



PLANNING AND ZONING COMMISSION MEETING

November 14, 2023

6:00 PM

City Council Chambers

Agenda

- 1. Call to Order**
- 2. Roll Call**
- 3. Agenda Approval**
- 4. Minutes Approval**
 - A. Approval of September 26th meeting minutes.
 - B. Approval of October 10th meeting minutes.
- 5. Public Comment**
- 6. Old Business**
- 7. New Business**
 - A. Consider recommendation on request for approval of a Plat of Survey for Chad Daniels.
 - B. Consider recommendation on a major site plan application for a General Industrial Use at 1601 E Orchard Place
 - C. Consider the request from Eric Cannon to rezone property identified along North Jefferson Way and Kentucky Avenue to a Planned Unit Development (PUD) Zoning District.
 - D. Emerald Bay Planned Unit Development (PUD)
 1. Consider the request from Wally Pelds for a Future Land Use Amendment for property identified as 2103 North Jefferson Way (Parcel #490/2413-0880)
 2. Consider the request from Wally Pelds to rezone property identified as 2103 North Jefferson Way to a Planned Unit Development (PUD) Zoning District.
 - E. Deer Run Planned Unit Development (PUD)
 1. Consider the request from Wally Pelds for a Future Land Use Amendment for property identified as the Deer Run Golf Course.
 2. Consider the request from Wally Pelds to rezone property identified as the Deer Run Golf Course to a Planned Unit Development (PUD) Zoning District.
 - F. Consider recommendation on the rezoning from the General Industrial (M-2) and Single Family Residential Attached (R-2) zoning districts to the Multi-family

Residential (R-3) zoning district for land located at 704 N 6th Street, 810 N 6th Street, and 917 E Iowa Avenue.

8. Comments

- A. Building Permit Report
- B. Current Projects

9. Adjourn



PLANNING AND ZONING COMMISSION MEETING

September 26, 2023

6:00 PM

City Council Chambers

Minutes

1. Call to Order

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

2. Roll Call

Commission members present: Courtney Marmon, Sarah Ritchie, Al Farris, Misty Darling, Jake Vice, and Mellissa Sones.

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

3. Agenda Approval

A. Approval of September 26th's meeting agenda.

Jake Vice made a motion to approve the meeting agenda. Misty Darling seconded the motion. The agenda was approved.

4. Minutes Approval

A. Approval of the meeting minutes from the August 22nd meeting.

Jake Vice made a motion to approve the meeting minutes. Misty Darling seconded the motion. The minutes were approved.

5. Public Comment

6. Old Business

7. New Business

A. 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

Al Farris made a motion to approve waiving the right to review the plat of survey.

Mellisa Sones seconded the motion.

Motion was approved.

8. Comments

A. Building Permit Report

B. Current Projects

9. Adjourn

The meeting was adjourned at 6:12 p.m.



PLANNING AND ZONING COMMISSION MEETING

October 10, 2023

6:00 PM

City Council Chambers

Minutes

1. Call to Order

The meeting was called to order at 6:00 p.m.

2. Roll Call

Commission members present: Courtney Marmon, Al Farris, Misty Darling, Lin Stecker, Mellisa Sones and Justin Noethe.

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

3. Agenda Approval

- A. Approval of the October 10th meeting agenda.

Al Farris made a motion to approve the agenda.

Mellisa Sones seconded the motion.

The motion is approved.

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

Lin Stecker made a motion to approve the vacation request.

Al Farris seconded the motion.

The motion was approved.

- B. Introduction to the Planning and Zoning Commission

7. Comments

- A. Building Permit Report
- B. Current Projects

8. Adjourn

The meeting was adjourned at 6:20.



MEMORANDUM

To: Planning and Zoning Commission

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

Date: November 14, 2023

Subject: Consider recommendation on request for approval of a Plat of Survey for Chad Daniels.

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
 - 4. Location Map



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: November 14, 2023

Agenda Item: 7.A Consider recommendation on request for approval of a Plat of Survey for Chad Daniels for property addressed as 12516 110th Avenue (Parcel #140/0034-0822) and a property identified as Parcel #140/0034-0820.

Application Type: Plat of Survey

Property Owner: Joel and Donna Andrus and Paul Wilken

Applicant: Chad Daniels

Property Address/Parcel: 12516 110th Avenue (Parcel #140/0034-0822) and Parcel #140/0034-0820

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

Comprehensive Plan Designation: Low Density Residential

Application Summary

Chad Daniels, on the behalf of Joel and Donna Andrus and Paul Wilken, is requesting plat of survey approval for property located outside of city limits but within the City of Indianola's review authority. The proposal would reconfigure lot lines between the two properties.

Agenda Item: 7.A Consider recommendation on request for approval of a Plat of Survey for Chad Daniels for property addressed as 12516 110th Avenue (Parcel #140/0034-0822) and a property identified as Parcel #140/0034-0820.

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.A Consider recommendation on request for approval of a Plat of Survey for Chad Daniels for property addressed as 12516 110th Avenue (Parcel #140/0034-0822) and a property identified as Parcel #140/0034-0820.

- F. Complete curve notes for all curves included in the plat.
- G. Street right-of-way lines with accurate dimensions in feet and hundredths of feet with angles to right-of-way lines and lot lines.
- H. Lot numbers and dimensions.
- I. Accurate locations and descriptions of easements for utilities and any limitations on such easements.
- J. Accurate dimensions for any property to be dedicated or reserved for public, semi-public or community use.
- K. Building lines and dimensions.
- L. The location, type, material and size of all monuments and markers.
- M. The name of the subdivision.
- N. The name and address of the owner and the subdivider.
- O. North point, scale, and date.
- P. Certification by a registered land surveyor of the State of Iowa.
- Q. Certification of dedication of streets, easements and other public property.
- R. A resolution and certificate of approval by the Council for signatures of the Mayor and Clerk, stating that the plat, as described, has been acted upon and approved as required by Chapter 354, Code of Iowa, and that all dedications of streets easements and public lands have been accepted by the City.
- S. Location and dimensions of sidewalks to be installed prior to the occupancy of a developed lot.

4. The final plat shall be accompanied by the following instruments:

- A. A statement by the proprietors and their spouses, if any, that the plat is prepared with their free consent and in accordance with their desire, signed and acknowledged before an officer authorized to take the acknowledgments of deeds. The statement by the proprietors may also include a dedication to the public of all lands within the plat that are designated for streets, alleys, parks, open areas, school property, or other public use, if the dedication is approved by the Council.
- B. A statement by the Auditor approving the name or title on the subdivision plat.
- C. Either (i) a certificate bearing the approval of the Council stating that all improvements and installations in the subdivision required by this chapter have been made or installed in accordance with the City specifications, or (ii) a certificate from the owner or developer stating that all improvements required by this chapter shall be made or installed in accordance with City specifications before an occupancy compliance certificate is issued under the Zoning Ordinance, except as otherwise provided for in this chapter.
- D. A petition by the subdivider to the Council to provide the necessary improvements and to assess the costs thereof against the subdivided property in accordance with the requirements regarding special assessments, provided, however, that the subdivider or property owners shall furnish the necessary waivers to permit the assessment of the entire cost of the improvement plus the necessary and reasonable cost of the assessment proceedings against the platted property even though the total amount exceeds the statutory limitations. The final plat shall state that the subdivider, the grantees, assignees and successors in interest agree that public services including but not limited to street maintenance, snow removal, rubbish, refuse and garbage collection will not be extended to this subdivision until the improvements have been completed and accepted by the City.
- E. Easement(s) for Overland Drainage and/or Public Storm Sewer is required by and shall be in a form approved by the City.
- F. A letter from the owner's engineer designing the public improvement stating that all public improvements completed have been made or installed in accordance with City Specifications prior to acceptance of maintenance bonds for such improvements.

5. The final plat shall also be accompanied by the following at the time it is presented for filing at the Warren County Recorder's Office.

- A. A statement from the mortgage holders or lienholders, if any, that the plat is prepared with their free consent and in accordance with their desire, signed and acknowledged before an officer authorized to take the acknowledgment of deeds. An affidavit and bond as provided for in Section 354.12 of the Code of Iowa may

Agenda Item: 7.A Consider recommendation on request for approval of a Plat of Survey for Chad Daniels for property addressed as 12516 110th Avenue (Parcel #140/0034-0822) and a property identified as Parcel #140/0034-0820.

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

B. An opinion by an attorney-at-law who has examined the abstract of title of the land being platted. The opinion shall state the names of the proprietors and holders of mortgages, liens or other encumbrances on the land being platted and shall note the encumbrances, along with any bonds securing the encumbrances. Utility easements shall not be construed to be encumbrances for the purpose of this section.

C. A certificate of the County Treasurer that the land is free from certified taxes and certified special assessments or that the land is free from certified taxes and that the certified special assessments are secured by bond in compliance with Section 354.12 of the Code of Iowa.

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

170.11 DESIGN STANDARDS – STREETS

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

A. The street and alley layout shall provide access to all lots and parcels of land within the subdivision.

B. Street jogs of less than 150 feet shall be avoided.

C. Cul-de-sacs shall not exceed 700 feet in length.

D. New subdivisions shall make provisions for continuation and extension of thoroughfares and collector streets and roads.

E. No dead-end streets will be permitted except at subdivision boundaries and in no event shall any dead-end street be in excess of 500 feet.

F. Thoroughfare and collector streets in a subdivision shall extend through to the boundaries thereof, unless a terminal point within the subdivision is shown in the master street plan.

G. Alleys shall be discouraged in residential areas but shall be provided in commercial and industrial areas unless other suitable public or private access to loading and service areas is provided.

H. Intersection of road centerlines shall be between 80 degrees and 100 degrees.

I. Intersection of more than two streets at a point shall not be permitted.

J. Where parkways or special types of streets are proposed, the Commission may apply special standards for the design of such parkways or streets.

K. Proposed streets that are extensions of or in alignment with existing streets shall bear the name of the existing street. Names of new streets shall avoid duplication of or similarity to existing names of streets, or public and semi-public buildings and areas.

L. Streets, avenues, places, and courts shall be named in the following manner:

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

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

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

B. Residential collector streets - 70 feet.

C. Commercial collector streets - 80 feet.

Agenda Item: 7.A Consider recommendation on request for approval of a Plat of Survey for Chad Daniels for property addressed as 12516 110th Avenue (Parcel #140/0034-0822) and a property identified as Parcel #140/0034-0820.

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

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

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

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

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

170.13 DESIGN STANDARDS – LOTS

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

170.14 EASEMENTS

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

170.15 PARKS, SCHOOL SITES AND PUBLIC AREAS.

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

170.16 NATURAL DRAINAGE COURSES

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

170.17 EROSION CONTROL (DESIGN STANDARDS)

Agenda Item: 7.A Consider recommendation on request for approval of a Plat of Survey for Chad Daniels for property addressed as 12516 110th Avenue (Parcel #140/0034-0822) and a property identified as Parcel #140/0034-0820.

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

170.19 SANITARY SEWERS

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

170.20 PROHIBITED DISCHARGE

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

170.21 STORM DRAINS

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

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

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

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

170.22 WATER

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

Agenda Item: 7.A Consider recommendation on request for approval of a Plat of Survey for Chad Daniels for property addressed as 12516 110th Avenue (Parcel #140/0034-0822) and a property identified as Parcel #140/0034-0820.

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

170.23 SIDEWALKS

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

170.24 MARKERS

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

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

170.25 GRADING

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

170.26 CURB AND GUTTER

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

170.27 EROSION CONTROL (REQUIRED IMPROVEMENTS)

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

170.28 SURFACING

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

170.29 SPECIFICATIONS

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

Agenda Item: 7.A Consider recommendation on request for approval of a Plat of Survey for Chad Daniels for property addressed as 12516 110th Avenue (Parcel #140/0034-0822) and a property identified as Parcel #140/0034-0820.

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 request on the behalf of Joel and Donna Andrus and Paul Wilken for property located at 12516 110th Avenue (Parcel #140/0034-0822) and Parcel #140/0034-0820. The first parcel, owned by the Andrus' is a 2.69-acre parcel with a single-family dwelling. The second parcel, owned by Paul Wilken, is a 37.22-acre parcel in row-crop production.

To the north of the subject area exists two parcels: The first contains a single-family dwelling and the second contains multiple detached accessory structures utilized for agricultural purposes. To the east exists two properties, the first containing a single-family dwelling and the second containing a 33.70-acre parcel in row-crop production. To the south is an aliquot parcel in row-crop production. To the west is a 37.32-acre parcel in row-crop production.

The properties front along 110th Avenue. According to the Iowa Department of Transportation (IDOT), this street has an Annual Average Daily Traffic (AADT) of 30 vehicles as of 2012. The road is currently not a through road and contains a dead-end.

Future Land Use

The 'Elevate Indianola' Comprehensive Plan identifies this area as a low-priority growth area. The Future Land Use Map (FLUM) currently calls this area out as future Agricultural land with permitted uses such as agriculture, conservation, and rural housing.

The Comprehensive Plan also identifies a future minor arterial road allowing for an east-west connection on the Wilkins parcel at the dead-end on 110th Avenue. This future minor arterial road would connect R63 HWY to South K Street.

The proposed plat of survey, if approved, would adjust the boundary lines between the two properties. Parcel 'A', which contains the single-family dwelling, would become a 3.61-acre lot with flag-like characteristics.

COMMENTS FROM THE GENERAL PUBLIC

Notification letters were mailed to surrounding property owners within 200 feet of the subject property regarding the request on November 1, 2023. No public comment has been received at the time of writing this staff report.

ALTERNATIVES

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

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

Agenda Item: 7.A Consider recommendation on request for approval of a Plat of Survey for Chad Daniels for property addressed as 12516 110th Avenue (Parcel #140/0034-0822) and a property identified as Parcel #140/0034-0820.

on a future Planning and Zoning agenda.

RECOMMENDATION

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

LAND DIVISION APPLICATION

Community Development

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



PROPERTY OWNER

(Last Name) Andrus
(First Name) Joel
(Address) 12516 110th Ave
(City) Indianola (State) IA (Zip) 50125
(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) 5155772583 (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
- ☒ Proposed preliminary plat (hard copy)
- ☐ Proposed preliminary plat (electronic copy)
- ☐ Legal description (electronic in word format)
- ☐ All items as required by Section 170.09 of the Code of Ordinances of Indianola, Iowa
- ☐ Other Information as required by Director

☐ FINAL PLAT

Submittal Requirements:

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

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

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

Signature Chad Daniels

Digitally signed by Chad Daniels
Date: 2023.10.26 08:46:56 -05'00'

Name (printed) Chad Daniels

Date 26 October 2023

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

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

THIS PLAT OF SURVEY AMENDS AND REPLACES THE PLAT OF SURVEY RECORDED IN BOOK 2006 PAGE 9136 ON 31 AUGUST 2006. THE PURPOSE OF THIS AMENDMENT WAS TO RECONFIGURE THE BOUNDARIES OF PARCEL A TO INCLUDE THE DRIVEWAY AND LAND NORTH TO THE PROPERTY LINE. BOTH OF THE INGRESS/EGRESS EASEMENTS SHOWN ON THE PRIOR RECORDED PARCEL A SHALL ALSO BE REMOVED.

2ND AMENDED PLAT OF SURVEY

INDEX LEGEND

LOCATION: NE ¼ OF SE ¼ OF SECTION 34
T 76N, R 24W, WARREN COUNTY, IOWA

OWNER: JOEL & DONNA ANDRUS
(PARCEL A) 12516 110TH AVE., INDIANOLA IA 50125

OWNER: PAUL WILKEN
(NE 1/4 SE 1/4) 313 RIDGEWOOD DR., HUXLEY IA 50124

SURVEY FOR: KENNY HERRING - PEOPLES COMPANY

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

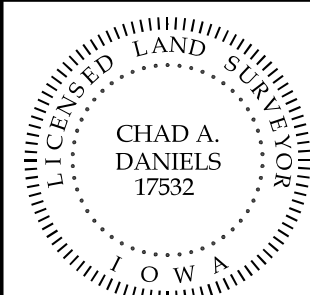
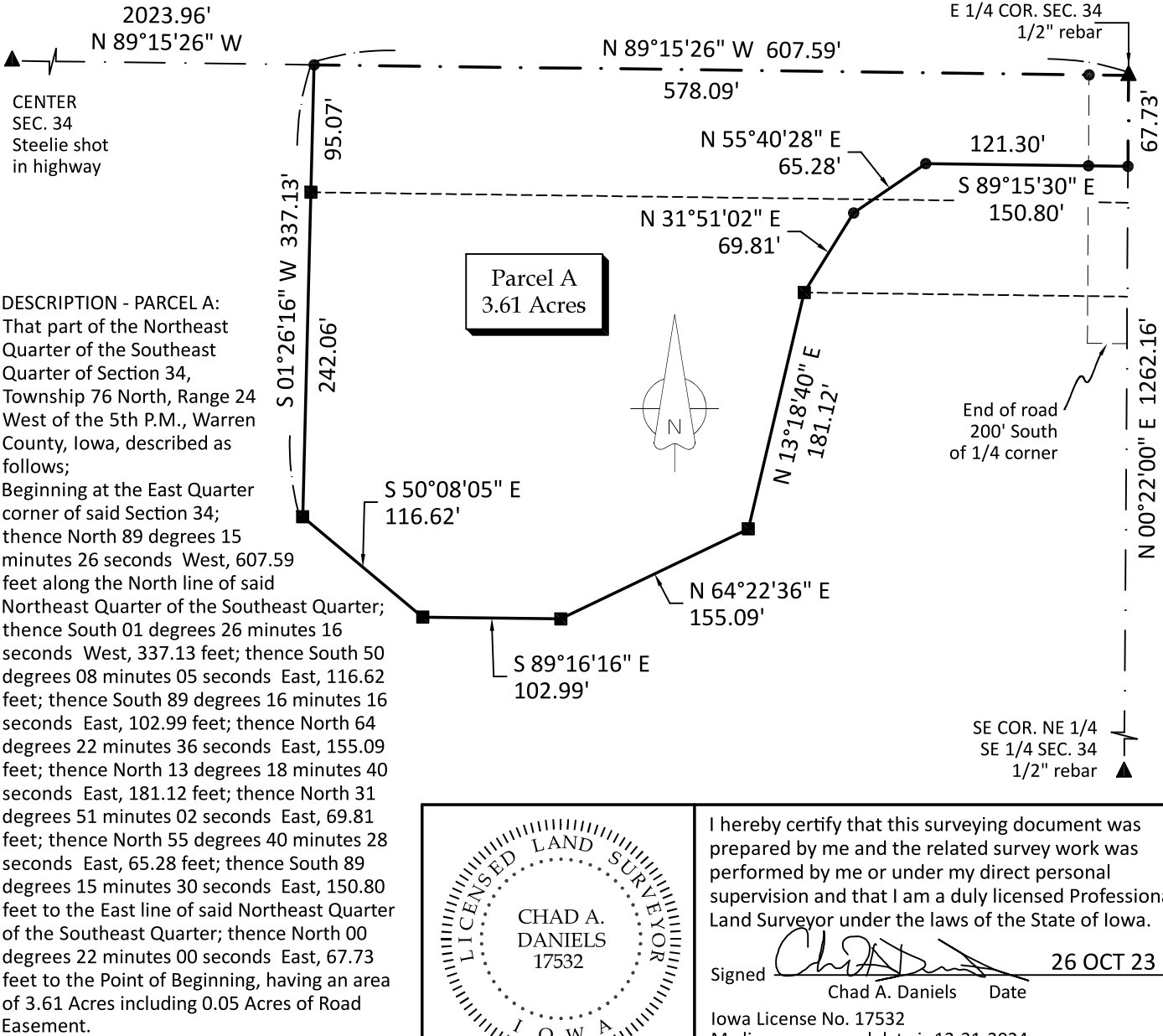
RETURN TO: 515-577-2583

SURVEY LEGEND

- () - Recorded Distance/Bearing
- — — — Road Easement
- · — · — Section line
- x — x — Fence line
- Monuments
- ▲ - Found section corner
 - - Set 1/2" red plastic capped rebar, #17532
 - - Found 1/2" red cr #17532

0 120 240 FEET

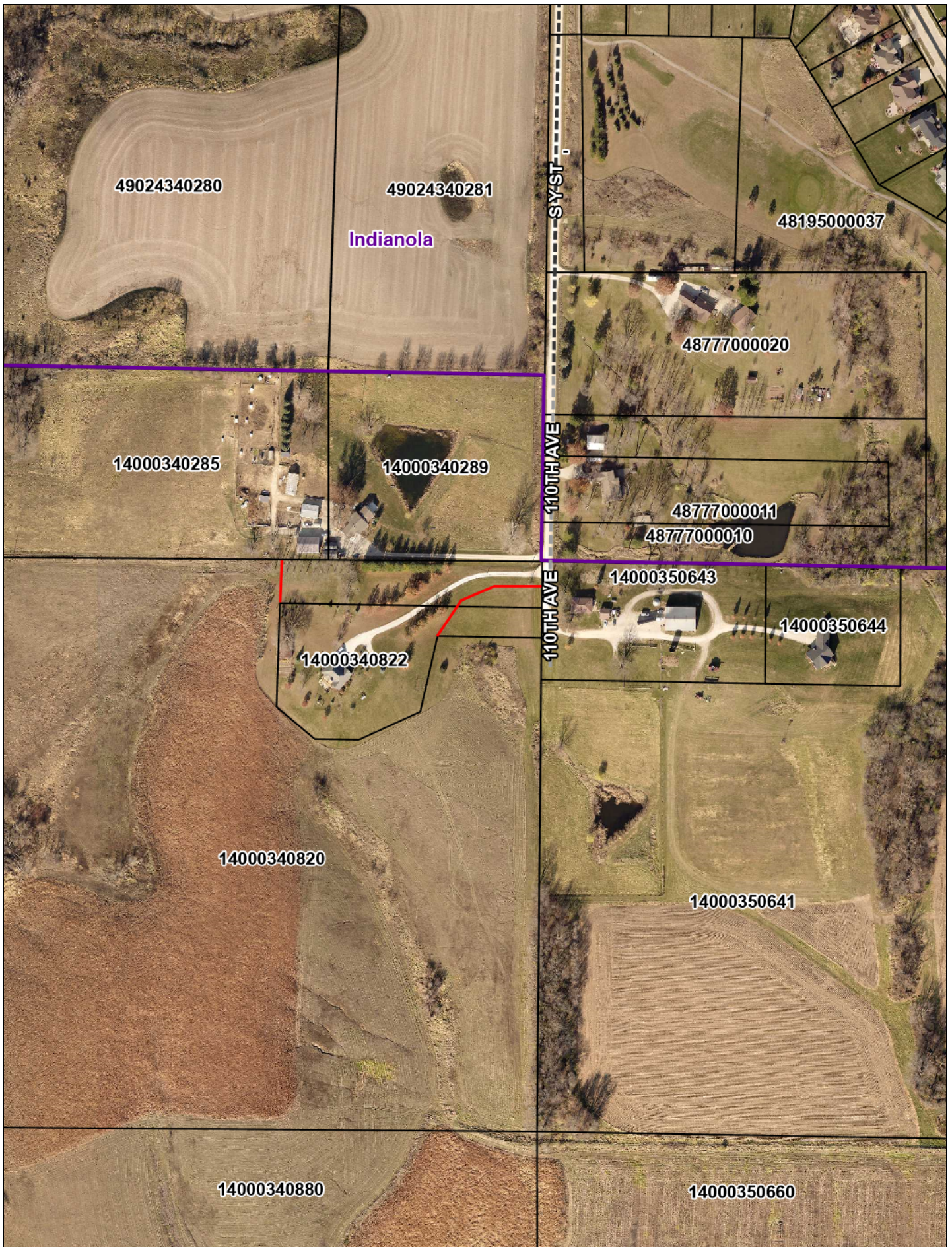
BASIS OF BEARINGS IS IA RCS ZONE 8



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 *Chad A. Daniels* 26 OCT 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





MEMORANDUM

To: Planning and Zoning Commission

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

Date: November 14, 2023

Subject: Consider recommendation on a major site plan application for a General Industrial Use at 1601 E Orchard Place

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

- 1. Prior to receiving final certificate of occupancy, the applicant will need either a variance granted from the Board of Adjustment to vary from opaque screening requirements for the outdoor storage, or a text amendment.

- Attachments:**
- 1. Staff Report
 - 2. Application
 - 3. Site Plan
 - 4. Building Plans and Elevation
 - 5. Lighting 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: November 14, 2023

Agenda Item: 7.B Consider recommendation on a major site plan application for a General Industrial Use at 1601 E Orchard Place

Application Type: Site Plan

Applicant: Jason Ledden of Snyder & Associates

Property Owner: Indianola Industrial Park LLC

Property Address/Parcel: 1601 E Orchard Place

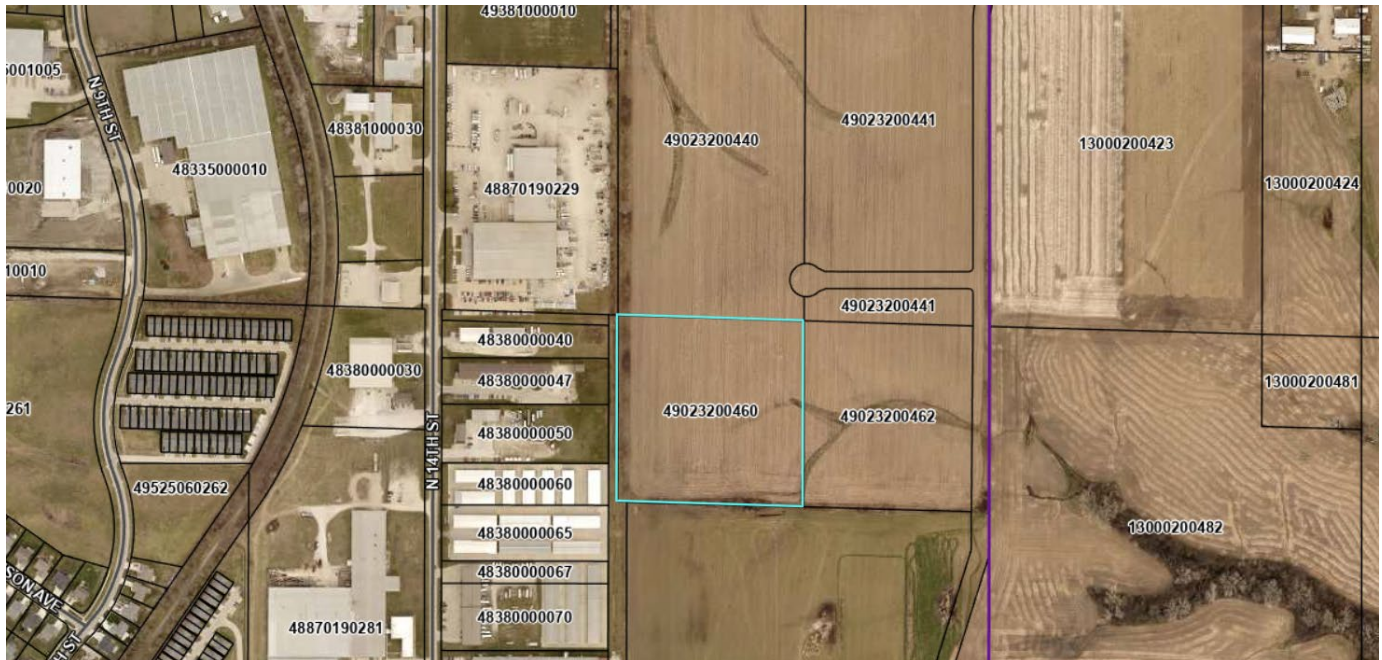
Current Zoning: M-2 'General Industrial' Zoning District

Comprehensive Plan Designation: Industrial

Application Summary

Jason Ledden is requesting approval for a major site plan application for property located at 1601 E Orchard Place. The request would allow for a new 18,000 square foot building and a total of 540,716 square feet of impervious surface area for a new General Industrial Use building (Sternquist).

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.

**Agenda Item: 7.B to consider recommendation on a major site plan application
for a General Industrial Use at 1601 E Orchard Place**

- 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.
- 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 approved 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

Jason Ledden of Snyder & Associates, on behalf of Sternquist Construction, has submitted a major site plan application for property located at 1601 E Orchard Place. The proposal shows a 18,000 square foot building with approximately 540,000 square feet of additional impervious surface area for outdoor storage.

To the north/east of the subject property exists a vacant industrial lot. To the south exists the Missouri Valley Line facility. To the west exists several industrial properties.

The property is a lot located on a cul-de-sac, and takes access off of E Orchard Place. No Annual Average Daily Traffic (AADT) is available for this road at this time.

Chapter 165.07 requires one (1) off-street parking spot per 1,000 square feet of manufacturing/industrial space, plus one (1) off-street parking spot per 250 square feet of office space. A total of 29 parking spaces (including 2 required handicap parking spaces) are provided.

