



PLANNING AND ZONING COMMISSION MEETING

August 22, 2023

6:00 PM

City Council Chambers

Agenda

1. **Call to Order**
2. **Roll Call**
3. **Agenda Approval**
4. **Minutes Approval**
 - A. July 25, 2023 Meeting Minutes
5. **Public Comment**
6. **Old Business**
7. **New Business**
 - A. Consider vacation request by Brenda Wickett for an alley between the north side of the 1000 block of East Salem Avenue and the south side of the 1000/1100 block of East Ashland Avenue
 - B. Considering waiving right to review of a Plat of Survey for Chad Daniels, for a property located within two miles of the City of Indianola
 - C. Consider recommendation on a Preliminary Plat for WesleyLife Village --
WITHDRAWN FROM AGENDA
 - D. Consider recommendation on a major site plan application for a Display Lot and EV Charging Station at 2406 North Jefferson Way
8. **Comments**
 - A. Building Permit Report
 - B. Current Projects
9. **Adjourn**



PLANNING AND ZONING COMMISSION MEETING

July 25, 2023

6:00 PM

City Council Chambers

Minutes

1. Call to Order

Chairperson Marmon called the meeting to order at 6:00 PM

2. Roll Call

On roll call, the following Commission members were present:

- Chairperson Cortney Marmon
- Commission Member Al Farris
- Commission Member Carrie Woerdeman
- Commission Member Linn Stecker
- Commission Member Mellisa Sones

Staff present was Emily Rizvic and Daniele Benigni

3. Agenda Approval

Commission Member Farris moved approval of the July 25, 2023 agenda. Commission Member Woerdeman seconded the motion. Motion carried unanimously.

4. Minutes Approval

A. May 23, 2023 - Meeting Minutes

Commission Member Woerdeman moved approval of the May 23, 2023 Minutes. Commission Member Stecker seconded the motion. Motion carried unanimously.

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)

Rizvic provided a presentation to the Commission summarizing the case.

Commission member Farris moved to recommend approval of a Plat of Survey for Austin Sanford and Aline Da Costa for property addressed as 1101 West 12th Avenue with the condition that the Board of Adjustment approved the variance request on driveway placement. Commission member Woerdeman seconded the motion. On roll call, the

Commission approved the motion on a 5-0 vote.

- 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)

Rizvic provided a presentation to the Commission summarizing the case.

Commission member Woerdman moved to recommend approval of a 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 with the condition that the Board of Adjustment approved the variance request on driveway placement. Commission member Farris seconded the motion. On roll call, the Commission approved the motion on a 5-0 vote.

- 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.

Rizvic provided a presentation to the Commission summarizing the case. Rizvic noted that the staff report had an error, and the subdivision has 4 lots, not 3.

Commission member Farris moved to recommend approval of a final plat for Indianola Industrial Park Plat 3. Commission member Stecker seconded the motion. On roll call, the Commission approved the motion on a 5-0 vote.

8. Comments

- A. Building Permit Report
- B. Current Projects

9. Adjourn

Commission member Stecker moved to adjourn the meeting. Commission member Farris seconded the motion. The meeting was adjourned at 6:28 P.M.



MEMORANDUM

To: Planning and Zoning Commission

From: Charlie Dissell, Community and Economic Development Director

Date: August 22, 2023

Subject: Consider vacation request by Brenda Wickett for an alley between the north side of the 1000 block of East Salem Avenue and the south side of the 1000/1100 block of East Ashland Avenue

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

Attachments:

1. Staff Report
2. Application
3. Notice of Intent
4. Map and Plan



COMMUNITY DEVELOPMENT

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

STAFF REPORT

PLANNING AND ZONING COMMISSION

Date of Meeting: August 22, 2023

Agenda Item: 7.A Consider vacation request by Brenda Wickett for an alley between the north side of the 1000 block of East Salem Avenue and the south side of the 1000/1100 block of East Ashland Avenue.

Application Type: Vacation (Alley)

Applicant: Brenda S Wickett

Property Owner: Brenda S Wickett and Thomas A Wadle

Property Addresses: 1000, 1004, 1006, 1010 and 1012 East Salem Avenue
1007, 1009, 1011, 1101 and 1103 East Ashland Avenue

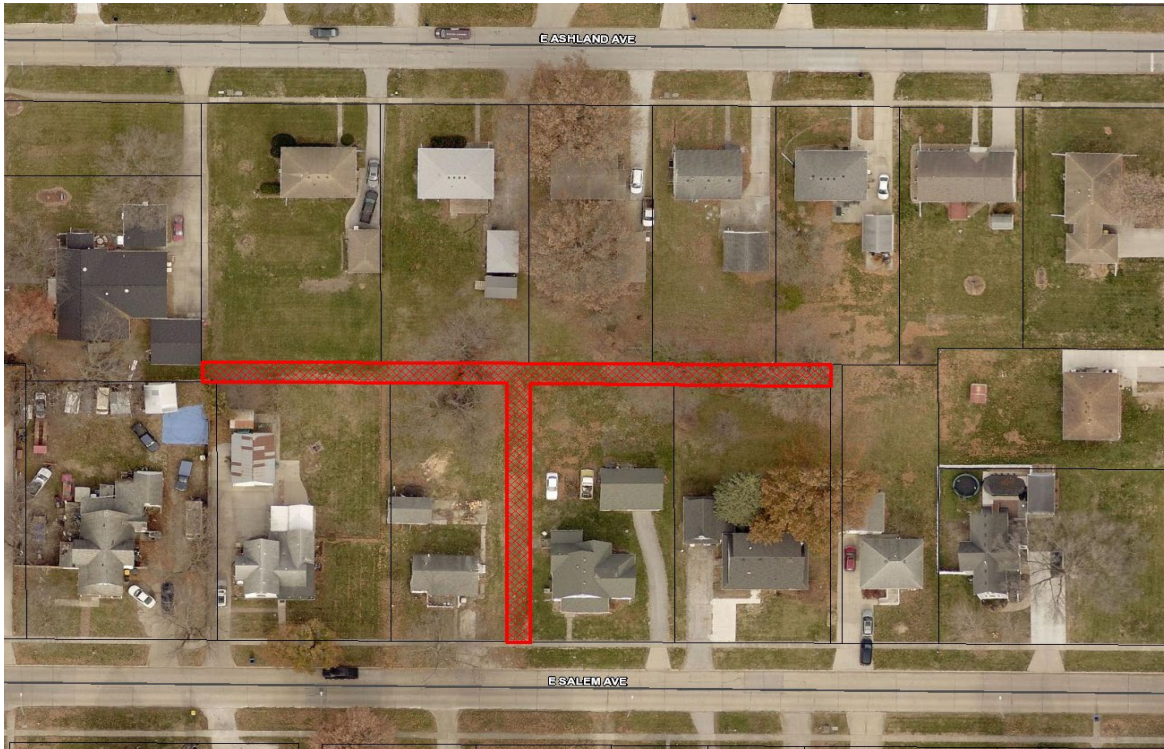
Current Zoning: R-1 'Single-Family Residential Detached' Zoning District

Comprehensive Plan Designation: Low Density Residential

Application Summary: Brenda Wickett is requesting the vacation and conveyance of a portion of the north/south alley located in the 1000 block of East Salem Avenue, and the east/west alley located between the north side of the 1000 block of East Salem Avenue and the south side of the 1000/1100 block of East Ashland Avenue.

Agenda Item: 7.A Consider vacation request by Brenda Wickett for an alley between the north side of the 1000 block of East Salem Avenue and the south side of the 1000/1100 block of East Ashland Avenue.

AERIAL MAP



APPLICABLE CODE SECTIONS

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

137.01 POWER TO VACATE. When, in the judgment of the Council, it would be in the best interest of the City to vacate a street, alley, portion thereof or any public grounds, the Council may do so by ordinance in accordance with the provisions of this chapter.

137.02 PLANNING AND ZONING COMMISSION. Any proposal to vacate a street, alley, portion thereof or any public grounds shall be referred by the Council to the Planning and Zoning Commission for its study and recommendation prior to further consideration by the Council. The Commission shall submit a written report including recommendations to the Council within thirty (30) days after the date the proposed vacation is referred to the Commission.

137.03 NOTICE OF VACATION HEARING. The Council shall cause to be published a notice of public hearing of the time at which the proposal to vacate shall be considered.

137.04 FINDINGS REQUIRED. No street, alley, portion thereof or any public grounds shall be vacated unless the Council finds that:

1. Public Use. The street, alley, portion thereof or any public ground proposed to be vacated is not needed for the use of the public, and therefore, its maintenance at public expense is no longer justified.
2. Abutting Property. The proposed vacation will not deny owners of property abutting on the street or alley reasonable access to their property.

137.05 DISPOSAL OF VACATED STREETS OR ALLEYS. When in the judgment of the Council it would be in the best interest of the City to dispose of a vacated street or alley, portion thereof or public ground, the Council may do so in accordance with the provisions of Section 364.7, Code of Iowa.

Agenda Item: 7.A Consider vacation request by Brenda Wickett for an alley between the north side of the 1000 block of East Salem Avenue and the south side of the 1000/1100 block of East Ashland Avenue.

ANALYSIS

Subject Property

Brenda Wickett is requesting the vacation and conveyance of a portion of the north/south alley located in the 1000 block of East Salem Avenue, and the east/west alley located between the north side of the 1000 block of East Salem Avenue and the south side of the 1000/1100 block of East Ashland Avenue.

The alley is surrounded by 10 properties. Wickett has provided signatures from each of the property owners with their intent for possible possession of the portion of the alley adjacent to their properties. **Figure 1** shows how the alley would be transferred if the request is approved.

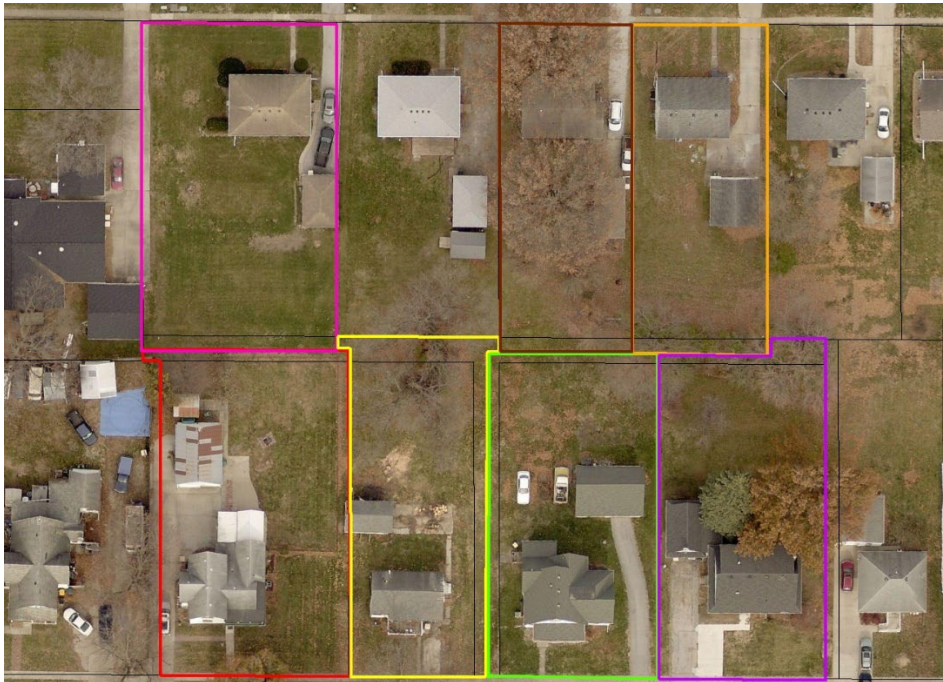


Figure 1. Exhibit showing how ownership of the alleyway would be transferred if the vacation request is approved.

