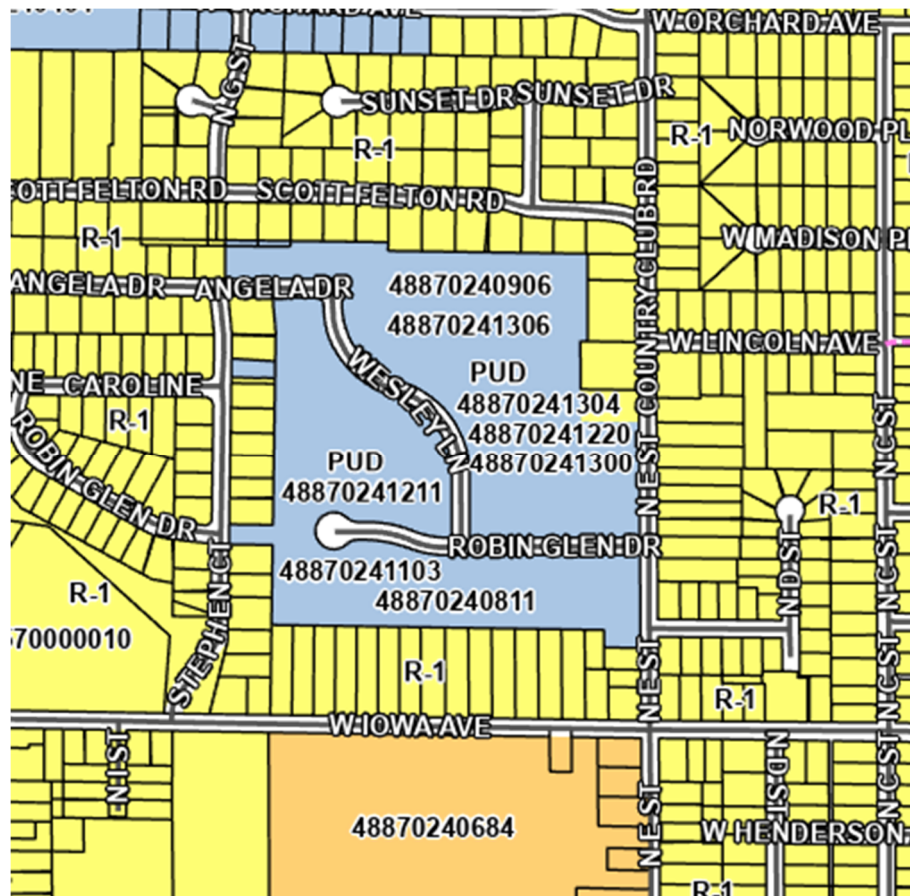
A preliminary plat will be prepared and reviewed by the City of Indianola for the development of The Village PUD. The preliminary plat will further address street layout, lot layout, utilities, and storm water calculations. Once the preliminary plat is approved detailed construction drawings for the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

EXISTING CONDITIONS & LAND USE

The existing property is located at 1203 N E Street and is within the City of Indianola limits. The 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. The existing property is shown to be zoned for the Planned Unit Development (PUD) zoning district. Prior to the City's adoption of the current zoning map the property was previously zoned as the Planned Residential Developments (R-5) zoning district which would typically refer to R-3 bulk regulations/guidelines unless noted otherwise.

CITY OF INDIANOLA ZONING MAP

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

(REF. SETBACKS SHOWN ON PUD MASTER PLAN)

MIN. BUILDING SEPARATION = 20 FEET

MAX. BUILDING HEIGHT = 35 FEET (TO ROOF PEAK OF 2-STORY UNIT)

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.

Additional landscape screening shall be added along the north & east property lines to screen the proposed duplexes from the adjacent neighborhood. The landscaping shown on the master plan is for conceptual purposes only and the exact amount of screening will be determined with City staff during the site planning process.

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
(REF. SETBACKS SHOWN ON PUD MASTER PLAN)
MIN. BUILDING SEPARATION = 20 FEET
MAX. BUILDING HEIGHT = 35 FEET (TO ROOF PEAK OF 2-STORY UNIT)

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 ENCR OACH 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 ENCR OACH 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.

ADDITIONAL LANDSCAPE SCREENING SHALL BE ADDED ALONG THE NORTH & EAST PROPERTY
LINES TO SCREEN THE PROPOSED DUPLEXES FROM THE ADJACENT NEIGHBORHOOD. THE
LANDSCAPING SHOWN ON THE MASTER PLAN IS FOR CONCEPTUAL PURPOSES ONLY AND THE
EXACT AMOUNT OF SCREENING WILL BE DETERMINED WITH CITY STAFF DURING THE SITE
PLANNING PROCESS.

STORMWATER MANAGEMENT:

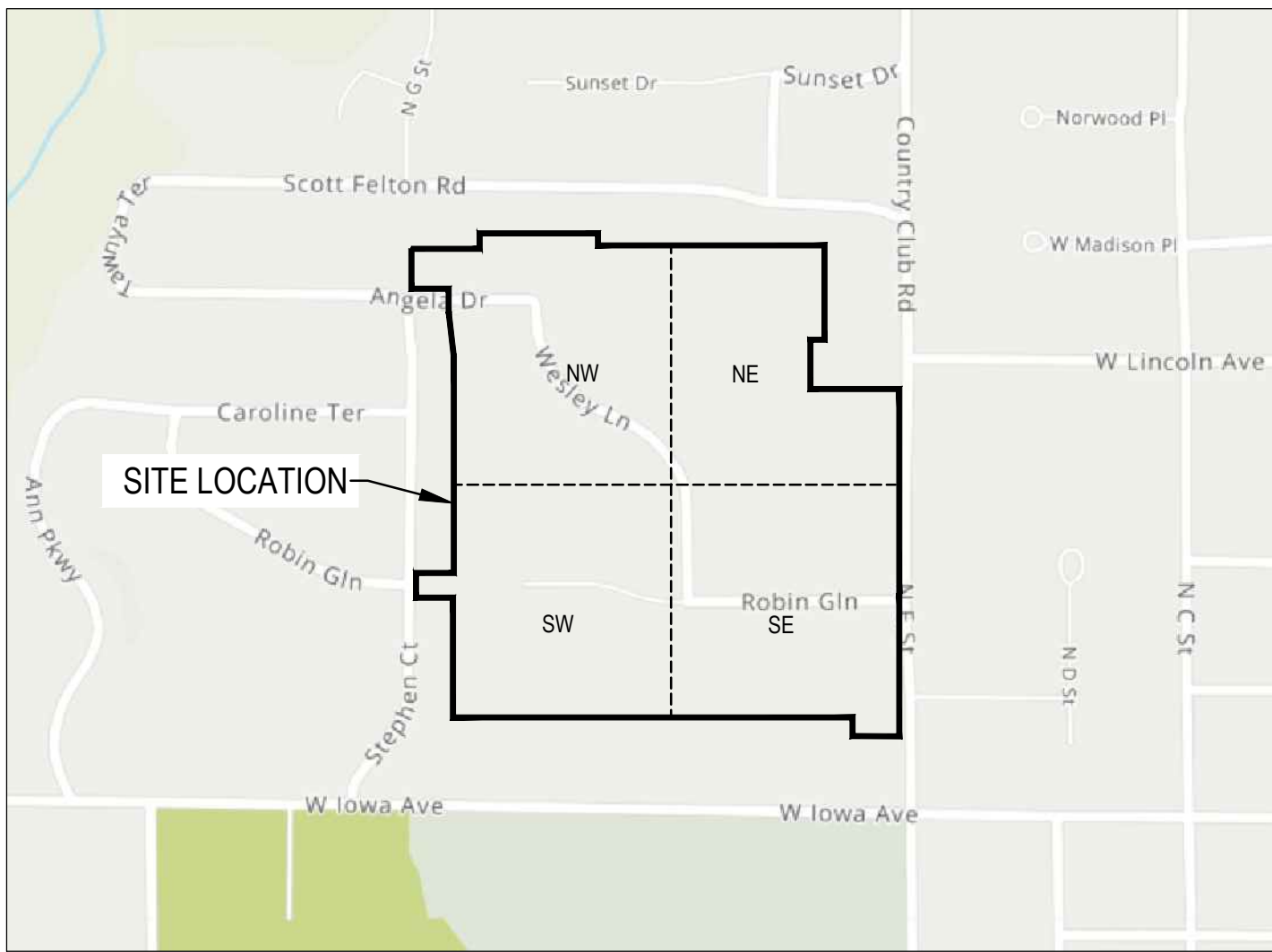
STORMWATER RUNOFF FROM PORTIONS OF THE EXISTING SITE DISCHARGES OFFSITE UNDETAINED
AND IT MAY NOT BE FEASIBLE TO CAPTURE ALL OF THESE AREAS IN THE PROPOSED CONDITION.
THEREFORE, STORMWATER PONDS & STORAGE WILL BE PROVIDED THROUGHOUT THE PROPOSED
PUD TO CAPTURE AS MUCH STORMWATER RUNOFF AS POSSIBLE AS 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
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
- UE— UNDERGROUND ELECTRIC
- OE— OVERHEAD ELECTRIC
- TELE— TELEPHONE LINE
- FIO— 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
- ⊙ DENOTES NUMBER OF PARKING STALLS
- PROPERTY CORNER - FOUND AS NOTED
- PROPERTY CORNER- PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID # 14775 OR AS NOTED
- ⊙ SECTION CORNER - FOUND AS NOTED
- ▲ SITE CONTROL 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
- 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.

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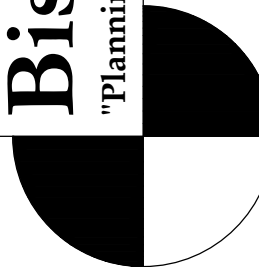
THE VILLAGE, A WESLEYLIFE COMMUNITY

PUD MASTER PLAN

COVER SHEET

Bishop Engineering

"Planning Your Successful Development"



3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515) 264-6467 Fax: (515) 264-2117
Civil Engineering & Land Surveying Established 1959

REFERENCE NUMBER:

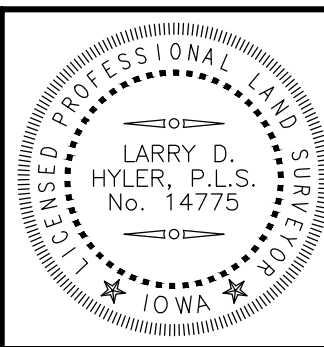
DRAWN BY:
EWM

CHECKED BY:
D88

REVISION DATE:
2022-11-23 CITY SUBMITTAL
2022-12-20 CITY SUBMITTAL
2023-01-17 CITY SUBMITTAL

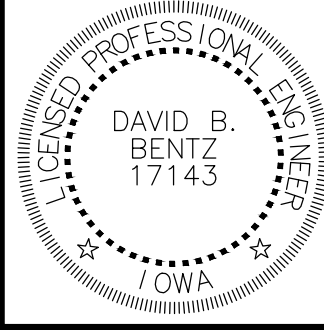
PROJECT NUMBER:
210592

SHEET NUMBER:
1 OF 8



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.

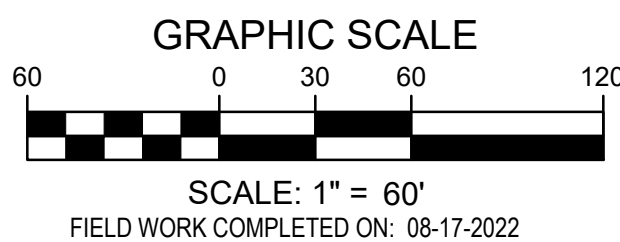
SIGNED: _____ DATE: _____
LARRY D. HYLER, P.L.S. 14775
LICENSE RENEWAL DATE: DEC. 31, 2024 SHEETS 1 - 8
PAGES OR SHEETS COVERED BY THIS SEAL:



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: _____ DATE: _____
DAVID B. BENTZ, P.E. 17143
LICENSE RENEWAL DATE: DEC. 31, 2023 SHEETS 1 - 8
PAGES OR SHEETS COVERED BY THIS SEAL:

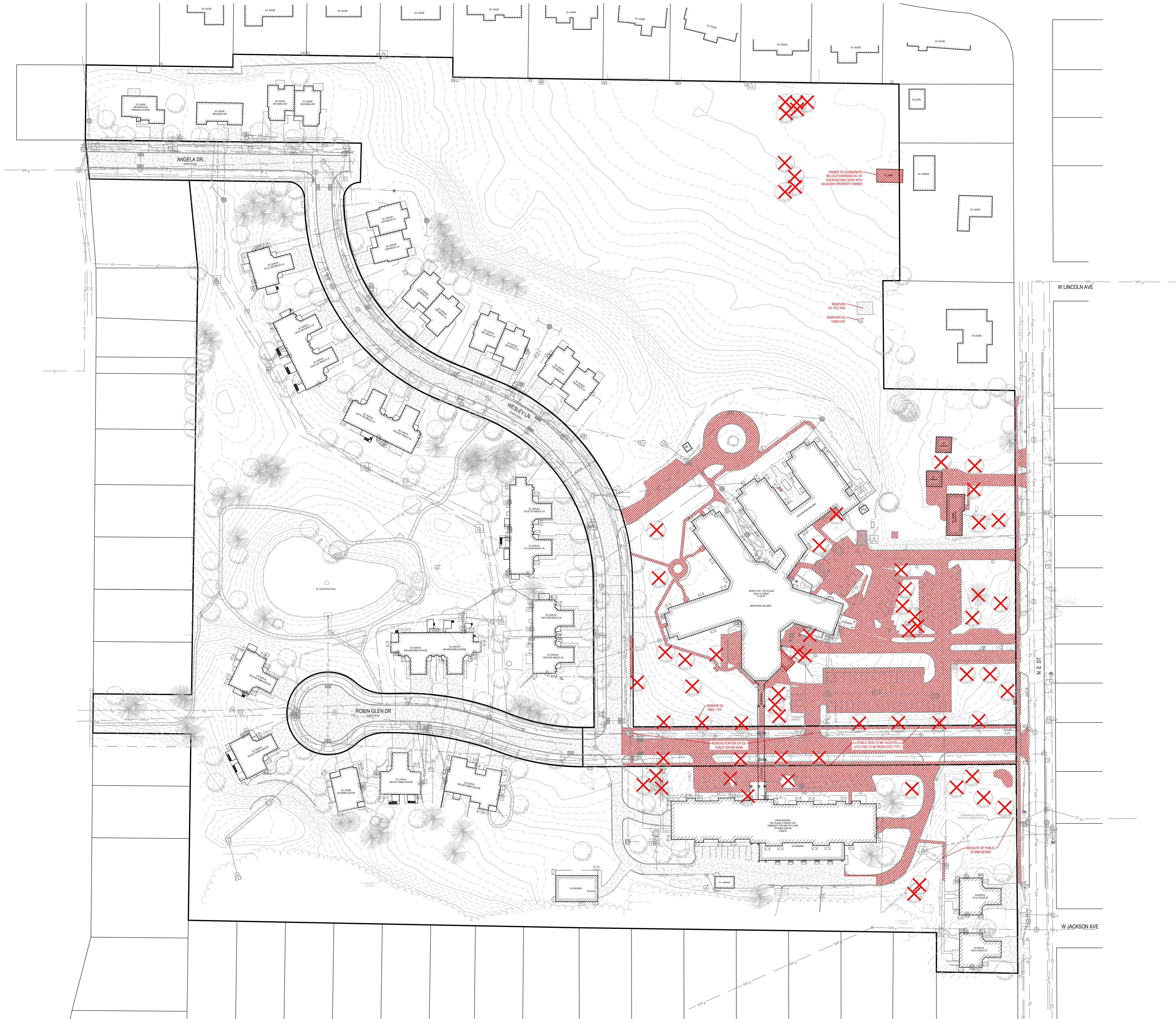
PRELIMINARY-NOT FOR CONSTRUCTION



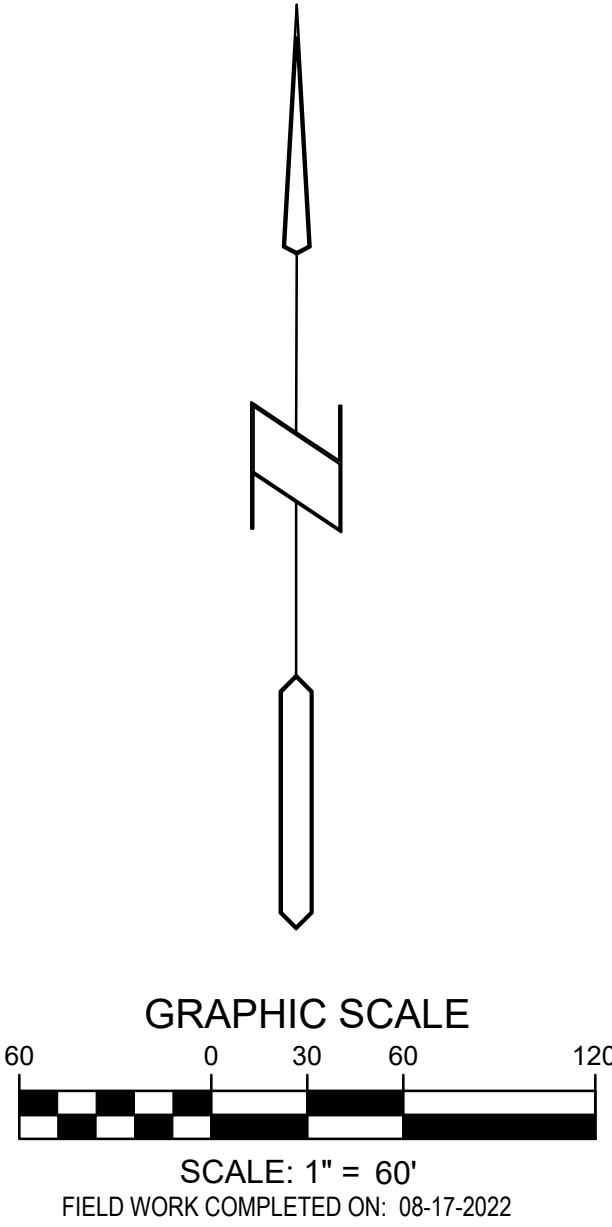
EXISTING CONDITIONS

REFERENCE NUMBER:	
DRAWN BY:	EWB
CHECKED BY:	D88
REVISION DATE:	2022-11-23 CITY SUBMIT 2022-12-20 CITY SUBMIT 2023-01-17 CITY SUBMIT
PROJECT NUMBER:	210592
SHEET NUMBER:	