The total area of this site is 522,707 square feet or 11.99 acres. The site meets the minimum 15% required open space requirement and provides for minimum required landscaping on site. The site does contain existing trees near the western and southern property lines, which will remain on site. These existing trees have been credited towards the min. landscaping requirement.

The proposed building elevations show that the buildings primary façade (containing the main entrance) will consist of glass and precast panels. Horizontal metal siding will be utilized for an awning at the main door entrance. Industrial buildings require building primary facades to utilize at

least two (2) Class 1, 2 or 3 building materials, that must compose at least 80% of the building façade. Class 4 materials cannot exceed 10% in aggregate. Staff finds that the building materials for the primary façade can meet minimum class materials, due to the buildings orientation and relation to the public street.

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 Industrial. Industrial guides for office/warehouse buildings, manufacturing, and outdoor storage/operations when screened from public rights-of-way and adjacent properties.

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. Minimum zoning code requirements for this site are met, aside from requiring opaque screening around the outdoor storage. 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, IMU Electric, Fiber, and Water..

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 this site is 522,707 square feet (11.99 acres). The site plan has been reviewed for proposed setbacks, open space requirements, stormwater management, and off-street parking, and other applicable sections of city code and state/federal regulations.

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

The proposed use and site are surrounding by industrial type uses. Trees located near the south property line will provide for general screening from the south property (Missouri Valley). Based on the proposed use and improvements and its location, citizens' health, safety, and welfare should not be impacted.

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

The property is located on a cul-de-sac on East Orchard Place. The site plan proposes on access on the street frontage. It is not anticipated that the proposed use and site improvements will increase traffic congestion unduly.

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. Utility companies have reviewed the request and no additional comments and concerns are left unaddressed. The site provides for stormwater facilities to capture stormwater during rain events.

- 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**

To the north/east of the subject property exists a vacant industrial lot. To the south exists the Missouri Valley Line facility. To the west exists several industrial properties. The proposed use should not diminish or impair established property values to adjoining or surrounding property, as uses are complementary.

- 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 use and 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. Prior to receiving final certificate of occupancy, the applicant will need either a variance granted from the Board of Adjustment to vary from opaque screening requirements for the outdoor storage, or a text amendment.

SITE DEVELOPMENT APPLICATION

Community Development

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



PROPERTY OWNER

(Last Name) STERNQUIST
(First Name) BRITT
(Address) 1601 NORTH 14TH STREET
(City) INDIANOLA (State) IA (Zip) 50125
(Phone) 515-961-8127 (Email) bsternquist@sternquistconstruction.com

APPLICANT (if not Property Owner)

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

☐ 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

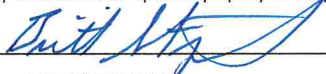
☒ SITE PLAN

Submittal Requirements:

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

- ☐ Completed Application
- ☐ Property Address: 601 E ORCHARD PL, INDIANOLA, IOWA
- ☐ Filing Fee for major review: \$300, plus OEC
- ☐ Current Zoning: M2 - GENERAL INDUSTRIAL
- ☐ 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.

Signature 

Name (printed) BRITT STERNQUIST

Date 8-18-2023

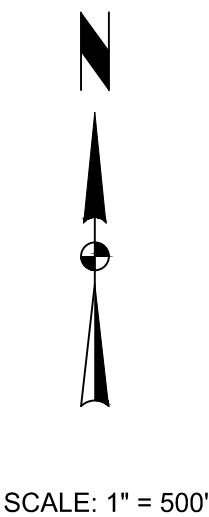
FOR OFFICE USE ONLY: Code to 45683 (Const Docs)
45680 (Site Plan)

Date Received: _____

Receipt No: _____

Receipt Amount: _____

SITE PLAN
FOR
STERNQUIST CONSTRUCTION
601 EAST ORCHARD PLACE
CITY OF INDIANOLA, WARREN COUNTY, IOWA



VICINITY MAP

OWNER / DEVELOPER

STERNQUIST CONSTRUCTION
1601 NORTH 14TH STREET
INDIANOLA, IOWA
CONTACT: BRITT STERNQUIST
PHONE: 515-961-8127

Sheet List Table

- C100 TITLE SHEET
- C101 PROJECT INFORMATION
- C200 DIMENSION AND UTILITY PLAN
- C300 STORM SEWER, GRADING, AND EROSION CONTROL PLAN
- C301 DETAILED GRADING PLAN
- C400 PROJECT DETAIL SHEET
- C500 PLANTING PLAN

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

Clay R. Schneckloth, PLA _____ Date _____

License Number 512

Pages or sheets covered by this seal:
C500

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.

Jason A. Ledden, P.E. _____ Date _____

License Number P24117

My License Renewal Date is December 31, 2024

Pages or sheets covered by this seal:
C100-C400

STERNQUIST CONSTRUCTION

TITLE SHEET

INDIANOLA, IOWA

SNYDER & ASSOCIATES, INC. |

Project No: 123.0274.01

Sheet C100

3	AS PER CITY COMMENTS	JRC	11-06-23	JRC
2	AS PER CITY COMMENTS	JRC	10-13-23	JRC
1	AS PER CITY COMMENTS	JRC	09-11-23	JRC
MARK	REVISION	DATE	BY	
Engineer: JAL	Checked By: JAL	Scale: 1" = 500'		
Technician: TLS	Date: 08-18-2023	T-R-S: TTN-RRW-SS		

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

FEATURES

Section Corner
1/2" Rebar, Cap # 11579
(Unless Otherwise Noted)

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

- Spot Elevation
- Contour Elevation
- Fence (Barbed, Field, Hog)
- Fence (Chain Link)
- Fence (Wood)
- Fence (Silt)
- Tree Line
- Tree Stump
- Deciduous Tree \ \ Shrub
- Coniferous Tree \ \ Shrub
- Communication
- Overhead Communication
- Fiber Optic
- Underground Electric
- Overhead Electric
- Gas Main with Size
- High Pressure Gas Main with
- Water Main with Size
- Sanitary Sewer with Size
- Duct Bank
- Test Hole Location for SUE w

Sanitary Manhole

- Storm Sewer with Size
- Storm Manhole
- Single Storm Sewer Intake
- Double Storm Sewer Intake
- Fire Hydrant
- Fire Hydrant on Building
- Water Main Valve
- Water Service Valve
- Well
- Utility Pole
- Guy Anchor
- Utility Pole with Light
- Utility Pole with Transformer
- Street Light
- Yard Light
- Electric Box
- Electric Transformer
- Traffic Sign
- Communication Pedestal
- Communication Manhole
- Communication Handhole
- Fiber Optic Manhole
- Fiber Optic Handhole
- Gas Valve
- Gas Manhole
- Gas Apparatus
- Fence Post or Guard Post
- Underground Storage Tank
- Above Ground Storage Tank
- Sign
- Satellite Dish
- Mailbox
- Sprinkler Head
- Irrigation Control Valve

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI / ASCE 38-02 STANDARD.

QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.

QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION.

QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.

QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

1. NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION, AND DEPTH OF ALL UTILITIES. PROTECT ALL UTILITIES AND STRUCTURES NOT SHOWN FOR REMOVAL OR MODIFICATION. ANY DAMAGES TO UTILITY ITEMS NOT SHOWN FOR REMOVAL OR MODIFICATION SHALL BE REPAIRED TO THE UTILITY OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
2. CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE SOILS REPORTS PREPARED BY OTHERS.
3. LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
4. ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY, FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS.
5. NOTIFY OWNER, ENGINEER, CITY OF INDIANOLA PUBLIC WORKS, AND INDIANOLA MUNICIPAL UTILITIES AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.

6. CONSTRUCT CURB MANHOLES AND APPURTENANCES AS WORK PROGRESSES BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.
7. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
8. ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.
9. DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF DESIGN. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.
10. CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
11. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 6" DEPTH TO FINISH GRADES.

13. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES IN A TIMELY MANNER.
14. THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ANY EXISTING EROSION CONTROL MEASURES ON SITE AT THE TIME OF CONSTRUCTION. GRADING AND SOIL EROSION CONTROL CODE REQUIREMENTS SHALL BE MET BY CONTRACTOR. A GRADING PERMIT IS REQUIRED FOR THIS PROJECT.
16. CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, TELEPHONE AND ANY OTHER FRANCHISE UTILITY SERVICES WITH UTILITY SERVICE PROVIDER, CITY OF INDIANOLA, AND THE OWNER PRIOR TO CONSTRUCTION.
17. CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN MINIMUM 18" VERTICAL AND HORIZONTAL CLEARANCE BETWEEN UTILITY CROSSINGS. CONTRACTOR TO COORDINATE UTILITY ROUTING TO BUILDING AND VERIFY CONNECTION LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION.

1. BUILDING LINES AND CORNERS ARE FOR USE IN PREPARING CIVIL SITE PLAN DOCUMENTS. BUILDING CORNERS AND BUILDING LINES SHOULD BE SPECIFICALLY VERIFIED, AS NECESSARY, PRIOR TO DESIGN FOR CONSTRUCTION OF ANY PROPOSED EXPANSION OR CONNECTION OF BUILDING COMPONENTS.
2. FOR CLARITY PURPOSES, SURVEY SPOT ELEVATIONS ARE NOT SHOWN ON THIS SURVEY, BUT ARE CONTAINED WITHIN THE DIGITAL CADD FILES.
3. FOR THE PURPOSE OF THIS SURVEY, STORM SEWER, SANITARY SEWER AND WATER MAIN LINES ARE ASSUMED TO FOLLOW A STRAIGHT LINE FROM STRUCTURE TO STRUCTURE.
4. UTILITY SERVICE LINES TO BUILDINGS ARE APPROXIMATE ONLY. AN INTERNAL BUILDING INVESTIGATION, EXCAVATION AND/OR SUBSURFACE LOCATING/DENIGATING WOULD NEED TO BE PERFORMED TO DETERMINE THE LOCATION OF SERVICES ENTERING THE BUILDING.
5. UNDERGROUND PIPE MATERIALS AND SIZES ARE BASED UPON VISIBLE EVIDENCE VIEWED FROM ACCESS MANHOLES/STRUCTURES. DUE TO THE CONFIGURATION AND/OR CONSTRUCTION OF THE STRUCTURE, IT MAY BE DIFFICULT TO ACCURATELY DETERMINE THE PIPE MATERIAL AND/OR SIZE. THE SURVEYOR WILL USE THEIR JUDGMENT AND EXPERIENCE TO ATTEMPT TO DETERMINE, BUT COMPLETE ACCURACY CANNOT BE GUARANTEED.

CP1	N=7411689.15 E=18548571.36 Z=946.99 SET 1/2" REBAR WITH RED PLASTIC CAP LOCATED +5' NORTH OF HILLCREST AT 15TH ST. GRAVEL ENTRANCE, +650' EAST OF 14TH ST. (AS SHOWN ON SURVEY)
CP2	N=7411670.61 E=18549212.22 Z=955.60 SET 1/2" REBAR WITH RED PLASTIC CAP LOCATED +5' NORTH OF HILLCREST AT FIELD ENTRANCE, +375' WEST OF 14205 DRIVEWAY. (AS SHOWN ON SURVEY)
CP3	N=7411649.91 E=18549970.75 Z=964.17 SET 1/2" REBAR WITH RED PLASTIC CAP LOCATED +5' NORTH OF HILLCREST, +50' EAST OF 143RD AVE, AND +25' WEST OF SIGN. (AS SHOWN ON SURVEY)
CP4	N=7409682.05 E=18548603.56 Z=967.33 FOUND 1/2" REBAR WITH RED PLASTIC CAP NO. 17532 LOCATED +50' EAST OF GRAVEL, +1'E SOUTH OF FENCE CORNER AND +2000' SOUTH OF HILLCREST. (AS SHOWN ON SURVEY)
CP5	N=7409674.93 E=18549287.75 Z=963.45 SET 1/2" REBAR WITH RED PLASTIC CAP LOCATED +725' EAST OF GRAVEL, +25' NORTH OF FIELD FENCE, AND +2000' SOUTH OF HILLCREST. (AS SHOWN ON SURVEY)
CP6	N=7410312.10 E=18548536.78 Z=966.02 FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP IN CONCRETE LOCATED +50' SOUTH OF FENCE CORNER, +1400' SOUTH OF HILLCREST, AND +600' EAST OF 14TH ST. (AS SHOWN ON SURVEY)
CP7	N=7409638.29 E=18549842.38 Z=957.67 SET 1/2" REBAR WITH RED PLASTIC CAP LOCATED +15' EAST OF FENCE CORNER, +1300' EAST OF GRAVEL, +2000' SOUTH OF HILLCREST, AND +25' SOUTH OF FIELD. (AS SHOWN ON SURVEY)

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
IARTN DERIVED - US SURVEY FEET

BM6 N=7410312.10 E=18548536.78 Z=966.02
FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP IN CONCRETE
LOCATED +50' SOUTH OF FENCE CORNER, +1400' SOUTH OF
HILLCREST, AND +600' EAST OF 14TH ST. (AS SHOWN ON
SURVEY)

AUGUST 29, 2022

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM
THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 552205367

OE1-OVERHEAD ELECTRIC	MIDAMERICAN ENERGY CRAIG RANFELD 515-252-6632 MECDMSDESIGNLOCATES@MIDAMERICAN.COM
CO1-COMMUNICATION FO5-FIBER OPTIC	CENTURY LINK SADIE HULL 918-547-0147 SADIE.HULL@LUMEN.COM
OE2-OVERHEAD ELECTRIC	INDIANOLA MUNICIPAL UTILITIES MIKE METCALF 515-962-5305 MMETCALF@INDIANOLAOWA.GOV
FO1-FIBER OPTIC	INDIANOLA MUNICIPAL UTILITIES KURT RIPPERGER 515-962-5283 KRIPPERGER@INDIANOLAOWA.GOV
W2-WATER MAIN FO4-FIBER OPTIC	INDIANOLA MUNICIPAL UTILITIES JUSTIN BRAND 515-982-5330 JBRAND@INDIANOLAOWA.GOV
S-SANITARY	CITY OF INDIANOLA JARED KEENAN 515-951-9416 JKEENAN@INDIANOLAOWA.GOV
G1-GAS MAIN	FLINT HILLS RESOURCES, LC CASI WORKNEY 316-828-8825 ONECALLICT@KOCHIND.COM
FO3-FIBER OPTIC	VERIZON JOHN BACHELDER 972-729-7000 ASG.INVESTIGATIONSTEAM@ASGINC.US
FO2-FIBER OPTIC	TEXTSTAR COMMUNICATIONS INC STEVE HOFFMAN 218-346-8887 STEVE.HOFFMAN@ARVIG.COM
CLEAR PER MAP	MEDIACOM KEVIN COLLINS 515-246-6668 KCOLLINS1@MEDIACOMCC.COM
CO1-COMMUNICATION	CENTURY LINK TECH ON DUTY 877-366-8344 NATIONALRELO@CENTURYLINK.COM
G1-GAS MAIN	MAGELLAN MIDSTREAM PARTNERS, L DYLAN GILLEAN 918-574-7098 ONECALLGROUP@MAGELLANLP.COM
W1-WATER MAIN	WARREN WATER DISTRICT STAN RIPPERGER 515-208-5352 WWD@WARRENWATERDISTRICT.COM

LOT 1, INDIANOLA INDUSTRIAL PARK PLAT 3, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF INDIANOLA, WARREN COUNTY, IOWA

601 E ORCHARD PLACE, INDIANOLA, IOWA 50125

M2 - GENERAL INDUSTRIAL ZONING

MANUFACTURING, PRODUCTION, AND INDUSTRIAL SERVICES-INTENSIVE.

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

1 SPACES PER 1000 SF OF MANUFACTURING/INDUSTRIAL
15,250 SF/1000 x 1 PARKING SPACES= 16 SPACES REQUIRED
1 SPACE PER 250 SF OF OFFICE
2,750 SF/250 x 1 PARKING SPACE = 11 SPACES REQUIRED
= 27 SPACES TOTAL REQUIRED
29 SPACES PROVIDED (INCLUDING 2 HANDICAP)

70,190 SF OF IMPERVIOUS - 3,400 SF = 66,790 SF
 66.790 SF / 340 SF = 166.44
 166.44 * 0.1 ERU = 19.65 ERU
 19.65 ERU + 1 ERU = 21 TOTAL ERU



1. CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) NPDES PERMIT, THE U.S. CLEAN WATER ACT AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND POLLUTION FROM THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.

2. DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT / ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY, INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER. FURTHER, IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.

B. STORM WATER DISCHARGE PERMIT

1. THIS PROJECT DOES NOT REQUIRE COVERAGE UNDER THE NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE IDNR, AS REQUIRED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH AND FULFILLMENT OF ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2 AS SPECIFIED IN THE CONTRACT DOCUMENTS.

2. ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT, INCLUDING, BUT NOT LIMITED TO, THE NOTICE OF INTENT, PROOF OF PUBLICATIONS, DISCHARGE AUTHORIZATION LETTER, CURRENT SWPPP, SITE INSPECTION LOG, AND OTHER ITEMS, SHALL BE KEPT ON SITE AT ALL TIMES AND MUST BE PRESENTED TO ANY JURISDICTIONAL AGENCIES UPON REQUEST. FAILURE TO COMPLY WITH THE NPDES PERMIT REQUIREMENTS IS A VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF IOWA.

3. A "NOTICE OF DISCONTINUATION" MUST BE FILED WITH THE IDNR UPON FINAL STABILIZATION OF THE DISTURBED SITE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES. ALL PLANS, INSPECTION REPORTS, AND OTHER DOCUMENTS MUST BE RETAINED FOR A PERIOD OF THREE YEARS AFTER PROJECT COMPLETION. THE CONTRACTOR SHALL RETAIN A RECORD COPY AND PROVIDE THE ORIGINAL DOCUMENTS TO THE OWNER UPON PROJECT ACCEPTANCE AND/OR SUBMITTAL OF THE NOTICE OF DISCONTINUATION.

C. POLLUTION PREVENTION PLAN

1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DOCUMENT IN ADDITION TO THESE PLAN DRAWINGS. THE CONTRACTOR SHOULD REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS AND MODIFICATIONS TO THE POLLUTION PREVENTION PLAN MADE DURING CONSTRUCTION.

2. THE SWPPP ILLUSTRATES GENERAL MEASURES AND BEST MANAGEMENT PRACTICES (BMP) FOR COMPLIANCE WITH THE PROJECT'S NPDES PERMIT COVERAGE. ALL BMP'S AND EROSION CONTROL MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, NOTE AND IMPLEMENT. ADDITIONAL BMP'S FROM THOSE SHOWN ON THE PLAN MAY BE REQUIRED.

3. THE SWPPP AND SITE MAP SHOULD BE EXPEDITIOUSLY REVISED TO REFLECT CONSTRUCTION PROGRESS AND CHANGES AT THE PROJECT SITE.

4. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL PERMIT AND SWPPP, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE:

- a. UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE WHEN DISCHARGING FROM BASINS, PROVIDE AND MAINTAIN NATURAL BUFFER AROUND SURFACE WATERS, DIRECT STORM WATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORM WATER INFILTRATION, AND MINIMIZE SOIL COMPACTION.

b. INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.

c. PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.

d. MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.

e. INSPECT THE PROJECT AREA AND CONTROL DEVICES (BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR) EVERY SEVEN CALENDAR DAYS. RECORD THE FINDINGS OF THESE INSPECTIONS AND ANY RESULTING ACTIONS IN THE SWPPP WITH A COPY SUBMITTED WEEKLY TO THE OWNER OR ENGINEER DURING CONSTRUCTION. REVISE THE SWPPP AND IMPLEMENT ANY RECOMMENDED MEASURES WITHIN 7 DAYS.

f. PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS, OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.

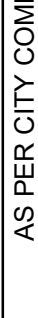
g. INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RIPRAP AS SOON AS AREAS REACH THEIR FINAL GRADES AND AS CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS RUNOFF CONTROL. PROVIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.

h. RESPAD A MINIMUM OF 6 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND I
SOD) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR
OTHER IMPROVEMENTS ARE LOCATED.

- i. STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, SOD, OR PAVEMENT IMMEDIATELY AS SOON AS POSSIBLE UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE

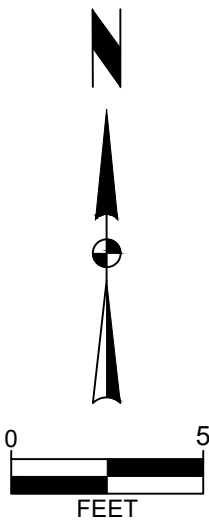
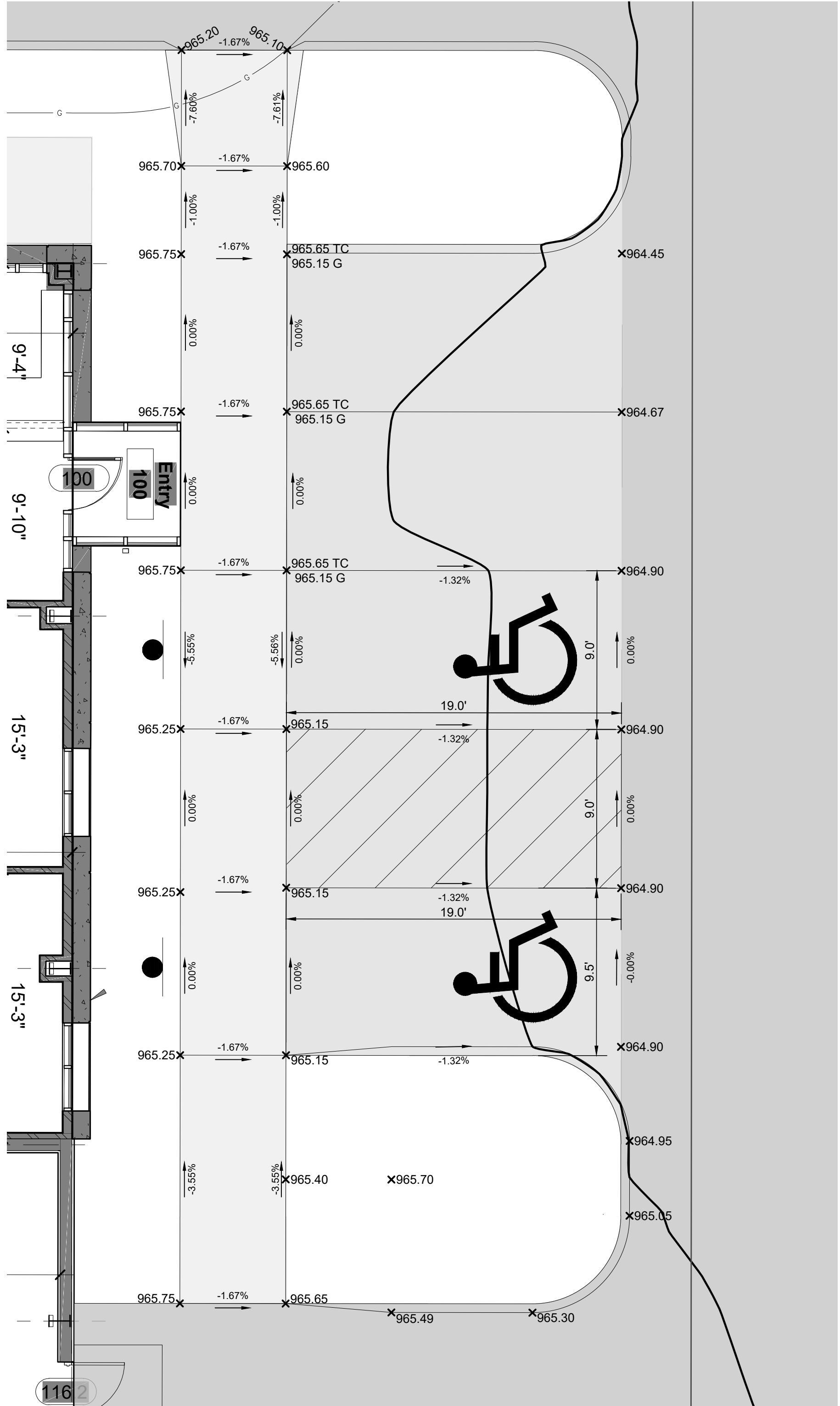
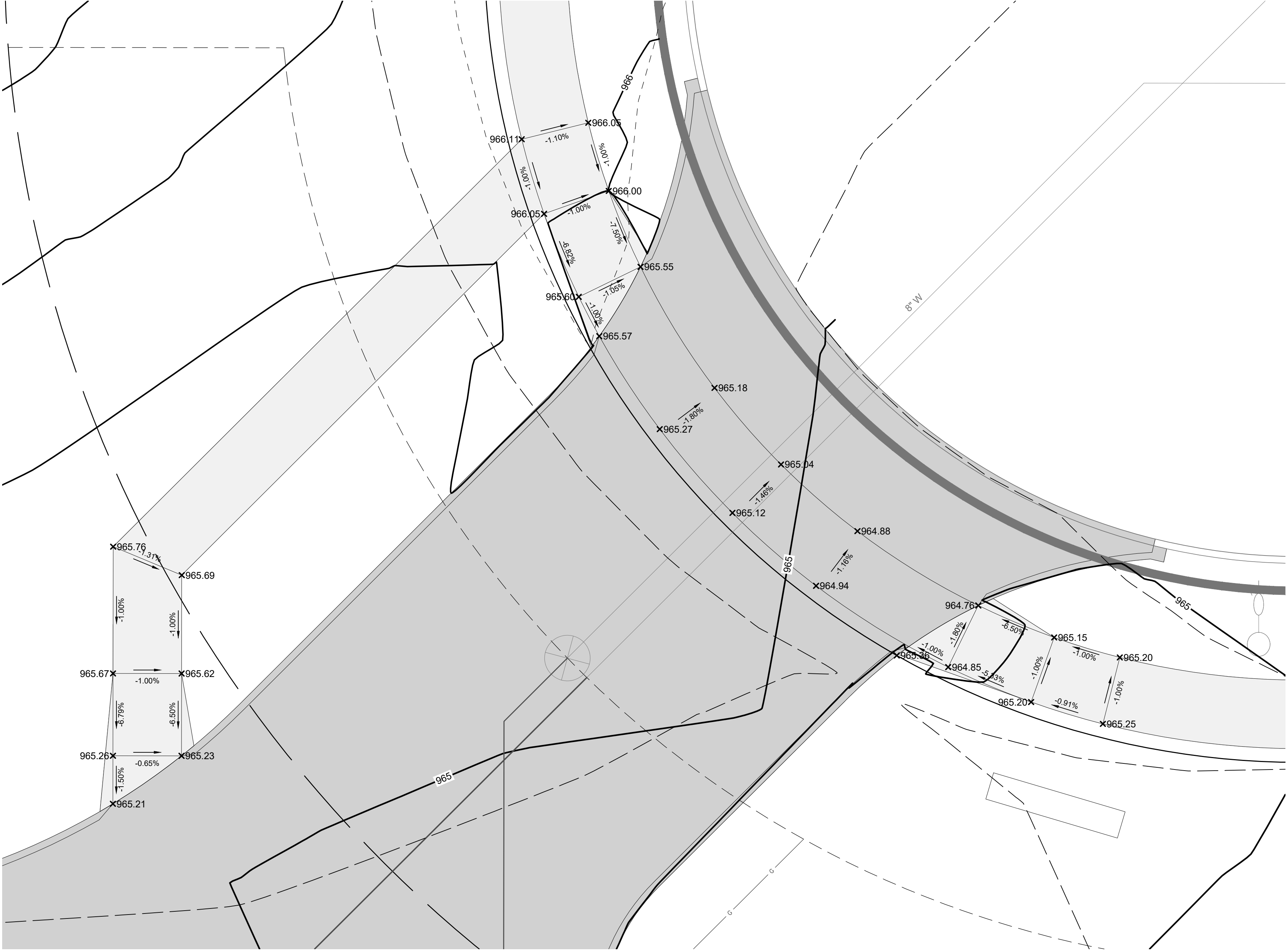
j. COORDINATE LOCATIONS OF STAGING AREAS WITH THE OWNER AND RECORD IN THE SWPPP. UNLESS NOTED OTHERWISE, STAGING AREAS SHOULD CONTAIN THE FOLLOWING: JOB TRAILERS, FUELING / VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL SUFFRAGE FROM STAGING AREAS WITH DIVERSION BERMS AND/OR CURB BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ONSITE.

k. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".