As all landowners have agreed to the vacation, and there are no public utilities located in the alley, the alley proposed to be vacated is no longer needed for the use of the public, and its maintenance at the public's expense is no longer justified.

COMMENTS FROM THE GENERAL PUBLIC

Notification letters were mailed to surrounding property owners within 200 feet of the subject property regarding the request on August 8, 2023. At the time of writing this report, staff has received one phone call from the adjoining property owner, Janet Shaughnessy, however no official public comment to be recorded has been received.

Agenda Item: 7.A Consider vacation request by Brenda Wickett for an alley between the north side of the 1000 block of East Salem Avenue and the south side of the 1000/1100 block of East Ashland Avenue.

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.

VACATION APPLICATION

Community Development

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



PROPERTY OWNER

(Last Name) Wickett, Brenda S
(First Name) Wadle, Thomas A
(Address) 307 N D St
(City) Indianola (State) IA (Zip) 50125
(Phone) _____ (Email) wtwld@msn.com

APPLICANT (if not Property Owner)

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



ALLEY

Submittal Requirements:

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

- ☒ Completed Application
- ☒ Filing Fee: \$200
- ☐ Legal description of proposed vacated area
- ☒ Site plan identifying vacated area
- ☒ List of property owners adjacent to proposed vacated area
- ☒ Letters from each adjacent property owner indicating their intent
- ☐ Other Information as required by Director



EASEMENT

Submittal Requirements:

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

- ☐ Completed Application
- ☐ Filing Fee: \$200
- ☐ Legal description of proposed vacated area
- ☐ Site plan identifying vacated area
- ☐ List of property owners within proposed vacated area
- ☐ Letters from each property owner indicating their intent
- ☐ Other Information as required by Director



STREET

Submittal Requirements:

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

- ☐ Completed Application
- ☐ Filing Fee: \$200
- ☐ Legal description of proposed vacated area
- ☐ Site plan identifying vacated area
- ☐ List of property owners adjacent to proposed vacated area
- ☐ Letters from each adjacent property owner indicating their intent
- ☐ 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 Brenda Wickett
Name (printed) Wickett, Brenda S

Date 8-7-23

FOR OFFICE USE ONLY:

Code to 45510

Date Received: 6/27/2022
Receipt No: 10000115
Receipt Amount: 200.00

I Darrel + Phillis
Foland owner of 1010 East Salem Ave

Indianola IA 50125 request to take possession of
the north south and the east west portions of
the alleyway

Darrel D. Foland
20396 139th St.
Van Wert, IA 50261

Alley Easement Purchase

RM Properties, LLC 1011 E. Ashland
I, Ross McConnell Do Not
give permission and release the right to purchase the
alley easement adjacent to my property as: I want to keep my half.

Name: RM Properties LLC aka Ross McConnell

Signature: X [Signature]

Date: 6/24/2023

Tracy & Brenda Wickett
1006 E. Salem Indianola, IA 50125
515-210-1433

Alley Easement Purchase

I, Nancy Morrow, give permission and release the right to purchase the alley easement adjacent to my property at, 1009 E. Ashland, to Tracy and Brenda Wickett, owners of property 1006 E. Salem.

Name: X Nancy Morrow
Signature: X Nancy Morrow
Date: X 7-24-23

Tracy & Brenda Wickett
1006 E. Salem Indianola, IA 50125
515-210-1433

Alley Easement Purchase

Pickled Holdings LLC 1101 E. Ashland

I, Kenny Herring, ^{DO NOT} give permission and release the right to purchase the alley easement adjacent to my property at, I want my half.

To:

Name: Kenny Herring
Signature: X [Signature]
Date: 5/18/23

Tracy & Brenda Wickett
1006 E. Salem Indianola, IA 50125
515-210-1433

Alley Easement Purchase

I, Wendy Wohlwend ~~do not~~ give permission and release the right to purchase the
alley easement adjacent to my property at, 1012 East Salem Avenue,

~~1012~~ I want my half.

Name: Wendy Wohlwend

Signature: Wendy Wohlwend

Date: 12-8-2022

Tracy & Brenda Wickett
1006 E. Salem Indianola, IA 50125
515-210-1433

515-961-2105
515-321-7823 Cell

Alley Easement Purchase

I, Matt and Hannah ^{do not} give permission and release the right to purchase the
alley easement adjacent to my property at, 1004 East Salem

To: I wish to keep my half

Name: Matt Price Hannah Price

Signature: ~~Matt Price~~ Hannah Price

Date: Aug 27, 2022

Phone # 515-410-5447

Alley Easement Purchase

Rex Shaughnessy & DO NOT
I, Janet Shaughnessy, give permission and release the right to purchase the
alley easement adjacent to my property at, 1007 E. Ashland Ave,
to Tracy and Brenda Wickett, owners of property 1006 E. Salem.

Name: Janet A. Shaughnessy
Signature: Janet A. Shaughnessy
Date: 7-12-2022

Tracy & Brenda Wickett
1006 E. Salem Indianola, IA 50125
515-210-1433

Phone #

Alley Easement Purchase

I, Melissa Bailey, give permission and release the right to purchase the
alley easement adjacent to my property at, 1001 E. Ashland

To: Rex + Janet Shaughnessy 1007 E.
Ashland

XMB
Name: Melissa Todd Bailey

Signature: Melissa Bailey

Date: 7-9-22

Tracy & Brenda Wickett
1006 E. Salem Indianola, IA 50125
515-210-1433

phone # 771-4110

Alley Easement Purchase

I, Josephine Helgeson, give permission and release the right to purchase the
alley easement adjacent to my property at, 1000 E. Salem

To: Matt & Hannah Price @ 1004 E. Salem

X Name: Josephine Helgeson

X Signature: Josephine Helgeson

X Date: 11-02-2022

Phone # 515-201-5788

Alley Easement Purchase

I, Todd + Allishia Wilder, give permission and release the right to purchase the
alley easement adjacent to my property at, 1103 Ashland,
to ~~Tracy and Brenda Wickett, owners of property 1006 E. Salem.~~

