



PLANNING AND ZONING COMMISSION MEETING

July 25, 2023

6:00 PM

City Council Chambers

Agenda

- 1. Call to Order**
- 2. Roll Call**
- 3. Agenda Approval**
- 4. Minutes Approval**
 - A. May 23, 2023 - Meeting Minutes
- 5. Public Comment**
- 6. Old Business**
- 7. New Business**
 - A. Consider recommendation on request for approval of a Plat of Survey for Austin Sanford and Aline Da Costa for property addressed as 1101 West 12th Avenue (Parcel #490/2436-0444)
 - B. Consider recommendation on the request from Austin Sanford and Aline Da Costa for rezoning from the Agricultural (A-1) Zoning District to the Single-Family Residential Detached (R-1) Zoning District for land located at 1101 West 12th Avenue (Parcel #490/2436-0444)
 - C. Consider the request from Jason Ledden, on the behalf of Indianola Industrial Park LLC for recommendation of approval of a final plat for Indianola Industrial Park 3.
- 8. Comments**
 - A. Building Permit Report
 - B. Current Projects
- 9. Adjourn**



PLANNING AND ZONING COMMISSION MEETING

May 23, 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, AL Farris, Carrie Woerdeman, Misty Soldwisch, Lin Stecker.

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

3. Agenda Approval

A. Approval of the May 23rd agenda.

Carrie Woerdeman made a motion to approve the agenda.

Lin Stecker seconded the motion.

The motion was passed.

4. Minutes Approval

A. Approval of May 9th meeting minutes.

Al Farris made a motion to approve the meeting minutes.

Misty Soldwisch seconded the motion.

The motion was passed.

5. Public Comment

6. Old Business

A.

Consider recommendation on request for approval of a Plat of Survey on the behalf of Blake Reynolds, for property identified as Parcel #140/0023-0640.

Al Farris made a motion to recommend for approval as submitted.

Misty Soldwisch seconded the motion.

Soldwisch, Farris, and Stecker voted yes.

Wordeman, and Marmon voted no.

The motion was passed.

7. New Business

A. A Consider recommendation on request for approval of a Plat of Survey for Alex Bradfield of Pelds Design Services, on the behalf of Robert Myers, for property addressed as 2405 W 2nd Avenue.

Misty Soldwisch made a motion to approve the request as submitted.
Lin Stecker seconded the motion.
The motion was passed.

- B. Consider recommendation on request for approval of a Plat of Survey for Craig Boldman on the behalf of Lee Adams, for property addressed as 8919 Hwy 65/69.

Misty Soldwisch made a motion to approve the request.
Al Farris seconded the motion.
The motion was passed.

- C. Consider the request from Branden Stubbs for a modification to the Summercrest Planned Unit Development (PUD).

Carrie Woerdeman made a motion to approve as submitted.
Misty Soldwisch seconded the motion.
The motion was passed.

8. Comments

- A. Current Projects
- B. Brief discussion regarding Zoning Code Review and Amendments

9. Adjourn

The meeting was adjourned at 7:09.



MEMORANDUM

To: Planning and Zoning Commission

From: Charlie Dissell, Community and Economic Development Director, Emily Rizvic, Associate Planner

Date: July 25, 2023

Subject: Consider recommendation on request for approval of a Plat of Survey for Austin Sanford and Aline Da Costa for property addressed as 1101 West 12th Avenue (Parcel #490/2436-0444)

Recommendation: Staff recommends that the request be approved, as submitted.

Attachments:

1. Staff Report
2. Application materials



COMMUNITY DEVELOPMENT

110 N. First Street, Indianola IA 50125-0299 • www.indianolaiowa.gov
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STAFF REPORT

PLANNING AND ZONING COMMISSION

Date of Meeting: July 25, 2023

Agenda Item: 7.A Consider recommendation on request for approval of a Plat of Survey for Austin Sanford and Aline Da Costa for property addressed as 1101 West 12th Avenue (Parcel #490/2436-0444)

Application Type: Plat of Survey

Applicant and Property Owner: Austin Sanford and Aline Da Costa

Property Address/Parcel: #490/2436-0444

Current Zoning: A-1 'Agricultural' Zoning District

Proposed Zoning: R-1 'Single-family Residential Detached' Zoning District

Comprehensive Plan Designation: Low Density Residential

Application Summary

Austin Sanford and Aline Da Costa are requesting plat of survey for property identified as Parcel #490/2436-0444, to create a buildable lot for a single-family dwelling.

AERIAL MAP



APPLICABLE CODE SECTIONS

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

170.06 FINAL PLATTING PROCEDURE

1. A final plat shall be submitted within six months of the approval of the preliminary plat, or such approval shall expire and the preliminary plat shall be resubmitted for approval prior to the preparation of a final plat.
2. Procedures for final plats shall be the same as set out for preliminary plats in Section 170.05 above.
3. Upon approval of the final plat, a certification of approval signed by the Mayor and attested by the Clerk shall be affixed to the original tracing of the final plat and copies of the same filed with the Clerk, County Auditor and County Recorder, along with such other certifications and instruments that may be required by law.

170.10 FINAL PLAT REQUIREMENTS

The final plat shall meet the following specifications:

1. It may include all or only part of the preliminary plat.
2. The plat shall be drawn to the scale of 50 feet to one inch, provided that if the resulting drawing would be over 36 inches in its shortest dimension, a scale of 100 feet to one inch may be used. An electronic file is required to be filed prior to Planning and Zoning action with the Clerk.
3. The final plat shall contain the following:
 - A. Accurate boundary lines, with dimensions and angles, which provide a survey of the tract, closing with an error of not more than one foot in 3,000 feet.
 - B. Accurate references to known or permanent monuments, giving the bearing and distance from some corner of a congressional division of the county of which the subdivision is a part.
 - C. Accurate locations of all existing and recorded streets intersecting the boundaries of the tract.
 - D. Accurate metes and bounds description of the boundary.
 - E. Street names.

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- F. Complete curve notes for all curves included in the plat.
 - G. Street right-of-way lines with accurate dimensions in feet and hundredths of feet with angles to right-of-way lines and lot lines.
 - H. Lot numbers and dimensions.
 - I. Accurate locations and descriptions of easements for utilities and any limitations on such easements.
 - J. Accurate dimensions for any property to be dedicated or reserved for public, semi-public or community use.
 - K. Building lines and dimensions.
 - L. The location, type, material and size of all monuments and markers.
 - M. The name of the subdivision.
 - N. The name and address of the owner and the subdivider.
 - O. North point, scale, and date.
 - P. Certification by a registered land surveyor of the State of Iowa.
 - Q. Certification of dedication of streets, easements and other public property.
 - R. A resolution and certificate of approval by the Council for signatures of the Mayor and Clerk, stating that the plat, as described, has been acted upon and approved as required by Chapter 354, Code of Iowa, and that all dedications of streets easements and public lands have been accepted by the City.
 - S. Location and dimensions of sidewalks to be installed prior to the occupancy of a developed lot.
4. The final plat shall be accompanied by the following instruments:
- A. A statement by the proprietors and their spouses, if any, that the plat is prepared with their free consent and in accordance with their desire, signed and acknowledged before an officer authorized to take the acknowledgments of deeds. The statement by the proprietors may also include a dedication to the public of all lands within the plat that are designated for streets, alleys, parks, open areas, school property, or other public use, if the dedication is approved by the Council.
 - B. A statement by the Auditor approving the name or title on the subdivision plat.
 - C. Either (i) a certificate bearing the approval of the Council stating that all improvements and installations in the subdivision required by this chapter have been made or installed in accordance with the City specifications, or (ii) a certificate from the owner or developer stating that all improvements required by this chapter shall be made or installed in accordance with City specifications before an occupancy compliance certificate is issued under the Zoning Ordinance, except as otherwise provided for in this chapter.
 - D. A petition by the subdivider to the Council to provide the necessary improvements and to assess the costs thereof against the subdivided property in accordance with the requirements regarding special assessments, provided, however, that the subdivider or property owners shall furnish the necessary waivers to permit the assessment of the entire cost of the improvement plus the necessary and reasonable cost of the assessment proceedings against the platted property even though the total amount exceeds the statutory limitations. The final plat shall state that the subdivider, the grantees, assignees and successors in interest agree that public services including but not limited to street maintenance, snow removal, rubbish, refuse and garbage collection will not be extended to this subdivision until the improvements have been completed and accepted by the City.
 - E. Easement(s) for Overland Drainage and/or Public Storm Sewer is required by and shall be in a form approved by the City.
 - F. A letter from the owner's engineer designing the public improvement stating that all public improvements completed have been made or installed in accordance with City Specifications prior to acceptance of maintenance bonds for such improvements.
5. The final plat shall also be accompanied by the following at the time it is presented for filing at the Warren County Recorder's Office.
- A. A statement from the mortgage holders or lienholders, if any, that the plat is prepared with their free consent and in accordance with their desire, signed and acknowledged before an officer authorized to take the acknowledgment of deeds. An affidavit and bond as provided for in Section 354.12 of the Code of Iowa may

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be recorded in lieu of the consent of the mortgage or lienholder. When a mortgage or lienholder consents to the subdivision, a release of mortgage or lien shall be recorded for any areas conveyed to the City or dedicated to the public.

