



PLANNING AND ZONING COMMISSION MEETING

April 11, 2023

6:00 PM

City Council Chambers

Agenda

- 1. Call to Order**
- 2. Roll Call**
- 3. Agenda Approval**
 - A. Approval of the agenda for the April 11th meeting.
- 4. Minutes Approval**
 - A. Approval of March 28th meeting minutes.
- 5. Public Comment**
- 6. Old Business**
 - A. Consider recommendation regarding an amendment to City Code related to commercial vehicle parking.
- 7. New Business**
 - A. Consider the request from Chad Daniels, on the behalf of TS Investments LLC, for recommendation of approval of a final plat for Laura's Timber Ridge Subdivision.
- 8. Comments**
 - A. Building Permit Report
 - B. Current Projects
- 9. Adjourn**



PLANNING AND ZONING COMMISSION MEETING

March 28, 2023

6:00 PM

City Council Chambers

Minutes

1. Call to Order

The meeting was called to order at 6:00 PM.

2. Roll Call

Commission members present: Cortney Marmon, Sarah Ritchie, Al Farris, Carrie Woerdeman, Josh Rabe

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

3. Agenda Approval

A. Approval of the March 28th Agenda

Josh Rabe made a motion to approve the agenda. Al Farris seconded the motion.

The motion was passed.

4. Minutes Approval

A. Approval of the March 14th meeting minutes

Carrie Woerdeman made a motion to approve the meeting minutes. Sarah Ritchie seconded the motion.

The motion was passed.

5. Public Comment

6. Old Business

7. New Business

A. Consider recommendation on request for approval of a Plat of Survey for Matt Thomas, on the behalf of Warren County, for property identified as parcel #488/7024-0642

Al Farris made a motion to approve the request. Josh Rabe seconded the motion.

Motion was passed.

B. Consider recommendation regarding an amendment to Chapter 165 related to commercial vehicle parking.

After discussion, the commission requests this agenda item be sent back for review and possible revision.

8. Comments

A. Current Projects

9. Adjourn



COMMUNITY DEVELOPMENT

To: Indianola Planning and Zoning Commission
From: Charlie E. Dissell, Community and Economic Development Director
Date: April 6, 2023
Re: Consider recommendation regarding an amendment to City Code related to commercial vehicle parking.

At its meeting on Tuesday, March 28, 2023, the Planning and Zoning Commission reviewed proposed regulation changes regarding commercial vehicle parking within the City. The application materials from the March 28 meeting can be found here: <https://indianolaia.portal.civicclerk.com/event/1353/overview>

In summary, the proposed changes covered three (3) sections.

1. 48.05 SOUNDS NOT ALLOWED. This section proposed a change that would disallow audible vehicle noise at a distance of 50 feet between the hours of 9 p.m. and 7 a.m.
2. 69.09 CERTAIN VEHICLE PARKING LIMITED. This section proposed changes that would disallow any commercial vehicle, trailer, recreational vehicle, camper, boat, or similar recreation equipment parking on any street of the City.
3. SECTION 165.07(2) B. Off-Street Parking Spaces. This section proposed changes that would disallow commercial vehicle parking on private residential property.

At its March 28 meeting, the Planning and Zoning Commission remanded the proposed changes back to staff for revisions. More specifically, the Planning and Zoning Commission requested the following:

1. Revisions to Section 48.05 to change the hours from 10 p.m. and 6 a.m. and add a certain dBA level of sound.
2. Revisions to Section 69.09 to allow for trailers, recreational vehicles, campers, boats, or similar recreation equipment parking on streets, except between the hours of 10 p.m. and 6 a.m.
3. Remove all changes to Chapter 165 and continue to allow for commercial vehicle parking on private property.
4. Look into length of vehicles which are parked in the Downtown Square.

