CITY OF INDIANOLA BOARD OF ADJUSTMENT MEETING

July 11, 2023
6:00 PM
City Council Chambers
Agenda

1. **Call to Order**
2. **Roll Call**
3. **Agenda Approval**
   A. Approval of July 11th's agenda.
4. **Minutes Approval**
   A. Approval of June 7th meeting minutes.
5. **New Business**
   A. Consider request from Bhajan and Manjeet Aulakh for a Special Use Permit to allow for a liquor store at 410 South Jefferson Way.
6. **Comments**
7. **Adjourn**

MEMORANDUM

To: Board of Adjustment

From:

Date: July 11, 2023

Subject: Approval of July 11th's agenda.

Recommendation:

Attachments: None

CITY OF INDIANOLA BOARD OF ADJUSTMENT MEETING

June 7, 2023
6:00 PM
City Council Chambers
Minutes

1. Call to Order

The meeting was called to order at 6:02.

2. Roll Call

Board members present: Amy Mitchell, Rene Soldwisch, Lee Bash
Staff Members present: Charlie Dissell, Emily Rizvic

3. Agenda Approval

A. Approval of June 7th's meeting agenda.

Lee Bash made a motion to approve the agenda.
Amy Mitchell seconded the motion.
Motion passed.

4. Minutes Approval

A. Approval of May 3rd's meeting minutes.

Amy Mitchell made a motion to approve the meeting minutes.
Lee Bash seconded the motion.
Motion was passed.

5. New Business

A. Consider request from Josiah Robinson for a variance to driveway paving standards to permit a gravel driveway at 1003 South 1st Street

Rene Soldwisch made a motion to approve the request as written.
Lee Bash seconded the motion.
Approval for the variance was unanimously denied.

6. Comments

7. Adjourn

The meeting was adjourned at 6:29.

MEMORANDUM

To: Board of Adjustment

From:

Date: July 11, 2023

Subject: Consider request from Bhajan and Manjeet Aulakh for a Special Use Permit to allow for a liquor store at 410 South Jefferson Way.

Recommendation: Staff recommends that the Indianola Board of Adjustment move alternative 2, to approve the Special Use Permit request with the following conditions:

1. Plantings under the prohibited planting list cannot be planted on the property as it is considered a public nuisance. A landscaping plan must be resubmitted and approved by the Community Development Department with approved plantings.
2. A landscaping plan must be resubmitted to meet the intent of buffering requirements between the subject property and adjacent residential properties.
3. Changes to the primary facades must meet minimum Class 1 or Class 2 material requirements for the type and use of the building and must be approved by the Community Development Department.

Attachments:

1. Staff Report
2. Application
3. Written Narrative
4. Elevations and Site Plan
5. Building Plans
6. Landscaping Plan
7. Public Comment

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

STAFF REPORT

BOARD OF ADJUSTMENT

Date of Meeting: July 11th, 2023

Agenda Item: 5.A Consider request from Bhajan and Manjeet Aulakh for a Special Use Permit to allow for a liquor store at 410 South Jefferson Way.

Application Type: Special Use Permit

Applicant: Bhajan and Manjeet Aulakh

Property Owner: McCoy Kenneth Tst

Property Address/Parcel: 410 South Jefferson Way (Parcel ID: #483/0004-0110)

Zoning: C-2, Highway Commercial Zoning District

Application Summary

Bhajan and Manjeet Aulakh are applying for a Special Use Permit to allow for a liquor store at 410 South Jefferson Way.

AERIAL MAP

APPLICABLE CODE SECTIONS

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

165.02 POWERS AND DUTIES OF THE BOARD OF ADJUSTMENT. The Board of Adjustment has the following powers and duties:

C. *Special Use Permits* - To review and consider approval of a Special Use Permit for a Special Use as identified Permitted and Special Uses Table contained in CHAPTER 165.05 of the Zoning Regulations. The following shall be required:

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

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

iii. Special Use Permit Review by Board of Adjustment - Subsequent to review by the Zoning Administrator and other city departments and agencies, the Zoning Administrator, or their designee, shall submit to all members of the Board a copy of the Special Use Permit Application along with a written recommendation as to the application's conformity with the rules and regulations of the city.

iv. The Board shall subsequently hold a duly noticed public hearing as prescribed by their rules of procedures, and the noticing requirements contained herein, and review the Application for conformity with the zoning regulations and standards. The Board may approve, approve with conditions, or deny the Special Use Permit Application.

ANALYSIS

Subject Property
Bhajan and Manjeet Aulakh are requesting approval of a Special Use Permit (SUP), that would allow for a liquor store to be located at 410 South Jefferson Way. The property is currently owned by McCoy Kenneth Trust and contains an existing storage unit building.

To the north and east of the property exists a single-family dwelling. To the south exists a commercial warehouse. To the west exists two single-family dwellings.

The property is a corner lot with frontage along East 4th Avenue and South Jefferson Way. According to the Iowa Department of Transportation (IDOT), the Annual Average Daily Traffic (AADT) for South Jefferson Way, a state highway, is 7,900 vehicles. The AADT for East 4th Avenue, a paved local street, is 107 vehicles.

Future Land Use
According to the "Elevate Indianola" Comprehensive Plan, the future land use of this area is designated as Low Density Residential. This land use designation guides for up to 15 dwelling units per gross acre and may incorporate a mix of housing types including single-family detached and attached. Civic uses and places of worship may be allowed if compatibility standards are met.

Liquor stores are allowed within the C-2 'Highway Commercial' zoning district through a Special Use Permit (SUP). The proposed application would allow for the existing commercial building at 410 South Jefferson Way to be used for liquor sales if approved.

FINDINGS OF FACT

165.02(3)(B)(3)(c)(v), in order to approve a Special Use Permit, the Board shall make the following findings:

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

   The applicant has provided a site plan with their application showing the existing site features at the property. No expansion of the existing building is proposed at this time; however, the applicants are showing additional paving for a future trash enclosure. The trash enclosure will be screened from the public roadways and adjacent properties.

   The landscaping plan does not meet minimum buffering and landscaping requirements outlined in Chapter 165.08 titled '*Open Space, Landscaping*'. Specifically, this code section requires a minimum buffer area of 30-feet when commercial is adjacent to a property that is either zoned or currently contains residential uses. This buffer area requires a minimum of 1 overstory tree, 2 evergreen trees, and 6 shrubs for every 25-feet of linear space of required buffer area. The site is required 8 overstory trees, 16 evergreen trees, and 48 bushes. In lieu of submitting a site plan meeting these requirements, the applicants have provided an alternative landscaping plan, submitted by a Landscaping

Professional. This alternative plan was submitted to ensure viability of plantings and prevent plant roots from choking upon another. The alternative landscaping plan shows four (4) new trees including 2 maple trees and 2 pear trees, as well as eighteen (18) new plantings to include hibiscus bushes and hydrangeas. All species of pear trees are prohibited, as well as silver, Norway, and amur maple tree species, as these trees are considered a public nuisance.

The intent of buffering requirements within the code are meant to mitigate conditions that may otherwise be detrimental to adjoining residential properties and promote the health and general welfare of the citizens of Indianola through screening negative site elements.

The applicants also propose a change in the building façade, by removing loading dock doors along the south elevation. Because the building façade will be altered, the façade will need to be brought up to façade requirements as reasonably possible. This includes incorporating Class 1 or 2 building materials.

The site plan shows a total of ten (10) parking spaces which meets the minimum amount required for the site, as well as a van-accessible handicapped parking space.

This criterion is conditionally met.

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

   The property at 410 South Jefferson Way is approximately 0.29-acres in size. The site is of adequate size to accommodate the proposed use. The site is able to accommodate for a 30-foot buffer park along the west property line however is unable to meet the full buffer along the north property line by approximately 10’. Due to site spacing, a buffer reduction and alternative landscaping may be justifiable, however landscaping will need to meet the intent and purpose of the code requirement, which is to mitigate conditions that may otherwise be detrimental to adjoining residential properties.

   The site meets setback, open space, and off-street parking count requirements necessary for its use.

   This criterion is conditionally met.

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

   Based on the proposed use, staff does not anticipate that the health, safety, and welfare of citizens would be impacted, as long as adequate buffering between the site and neighboring residential uses is implemented and acceptable plantings are provided within the required buffer parks.

   This criterion is conditionally met.

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

   Traffic may increase onto the site, as the use of the property would change from the currently established storage/warehouse use to a liquor retail store, however this change is not anticipated to unduly cause traffic congestion.

This criterion is met.

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

   The proposed site is not anticipated to unduly burden public utilities or increase the risk of flooding. The applicants have communicated with utility contacts on utility needs and proposed additional impervious surface area does not call for additional stormwater management and control.

   This criterion is met.

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

   The location of the site is suitable for a commercial use due to its siting on Jefferson Way (Highway 65/69), a commercial corridor and its zoning, which allows for liquor stores to be approved within the C-2 '*Highway Commercial*' zoning district by a Special Use Permit. It is not anticipated that the proposed use and site improvements would diminish or impair established property values in the adjoining or surrounding property if the intent of the landscaping and buffering code is met.

   The City of Indianola Board of Adjustment has the ability to impose additional conditions in order to maintain the nature and character of a neighborhood.

   This criterion is conditionally met.