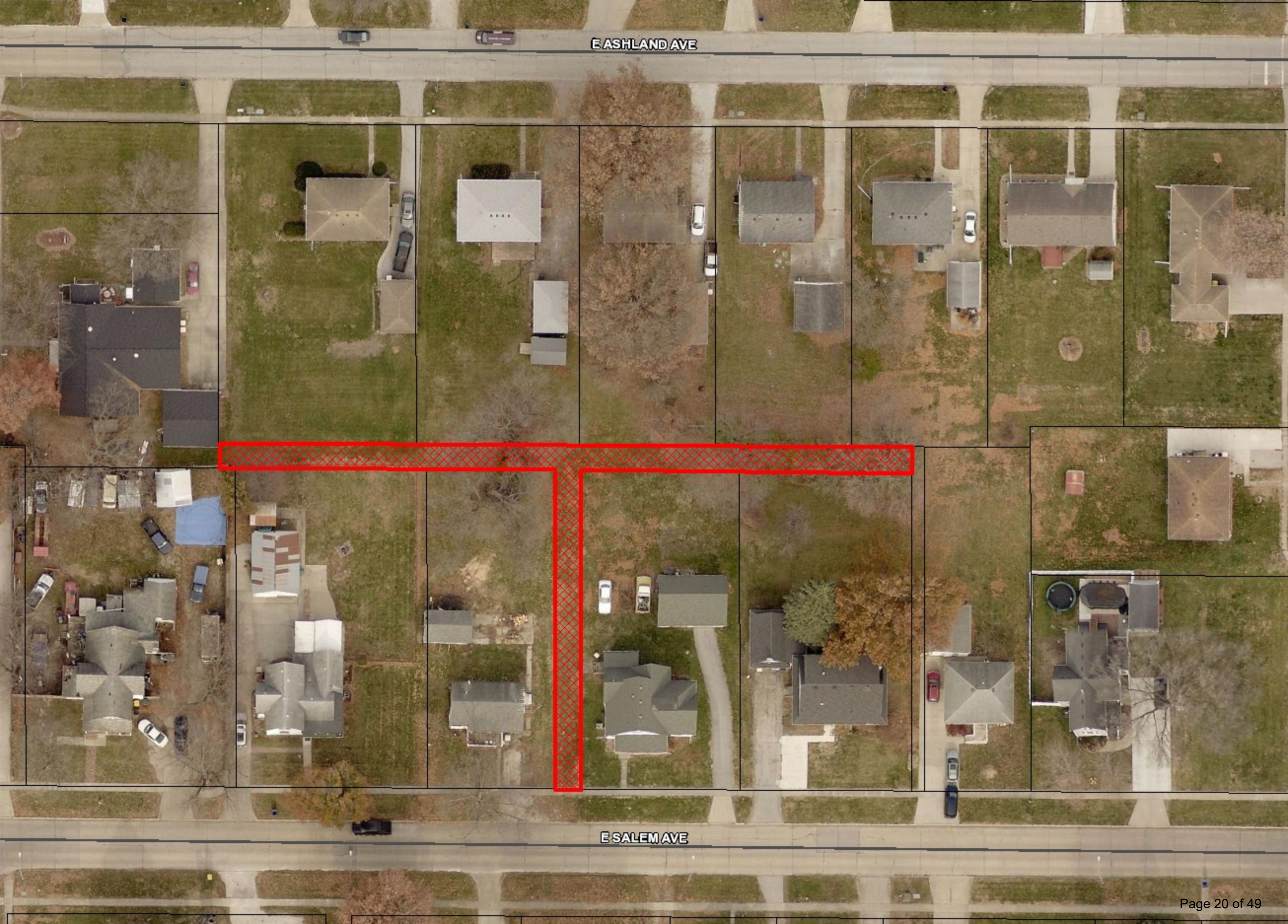
We do not want on half

Name: Todd + Allishia Wilder

Signature: X Todd + Allishia Wilder

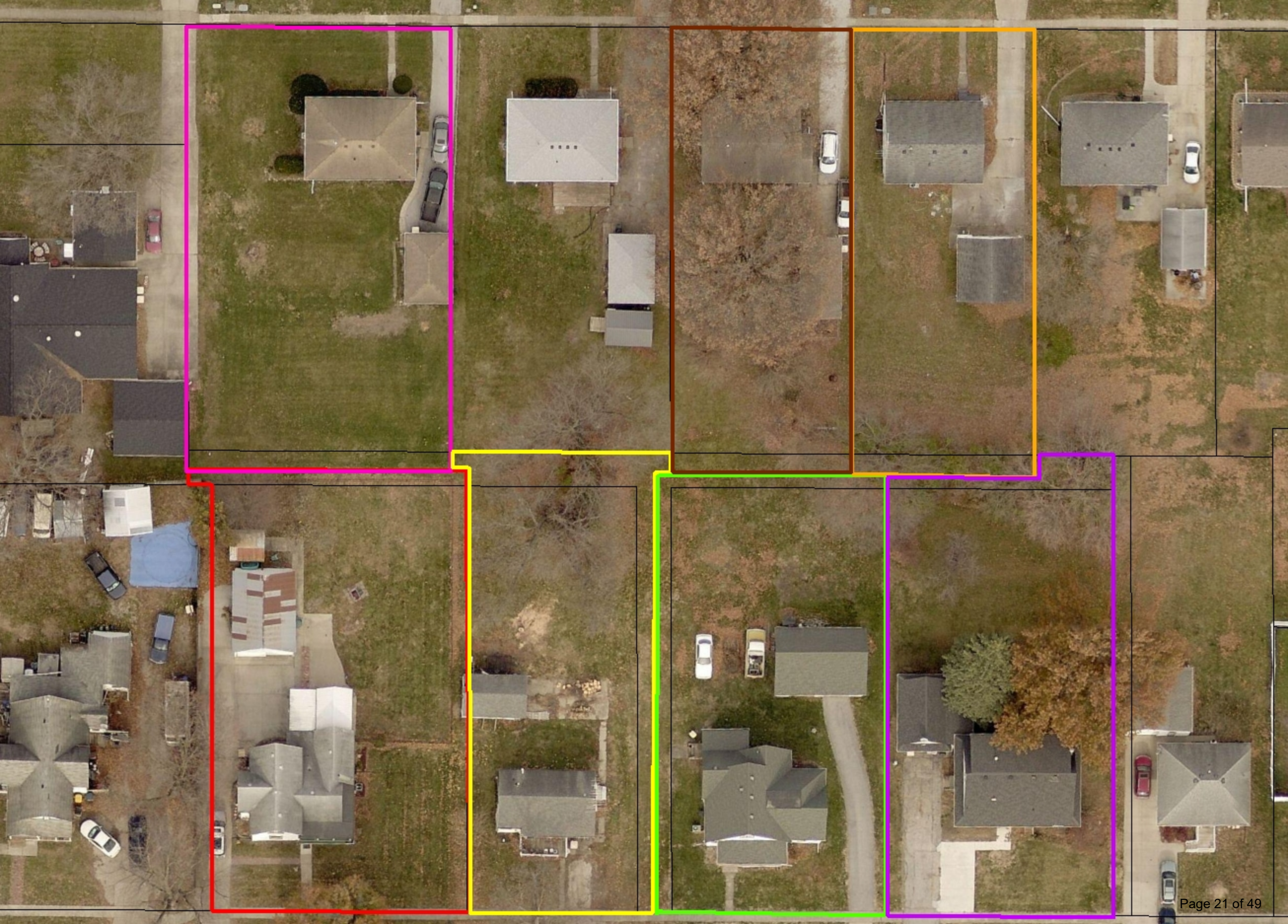
Date: 3/28/23

Tracy & Brenda Wickett
1006 E. Salem Indianola, IA 50125
515-210-1433



E ASHLAND AVE

E SALEM AVE





MEMORANDUM

To: Planning and Zoning Commission

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

Date: August 22, 2023

Subject: Considering waiving right to review of a Plat of Survey for Chad Daniels, for a property located within two miles of the City of Indianola

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

Attachments:

1. Staff Report
2. Application
3. Plat of Survey



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: August 22, 2023

Agenda Item: 7.B Consider waiving right to review of a Plat of Survey for Chad Daniels, for a property located within two miles of the City of Indianola

Application Type: Plat of Survey

Applicant: Chad Daniels

Property Owner: Janis Walters

Property Address/Parcel: Parcels #140/0016-0620 and #140/0016-0640

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

Comprehensive Plan Designation: No Designation

Application Summary

Chad Daniels, on the behalf of Janis Walters, has submitted a plat of survey request for property located outside of Indianola's Corporate limits but within the two-mile jurisdictional boundary of Indianola.

AERIAL MAP



APPLICABLE CODE SECTIONS

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

170.06 FINAL PLATTING PROCEDURE

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

170.10 FINAL PLAT REQUIREMENTS

The final plat shall meet the following specifications:

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

Agenda Item: 7.B Consider waiving right to review of a Plat of Survey for Chad Daniels, for a property located within two miles of the City of Indianola

- 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

Agenda Item: 7.B Consider waiving right to review of a Plat of Survey for Chad Daniels, for a property located within two miles of the City of Indianola

acknowledgment of deeds. An affidavit and bond as provided for in Section 354.12 of the Code of Iowa may be recorded in lieu of the consent of the mortgage or lienholder. When a mortgage or lienholder consents to the subdivision, a release of mortgage or lien shall be recorded for any areas conveyed to the City or dedicated to the public.

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

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

170.11 DESIGN STANDARDS – STREETS

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

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

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

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

- 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.

Agenda Item: 7.B Consider waiving right to review of a Plat of Survey for Chad Daniels, for a property located within two miles of the City of Indianola

- B. Residential collector streets - 70 feet.
- C. Commercial collector streets - 80 feet.
- D. Residential streets - 60 feet.
- E. Cul-de-sacs - 110 feet in diameter.
- F. Alleys - 20 feet.

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

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

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

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

170.13 DESIGN STANDARDS – LOTS

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

170.14 EASEMENTS

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

170.15 PARKS, SCHOOL SITES AND PUBLIC AREAS.

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

170.16 NATURAL DRAINAGE COURSES

Agenda Item: 7.B Consider waiving right to review of a Plat of Survey for Chad Daniels, for a property located within two miles of the City of Indianola

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

170.17 EROSION CONTROL (DESIGN STANDARDS)

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

170.19 SANITARY SEWERS

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

170.20 PROHIBITED DISCHARGE

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

170.21 STORM DRAINS

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

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

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

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

170.22 WATER

The subdivider shall at the subdivider's expense provide the subdivision with a complete water main supply system including hydrants, valves and other appurtenances which shall be extended into and through the subdivision to the boundary lines, and which shall provide a water connection for each lot, and shall be connected to the City water

Agenda Item: 7.B Consider waiving right to review of a Plat of Survey for Chad Daniels, for a property located within two miles of the City of Indianola

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

170.23 SIDEWALKS

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

170.24 MARKERS

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

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

170.25 GRADING

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

170.26 CURB AND GUTTER

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

170.27 EROSION CONTROL (REQUIRED IMPROVEMENTS)

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

170.28 SURFACING

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

170.29 SPECIFICATIONS

Agenda Item: 7.B Consider waiving right to review of a Plat of Survey for Chad Daniels, for a property located within two miles of the City of Indianola

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

170.30 APPROVAL OF PLANS AND SPECIFICATIONS

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

170.31 INSPECTION

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

170.32 ACCEPTANCE

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

170.33 ELECTRICAL SERVICE

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

170.34 CHARGE FOR INSTALLATION OF ELECTRICAL SERVICE

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

170.36 FEES

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

170.38 ENFORCEMENT

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

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

ANALYSIS

Subject Property

Chad Daniels has submitted a plat of survey application, on the behalf of Janis Walters, for Parcels #140/0016-0620 and #140/0016-0640. The subject property is currently in row crop production. No structures or buildings appear to exist on the site.

These parcels do not have public street frontage, however, is located closest to 95th Avenue. Access appears to currently take place off of Illinois Street, where Janis Walters owns a single-family dwelling, addressed as 8997 Illinois Street.

The subject property does not appear to contain environmentally sensitive features.

Future Land Use

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

The proposed plat of survey, if approved, would create Parcel ‘D’, a 20-acre parcel. The applicant has indicated that the intent of the division would be for purposes of sale.

COMMENTS FROM THE GENERAL PUBLIC

Notification letters were mailed to surrounding property owners within 200 feet of the subject property regarding the request on August 8, 2023. No comments have been received by the general public at the time of writing this report.

ALTERNATIVES

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

- 1) **The City of Indianola Planning and Zoning Commission recommends approving a resolution waiving the City’s subdivision authority.**
- 2) The City of Indianola Planning and Zoning Commission recommends declining to waive the City’s subdivision authority.
- 3) The City of Indianola Planning and Zoning Commission remands the request, back to the applicant and/or staff for further review and/or modifications and directs staff to place this item on a future Planning and Zoning agenda.

Agenda Item: 7.B Consider waiving right to review of a Plat of Survey for Chad Daniels, for a property located within two miles of the City of Indianola

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) Walters
(First Name) Janis
(Address) 805 Robin Glen
(City) Indianola (State) IA (Zip) 50210
(Phone) _____ (Email) _____

APPLICANT (if not Property Owner)

(Last Name) Daniels
(First Name) Chad
(Address) 22470 18th Ln
(City) New Virginia (State) IA (Zip) 50210
(Phone) 515-577-2583 (Email) PLS17532@gmail.com

☒ PLAT OF SURVEY

Submittal Requirements:

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

- ☒ Completed Application
- ☒ Filing Fee: \$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
- ☒ ~~Cost~~ 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
- ☒ ~~Cost~~ Proposed plat of survey (hard copy)
- ☐ Proposed plat of survey (electronic copy)
- ☐ Legal description (electronic in word format)
- ☐ All items as required by Section 170.10 of the Code of Ordinances of Indianola, Iowa
- ☐ Other Information as required by Director

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

Signature Chad Daniels Digitally signed by Chad Daniels
Date: 2023.07.28 10:35:38 -05'00'

Name (printed) Chad Daniels Date 28 July 2023

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

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

PLAT OF SURVEY

INDEX LEGEND

LOCATION: N 1/2 OF SW 1/4 OF SECTION 16
T 76N, R 24W, WARREN COUNTY, IOWA

OWNER: JANIS M WALTERS TRUST
805 ROBIN GLEN, INDIANOLA IA 50125

SURVEY FOR: JENNY FOSTER

PREPARED BY CHAD A. DANIELS
DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210

RETURN TO: 515-577-2583

SURVEY LEGEND

() - Recorded Distance/Bearing

--- 40' Road Easement

- . - . - Section line

- x - x - Fence line

Monuments

▲ - Found section corner

● - Set 1/2" red plastic capped rebar, #17532

0 300 600 FEET

BASIS OF BEARINGS IS IA RCS ZONE 8

40' RIGHT OF WAY LINE OF 95th AVE.
ROAD STOPS AT CENTER OF SECTION

1003.63'
S 89°09'28" E

W 1/4 COR. SEC. 16
5/8" yellow plastic cap pipe, #11582

308.86'

S 89°09'28" E 1621.35'

578.30'
N 00°08'55" W

NW 1/4 SW 1/4

307.52'

S 84°42'14" W 644.62'

Parcel D
20.00 Acres

N 86°56'21" W 489.92'

NE 1/4 SW 1/4

N 84°19'32" W 489.81'

CENTER, SEC. 16
1/2" yellow plastic cap rebar, #5041

95TH AVE.