Attached to this memo are the changes that were requested. A few things to note:

1. Section 48.05 was modified to disallow any amplified sound is plainly audible at the edge of a residential structure at a sound level of 55 dBA between the hours of 10:00 p.m. and 6:00 a.m. In researching surrounding communities, the following cities had restrictions on overnight dBA levels, and staff proposes to use the average of these cities:
 - Ankeny: 65 dBA
 - Clive: 50 dBA
 - Des Moines: 50 dBA
 - Newton 55 dBA
 - Pleasant Hill: 55 dBA
 - Waukee: 55 dBA
 - West Des Moines: 55 dBA
 - Windsor Heights: 50 dBA
2. Section 69.09 was modified to disallow commercial vehicle parking on City streets. As the definition of commercial vehicle was removed from Chapter 165, this section was rewritten to note that a commercial is any vehicle having a curb weight more than 10,000 pounds or exceeding 24 feet in length. Additionally, this section was modified to allow for the parking of trailers, recreational vehicles, campers, boats, or similar recreation equipment, having a curb weight of 10,000 pounds or less on any street of the City except between the hours of 10:00 p.m. and 6:00 a.m.
3. Staff reviewed regulations regarding parking on the Square. Currently, Section 69.05, Manner of Angle Parking, regulates this type of parking. What this section says is, "Upon those streets or portions of streets that have been signed or marked for angle parking, no person shall park or stand a vehicle other than at an angle to the curb or edge of the roadway or in the center of the roadway as indicated by such signs and markings. No part of any vehicle or the load thereon, when said vehicle is parked within a diagonal parking district, shall extend into the roadway more than a distance of 16 feet when measured at right angles to the adjacent curb or edge of roadway." On the angled parking on the Square, the distance at a right angle from the back of the curb to the far edge of the pavers is 16.5'. It is staff's opinion that this section already addresses the concern that was raised by the Planning and Zoning Commission.

I will further present these modified code changes and answer any additional questions at the Planning and Zoning Commission's April 11, 2023, meeting.

48.05 SOUNDS NOT ALLOWED.

The term “noise disturbance” means any of the following sounds:

18. Vehicle Noise. No person shall operate or control a motor vehicle, which is moving or stationary, standing or parked, whether or not persons are seated in the motor vehicle, from which any amplified sound is plainly audible at the edge of a residential structure at a sound level of 55 dBA between the hours of 10:00 p.m. and 6:00 a.m.

69.09 TRUCK AND TRAILER PARKING LIMITED.

~~No person shall park a motor truck, semi-trailer, or any other type of trailer in violation of the following regulations. The provisions of this section shall not apply to pickup, light delivery or panel delivery trucks.~~

~~(Code of Iowa, Sec. 321.236 [1])~~

~~—1. Public Square. No person shall park any truck, any vehicle with a trailer attached, or any unattached trailer on the public square or within one block each way leading from the public square, for longer than a period of 30 minutes at one time; however, trucks may park in the public square for the purpose of loading or unloading of freight or merchandise but only for the length of time that it takes to do the loading or unloading and when the unloading or loading is completed, the truck shall forthwith be removed from the area.~~

~~—2. Streets. No person shall park any truck, truck trailer or any other trailer on any street of the City for longer than two hours except as provided in Subsection 1. No person shall park any truck, truck trailer or any other trailer on any street of the City closer than 40 feet from the center of an intersection at any time.~~

~~—3. Noxious Odors. No person shall park any truck or trailer having about it a noxious or repulsive odor upon the streets or alleys of the City.~~

69.09 CERTAIN VEHICLE PARKING LIMITED.

No person shall park a commercial vehicle, trailer, recreational vehicle, camper, boat, or similar recreation equipment on any street of the City in violation of the following regulations.

(Code of Iowa, Sec. 321.236 [1])

1. No person shall park any vehicle having a curb weight more than 10,000 pounds or exceeding 24 feet in length on any street of the City except for the following:
 - a. Emergency vehicles.
 - b. Construction or maintenance permitted by the City.
 - c. For the purpose of loading or unloading freight or merchandise provided ten feet (10') of width of the roadway is open for the free movement of vehicular traffic, and only for the length of time that it takes for such purpose.
 - d. Mobile food and beverage vendors may park on streets as allowed by Section 122.22.