7. **The issuance of the Special Use Permit will not endanger, jeopardize, or harm the health, safety or welfare of the properties and the community**

   As previously stated, the proposed use and site improvements is not anticipated to negatively impact that the health, safety, and welfare of properties and the community would be impacted, as long as adequate buffering between the site and neighboring residential uses is implemented and acceptable plantings are provided within the required buffer parks.

   This criterion is conditionally met.

COMMENTS FROM THE GENERAL PUBLIC

Notification letters were mailed to surrounding property owners within 200 feet of the subject property on June 21st, 2023 for the Board of Adjustment meeting. Please see below for all public comment that was received at the time of writing this staff report:

1. "I live at 409 South 3rd Street and my west property line is next to the proposed liquor store at 410 South Jefferson. I wish to express my extreme opposition to this proposal, since it would negatively impact the entire neighborhood, where residents do not wish to have such a business nearby. Parking on the street has already been taken over by CrossFit, whose members do not respect driveways, the streets, and sidewalks. We do not want more congestion and garbage where we live. Do they expect to bring fireworks stands and food trucks too? It is simply not acceptable to those of us who have made our homes here

for many years. Please, please think of the negative community impact when you make your decision, and deny the request for a liquor store in our neighborhood." *(Sandi Baier, 409 South 3rd Street)*

2. A phone call was received by Charlie Dissell on June 27th, 2023, from Debra Jo Jesse, who stated their verbal opposition to the application, however no official written public comment was submitted for this case.

ALTERNATIVES

The City of Indianola Board of Adjustment may consider the following alternatives:

1) The City of Indianola Board of Adjustment approves the special use request, as submitted.
2) **The City of Indianola Board of Adjustment approved the special use request, with conditions.**
3) The City of Indianola Board of Adjustment denies the special use request.
4) The City of Indianola Board of Adjustment remands the special use request back to the applicant and/or staff for further review and/or modifications and directs staff to place this item on a future Board of Adjustment agenda.

RECOMMENDATION

Staff recommends that the Indianola Board of Adjustment move alternative 2, to approve the Special Use Permit request with the following conditions:

1. Plantings under the prohibited plantings list cannot be planted on the property as it is considered a public nuisance. A landscaping plan must be resubmitted and approved by the Community Development Department with approved plantings.
2. A landscaping plan must be resubmitted to meet the intent of buffering requirements between the subject property and adjacent residential properties.
3. Changes to the primary facades must meet minimum Class 1 or Class 2 material requirements for the type and use of the building and must be approved by the Community Development Department.

BOARD OF ADJUSTMENT APPLICATION

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

PROPERTY OWNER

(Last Name) Kenneth
(First Name) McCoy
(Address) 2336 E. Redmond Ave.
(City) Des Moines (State) IA (Zip) 50320
(Phone) _____ (Email) _____

APPLICANT (if not Property Owner)

(Last Name) AULAKH
(First Name) BHAJAN
(Address) 8500 Chamberry blvd
(City) Johnston (State) IA (Zip) 50314
(Phone) 515-2171685 (Email) Bhajanaulakh@gmail.com

☐ APPEAL

Submittal Requirements:

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

- ☐ Completed Application
- ☐ Filing Fee: $300 per request
- ☐ Written narrative indicating where it is alleged there is error in any order, requirement, decision, or determination made by the Administrative Officer in the enforcement of this Code of Ordinances of Indianola, Iowa .
- ☐ Other Information as required by Director

☑ SPECIAL USE PERMIT

Submittal Requirements:

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

- ☐ Property Address: 410 S. Jefferson Way
- ☐ Completed Application
- ☐ Filing Fee: $300 per request
- ☐ Site Plan and Elevations as outlined in 165.06
- ☐ Written narrative indicating the special use permit sought and response to the criteria outlined in Section 165.02(3)(B)(3)(c)(v) of the Code of Ordinances of Ordinances of Indianola, Iowa
- ☐ Other Information as required by Director

☐ VARIANCE

Submittal Requirements:

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

- ☐ Property Address: _____
- ☐ Completed Application
- ☐ Filing Fee: $300 per request
- ☐ Site Plan and Elevations
- ☐ Written narrative indicating justification for proposed variance and response to the criteria outlined in Section 165.02(3)(B)(3)(b) 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 Bhajan

Name (printed) Bhajan S. Aulakh **Date** 6/16/2023

FOR OFFICE USE ONLY: Code to 45180

Date Received: _____
Receipt No: _____
Receipt Amount: _____
BOA Agenda Date: _____

This is Bhajan and Manjeet Aulakh, residents of 8500 Chamberry Blvd in Johnston, Iowa. We're seeking to purchase the property located at 410 S Jefferson Way and obtain permission to open a liquor and convenience store at that location. Our store will be a good fit for this property, adding a service to the community and will not have a negative impact on the property or our neighbors.

Our store will not only provide the products, but will be a very clean, welcoming store with a wide selection of fine wines, top quality liquor, grocery, snacks, tobacco and more. We will strive to meet our customers' expectations and wish to have extended open hours for their convenience. We believe in quality, not quantity. Our customers in Des Moines really appreciate the Amoco gas station and liquor store we opened in February 2023. We have 30 years of experience in businesses as operators and owners to bring to this next business venture.

SPECIAL USE PERMIT

Facts for submittals for site Plan

1 **Yes,this site plan comply with required requrements for the zonning district of Indianola.**

2 **yes, property fits the requirements of open space,off street parking , storm water management, any set backs.**

3 **No,this property will not harm or demage to the surrounding community. This includes the general welfare of the people of Indianola and the surrounding community of the neighborhood.This property will be respected business center that will be heavily monitored.**

4 **It will not cause traffic congestion or dangerous road accidents because access to the property is on south side of the building on 4th street.**

5 **No: This site is fully complied with city requirements to control any case of flooding within and outside of the property.It is up to the code with standards of safety and will not be a hinderance to public utilities as well. we have been in similar businessess and currently operating very successful liquor store and gas station in Desmoines.**

6 **Yes: Any improvements to the property will not impair the surrounding properties and its value, In fact, we believe this will add more attraction and value of the property.**

7 **No: The issuance of the special use permit will not endanger the welfare of persons,businessess, and community of the area. Our business model is based on both for the public's interest and the growth. We will sell both liquor and convenience goods.allowing for the beneft of choices for consumers. It will be very nice and clean store with lots of positive vibes when customers will step into the property.**

Convenience Store
Proposed C-Store

410 S Jefferson Way | Indianola, Iowa 50125

Drawing Index

General Information Drawings
100 Cover Sheet

Civil
C101 Site Plan
C103 Site Details

Architecture
C202 Exterior Elevations

GENERAL REQUIREMENTS

1. Before final Drawings and Specifications are issued for construction, and they shall be submitted to all governing building agencies to ensure compliance with all applicable local and national codes. In the event, that code discrepancies in Drawings and/or Specifications appear. The Architect shall be notified of such discrepancies in writing by the Contractor or building official and allowed to alter the drawings and specifications to comply with governing codes before construction begins.
2. Upon written receipt of approval from the governing official approved final Drawings and Specifications shall be submitted to the Contractor by the Architect.
3. If code discrepancies are discovered during the construction process, the Architect shall be notified and allowed ample time to remedy said discrepancies.
4. All work performed shall comply with all applicable local, state, and national building codes, ordinances and regulations, and all other authorities having jurisdiction.
5. All contractors, suppliers, and fabricators shall be responsible for the Drawings' content and the supply and design of appropriate materials and work performance.
6. All manufactured articles, materials, and equipment shall be handled, applied, installed, erected, used, cleaned, and conditioned in strict accordance with the manufacturers' requirements.
7. All alternates are at the Owner's option and shall be at the Owner's request, constructed in addition to or in place of the typical construction, as indicated on the Drawings.

Design Loads:

1. Roof: live load 30psf (maximum) dead load 15psf (10 psf top, 5psf bottom)
2. Floor: live load 100psf (maximum) dead load 15psf
3. Balconies and Decks: live load 100psf (maximum) dead load 15psf
4. Soil Pressure: 2000 psf (minimum)
5. Before the start of construction, verify design loads with governing codes and site conditions. Check with local building agencies for wind, seismic, snow, and other special loading conditions. If discrepancies are discovered, the Architect shall be notified according to Section 1 above.

SITE WORK

1. Perform excavation, according to good standard construction practices, to the lines, grades, and elevations indicated on the Drawings.
2. Provide consistent compaction of the top 8" of sub-grade, fill, and backfill material beneath structures, walks, and pavements to meet the stated soil pressure.
3. Provide soil poisoning to control termites as required by governing codes.
4. Provide and install ventilation for Radon Gas as required by local building agencies and governing codes.
5. Top of foundation elevation is assumed to be 6" above the final grade at the overhead garage door opening. Changes in the foundation wall elevation relative to the final grade will change the foundation drawings and modifications to the garage/house entry stair.