THE VILLAGE, A WESLEY LIFE COMMUNITY
PUD MASTER PLAN



DEMO LEGEND:
AREA TO BE REMOVED
EX. TREE TO BE REMOVED

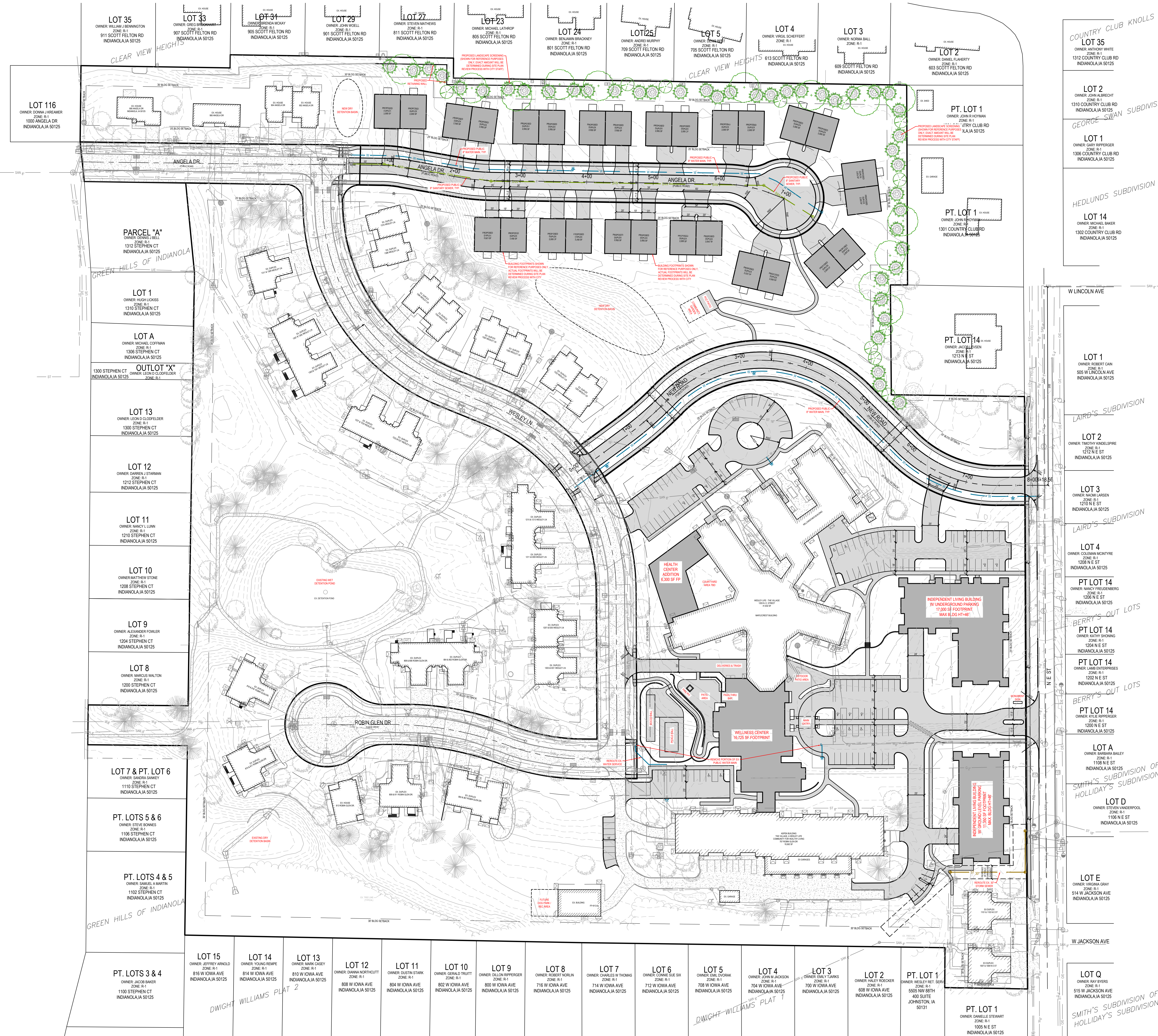


THE VILLAGE, A WESLEY LIFE COMMUNITY
PUD MASTER PLAN

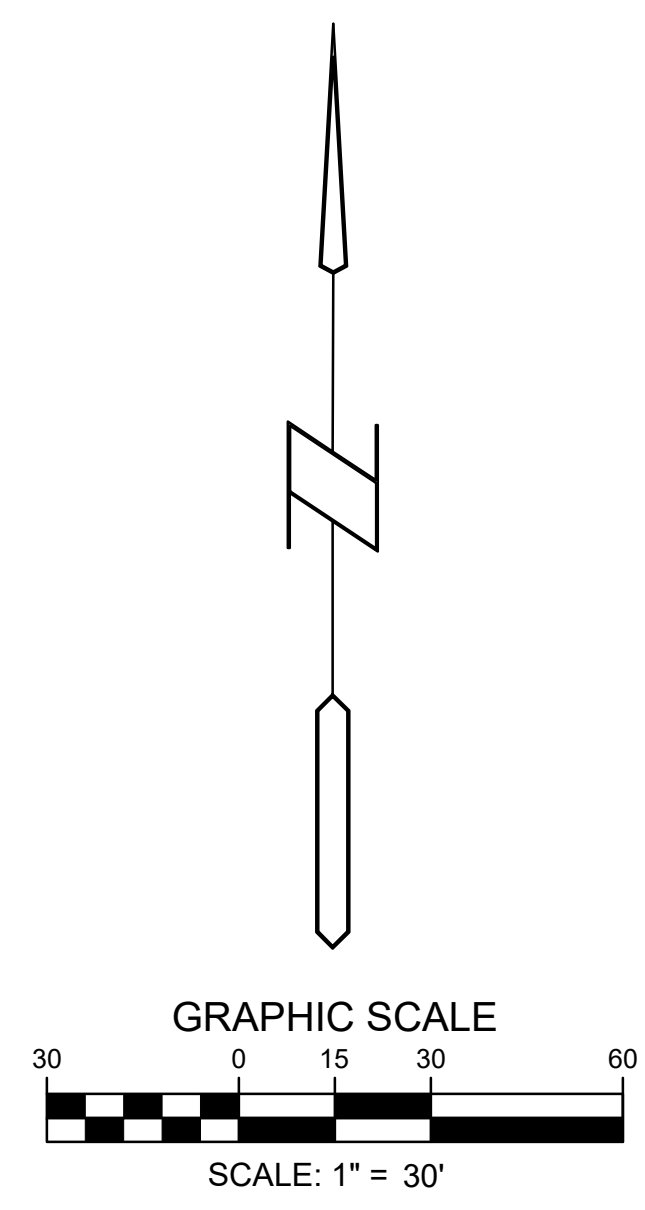
Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515) 276-4467 Fax: (515) 276-2117
Civil Engineering & Land Surveying Established 1959

