



PLANNING AND ZONING COMMISSION MEETING

October 10, 2023

6:00 PM

City Council Chambers

Agenda

- 1. Call to Order**
- 2. Roll Call**
- 3. Agenda Approval**
 - A. Approval of the October 10th meeting agenda.
- 4. Public Comment**
- 5. Old Business**
- 6. New Business**
 - A. Consider vacation request by the City of Indianola for a portion of East Boston Avenue, located in the Ashton Park 5 Subdivision
 - B. Introduction to the Planning and Zoning Commission
- 7. Comments**
 - A. Building Permit Report
 - B. Current Projects
- 8. Adjourn**



MEMORANDUM

To: Planning and Zoning Commission

From: Charlie Dissell, Community and Economic Development Director

Date: October 10, 2023

Subject: Consider vacation request by the City of Indianola for a portion of East Boston Avenue, located in the Ashton Park 5 Subdivision

Recommendation: Staff recommends alternative 1, that the application be approved as submitted.

Attachments:

1. Staff Report
2. Vacation Plat of Survey
3. Acquisition Plat - Carnes
4. Acquisition Plat - Loux
5. Snow Storage Easement
6. Water Main Easement



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: October 10, 2023

Agenda Item: 7.A Consider vacation request by the City of Indianola for a portion of East Boston Avenue, located in the Ashton Park 5 Subdivision.

Application Type: Vacation (Right-of-Way)

Applicant: City of Indianola

Property Owner: City of Indianola

Property Addresses: Between 1801 East Boston Avenue and 210 North 18th Street

Current Zoning: R-2 'Single-Family Residential Attached' Zoning District

Comprehensive Plan Designation: Low/Medium Density Residential

Application Summary: The City of Indianola has submitted a request for the vacation and conveyance of a portion of right-of-way at East Boston Avenue, within the Ashton Park 5 Subdivision.

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.

ANALYSIS

Subject Property

The City of Indianola is requesting the vacation and conveyance of a portion of right-of-way at East Boston Avenue, within the Ashton Park 5 Subdivision.

While interconnectivity is supported by the Elevate Indianola Comprehensive Plan and the Zoning Code, certain topography and land characteristics can exist that makes a property unable to make such connectivity. To that effect, the Elevate Indianola Comprehensive Plan encourages development to be environmentally responsible and limit the number of new creek crossings. In this case, the extension of East Boston Avenue is unable to continue East due to the existence of a federally regulated Waters of the United States (WOTUS). Jurisdictional determinations on WOTUS are determined by the United States Army Corps of Engineers (USACE). The City of Indianola is located in the Rock Island District (Mississippi Valley Division) for the USACE.

Because the roadway will not connect in the future due to topographic conditions of the site area, the road right-of-way is proposed to be vacated as it is no longer needed for the use of the public, and its maintenance at the public's expense is no longer justified.

Proposed easements are provided as exhibits to this application, including a stormwater overland flowage easement, public utility easement, water main easement and a snow storage easement.

COMMENTS FROM THE GENERAL PUBLIC

At the time of writing this report, staff has not received any public comment.

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.

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:
LOT 'E'
ASHTON PARK PLAT 5
REQUESTED BY:
CITY OF INDIANOLA

VACATION PLAT

RIGHT-OF-WAY VACATION PLAT DESCRIPTION

A PART OF LOT 'E', ASHTON PARK PLAT 5, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF INDIANOLA, WARREN COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 'E'; THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF SAID LOT 'E' AND ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 1729.54 FEET; WHOSE ARC LENGTH IS 52.03 FEET, AND WHOSE CHORD BEARS SOUTH 63°23'31" WEST, 52.03 FEET; THENCE NORTH 25°44'46" WEST, 60.04 FEET TO THE NORTH LINE OF SAID LOT 'E'; THENCE NORTHEASTERLY ALONG SAID NORTH LINE AND ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 1699.54 FEET; WHOSE ARC LENGTH IS 81.57 FEET, AND WHOSE CHORD BEARS NORTH 62°53'49" EAST, 81.56 FEET TO THE NORTHEAST CORNER OF SAID LOT 'E'; THENCE SOUTH 00°00'06" WEST ALONG THE EAST LINE OF SAID LOT 'E', 67.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.09 ACRES (4,007 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DATE OF SURVEY

AUGUST 31, 2023

OWNER

CITY OF INDIANOLA

BASIS OF BEARING

THE EAST LINE OF LOT 'E' IS SAID TO BEAR SOUTH 00°00'06" WEST FOR THE PURPOSE OF THIS SURVEY.