CONCRETE

A. Provide concrete complying with ASTM C94. submit design mix and documentation for approval per ACI 318. Unless otherwise noted, concrete shall have the following 28-day compressive strengths as minimums:
   1. Concrete footings and foundations: 3,000psi
   2. Concrete floor slabs, walks, drives, and patios: 3,500psi
B. Provide construction joints so panel size does not exceed 200sf.
C. Provide reinforcement of the size and spacing indicated on Drawings. Reinforcing shall comply with the following minimums:
   a. Bars: ASTM A615, grade 40, deformed bars. Welded Wire Fabric: ASTM A185.
D. Portland cement - ASTM C150 TYPE I. Aggregates - fine and coarse per ASTM C33.
E. Admixtures - only per approved design mix. Slump - per approved design mix.
F. Saw-cut joints as soon as the surface will allow without edges raveling but before the next day after the pour.
G. Steel trowel all interior floor surfaces.
H. Detail reinforcing by ACI - manual of standard practice for detailing reinforced concrete structures.
I. Submit concrete reinforcement shop drawings in accordance with ACI 315 for approval.
J. Unless noted otherwise, all slabs on grade shall be 4" thick, reinforced with 6x6 W1.4xW1.4 Welded Wire Mesh, and placed over 4" minimum compacted sand or gravel fill. Interior slabs shall be placed over 6 mil stabilized polyethylene vapor barrier. Coordinate with radon removal procedures.
K. Footing sizes shown are typical only for stated soil pressure and consistent compaction. The Contractor shall be responsible for footings complying with the design requirements of specific soil conditions.
L. Precast concrete lintels shall be installed and reinforced as per manufacturers' specifications. The Architect shall not be responsible for the design of precast concrete lintels.

MASONRY

1. Provide standard weight hollow load-bearing Concrete Masonry Units (CMU) complying with ASTM C90, grade N, type I.
2. Reinforcement shall comply with the following as minimums:
3. Bars: ASTM A615, grade 40, formed bars.
4. Wire Joint Reinforcement ASTM A82, galvanized.
   a. Provide mortar type "S" following ASTM C270.
   b. Provide grout following ASTM C476. Minimum compressive strength shall be 3000 psi unless noted otherwise.
   c. Provide reinforcement in vertical cells or concrete masonry units (fully embedded in grout) as follows:
5. Typical reinforcement shall be one #5 at each corner, at both sides of openings, and a maximum spacing of 48" o.c.
6. Reinforce all vertical cells of concrete masonry units supporting the concentrated load (beams, structural columns, etc.): At 8" CMU, reinforce each vertical cell with one #5 and solidly fill with grout.
   a. Beam pockets shall be provided for all beams supported by concrete and/or masonry, unless noted otherwise, and shall comply with the following:
7. Minimum of 4" bearing. Height and width as required by the beam. Treated lumber beneath all wood beams. Provide vertical reinforcing.

METALS

1. All structural steel shall comply with appropriate ASTM Specifications as follows: ASTM A36, ASTM A53, ASTM A501, ASTM A307, and ASTM A325.
2. All steel connections shall be designed according to the AISC Manual of Steel Construction and shall be detailed by a qualified structural steel detailer. Contractor to submit steel shop drawings to the designer or a licensed structural engineer before steel erection.

WOOD AND PLASTICS

1. Lumber shall, in addition to complying with governing codes, comply with:
2. "Product Use Manual" of the Western Wood Products Association to select and use products included in that manual.
3. "Plywood Specification and Grade Guide" of the American Plywood Association.
4. "Standard Specifications for Grades of California Redwood Lumber" of the Redwood Inspection Bureau for Redwood.
5. American Wood Preservers Association standards and recommendations for fire-retardate and preservative pressure treated lumber and plywood.
6. Western Red Cedar Lumber Association standards and recommendations for cedar.

1. Provide lumber and materials meeting or exceeding the following standards of quality:
   a. Framing Members:
      1. Studs: Douglas Fir- Larch, Stud Grade. Headers and Beams: Douglas Fir- Larch, No. 2 and better.
2. All headers and beams shall be free from splits, checks, and shakes.
3. Sheathing:
   a. Roof: 5/8" plywood APA RATED SHEATHING, EXP 1. (with clips)
   b. Walls: 5/8" plywood APA RATED SHEATHING, EXP 1.
   c. Floor: 23/32" plywood APA RATED SHEATHING, EXP 1. (glue and nail)
   d. Underlayment: 1/8" Luan-underlayment grade. (at vinyl only)
   e. Proper oriented strand board may be substituted for plywood.
4. Rough Hardware:
   a. Steel items: Comply with ASTM A36; use galvanized steel at exterior locations.
   b. Install joist and beam hangers to support the maximum allowable load of joist or beam being supported.
   c. Provide "Micro-Lam" glue-laminated veneer lumber beams (manufactured by Truss Joist Corporation) or equal of the dimensions and number indicated on the drawings. Provide exterior grade Micro Lams for deck framing and other exterior applications. Unless noted otherwise, fasten multiple beams together in strict accordance with manufacturers' recommendations.
5. Allowable stresses:
   a. Modulus of elasticity: 2,000,000 psi Flexural (12" depth): 2,900 psi
   b. Horizontal shear: 285 psi Bearing: 550 psi
6. Use exterior grade Micro-Lam in all areas subject to moisture.
7. Provide wood trusses to sustain the stated loads for the spans, profiles, and arrangements shown on the Drawings. The truss layout is schematic only. Truss manufacturer and/or engineer shall be responsible for the design and spacing of all trusses. Contractor to submit truss drawings and/or roof framing drawings to designer for review before construction.
8. All roof trusses shall be installed with metal truss seats as specified by the truss manufacturer.
   Unless noted otherwise, provide:
   a. Doubleheader joists and trimmers at all floor openings.
   b. Double joists under all partitions parallel to joists.
   c. Double 2x12 headers with 1/2 plywood between all door and window openings in 2x4 walls. Triple 2x10 headers with 1/2" plywood between all door and window openings at 2x6 walls.
1. One row of 1x3 cross-bridging or metal bridging for each 8'-0" of joist span.
   a. Stud spacing at all exterior and bearing walls shall be 16" on center minimum.
   b. Stud walls shall not exceed the following heights without continuous lateral support perpendicular to the plane of the wall at the stated height or less. Studs shall be continuous between points of lateral support.
2. Bearing walls: 2. Non-bearing walls:
   a. 2x4: 10'-0" a. 2x4: 14'-0" 2x6: 12'-0" b. 2x6: 20'-0"
3. Unless noted otherwise, rafters, ceiling joists, collar ties, and purlins shall be sized and spaced following FHA requirements or governing codes, whichever is more restrictive.
4. Stair construction shall consist of (3)2x12 stringers, 5/4" or 2x thick tread, and 3/4" thick risers or shall be fabricated by the component manufacturer.
5. All wood plates bearing on concrete or masonry shall be pressure treated. At exterior walls, install plates over foam sill sealer.
6. Provide 2" nominal pressure-treated lumber over 6 mil stabilized polyethylene beneath full bearing of wood beams bearing on concrete or masonry.
7. Provide Simpson Strong Wall Garage Portal System around all overhead doors with a width greater than 8'. Install Garage Portal System per manufacturers recommended guidelines.

THERMAL AND MOISTURE PROTECTION

1. Provide thermal building insulation at assemblies adjacent to the exterior or unheated spaces meeting the requirements of governing codes meeting the following minimum requirements, unless noted otherwise:
   a. Foundations: 2"extruded polystyrene (R-10.0) Walls: glass fiber batt (R-19)
   b. Floors: glass fiber batt (R-30) Ceilings: glass fiber batt (R-49)
2. Install continuous blankets without holes for electrical boxes, lighting fixtures, or heating ductwork.
3. Install 6 mil. Polyethylene vapor barrier against the interior face of all thermal insulation.
4. Waterproof foundation walls at excavated areas from footing to finished grade with two coats of asphalt-based waterproofing compound.
5. Roofing shall be 240 lb. (minimum) composition shingles installed over 30 lb. roof felt on roof sheathing. Minimum slope, fasteners, underlayment, and exposure according to manufacturers' recommendations.
6. Provide flashing and sheet metal required to prevent penetration of water through the building's exterior shell. In addition to complying with governing codes, comply with pertinent recommendations in the current edition of "Architectural Sheet Metal Manual" published by SMCNA. All iron sheet metal flashing shall be hot-dipped galvanized, complying with ASTM A93.
7. Provide gutters and downspouts to provide positive roof and site drainage.
8. Provide attic and roof ventilation as required by governing codes and as shown on the Drawings. Provide proper soffit and roof vents.
9. Skylights shall be selected by the Contractor and approved by the Owner. Install skylights according to the manufactures' recommendations.
10. Install water and ice barrier (Bituthene or equal) over roof sheathing at all eaves and valleys. Water & ice barrier to extend 36" past outside face of the exterior wall below and as shown on the roof plan.

DOORS AND WINDOWS

1. Exterior doors shall be selected by the Owner.
2. House-to-garage doors shall be fire-rated doors approved by governing codes. Face design to be selected by the Owner.
3. The Owner shall select Interior doors.
4. Exterior windows shall be aluminum or vinyl-clad wood windows manufactured by Pella Corp.
5. Glazing in all doors and windows shall comply with governing codes.
6. Install egress window units following governing codes.
7. Door and window sizes indicated, or drawings are as follows: "3/0x6/8" represents a door or window 3'-0" wide x 6'-8" high. Jamb depth to be coordinated by the Contractor.
8. The Owner shall select Finish hardware. Install hardware following governing codes.