REFERENCE NUMBER:
DRAWN BY:
EWM
CHECKED BY:
DBB
REVISION DATE:
2022-11-23 CITY SUBMITTAL
2022-12-20 CITY SUBMITTAL
2023-01-17 CITY SUBMITTAL
PROJECT NUMBER:
210592
SHEET NUMBER:
3 OF 8

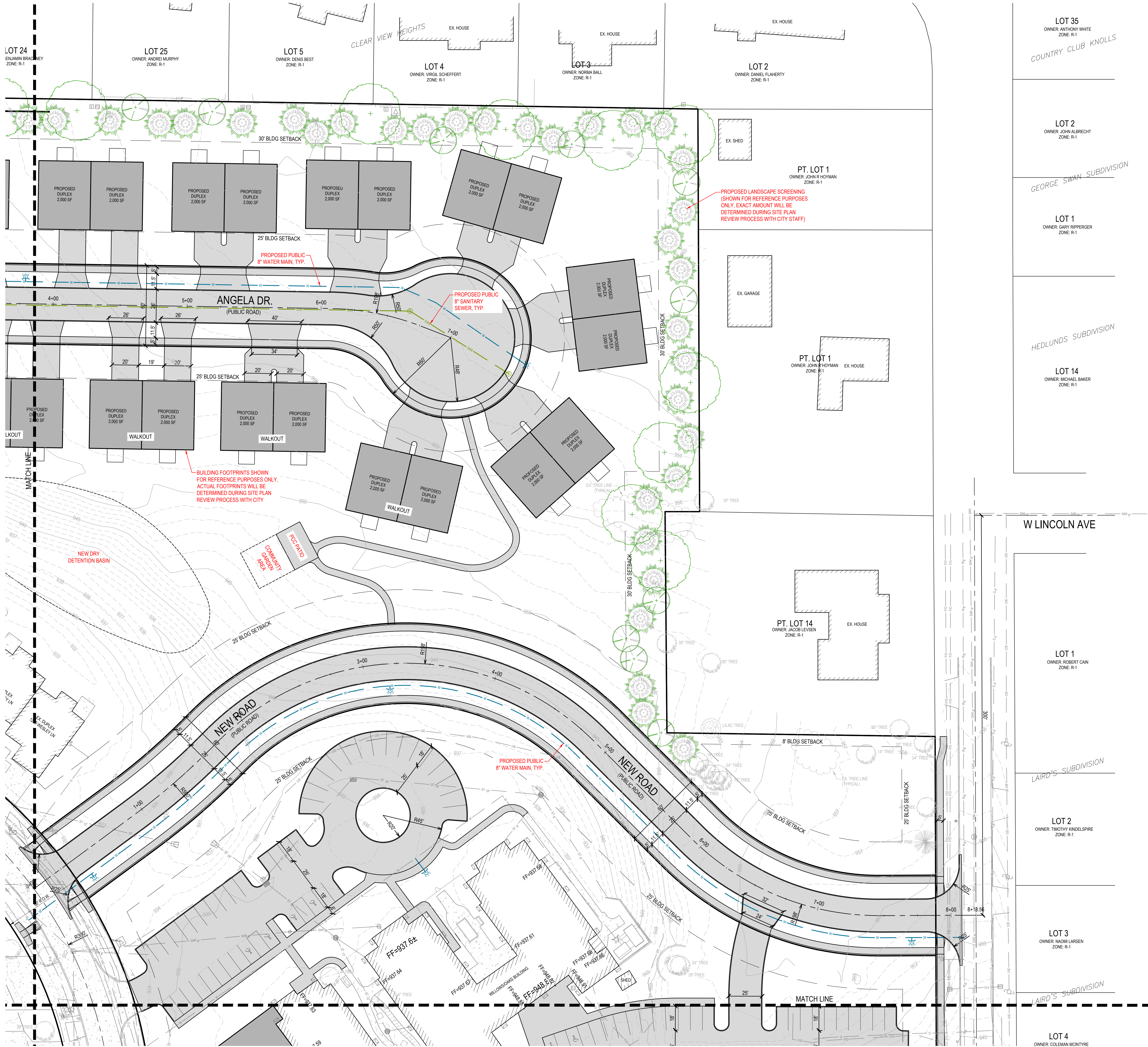
THE VILLAGE, A WESLEY LIFE COMMUNITY PUD MASTER PLAN



PRELIMINARY-NOT FOR CONSTRUCTION



THE VILLAGE, A WESLEY LIFE COMMUNITY
PUD MASTER PLAN



THE VILLAGE, A WESLEY LIFE COMMUNITY
PUD MASTER PLAN

PROPOSED NE LAYOUT PLAN

REFERENCE NUMBER:
DRAWN BY: EWM
CHECKED BY: DBB
REVISION DATE: 2022-11-23 CITY SUBMITTAL 2022-12-20 CITY SUBMITTAL 2023-01-17 CITY SUBMITTAL
PROJECT NUMBER: 210592
SHEET NUMBER: 6 OF 8