S 00°07'03" W 569.56'

S 00°07'03" W 767.92'

SE COR.
NE 1/4
SW 1/4
SEC. 16
1/2" rebar

DESCRIPTION - PARCEL D:
That part of the North Half of the Southwest Quarter of Section 16, Township 76 North, Range 24 West of the 5th P.M., Warren County, Iowa, described as follows;
Beginning at the Center of said Section 16; thence South 00 degrees 07 minutes 03 seconds West, 569.56 feet along the East line of said Southwest Quarter; thence North 84 degrees 19 minutes 32 seconds West, 489.81 feet; thence North 86 degrees 56 minutes 21 seconds West, 489.92 feet; thence South 84 degrees 42 minutes 14 seconds West, 644.62 feet; thence North 00 degrees 08 minutes 55 seconds West, 578.30 feet to the North line of said Southwest Quarter; thence South 89 degrees 09 minutes 28 seconds East, 1621.35 feet to the Point of Beginning, having an area of 20.00 Acres.

AREA BY TRACT:			
TRACT:	NET (AC):	R.O.W. (AC):	TOTAL (AC):
NE SW	16.03	0.00	16.03
NW SW	3.97	0.00	3.97
TOTAL	20.00	0.00	20.00

LICENSED LAND SURVEYOR

CHAD A. DANIELS

17532

I O W A

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

Signed  28 JUL 23

Chad A. Daniels Date

Iowa License No. 17532

My license renewal date is 12-31-2024

Page No.'s covered by this seal: 1

PROJ. NO. 2091

DATE OF SURVEY: 28 JULY 2023

PAGE 1 of 1

Page 34 of 49



MEMORANDUM

To: Planning and Zoning Commission
From: Charlie Dissell, Community and Economic Development Director
Date: August 22, 2023
Subject: Consider recommendation on a Preliminary Plat for WesleyLife Village --
WITHDRAWN FROM AGENDA

Recommendation: This item has been withdrawn from the agenda by the applicant for additional design review.

Attachments: None



MEMORANDUM

To: Planning and Zoning Commission

From: Charlie Dissell, Community and Economic Development Director

Date: August 22, 2023

Subject: Consider recommendation on a major site plan application for a Display Lot and EV Charging Station at 2406 North Jefferson Way

Recommendation: Staff recommends that the Indianola Planning and Zoning Commission move alternative 2, that the request be approved, with the following conditions:

1. Upon the completion of the Willowcrest Avenue Extension Project, four (4) shade trees and nine (9) ornamentals must be planted according to City of Indianola Landscaping Code Requirements.

Attachments:

1. Staff Report
2. Application
3. Site Plan
4. Photometric Plan



COMMUNITY DEVELOPMENT

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

STAFF REPORT

PLANNING AND ZONING COMMISSION

Date of Meeting: August 22, 2023

Agenda Item: 7.D Consider recommendation on a major site plan application for a Display Lot and EV Charging Station at 2406 North Jefferson Way

Application Type: Major Site Plan

Applicant: Colby Edel, Downing Construction

Property Owner: DeYarman Properties LLC

Property Address/Parcel: 2406 North Jefferson Way

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

Comprehensive Plan Designation: Regional Mixed Use

Application Summary

Colby Edel of Downing Construction, on behalf of DeYarman Properties LLC, is requesting approval for a major site plan application for a property located at 2406 North Jefferson Way. The request would allow for an additional 6,539 square feet of impervious surface area to allow for a car display lot and electric vehicle charging stations.

AERIAL MAP



APPLICABLE CODE SECTIONS

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

165.06 SITE PLAN REGULATIONS AND PROCEDURES

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

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

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

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

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

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

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

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

**Agenda Item: 7.D to consider recommendation on a major site plan application
for a Display Lot and EV Charging Station at 2406 North Jefferson Way**

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

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

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

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

ANALYSIS

Subject Property

Colby Edel of Downing Construction, on behalf of DeYarman Properties LLC, has submitted a major site plan application for property located at 2406 North Jefferson Way. The property is currently in use as a vehicle dealership. The proposed site plan would increase impervious surface area on the site by 6,539 square feet to allow for a car display lot and electric vehicle charging stations.

To the north of the subject property exists a second car dealership, not associated with the subject property. To the East is a vacant parcel currently in row-crop production. To the south exists two parcels. The first contains a large commercial facility occupied by Thiesens. The second consists of a vacant lot. To the west exists a large vacant property currently in row-crop production.

The property is considered a corner lot with frontage occurring along North Jefferson Way and Willowcrest Avenue. The property currently maintains access off of Willowcrest Avenue, as well as a frontage road to the north that may be accessed off of the parking lot interconnection to the north. North Jefferson Way is a major arterial road that primarily provides through traffic and limits access to adjacent land. The Iowa Department of Transportation (IDOT) reports that North Jefferson Way contains an Annual Average Daily Traffic (AADT) of 19,600 as of 2022. The IDOT do not have AADT counts for Willowcrest Avenue.

No changes are proposed to the existing building or the exterior facades of the building.

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

Future Land Use

According to the “Elevate Indianola” Comprehensive Plan, the future land use of this area is designated as Regional Mixed Use. Regional Mixed Use guides for uses such as retail, office, restaurants, bars, personal and business services, and similar commercial uses, generally of a large scale. These uses may also be automobile oriented.

The comprehensive plan guides for a future major arterial roadway known as Willowcrest Avenue. This future road would connect to Hoover Street to the west, providing for connection to R-63 Highway, and would provide for a connection to 143rd Avenue and 150th Avenue.

The applicant has indicated that the request for the site plan is to create a display lot for vehicle sales, as well as provide for Electric Vehicle charging stations, which would be utilized for electrical fleet, as well as commercially for the public to utilize. The proposed display lot will be used to display vehicles for sale and will not be striped.

COMMENTS FROM THE GENERAL PUBLIC

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

FINDINGS OF FACT

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

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

The applicant has provided a site plan with their application that shows the proposed use and proposed site improvements. Not all minimum requirements are met on this site plan, specifically landscaping requirements. A condition is recommended in order to ensure compliance with minimum landscaping requirements established by code.

All members of the City’s development review team have reviewed this site plan, including Community Development, Fire, Parks and Recreation, Public Works, Water Resource Recovery, and IMU.

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

The total area of the site is 415,289 (9.53 acres) and is currently developed. The submittal proposed would provide an addition to the site which would provide for a display lot and electric vehicle charging stations. The site plan has been reviewed for proposed setbacks, open space requirements, and stormwater management. No concerns are noted with staff and related agencies during review.

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

Staff does not anticipate that the proposed use and site improvements would unduly impact the health, safety and general welfare of persons residing or working in adjoining property or surrounding areas.

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

Agenda Item: 7.D to consider recommendation on a major site plan application for a Display Lot and EV Charging Station at 2406 North Jefferson Way

The property fronts North Jefferson Way/Highway 65/69 and Willowcrest Avenue. No new accessways are proposed at this time. Traffic congestion is not anticipated to increase.

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

The proposed use will not unduly burden the existing public utilities in this area, as the site and structures are serviced by pre-existing utility infrastructure. The impervious surface area on the site is proposed to increase by 6,539 square feet however there are no concerns regarding stormwater management and control.

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

Though the property is expanding in its use, these improvements should not diminish or impair established property values to adjoining or surrounding property.

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

As previously mentioned, the proposed site improvements will not endanger or harm the health, safety, and welfare of properties or the community.

ALTERNATIVES

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

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

RECOMMENDATION

Staff recommends that the Indianola Planning and Zoning Commission move alternative 2, that the request be approved, with the following conditions:

1. Upon the completion of the Willowcrest Avenue Extension Project, four (4) shade trees and nine (9) ornamentals must be planted according to City of Indianola Landscaping Code Requirements.

SITE DEVELOPMENT APPLICATION

Community Development

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



PROPERTY OWNER

(Last Name) DeYarman Properties, LLC
(First Name) _____
(Address) 2406 N Jefferson Way
(City) Indianola (State) IA (Zip) 50125
(Phone) 515-961-8151 (Email) paul@deyarman.com

APPLICANT (if not Property Owner)

(Last Name) Edel - Downing Construction
(First Name) Colby
(Address) 509 E Scenic Valley Avenue
(City) Indianola (State) IA (Zip) 50125
(Email) colbye@downingconstruct.com

☐ CONSTRUCTION DOCUMENTS

Submittal Requirements:

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

- ☐ Completed Application
- ☐ Filing Fee for minor review: \$200 plus OEC
- ☐ Subdivision: _____
- ☐ Proposed construction documents (hard copy)
- ☐ Proposed construction documents (electronic copy)
- ☐ Stormwater Management Plan
- ☐ Other Information as required by Director

☒ SITE PLAN

Submittal Requirements:

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

- ☒ Completed Application
- ☒ Property Address: 2406 N Jefferson Way
- ☒ Filing Fee for major review: \$300, plus OEC
- ☒ Current Zoning: _____
- ☒ All items as required by Chapter 165.06 of the Code of Ordinances of Indianola, Iowa
- ☐ Proposed site plan hard copy
- ☒ Proposed site plan (electronic copy)
- ☒ Stormwater Management Plan
- ☐ Other Information as required by Director

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

Digitally signed by Colby Edel
DN: C=US, E=colbye@downingconstruct.com, O=Downing Construction, Inc., CN=Colby Edel
Date: 2023.07.07 16:38:22-05'00'