- B. An opinion by an attorney-at-law who has examined the abstract of title of the land being platted. The opinion shall state the names of the proprietors and holders of mortgages, liens or other encumbrances on the land being platted and shall note the encumbrances, along with any bonds securing the encumbrances. Utility easements shall not be construed to be encumbrances for the purpose of this section.
- C. A certificate of the County Treasurer that the land is free from certified taxes and certified special assessments or that the land is free from certified taxes and that the certified special assessments are secured by bond in compliance with Section 354.12 of the Code of Iowa.

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

170.11 DESIGN STANDARDS – STREETS

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

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

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

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

- A. Thoroughfares - 100 feet. In addition, access spacing on thoroughfares is as follows: (i) intersection spacing – 600 foot minimum; (ii) entrance spacing – 300 foot minimum; (iii) separation of entrance from intersection – 150 foot minimum.
- B. Residential collector streets - 70 feet.
- C. Commercial collector streets - 80 feet.

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- D. Residential streets - 60 feet.
- E. Cul-de-sacs - 110 feet in diameter.
- F. Alleys - 20 feet.

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

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

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

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

170.13 DESIGN STANDARDS – LOTS

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

170.14 EASEMENTS

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

170.15 PARKS, SCHOOL SITES AND PUBLIC AREAS.

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

170.16 NATURAL DRAINAGE COURSES

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

170.17 EROSION CONTROL (DESIGN STANDARDS)

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

170.19 SANITARY SEWERS

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

170.20 PROHIBITED DISCHARGE

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

170.21 STORM DRAINS

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

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

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

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

170.22 WATER

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

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the subdivision so as to provide for extension by adjoining properties.

170.23 SIDEWALKS

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

170.24 MARKERS

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

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

170.25 GRADING

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

170.26 CURB AND GUTTER

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

170.27 EROSION CONTROL (REQUIRED IMPROVEMENTS)

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

170.28 SURFACING

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

170.29 SPECIFICATIONS

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

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have been approved.

170.30 APPROVAL OF PLANS AND SPECIFICATIONS

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

170.31 INSPECTION

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

170.32 ACCEPTANCE

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

170.33 ELECTRICAL SERVICE

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

170.34 CHARGE FOR INSTALLATION OF ELECTRICAL SERVICE

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

170.36 FEES

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

170.38 ENFORCEMENT

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

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

ANALYSIS

Subject Property

Austin Sanford and Aline Da Costa have submitted a plat of survey request for their property located at 1101 West 12th Avenue (Parcel #490/2436-0444). The subject parcel is a 4.96-acre parcel with no primary structure or accessory structures established on the site. The parcel does contain steep slopes and elevations near the property line. No floodplain or other environmentally sensitive features exist for the property.

To the north of the subject property exists two properties: The first is a vacant 4.63-acre agriculturally zoned property. The second is a R-1 zoned property containing a single-family dwelling. To the east exists one single-family dwelling on A-1 zoned property. To the south exists a 15-acre vacant property zoned for the A-1 zoning district. To the west exists two properties zoned for the R-1 zoning district.

The property fronts along West 12th Avenue and South K Street. According to the Iowa Department of Transportation (IDOT), South K Street has an Annual Average Daily Traffic (AADT) of 730 vehicles as of 2016. West 12th Avenue has an AADT of 399 vehicles as of 1998.

Future Land Use

The 'Elevate Indianola' Comprehensive Plan shows the subject parcel's future land use is Low Density Residential. Low density residential calls for a density of 2-5 residential dwelling units per gross acre and uses including single-family detached dwellings, accessory dwelling units, civic uses and places of worship, and parks, open spaces, and trails.

The proposed plat of survey, if approved, would create Parcel 'A', a 0.60-acre lot, with flag-like characteristics. The applicant has indicated that the property is being divided for purpose of creating a buildable lot for a single-family dwelling. The new parcel will be addressed as 1101 West 12th Avenue.

The applicant has submitted a rezoning request in conjunction with this plat of survey application, to rezone proposed Parcel 'A' to the R-1 '*Single Family Residential Detached*' Zoning District, from the A-1 '*Agricultural/Open Space*' Zoning District.

The applicant has also submitted a variance request in conjunction with this plat of survey application, to vary from driveway separation requirements outlined in [Chapter 135.14 titled '*Driveway and Curb Cut Standards*'](#). The request would reduce the required 100-feet of driveway separation to approximately 60-70 feet of driveway separation.

Currently, the code requires driveways to be separated by one hundred (100) feet on Collector streets. The City of Indianola's Comprehensive Plan classifies West 12th Avenue as a Major Residential Collector. Major Collectors are defined as moderate-capacity streets that primarily serve to connect the local street network to arterials. Such roadways will typically have two lanes for traffic with a speed limit ranging from 25 to 35 miles per hour and may provide for on-street parking on one side of the street.

The variance request is tentatively scheduled for the August 2nd, 2023 Board of Adjustment meeting.

COMMENTS FROM THE GENERAL PUBLIC

Notification letters were mailed to surrounding property owners within 200 feet of the subject property regarding the request on July 14, 2023. No public comment has been received at the time of writing this staff report.

ALTERNATIVES

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

- 1) The City of Indianola Planning and Zoning Commission recommends that the request be approved, as submitted.**
- 2) The City of Indianola Planning and Zoning Commission recommends the request be approved, with conditions.
- 3) The City of Indianola Planning and Zoning Commission recommends the request to be denied.
- 4) The City of Indianola Planning and Zoning Commission remands the request, back to the applicant and/or staff for further review and/or modifications and directs staff to place this item on a future Planning and Zoning agenda.

RECOMMENDATION

Staff recommends that the Indianola Planning and Zoning Commission move alternative 1, that the request be approved, as submitted.

LAND DIVISION APPLICATION

Community Development

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



PROPERTY OWNER

(Last Name) Sanford / Alves Da Costa
(First Name) Austin / Aline
(Address) 1503 NE Williamsburg Dr
(City) Ankeny (State) IA (Zip) 50021
(Phone) 307-286-6366 (Email) sanford410@gmail.com

APPLICANT (if not Property Owner)

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

☒ PLAT OF SURVEY

Submittal Requirements:

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

- ☒ Completed Application
- ☒ Filing Fee: \$125 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: \$350, plus \$10.00 for each lot in excess of 10 lots, land plus Outside Engineering
- ☒ 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: \$200, plus \$10.00 for each lot in excess of 10 lots, land plus Outside Engineering
- ☒ 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 Austin W. Sanford Digitally signed by Austin W. Sanford
Date: 2023.07.06 11:09:39 -04'00'

Name (printed) Austin W. Sanford Date 7/6/2023

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

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

Index Legend	
Location:	PT NW1/4 OF THE NW1/4 36-76-24
	WARREN COUNTY
Requestor:	ALINE SCHLEIFER
Proprietor:	ALINE SCHLEIFER
Surveyor/ Prepared By:	DANIEL L. MARTI 1615 SW MAIN ST STE 205, ANKENY, IOWA 50023 PH # 515-964-5310
Surveyor Company:	JEO CONSULTING GROUP INC.
Return To:	1615 SW MAIN ST STE 205, ANKENY, IOWA 50023