CURVE TABLE

CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C1	1°43'26"	1729.54'	52.03'	26.02'	S63°23'31"W 52.03'
C2	2°47'57"	1669.54'	81.57'	40.79'	N62°53'49"E 81.56'

LEGEND

FEATURES

Section Corner
1/2" Rebar, Cap # 19710
w/Yellow Plastic Cap
(Unless Otherwise Noted)
ROW Marker
ROW Rail
Platted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Vacation Line

FOUND SET
▲ △
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P R
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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 Date
License Number 19710
My License Renewal Date is December 31, 2023
Pages or sheets covered by this seal:
Sheets 1 and 2 of 2

LOT 'E', ASHTON PARK PLAT 5

SHEET 1 OF 2

VACATION PLAT

PN: 123.0039.01

T-R-S:76N-23W-29



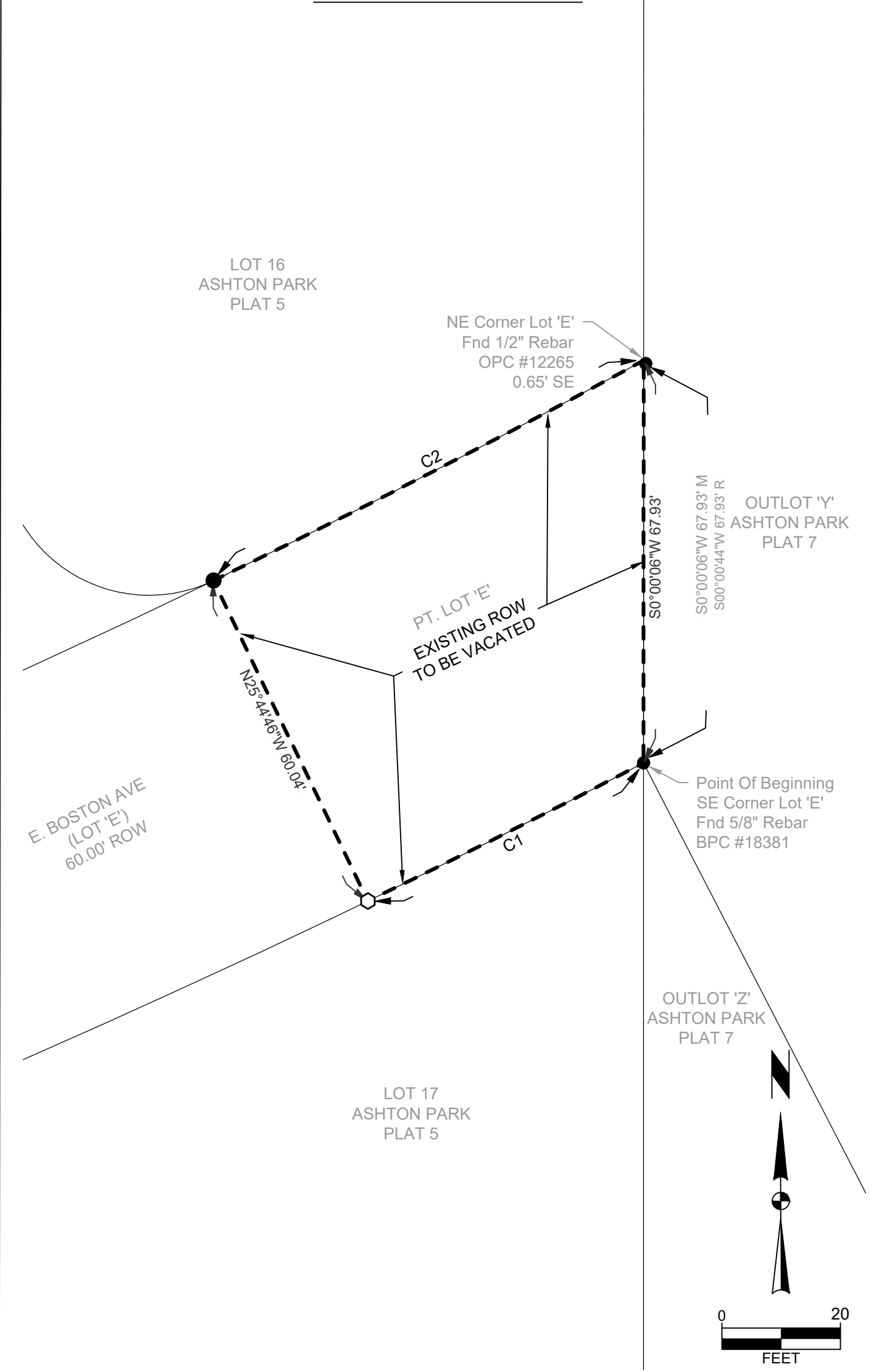
SNYDER
& ASSOCIATES

2727 S.W. SNYDER BLVD.
ANKENY, IA 50023 (515) 964-2020

DATE: 08/31/2023

PM/TECH: EDG/DCG

VACATION PLAT



LOT 'E', ASHTON PARK PLAT 5 VACATION PLAT 	SHEET 1 OF 2
	PN: 123.0039.01
	T-R-S:76N-23W-29
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ACQUISITION PLAT