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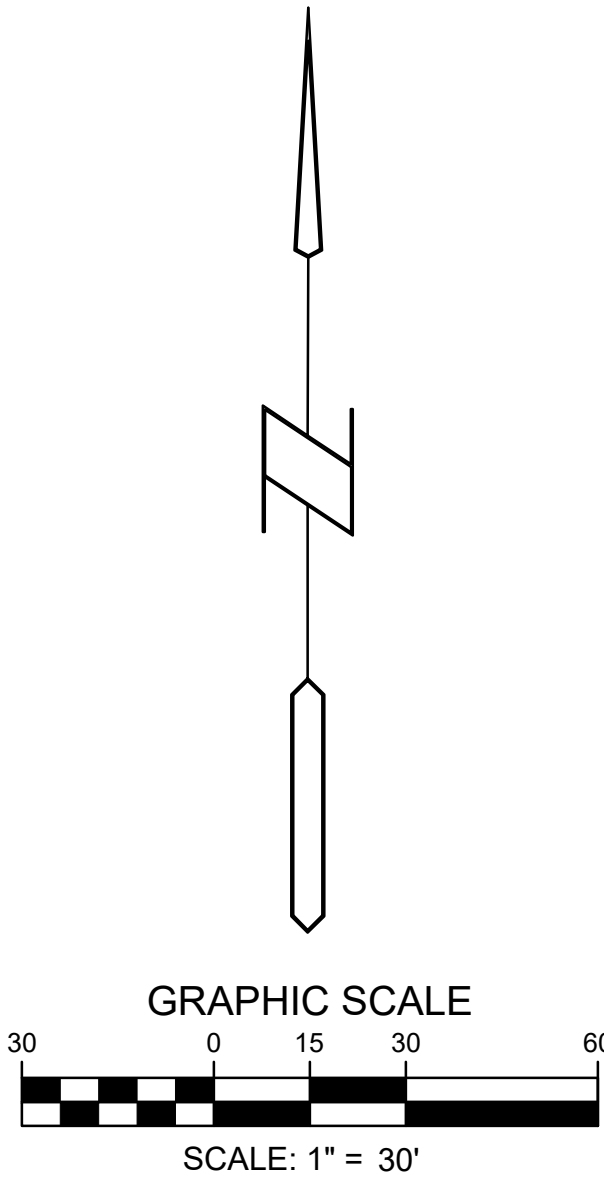
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 Phone: (515) 276-0467 Fax: (515) 276-0217

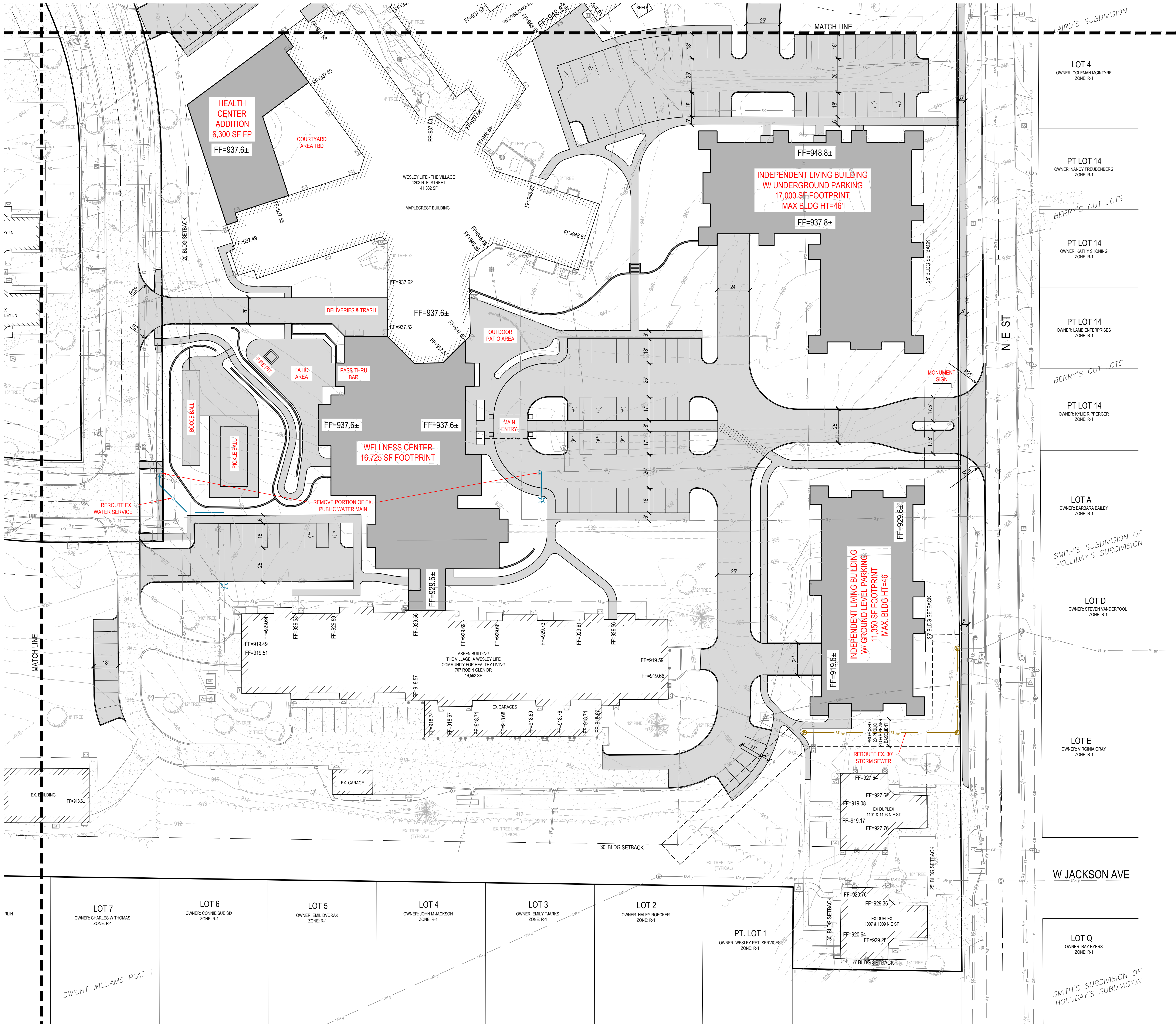
Civil Engineering & Land Surveying Established 1958