Name (printed) Colby Edel - Downing Construction

Date 7/7/23

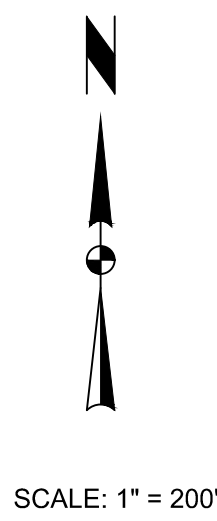
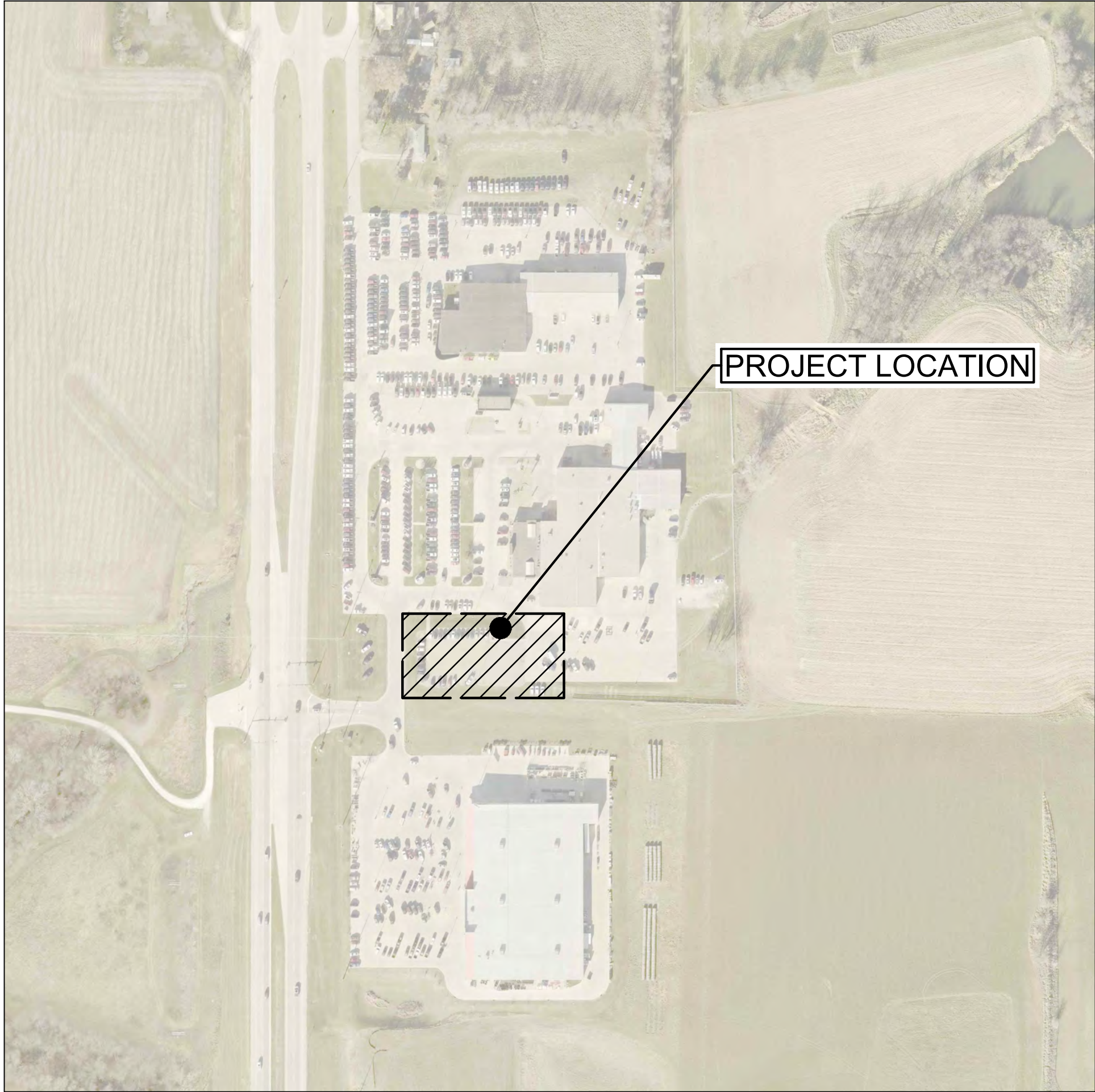
FOR OFFICE USE ONLY: Code to 45683 (Const Docs)
45680 (Site Plan)

Date Received: _____

Receipt No: _____

Receipt Amount: _____

SITE PLAN
FOR
DEYARMAN FORD INDIANOLA
VEHICLE DISPLAY LOT AND EV CHARGING AREA
2406 N JEFFERSON WAY
CITY OF INDIANOLA, WARREN COUNTY, IOWA



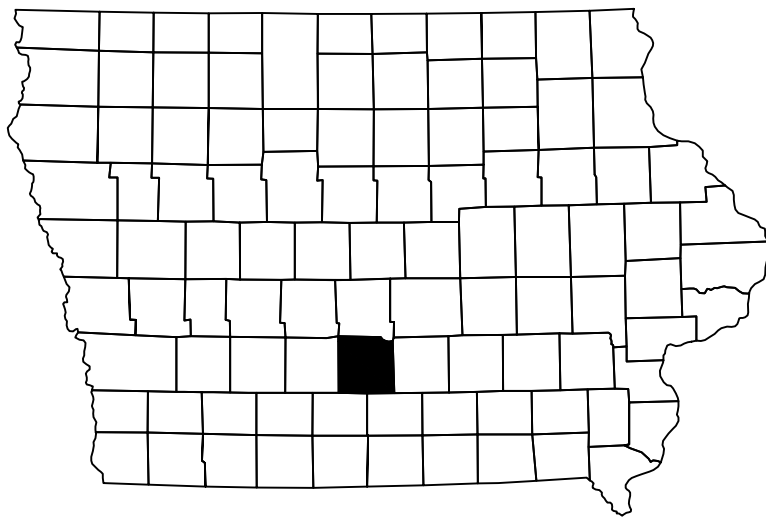
VICINITY MAP

OWNER / DEVELOPER

DEYARMAN PROPERTIES, LLC
2406 N JEFFERSON WAY
INDIANOLA, IA 50125

APPLICANT

DOWNING CONSTRUCTION, INC.
509 E SCENIC VALLEY AVENUE
INDIANOLA, IA 50125
CONTACT: COLBY EDEL
PHONE: 515-961-5386



Sheet List Table

C100	TITLE SHEET
C101	PROJECT INFORMATION
C200	DEMOLITION PLAN
C300	DIMENSION PLAN
C400	GRADING, STORM SEWER & EROSION CONTROL PLAN
C500	LANDSCAPE PLAN



I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Jon L. Hanson, P.E. _____ Date _____

License Number P15562

My License Renewal Date is December 31, 2024

Pages or sheets covered by this seal: _____

3	REVISED PER CITY COMMENTS	08-16-23	TLS
2	REVISED PER CITY COMMENTS	08-07-23	TKV
1	REVISED PER OWNER COMMENTS	07-16-23	CLY
MARK	REVISION	DATE	BY
Engineer: J.L.H.	Checked By: CHKD	Scale: 1" = 200'	
Technician: TKV	Date: 07-12-2023	T-R-S: TTN-RRW-SS	
Project No.: 123.0736.01			Sheet C100

DEYARMAN FORD INDIANOLA

TITLE SHEET

INDIANOLA, WARREN CO., IA

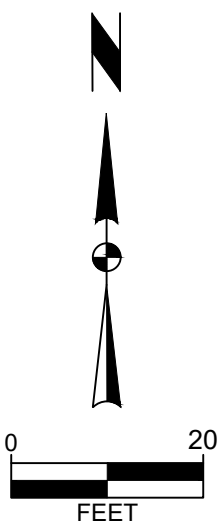
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Project No: 123.0736.01

Sheet C100



1. EXISTING FEATURES, PROTECT THE FOLLOWING:
 - A. PAVEMENTS TO REMAIN. SAW CUT ALL PAVEMENTS TO FULL DEPTH AT REMOVAL LIMIT TO AVOID DAMAGE TO ADJACENT PAVEMENTS. ANY DAMAGE TO PAVEMENT SHALL BE REPAIRED AT CONTRACTORS EXPENSE.
 - B. PROTECT EXISTING UTILITIES. VERIFY LOCATION PRIOR TO CONSTRUCTION. ANY DAMAGE TO UTILITIES DUE TO CONSTRUCTION SHALL BE REPAIRED AT CONTRACTORS EXPENSE. ADJUST EXISTING UTILITIES WHEN REQUIRED TO MATCH PROPOSED GRADE.
 - C. EXISTING SITE LIGHTING
 - D. WATER SERVICES AND HYDRANT
 - E. TRANSFORMER & ELECTRICAL EQUIPMENT AND ROCK MOUNT.
 - F. IMU FIBER OPTIC SERVICE. LOCATION IS SHOWN BASED ON UTILITY MAPPING. CONTRACTOR WILL NEED TO EXPOSE THE SERVICE THROUGH THE PARKING AND CHECK FOR CLEARANCE AGAINST FINISH GRADE. IF THE SERVICE IS TOO HIGH, IT WILL BE THE CONTRACTORS RESPONSIBILITY TO COORDINATE LOWERING OR REROUTING THE SERVICE WITH THE UTILITY PROVIDER. THE IMU CONTACT TO ASSIST WITH LOCATING THIS LINE IS:
CONTACT: KURT RIPPERGER
PHONE: 515-962-5283
2. DEMOLITION, REMOVE THE FOLLOWING:
 - A. EXISTING PAVEMENT AND ASSOCIATED CURBS (ASPHALT OR CONCRETE) TO LIMITS SHOWN. DOUBLE SAWCUT LIMITS AS NEEDED TO PROTECT REMAINING PAVEMENTS.
 - B. EXISTING GRAVEL / ROCK / MULCH. SEE GRADING PLAN NOTES FOR STOCKPILING GRAVEL.
 - C. CISTERN. COORDINATE WITH STATE LICENSED WELL CONTRACTOR TO PROPERLY ABANDON THE CISTERN. REMOVE ALL CONCRETE CASING TO A DEPTH OF 5' BELOW FINISH GRADE.
 - D. ELECTRICAL TRANSFORMER BASE. COORDINATE REMOVAL WITH MID-AMERICAN ENERGY
 - E. BOLLARDS AND FENCING
 - F. REMOVE EXISTING LIGHT POLE AND STORE FOR RELOCATION. DEMO EXISTING CONCRETE FOOTING. THE CONDUIT ROUTING FOR THE SITE LIGHTING IS UNKNOWN. CONTRACTOR WILL NEED TO EXPOSE CUT AND CAP THE CONDUIT PRIOR TO REMOVING THE FOOTING. THE INTENT IS TO REUSE AS MUCH OF THE EXISTING SITE LIGHTING CONDUITS AS PRACTICAL.
 - G. REMOVE PAVEMENT MARKINGS WHERE HIGHLIGHTED.