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DATE OF SURVEY

AUGUST 31, 2023

OWNER

CITY OF INDIANOLA

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LEGEND

FEATURES

- Section Corner
- 1/2" Rebar, Cap # 19710
w/Yellow Plastic Cap
(Unless Otherwise Noted)
- ROW Marker
- ROW Rail
- Platted Distance
- Measured Bearing & Distance
- Recorded As
- Deed Distance
- Calculated Distance
- Centerline
- Section Line
- 1/4 Section Line
- 1/4 1/4 Section Line
- Acquisition Line

FOUND SET

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- P
- M
- R
- D
- C

ERIN D. GRIFFIN

19710

LICENSED PROFESSIONAL LAND SURVEYOR

IOWA

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

Date

License Number

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My License Renewal Date is

December 31, 2023

Pages or sheets covered by this seal:

Sheets 1 and 2 of 2

LOT 'E', ASHTON PARK PLAT 5

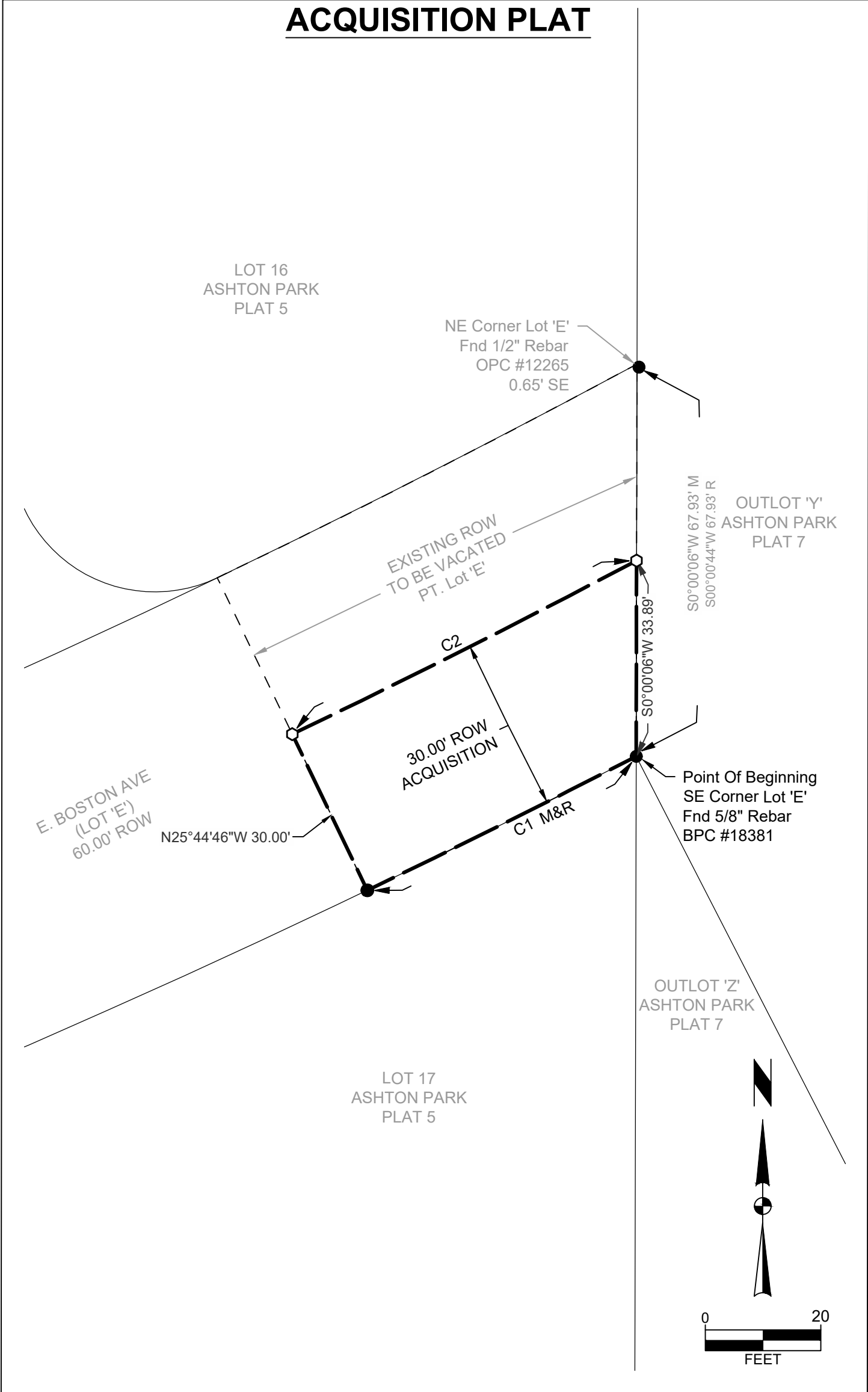
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2727 S.W. SNYDER BLVD.
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SHEET 1 OF 2
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DATE OF SURVEY