PROPOSED SW LAYOUT PLAN

REFERENCE NUMBER:
DRAWN BY: EWM
CHECKED BY: DBB
REVISION DATE: 2022-11-23 CITY SUBMITTAL 2022-12-20 CITY SUBMITTAL 2023-01-17 CITY SUBMITTAL
PROJECT NUMBER: 210592
SHEET NUMBER:



THE VILLAGE, A WESLEY LIFE COMMUNITY
PUD MASTER PLAN





MEMORANDUM

To: Planning and Zoning Commission

From:

Date: January 24, 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 24, 2022

Agenda Item: 7.B 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: Villa Village Mobile Home Park LLC

Property Address/Parcel: 15717 Illinois Street #130/0016-0860, #130/0016-0866, #130/0016-0681, #130/0016-0688

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

Comprehensive Plan Designation: No Designation

Application Summary

Chad Daniels, on the behalf of Villa Village Mobile Home Park LLC, is requesting plat of survey approval for parcels #130/0016-0860, #130/0016-0866, #130/0016-0681, and #130/0016-0688. 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.B 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.B 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.B 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.B 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.B 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.B 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 Villa Village Mobile Home Park LLC, for parcels ##130/0016-0860, #130/0016-0866, #130/0016-0681, and #130/0016-0688. This plat of survey application proposes creating Parcel 'B', a 16.21-acre lot, Parcel 'C', a 11.50-acre lot, Parcel 'D', a 9.72-acre lot, Parcel 'E', a 9.33-acre lot, and Parcel 'F' a 9.72-acre lot.

To the north of the subject property exists two agricultural lots in row-crop production. The first is a 20-acre lot and the second is a 39-acre lot. To the east is two lots, the first is a 10-acre lot and the second is a 9.45-acre lot containing a single-family dwelling with remainder portions in row-crop production. To the south are four parcels, the first is a 32.74-acre lot that is in agricultural production and contains an accessory structure. The second is a 2.01-acre parcel containing a single-family dwelling. The third is 2.85-acre vacant lot. The fourth is a 10-acre lot containing a single-family dwelling. To the south exists one 22.36-acre lot that is in row-crop production.

The subject properties front Illinois Street, a County Highway. According to the Iowa Department of Transportation (IDOT), this road has an Annual Average Daily Traffic (AADT) of 290 as of 2012.

Proposed parcel 'B' does contain a body of water and is heavily wooded. Portions of parcel 'C' is considered heavily wooded. Remaining portions of the subject properties contain agricultural land.

Future Land Use

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

COMMENTS FROM THE GENERAL PUBLIC

Notification letters were mailed to surrounding property owners within 200 feet of the subject property regarding the request on January 12, 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.**

Agenda Item: 7.B 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

- 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) Villa Village Mobile Home Park LLC
(First Name) _____
(Address) 18459 300th Street
(City) Treynor (State) IA (Zip) 50575
(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

☐ PRELIMINARY PLAT

Submittal Requirements:

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

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

☐ FINAL PLAT

Submittal Requirements:

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

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

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

Signature Chad Daniels Digitally signed by Chad Daniels
Date: 2023.01.10 15:46:11 -06'00'

Name (printed) Chad Daniels

Date 10 January 2023

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 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" yellow cr #3321 BASIS OF BEARINGS IS IA RCS ZONE 8
INDEX LEGEND LOCATION: SE ¼ OF SW ¼ AND SW ¼ OF SE ¼ OF SECTION 16 T 76N, R 23W, WARREN COUNTY, IOWA OWNER: VILLA VILLAGE MOBILE HOME PARK LLC 18459 300TH ST., TREYNOR IA 50575 SURVEY FOR: JOHN REBURN - PEOPLES COMPANY PREPARED BY CHAD A. DANIELS DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210 RETURN TO: 515-577-2583		
DESCRIPTION - PARCEL B: That part of the Southeast Quarter of the Southwest Quarter of Section 16, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa, described as follows; Beginning at the South Quarter corner of said Section 16; thence North 88 degrees 17 minutes 30 seconds West, 532.78 feet along the South line of said Section 16; thence North 00 degrees 16 minutes 47 seconds West, 1325.32 feet to the North line of said Southeast Quarter of the Southwest Quarter; thence South 88 degrees 26 minutes 24 seconds East, 533.01 feet to the Northeast corner of said Southeast Quarter of the Southwest Quarter; thence South 00 degrees 16 minutes 04 seconds East, 1326.69 feet to the Point of Beginning, having an area of 16.21 Acres including 0.57 Acres of Road Easement. DESCRIPTION - PARCEL C: That part of the Southwest Quarter of the Southeast Quarter of Section 16, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa, described as follows; Beginning at the South Quarter corner of said Section 16; thence South 88 degrees 38 minutes 28 seconds East, 379.74 feet along the South line of said Southwest Quarter of the Southeast Quarter; thence North 00 degrees 23 minutes 07 seconds West, 1322.26 feet to the North line of said Southwest Quarter of the Southeast Quarter; thence North 87 degrees 57 minutes 22 seconds West, 377.18 feet to the Northwest corner of said Southwest Quarter of the Southeast Quarter; thence South 00 degrees 16 minutes 04 seconds East, 1326.69 feet to the Point of Beginning, having an area of 11.50 Acres including 0.31 Acres of Road Easement. NOTE: Parcel B and Parcel C completely overwrite Parcel A. Parcel A shall not be considered a valid parcel from this point forth.		
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  10 JAN 23 Chad A. Daniels Date Iowa License No. 17532 My license renewal date is 12-31-2024 Page No.'s covered by this seal: 1, 2, and 3
PROJ. NO. 1981		DATE OF SURVEY: 27 DECEMBER 2022
		PAGE 1 of 3

DESCRIPTION - PARCEL D:

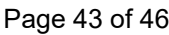
That part of the Southwest Quarter of the Southeast Quarter of Section 16, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa, described as follows; Commencing at the South Quarter corner of said Section 16; thence South 88 degrees 38 minutes 28 seconds East, 379.74 feet along the South line of said Section 16 to the Point of Beginning; thence North 00 degrees 23 minutes 07 seconds West, 1322.26 feet to the North line of said Southwest Quarter of the Southeast Quarter; thence South 87 degrees 57 minutes 22 seconds East, 320.89 feet along said North line; thence South 00 degrees 23 minutes 28 seconds East, 1318.43 feet to the South line of said Southwest Quarter of the Southeast Quarter; thence North 88 degrees 38 minutes 28 seconds West, 320.89 feet to the Point of Beginning, having an area of 9.72 Acres including 0.21 Acres of Road Easement.