2. No person shall park any trailer, recreational vehicle, camper, boat, or similar recreation equipment, having a curb weight of 10,000 pounds or less on any street of the City between the hours of 10:00 p.m. and 6:00 a.m.
3. No person shall park any trailer, recreational vehicle, camper, boat, or similar recreation equipment on any street of the City closer than 40 feet from the center of an intersection at any time.
4. Noxious Odors. No person shall park any vehicle having about it a noxious or repulsive odor upon the streets or alleys of the City.

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3. No person shall park any trailer, recreational vehicle, camper, boat, or similar recreation equipment on any street of the City closer than 40 feet from the center of an intersection at any time.
4. Noxious Odors. No person shall park any vehicle having about it a noxious or repulsive odor upon the streets or alleys of the City.



MEMORANDUM

To: Planning and Zoning Commission

From:

Date: April 11, 2023

Subject: Consider the request from Chad Daniels, on the behalf of TS Investments LLC, for recommendation of approval of a final plat for Laura's Timber Ridge Subdivision.

Recommendation:

Attachments:

1. 1. Staff Report
2. 2. Application
3. 3. Subdivision Plat



COMMUNITY DEVELOPMENT

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STAFF REPORT

PLANNING AND ZONING COMMISSION

Date of Meeting: April 11, 2022

Agenda Item: 7.A Consider the request from Chad Daniels, on the behalf of TS Investments LLC, for recommendation of approval of a final plat for Laura's Timber Ridge Subdivision.

Application Type: Final Plat

Applicant: Chad Daniels

Property Owner: TS Investments LLC

Property Address/Parcel: #140/0014-0460

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

Comprehensive Plan Designation: Agricultural

Application Summary

Chad Daniel, on the behalf of TS Investments LLC, is requesting a final plata approval for Parcel #140/0014-0460. The subdivision application proposes five (5) lots, four of which are proposed for single-family residential development and one proposed reserved for future road right-of-way.

Agenda Item: 7.A to consider the request from Chad Daniels, on the behalf of TS Investments LLC, for recommendation of approval of a final plat for Laura's Timber Ridge Subdivision.

AERIAL MAP



APPLICABLE CODE SECTIONS

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

170.05 PRELIMINARY PLATTING PROCEDURE

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

170.09 PRELIMINARY PLAT REQUIREMENTS

The preliminary plat shall contain the following information:

1. A location map showing:
 - A. The subdivision name
 - B. An outline of the area to be subdivided
 - C. The existing streets and public or community utilities, if any, on adjoining property
 - D. North point and scale
2. A preliminary plat of the subdivision drawn to scale of fifty (50) feet to one (1) inch, provided that if the resulting drawing would be over thirty-six (36) inches in its shortest dimension, a scale of one hundred (100) feet to one (1) inch may be used, said preliminary plat to show:
 - A. The legal description, acreage, and the name of the proposed subdivision
 - B. The name and address of the owner
 - C. The name of the person who prepared the plat, and the date thereof

Agenda Item: 7.A to consider the request from Chad Daniels, on the behalf of TS Investments LLC, for recommendation of approval of a final plat for Laura's Timber Ridge Subdivision.

- D. The location of existing lot lines, streets, public utilities, water mains, sewers, drainpipes, culverts, watercourses, bridges, railroads, and buildings in the proposed subdivision
- E. Contours at vertical intervals of not more than two (2) feet, based upon City datum, except that where the slope of the land exceeds twenty-five percent (25%), five (5) foot intervals shall be sufficient.
- F. The location and widths, other dimensions and names of the proposed streets, utility easements and other open spaces or reserved areas.
- G. A statement concerning the location and approximate size or capacity of utilities proposed to be installed.
- H. Tract boundary lines showing dimensions, bearings, angles, and references to known lines or benchmarks.
- I. The names and addresses of adjacent property owners.
- J. Proposed building lines.
- K. Grades of proposed streets.
- L. A cross-section of the proposed streets showing the roadway location, type and width of surfacing, the type drainage and other improvements to be installed.
- M. The location of proposed wells and/or water mains and sewage disposal system if a public or community system is used.
- N. The drainage of the land including proposed storm sewers, ditches, culverts, bridges and other structures.
- O. North point and graphic scale
- P. The location and dimension of sidewalks to be installed.
- Q. Indicate the current Iowa Department of Natural Resources requirement in a note placed on the plat, if applicable
- R. Indicate current flood zones as determined by FEMA with the platted area.