AUGUST 31, 2023

OWNER

CITY OF INDIANOLA

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(Unless Otherwise Noted)
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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

Date

License Number

19710

My License Renewal Date is

December 31, 2023

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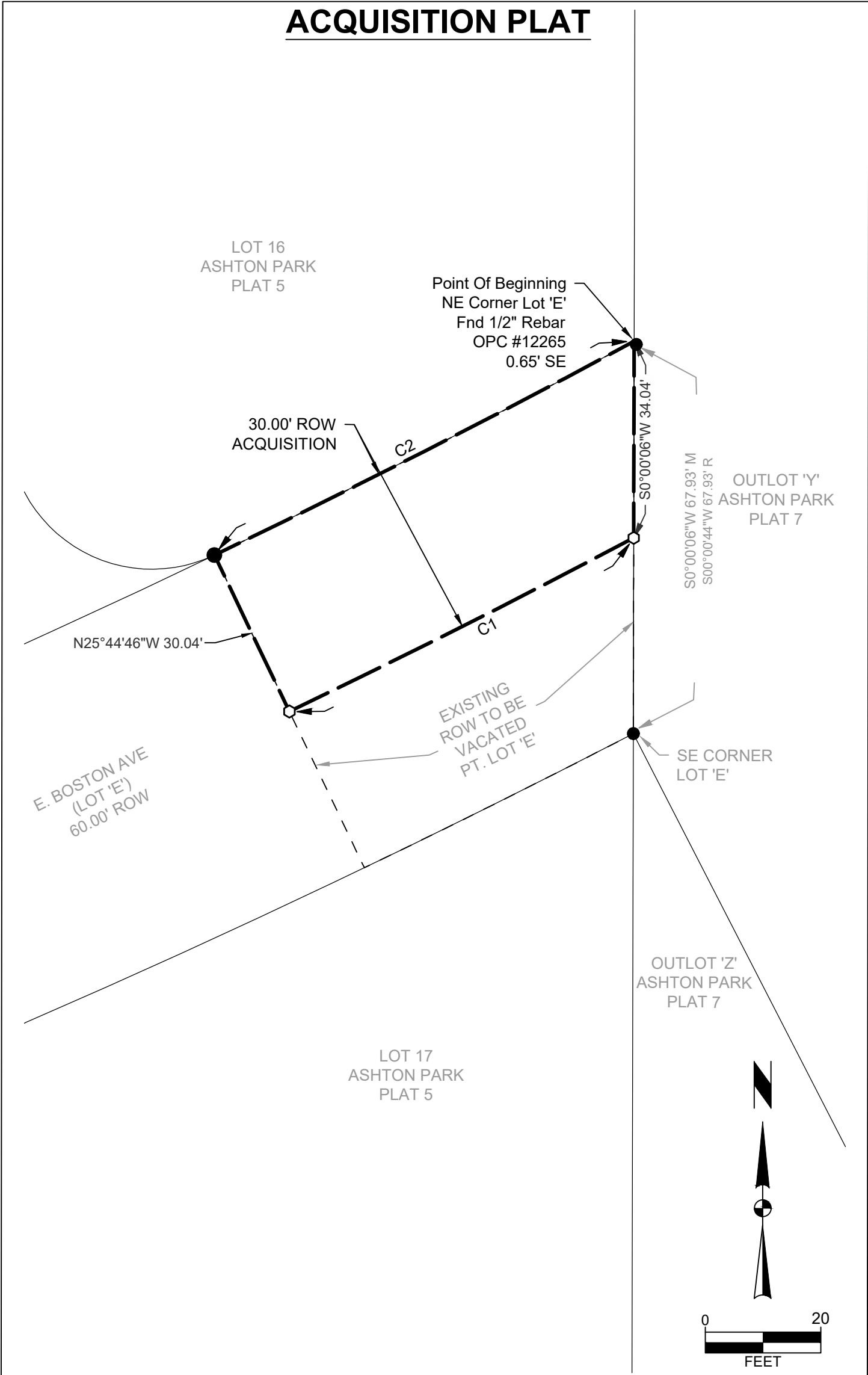
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SURVEY LOCATED:
LOT 'E'
ASHTON PARK PLAT 5
REQUESTED BY:
CITY OF INDIANOLA