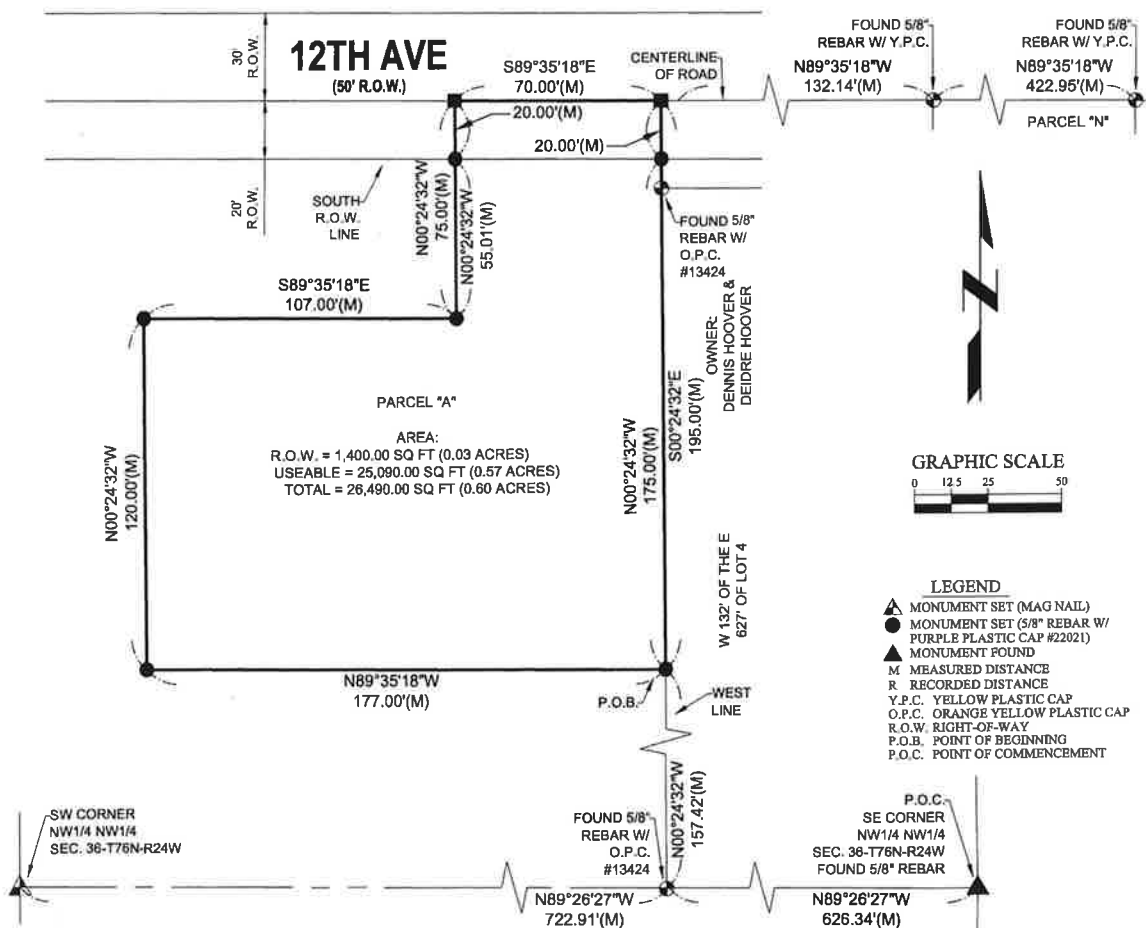
FOR RECORDER'S USE ONLY

SURVEY FOR:
ALINE SCHLEIFER
1503 NE WILLIAMSBURG DRIVE
ANKENY, IOWA 50021

PLAT OF SURVEY RETRACEMENT SURVEY

PARCEL "A"

A PARCEL OF LAND LOCATED IN THE NW1/4 OF THE NW1/4 OF SECTION 36, TOWNSHIP 76 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF INDIANOLA, WARREN COUNTY, IOWA; MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF THE NW1/4 OF THE NW1/4 OF SECTION 36; THENCE N89°26'27"W (ASSUMED BEARING) ALONG THE SOUTH LINE OF THE NW1/4 OF THE NW1/4 OF SAID SECTION 36, A DISTANCE OF 626.34 FEET TO THE SW CORNER OF THE WEST 132.00 FEET OF THE EAST 627.00 FEET OF LOT 4; THENCE N00°24'32"E ALONG THE WEST LINE OF SAID THE WEST 132.00 FEET OF THE EAST 627.00 FEET OF LOT 4, A DISTANCE OF 157.42 FEET TO THE POINT OF BEGINNING; THENCE N89°35'18"E, A DISTANCE OF 177.00 FEET; THENCE N00°24'32"E, A DISTANCE OF 120.00 FEET; THENCE S89°35'18"E, A DISTANCE OF 107.00 FEET; THENCE N00°24'32"E, A DISTANCE OF 75.00 FEET TO THE CENTERLINE OF 12TH AVENUE; THENCE S89°35'18"E ALONG SAID CENTERLINE, A DISTANCE OF 70.00 FEET; THENCE S00°24'32"W ALONG THE WEST LINE OF SAID THE WEST 132.00 FEET OF THE EAST 627.00 FEET OF LOT 4, A DISTANCE OF 195.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 26,492.57 SQUARE FEET (0.60 ACRES) MORE OR LESS. AND SUBJECT TO EASEMENTS OF RECORD.



GRAPHIC SCALE
0 12.5 25 50

- LEGEND**
- ▲ MONUMENT SET (MAG NAIL)
 - MONUMENT SET (5/8" REBAR W/ PURPLE PLASTIC CAP #22021)
 - ▲ MONUMENT FOUND
 - M MEASURED DISTANCE
 - R RECORDED DISTANCE
 - Y.P.C. YELLOW PLASTIC CAP
 - O.P.C. ORANGE YELLOW PLASTIC CAP
 - R.O.W. RIGHT-OF-WAY
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT

FIELD WORK COMPLETED BY: MAY 2, 2023

NOTE: ALL BEARINGS ARE ASSUMED

DATE	6/28/2023
SCALE	1" = 50'
DRAWN	MDM
JOB NO.	230799
FIELD BOOK	MIS 29
FIELD WORK	DRM / SY / DM
SHEET	1 OF 1
FILE NO.	



JEO CONSULTING GROUP

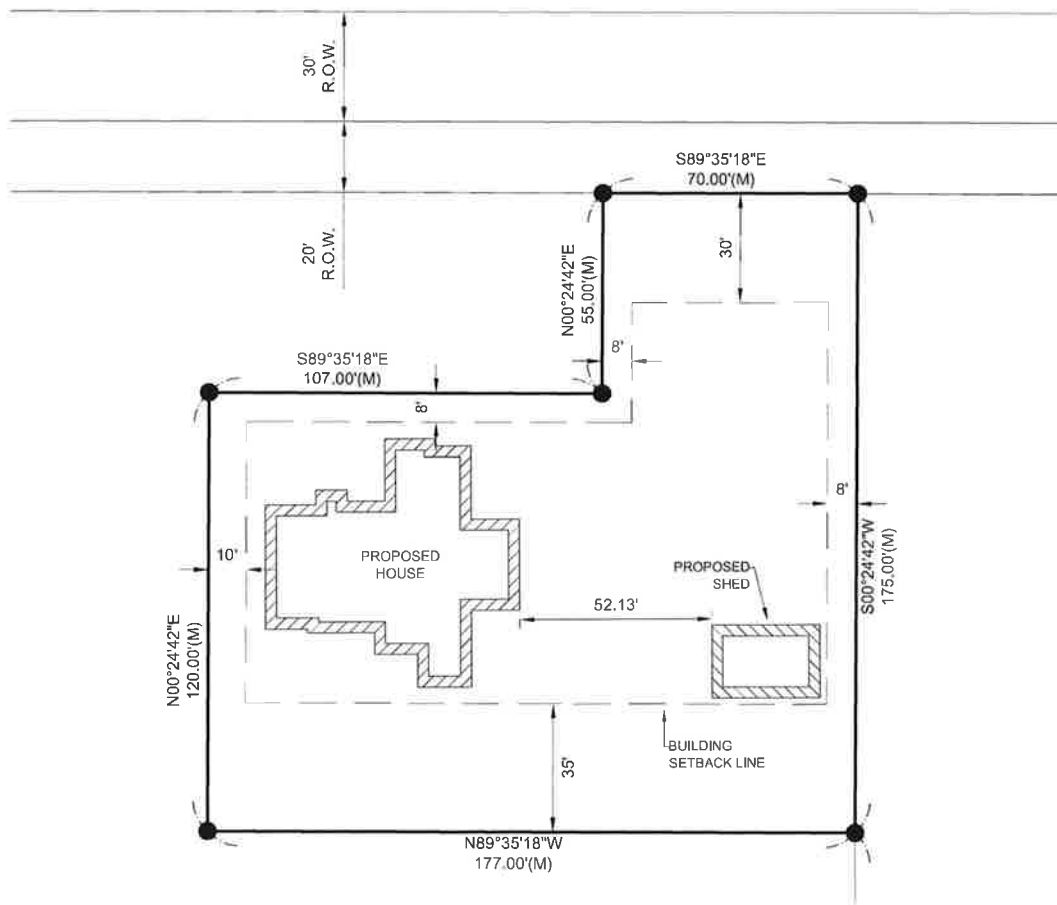
800.723.8567
Ankeny, IA 515-964-5310
www.jeo.com

 DANIEL L. MARTI 22021	I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa. <i>Daniel L. Marti</i> 6/28/2023 (signature) (date)
	Printed or typed name: DANIEL L. MARTI
	License Number: 22021
	My license renewal date is December 31, 2023
Pages or sheets covered by this seal: SHEET 1 OF 1	