3	REVISED PER CITY COMMENTS	08-16-23	TLS
2	REVISED PER CITY COMMENTS	08-07-23	TKV
1	REVISED PER OWNER COMMENTS	07-18-23	CLY
MARK	REVISION	DATE	BY
Engineer:	ENGR	Checked By:	CHKD
Technician:	TECH	Date:	07-11-23
Project No: 123.0736.01		Scale: 1" = 20'	T-R-S: TTN-RRW-SS
			Sheet C200

DEYARMAN FORD INDIANOLA

DEMOLITION PLAN

INDIANOLA, WARREN CO., IA

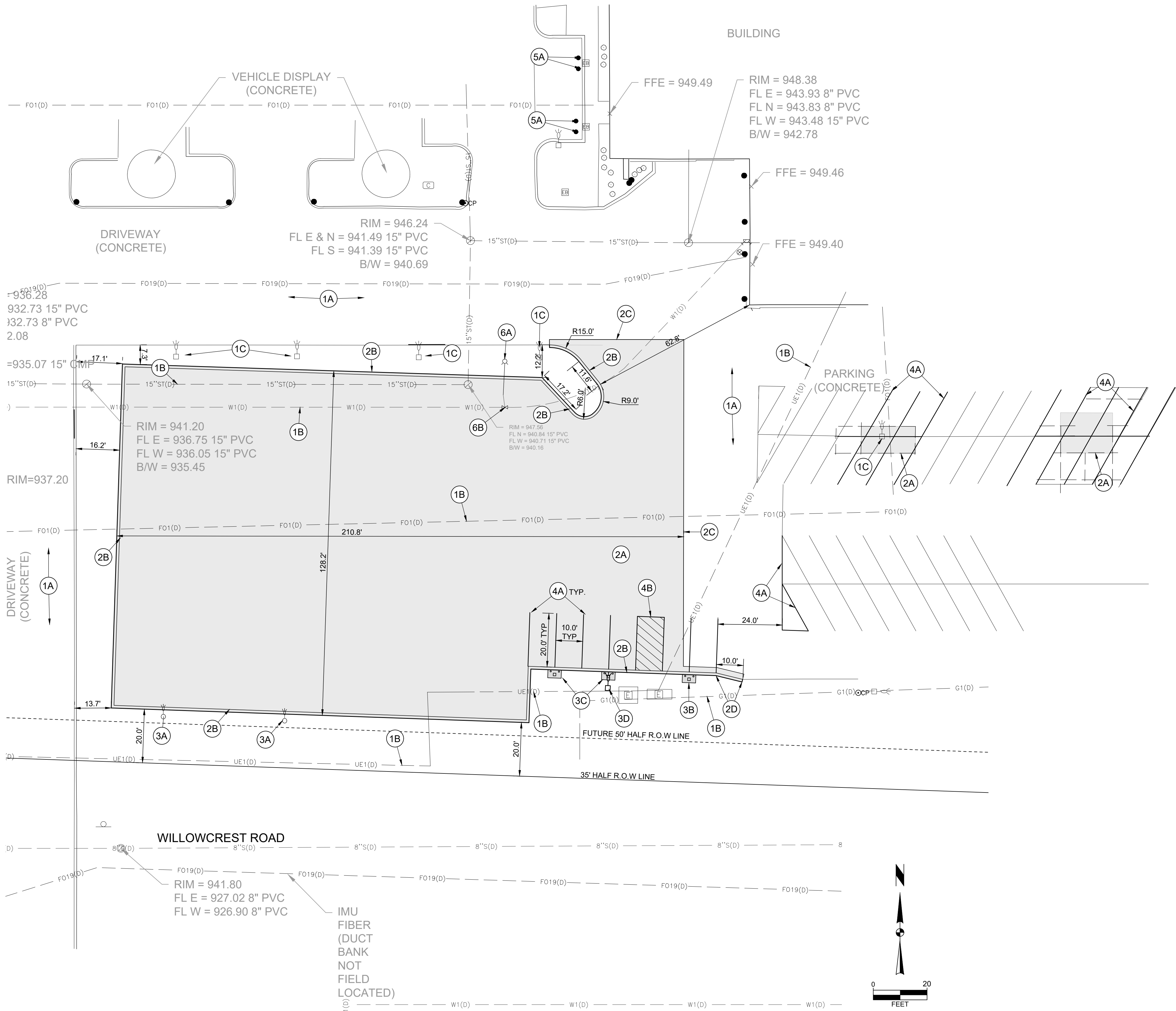
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Project No:	123.0736.01
Sheet	C200

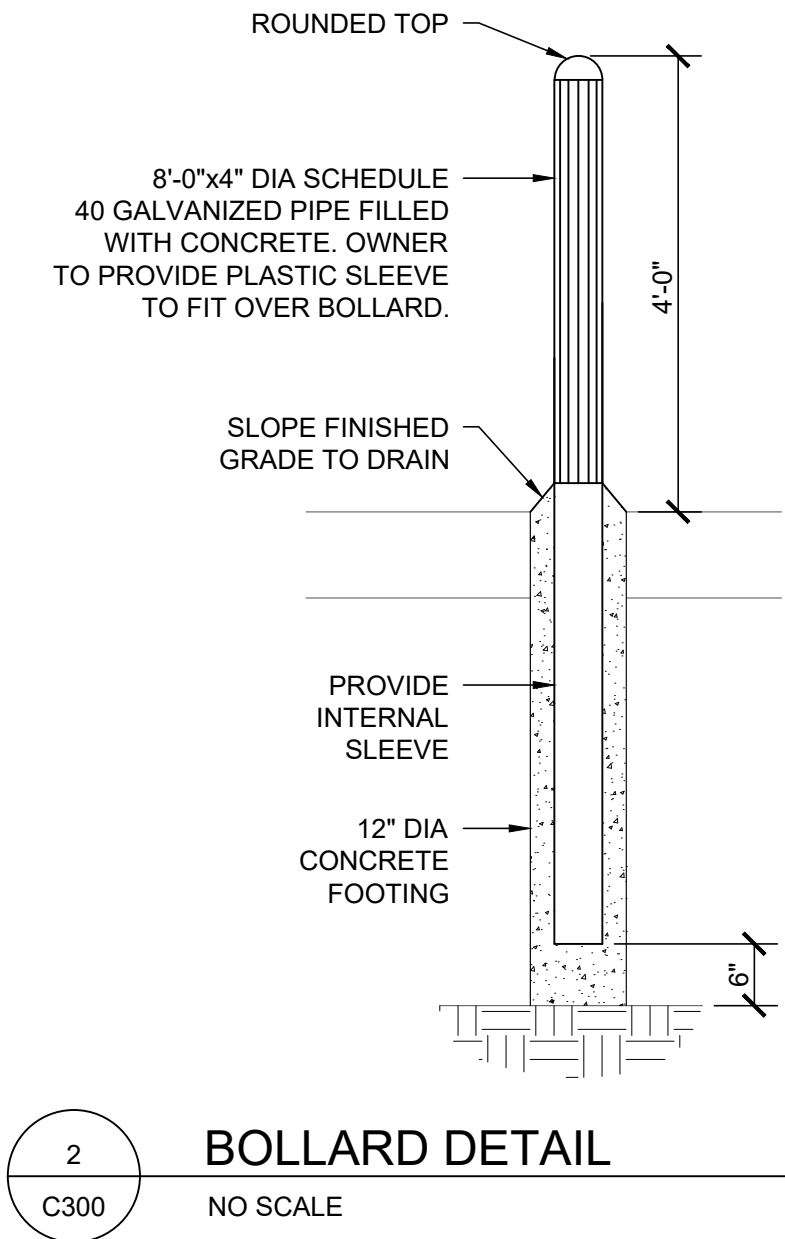
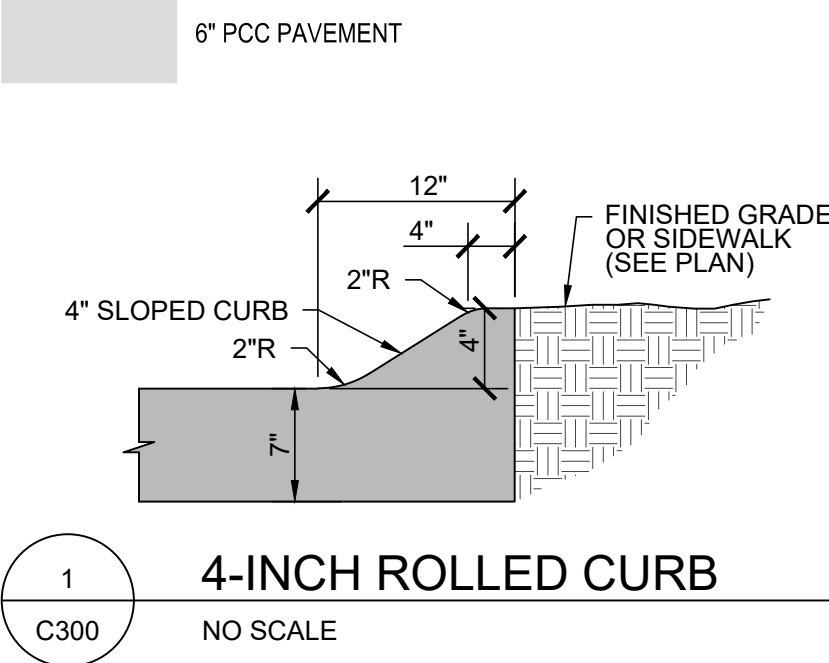
V:\Projects\2023\123.0736.01\CD\ISP-1230736.dwg T:\SCHUCKMAN DIMENSION PLAN 2023\0816_1007.dwg ANSI FULL BLEED D (34.00 X 22.00 INCHES)



DIMENSION PLAN CONSTRUCTION NOTES

- EXISTING FEATURES, PROTECT THE FOLLOWING:
 - PAVEMENTS TO REMAIN.
 - PROTECT EXISTING UTILITIES ANY DAMAGES TO EXISTING UTILITIES THAT ARE NOT SCHEDULED FOR MODIFICATION OR DEMOLITION SHALL BE REMEDIED AT THE CONTRACTOR'S EXPENSE WITH THE WORK BEING PERFORMED TO THE UTILITY OWNER'S SPECIFICATIONS.
 - EXISTING LIGHT POLES
- PAVEMENTS, PROVIDE THE FOLLOWING:
 - 6" DEPTH PCC DRIVES AND PARKING AREA ON 12" SUBGRADE PREPARATION COMPACTED TO 95% STANDARD PROCTOR.
 - 4" ROLLED CURB. SEE DETAILS THIS SHEET.
 - CONNECT TO EXISTING PAVEMENT SLAB WITH BT-5 JOINT.
 - TAPER CURB TO MATCH INTO EXISTING.
- SITE ELECTRICAL:
 - EXTERIOR LIGHTING, RESET RELOCATED LIGHT POLES. COORDINATE CONDUIT INSTALLATION WITH ELECTRICIAN.
 - 240KW CHARGING UNIT ON 3'X5' PCC PAD WITH 2 BOLLARDS 4' o.c. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
 - 120KW CHARGING UNIT ON 3'X5' PCC PAD WITH 2 BOLLARDS 4' o.c. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
 - PROVIDE SITE LIGHT POLE WITH FOUNDATION TO MATCH EXISTING SITE LIGHTING FOR COLOR AND FIXTURE TYPE.
- PAVEMENT MARKINGS, PROVIDE THE FOLLOWING:
 - PAINTED PARKING STALL LINE.
 - PAINTED 45° STRIPING AT 3' O.C.
- PROPOSED SITE AMENITIES
 - BOLLARD AT 4' MAX SPACING
- SITE UTILITIES
 - RELOCATE HYDRANT TO BE CENTERED BETWEEN PAVEMENTS
 - ADJUST HYDRANT VALVE TO FINISH GRADE