 SNYDER & ASSOCIATES		Project No: 123.0274.01 Sheet C101		STERNQUIST CONSTRUCTION PROJECT INFORMATION INDIANOLA, IOWA	
				SNYDER & ASSOCIATES, INC. 2727 S.W. SNYDER BLVD ANKENY, IOWA 50023 515-964-2020 www.snyder-associates.com	
				Engineer: JAL Checked By: JAL Scale: 1" = NONE	
				Technician: TLS Date: 08-18-2023 T-R-S: TTN-RRW-SS	
3 AS PER CITY COMMENTS 11-06-23 JRC		2 AS PER CITY COMMENTS 10-13-23 JRC		1 AS PER CITY COMMENTS 09-11-23 JRC	
MARK REVISION DATE BY					



V:\Projects\2023\123.0274\123.0274\123.0274.dwg JAKE R. CAMPOS DETAILED GRADING PLAN, 2023.11.05, 11:38 AM, ANSI FULL BLEED (34.00 X 22.00 INCHES)



Project No: 123.0274.01
Sheet C301

STERNQUIST CONSTRUCTION

DETAILED GRADING PLAN

INDIANOLA, IOWA

SNYDER & ASSOCIATES, INC. |

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

MARK	REVISION	DATE	BY
3	AS PER CITY COMMENTS	11-06-23	JRC
2	AS PER CITY COMMENTS	10-13-23	JRC
1	AS PER CITY COMMENTS	09-11-23	JRC
Engineer: JAL	Checked By: JAL	Scale: 1" = 5'	
Technician: TLS	Date: 08-18-2023	T-R-S: TTN+RRW-SS	

Project No: 123.0274.01

Sheet C301

D:\JULCAD\Design Files\Temp Backups\CharlieB\Sternquist Const New Bldg_JBLDMcharlieb.rvt 11/22/2023 7:21:10 AM

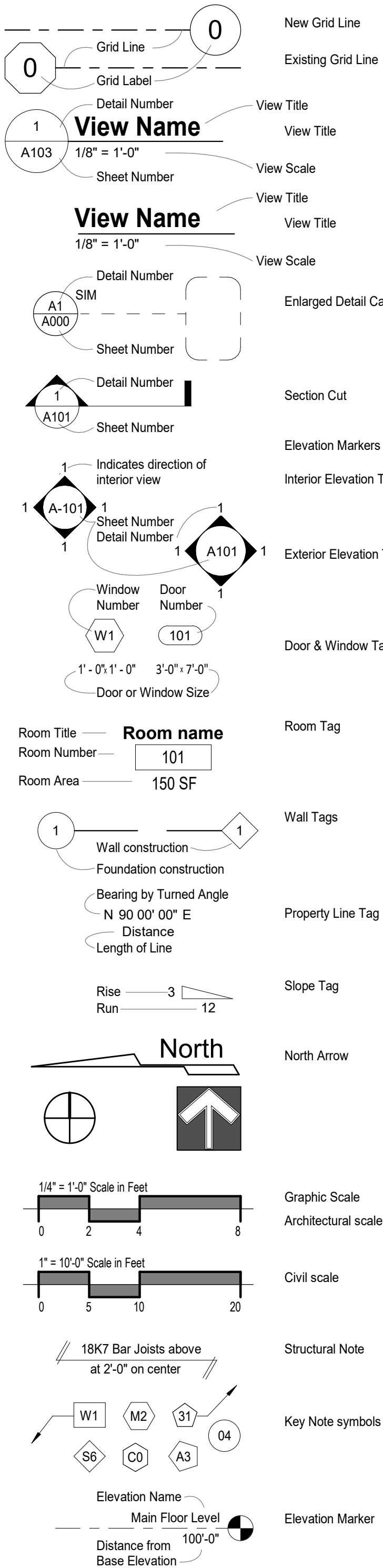
ALL IDEAS, DESIGNS, AND DRAWINGS SET FORTH ON THIS SHEET ARE THE ORIGINAL WORK PRODUCT OWNED BY JENSEN BUILDERS, LTD. THESE DRAWINGS ARE COPYRIGHTED BY JENSEN BUILDERS, LTD. AND MAY NOT BE REPRODUCED OR REPRINTED ELECTRONICALLY OR OTHERWISE WITHOUT THE EXPRESSED WRITTEN PERMISSION OF JENSEN BUILDERS, LTD.

Sternquist Construction New Building

1601 E Orchard Place

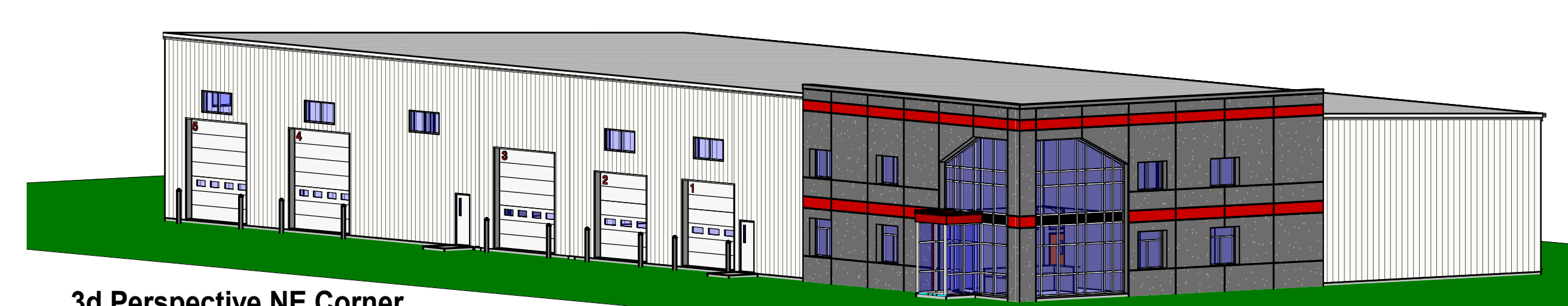
Indianola, Iowa 50125

Symbols Legend

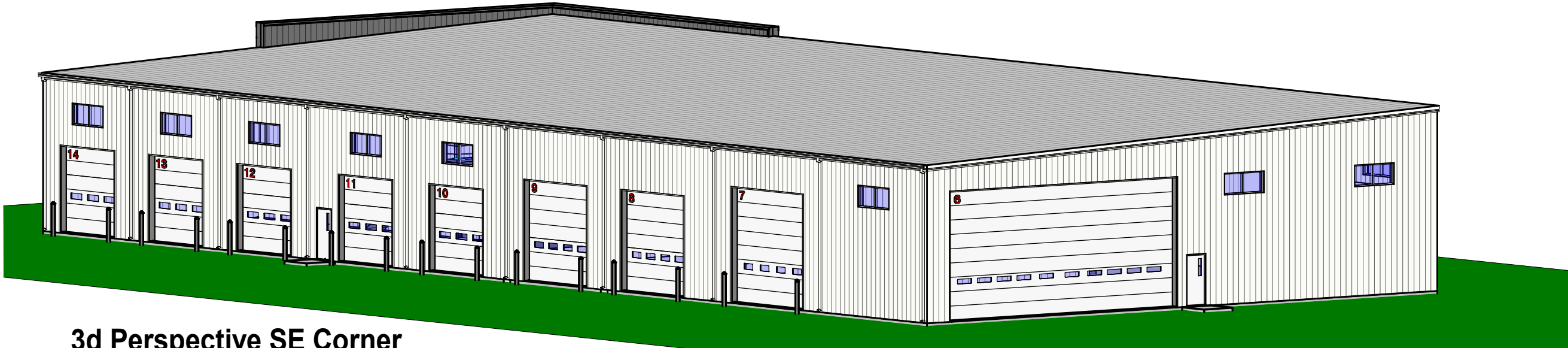


Abbreviations List

A	AND	EL	ELEVATION	JC	JANITOR'S CLOSET	S	SOUTH
@	AT	ELEC	ELECTRICAL	JST	JOIST	SA	SUPPLY AIR
AB	ANCHOR BOLT	ELEV	ELEVATOR	JT	JOINT	SC	SOLID CORE
AC	AIR CONDITIONING	EMER	EMERGENCY	K		SCHED	SCHEDULE
ACC	ACCESSIBLE	ENCL	ENCLOSURE	KIT	KITCHEN	SD	STORM DRAIN
ACT	ACOUSTIC CEILING TILE	ENG	ENGINEER	KO	KNOCK OUT	SEC	SECTION
ADJ	ADJACENT	EP	ELECTRICAL PANEL	L		SF	SQUARE FEET/FOOT
AFF	ABOVE FINISHED FLOOR	EPDM	ETHYLENE PROPYLENE DIENE M-CLASS	LAM	LAMINATE	SH	SPRINKLER HEAD
AGGR	AGGREGATE	EQ	EQUAL	LAV	LAVATORY	SHR	SHOWER
ALT	ALTERNATE	EQUIP	EQUIPMENT	LB	POUNDS	SHT	SHEET
ALUM	ALUMINUM	EXH	EXHAUST	LT	LIGHT	SIM	SIMILAR
ANOD	ANODIZED	EXIST	EXISTING	M		SM	SURFACE MOUNTED
APPROX	APPROXIMATE	EXP	EXPANSION	MAS	MASONRY	SP	STANDPIPE
ARCH	ARCHITECTURAL	EXPS	EXPOSED	MAX	MECHANICAL	SPEC	SPECIFICATION
ASPH	ASPHALT	EXT	EXTERIOR	MECH	MEDIUM	SPKR	SPEAKER
ATTN	ATTENTION	F		MED	MANUFACTURER	SQ	SQUARE
AUTO	AUTOMATIC	FA	FIRE ALARM	MFR	MAN HOLE	SS	STAINLESS STEEL
AV	AUDIOVISUAL	FB	FACE BRICK	MH	MAN HOLE	STC	SOUND TRANSMISSION COEFFICIENT
B		FD	FLOOR DRAIN	MIN	MINIMUM	STL	STEEL
BD	BOARD	FO	FLOOR DRAIN	MISC	MISCELLANEOUS	STOR	STORAGE
BIT	BITUMINOUS	FDC	FIRE DEPARTMENT CONNECTION	MTD	MOUNTED	STRG	STRINGER
BLDG	BUILDING	FE	FIRE EXTINGUISHER	MTG	MOUNTING	STRUCT	STRUCTURAL
BLKG	BLOCKING	FEC	FIRE EXTINGUISHER CABINET	MTL	METAL	SUSP	SUSPENDED
BM	BEAM	F&E	FURNITURE, FIXTURES AND EQUIPMENT	N	NORTH	SYM	SYMMETRICAL
BO	BOTTOM OF	FHC	FIRE HOSE CABINET	NA	NOT APPLICABLE	SYS	SYSTEM
BOT	BOTTOM	FIN	FINISH	N		T	TREAD
BRG	BEARING	FIXT	FIXTURE	NIC	NOT IN CONTRACT	T&B	TOP AND BOTTOM
BRK	BRICK	FLASH	FLASHING	NO	NUMBER	T&G	TONGUE AND GROOVE
BRKT	BRACKET	FLR	FLOOR	NOM	NOMINAL	TB	TOWEL BAR
BSMNT	BASEMENT	FLUOR	FLUORESCENT	NTS	NOT TO SCALE	TBD	TO BE DETERMINED
C		FND	FOUNDATION	O		TEL	TELEPHONE/TELECOM
CAB	CHANNEL CABINET	FO	FACE OF	OA	OUTSIDE AIR ON CENTER	TEMP	TEMPERED TEMPORARY TEMPERATURE
CB	CEMENT BOARD	FP	FIRE PROTECTION	OC	ON CENTER	THK	THICKNESS
CC	CENTER TO CENTER	FR	FIRE RESISTANT	OD	OUTSIDE DIAMETER	THRU	THROUGH
CCTV	CLOSED CIRCUIT TELEVISION	FRC	FIBER REINFORCED CONCRETE	OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED	TKBD	TACK BOARD
CEM	CEMENT	FRT	FIRE RETARDANT TREATED	OFOW	OVERFLOW DRAIN	TLT	TOILET
CER	CERAMIC	FT	FEET/FOOT	OH	OVERHEAD	TO	TOP OF
CG	CORNER GUARD	FG	FOOTING	OPG	OPENING	TOB	TOP OF BEAM
CI	CAST IRON	FURN	FURNITURE	OPP	OPPOSITE	TOC	TOP OF CONCRETE
CIP	CAST-IN-PLACE	FURR	FURRING	ORD	OVERFLOW ROOF DRAIN	TOS	TOP OF STEEL
CJ	CONTROL JOINT	FWC	FABRIC WALL COVERING	P	PAVING	TS	TUBE STEEL
CL	CENTERLINE	FWP	FABRIC WRAPPED PANEL	PV	PAVING	TV	TELEVISION
CLG	CEILING	G		PBD	PARTICLE BOARD	TYP	TYPICAL
CLR	CLEAR	GA	GAUGE	PB	PRECAST	U	
CNTR	COUNTER	GALV	GALVANIZED	PBD	PARTICLE BOARD	UNFIN	UNFINISHED
CO	CLEANOUT	GB	GRAB BAR	PERF	PERFORATED	UNO	UNLESS NOTED OTHERWISE
COL	COLUMN	GC	GENERAL CONTRACT	PERIM	PERIMETER	UON	UNLESS OTHERWISE NOTED
CONC	CONCRETE	GEN	GENERAL	PERP	PERPENDICULAR	URNL	URNAL
COND	CONDITION	GFR	GLASS FIBER REINFORCED CONCRETE	PI	PLATE	V	
CONN	CONNECTION	GL	GLASS	PLAM	PLASTIC LAMINATE	VAC	VENTILATION AND AIR CONDITIONING
CONST	CONSTRUCTION	GLAZ	GLAZING	PLAS	PLASTER	VAR	VARIES
CONT	CONTINUOUS	GRAN	GRANULAR	PLF	POUNDS PER LINEAR FOOT	VCT	VINYL COMPOSITION TILE
CONTR	CONTRACTOR	GRD	GROUND	PLYWD	PLYWOOD	VERT	VERTICAL
COORD	COORDINATE	GSM	GALVANIZED SHEET METAL	PNT	PAINT	VEST	VESTIBULE
CORR	CORRIDOR	GV	GAS VALVE	POL	POLISHED	VIF	VERIFY IN FIELD
CPT	CARPET	GWB	GYP	PR	PAIR	VP	VISION PANEL
CT	CERAMIC TILE	GYP	GYP	PREFAB	PREFABRICATED	VR	VAPOR RETARDER
CTR	CENTER	H		PROJ	PROJECT	VT	VINYL TILE
CW	COLD WATER	HB	HOSE BIBB	PSF	POUNDS PER SQUARE FOOT	VWC	VINYL WALL COVERING
D		HC	HANDICAPPED	PT	PRESSURE TREATED	W	
DBL	DOUBLE	HDWD	HARDWOOD	PTD	PAINTED	W	WEST
DEG	DEGREE	HDWR	HARDWARE	PVC	POLYVINYL CHLORIDE	WI	WITH
DEMO	DEMOLISH	HGT	HEIGHT	Q		W/O	WITHOUT
DEPT	DEPARTMENT	HM	HOLLOW METAL	QT	QUARRY TILE	WC	WATER CLOSET
DF	DRINKING FOUNTAIN	HNDRL	HANDRAIL	QTY	QUANTITY	WOD	WOOD
DIA	DIAMETER	HO	HOLD OPEN	RA		WIN	WINDOW
DIFF	DIFFUSER	HORIZ	HORIZONTAL	R		WM	WIRE MESH
DIM	DIMENSION	HR	HOUR	RA	RETURN AIR	WP	WATERPROOF/WATERPROOFING
DISP	DISPENSER	HRC	HOSE REEL CABINET	RAD	RADIUS	WS	WEATHER-STRIPPING
DIV	DIVISION	REC	RECU	RBR	RESILIENT BASE RUBBER	WSC	WAINSCOT
DMPF	DAMP PROOFING	HTG	HEATING	RCD	REFLECTED CEILING PLAN	WT	WEIGHT
DN	DOWN	HVAC	HEATING VENTILATION AND AIR CONDITIONING	REF	REFERENCE	WWF	WELDED WIRE FABRIC
DO	DOOR OPENING	I		REC	RECOMMENDED	WWM	WELDED WIRE MESH
DR	DOOR	ID	INSIDE DIAMETER	REF	REFERENCE		
DRN	DRAIN	IN	INCHES	REG	REGISTER		
DS	DOWN SPOUT	INCL	INCLUDED/INCLUDING	REIN	REINFORCED		
DTL	DETAIL	INFO	INFORMATION	REM	REMOVABLE		
DW	DISHWASHER	INSUL	INSULATION	REQ	REQUIRE/REQUIRED		
DWG	DRAWING	INT	INTERIOR	RESIL	RESILIENT		
DWR	DRAWER	INTERM	INTERMEDIATE	REV	REVISION/REVISED		
E		INV	INVERT	RM	ROOM		
CMU	CONCRETE MASONRY UNIT	J		RO	ROUGH OPENING		
E	EAST	JAN	JANITOR	S			
EA	EACH						
EB	EXPANSION BOLT						
EJ	EXPANSION JOINT						

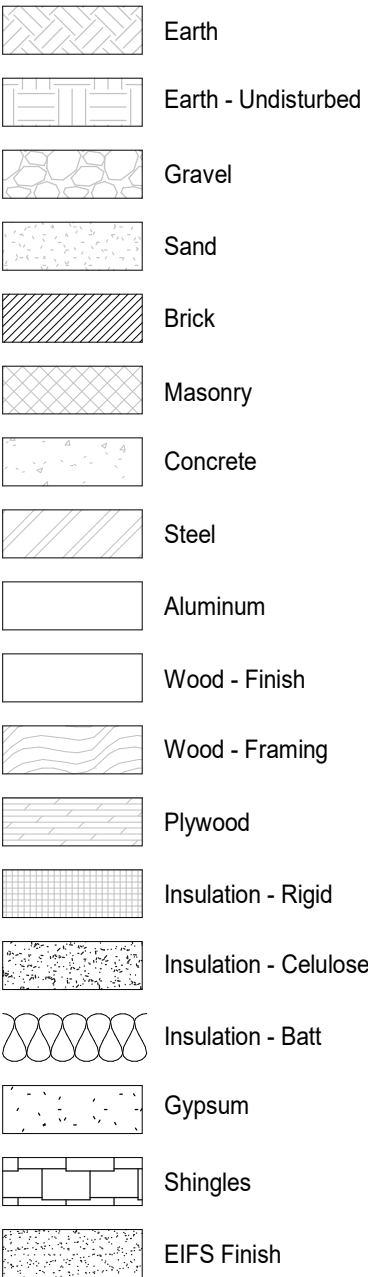


3d Perspective NE Corner



3d Perspective SE Corner

Materials Legend



Jensen Builders and their consultants have completed these design documents to the level of detail requested by our client. The level of detail may range from schematic design document(s) mainly conveying programming information to fully detailed engineered documents and specifications. However, the clients intent and expectations are that these documents be used as the basis for design for an all-inclusive completed project based upon industry standards for all disciplines and governing authorities requirements.

The Contractor acknowledges by submission of their bid that they have a thorough understanding of the project and of the Owner/Landlord's & Tenant's expectations for a completed project. The Contractor also acknowledges that the Contractor has thoroughly reviewed these documents and has requested of the Owner, Tenant, Architect, Engineers or others any and all clarifications, and has received clear answers to said clarifications, required to resolve outstanding issues related to the completeness and accuracy of the design documents for estimating and construction purposes. The Contractor further acknowledges that the Contractor's bid includes all components of construction, including but not limited to: General Requirements, Concrete, Masonry, Metals, Wood, Plastics, Thermal, Moisture, Openings, Finishes, Fire Suppression, Plumbing, HVAC, Electrical, Communications, Safety, Security, Earthwork, Site, Utilities, for a completed project based upon industry standards for all disciplines and governing authorities requirements. Any and all components not included in this bid are identified on the bid submission as "not included in this contract." The design documents do not represent the means and methods of construction. The Contractor also acknowledges sequencing and means and methods of construction shall be the sole responsibility of the Contractor, and any and all costs associated with the means and methods of construction are included in the base bid.

Drawing Index

GENERAL	
G100	Cover Sheet
LS100	Life Safety Floor Plan

STRUCTURAL	
S101	Structural Foundation Floor Plan
S102	Structural Details
S103	Structural Details
S104	Structural Details
S105	Structural Details
S106	Structural Details
S107	Structural Details
S108	Structural Details
S109	Structural Details
S110	Structural Details

ARCHITECTURAL	
A101	Main Floor Level
A102	Mezzanine Floor Level
A103	Roof Plan
A201	Exterior Elevations
A301	Building and Stair Sections
A401	Door & Finish Schedules, Storefront Types
A402	Trash Enclosure Plan

Sternquist Construction New Building
1601 E Orchard Place
Indianola, Iowa 50125

JENSEN
Limited
BUILDERS
SINCE 1983
JENSEN BUILDERS, LTD.
Design-Build General Contractor

1175 South 32nd Street
Fort Dodge, IA 50501
Phone: (515) 573-3292
Fax: (515) 573-5146

2097 NE 60th Avenue
Des Moines, IA 50313
Phone: (515) 292-5000
Fax: (515) 292-5100

www.jensenbuilders.com

PROJECT NO: 23-134

DRAWN BY: CEB

CHECKED BY: Checker

CHECKED BY:

COPYRIGHT: ©JENSEN BUILDERS, LTD.

SHEET TITLE

Cover Sheet

G100

D:\JUBL\CAD\Design Files\Temp Backups\CharlieB\Sternquist Const New Bldg. JBLDMcharlieb.rvt 1/12/2023 7:21:14 AM

CODE SUMMARY

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL MECHANICAL CODE
2017 NATIONAL ELECTRIC CODE
2018 INTERNATIONAL FIRE CODE
2018 UNIFORM PLUMBING CODE
2015 NFPA NATIONAL FUEL GAS CODE
2012 INTERNATIONAL ENERGY CONSERVATION CODE
2010 AMERICANS WITH DISABILITIES ACT

BUILDING TYPE

CONSTRUCTION TYPE: II-B

OCCUPANCY

BUSINESS (B) - OFFICE
STORAGE (S-1) - WAREHOUSE / SHOP

ALLOWABLE BUILDING HEIGHT (IBC TABLE 504.3)

TYPE II-B NS S-1 AND B OCCUPANCY = 55'-0"

ALLOWABLE NUMBER OF STORIES (IBC TABLE 504.4)

2 STORIES ALLOWED FOR NS S-1 OCCUPANCY
3 STORIES ALLOWED FOR NS B OCCUPANCY

ALLOWABLE BUILDING AREA

23,000SF FOR NS B OCCUPANCY (2,470 PROPOSED)
17,500SF FOR NS S-1 OCCUPANCY (17,220 PROPOSED)
ADDITIONAL SF AVAILABLE WITH EXISTING FRONTAGE

OCCUPANT LOAD (B OCCUPANCY)

69 OCCUPANTS

OCCUPANT LOAD (S-1 COUPANCY)

51 OCCUPANTS

MEZZANINES AND EQUIPMENT PLATFORMS (IBC SECTION 505.2)
MEZZANINES SHALL NOT CONTRIBUTE TO FLOOR AREA BUT SHOULD BE INCLUDED IN FIRE AREA. FLOOR TO CEILING BELOW 7'-0" MIN. MAX. MEZZANINE SIZE OF NS 1/3 FLOOR AREA.

MEZZANINE A = 1854SF/6691SF = 0.27 < 0.333

MEZZANINE B = 694SF/4728SF = 0.15 < 0.333

REQUIRED SEPARATION OF OCCUPANCIES (IBC TABLE 508.4)

NO SEPARATION REQUIREMENT BETWEEN S-1 AND B OCCUPANCIES

PARAPETS (IBC SECTION 705.11)
EXCEPTION 1: BUILDING SEPARATION DISTANCE EXCEEDS 30'.
PARAPETS NOT REQUIRED.

IBC 901.4 THREADS OF FIRE DEPARTMENT CONNECTIONS MUST BE COMPATIBLE WITH LOCAL FIRE DEPARTMENT CONNECTIONS.

IBC 906.1 PORTABLE FIRE EXTINGUISHERS REQUIRED. ONE(1) WITHIN 30 FEET FROM COOKING EQUIPMENT. OTHER LOCATIONS REQUIRED PER IBC TABLE 906.1 AND INTERNATIONAL FIRE CODE REQUIREMENTS.

IBC 906.2 PORTABLE FIRE EXTINGUISHERS SHALL BE SELECTED AND INSTALLED PER NFPA 10.

IBC 907.2 FIRE ALARM REQUIRED
FIRE ALARM SYSTEM INSTALLED IN ACCORDANCE WITH NFPA 72 REQUIRED. ONE(1) MANUAL PULL BOX REQUIRED IN APPROVED LOCATION.

IBC 918.1 EMERGENCY RESPONDER RADIO COVERAGE TO BE PROVIDED IN ALL NEW BUILDINGS PER INTERNATIONAL FIRE CODE SECTION 510.

IBC TABLE 1006.2.1 SPACES WITH ONE EXIT
S-1 OL-30 NS = 100'-0" MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE

IBC 1008.2.1 EGRESS ILLUMINATION UNDER NORMAL POWER MEANS OF EGRESS TO BE ILLUMINATED TO 1 FOOTCANDLE AT WALKING SURFACE MINIMUM.