DESCRIPTION - PARCEL E:

That part of the Southwest Quarter of the Southeast Quarter of Section 16, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa, described as follows; Commencing at the Southeast corner of the Southwest Quarter of the Southeast Quarter; thence North 88 degrees 38 minutes 28 seconds West, 322.73 feet along the South line of said Southwest Quarter of the Southeast Quarter to the Point of Beginning; thence North 00 degrees 23 minutes 49 seconds West, 1314.74 feet to the North line of said Southwest Quarter of the Southeast Quarter; thence North 87 degrees 57 minutes 22 seconds West, 308.85 feet along said North line; thence South 00 degrees 23 minutes 28 seconds East, 1318.43 feet to said South line; thence South 88 degrees 38 minutes 28 seconds East, 308.85 feet to the Point of Beginning, having an area of 9.33 Acres including 0.13 Acres of Road Easement.

DESCRIPTION - PARCEL F:

That part of the Southwest Quarter of the Southeast Quarter of Section 16, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa, described as follows; Beginning at the Southeast corner of said Southwest Quarter of the Southeast Quarter; thence North 88 degrees 38 minutes 28 seconds West, 322.73 feet along the South line of said Southwest Quarter of the Southeast Quarter; thence North 00 degrees 23 minutes 49 seconds West, 1314.74 feet to the North line of said Southwest Quarter of the Southeast Quarter; thence South 87 degrees 57 minutes 22 seconds East, 322.74 feet to the Northeast corner of said Southwest Quarter of the Southeast Quarter; thence South 00 degrees 24 minutes 11 seconds East, 1310.88 feet to the Point of Beginning, having an area of 9.72 Acres including 0.08 Acres of Road Easement.



DESCRIPTION - PARCEL B:

That part of the Southeast Quarter of the Southwest Quarter of Section 16, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa, described as follows;

Beginning at the South Quarter corner of said Section 16; thence North 88 degrees 17 minutes 30 seconds West, 532.78 feet along the South line of said Section 16; thence North 00 degrees 16 minutes 47 seconds West, 1325.32 feet to the North line of said Southeast Quarter of the Southwest Quarter; thence South 88 degrees 26 minutes 24 seconds East, 533.01 feet to the Northeast corner of said Southeast Quarter of the Southwest Quarter; thence South 00 degrees 16 minutes 04 seconds East, 1326.69 feet to the Point of Beginning, having an area of 16.21 Acres including 0.57 Acres of Road Easement.

DESCRIPTION - PARCEL C:

That part of the Southwest Quarter of the Southeast Quarter of Section 16, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa, described as follows;

Beginning at the South Quarter corner of said Section 16; thence South 88 degrees 38 minutes 28 seconds East, 379.74 feet along the South line of said Southwest Quarter of the Southeast Quarter; thence North 00 degrees 23 minutes 07 seconds West, 1322.26 feet to the North line of said Southwest Quarter of the Southeast Quarter; thence North 87 degrees 57 minutes 22 seconds West, 377.18 feet to the Northwest corner of said Southwest Quarter of the Southeast Quarter; thence South 00 degrees 16 minutes 04 seconds East, 1326.69 feet to the Point of Beginning, having an area of 11.50 Acres including 0.31 Acres of Road Easement.

NOTE: Parcel B and Parcel C completely overwrite Parcel A. Parcel A shall not be considered a valid parcel from this point forth.

DESCRIPTION - PARCEL D:

That part of the Southwest Quarter of the Southeast Quarter of Section 16, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa, described as follows;

Commencing at the South Quarter corner of said Section 16; thence South 88 degrees 38 minutes 28 seconds East, 379.74 feet along the South line of said Section 16 to the Point of Beginning; thence North 00 degrees 23 minutes 07 seconds West, 1322.26 feet to the North line of said Southwest Quarter of the Southeast Quarter; thence South 87 degrees 57 minutes 22 seconds East, 320.89 feet along said North line; thence South 00 degrees 23 minutes 28 seconds East, 1318.43 feet to the South line of said Southwest Quarter of the Southeast Quarter; thence North 88 degrees 38 minutes 28 seconds West, 320.89 feet to the Point of Beginning, having an area of 9.72 Acres including 0.21 Acres of Road Easement.

DESCRIPTION - PARCEL E:

That part of the Southwest Quarter of the Southeast Quarter of Section 16, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa, described as follows;

Commencing at the Southeast corner of the Southwest Quarter of the Southeast Quarter; thence North 88 degrees 38 minutes 28 seconds West, 322.73 feet along the South line of said Southwest Quarter of the Southeast Quarter to the Point of Beginning; thence North 00 degrees 23 minutes 49 seconds West, 1314.74 feet to the North line of said Southwest Quarter of the Southeast Quarter; thence North 87 degrees 57 minutes 22 seconds West, 308.85 feet along said North line; thence South 00 degrees 23 minutes 28 seconds East, 1318.43 feet to said South line; thence South 88 degrees 38 minutes 28 seconds East, 308.85 feet to the Point of Beginning, having an area of 9.33 Acres including 0.13 Acres of Road Easement.

DESCRIPTION - PARCEL F:

That part of the Southwest Quarter of the Southeast Quarter of Section 16, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa, described as follows;

Beginning at the Southeast corner of said Southwest Quarter of the Southeast Quarter; thence North 88 degrees 38 minutes 28 seconds West, 322.73 feet along the South line of said Southwest Quarter of the Southeast Quarter; thence North 00 degrees 23 minutes 49 seconds West, 1314.74 feet to the North line of said Southwest Quarter of the Southeast Quarter; thence South 87 degrees 57 minutes 22 seconds East, 322.74 feet to the Northeast corner of said Southwest Quarter of the Southeast Quarter; thence South 00 degrees 24 minutes 11 seconds East, 1310.88 feet to the Point of Beginning, having an area of 9.72 Acres including 0.08 Acres of Road Easement.



MEMORANDUM

To: Planning and Zoning Commission

From:

Date: January 24, 2023

Subject: Election of Officers

Recommendation:

Attachments: None