PAVEMENT LEGEND



DEYARMAN FORD INDIANOLA

DIMENSION & UTILITY PLAN

INDIANOLA, WARREN CO., IOWA

SNYDER & ASSOCIATES, INC. |



Project No: 123.0736.01

Sheet C300

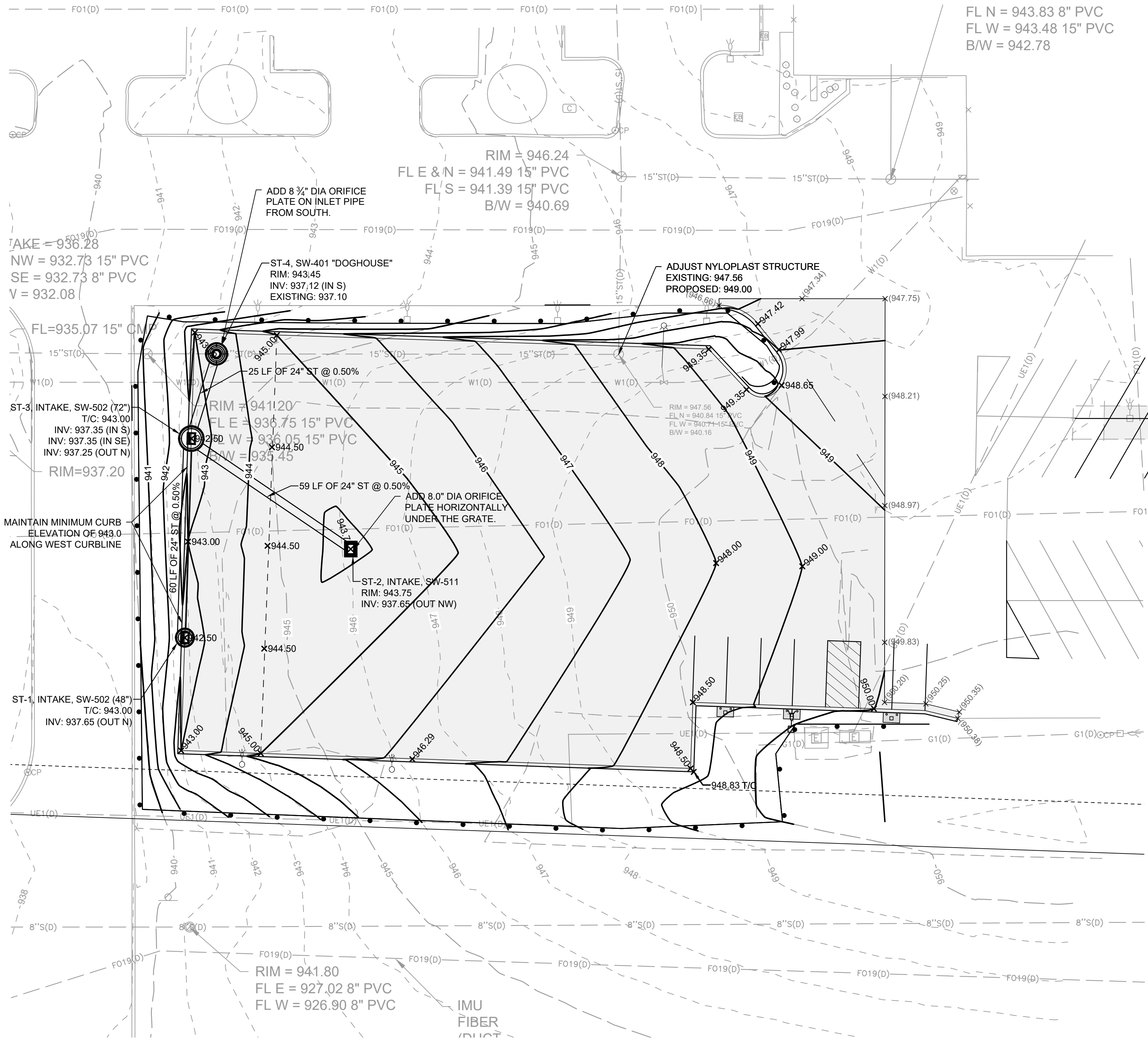
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REVISED PER CITY COMMENTS	CLY
2	08-07-23
REVISED PER OWNER COMMENTS	DATE
1	07-16-23
MARK	BY
Engineer: JH	Checked By: CHKD
Technician: TKV	Date: 07-10-2023
Scale: 1" = 10'	
T-R-S: TTN-RRW-SS	

Project No: 123.0736.01

Sheet C300

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V:\Projects\2023\123.0736.01\CADD\SP - 1230736 GRAD.Dwg TM SCHLICHTMAN GRADING, STORM SEWER & EROSION CONTROL PLAN, 20230916, 10:07 AM, ANSI FULL BLEED, 34.00 X 22.00 INCHES



GRADING NOTES

- A. GRADES SHOWN ARE FINISHED GRADE AND / OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
- B. PROVIDE PERIMETER EROSION CONTROL WHERE SHOWN PRIOR TO START OF EARTH WORK ACTIVITIES.
- C. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL ON ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.
- D. SALVAGE EXISTING GRAVEL SURFACING TO THE EXTENT PRACTICAL FOR REUSE. STOCK PILE ON EASTSIDE OF PROPERTY AT DESIGNATED LOCATION. STOCKPILE LOCATION WILL BE AVAILABLE ON THE EAST SIDE OF THE PROPERTY.
- E. ANY EXCESS CUT TO BE STOCKPILED ON SITE AS DIRECTED BY OWNER DURING CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.
- F. EROSION CONTROL: SEED THE EAST SIDE OF THE PROPERTY AFTER ROUGH GRADING HAS BEEN COMPLETED. PLACE PERIMETER CONTROLS AND MAINTAIN IN PROBLEM AREAS AFTER GROUND COVER HAS BEEN ESTABLISHED. COMPLY WITH EROSION CONTROL LAW.
- G. CONTRACTOR SHALL PROVIDE FILTER SOCK AROUND ALL STORM INTAKES AND WHERE SHOWN ON THE PLAN. EROSION PROTECTION AROUND STORM INTAKES SHALL BE MAINTAINED UNTIL PAVING AND SEEDING / SODDING IS COMPLETE.
- H. REMOVE ALL PERIMETER EROSION CONTROL DEVICES AFTER SEEDING HAS ESTABLISHED.

QUANTITIES

FILTER SOCK = 633 LF

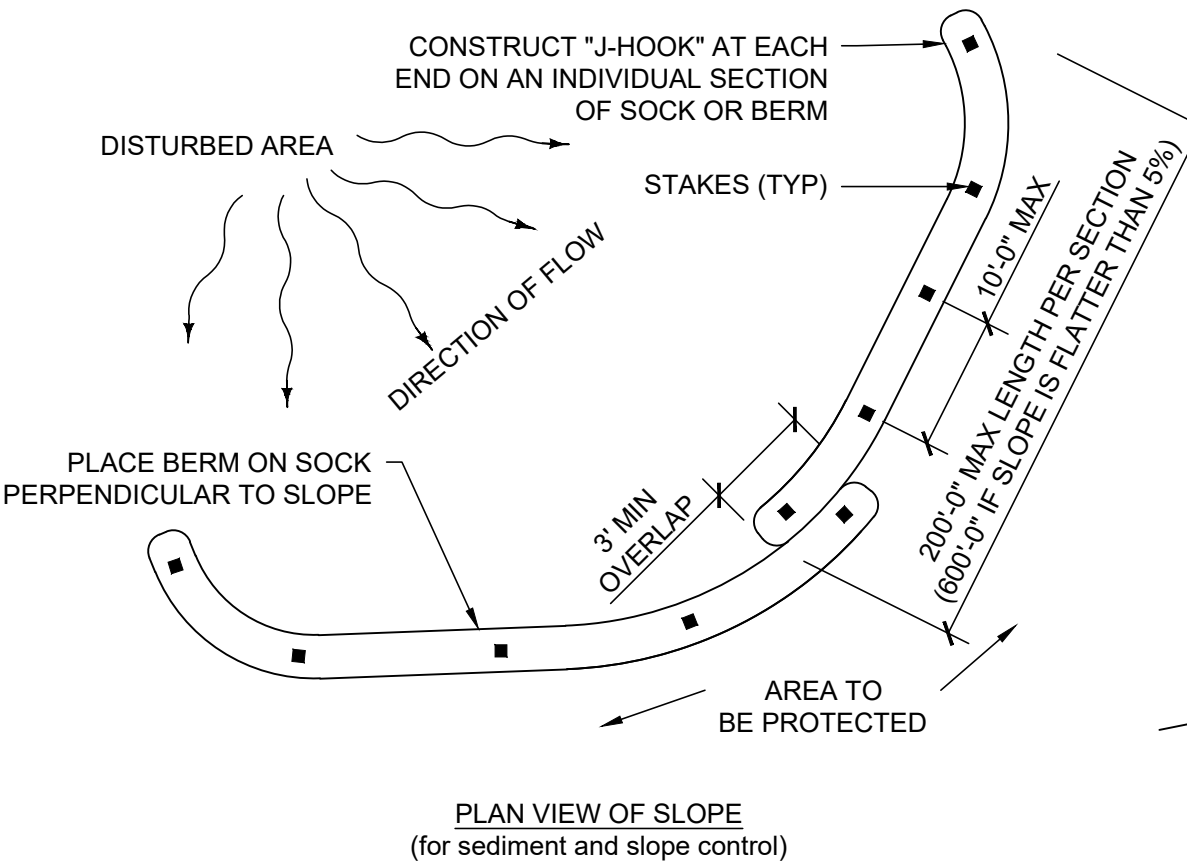
BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 2011 (NSRS 2011 IA RCS 8)
IARTN DERIVED - US SURVEY FEET

BM500 N=7414546.8790' E=18543734.54' Z=951.83'