170.11 DESIGN STANDARDS – STREETS

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

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

- 2. Minimum rights-of-way shall be provided as follows:
 - A. Thoroughfares - 100 feet. In addition, access spacing on thoroughfares is as follows: (i) intersection spacing – 600 foot minimum; (ii) entrance spacing – 300 foot minimum; (iii) separation of entrance from intersection – 150 foot minimum.
 - B. Residential collector streets - 70 feet.
 - C. Commercial collector streets - 80 feet.
 - D. Residential streets - 60 feet.
 - E. Cul-de-sacs - 110 feet in diameter.
 - F. Alleys - 20 feet.
- 3. The minimum width of surfacing to be provided shall be as follows:
 - D. Residential Street – 25 feet or 31 feet within the discretion of the Council.
 - E. Cul-de-sacs – 85 feet in diameter.

Agenda Item: 7.A to consider the request from Chad Daniels, on the behalf of TS Investments LLC, for recommendation of approval of a final plat for Laura's Timber Ridge Subdivision.

- F. Alleys – 20 feet.
- G. Sidewalks – 4 feet.

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

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

170.13 DESIGN STANDARDS – LOTS

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

170.14 EASEMENTS

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

170.15 PARKS, SCHOOL SITES AND PUBLIC AREAS.

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

170.16 NATURAL DRAINAGE COURSES

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

170.17 EROSION CONTROL (DESIGN STANDARDS)

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

170.19 SANITARY SEWERS

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

170.20 PROHIBITED DISCHARGE

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

170.21 STORM DRAINS

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

Agenda Item: 7.A to consider the request from Chad Daniels, on the behalf of TS Investments LLC, for recommendation of approval of a final plat for Laura's Timber Ridge Subdivision.

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

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

170.22 WATER

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

170.23 SIDEWALKS

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

170.24 MARKERS

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

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

170.25 GRADING

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

170.26 CURB AND GUTTER

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

170.27 EROSION CONTROL (REQUIRED IMPROVEMENTS)

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

170.28 SURFACING

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

170.29 SPECIFICATIONS

The type of construction, the materials, the methods, the standards of subdivision improvements and the maintenance bonds shall be in accordance with the specifications found in a bound volume which is entitled Iowa Statewide Urban Design and Specification for Public Improvements which is on file in the Clerk's office. The Council may from time to time amend by resolution the standard construction specifications for subdivisions found in the volume. The Clerk shall keep a record of all amendments made to the specifications. Plans and specifications for subdivisions shall be submitted to the Community Development for approval prior to construction, 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

Agenda Item: 7.A to consider the request from Chad Daniels, on the behalf of TS Investments LLC, for recommendation of approval of a final plat for Laura's Timber Ridge Subdivision.

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, setbacks, lot boundaries, street location or other platting requirements which shall be final on Council approval unless changed by some other method permitted by law.

170.31 INSPECTION

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

170.32 ACCEPTANCE

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

170.33 ELECTRICAL SERVICE

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

170.34 CHARGE FOR INSTALLATION OF ELECTRICAL SERVICE

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

170.36 FEES

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

ANALYSIS

Subject Property

Chad Daniels has submitted a final plat application on the behalf of TS Investments LLC for Parcel #140/0014-0460. The proposed subdivision would result in 5 parcels. The vacant, aliquot property is located outside of the City of Indianola's Corporate Limits.