IBC TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE
EXIT TRAVEL DISTANCE: 200' MAXIMUM
EXIT TRAVEL DISTANCE MAX. ACTUAL: 130'-10"

IBC TABLE 1106.1 - ACCESSIBLE PARKING SPACES
1 SPACE PER 250 GROSS SF REQUIRED PER CITY ORDINANCE.
18,000SF/250 = 72 PARKING SPACES REQUIRED.
3 ACCESSIBLE SPACES REQUIRED

OCCUPANCY CATEGORY II PER IBC TABLE 1604.5
GROUND SNOW LOAD: 25 PSF
DESIGN WIND SPEED: 115 MPH
EXPOSURE CATEGORY: CATEGORY C

FIXTURE COUNT REQUIRED:

BUSINESS OCCUPANCY REQUIRED:

MEN WC = 1:25; 1:50 AFTER 50 = 35 OCC. = 2 WC
LAVATORIES = 1:40; = 35 OCC. = 1 LAV
WOMEN WC = 1:25; 1:50 AFTER 50 = 35 OCC. = 2 WC
LAVATORIES = 1:40; = 35 OCC. = 1 LAV

***OWNER PROVIDED STATEMENT CITES 90% MALE EMPLOYEES. REQUEST TO MOVE ONE(1) WOMENS WATER CLOSET TO MEN'S RESTROOM.

STORAGE OCCUPANCY(S-1) REQUIRED:

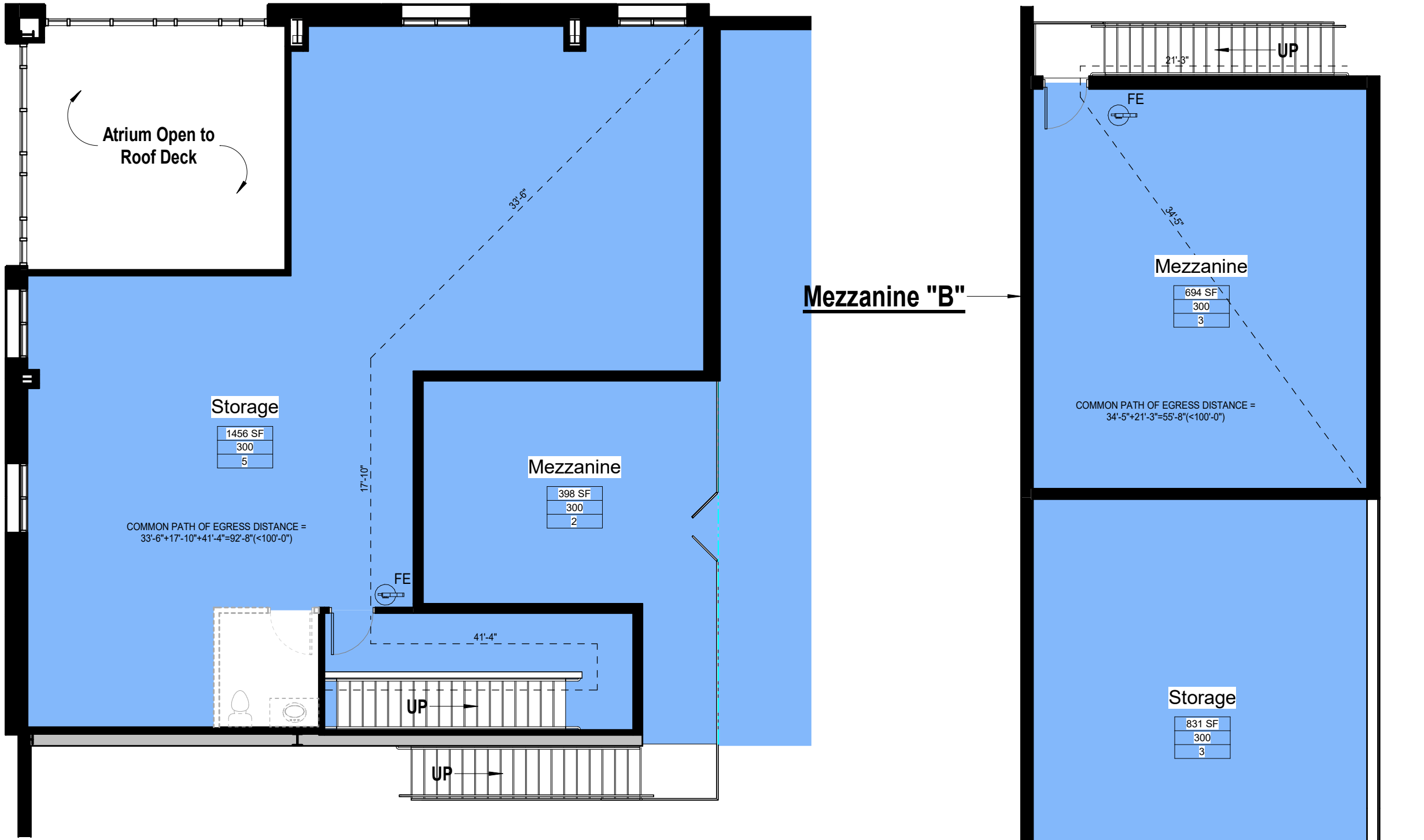
MEN WC = 1:25; 1:50 AFTER 50 = 35 OCC. = 2 WC
LAVATORIES = 1:40; = 35 OCC. = 1 LAV
WOMEN WC = 1:25; 1:50 AFTER 50 = 35 OCC. = 2 WC
LAVATORIES = 1:40; = 35 OCC. = 1 LAV

PROVIDED:

MENS WC = 3
URINAL = 3
WOMENS WC = 1
MENS LAV = 3
WOMENS LAV = 1

FIRE PROTECTION FEATURES

FIRE ALARM: REQUIRED/PROVIDED
FACP: REQUIRED/PROVIDED
VOICE EVAC SYSTEM: NOT REQUIRED/NOT PROVIDED
SMOKE DETECTION: REQUIRED/PROVIDED
SUPPRESSION-AUTOMATIC: NOT REQUIRED/NOT PROVIDED
FIRE EXTINGUISHERS: REQUIRED/PROVIDED



2 Mezzanine Life Safety Plan

LS100 1/8" = 1'-0"

LIFE SAFETY PLAN SYMBOLS

ROOM TAG

ROOM AREA
OCCUPANCY LOAD FACTOR
OCCUPANCY LOAD

DOOR TAG

OCCUPANT LOAD
MAXIMUM OCCUPANT LOAD

HORN STROBE

EXIT SIGN

FIRE EXTINGUISHER CABINET

FIRE EXTINGUISHER

EXTERIOR EGRESS LIGHT

EMERGENCY LIGHT

FIRE PULL STATION

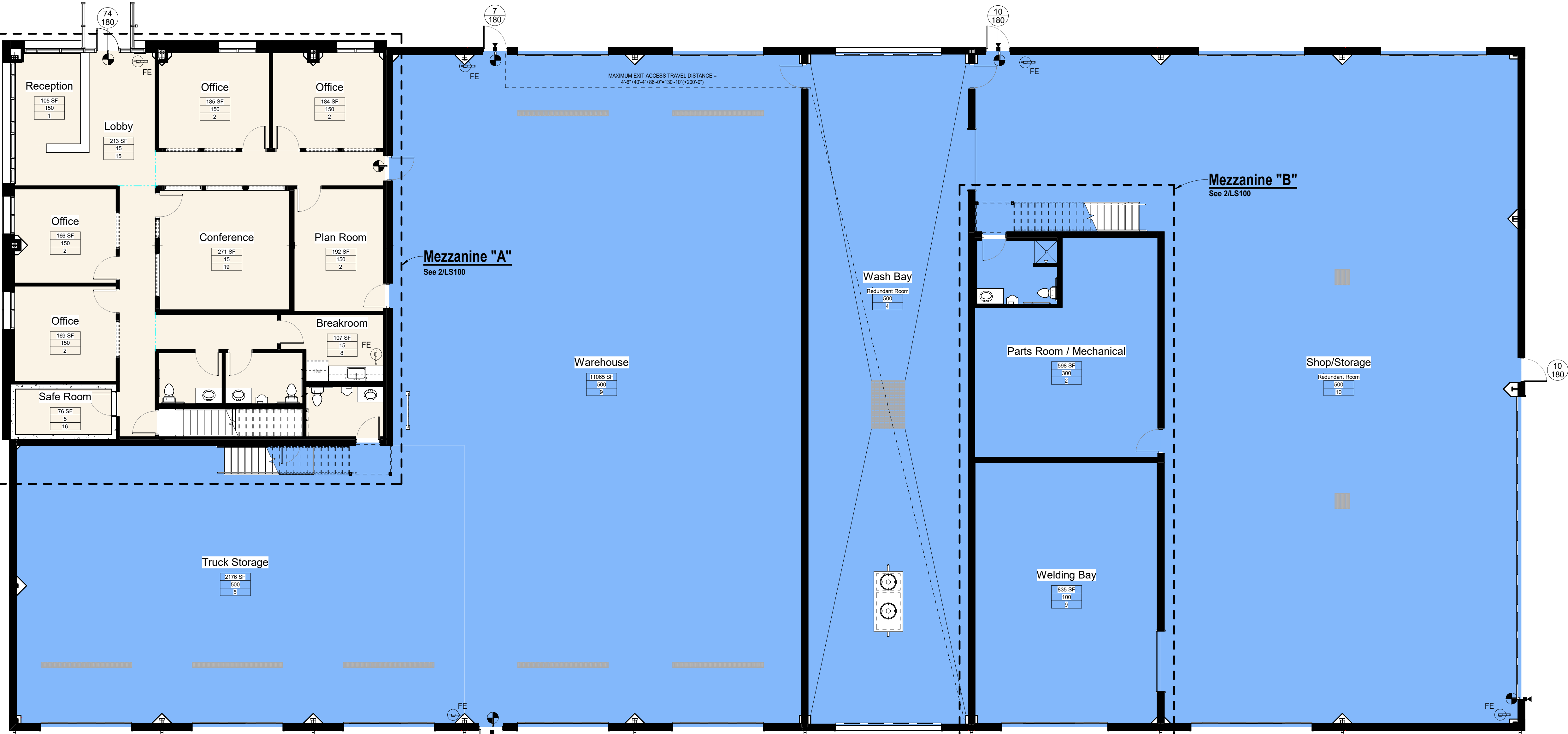
STROBE

1-HR FIRE BARRIER - OCCUPANCY SEPARATION
1-HR RATED WALL CONSTRUCTION / 3/4-HR RATED DOORS
2-HR FIRE BARRIER - OCCUPANCY SEPARATION
2-HR RATED WALL CONSTRUCTION / 1 1/2-HR RATED DOORS
3-HR FIRE BARRIER - OCCUPANCY SEPARATION
3-HR RATED WALL CONSTRUCTION / 3-HR RATED DOORS
4-HR FIRE BARRIER - OCCUPANCY SEPARATION
OPENINGS NOT PERMITTED

***SEE DOOR SCHEDULE FOR DOOR HARDWARE AND OPENING SIZES

BUSINESS GROUP - B

MODERATE HAZARD STORAGE GROUP - S-1



1 Main Floor Life Safety Plan

LS100 1/8" = 1'-0"

1/8" = 1'-0" Scale in Feet

0 4 8 16



JENSEN BUILDERS, LTD.

Design-Build General Contractor

1175 South 32nd Street
Fort Dodge, IA 50501
Phone: (515) 573-3292
Fax: (515) 573-5146

2097 NE 60th Avenue
Des Moines, IA 50313
Phone: (515) 292-5000
Fax: (515) 292-5100

www.jensenbuilders.com

Sternquist Construction New Building
1601 E Orchard Place
Indianola, Iowa 50125

#	DATE	DESCRIPTION
1	07-06-2023	Revision 1
2	08-16-2023	Revision 2
3	09-07-2023	Revision 3

PROJECT NO: 23-134
DRAWN BY: BDP
CHECKED BY: Checker

CHECKED BY:

COPYRIGHT: ©JENSEN BUILDERS, LTD.

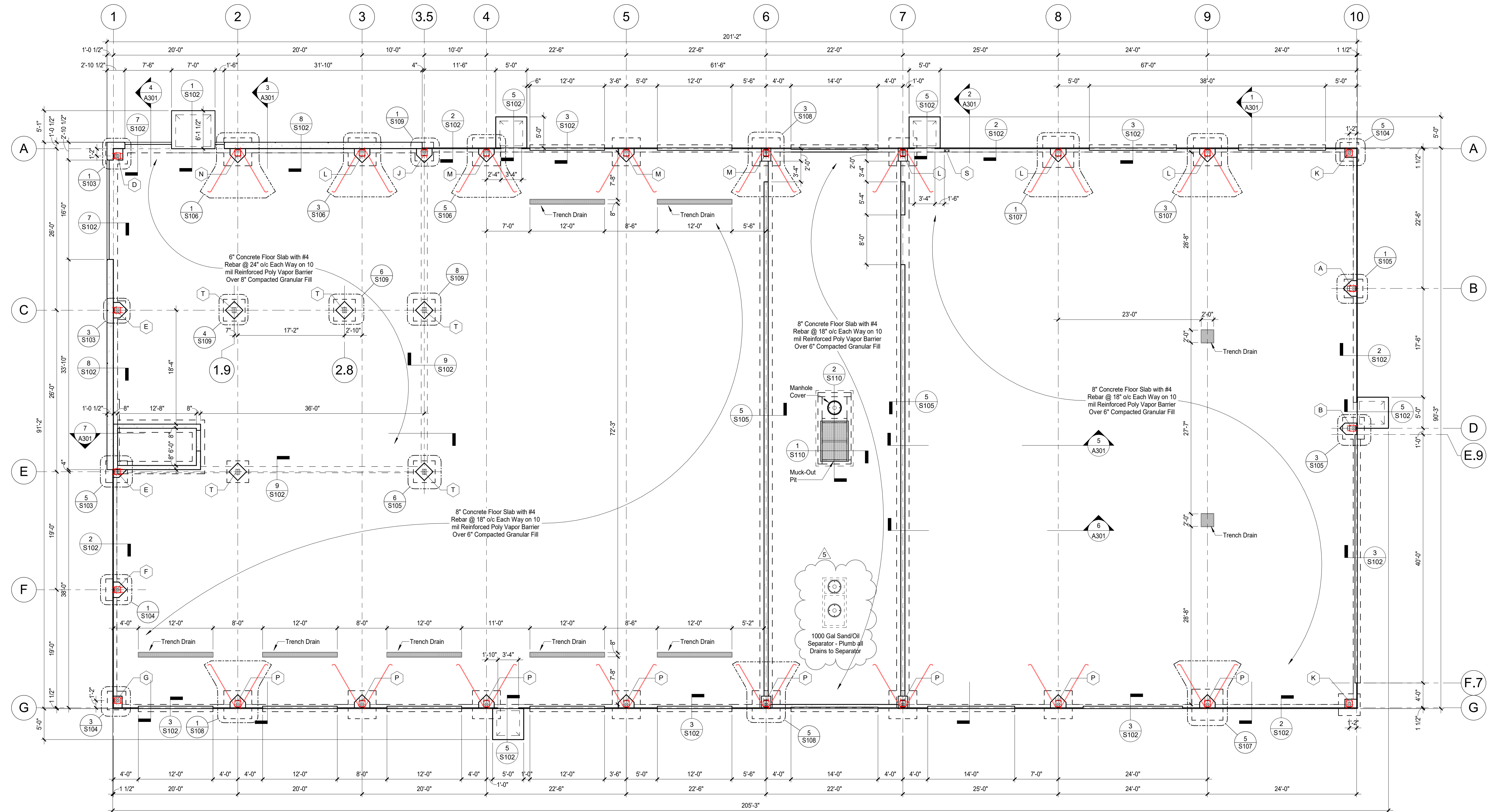
SHEET TITLE

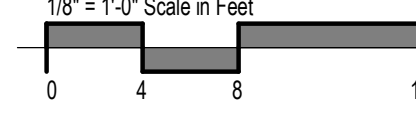
Life Safety Floor Plan

LS100

D:\JBL\CAD\Design Files\Temp Backups\CharlieB\Sternquist Const New Bldg_JBLD\charlieb.rvt 11/22/2023 7:21:16 AM

ALL IDEAS, DESIGNS, AND DRAWINGS SET FORTH ON THIS SHEET ARE THE ORIGINAL WORK PRODUCT OWNED BY JENSEN BUILDERS, LTD. THESE DRAWINGS ARE COPYRIGHTED BY JENSEN BUILDERS, LTD. AND MAY NOT BE REPRODUCED OR REPRINTED ELECTRONICALLY OR OTHERWISE WITHOUT THE EXPRESSED WRITTEN PERMISSION OF JENSEN BUILDERS, LTD.



 **Structural Foundation Floor Plan**
1/8" = 1'-0"
1/8" = 1'-0" Scale in Feet


General Foundation Notes

- Refers to Chief anchor bolt "Mark" Chief order number
- All anchor bolts shall conform to ASTM F1554 - 36ksi.
- Base of all column elevations = 100'-0" unless noted otherwise.
- Concrete foundations to be 3,000psi - Concrete slabs to be 4,000psi.
- All reinforcing to be grade 60.
- #4 bar lap = 2'-0" - #5 bar lap = 3'-4" - #6 bar lap = 4'-0".
- Foundation design base on 2,000psf soil bearing capacity.
- Foundation wall reinforcing shall continue through column footings.
- Changes in elevation for footings and foundation walls are for design intent only. Actual elevations shall be verified with final grade during construction. Maintain 42" minimum frost protection on all footings.
- All concrete shall be saw cut. If saw cuts are not specified contact Architect or Engineer. If possible saw cut under demising walls.
- Concrete to be placed over dry sub-grade to prevent heaving in winter.
- Forms where concrete is to be exposed shall be smooth and free from defects.
- Exterior paving to be 1 1/2" lower than interior finish floor sloping away from building. Where no paving, top of grade to be a minimum of 6" below finish floor.
- Concrete slab shall be installed true to a plane with no deviations greater than 1/4" in 10'-0" in any direction and free from blemishes and trowel marks.
- Apply trowel finish to monolithic slab surface exposed to view and slab surface to be covered with resilient flooring, carpet, ceramic or quarry tile, paint, or another thin film-finish coating system, grind smooth any surface defects that would telegraph through applied floor coverings system.
- Apply a non-slip finish perpendicular to main traffic route to all exterior concrete platforms, steps, and ramps.
- All concrete shall be reinforced unless otherwise noted.
- Prior to commencing work contractor to verify elevation of existing floor. Contractor to ensure alignment of new and existing floor elevations.



JENSEN BUILDERS, LTD.
Design-Build General Contractor

1175 South 32nd Street
Fort Dodge, IA 50501
Phone: (515) 573-3292
Fax: (515) 573-5146

2097 NE 60th Avenue
Des Moines, IA 50313
Phone: (515) 292-5000
Fax: (515) 292-5100

www.jensenbuilders.com

Sternquist Construction New Building
1601 E Orchard Place
Indianola, Iowa 50125

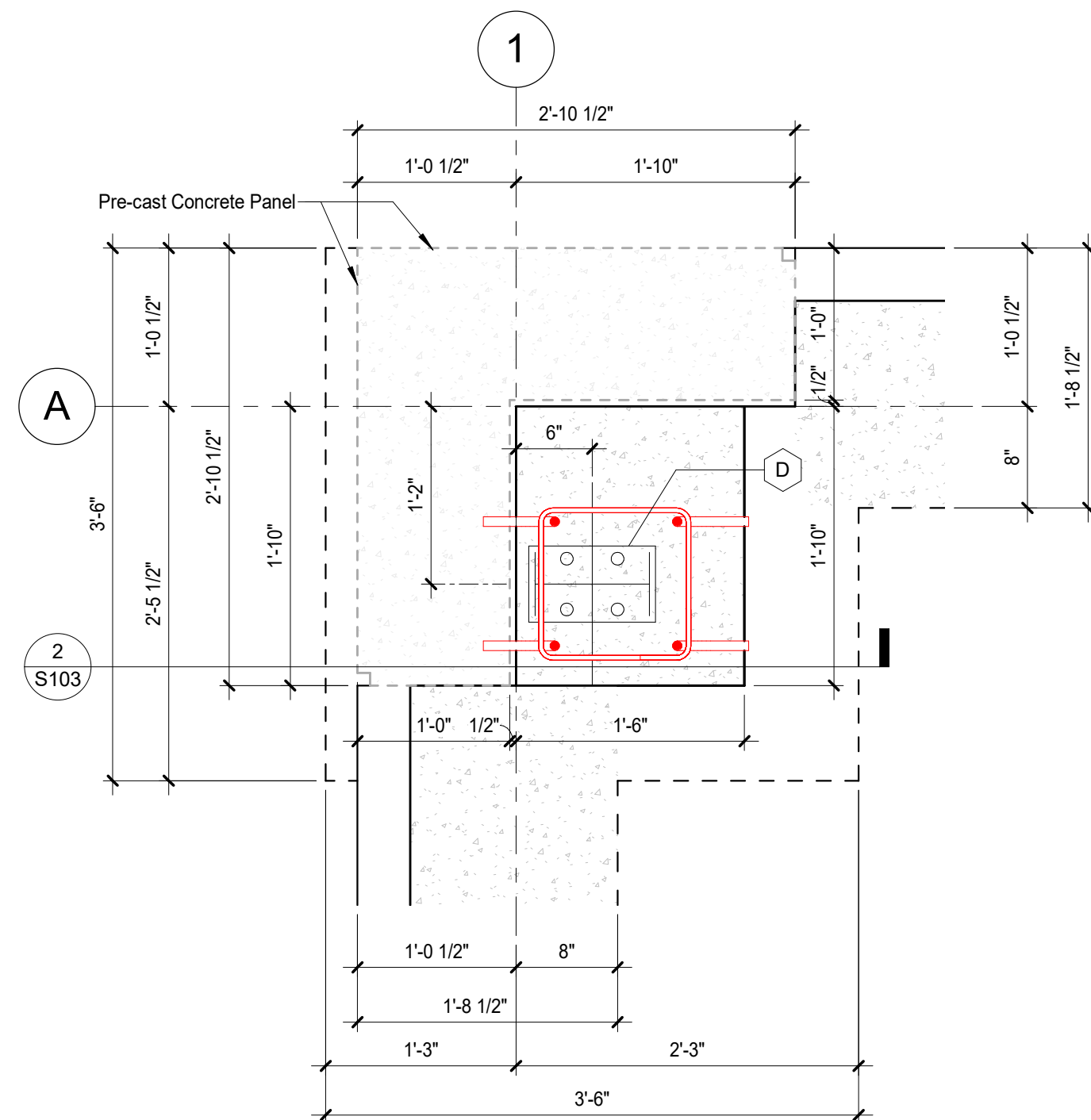
#	DATE	DESCRIPTION
1	06-21-2023	Permit Set
2	08-16-2023	Revision 2
3	09-07-2023	Revision 3
4	10-12-2023	Revision 4
5	11-02-2023	Revision 6

PROJECT NO:	23-134
DRAWN BY:	CEB
CHECKED BY:	Checker
CHECKED BY:	
COPYRIGHT:	©JENSEN BUILDERS, LTD.
SHEET TITLE	

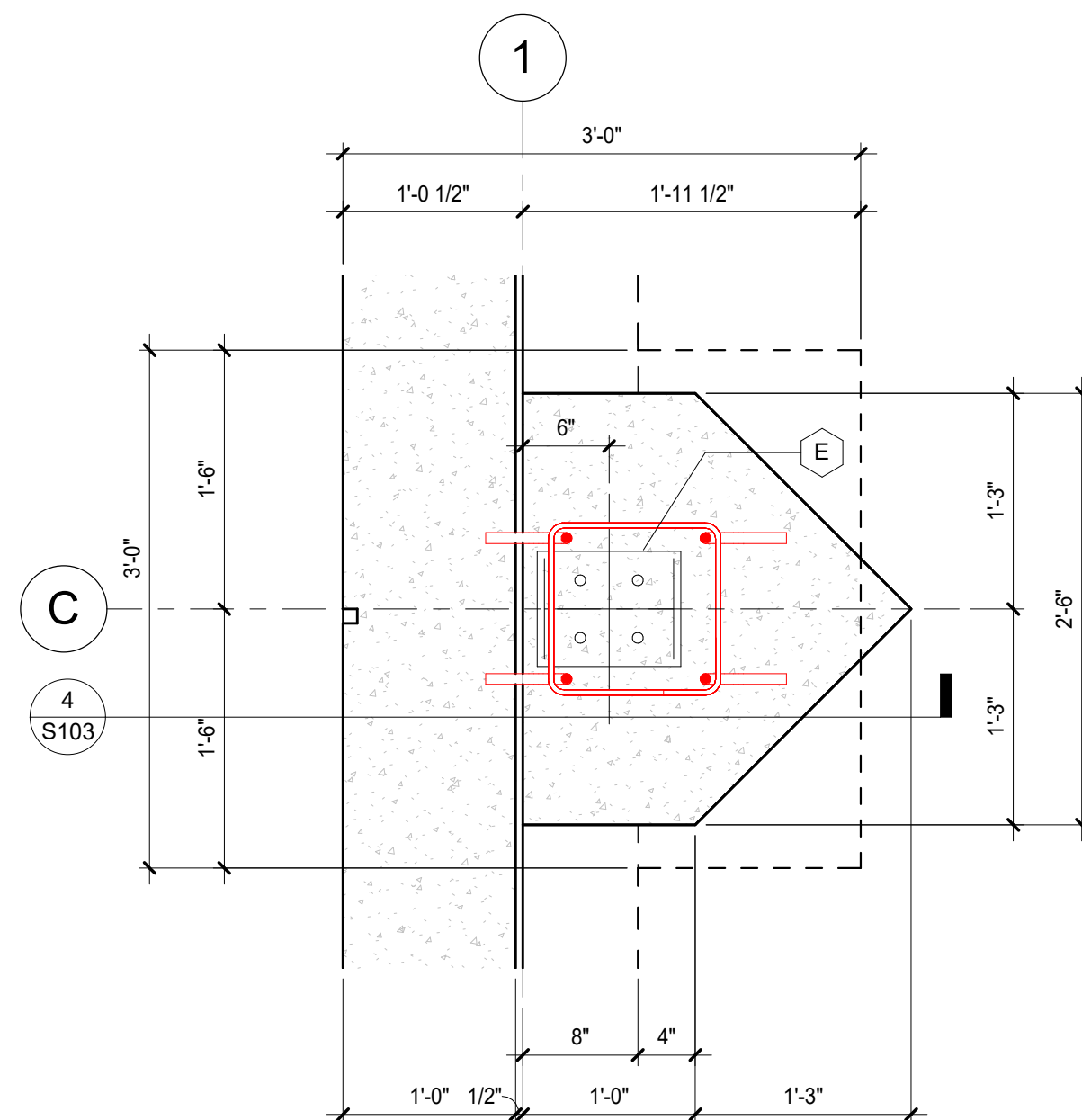
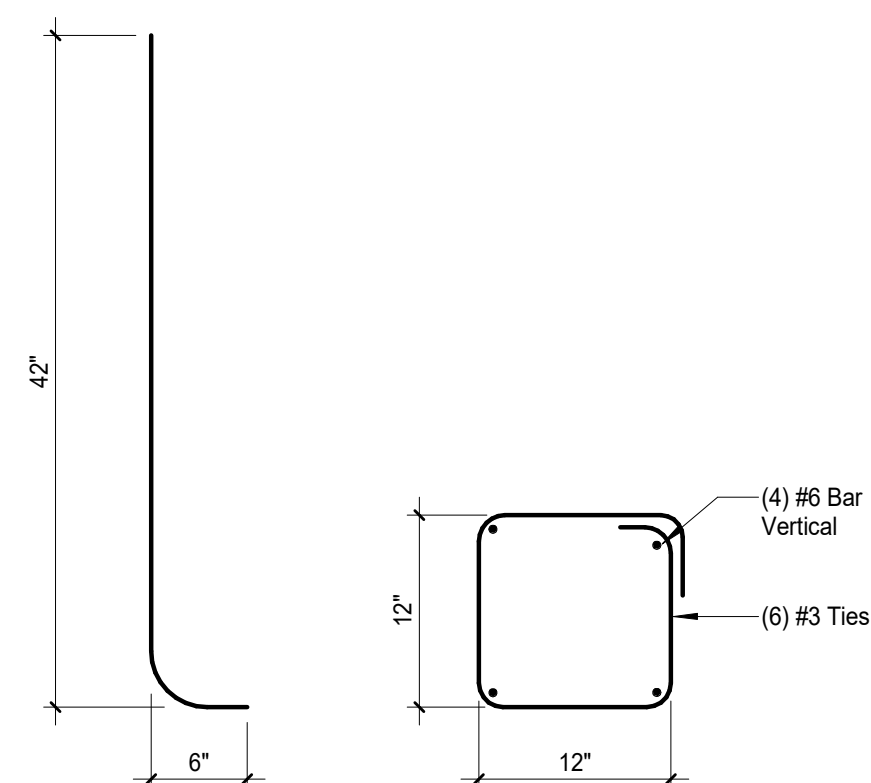
Structural Foundation Floor Plan

S101

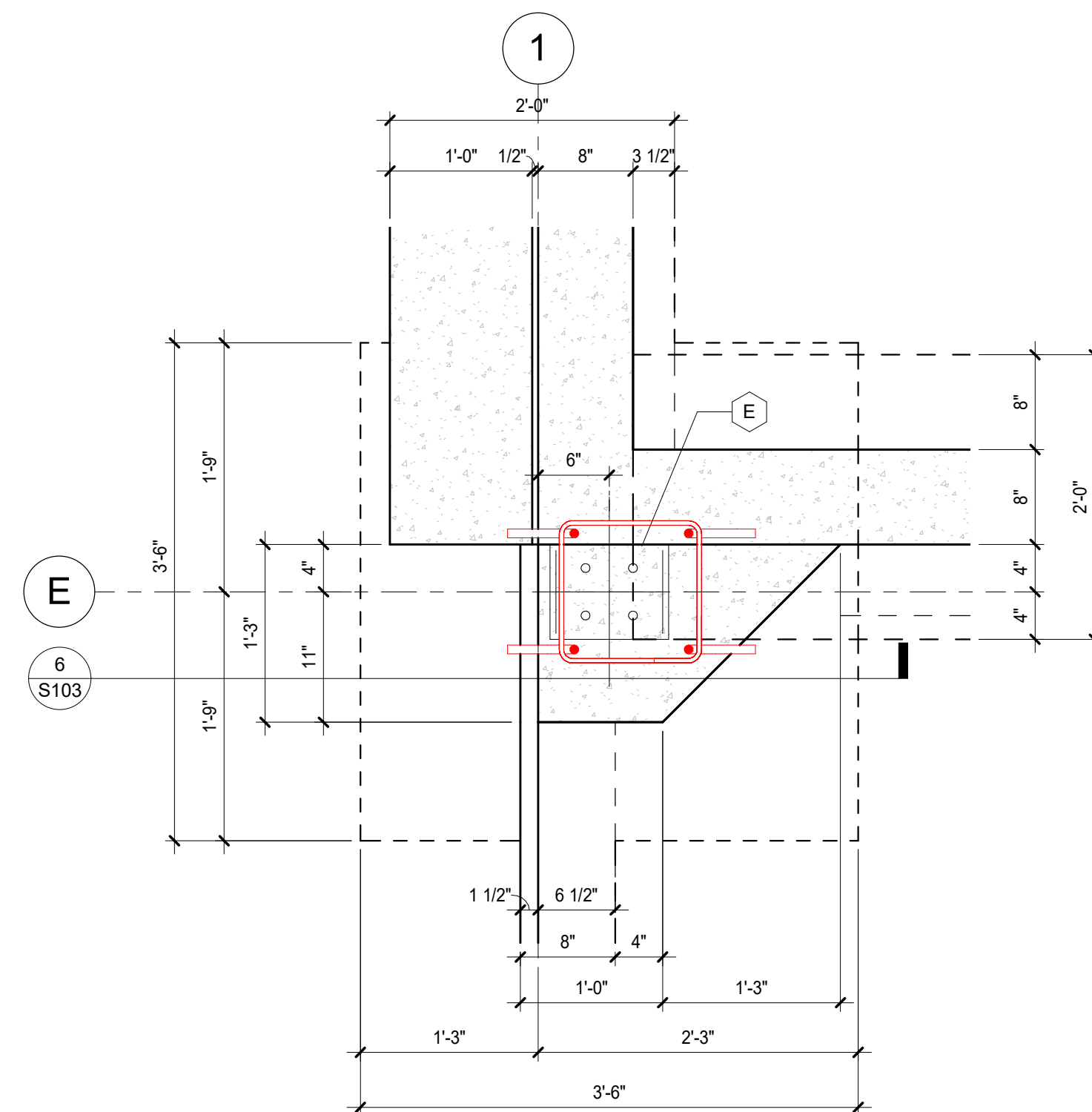
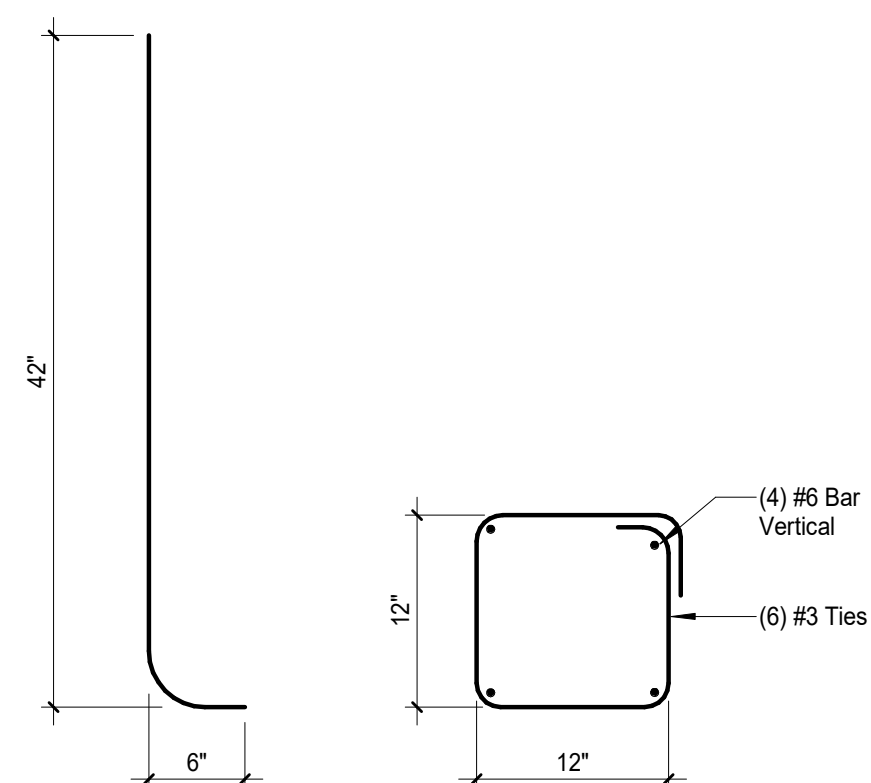
Design-Build General Contractor