Index Legend	
Location:	PT NW1/4 OF THE NW1/4 36-76-24
	WARREN COUNTY
Requestor:	
Proprietor:	
Surveyor/ Prepared By:	DANIEL L. MARTI 1615 SW MAIN ST STE 205, ANKENY, IOWA 50023 PH # 515-964-5310
Surveyor Company:	JEO CONSULTING GROUP INC.
Return To:	1615 SW MAIN ST STE 205, ANKENY, IOWA 50023

FOR RECORDER'S USE ONLY

HOUSE EXHIBIT



FIELD WORK COMPLETED BY: MAY 2, 2023

DATE:	5/31/2023
SCALE:	1" = 40'
DRAWN:	MDM
JOB NO.:	230799
FIELD BOOK:	MIS 29
FIELD WORK:	DTM / SY / DM
SHEET:	1 OF 1
FILE NO.:	



JEO CONSULTING GROUP

800.723.8567
Ankeny, IA 515.964.5310
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PARCEL "A"

A PARCEL OF LAND LOCATED IN THE NW1/4 OF THE NW1/4 OF SECTION 36, TOWNSHIP 76 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF INDIANOLA, WARREN COUNTY, IOWA; MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF THE NW1/4 OF THE NW1/4 OF SECTION 36; THENCE N89°26'27"W (ASSUMED BEARING) ALONG THE SOUTH LINE OF THE NW1/4 OF THE NW1/4 OF SAID SECTION 36, A DISTANCE OF 626.34 FEET TO THE SW CORNER OF THE WEST 132.00 FEET OF THE EAST 627.00 FEET OF LOT 4; THENCE N00°24'32"E ALONG THE WEST LINE OF SAID THE WEST 132.00 FEET OF THE EAST 627.00 FEET OF LOT 4, A DISTANCE OF 157.42 FEET TO THE POINT OF BEGINNING; THENCE N89°35'18"W, A DISTANCE OF 177.00 FEET; THENCE N00°24'32"E, A DISTANCE OF 120.00 FEET; THENCE S89°35'18"E, A DISTANCE OF 107.00 FEET; THENCE N00°24'32"E, A DISTANCE OF 75.00 FEET TO THE CENTERLINE OF 12TH AVENUE; THENCE S89°35'18"E ALONG SAID CENTERLINE, A DISTANCE OF 70.00 FEET; THENCE S00°24'32"W ALONG THE WEST LINE OF SAID THE WEST 132.00 FEET OF THE EAST 627.00 FEET OF LOT 4, A DISTANCE OF 195.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 26,492.57 SQUARE FEET (0.60 ACRES) MORE OR LESS. AND SUBJECT TO EASEMENTS OF RECORD.



MEMORANDUM

To: Planning and Zoning Commission

From: Emily Rizvic, Associate Planner, Charlie Dissell, Community and Economic Development Director

Date: July 25, 2023

Subject: Consider recommendation on the request from Austin Sanford and Aline Da Costa for rezoning from the Agricultural (A-1) Zoning District to the Single-Family Residential Detached (R-1) Zoning District for land located at 1101 West 12th Avenue (Parcel #490/2436-0444)

Recommendation: Staff recommends that the request be approved, as submitted.

- Attachments:**
- 1. Staff Report
 - 2. Application
 - 3. Application Materials



COMMUNITY DEVELOPMENT

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

STAFF REPORT

PLANNING AND ZONING COMMISSION

Date of Meeting: July 25, 2023

Agenda Item: 7.B Consider recommendation on the request from Austin Sanford and Aline Da Costa for rezoning from Agricultural (A-1) zoning district to the Single-Family Residential Detached (R-1) zoning district for land located at 1101 West 12th Avenue (Parcel #490/2436-0444)

Application Type: Rezoning

Applicant: Austin Sanford and Aline Da Costa

Property Owner: Austin Sanford and Aline Da Costa

Property Address/Parcel: 1101 West 12th Avenue; Parcel #490/2436-0444)

Current Zoning: A-1 'Agricultural' Zoning District

Proposed Zoning: R-1 'Single-family Residential Detached' Zoning District

Comprehensive Plan Designation: Low Density Residential

Application Summary

Austin Sanford and Aline Da Costa are requesting a rezoning on property addressed as 1101 West 12th Avenue from the A-1 'Agricultural' zoning district to the R-1 'Single-family Residential Detached' zoning district. The applicant is requesting the rezoning to create a buildable lot for a single-family dwelling.

Agenda Item: 7.B to consider the request from Austin Sanford and Aline Da Costa for rezoning from Agricultural (A-1) zoning district to the Single-Family Residential Detached (R-1) zoning district for land located at 1101 West 12th Avenue (Parcel #490/2436-0444)

AERIAL MAP



APPLICABLE CODE SECTIONS

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

165.02.5 AMENDMENTS

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

A. Request by Petition

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

B. City Council Referral

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

C. Zoning Commission Disapproval or Protest Petition

In case the proposed amendment, supplement or change is disapproved by the Zoning Commission, or a protest is presented duly signed by the owners of twenty percent (20%) or more either of the area of the lots included in such proposed change, or of those immediately adjacent in the rear thereof, extending the depth of one lot or not to exceed two hundred (200) feet therefrom, or of those

Agenda Item: 7.B to consider the request from Austin Sanford and Aline Da Costa for rezoning from Agricultural (A-1) zoning district to the Single-Family Residential Detached (R-1) zoning district for land located at 1101 West 12th Avenue (Parcel #490/2436-0444)

directly opposite thereto, extending the depth of one lot or not to exceed two hundred (200) feet from the street frontage of such opposite lots, such amendment shall not become effective except by the favorable vote of at least three-fourths (¾) of all members of the Council. Whenever any petition for amendment, supplement or change of the zoning districts or regulations herein contained or subsequently established has been denied by the Council, then no new petition covering the same property or the same property and additional property shall be filed with or considered by the Council until one year shall have elapsed from the date of filing of the first petition.

D. Public Hearing Noticing

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

E. Filing Fees

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

ANALYSIS

Subject Property

Austin Sanford and Aline Da Costa have submitted a rezoning request for their property located at 1101 West 12th Avenue (Parcel #490/2436-0444). If approved, the rezoning request would amend the zoning for the proposed parcel identified on Agenda Item 7.A of the July 25th, 2023, Planning and Zoning Commission meeting.

***For a full analysis of the subject parcel, please review Agenda Item 7.A of the July 25th, 2023, Planning and Zoning Commission meeting.**

Future Land Use

According to the "Elevate Indianola" Comprehensive Plan, the future land use of this area is designated as low density residential, which calls for a density of 2-5 dwelling units per gross acre and uses such as single-family detached dwellings, accessory dwelling units, non-traditional single-family forms, and civic uses/places of worship. The historic and existing uses on this property are consistent with the city's future land use map.

The rezoning request is consistent with guidance in the Comprehensive Plan and zoning of adjacent properties.

COMMENTS FROM THE GENERAL PUBLIC

Notification letters were mailed to surrounding property owners within 200 feet of the subject property regarding the request on July 14, 2023. Additionally, a rezoning sign was placed at the subject property. 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, as submitted.

LAND USE CHANGE APPLICATION

Community Development

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



PROPERTY OWNER

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

APPLICANT (if not Property Owner)

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

☐ COMPREHENSIVE PLAN AMENDMENT

Submittal Requirements:

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

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

☐ REZONING

Submittal Requirements:

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

- ☐ Completed Application
- ☐ Property Address: _____
- ☐ Filing Fee: \$250
- ☐ Current Zoning: _____ Proposed Zoning: _____
- ☐ Legal description (electronic in word format)
- ☐ All items as required by Section 165.02(5) of the Code of Ordinances of Indianola, Iowa
- ☐ Other Information as required by Director

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

Signature _____

Name (printed) _____

Date _____

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

Date Received: _____

Receipt No: _____

Receipt Amount: _____

To whom it may concern:

Please see attached required documentation for a land use change to rezone a portion of PARCEL #49024360444 from A-1 to R-1. We intend to rezone in order to build a single-family home. The plat of survey and legal description for the subject property is attached hereto. Should you have any questions or concerns please call or email the contact info below.