To the north, east, and south of the subject property exists, vacant, aliquot properties. To the west is a aliquot agricultural property that is currently in row-crop production and contains a single-family dwelling.

Historic aerial imagery collected by the Iowa Department of Natural Resources (IDNR) shows that the subject property has not historically contained any buildings or structures. The subject property does not contain a floodplain, however water courses, including streams/creeks and a pond, exist on the site. The site also contains heavy woodlands.

The property is a corner lot, fronting Hoover Street and 110th Avenue. According to the Iowa Department of Transportation (IDOT), Hoover Street has an Annual Average Daily Traffic (AADT) of 230 vehicles and 110th Avenue contains an AADT of 25 vehicles.

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

Future Land Use

Agenda Item: 7.A to consider the request from Chad Daniels, on the behalf of TS Investments LLC, for recommendation of approval of a final plat for Laura's Timber Ridge Subdivision.

According to the "Elevate Indianola" Comprehensive Plan, the future land use of this area is designated as Agricultural, which calls for agricultural, conservation, and rural housing as the future land use. The applicant has indicated that future use for this property would be for single-family dwellings. The location of the split is also located within the City of Indianola's High Priority Annexation Area

The proposed subdivision includes four lots proposed for future single-family residential development. A fifth lot, Lot A, is also shown on the subdivision plat for future road right-of-way dedication. This dedication is provided for the future widening of Hoover Street and 110th Avenue. Additionally, a fifty-foot (50') flowage easement is shown alongside the existing creek.

COMMENTS FROM THE GENERAL PUBLIC

Notification letters were mailed to surrounding property owners within 200 feet of the subject property regarding the request. 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.

LAND DIVISION APPLICATION

Community Development

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



PROPERTY OWNER

(Last Name) TS Investments LLC
(First Name) _____
(Address) 22481 73rd Ave
(City) New Virginia (State) IA (Zip) 50210
(Phone) 5152021354 (Email) Tim@info2gousa.com

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) _____

☐ 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.