Baseplate Detail 1A



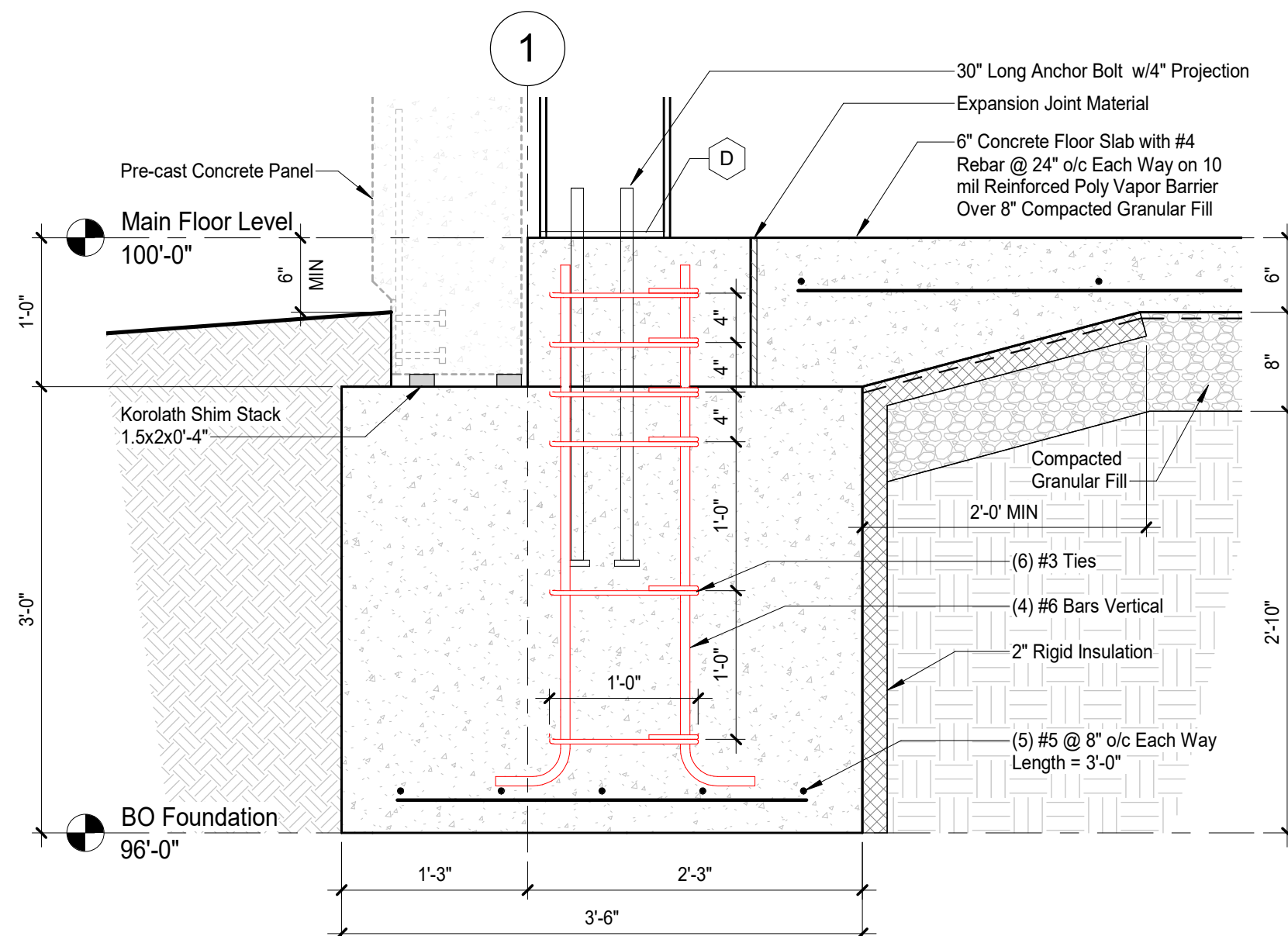
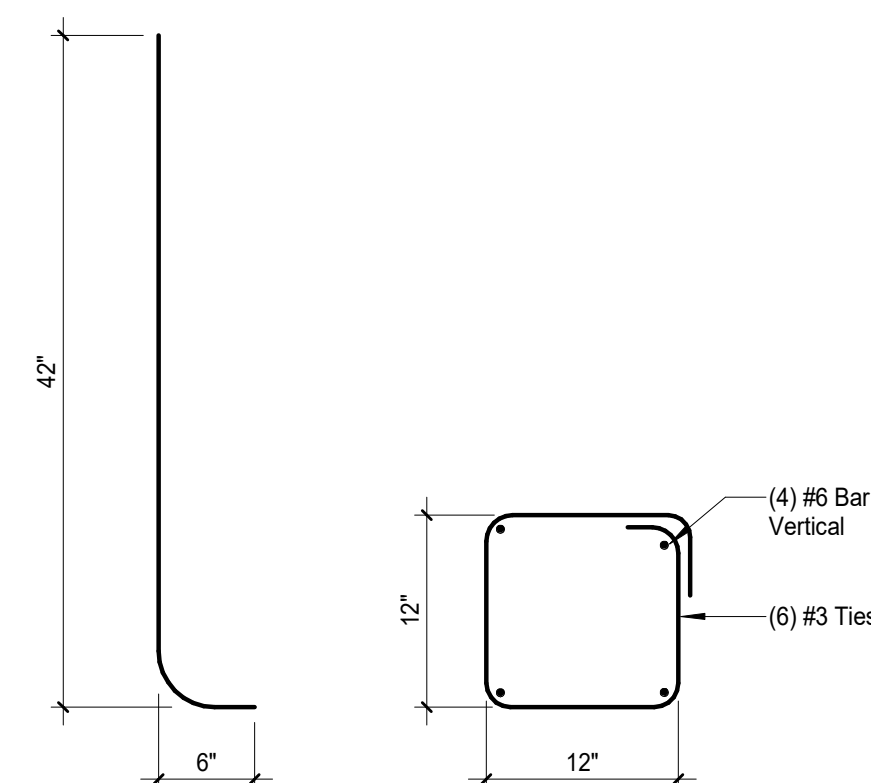
Baseplate Detail 1C



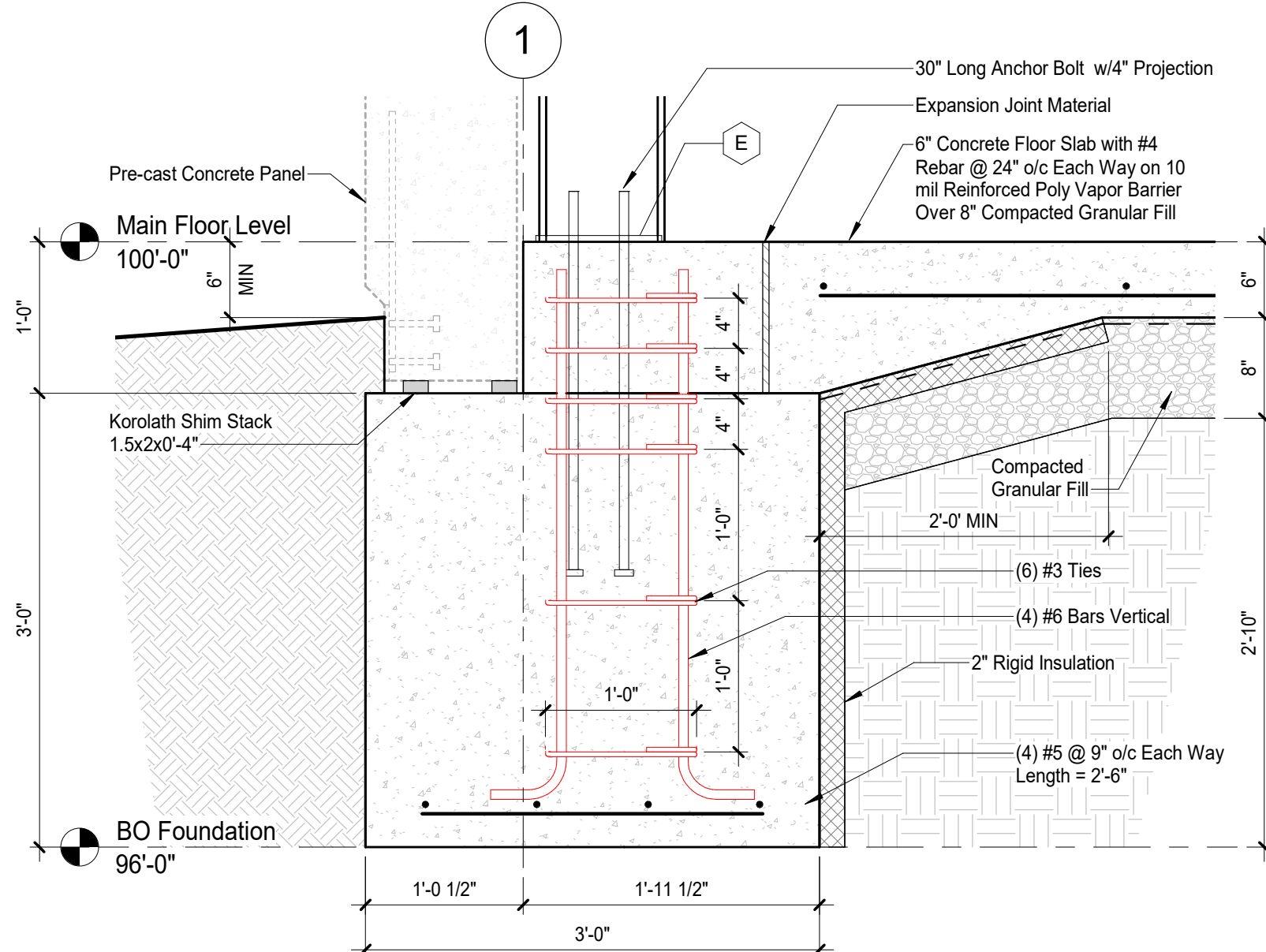
5
S103

Baseplate Detail 1E

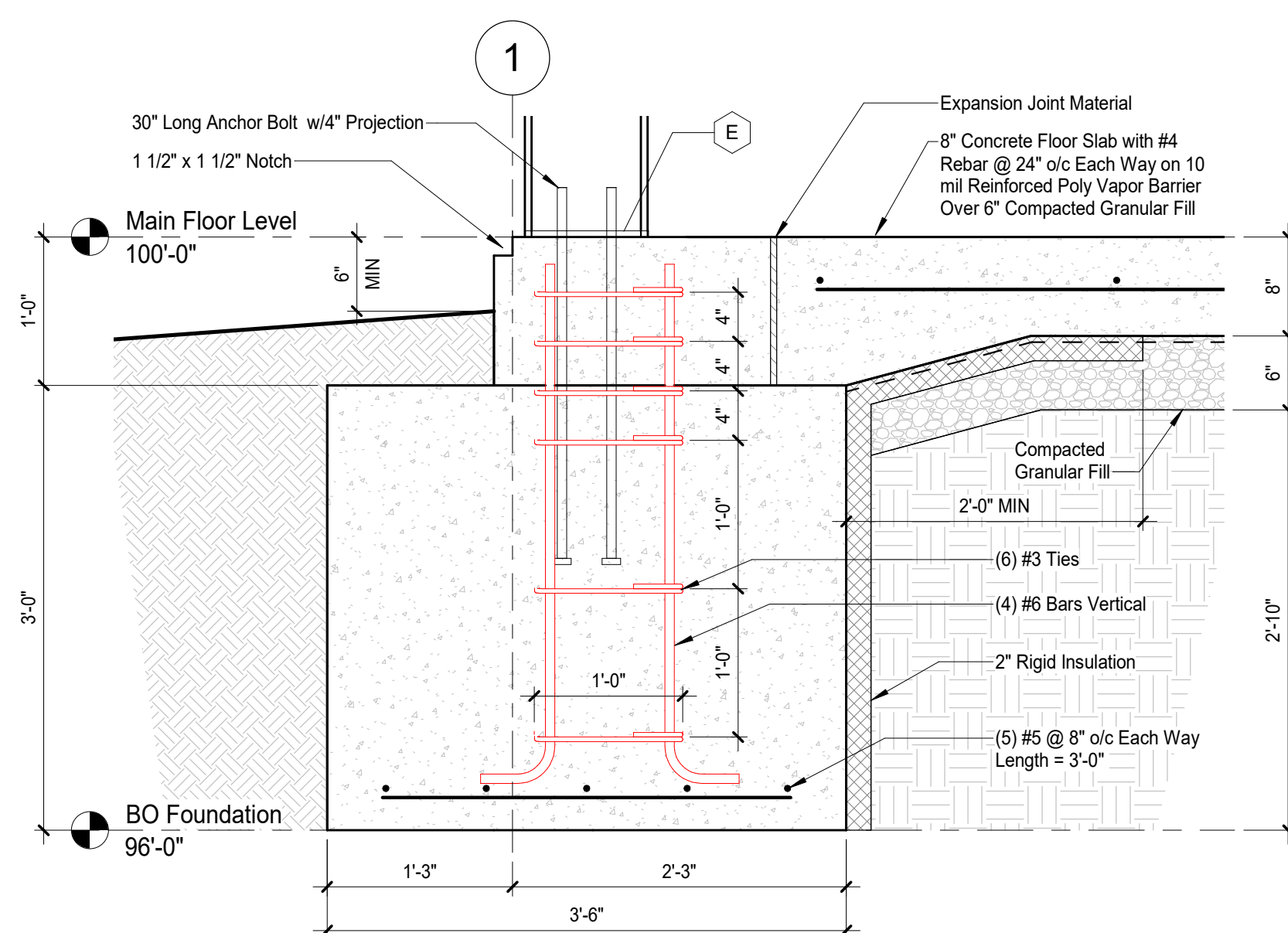
1" = 1'-0"



2
S103

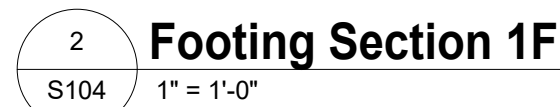


4 **Footing Section 1C**
S103 1" = 1'-0"

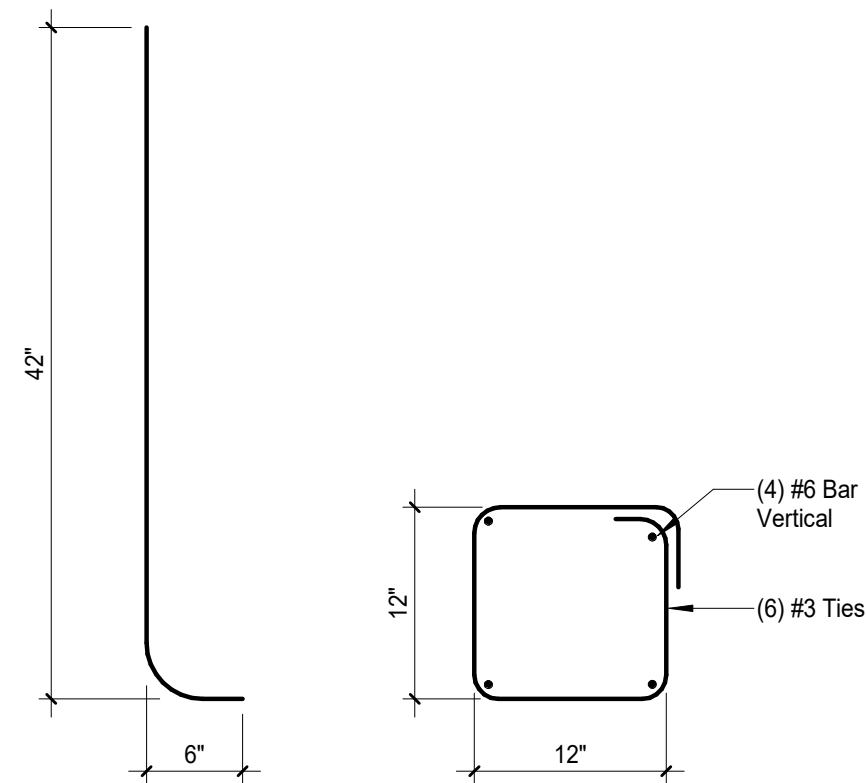
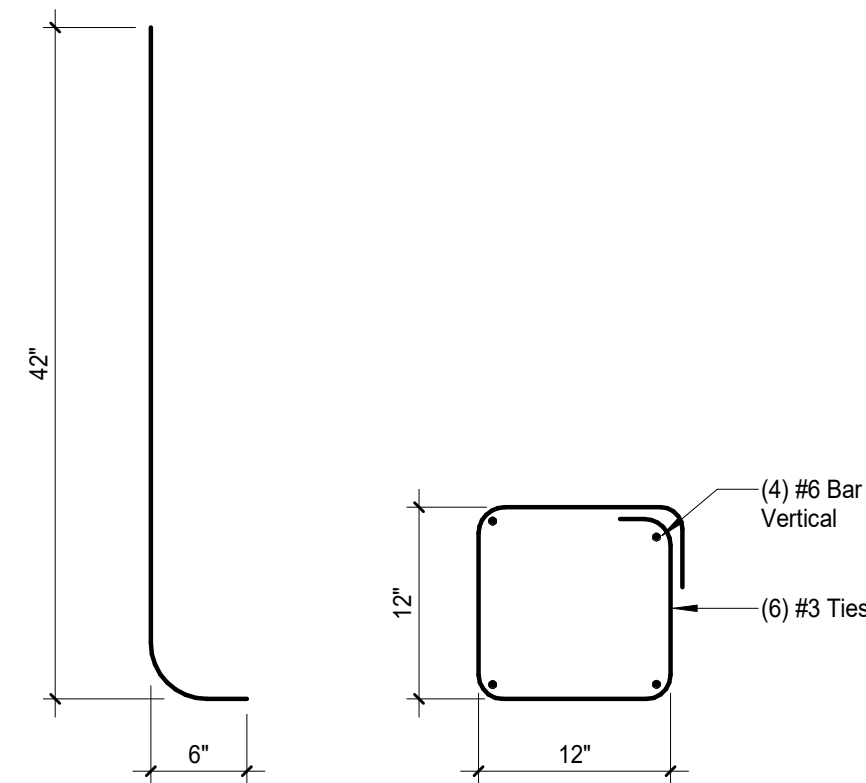


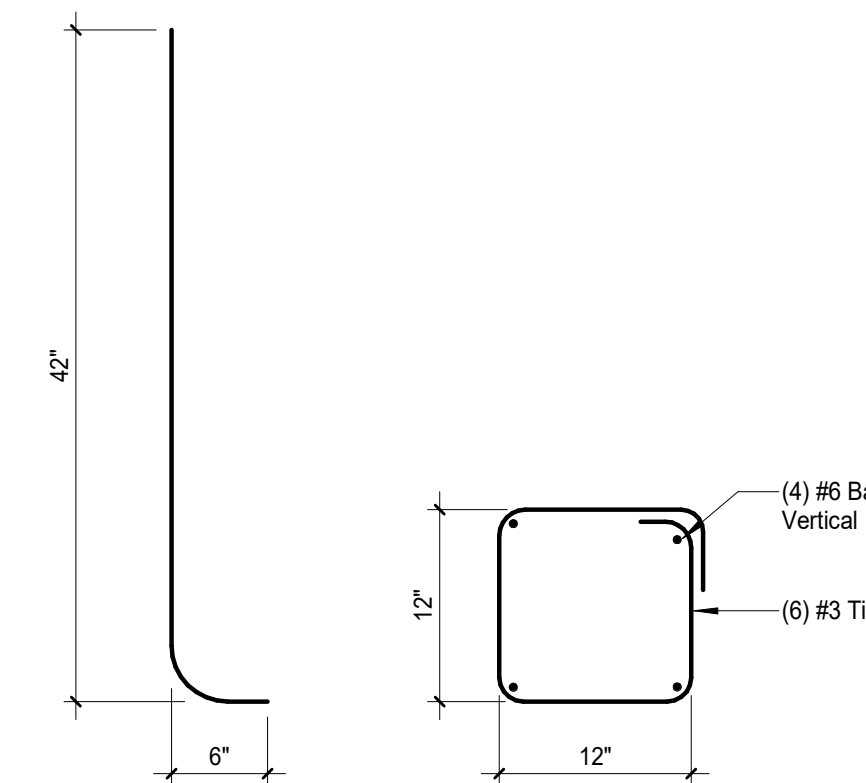
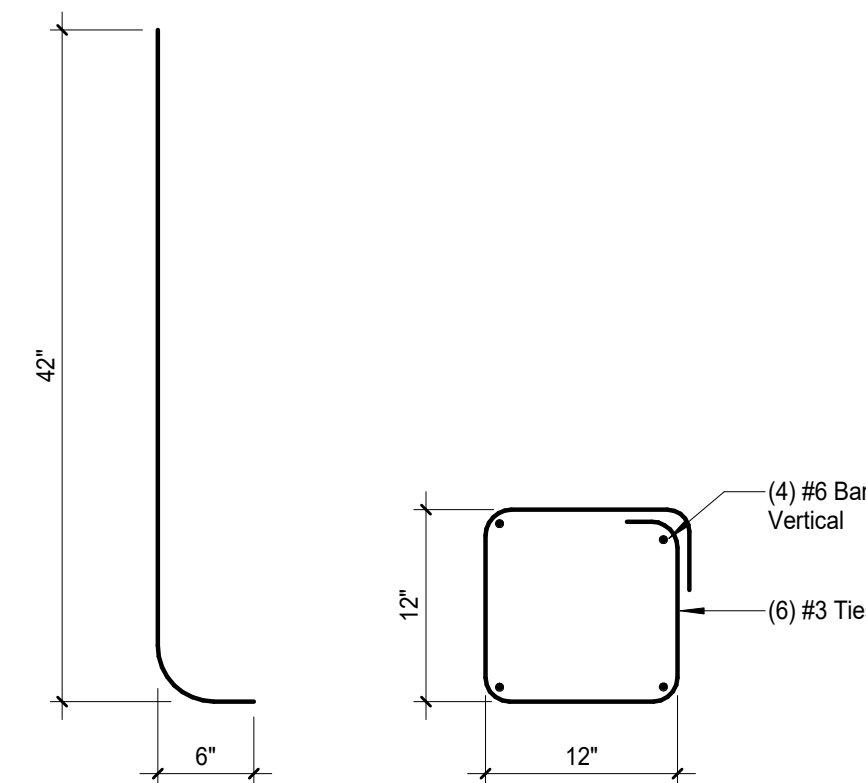
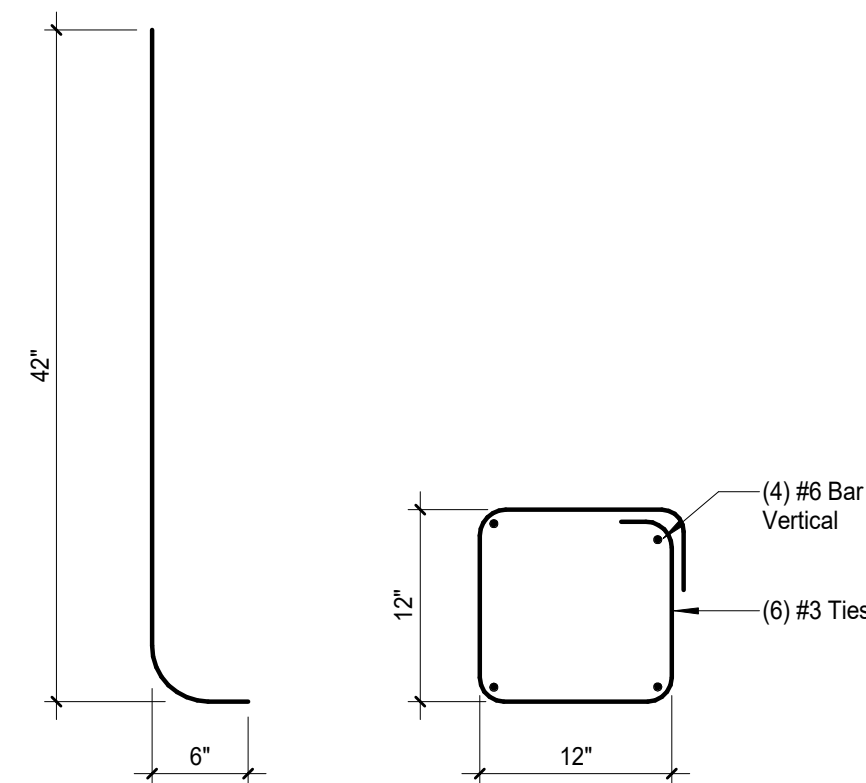
6
S103

[illegible]