Regards,
Austin Sanford & Aline Alves Da Costa
307-286-6366
Sanford410@gmail.com

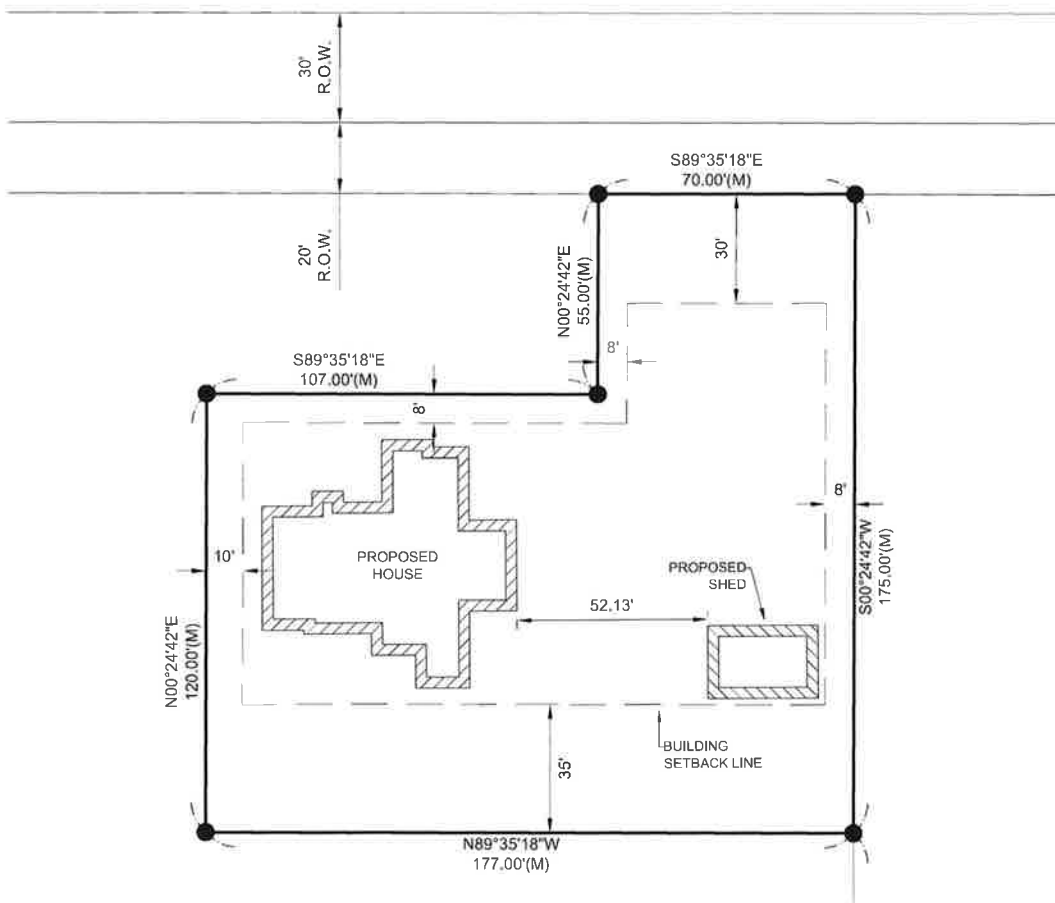
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Index Legend	
Location:	PT NW1/4 OF THE NW1/4 36-76-24
	WARREN COUNTY
Requestor:	
Proprietor:	
Surveyor/ Prepared By:	DANIEL L. MARTI 1615 SW MAIN ST STE 205, ANKENY, IOWA 50023 PH # 515-964-5310
Surveyor Company:	JEO CONSULTING GROUP INC.
Return To:	1615 SW MAIN ST STE 205, ANKENY, IOWA 50023

FOR RECORDER'S USE ONLY

HOUSE EXHIBIT



FIELD WORK COMPLETED BY: MAY 2, 2023

DATE: 5/31/2023	 JEO CONSULTING GROUP 800.723.8567 Ankeny, IA 515.964.5310 www.jeo.com
SCALE: 1" = 40'	
DRAWN: MDM	
JOB NO. 230799	
FIELD BOOK: MIS 29	
FIELD WORK: DLM / SY / DM	
SHEET: 1 OF 1	
FILE NO.	



- LEGEND**
- ▲ MONUMENT SET (MAG NAIL)
 - MONUMENT SET (5/8" REBAR W)
 - ▲ PURPLE PLASTIC CAP #22021
 - ▲ MONUMENT FOUND
 - M MEASURED DISTANCE
 - R RECORDED DISTANCE
 - Y.P.C. YELLOW PLASTIC CAP
 - R.O.W. RIGHT-OF-WAY
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT



MEMORANDUM

To: Planning and Zoning Commission

From: Emily Rizvic, Associate Planner, Charlie Dissell, Community and Economic Development Director

Date: July 25, 2023

Subject: Consider the request from Jason Ledden, on the behalf of Indianola Industrial Park LLC for recommendation of approval of a final plat for Indianola Industrial Park 3.

Recommendation: Staff recommends that the request be approved, as submitted.

Attachments:

1. Staff Report
2. Application
3. Final Plat



COMMUNITY DEVELOPMENT

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

STAFF REPORT

PLANNING AND ZONING COMMISSION

Date of Meeting: July 25, 2023

Agenda Item: 7.C Consider the request from Jason Ledden, on the behalf of Indianola Industrial Park LLC. for recommendation of approval of a final plat for Indianola Industrial Park 3.

Application Type: Final Plat

Applicant: Jason Ledden of Snyder & Associates

Property Owner: Indianola Industrial Park, LLC

Property Address/Parcel: #490/2320-0440, #490/2320-0441, #490/2320-0460, and #490/2320-0462

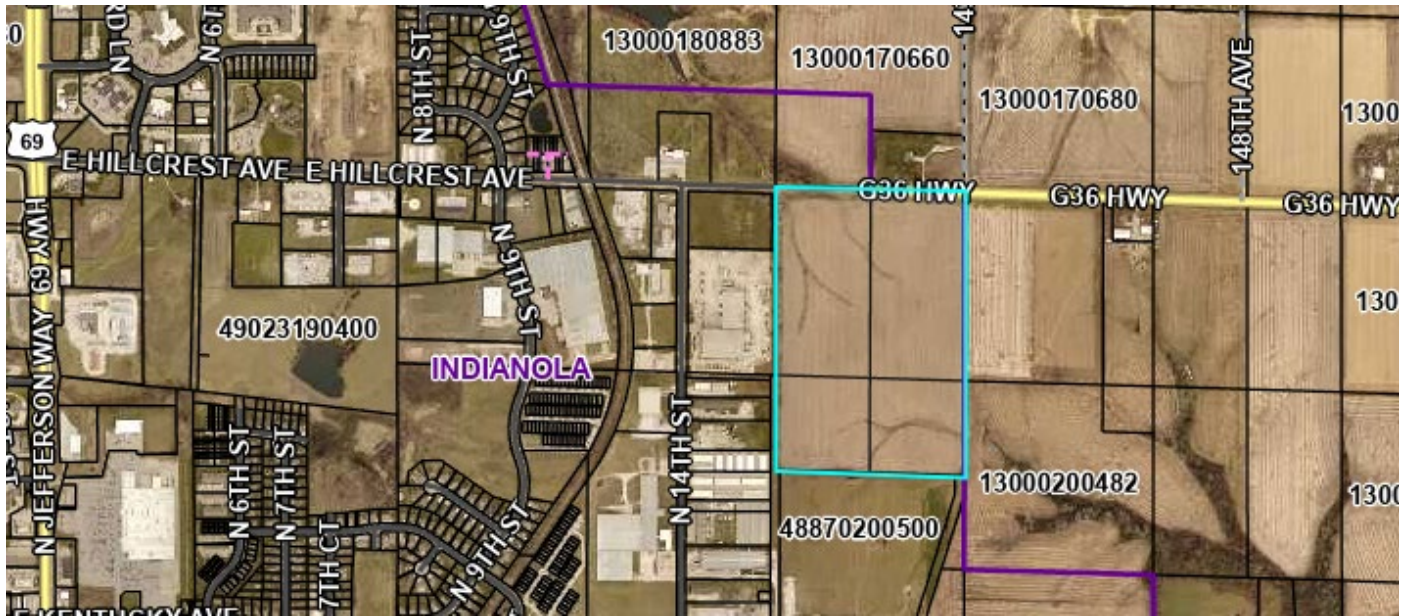
Current Zoning: M-2 'General Industrial' Zoning District

Comprehensive Plan Designation: Industrial

Application Summary

Jason Ledden of Snyder & Associates, on the behalf of Indianola Industrial Park LLC. is requesting final plat approval for a property as identified above. The subdivision application proposes three (3) industrial lots.

AERIAL MAP



APPLICABLE CODE SECTIONS

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

170.06 FINAL PLATTING PROCEDURE

1. A final plat shall be submitted within six months of the approval of the preliminary plat, or such approval shall expire and the preliminary plat shall be resubmitted for approval prior to the preparation of a final plat.
2. Procedures for final plats shall be the same as set out for preliminary plats in Section 170.05 above.
3. Upon approval of the final plat, a certification of approval signed by the Mayor and attested by the Clerk shall be affixed to the original tracing of the final plat and copies of the same filed with the Clerk, County Auditor and County Recorder, along with such other certifications and instruments as may be required by law.