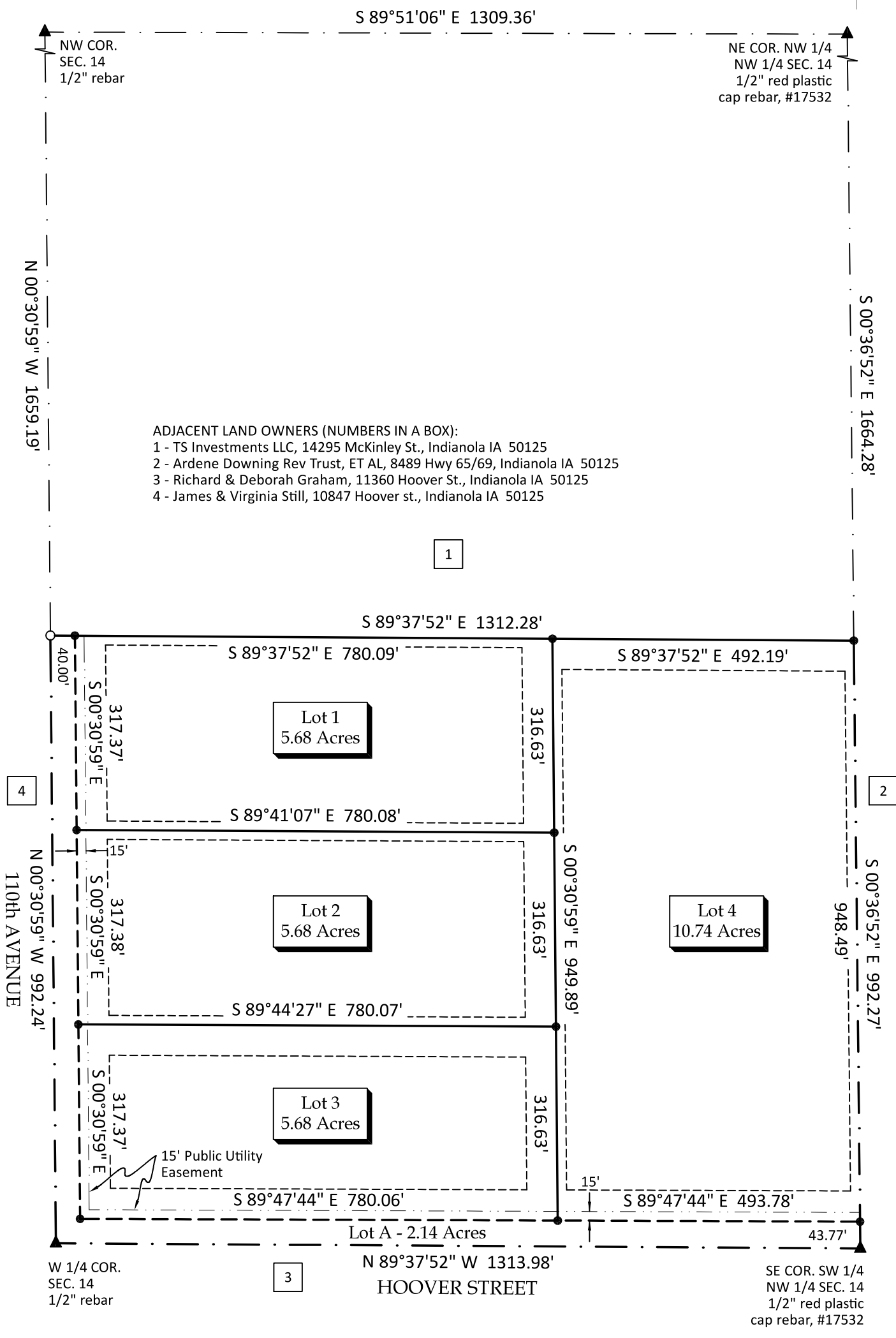
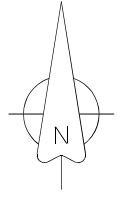
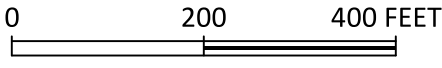
Signature Chad Daniels Digitally signed by Chad Daniels
Date: 2023.03.16 13:56:06 -05'00'

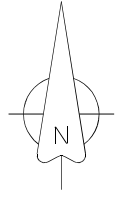
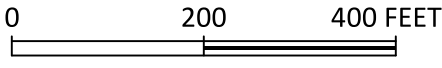
Name (printed) Chad Daniels Date 16 March 2023

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

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

LAURA'S TIMBER RIDGE SUBDIVISION FINAL PLAT		SURVEY LEGEND () - Recorded Distance/Bearing — — — — — Road right-of-way — · — · — Section line — x — x — Fence line ----- Setback lines (50' front/back 15' sides) Monuments ▲ - Found section corner ● - Set 1/2" red plastic capped rebar, #17532 ○ - Set 12" spike w/ brass washer, #17532 BASIS OF BEARINGS IS IA RCS ZONE 8
INDEX LEGEND LOCATION: SW ¼ OF NW ¼ OF SECTION 14 T 76N, R 24W, WARREN COUNTY, IOWA OWNER: TS INVESTMENTS LLC 14295 MCKINLEY ST., INDIANOLA IA 50125 SUBDIVIDER: TS INVESTMENTS LLC 14295 MCKINLEY ST., INDIANOLA IA 50125 PREPARED BY CHAD A. DANIELS DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210 RETURN TO: 515-577-2583		
DESCRIPTION - SUBDIVISION: That part of the Southwest Quarter of the Northwest Quarter of Section 14, Township 76 North, Range 24 West of the 5th P.M., Warren County, Iowa, described as follows; Beginning at the West Quarter corner of said Section 14; thence North 00 degrees 30 minutes 59 seconds West, 992.24 feet along the West line of said Southwest Quarter of the Northwest Quarter; thence South 89 degrees 37 minutes 52 seconds East, 1312.28 feet to the East line of said Southwest Quarter of the Northwest Quarter; thence South 00 degrees 36 minutes 52 seconds East, 992.27 feet to the Southeast corner of said Southwest Quarter of the Northwest Quarter; thence North 89 degrees 37 minutes 52 seconds West, 1313.98 feet to the Point of Beginning, having an area of 29.91 Acres including 2.14 Acres of Road Easement.		
CURRENT ZONING - A-1(AGRICULTURE) PROPOSED WATER - WARREN WATER PROPOSED SEWER - INDIVIDUAL SYSTEMS STREET RIGHT OF WAY (LOT A) TO BE DEDICATED TO WARREN COUNTY OR THE CITY OF INDIANOLA UPON RECORDATION OF THIS SUBDIVISION.	LOCATION MAP (Not to Scale) PROJECT LOCATION 110TH AVE. 125TH AVE. 1/2 mi. 3/4 mi. HOOVER ST. R63 HWY CITY OF INDIANOLA COUNTRY CLUB RD.	
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  31 MAR 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. 1992 DATE OF SURVEY: 28 FEBRUARY 2023 PAGE 1 of 3		