FINISHES

1. Gypsum wallboard, unless noted otherwise, shall be provided as follows:
2. Exterior walls: One layer 5/8" regular wallboard to interior face.
3. Interior walls: One layer 1/2" regular wallboard each face.
4. Ceiling: One layer 5/8" regular wallboard.
5. Garage/House common wall: One layer 5/8" type "X" wallboard on each face.
6. Baths: Water-resistant wallboard at all walls and ceilings surrounding tubs and showers and as required by governing codes. Provide cement board as the substrate for ceramic tile.
7. Provide metal corner bead and trim at all locations recommended by the gypsum wallboard manufacturer.
8. Tape, float, and sand joints and fasteners of gypsum wallboard with three coats of joint compound as required to obtain a uniformly smooth surface.
9. The Owner shall select Finishes.

Project Notes

1. These documents and the design they represent are the property of the Architect No changes to these documents either in whole or in part may be made in any way without their prior knowledge and written consent.
2. Refer to additional notes and legends on all other documents.
3. Refer to civil, geotechnical, environmental, structural, mechanical, electrical, plumbing, fire and life-safety documents for additional information or requirements. Reference to other disciplines is conceptual for purposes of coordination with architectural design only.
4. Before commencement of any work, the contractor shall give all notices and obtain all permits. Contractor shall comply with all applicable codes, laws, ordinances, rules, regulations, requirements of governing agencies and authorities, hazardous material application, and disposal requirements, etc.
5. These drawings represent the completed project, at a time of substantial completion. The intent of the drawings is to include all items necessary for the proper execution and completion of the work. Unless otherwise noted, they do not represent the means and methods of construction. Sequencing and means and methods of construction shall be the sole responsibility of the general contractor.
6. These drawings do not contain information with regard to construction safety procedures. The contractor is solely responsible for all construction safety and shall perform all work in accordance with governing authorities construction safety guidelines.
7. Provide complete in place all labor, transportation, material, taxes, fees, permits, licenses, insurance, utilities, inspections, equipment, machinery, supervision, and other items necessary to complete the work in strict compliance with the plans, documents, and specifications prepared by the architect and approved by the owner.
8. Verify existing conditions before fabrication and before proceeding with the work, and notify the architect immediately of significant discrepancies which may impact aesthetics, durability, cost, and schedules.
9. Do not scale drawings to determine the intended layout or dimensions. If dimensions are in question, the contractor shall be responsible for obtaining clarification before continuing with work. Drawings are intended only as a graphically correct representation of work to be accomplished.
10. Remove and replace materials damaged during construction to the satisfaction of the owner. Repair existing public facilities damaged during construction to the satisfaction of the governing authority.
11. All work shall be of good quality, and all materials and equipment shall be new and free from defects for one year from the date of substantial completion of work. Any extended warranties obtained from suppliers or subcontractors shall be forwarded to the owner.
12. All requirements not followed, including substitutions not properly approved and authorized, in writing, may be considered defective.
13. Comply with all weather-related construction requirements. Do not build with or on frozen, saturated, contaminated, or inappropriate substrates or conditions.
14. Provide positive drainage of surface water away from and off of all buildings without ponding or water adjacent to or on buildings or pavements.
15. By submitting shop drawings, product data and samples, the general contractor and sub-contractor has verified and approved the information contained within. The general contractor's review and approval shall be shown on each submittal prior to the submission to the architect.
16. Sprinkler system design and layout drawings, main lines and branches will be provided and installed by the building owner. Drops to ceiling penetration, heads and accessories provided by contractor.

PLUMBING, MECHANICAL, AND ELECTRICAL

1. Plumbing, mechanical, and electrical information and layouts shown on the Drawings are schematic and shall be reviewed by sub-contractors, suppliers, and building officials for compliance with governing codes and good standard construction practices. The Contractor shall notify the Architect of any discrepancies before construction.
2. The Owner shall select plumbing, mechanical, and electrical equipment.
3. Design and installation of plumbing, mechanical, and electrical equipment shall be the responsibility of the appropriate licensed contractors and sub-contractors. The design shall be submitted for the Owner's review before ordering and installation of equipment.
4. The electrical sub-contractor shall select service panels.
5. All HVAC equipment shall be individually switched.
6. All outdoor, bath, garage, and spa wall receptacles shall be provided with ground fault circuit protection following governing codes.
7. Dryer and range hood vents shall be extended to the exterior.
8. Provide plumbing vents following governing codes. Minimize the number and location for minimal visual impact.
9. Install type and the number of smoke detectors following governing codes & UL217. Connect water, gas, and electric services following governing codes

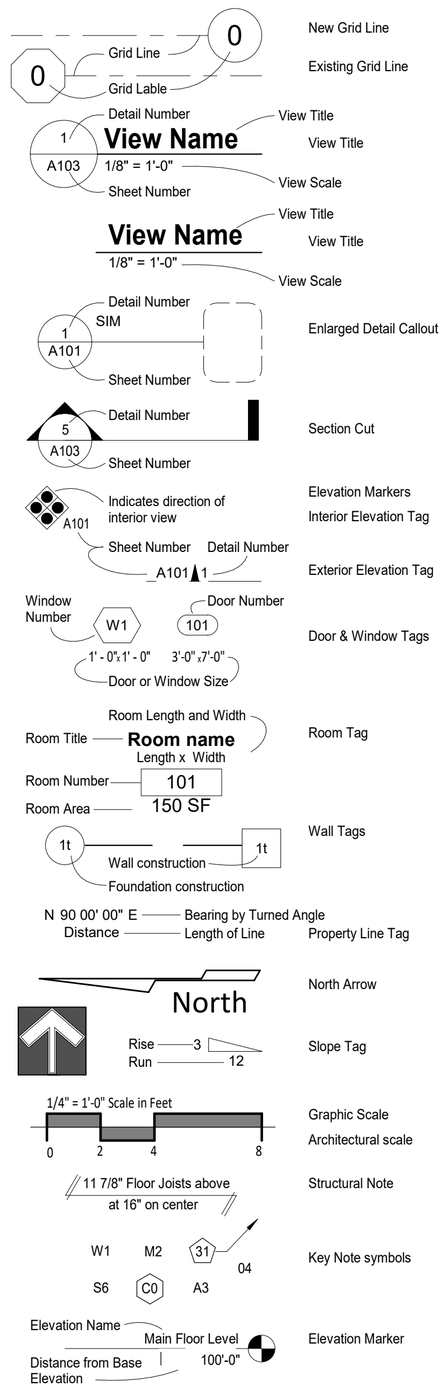
MISCELLANEOUS

1. This set of construction drawings is intended for design intent only. Although many jurisdictions will accept these drawings as sufficient for a construction permit, these drawings are not intended and should not be construed as a complete set of construction drawings. These drawings will have to be adapted to meet local zoning and/or site conditions, and additional detailing will need to be completed on-site by the builder.
2. Install prefabricated fireplace units as shown on Drawings.
3. Fireplace units shall be "Heat-N-Glo" or as approved by the Owner.
4. Contractor shall be responsible for proper installation as recommended by the manufacturer and as required by governing codes, including mantel and hearth design and location.
5. Hearth shall be of non-combustible material.
6. Room sizes shown on the plans indicate room dimensions before installation of gypsum wallboard. Gypsum wall board thickness must be subtracted from room sizes indicated for actual room dimensions and are subject to change.

SUBMITTALS

1. Submit roof truss and/or rafter layout plan completed by the manufacturer for review before ordering roof trusses and/or roof lumber package. Allow designer five days for complete review.
2. Submit floor truss layouts showing beam locations, joist layout, locations of continuous duct chases, and maximum duct size in each chase. Allow designer five days for complete review.
3. Architect will not be responsible for any errors in the roof and/or floor framing without the opportunity to review the roof and/or floor framing layouts. Framing layouts, member sizes, and floor/roof penetrations indicated on the drawings are for design intent only. Final layouts shall be the responsibility of the builder.

Annotation Legend



Material Legend

- Earth
- Earth - Undisturbed
- Gravel
- Sand
- Brick
- Masonry
- Concrete
- Steel
- Aluminum
- Wood - Finish
- Wood - Framing
- Insulation - Rigid
- Insulation - Celulose
- Insulation - Batt
- Gypsum
- Shingles
- EIFS Finish

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515 230 1358
matt@creativeconceptsarch.com