170.10 FINAL PLAT REQUIREMENTS

The final plat shall meet the following specifications:

1. It may include all or only part of the preliminary plat.
2. The plat shall be drawn to the scale of 50 feet to one inch, provided that if the resulting drawing would be over 36 inches in its shortest dimension, a scale of 100 feet to one inch may be used. An electronic file is required to be filed prior to Planning and Zoning action with the Clerk.
3. The final plat shall contain the following:
 - A. Accurate boundary lines, with dimensions and angles, which provide a survey of the tract, closing with an error of not more than one foot in 3,000 feet.
 - B. Accurate references to known or permanent monuments, giving the bearing and distance from some corner of a congressional division of the county of which the subdivision is a part.
 - C. Accurate locations of all existing and recorded streets intersecting the boundaries of the tract.
 - D. Accurate metes and bounds description of the boundary.
 - E. Street names.
 - F. Complete curve notes for all curves included in the plat.
 - G. Street right-of-way lines with accurate dimensions in feet and hundredths of feet with angles to right-of-way lines and lot lines.
 - H. Lot numbers and dimensions.

Agenda Item: 7.C to consider the request from Jason Ledden for recommendation of approval of a final plat for Indianola Industrial Park 3.

- I. Accurate locations and descriptions of easements for utilities and any limitations on such easements.
 - J. Accurate dimensions for any property to be dedicated or reserved for public, semi-public or community use.
 - K. Building lines and dimensions.
 - L. The location, type, material and size of all monuments and markers.
 - M. The name of the subdivision.
 - N. The name and address of the owner and the subdivider.
 - O. North point, scale and date.
 - P. Certification by a registered land surveyor of the State of Iowa.
 - Q. Certification of dedication of streets, easements and other public property.
 - R. A resolution and certificate of approval by the Council for signatures of the Mayor and Clerk, stating that the plat, as described, has been acted upon and approved as required by Chapter 354, *Code of Iowa*, and that all dedications of streets easements and public lands have been accepted by the City.
 - S. Location and dimensions of sidewalks to be installed prior to the occupancy of a developed lot.
4. The final plat shall be accompanied by the following instruments:
- A. A statement by the proprietors and their spouses, if any, that the plat is prepared with their free consent and in accordance with their desire, signed and acknowledged before an officer authorized to take the acknowledgments of deeds. The statement by the proprietors may also include a dedication to the public of all lands within the plat that are designated for streets, alleys, parks, open areas, school property, or other public use, if the dedication is approved by the Council.
 - B. A statement by the Auditor approving the name or title on the subdivision plat.
 - C. Either (i) a certificate bearing the approval of the Council stating that all improvements and installations in the subdivision required by this chapter have been made or installed in accordance with the City specifications, or (ii) a certificate from the owner or developer stating that all improvements required by this chapter shall be made or installed in accordance with City specifications before an occupancy compliance certificate is issued under the Zoning Ordinance, except as otherwise provided for in this chapter.
 - D. A petition by the subdivider to the Council to provide the necessary improvements and to assess the costs thereof against the subdivided property in accordance with the requirements regarding special assessments, provided, however, that the subdivider or property owners shall furnish the necessary waivers to permit the assessment of the entire cost of the improvement plus the necessary and reasonable cost of the assessment proceedings against the platted property even though the total amount exceeds the statutory limitations. The final plat shall state that the subdivider, the grantees, assignees and successors in interest agree that public services including but not limited to street maintenance, snow removal, rubbish, refuse and garbage collection will not be extended to this subdivision until the improvements have been completed and accepted by the City.
 - E. Easement(s) for Overland Drainage and/or Public Storm Sewer is required by and shall be in a form approved by the City.
 - F. A letter from the owner's engineer designing the public improvement stating that all public improvements completed have been made or installed in accordance with City Specifications prior to acceptance of maintenance bonds for such improvements.
5. The final plat shall also be accompanied by the following at the time it is presented for filing at the Warren County Recorder's Office.
- A. A statement from the mortgage holders or lienholders, if any, that the plat is prepared with their free consent and in accordance with their desire, signed and acknowledged before an officer authorized to take the acknowledgment of deeds. An affidavit and bond as provided for in Section 354.12 of the *Code of Iowa* may be recorded in lieu of the consent of the mortgage or lienholder. When a mortgage or lienholder consents to the subdivision, a release of mortgage or lien shall be recorded for any areas conveyed to the City or dedicated to the public.
 - B. An opinion by an attorney-at-law who has examined the abstract of title of the land being platted. The opinion shall state the names of the proprietors and holders of mortgages, liens or other encumbrances on the land being platted and shall note the encumbrances, along with any bonds securing the encumbrances. Utility easements shall not be construed to be encumbrances for the purpose of this section.
 - C. A certificate of the County Treasurer that the land is free from certified taxes and certified special assessments or that the land is free from certified taxes and that the certified special assessments are secured by bond in compliance with Section 354.12 of the *Code of Iowa*.
- The Council or Commission may request drafts or copies of any of the above instruments for examination at the time of processing the final plat if, in their opinion, the review of such instruments is deemed necessary to properly evaluate the proposed subdivision.

170.11 DESIGN STANDARDS – STREETS

- 1. General Considerations that must comply with the current Iowa Statewide Urban Design Standards for Public Improvements ("SUDAS").
 - A. The street and alley layout shall provide access to all lots and parcels of land within the subdivision.
 - B. Street jogs of less than 150 feet shall be avoided.
 - C. Cul-de-sacs shall not exceed 700 feet in length.
 - D. New subdivisions shall make provisions for continuation and extension of thoroughfares and collector streets and roads.

Agenda Item: 7.C to consider the request from Jason Ledden for recommendation of approval of a final plat for Indianola Industrial Park 3.

- E. No dead-end streets will be permitted except at subdivision boundaries and in no event shall any dead-end street be in excess of 500 feet.
- F. Thoroughfare and collector streets in a subdivision shall extend through to the boundaries thereof, unless a terminal point within the subdivision is shown in the master street plan.
- G. Alleys shall be discouraged in residential areas but shall be provided in commercial and industrial areas unless other suitable public or private access to loading and service areas is provided.
- H. Intersection of road centerlines shall be between 80 degrees and 100 degrees.
- I. Intersection of more than two streets at a point shall not be permitted.
- J. Where parkways or special types of streets are proposed, the Commission may apply special standards for the design of such parkways or streets.
- K. Proposed streets that are extensions of or in alignment with existing streets shall bear the name of the existing street. Names of new streets shall avoid duplication of or similarity to existing names of streets, or public and semi-public buildings and areas.
- L. Streets, avenues, places, and courts shall be named in the following manner:

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

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

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

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

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

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

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

170.13 DESIGN STANDARDS – LOTS

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

170.14 EASEMENTS

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

Agenda Item: 7.C to consider the request from Jason Ledden for recommendation of approval of a final plat for Indianola Industrial Park 3.

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.

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:

Agenda Item: 7.C to consider the request from Jason Ledden for recommendation of approval of a final plat for Indianola Industrial Park 3.

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

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

Jason Ledden of Snyder & Associates has submitted a final plat application on behalf of Indianola Industrial Park LLC for the following parcels: **#490/2320-0440**, **#490/2320-0441**, **#490/2320-0460**, and **#490/2320-0462**. In total, the four parcels equate to approximately 59.06 acres in size. The proposed subdivision would result in three parcels, which would be reserved for industrial development in the future. Future uses on the site are speculative. The property is currently zoned M-2 for '*General Industrial*'.

To the north of the subject property exists one agricultural property currently in row crop production and one residential property approximately 5.75 acres in size and containing a single-family dwelling. To the east exists two agricultural properties that are in row crop production. To the south exists the Missouri Valley Line Apprenticeship and Training facility. To the west are several industrial properties, including storage facilities and manufacturing businesses.

Historic aerial imagery collected by the Iowa Department of Natural Resources (IDNR) shows that the subject property has historically been in row-crop production. The subject property does not contain a floodplain or other sensitive environmental features.

The property fronts East Hillcrest Avenue / G36 Highway. According to the Iowa Department of Transportation (IDOT), this Major Collector has an Annual Average Daily Traffic (AADT) of 1,140. The subdivision request proposes a new street, North 17th Street, which would be publicly dedicated and stub out to the south for future development. A temporary turnaround is provided on the site plan for emergency services.

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

Future Land Use

According to the "Elevate Indianola" Comprehensive Plan, the future land use of this area is designated as Industrial, which calls for office/warehouse buildings, manufacturing, and other industrial uses, and outdoor storage operations when screened from public rights-of-way and adjacent properties.