EASEMENT PLAT

SNOW STORAGE EASEMENT DESCRIPTION

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PROPERTY SUBJECT TO ALL EASEMENTS OF RECORD.

DATE OF SURVEY

AUGUST 31, 2023

OWNER

CITY OF INDIANOLA

BASIS OF BEARING

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C2	0°39'45"	1729.54'	20.00'	10.00'	S63°55'21"W 20.00'
C3	0°41'11"	1669.54'	20.00'	10.00'	N63°57'12"E 20.00'

LEGEND

FEATURES

- Section Corner
- 1/2" Rebar, Cap # 19710
w/Yellow Plastic Cap
(Unless Otherwise Noted)
- ROW Marker
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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
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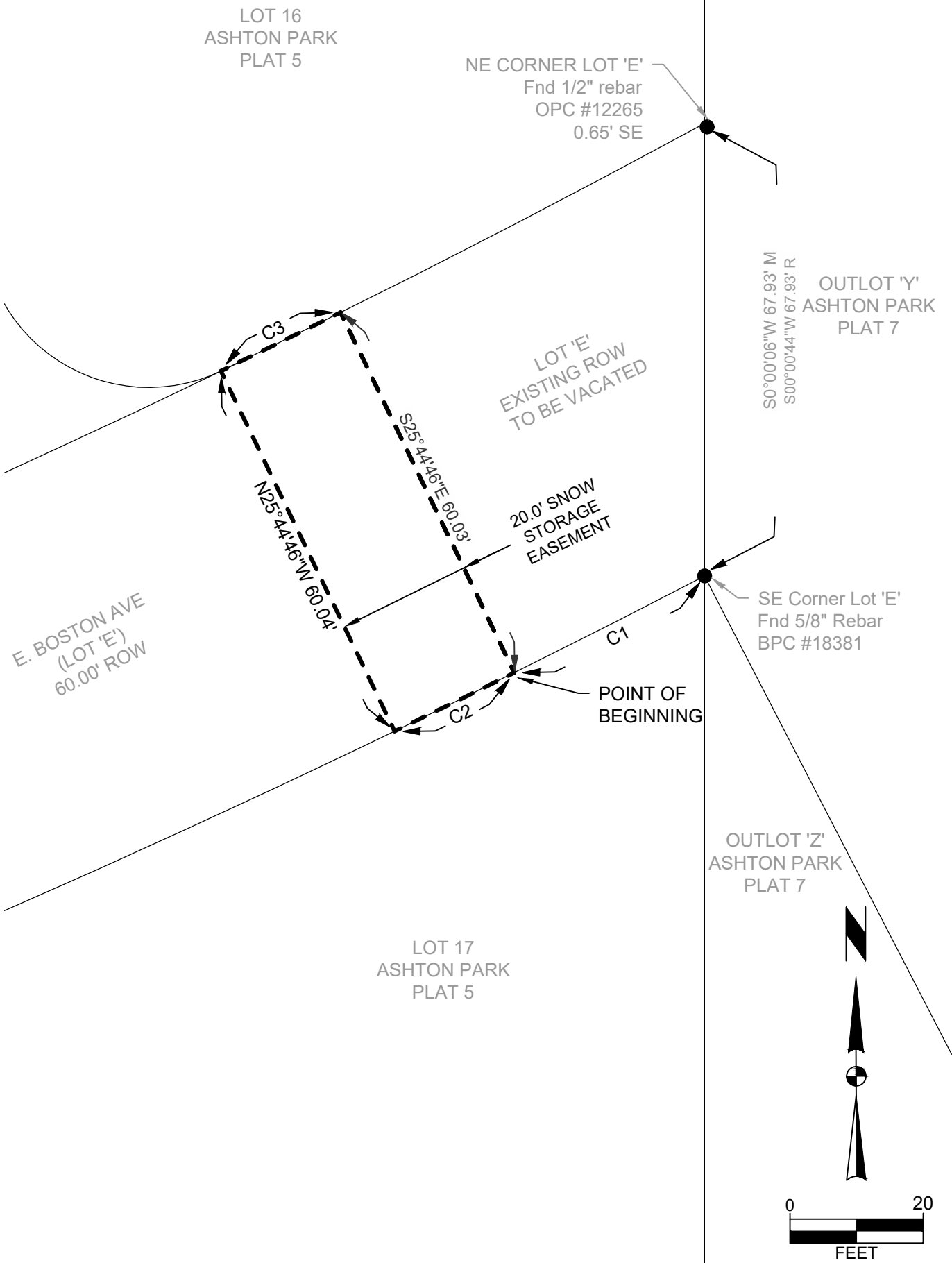
EASEMENT PLAT