Convenience Store
Proposed C-Store
410 S Jefferson Way | Indianola, Iowa 50125

#	Date	Description
1	06/15/23	For Permit

6/30/2023 1:01:45 PM

PROJECT NUMBER: 2306E

TITLE: Cover Sheet

SHEET: 100

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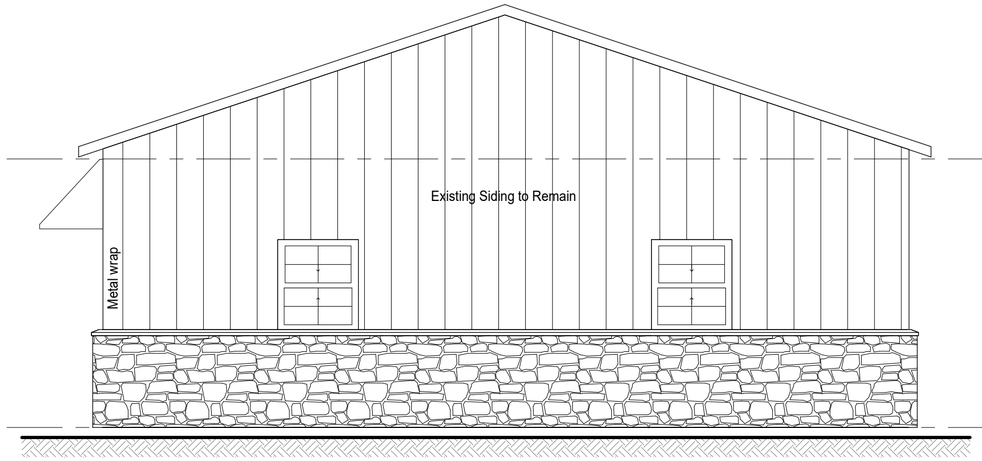
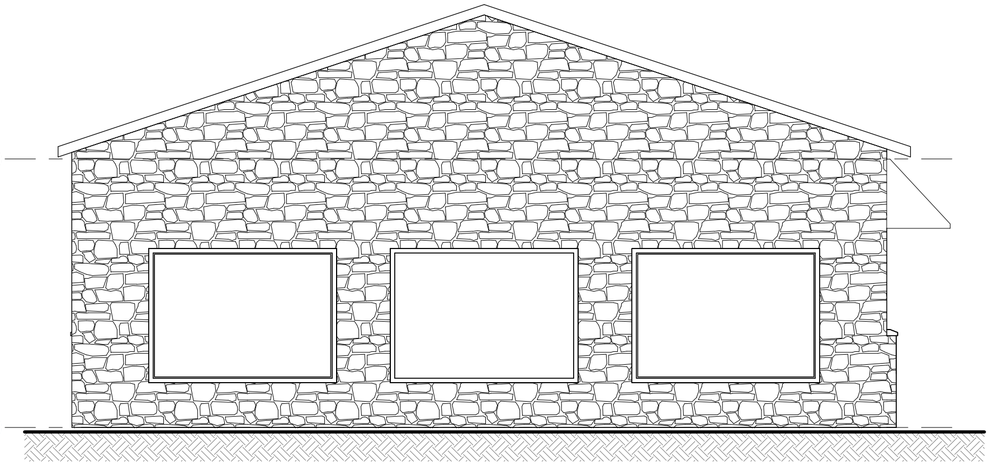


Ceiling
110'-0"

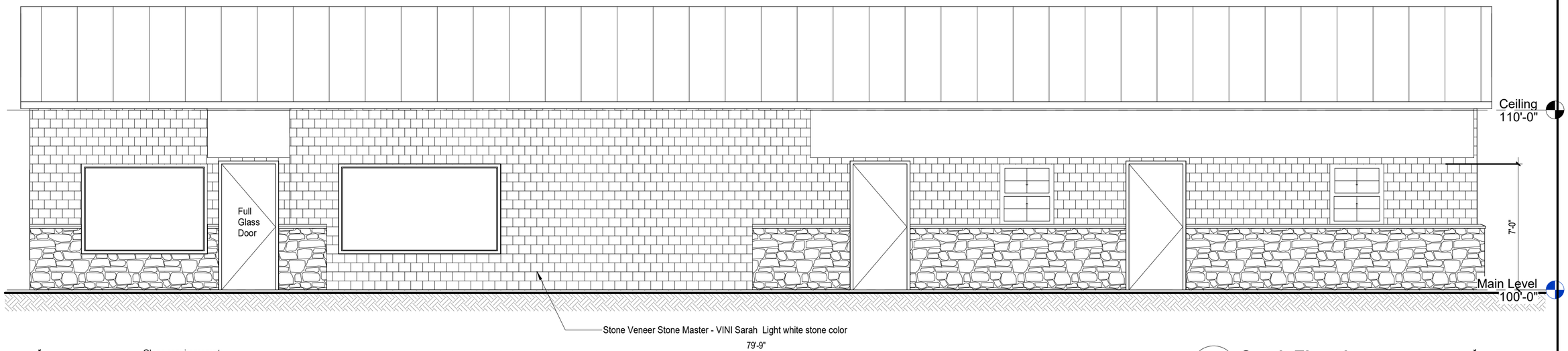
Main Level
100'-0"

1 C202 **East Elevation**
1/4" = 1'-0"



4 C202 **West Elevation**
1/4" = 1'-0"

Glass requirememnt:
392 sf * 0.20 = 79 sf Glass required
3) 5'-0"x7'-0" = 105 sf Glass

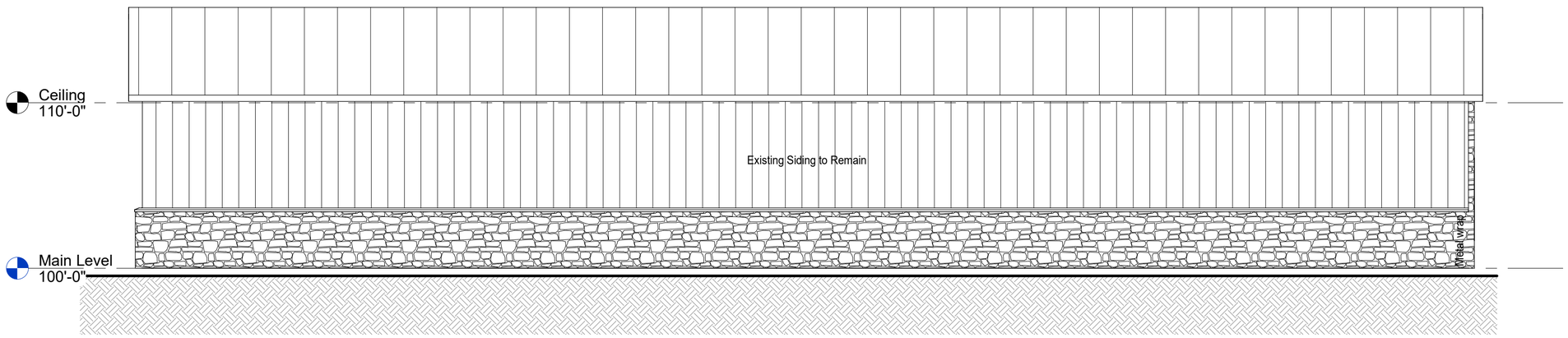


Ceiling
110'-0"

Main Level
100'-0"

Glass requirememnt:
10'-0"X80'-0" = 800 sf * 0.20 = 160 sf Glass required
1) 5'-0"x7'-0" = 35 sf Glass
1) 7'-0" X3'-0" = 21 sg Glass
1) 9'-0"x5'-0" = 45 sf Glass
2) 3'-0"x3'-0" = 18 sf Glass

3 C202 **South Elevation**
1/4" = 1'-0"



Ceiling
110'-0"

Main Level
100'-0"

2 C202 **North Elevation**
3/16" = 1'-0"

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#	Date	Description
1	06/15/23	For Permit

6/30/2023 1:01:45 PM

PROJECT NUMBER:
2306E

TITLE:
Exterior
Elevations

SHEET:
C202

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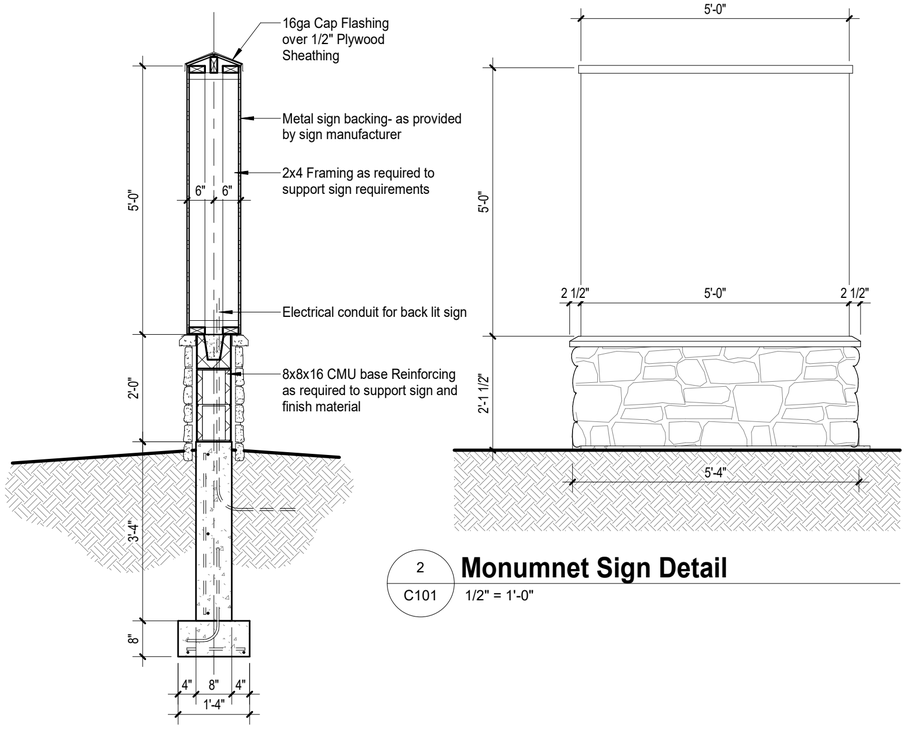
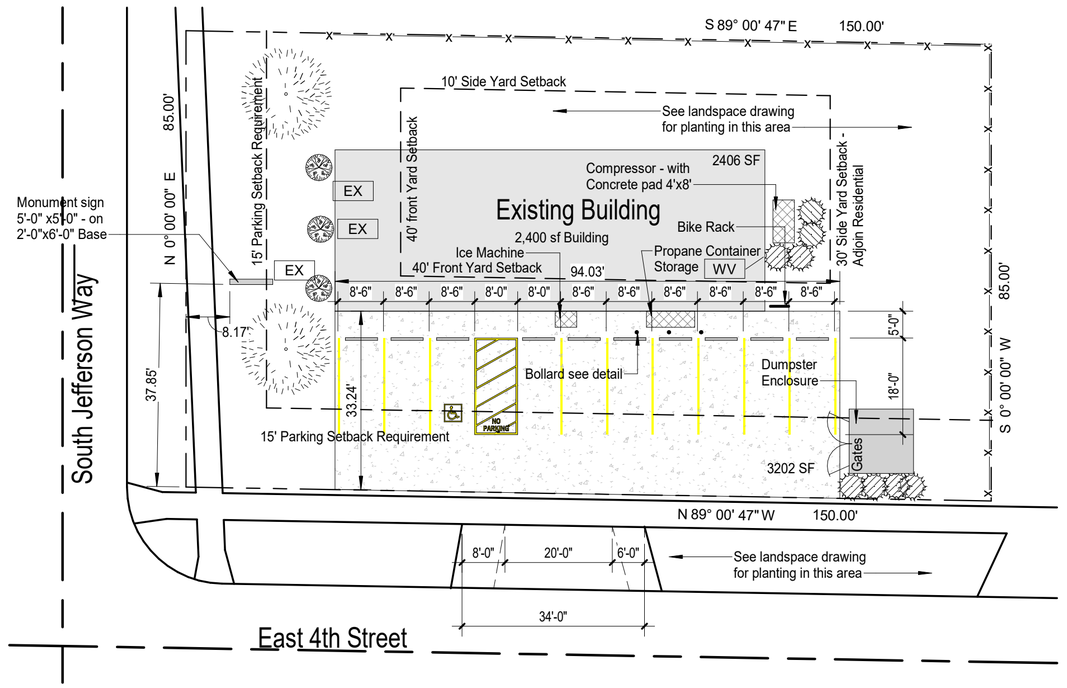