S 89°51'06" E 1309.36'

NW COR.
SEC. 14
1/2" rebar

NE COR. NW 1/4
NW 1/4 SEC. 14
1/2" red plastic
cap rebar, #17532

FLOWAGE EASEMENT

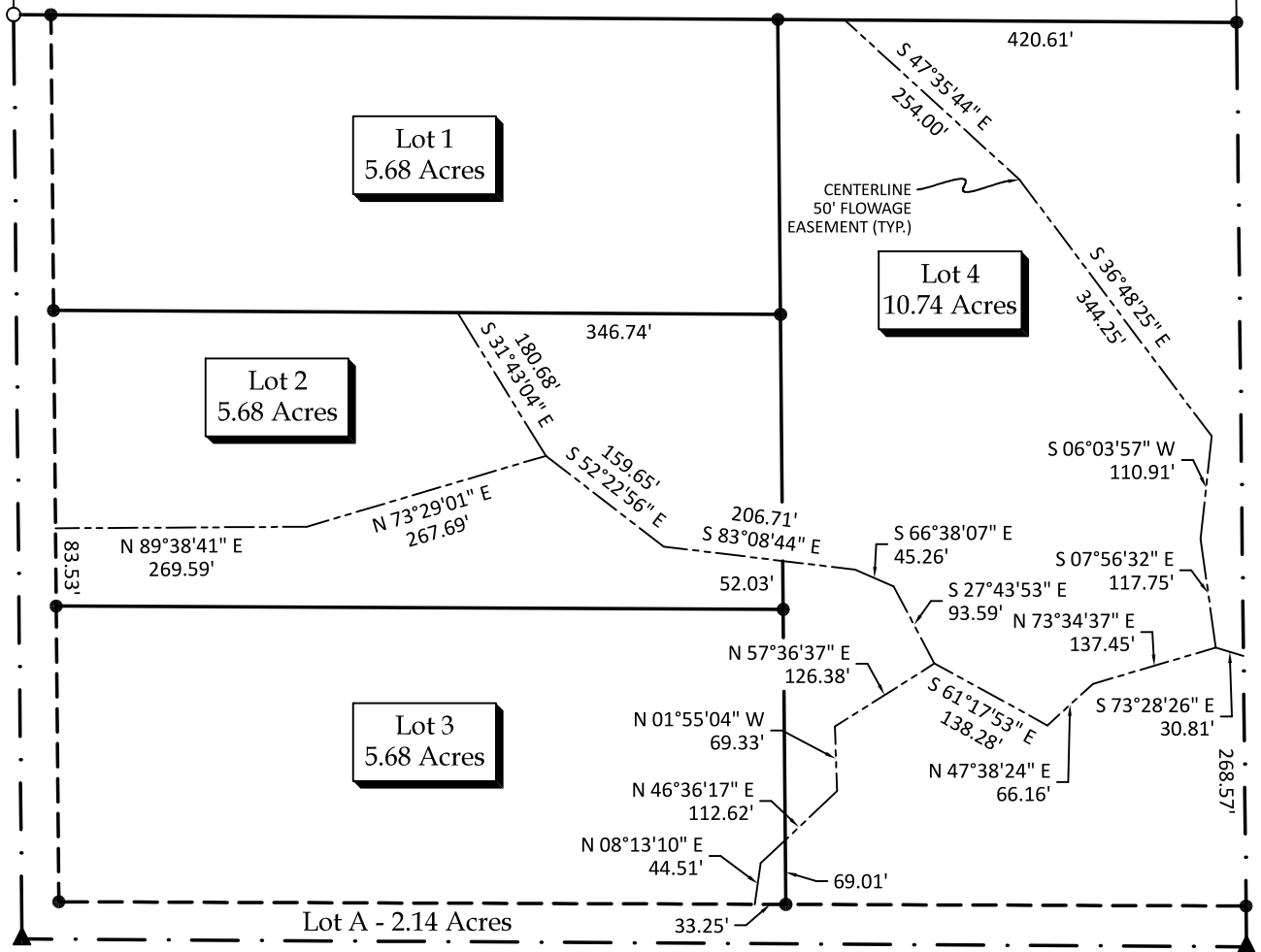
This page for the location of the flowage easement only.
The lines dimensioned below are the flow lines of drainage ditches at the time of the survey.
A flowage easement shall be granted to the City of Indianola using the drawing below. The
easement shall be 25 feet either side of the shown centerlines for a total width of 50 feet.