The applicant has indicated that future use on the property is speculative.

COMMENTS FROM THE GENERAL PUBLIC

Notification letters were mailed to surrounding property owners within 200 feet of the subject property regarding the request on July 14, 2023. 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) Sternquist
(First Name) Britt
(Address) 1110 North 14th Street
(City) Indianola (State) IA (Zip) 50125
(Phone) (515)961-8127 (Email) bsternquist@sternquistconstruction.com

APPLICANT (if not Property Owner)

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

☐ PLAT OF SURVEY

Submittal Requirements:

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

- ☐ Completed Application
- ☐ Filing Fee: \$125 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: \$350, plus \$10.00 for each lot in excess of 10 lots, land plus Outside Engineering
- ☒ 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: \$200, plus \$10.00 for each lot in excess of 10 lots, land plus Outside Engineering
- ☒ Proposed plat of survey (hard copy)
- ☒ Proposed plat of survey (electronic copy)
- ☒ Legal description (electronic in word format)
- ☒ All items as required by Section 170.10 of the Code of Ordinances of Indianola, Iowa
- ☒ Other Information as required by Director

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

Signature 

Name (printed) Britt Sternquist

Date 6/27/2023

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

Date Received: _____

Receipt No: _____

Receipt Amount: _____

\\snv\volume\Projects\2022\122.1184.01\CAD\PLT - 1221184.dwg AUSTIN DAVENPORT 22034 EXHIBIT L 20230721 7:04 AM, ANS FULL BLEED (34.00" X 22.00" INCHES)

AREA ABOVE RESERVED FOR RECORDER'S STAMP

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
egriffin@snyder-associates.com

SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.

SURVEY LOCATED:
PT. NW1/4-NW1/4 &
PT. N1/2 SW1/4-NW1/4
SEC. 20-76-23

REQUESTED BY:
INDIANOLA INDUSTRIAL PARK, LLC

LEGEND

FEATURES

Section Corner
1/2" Rebar, Yellow Plastic Cap #19710
(Unless Otherwise Noted)

ROW Marker
ROW Rail
Control Point
Bench Mark
Platted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Minimum Protection Elevation
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line

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INDIANOLA INDUSTRIAL PARK PLAT 3

FINAL PLAT

VICINITY MAP
INDIANOLA, IOWA

CURVE TABLE					
CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C1	17°20'29"	300.00'	90.80'	45.75'	S8°44'35"W 90.45'
C2	17°20'29"	360.00'	108.96'	54.90'	S8°44'35"W 108.54'
C3	90°00'00"	15.50'	24.35'	15.50'	S45°04'20"W 21.92'
C4	46°24'42"	35.50'	28.76'	15.22'	N66°43'18"W 27.98'
C5	272°49'23"	59.50'	283.32'	56.64'	S0°04'20"W 82.05'
C6	46°24'42"	35.50'	28.76'	15.22'	N66°51'59"E 27.98'
C7	90°00'00"	15.50'	24.35'	15.50'	S44°55'40"E 21.92'
C8	81°43'10"	59.50'	84.86'	51.47'	N84°22'34"W 77.85'
C9	54°41'31"	59.50'	56.80'	30.77'	S27°25'06"W 54.66'
C10	90°00'00"	59.50'	93.46'	59.50'	S44°55'40"E 84.15'
C11	46°24'42"	59.50'	48.20'	25.51'	N66°51'59"E 46.89'
C12	5°06'17"	300.00'	26.73'	13.37'	N2°37'29"E 26.72'

LINE TABLE		
LINE #	LENGTH (FT)	DIRECTION
L1	108.60	N72° 34' 58"E
L2	121.97	N72° 17' 27"E
L3	111.24	N00° 04' 24"W
L4	38.96	S72° 33' 17"W
L5	20.01	N17° 22' 20"W
L6	45.25	N72° 33' 17"E

PROPERTY DESCRIPTION

THE NORTH 60 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 76 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF INDIANOLA, WARREN COUNTY, IOWA EXCEPT WARRANTY DEED FILED AS INSTRUMENT NUMBER 2022-11027 IN THE WARREN COUNTY RECORDER'S OFFICE AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 20; THENCE SOUTH 0°04'24" EAST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 20, A DISTANCE OF 63.93 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°25'23" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY G36, A DISTANCE OF 1300.39 FEET; THENCE SOUTH 0°04'20" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NORTH 17TH STREET, 3.28 FEET; THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 300.00 FEET, WHOSE ARC LENGTH IS 90.80 FEET AND WHOSE CHORD BEARS SOUTH 08°44'35" WEST, 90.45 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 360.00 FEET, WHOSE ARC LENGTH IS 108.96 FEET AND WHOSE CHORD BEARS SOUTH 08°44'35" WEST, 108.54 FEET; THENCE SOUTH 0°04'20" WEST CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 875.00 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 15.50 FEET, WHOSE ARC LENGTH IS 24.35 FEET AND WHOSE CHORD BEARS SOUTH 45°04'20" WEST, 21.92 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF ORCHARD PLACE; THENCE NORTH 89°55'40" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 511.62 FEET; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 35.50 FEET, WHOSE ARC LENGTH IS 28.76 FEET AND WHOSE CHORD BEARS NORTH 66°43'18" WEST, 27.98 FEET; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 59.50 FEET, WHOSE ARC LENGTH IS 283.32 FEET AND WHOSE CHORD BEARS SOUTH 0°04'20" WEST, 82.05 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ORCHARD PLACE; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 35.50 FEET, WHOSE ARC LENGTH IS 28.76 FEET AND WHOSE CHORD BEARS NORTH 66°51'59" EAST, 27.98 FEET; THENCE SOUTH 89°55'40" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 511.62 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 15.50 FEET, WHOSE ARC LENGTH IS 24.35 FEET AND WHOSE CHORD BEARS SOUTH 44°55'40" EAST, 21.92 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF NORTH 17TH STREET; THENCE SOUTH 0°04'20" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 764.86 FEET TO THE NORTH LINE OF PARCEL C AS FILED IN INSTRUMENT NUMBER 2018-01472 OF THE WARREN COUNTY RECORDER'S OFFICE; THENCE NORTH 88°19'29" WEST ALONG SAID NORTH LINE, 1265.36 FEET TO THE NORTHWEST CORNER OF SAID PARCEL C; THENCE NORTH 0°05'16" WEST ALONG THE WEST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 666.06 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE NORTH 0°04'24" WEST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 20, A DISTANCE OF 1263.57 FEET TO THE POINT OF BEGINNING.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DATE OF SURVEY

AUGUST 29, 2022

PROPERTY OWNER

INDIANOLA INDUSTRIAL PARK LLC
1110 NORTH 14TH ST.
INDIANOLA, IA 50125

AREA SUMMARY

GROSS AREA: 55.25 ACRES (2,406,242 SF)
NW1/4-NW1/4 SEC. 20-76-23: 35.92 ACRES (1,564,646 SF)
N1/2-SW1/4-NW1/4 SEC. 20-76-23: 19.32 ACRES (841,596 SF)

ZONING

M2- GENERAL INDUSTRIAL ZONING

BULK REGULATIONS

MINIMUM STREET FRONTAGE= 40'
FRONT YARD SETBACK= 35'
REAR YARD SETBACK= 35'
MINIMUM SIDE YARD SETBACK= 20'
MINIMUM BUILDING SEPARATION= 20'
MAXIMUM BUILDING HEIGHT= 50'
MINIMUM OPEN SPACE FOR SITE= 15%

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Erin D. Griffin, PLS
License Number 19710
My License Renewal Date is December 31, 2023