2727 S.W. SNYDER BLVD.
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SHEET 1 OF 2
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EASEMENT PLAT



LOT 'E', ASHTON PARK PLAT 5

EASEMENT PLAT



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REQUESTED BY:
CITY OF INDIANOLA

EASEMENT PLAT

WATER MAIN EASEMENT DESCRIPTION

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PROPERTY SUBJECT TO ALL EASEMENTS OF RECORD.

DATE OF SURVEY

AUGUST 31, 2023

OWNER

CITY OF INDIANOLA

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LEGEND

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FOUND	SET
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R	
D	
C	



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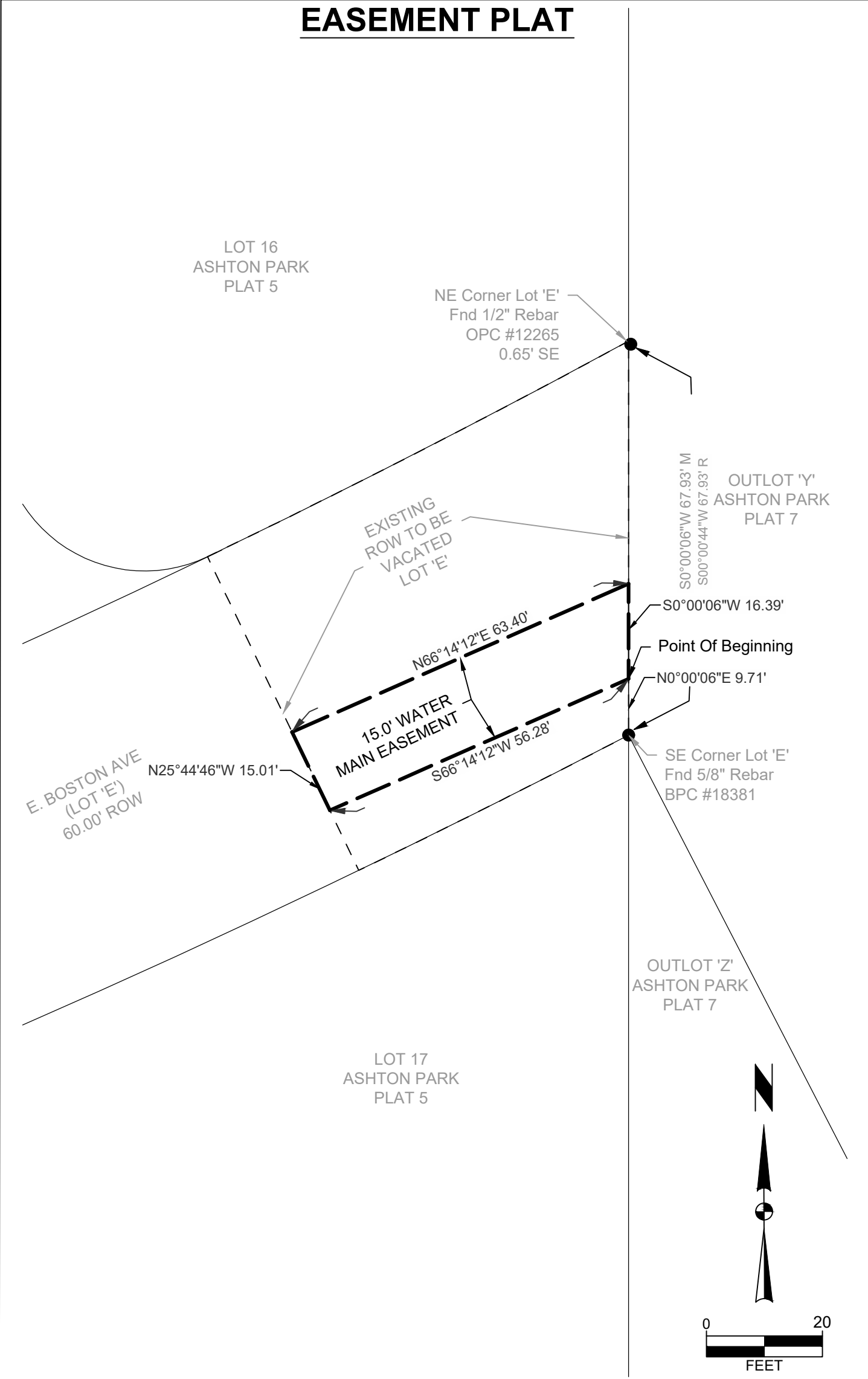
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EASEMENT PLAT