2 / C101 **Monumnet Sign Detail**
1/2" = 1'-0"



1 / C101 **Site Plan**
1" = 20'-0"

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I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly-licensed architect under the laws of the State of Iowa.

Matthew J. Palan

June 14, 2023

Signature / Date Issued:

Sheets covered by this seal: C101, C102, C202

Registration Expires: June 30, 2023

Planting Notes

1. Tree or shrub shall stand plumb
2. Plants shall be true to species, size and variety specified
3. Do not allow air pockets to form when backfilling – Soil should never be placed over the root ball.
4. Contractor shall guarantee all plant material for one year from date of project Compleetion.
5. Contractor to provide a 4" depth clean vertical cut edge to define mulch planting bed limits.
6. All trees to be planted a minimum distance of 4 feet from fire hydrants and pavements.
7. The contractor is responsible for plants awaiting installation and shall protect them from injury.
8. Trees should have their North side marked at the nursery and be planted at the site with the same orientation.
9. All plant material shall be handled by the balled and bur lapped (b&b) root ball, container or root mass.
10. Remove all twine, rope, and wire from the root ball. Remove wire basket completely, cut the bottom third prior to planting. Set the plant or tree in pit an backfill to stabilize root ball.
11. All plant material shall at least meet minimum requirements shown in the "American Standards for Nursery Stock" (ANSI Z60,1-latest edition).
12. Plant material shall be specimen quality, healthy, free of disease and insects and shall have healthy, well-developed root systems; plants shall also be free from physical damage or other conditions that would prevent vigorous growth.
13. Pruning of trees and shrubs at time of planting should be kept at a minimal; the contractor shall prune to remove broken, damaged or diseased branches, no pruning paint or sealer is allowed. All other pruning shall be approved by the landscape architect.
14. Provide 3-inch depth shredded hardwood mulch around all plantings to a min. 3-foot perimeter, provide continuous mulch beds in areas indicated on the plan do not place mulch within 2-inches of root collar or trunk.
15. Contractor to seed all areas disturbed by construction with type 1, lawn seed mixture, unless noted otherwise .
16. All plant material to be approved by owner before planting, substitutions of plant materials will not be permitted unless authorized in writing by the owner.
17. Contact the Municipal Forestry Division prior to planting in the public R.O.W. at 283-4105.
18. All wire, twine and burlap shall be removed from the rootball of street trees prior to planting.
19. No staking of trees is allowed.

Site Notes

1. All work in the city right-of-way shall be done in accordance with SUDAS and the City General Supplemental Specifications to SUDAS effective at the time of plan approval.
2. All work in the city right-of-way requires a right-of-way permit.
3. The required landscaping new and existing shall be maintained for the life of the certificate of occupancy or certificate of zoning.
4. It is the responsibility of the owner an or the contractor to follow all applicable codes and ordinances whether or not contained on these documents.
5. All lighting shall consist of low glare cut-off type fixtures to reduce the glare of light pollution on surrounding properties.
6. All disturbed areas will be restored by seeding or sodding
7. Locations of elements traced from Warren County, Iowa Assessor's website imagery accessed on June 10, 2023.
8. Sidewalk / Drive Approach Permit is required.
9. All new approaches to be 7" thick concrete from back of curb to the sidewalk
10. This site shall be maintained in compliance with all city code applicable on the date of site plan approval.
11. All rooftop mechanical equipment must be screened on all sides with architectural screening equal to the height of the equipment.
12. Mechanical equipment shall not be located in the front yard or street side yard, and shall be screened from view from any public way with landscaping, fencing, or walls consistent with the building design, colors, and materials. Ideally
13. Ice Machine to cover middle door and Propane storage to cover East door.

Site Legend

- W — W — Water Line
- SA — SA — Sanitary Sewer Line
- Property Line
- Building Setback Line
- Easement Line
- Road Centerline
- Paving
- 100' Topography
- Tree

Parking Requirement:
1 Space per 250sf - Retail
2,400 sf / 250 sf = 9.6 Spaces required

9 spaces + 1 HC Space provided

Open Space:
12,748 sf Site area
5,608 sf Impervious surface
43.92% Total Openspace
20% Open Space = 2,550 sf Minimum Open Space Required

Landscaping Requirement:
See the attached letter and drawing from Dave Dalt, owner of Precision Lawn Care for reccomendation on plantings of trees and shrubs.

Equivalent Residential Unit (ERU):
3,400 sf Impervious surface = 1ERU
5,608sf - 3,400sf = 2,208sf / 340sf = 6.5
.1 * 6.5 = 1.7 ERU Total

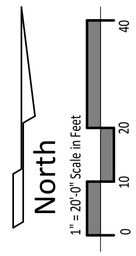
Zoning Setbacks:
40' Front setback
10' Rear setback
30' Rear at R-1 & R-2
10' Side Yard
30' Side at Residential
50' Max Building Height
20' Building separation
150' Lot width
40' Street Frontage

Zoning:
C-2 - Highway Commercial

Property Owner:
Kenneth Mc Coy
2336 E Redmond Avenue
Des Moines, Iowa 50320

Property Address:
410 South Jefferson Way
Des Moines, Iowa 50125

Legal Description:
30-76-23 Haworths Addition S 35' Lot 10 & All of Lot 11 Block 4, now included and forming part of the City of Indinaola, Warren County, Iowa



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Convenience Store
Proposed C-Store
410 S Jefferson Way | Indianola, Iowa 50125

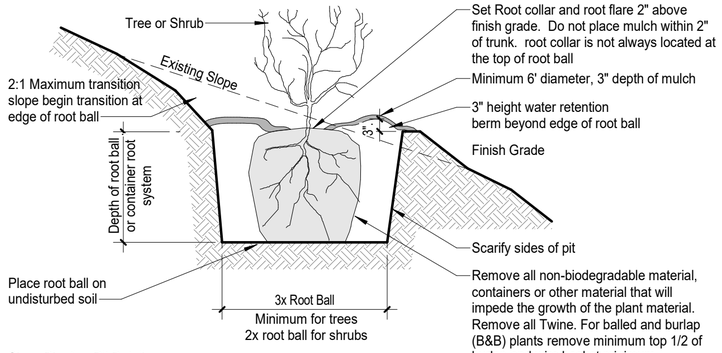
#	Date	Description
2	06/22/23	City Comments
1	06/15/23	For Permit