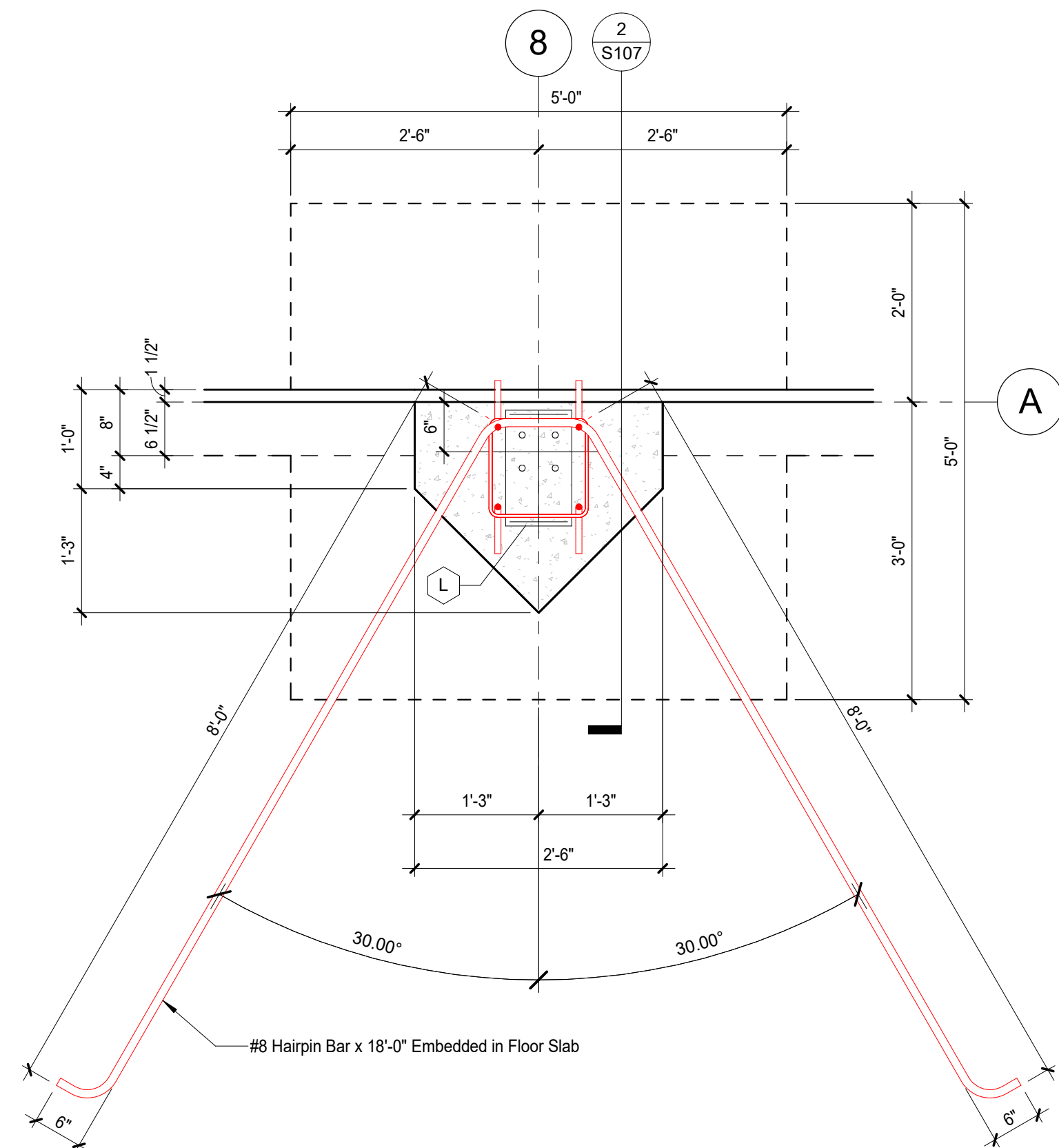


Sternquist Construction New Building 1601 E Orchard Place Indianola, Iowa 50125		
#	DATE	DESCRIPTION
1	10-12-2023	Revision 4
PROJECT NO:	23-134	
DRAWN BY:	CEB	
CHECKED BY:	Checker	
CHECKED BY:		
COPYRIGHT: © JENSEN BUILDERS, LTD.		
SHEET TITLE		
Structural Details		
S104		

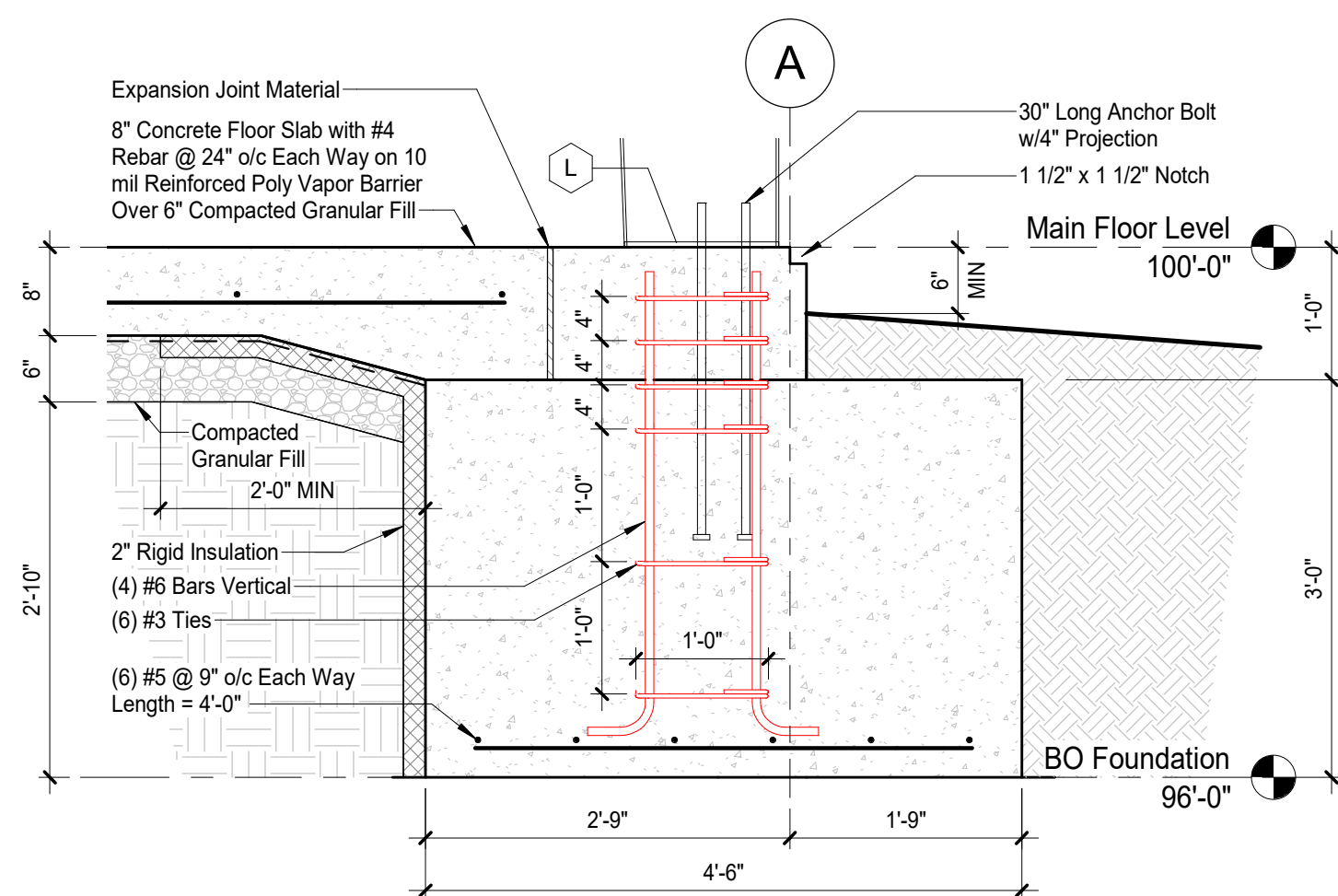
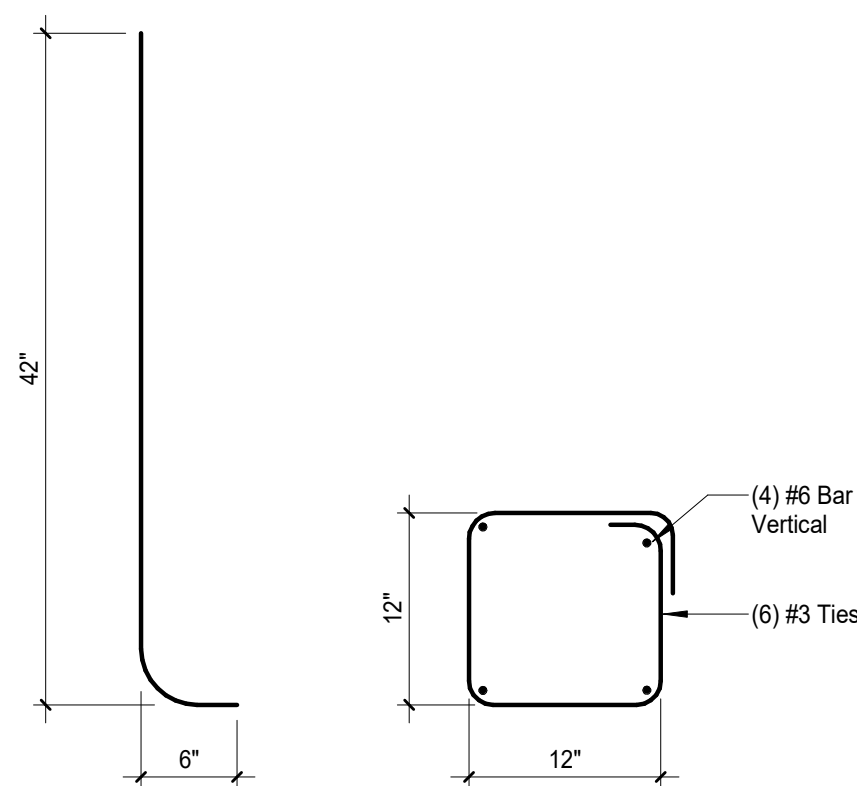
Page



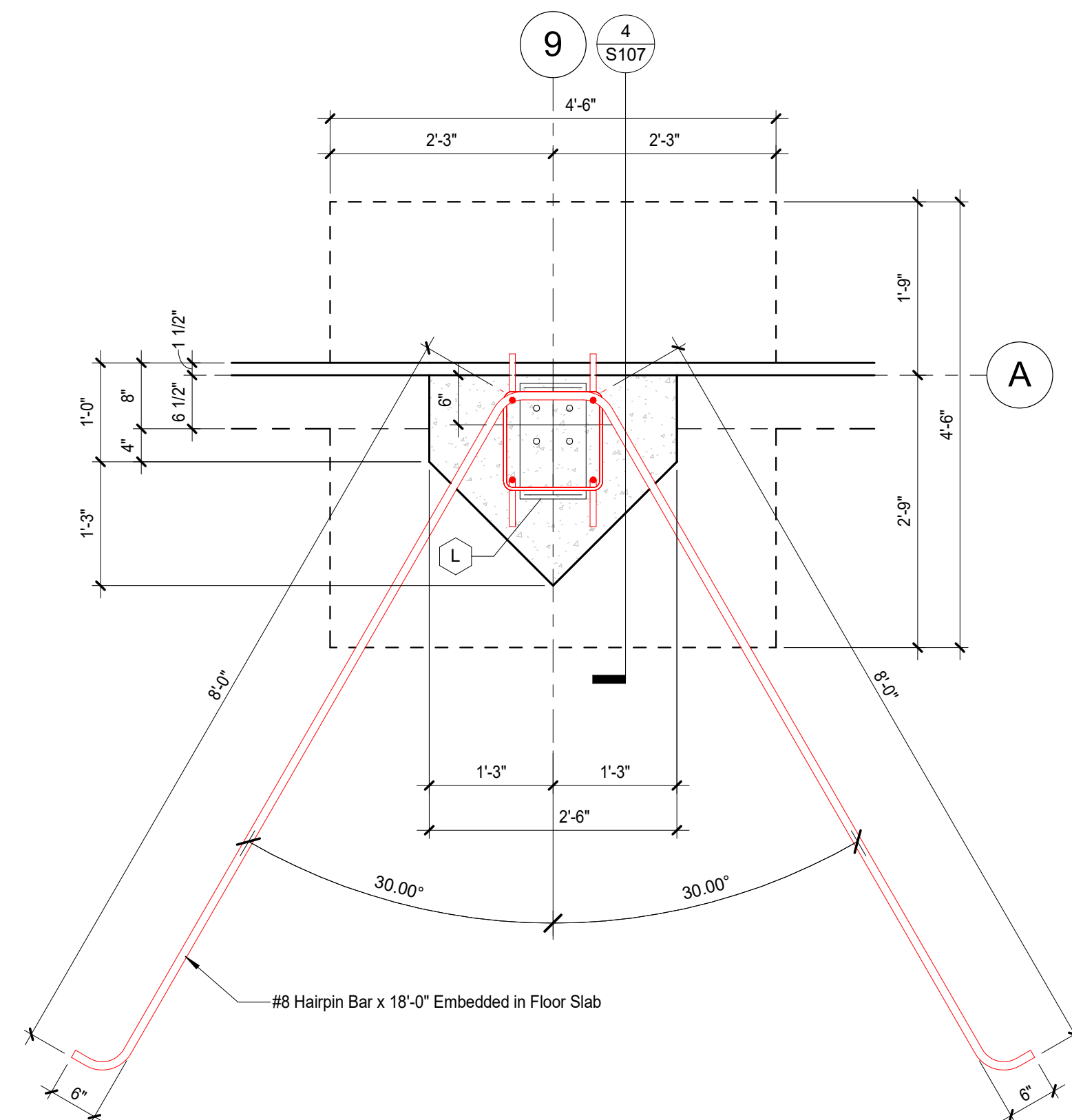
S106



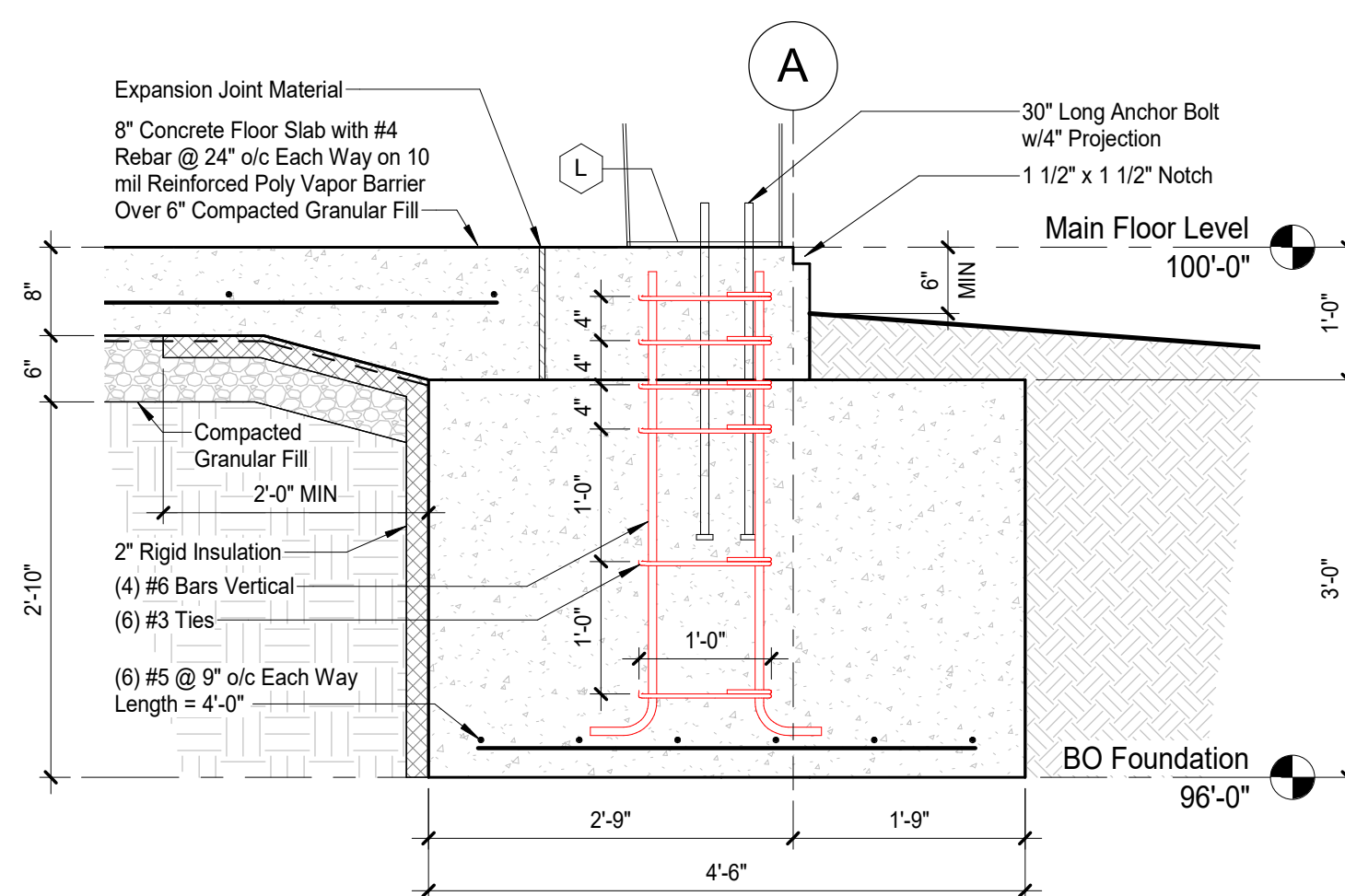
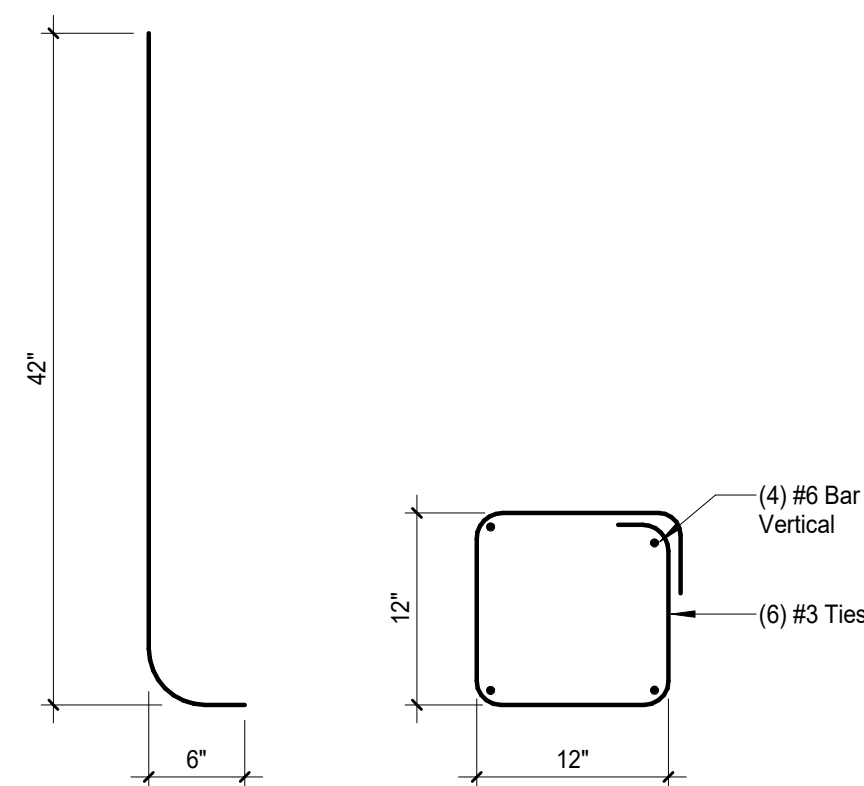
1 Baseplate Detail 8A
S107 3/4" = 1'-0"



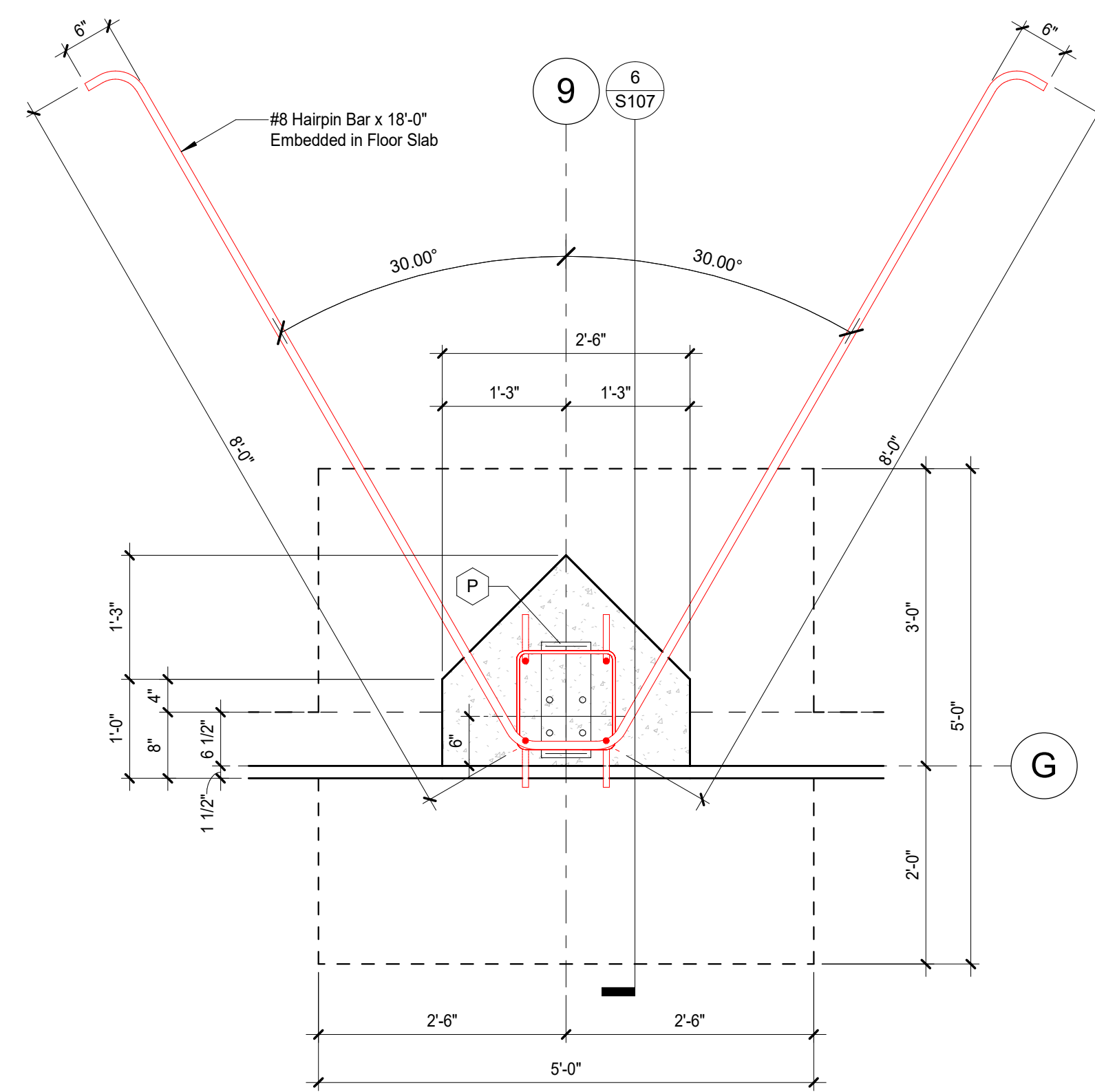
2
S107



Baseplate Detail 9A



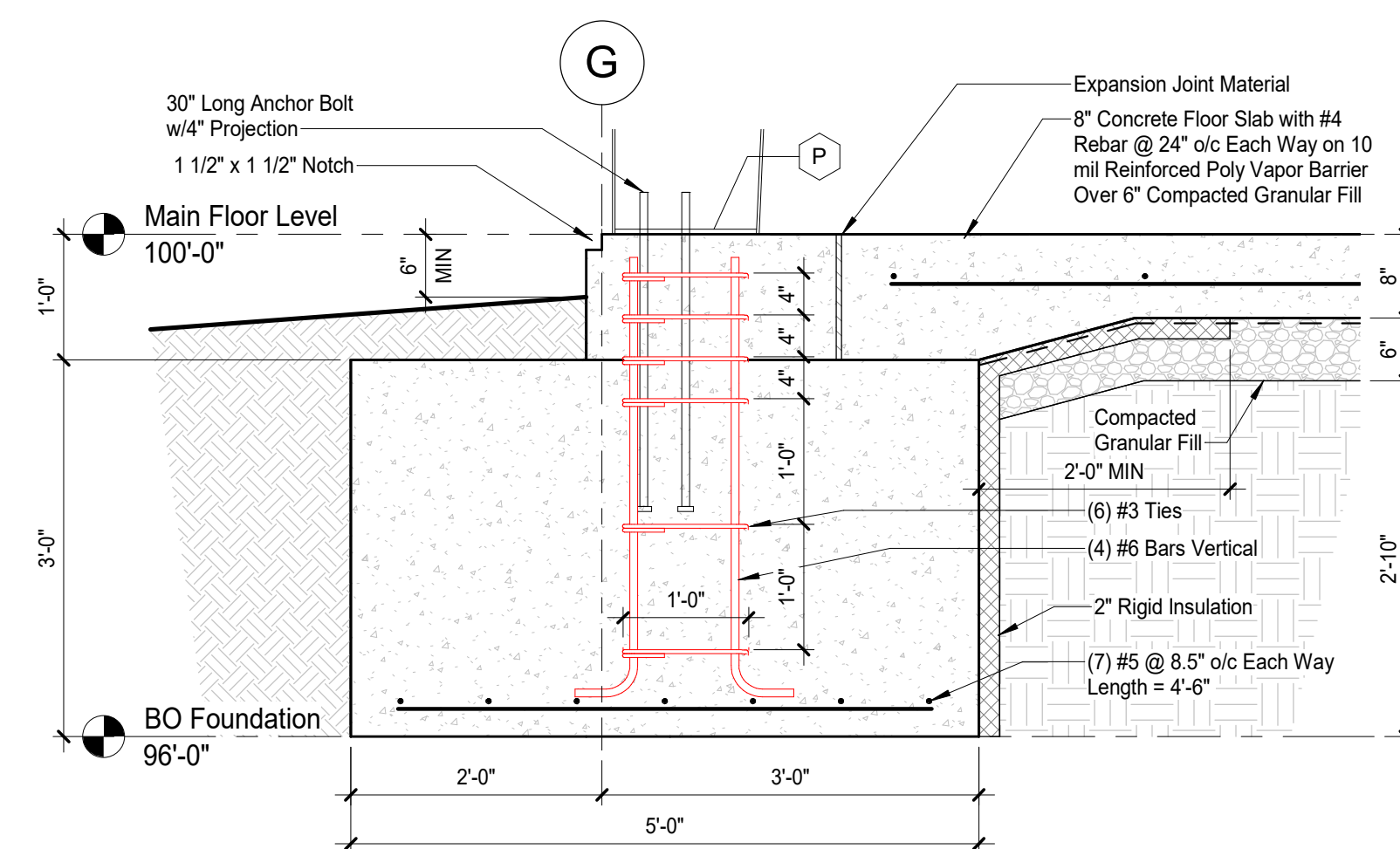
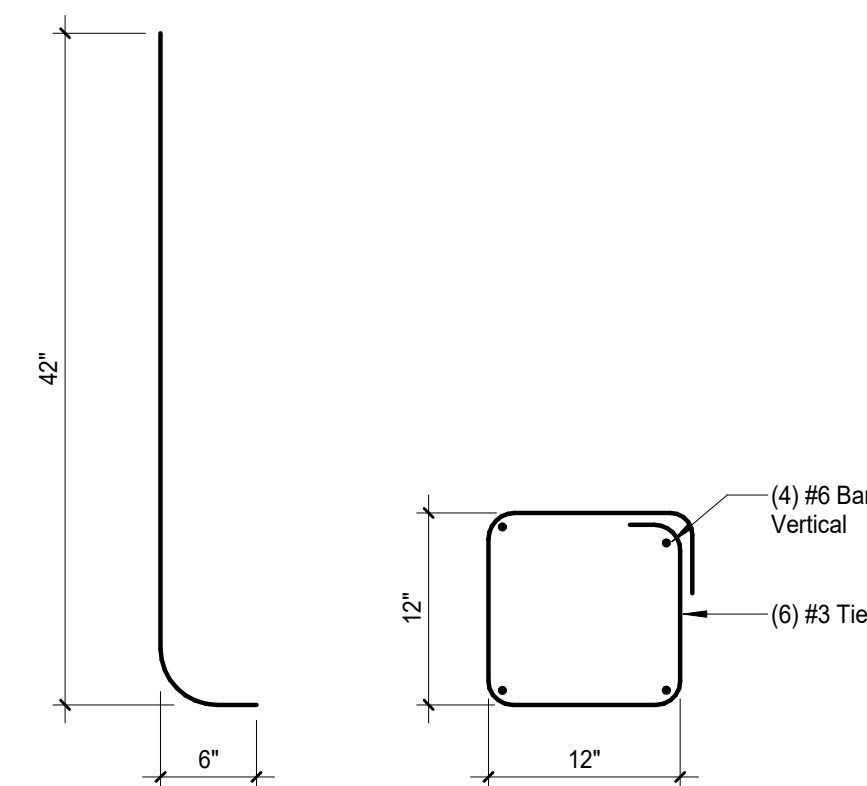
4 **Footing Section 9A**
S107 3/4" = 1'-0"