LEGEND

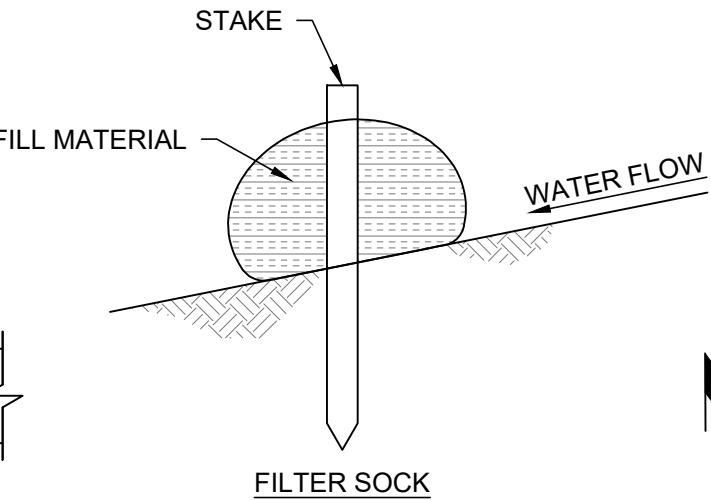
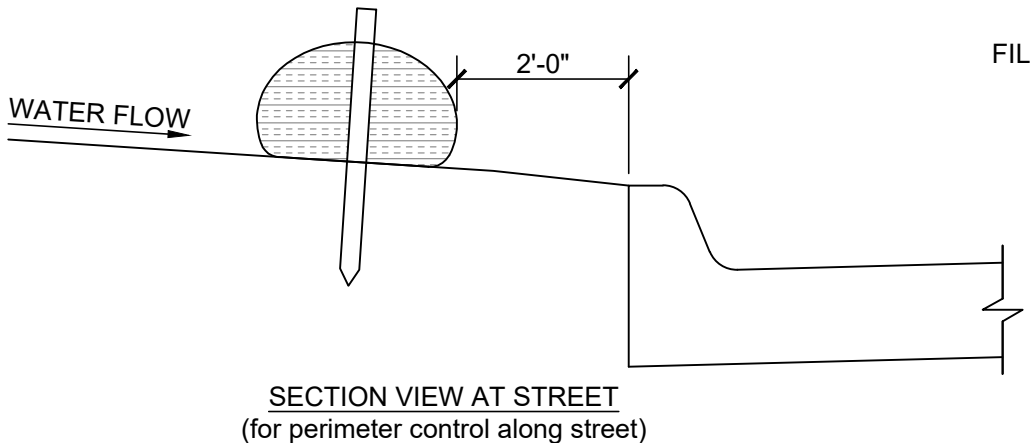
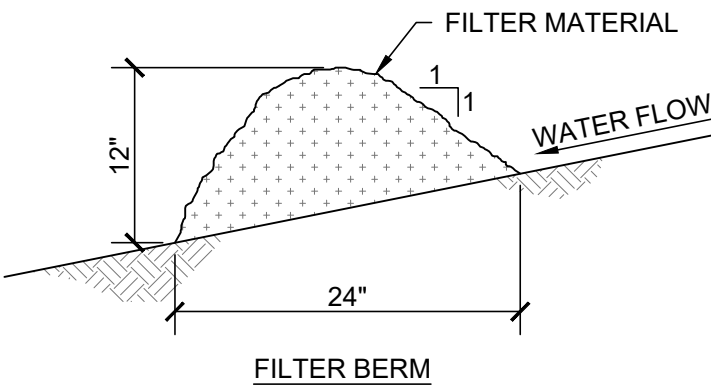
FILTER SOCK EROSION CONTROL



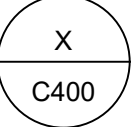
BERM SHOWN IS TYPICAL FOR SLOPES FLATTER THAN 3:1. FOR STEEPER SLOPES, INCREASE BERM SIZE AS DIRECTED BY THE ENGINEER.

PLACE BERM IN UNCOMPACTED WINDOW PERPENDICULAR TO THE SLOPE AT LOCATIONS SPECIFIED IN THE CONTRACT DOCUMENTS.

FILTER SOCK DIAMETER AS SPECIFIED IN THE CONTRACT DOCUMENTS.

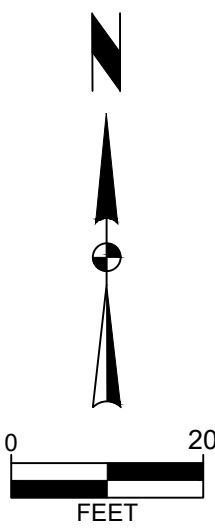


TYPICAL PLACEMENT OF BERM OR SOCK



FILTER SOCK DETAIL

NO SCALE



DEYARMAN FORD INDIANOLA

GRADING & EROSION PLAN

INDIANOLA, WARREN CO., IOWA

SNYDER & ASSOCIATES, INC. |



Project No: 123.0736.01

Sheet C400

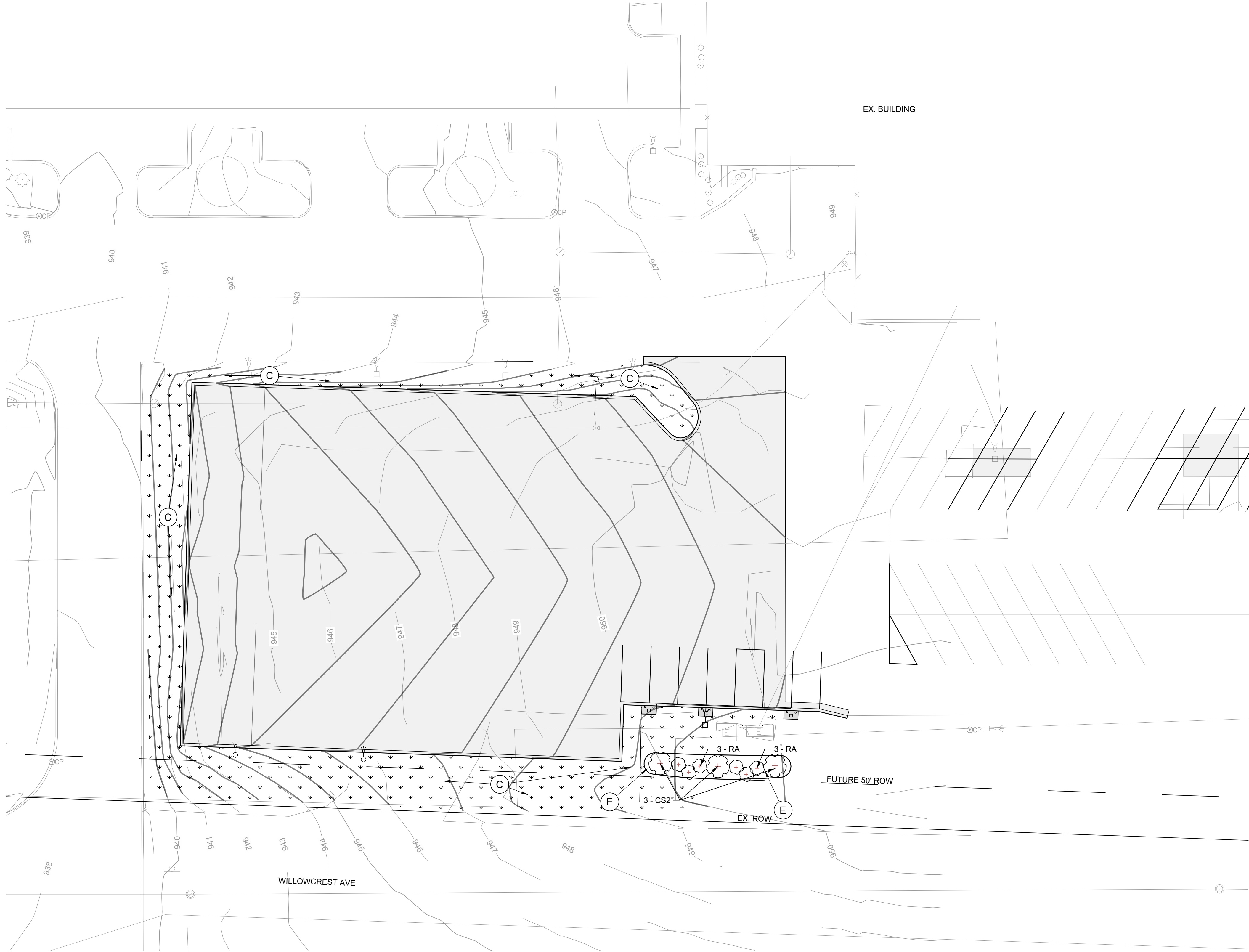
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2	08-07-23	
1	07-16-23	CLY
MARK	REVISION	DATE
1	07-16-23	CLY
Engineer: ENGR	Checked By: CHKD	Scale: 1" = 20'
Technician: TECH	Date: 07-10-2023	T-R-S: TTN-RRW-SS

Sheet C400

Project No: 123.0736.01

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PLANT SCHEDULE						
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
CS2	3	Cornus stolonifera	Red Twig Dogwood	5 gal.	Pot	NATIVE
RA	6	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	3 gal.	Pot	NATIVE

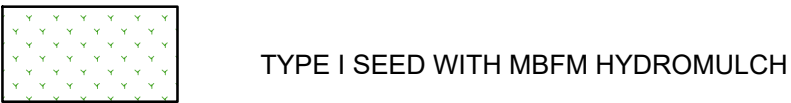
PLANTING PLAN GENERAL NOTES

- A. UTILITY WARNING:
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED.
THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- B. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
- C. PROVIDE SUDAS TYPE I SEED AND MBFM HYDROMULCH IN ALL AREAS DISTURBED BY CONSTRUCTION.
- D. PROVIDE SUDAS TYPE II SEED MIX WITH MBFM HYDROMULCH FOR SOIL STOCK PILE AREAS ON THE EAST SIDE OF THE SITE, ESTIMATED TO BE 10,000 SF
- E. PROVIDE 3-INCH DEPTH SHREDDED HARDWOOD MULCH. SHOVEL CUT EDGE OF PLANT BEDS ARE TO BE 4-INCH DEPTH.
- F. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF PROJECT ACCEPTANCE.
- G. OWNER SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF DEAD, DYING, OR DISEASED PLANT MATERIAL TO REMAIN IN COMPLIANCE WITH APPROVED LANDSCAPE PLANT.

ALTERNATE:

- A. SOD ALL AREAS AROUND VEHICLE DISPLAY AREA INSTEAD OF TYPE I SEED AND HYDROMULCH. CONTRACTOR TO USE STAPLES AS NEEDED AT SLOPES GREATER THAN 3:1.

LEGEND



PLANT CALCULATIONS:

- MINIMUM OPEN SPACE REQUIREMENT = 20%
- LOT AREA = 33,700 SF
- OPEN SPACE = 8,800 SF
- (8,800 / 37,000) = 23% PROVIDED

OPEN SPACE PLANTING

FOR EVERY 2,000 SF OF OPEN SPACE:

- (1) SHADE TREE
- (2) ORNAMENTAL TREES
- (2) SHRUBS

REQUIRED PLANTING:

- (4) SHADE TREES (UPON COMPLETION OF WILLOWCREST AVE EXTENSION)
(9) ORNAMENTAL TREES (UPON COMPLETION OF WILLOWCREST AVE EXTENSION)
(9) SHRUBS

- (0) SHADE TREES PROVIDED
(0) ORNAMENTAL TREES PROVIDED
(9) SHRUBS PROVIDED

DEYARMAN FORD INDIANOLA

LANDSCAPE PLAN

INDIANOLA, WARREN CO., IOWA



Project No: 123.0736.01

Sheet C500

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Sheet C500

Project No: 123.0736.01

MARK	REVISION	DATE	BY
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