Within the easement area, the City of Indianola shall have the right to keep, use, and maintain
for surface water drainage, together with the perpetual right of ingress and egress between
said easement area and adjacent public rights-of-way. The grantor and the grantors successors
and assigns shall not erect or place within the Easement area any building or structure or
improvement or any trees, shrubs, or other landscape plantings other than grass or comparable
ground cover, except with the prior written consent of the City.

N 00°30'59" W 1659.19'

S 00°36'52" E 1664.28'

110th AVENUE



W 1/4 COR.
SEC. 14
1/2" rebar

HOOVER STREET

SE COR. SW 1/4
NW 1/4 SEC. 14
1/2" red plastic
cap rebar, #17532



Community Development

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

Mar 2023

Code	Type	Permits Issued	# of Units	Amount	Average	Non-Taxable
101	Single Family Home	0		\$0.00	#DIV/0!	
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	0		\$0.00	\$0.00	
329	Pool	0		\$0.00		
434	Residential Add/Alt	5		\$45,750.00	\$9,150.00	
437	Non-residential add/alt	0		\$0.00	#DIV/0!	
438	Res garage/carports	0		\$0.00		
645	Demo - sfd	0				
649	Demo - commercial	0				
March Total				\$45,750.00		
Residential Value		Commercial Value				All Non-Taxable
100.0%		0.0%				0.0%

YEAR TO DATE TOTAL						
Code	Type	Permits Issued	# of Units	Amount	Average	Non-Taxable
101	Single Family Home	3	0	\$952,970.00	\$317,656.67	
102	Single Family Attach	0	0	\$0.00		
103	Two Family	0	0	\$0.00		
104	Three or More Families	0	0	\$0.00		
	Mobile Homes	0	0	\$0.00		
322	Service Stations	0		\$0.00		
324	Office	0		\$0.00		
328	Non-resident buildings	1		\$845,000.00	\$845,000.00	
329	Pool	0		\$0.00		
434	Residential add/alt	9		\$177,973.00	\$19,774.78	
437	Non-residential add/alt	0		\$0.00	#DIV/0!	
438	Res garage/carports	0		\$0.00		
645	Demo - sfd	0		\$0.00		
649	Demo - commercial	0		\$0.00		
YTD TOTAL		13	0	\$1,975,943.00		
Residential Value		Commercial Value				All Non-Taxable
57.2%		42.8%				0.0%