5
S107

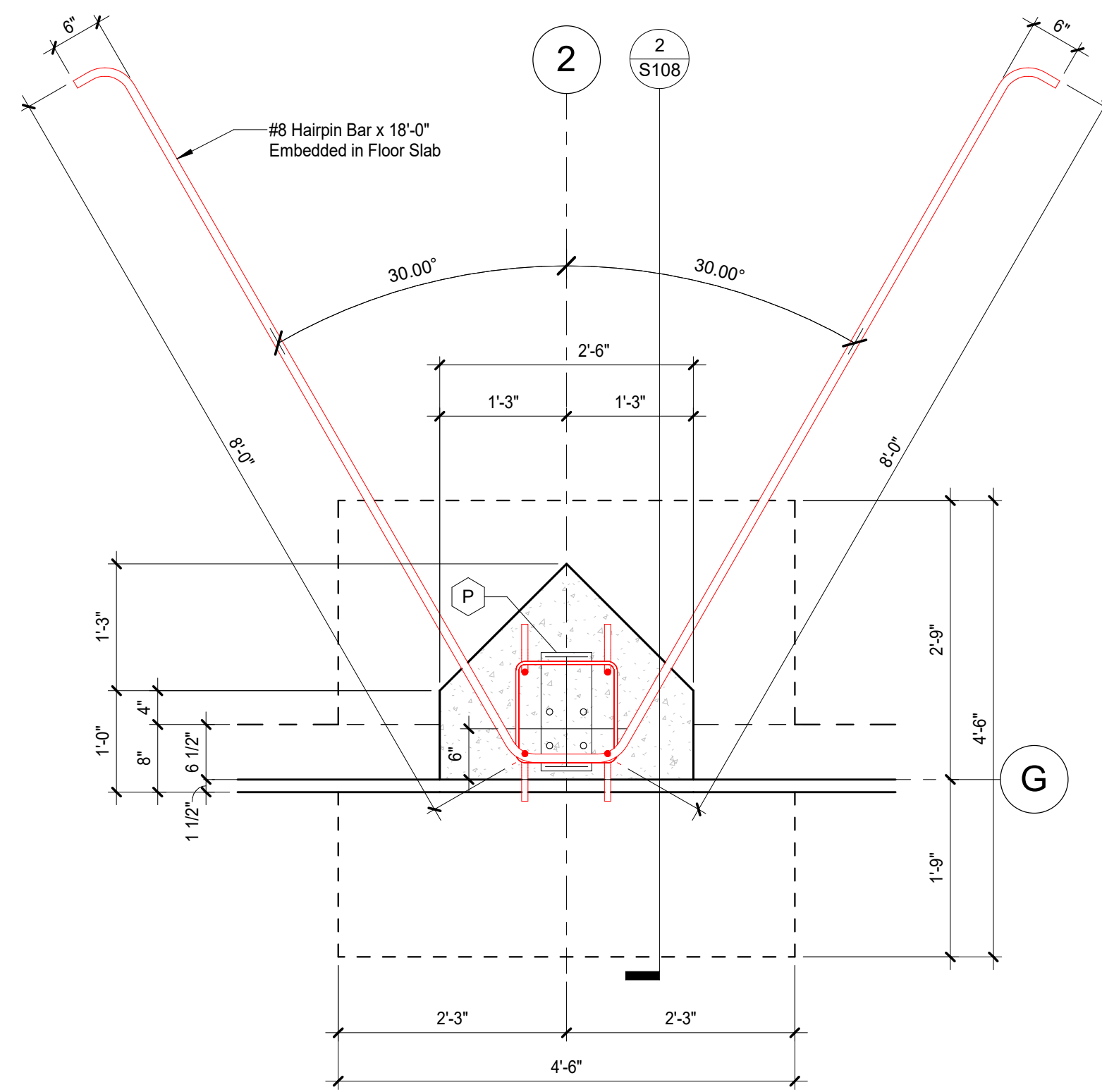
Baseplate Detail 9G

3/4" = 1'-0"

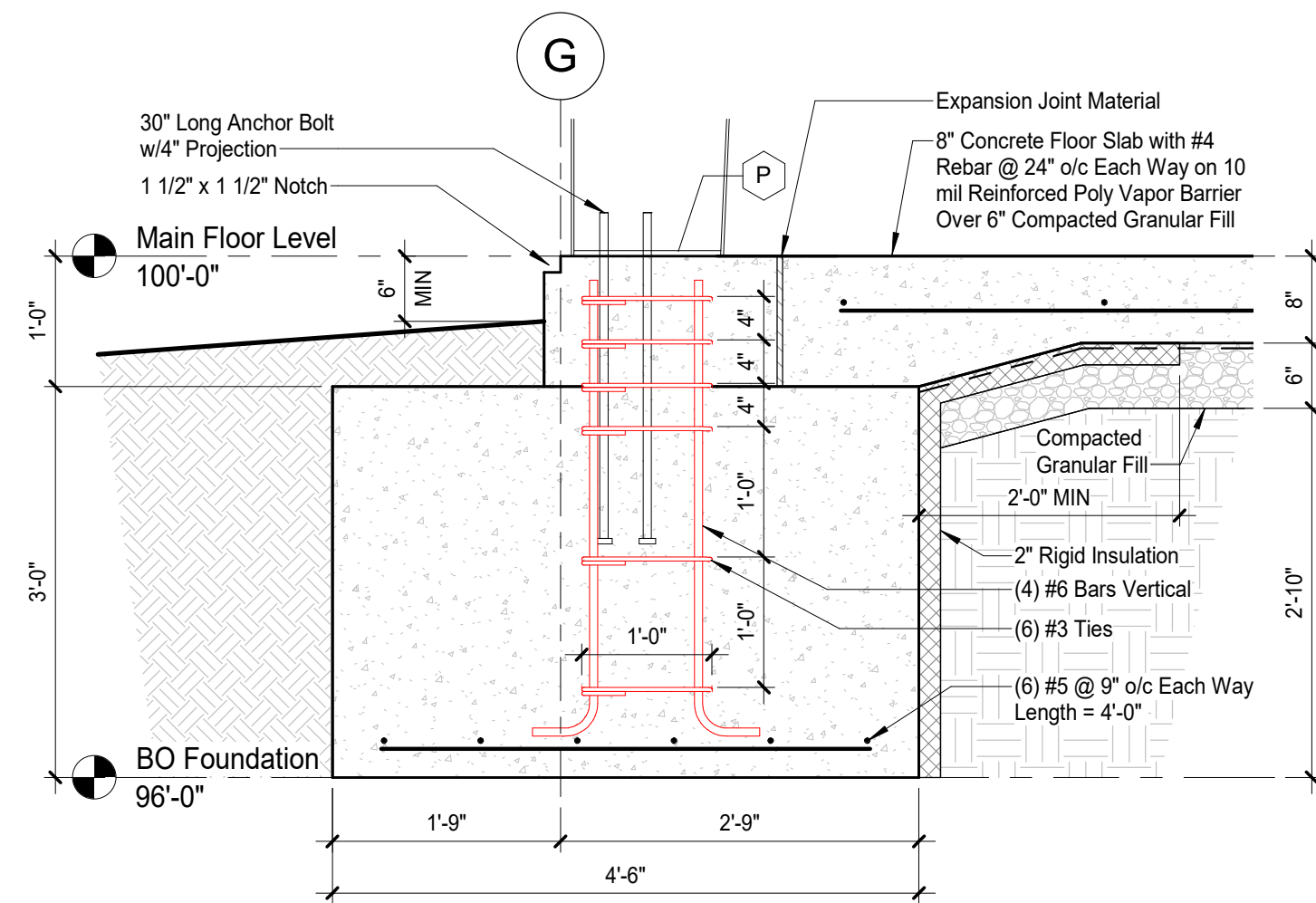
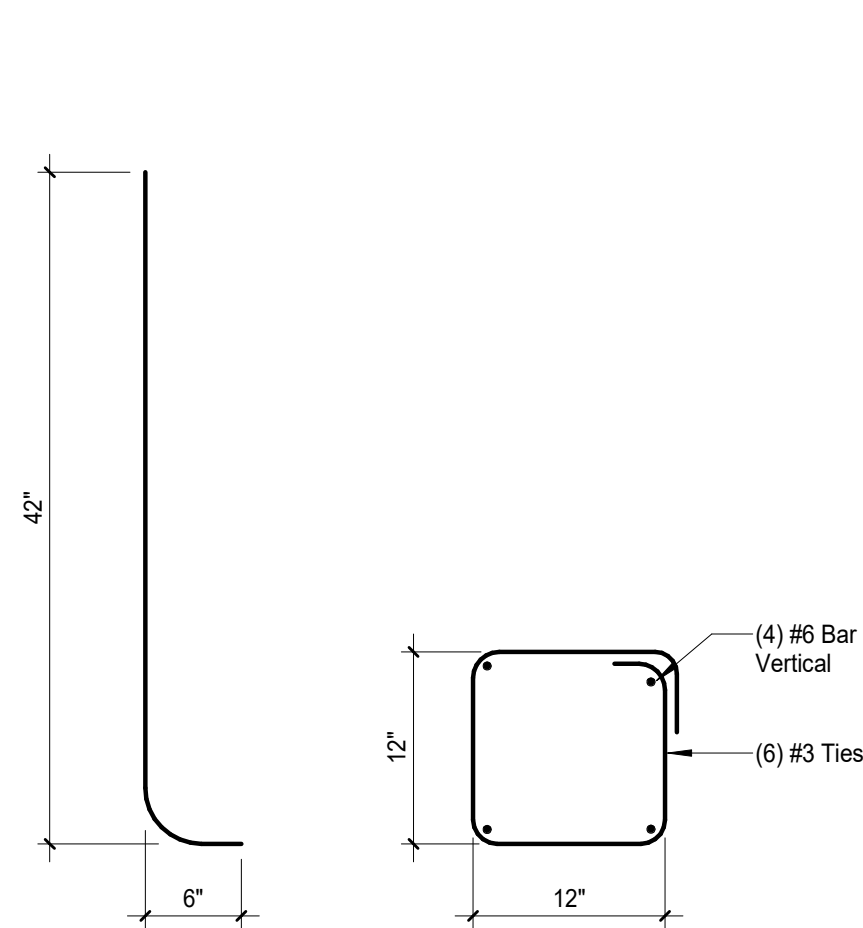


6
S107

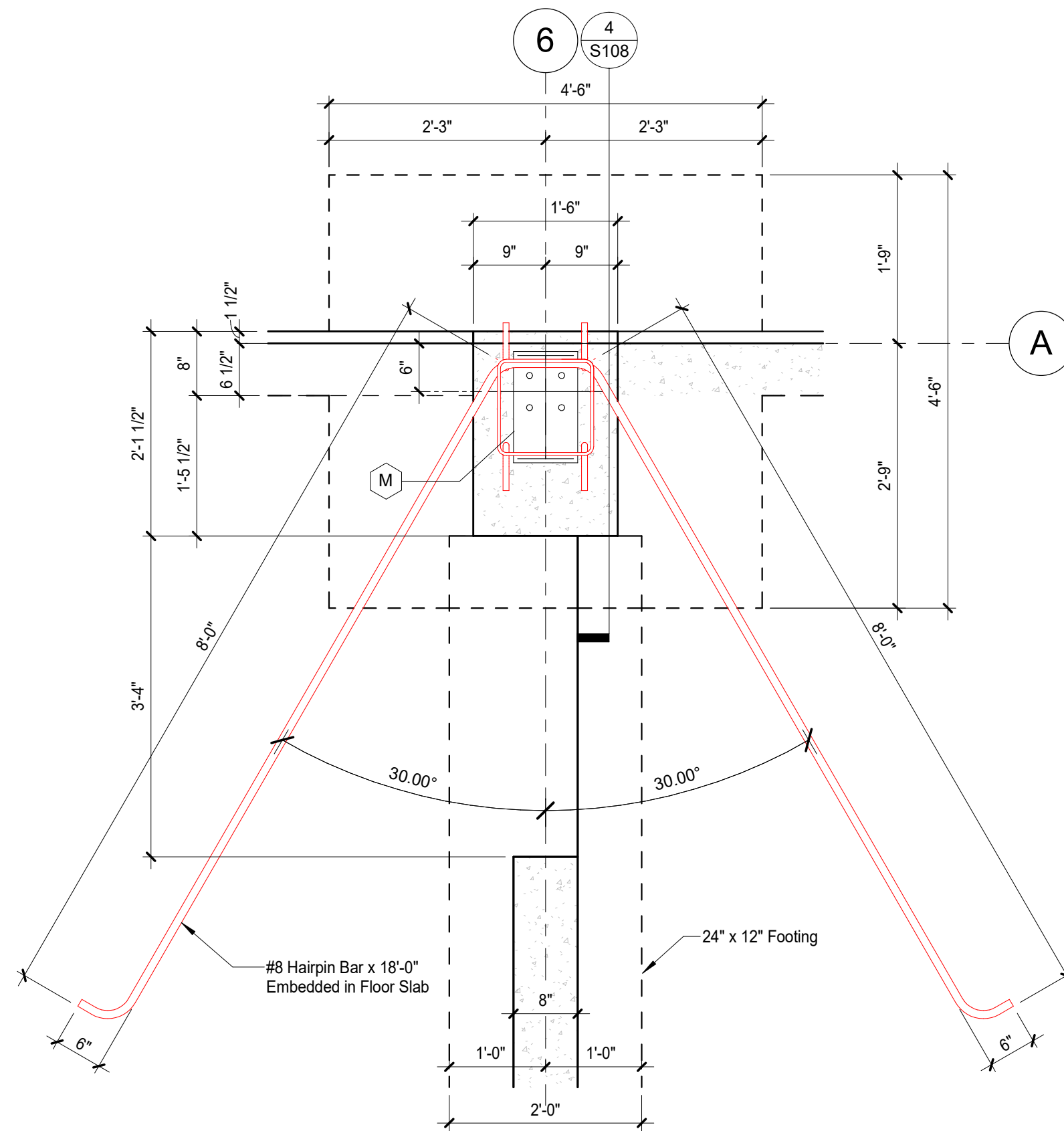
[illegible]



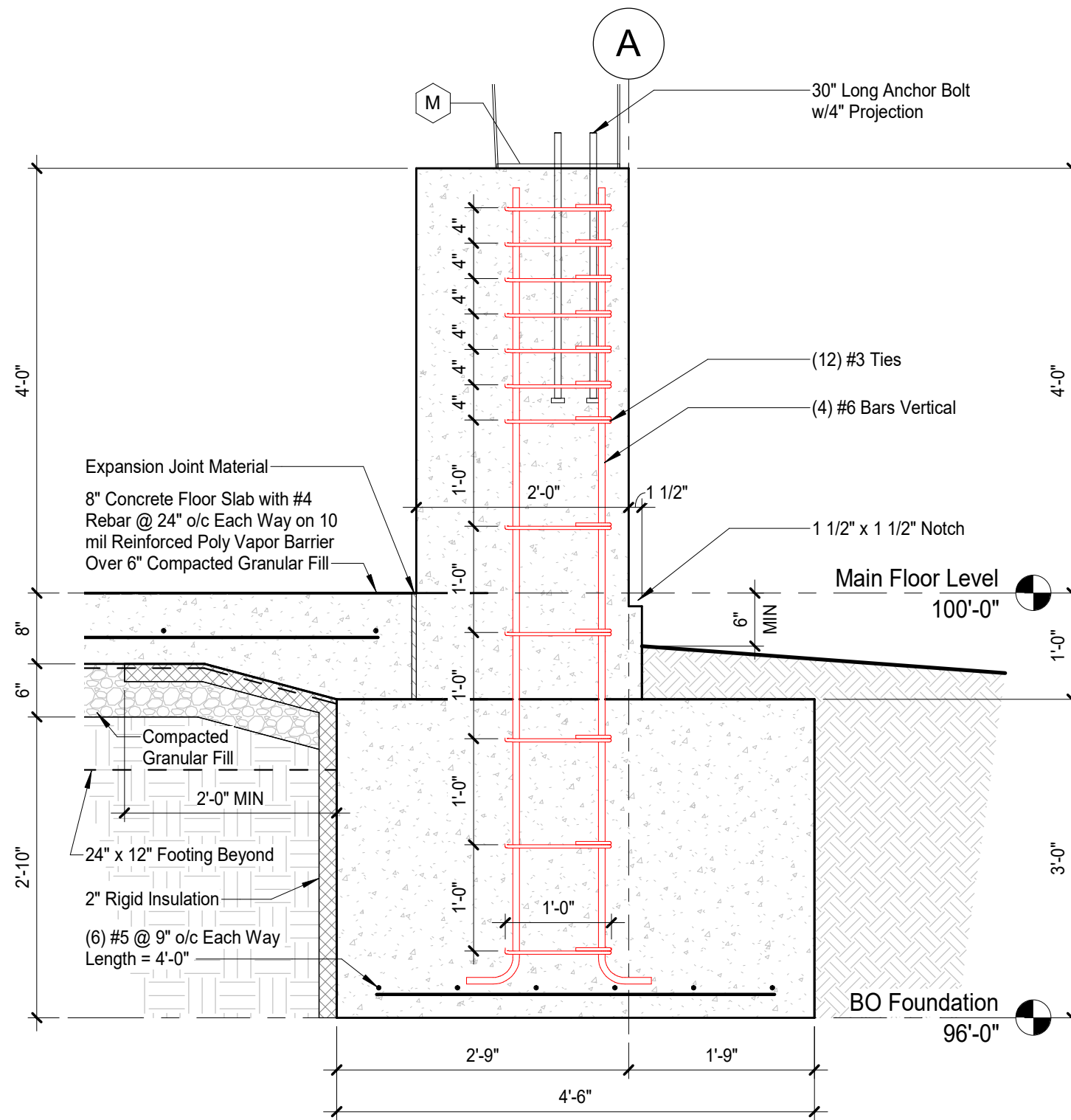
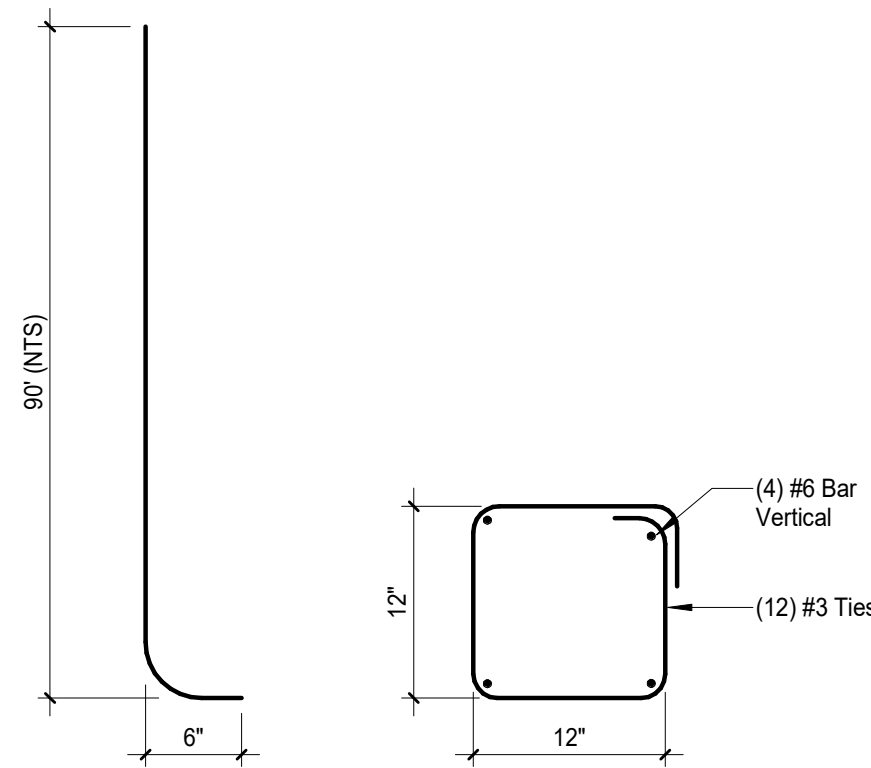
1 Baseplate Detail 2-5G, 8G
S108 3/4" = 1'-0"



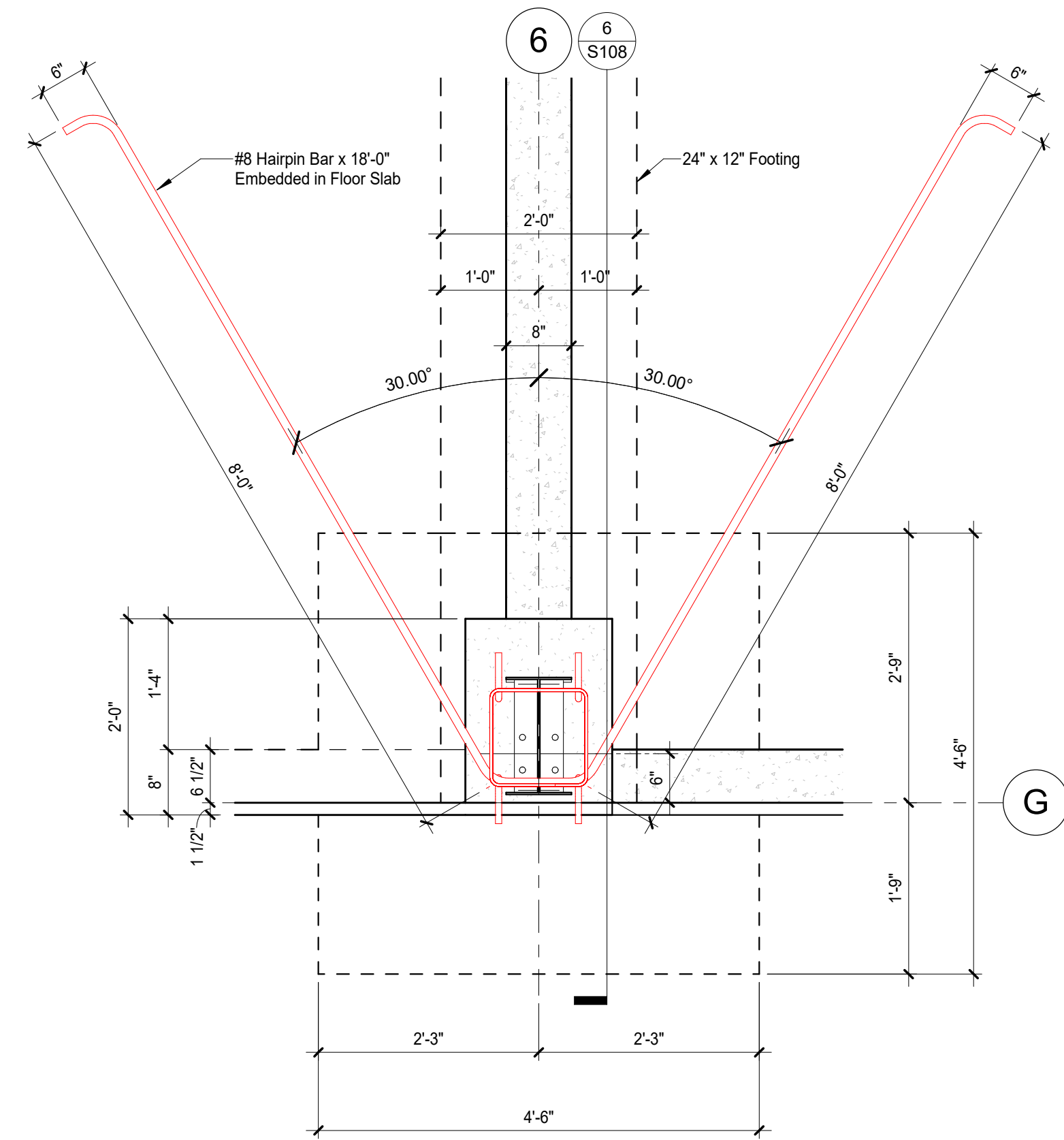
2 Footing Section 2-5G, 8G
S108 3/4" = 1'-0"



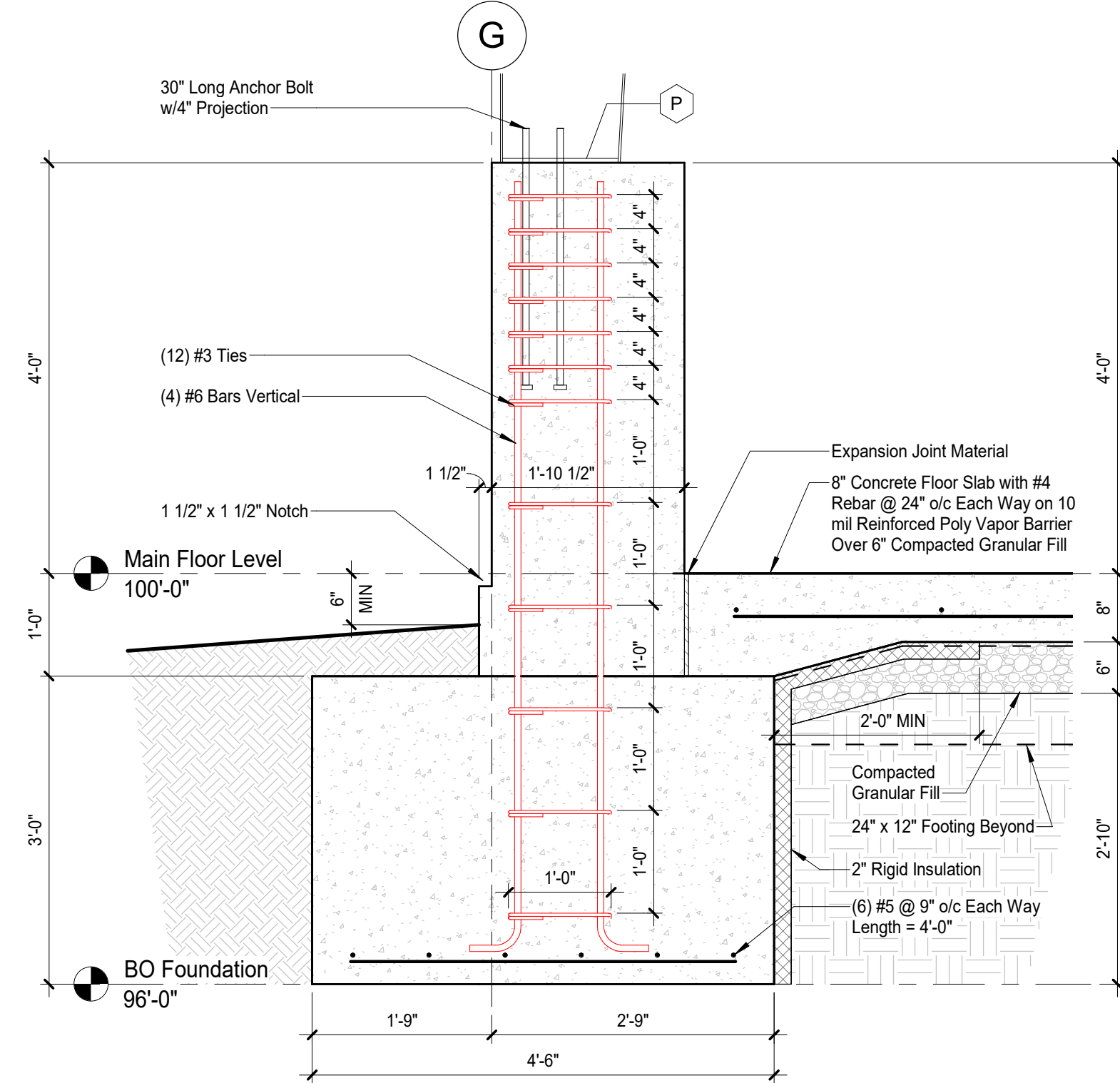
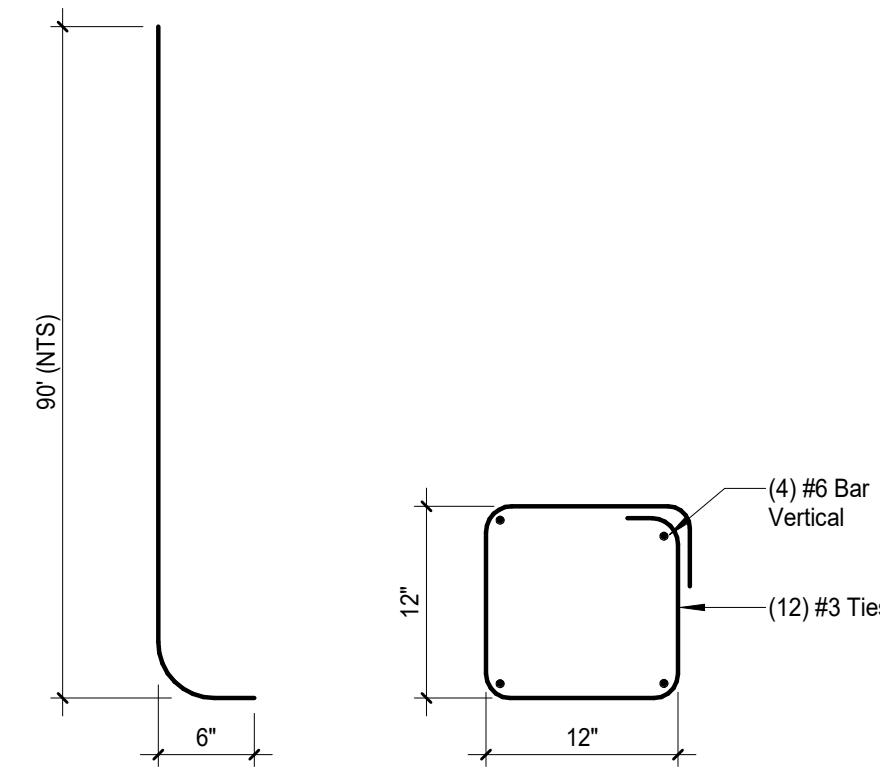
3 Baseplate Detail 6A, 7A Opp



4 **Footings Section 6A, 7A Opp**
 S108 3/4" = 1'-0"



5 Baseplate Detail 6G, 7G Opp



6 Footing Section 6G, 7G Opp
S108 3/4" = 1'-0"

JENSEN BUILDERS, LTD
Design-Build General Contractor

**1175 South 32nd Street
Fort Dodge, IA 50501
Phone: (515) 573-3292
Fax: (515) 573-5146**

**2097 NE 60th Avenue
Des Moines, IA 50313
Phone: (515) 292-5000
Fax: (515) 292-5100**

www.jensenbuilders.com

Sternquist Construction New Building
1601 E Orchard Place
Indianola, Iowa 50125

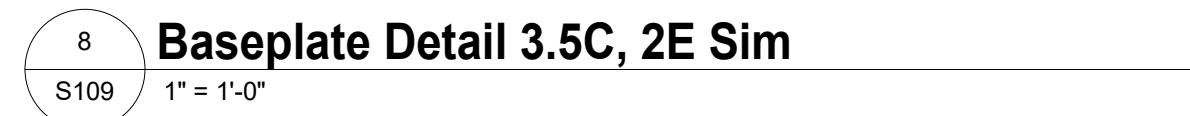
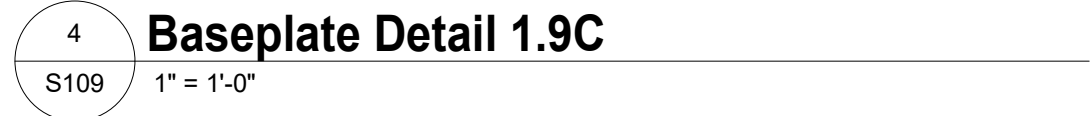
[illegible]

PROJECT NO:	23-134
DRAWN BY:	CEB
CHECKED BY:	Checker
CHECKED BY:	
COPYRIGHT: ©JENSEN BUILDERS, LTD.	