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V:\Projects\2023\123.0039.01\Projects\Boston Vactation Plat\EAS_1230039_WATER.dwg



MEMORANDUM

To: Planning and Zoning Commission

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

Date: October 10, 2023

Subject: Introduction to the Planning and Zoning Commission

Recommendation: None

Attachments: None



Community Development

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

September 2023

<u>Code</u>	<u>Type</u>	<u>Permits Issued</u>	<u># of Units</u>	<u>Amount</u>	<u>Average</u>	<u>Non-Taxable</u>
101	Single Family Home	3		\$2,688,980.00	\$896,326.67	
102	Single Family Attach	0		\$0.00		
103	Two Family	0		\$0.00		
104	Three or More Families	1		\$250,000.00		
	Mobile Homes	0		\$0.00		
322	Service Stations	0		\$0.00		
324	Office	0		\$0.00		
328	Non-resident buildings	0		\$0.00		
329	Pool	0		\$0.00		
434	Residential Add/Alt	8		\$403,724.78	\$50,465.60	
437	Non-residential add/alt	2		\$55,000.00	\$0.00	
438	Res garage/carports	0		\$0.00	#REF!	
645	Demo - sfd			\$0.00		
649	Demo - commercial			\$0.00		
September Total		14		\$3,397,704.78		
<u>Residential Value</u>		<u>Commercial Value</u>				<u>All Non-Taxable</u>
#REF!		0.0%				0.0%

<u>YEAR TO DATE TOTAL</u>						
<u>Code</u>	<u>Type</u>	<u>Permits Issued</u>	<u># of Units</u>	<u>Amount</u>	<u>Average</u>	<u>Non-Taxable</u>
101	Single Family Home	29	29	\$11,480,916.00	\$395,893.66	
102	Single Family Attach	3	3	\$858,000.00	\$286,000.00	
103	Two Family	0	0	\$0.00		
104	Three or More Families	1	1	\$250,000.00		
	Mobile Homes	0	0	\$0.00		
322	Service Stations	0		\$0.00		
324	Office	0		\$0.00		
328	Non-resident buildings	2		\$184,000.00	\$92,000.00	
329	Pool	5		\$78,799.00	\$15,759.80	
434	Residential add/alt	47		\$1,221,903.96	\$25,997.96	
437	Non-residential add/alt	7		\$248,163.00	\$35,451.86	
438	Res garage/carports	3		\$72,000.00	\$24,000.00	
645	Demo - sfd	5		\$0.00		
649	Demo - commercial	1		\$0.00		
YTD TOTAL		103	33	\$14,393,781.96		
<u>Residential Value</u>		<u>Commercial Value</u>				<u>All Non-Taxable</u>
97.0%		3.0%				0.0%