6/30/2023 1:01:47 PM

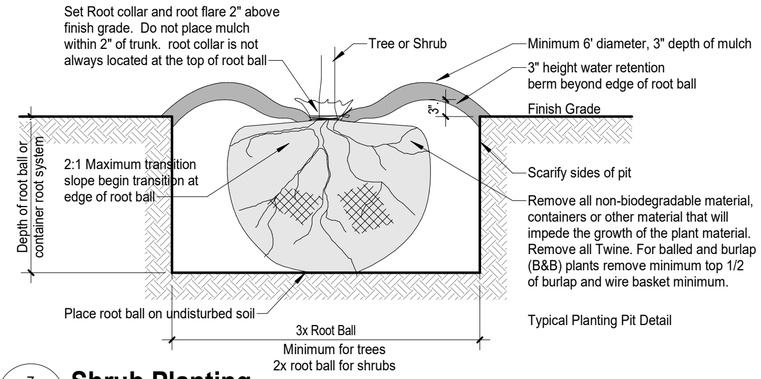
PROJECT NUMBER: 2306E

TITLE: Site Plan

SHEET: C101

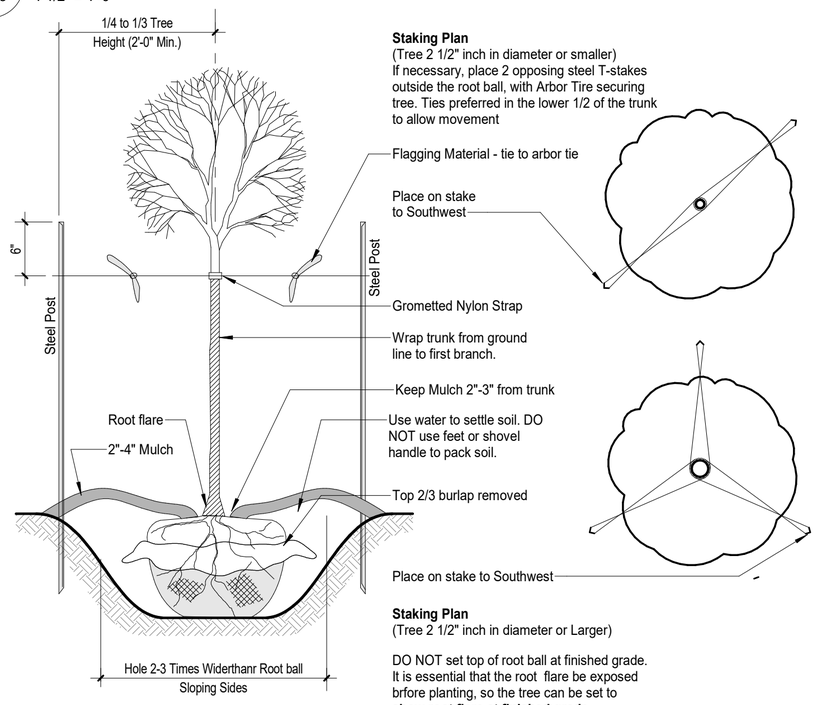


Slope Planting Pit Detail



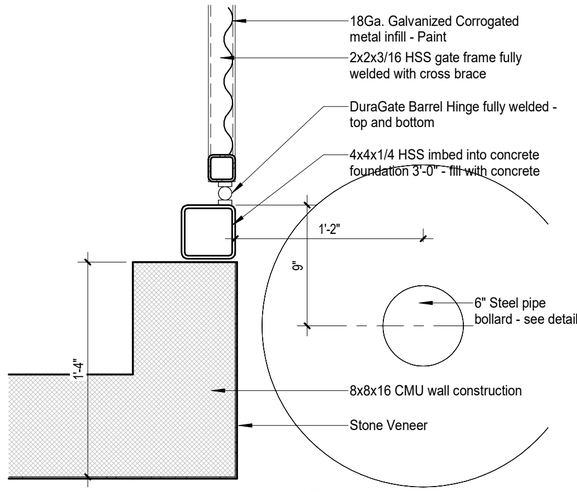
Typical Planting Pit Detail

7 / C103 **Shrub Planting**
1 1/2" = 1'-0"

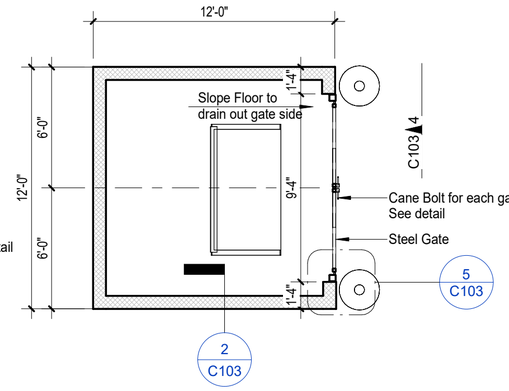


8 / C103 **Tree Plantign Detail**
1" = 1'-0"

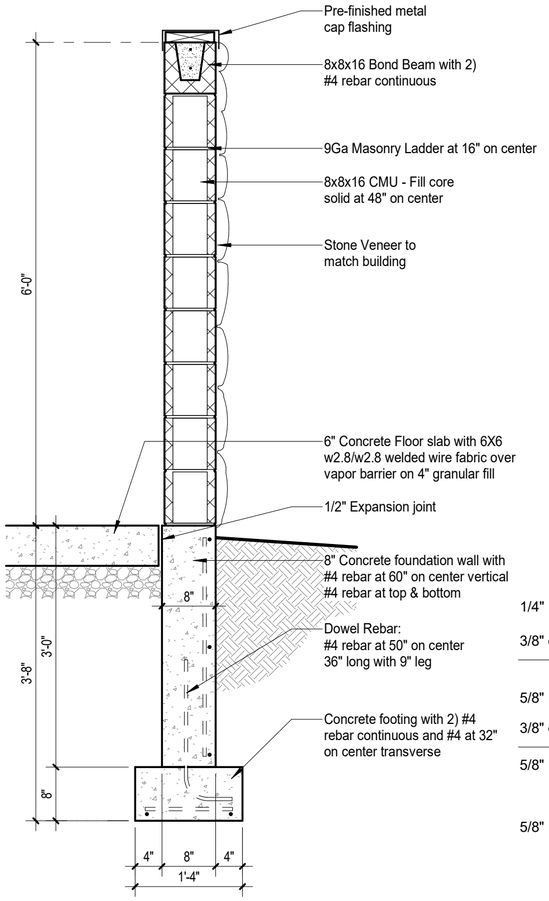
Step 1 - peel back rope/burlap/cage and remove sufficient soil to expose root flare.
Step 2 - measure from root flare to bottom of root ball.
Step 3 - dig hole to depth where topmost roots are buried 1-2 inches and the root flare sits slightly above ground level. Dig a hole 2-3 times wider than the diameter of the root ball with sloping sides to allow for proper root growth.
Step 4 - remove lower third of wire cage.
Step 5 - set tree in hole. Support with some soil. Ensure that it's straight, then remove entire wire cage and top Two-thirds of burlap.
Step 6 - backfill with two-thirds of loose native soil (unless it's all clay) and use water to settle. Do not tamp Or step on soil.
Step 7 - backfill balance and water again. Excess soil may be used to create a berm/saucer outside of root ball.
Step 8 - add 2-4 inches of wood mulch, leaving a 1- to 2-inch clearance between the mulch and the trunk.
Step 9 - water a final time.
Step 10 - if necessary, place two opposing steel t-stakes outside the root ball with arbor tie securing tree. Ties preferred on lower half of trunk to allow movement.



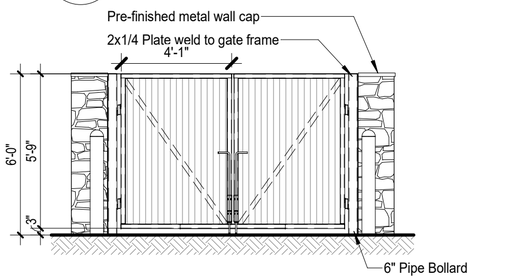
5 / C103 **Gate Post**
1 1/2" = 1'-0"



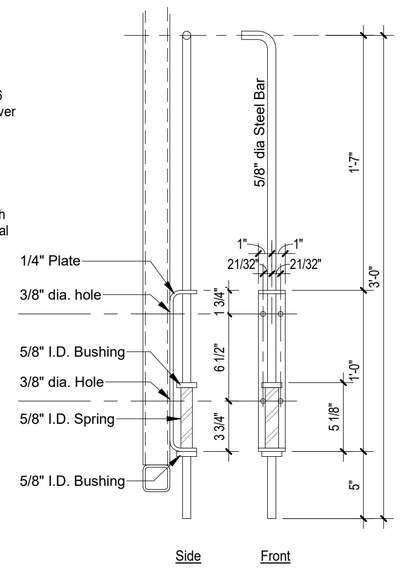
3 / C103 **Trash Enclosure**
3/16" = 1'-0"



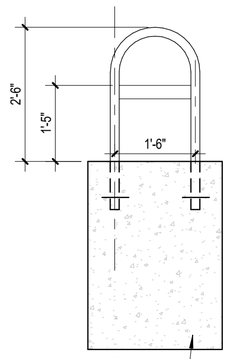
2 / C103 **Trash Enclosure Section**
3/4" = 1'-0"



4 / C103 **North Elevation - Trash Enc.**
1/4" = 1'-0"



1 / C103 **Cane Bolt**
1 1/2" = 1'-0"



Dero HQ
(888) 337-6729
5522 Lakeland Ave. N.
Minneapolis, Minnesota 55429
www.dero.com

Install per manufacturers recommended specification

6 / C103 **Bike Rack**
1/2" = 1'-0"

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515 230 1358
matt@creativeconceptsarch.com

Convenience Store
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#	Date	Description
1	06/15/23	For Permit