Pages or sheets covered by this seal:
Sheets 1 and 2, of 2

INDIANOLA INDUSTRIAL PARK PLAT 3
FINAL PLAT
INDIANOLA, IA

Project No: 122.1184.01

Sheet 1 of 3

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

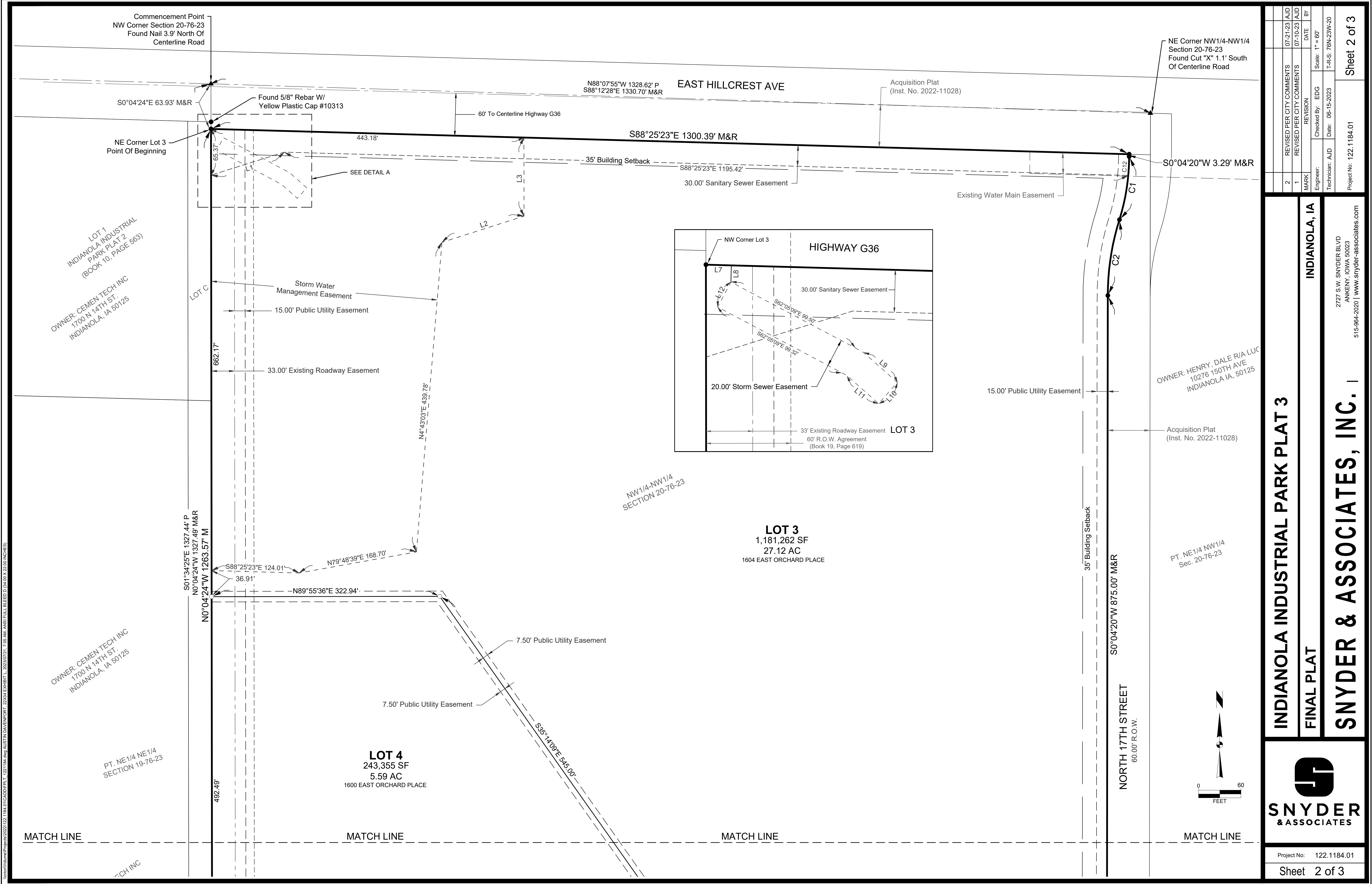
SNYDER & ASSOCIATES, INC.

Sheet 1 of 3

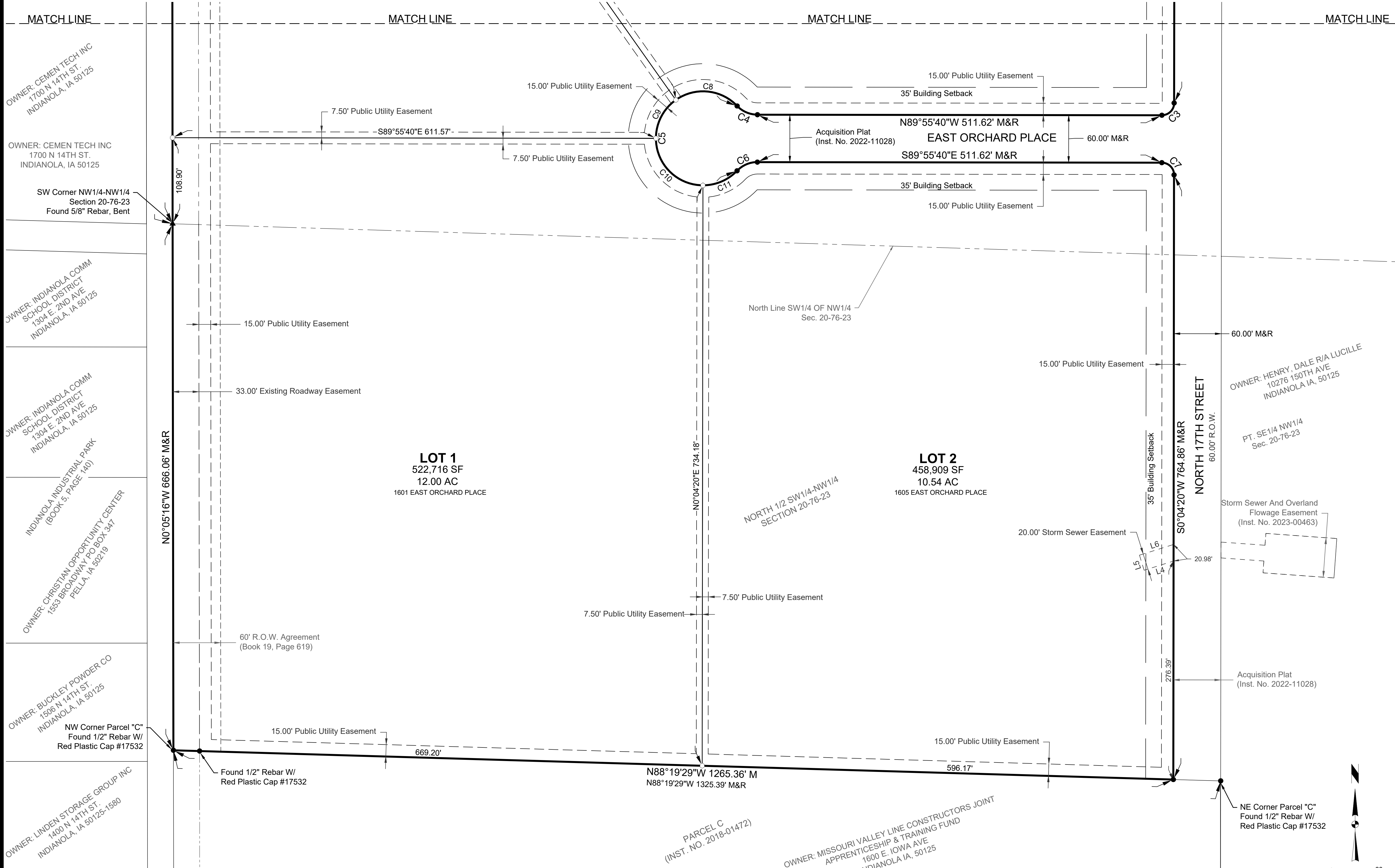
Project No: 122.1184.01

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\\snv\volume\projects\2022\122.1184.01\CAD\PLT - 1221184.dwg AUSTIN DAVENPORT 2/23/24 EXHIBIT L 20230721 7:05 AM, INS FULL BLEED (34.00" X 22.00" INCHES)



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OWNER: CEMEN TECH INC
1700 N 14TH ST.
INDIANOLA, IA 50125

OWNER: INDIANOLA COMM
SCHOOL DISTRICT
130A E. 2ND AVE
INDIANOLA, IA 50125

OWNER: INDIANOLA COMM
SCHOOL DISTRICT
130A E. 2ND AVE
INDIANOLA, IA 50125

INDIANOLA INDUSTRIAL PARK
(BOOK 5, PAGE 140)

OWNER: CHRISTIAN OPPORTUNITY CENTER
1563 BROADWAY PO BOX 347
PELLA, IA 50219

OWNER: BUCKLEY POWDER CO
1606 N 14TH ST.
INDIANOLA, IA 50125

OWNER: LINDEN STORAGE GROUP INC
1400 N 14TH ST.
INDIANOLA, IA 50125-1580

INDIANOLA INDUSTRIAL PARK PLAT 3		INDIANOLA, IA		Sheet 3 of 3	
FINAL PLAT		INDIANOLA, IA		Project No: 122.1184.01	
SNYDER & ASSOCIATES, INC.		2727 S.W. SNYDER BLVD ANKENY, IOWA 50023 515-964-2020 www.snyder-associates.com		Sheet 3 of 3	
SNYDER & ASSOCIATES		Project No: 122.1184.01		Sheet 3 of 3	
Project No: 122.1184.01		Sheet 3 of 3		Sheet 3 of 3	