6/30/2023 1:01:48 PM

PROJECT NUMBER: 2306E

TITLE: Site Details

SHEET: C103

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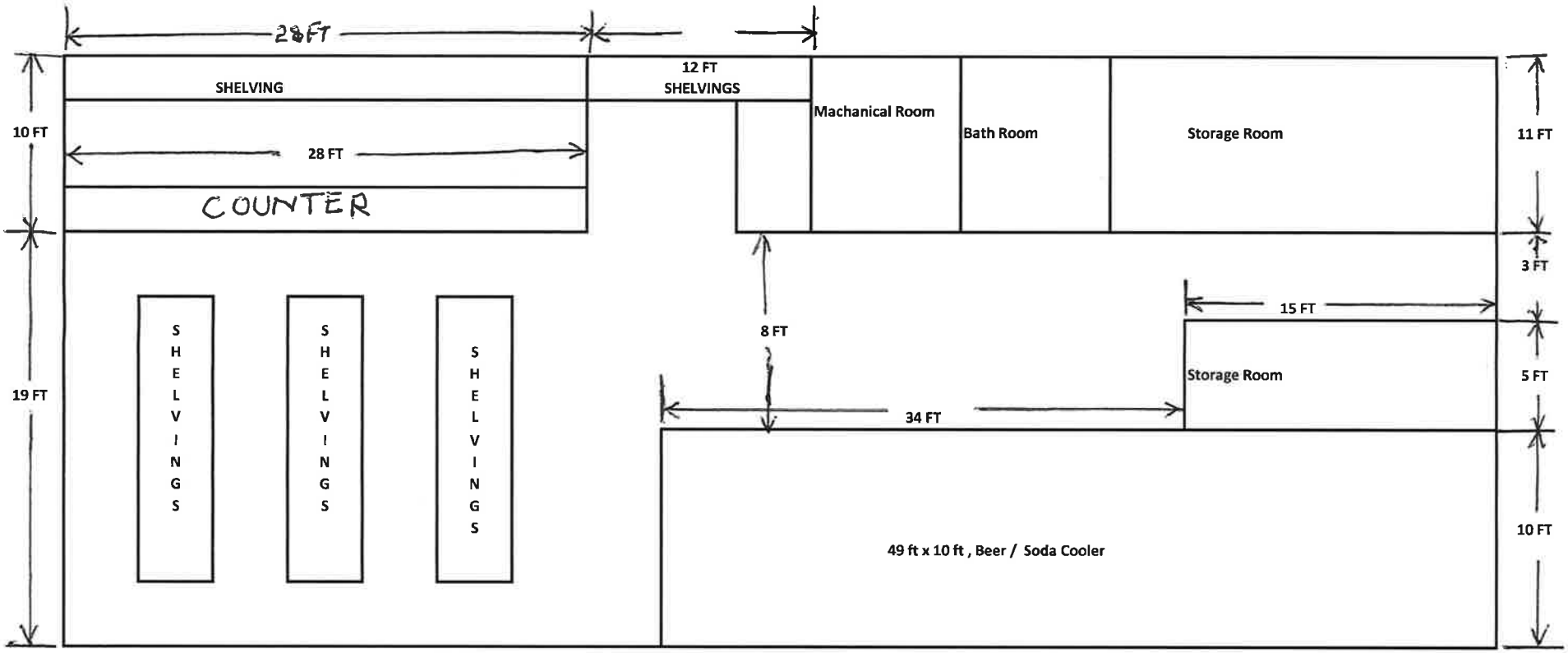

28FT
SHELVING
12 FT
SHELVINGS
Machanical Room
Bath Room
Storage Room
10 FT
28 FT
COUNTER
11 FT
3 FT
15 FT
8 FT
Storage Room
5 FT
19 FT
34 FT
SHELVINGS
SHELVINGS
SHELVINGS
49 ft x 10 ft , Beer / Soda Cooler
10 FT

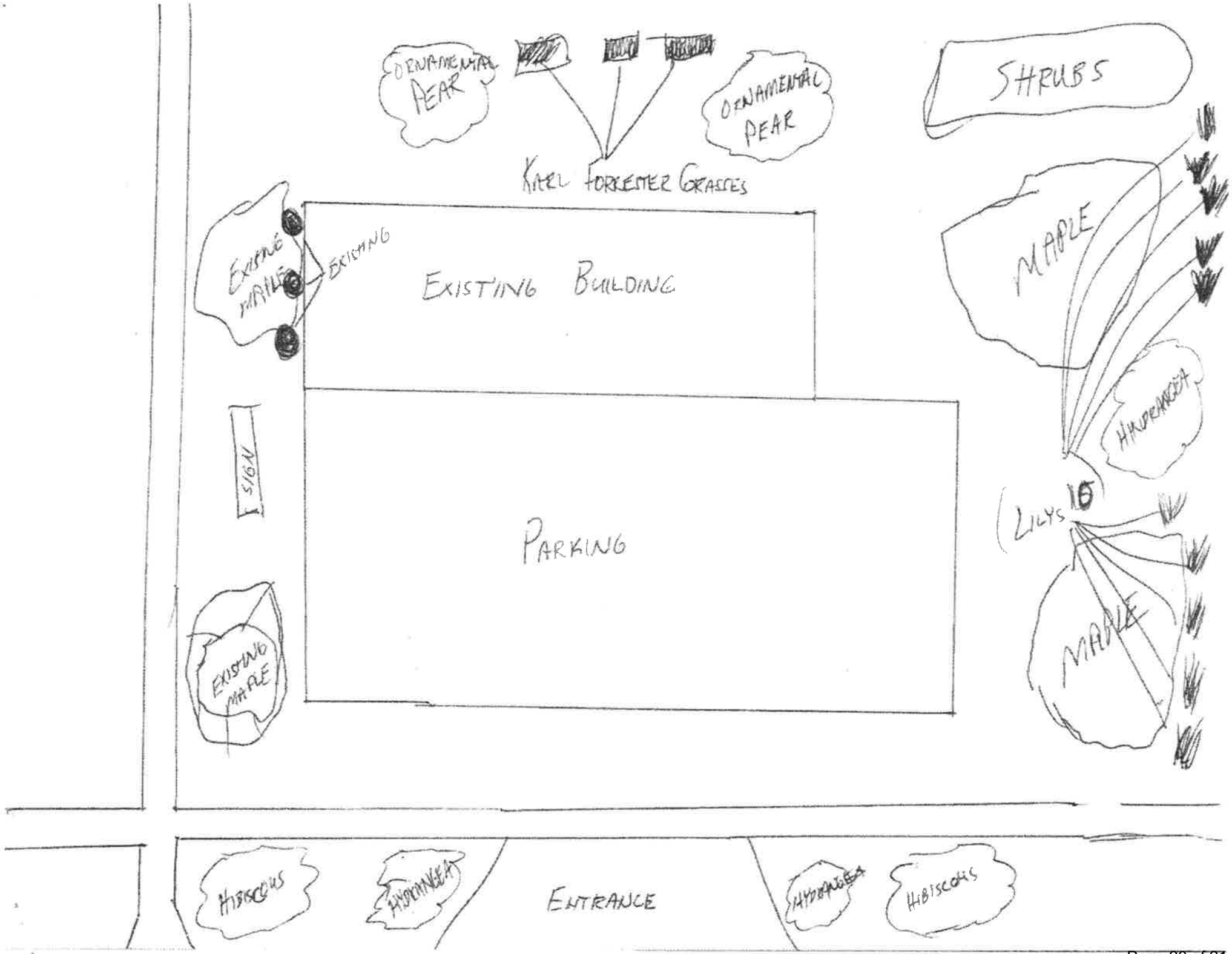
Dear Sirs:

My name is Dave Dhabalt and I am the owner of Precision Lawn Care and Landscape, LLC in Indianola. I met with the new owners at 410 S. Jefferson Way. They were advising me on the trees and plants that were recommended for the property. After looking at the plan, my strong professional opinion is there are too many plants suggested in such a small area. Also, the recommendation for 12 additional trees is not advised. Some of the trees are way too large for the small area and they would choke each other out and eventually would have to take over half of them out. With that much cover, none of the ground level plants would grow healthy. I would recommend two maple trees on the east side of the property and two small ornamentals on the north side. The maple trees in front will get very large and there is no room for another in that location with the customer's sign being placed. As far as the greenery, I would cut that in half due to it looking like a jungle after a couple of years. I hydrangeas and hibiscous bushes and they take up lots of space. Some of the plants on the design do not do well in this territory and I would recommend something different that is low maintenance and thrives in Iowa.

My idea would be four additional trees throughout the property and approximately 18 additional plants. I have attached a diagram below (excuse the kindergarten drawing, it was done quickly). That would give some idea of what I have in mind. Feel free to reach out with any questions. Thank you.

Dave Dhabalt, Owner

Precision Lawn Care and Landscape, LLC
precisionlc16@gmail.com
515-556-4678


ORNAMENTAL PEAR
ORNAMENTAL PEAR
SHRUBS
KARL FORRESTER GRASSES
EXISTING MAPLE
EXISTING
EXISTING BUILDING
MAPLE
HYDRANGEA
SIGN
PARKING
LILYS
EXISTING MAPLE
MAPLE
HIBISCUS
HYDRANGEA
ENTRANCE
HYDRANGEA
HIBISCUS

From: sbaier1@aol.com
To: Community Development
Subject: 410 South Jefferson
Date: Thursday, June 29, 2023 9:42:38 AM

I live at 409 South 3rd Street and my west property line is next to the proposed liquor store at 410 South Jefferson. I wish to express my extreme opposition to this proposal, since it would negatively impact the entire neighborhood, where the residents do not wish to have such a business nearby. Parking on the street has already been taken over by CrossFit, whose members do not respect driveways, the streets, and sidewalks. We do not want more congestion and garbage where we live. Do they expect to bring in fireworks stands and food trucks, too? It is simply not acceptable to those of us who have made our homes here for many years. Please, please, think of the negative community impact when you make your decision, and deny the request for a liquor store in our neighborhood,

Thank you for your consideration,

Sandi Baier