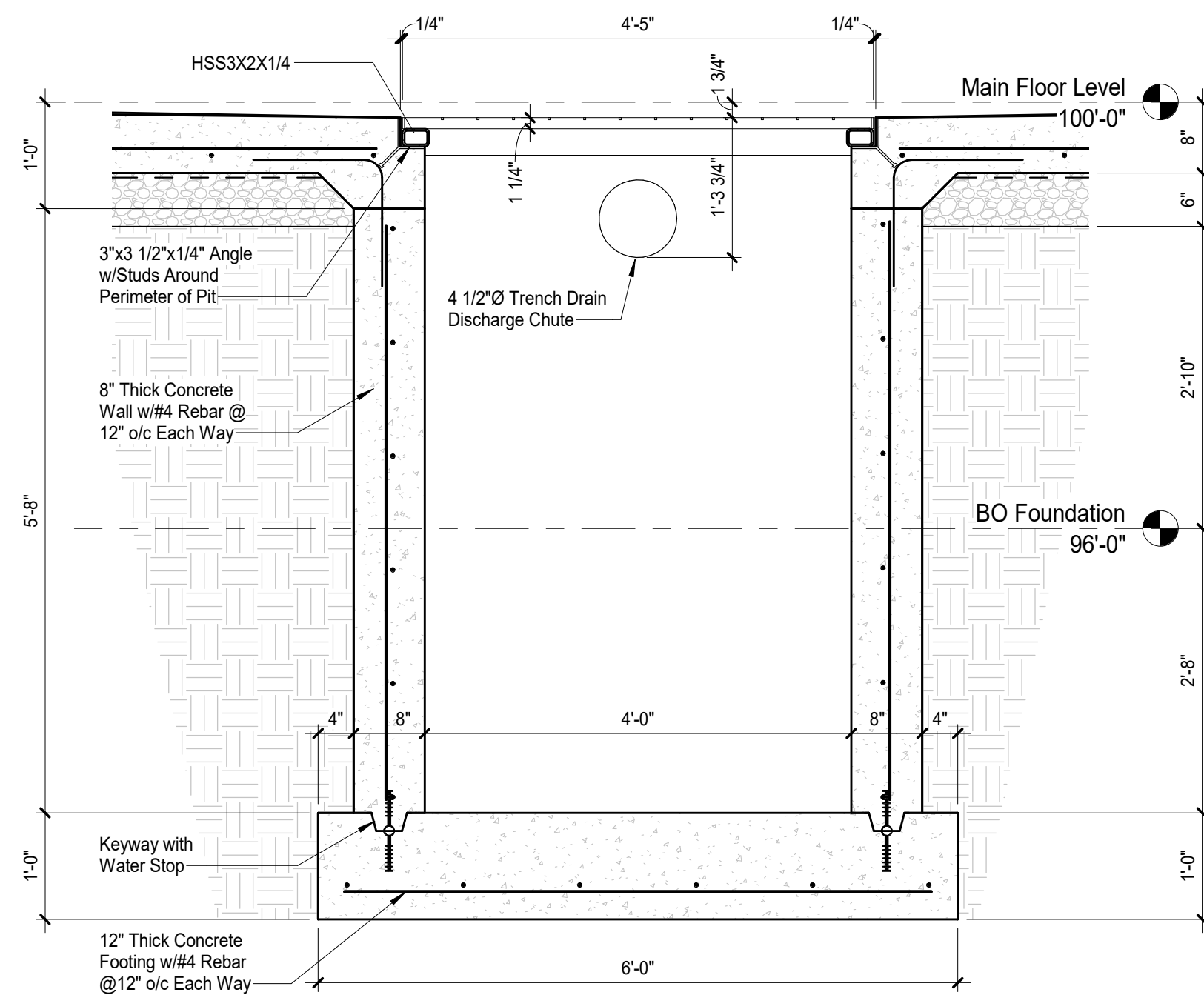
SHEET TITLE

Structural Details

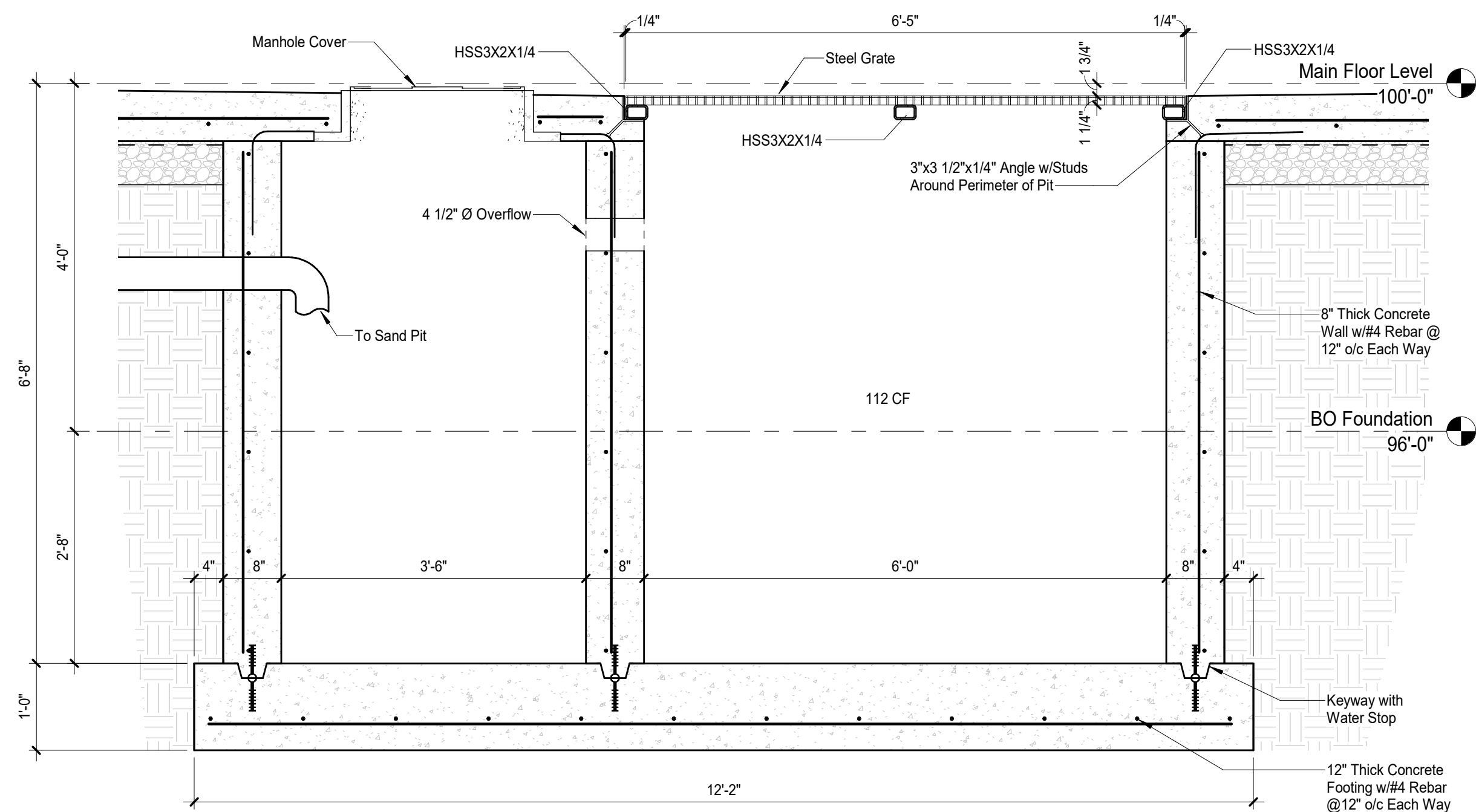
S108



S109



Muck-Out Pit Section



2
S110

JENSEN BUILDERS, LTD
Design-Build General Contractor

**175 South 32nd Street
Fort Dodge, IA 50501
Phone: (515) 573-3292
Fax: (515) 573-5146**

**2097 NE 60th Avenue
Des Moines, IA 50313
Phone: (515) 292-5000
Fax: (515) 292-5100**

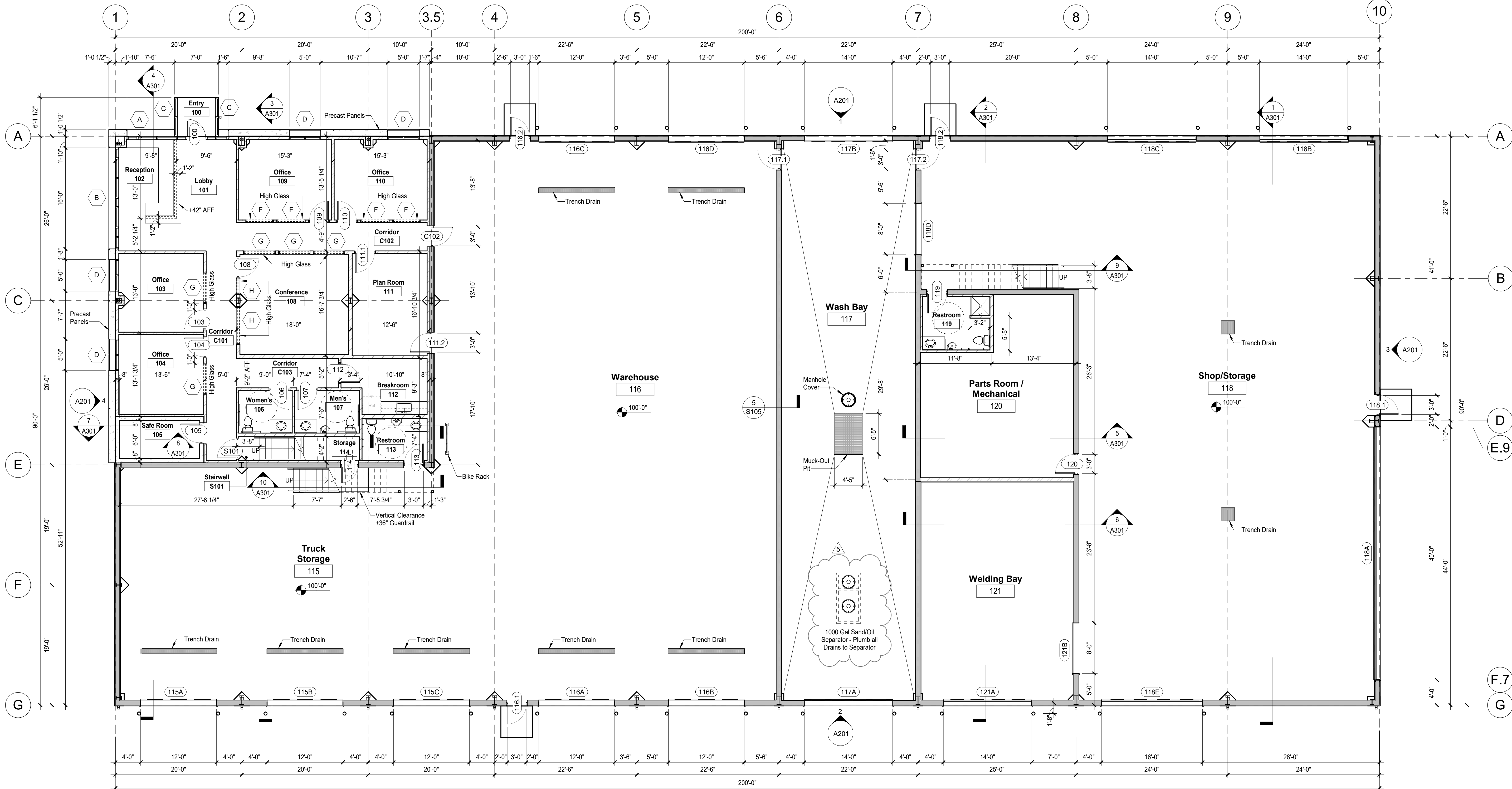
www.jensenbuilders.com

Sternquist Construction New Building
1601 E Orchard Place
Indianola, Iowa 50125

[illegible]

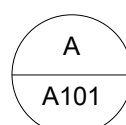
Structural Details

S110



General Construction Notes

- | | | |
|--|---|--|
| 1. All work shall be completed in accordance with locally adopted building codes and ordinances. | 6. All site information, fixtures and equipment shown is provided for coordination purposes only. The layout is considered conceptual. Refer to civil, mechanical, electrical, plumbing, fire and life safety, etc., for specific design information. | 11. All openings through walls, floors, ceiling or other that are not being reused or were created during construction shall be patched with like materials and colored to match existing. |
| 2. Contractor to coordinate their work with the work of all other trades to ensure proper sequencing of installation. | 7. Provide positive drainage of surface water away from building without ponding of water adjacent to building or on pavements. | 12. All conduits, pipes, wiring, rough-in, etc., should be kept as tight as possible to supporting construction, or be kept inside wall cavities. Nothing shall be below the main edge of roof supporting structural components, nothing shall be exposed in finished spaces, nothing shall prevent a smooth finished surface as noted on the drawings - plumbing shall not be ran in exterior walls. Placement coordination between the trades is required. |
| 3. Contractor to verify actual dimensions and conditions with respect to the extent of work indicated prior to commencement of this project. Notify the Architect immediately if significant discrepancies which may impact aesthetics, durability, cost and/or schedules. | 8. Contractor to coordinate all above ceiling attic work lighting, ductwork or other systems to ensure interference conditions are avoided. | 13. Damage to existing building materials shall be repaired or replaced to the owners satisfaction at the contractor expense. |
| 4. Dimensions are to face of existing finish material, face of new studs or centerline of structure unless noted otherwise. | 9. Caulk and seal all expansion - control joints, saw cut joints at all interior and exterior masonry and concrete. | 14. Touch-up and restore finishes where damaged by construction efforts. Remove spilled, splashed and spotted paints or stains from all surfaces. Take care not to mar surfaces during the cleaning process. Remove from the premises rubbish and accumulated materials of any nature not caused by others so as to leave the work area clean, orderly and acceptable condition. |
| 5. The owner shall be notified of all utility shutoff, temporary or permanent, 48 hours prior to shutoff. All shutoffs shall be coordinated with the owner to minimize the impact on the owner's operations. | 10. Provide adequate wood blocking for millwork, fixtures, equipment, plumbing fixtures and accessories, electric panels, roof access ladder, furniture or by owner items, etc., | |



Main Floor Level Plan

$$1/8'' = 1'-0''$$

1/8" = 1'-0" Scale in Feet

A horizontal number line with tick marks at 0, 4, 9, and 16. The region between 4 and 9 is shaded gray.



JENSEN BUILDERS, LTD.
Design-Build General Contractor

**1175 South 32nd Street
Fort Dodge, IA 50501
Phone: (515) 573-3292
Fax: (515) 573-5146**

**2097 NE 60th Avenue
Des Moines, IA 50313
Phone: (515) 292-5000
Fax: (515) 292-5100**

www.jensenbuilders.com

Sternquist Construction New Building
1601 E Orchard Place
Indianola, Iowa 50125

#	DATE	DESCRIPTION
1	06-21-2023	Permit Set
2	08-16-2023	Revision 2
3	09-07-2023	Revision 3
4	10-12-2023	Revision 4
5	11-02-2023	Revision 6

PROJECT NO: 23-134

DRAWN BY: CEB

CHECKED BY: Checker

CHECKED BY:

COPYRIGHT: © JENSEN BUILDERS, LTD.

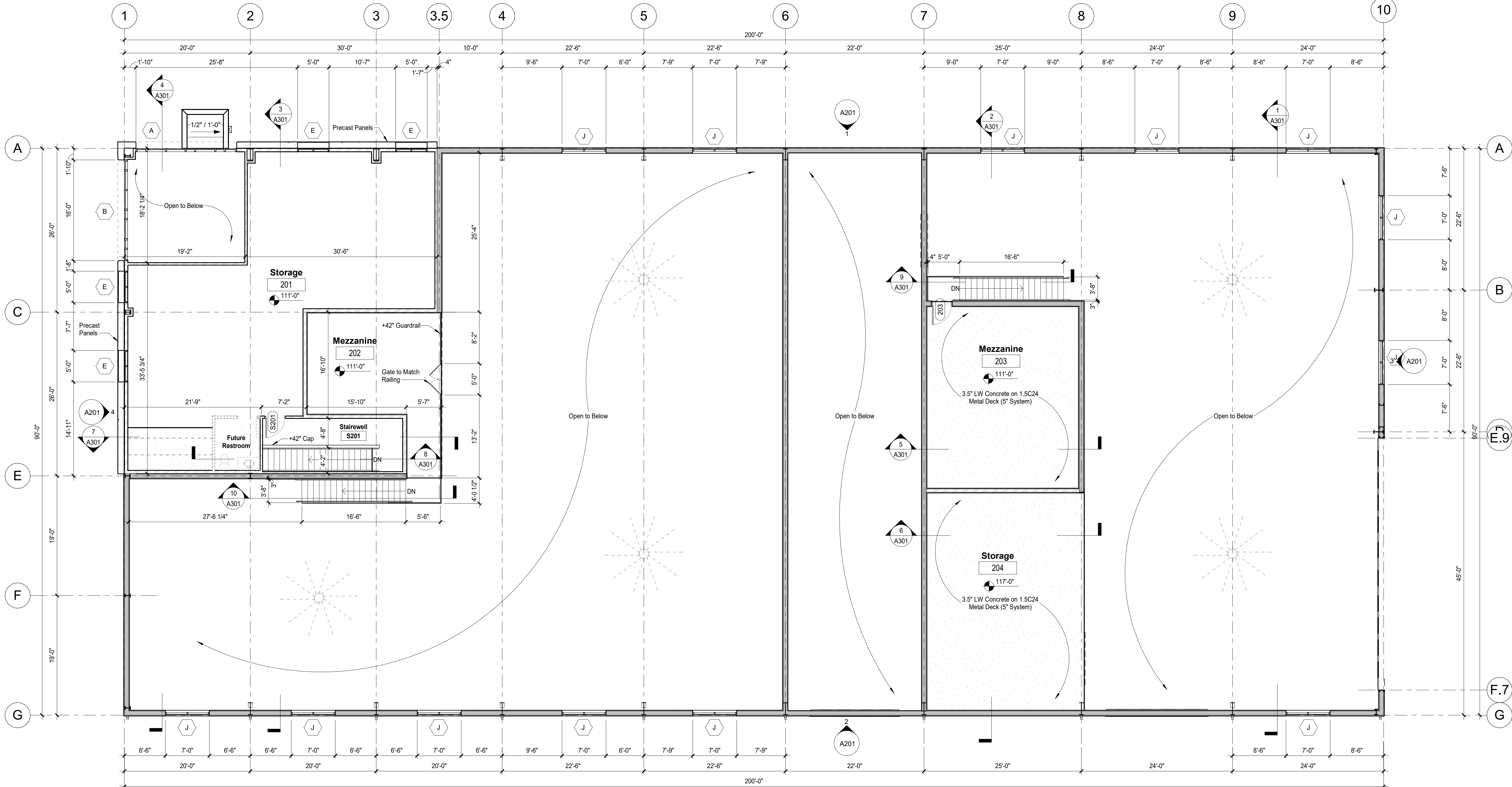
SHEET TITLE

Main Floor Level

A101

D:\JBL\CAD\Design Files\Temp Backups\CharlieB\Sternquist Const New Bldg. JBLDMcharleb.rvt 11/20/2023 7:20:56 AM

ALL IDEAS, DESIGNS, AND DRAWINGS SET FORTH ON THIS SHEET ARE THE ORIGINAL WORK PRODUCT OWNED BY JENSEN BUILDERS, LTD. THESE DRAWINGS ARE COPYRIGHTED BY JENSEN BUILDERS, LTD. AND MAY NOT BE REPRODUCED OR REPRINTED ELECTRONICALLY OR OTHERWISE, WITHOUT THE EXPRESSED WRITTEN PERMISSION OF JENSEN BUILDERS, LTD.



A
A102

Main Floor Life Safety Plan

1/8" = 1'-0"

1/8" = 1'-0" Scale in Feet



General Construction Notes

- All work shall be completed in accordance with locally adopted building codes and ordinances.
- Contractor to coordinate their work with the work of all other trades to ensure proper sequencing of installation.
- Contractor to verify actual dimensions and conditions with respect to the extent of work indicated prior to commencement of this project. Notify the Architect immediately of significant discrepancies which may impact aesthetics, durability, cost and/or schedules.
- Dimensions are to face of existing finish material, face of new studs or centerline of structure unless noted otherwise.
- The owner shall be notified of all utility shutoff, temporary or permanent, 48 hours prior to shutoff. All shutoffs shall be coordinated with the owner to minimize the impact on the owner's operations.
- All site information, fixtures and equipment shown is provided for coordination purposes only. The layout is considered conceptual. Refer to civil, mechanical, electrical, plumbing, fire and life safety, etc., for specific design information.
- Provide positive drainage of surface water away from building without ponding of water adjacent to building or on pavements.
- Contractor to coordinate all above ceiling attic work lighting, ductwork or other systems to ensure interference conditions are avoided.
- Caulk and seal all expansion - control joints, saw cut joints at all interior and exterior masonry and concrete.
- Provide adequate wood blocking for millwork, fixtures, equipment, plumbing fixtures and accessories, electric panels, roof access ladder, furniture or by owner items, etc..
- All openings through walls, floors, ceiling or other that are not being reused or were created during construction shall be patched with like materials and colored to match existing.
- All conduits, pipes, wiring, rough-in, etc., should be held as tight as possible to supporting construction, or be kept inside wall cavities. Nothing shall be below the main edge of roof supporting structural components, nothing shall be exposed in finished spaces, nothing shall prevent a smooth finished surface as noted on the drawings - plumbing shall not be ran in exterior walls. Placement coordination between the trades is required.
- Damage to existing building materials shall be repaired or replaced to the owners satisfaction at the contractor expense.
- Touch-up and restore finishes where damaged by construction efforts. Remove spilled, splashed and spotted paints or stains from all surfaces. Take care not to mar surfaces during the cleaning process. Remove from the premises rubbish and accumulated materials of any nature not caused by others so as to leave the work area clean, orderly and acceptable condition.



JENSEN BUILDERS, LTD.

Design-Build General Contractor

1175 South 32nd Street
Fort Dodge, IA 50501
Phone: (515) 573-3292
Fax: (515) 573-5146

2097 NE 60th Avenue
Des Moines, IA 50313
Phone: (515) 292-5000
Fax: (515) 292-5100

www.jensenbuilders.com

Sternquist Construction New Building
1601 E Orchard Place
Indianola, Iowa 50125

#	DATE	DESCRIPTION
1	06-21-2023	Permit Set
2	08-16-2023	Revision 2
3	09-07-2023	Revision 3
4	10-12-2023	Revision 4

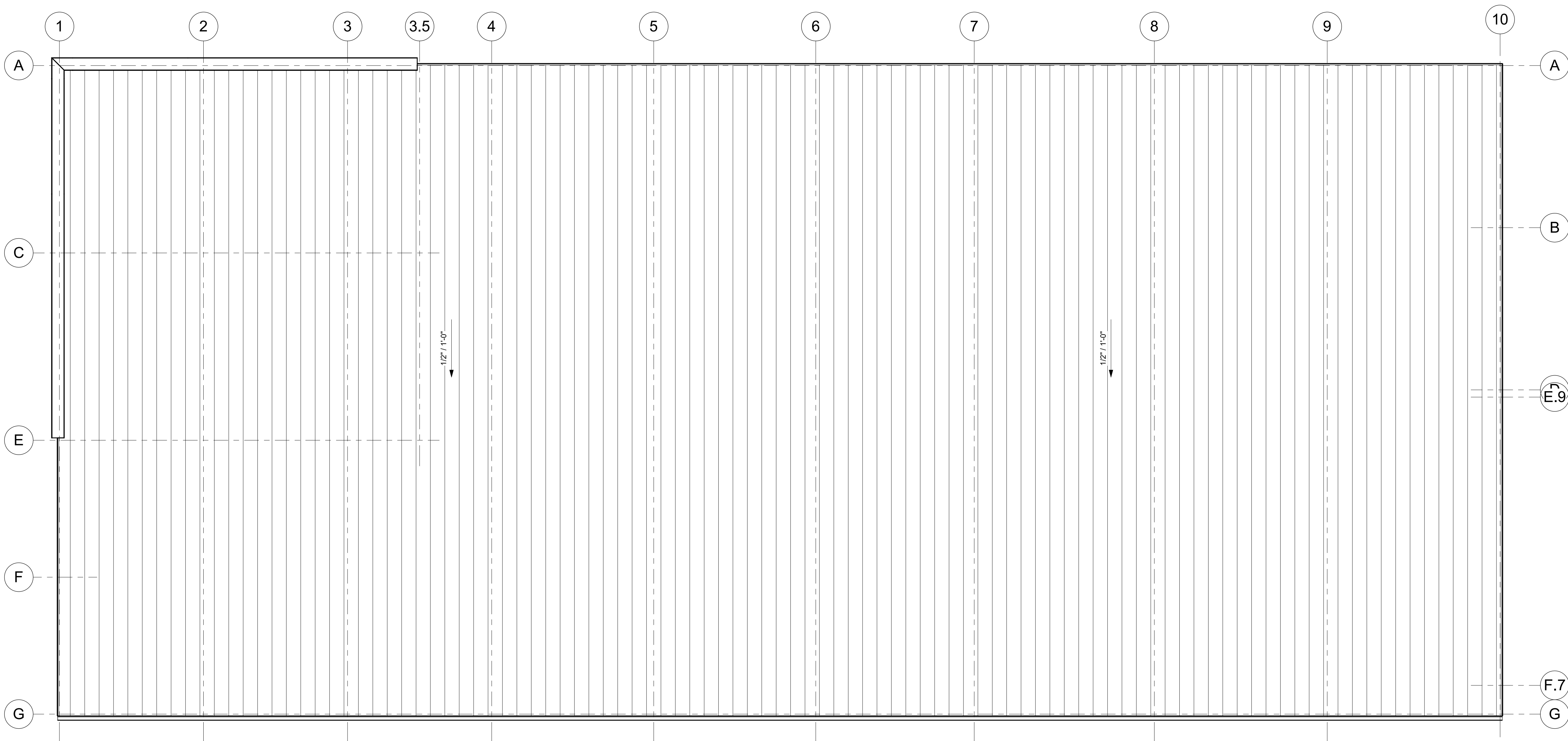
PROJECT NO: 23-134
DRAWN BY: CEB
CHECKED BY: Checker
CHECKED BY:
COPYRIGHT: ©JENSEN BUILDERS, LTD.
SHEET TITLE

Mezzanine Floor
Level

A102

D:\JBL\CAD\Design Files\Temp Backups\CharlieB\Sternquist Const New Bldg_JBLDMcharlieb.rvt 11/2/2023 7:20:57 AM

ALL IDEAS, DESIGNS, AND DRAWINGS SET FORTH ON THIS SHEET ARE THE ORIGINAL WORK PRODUCT OWNED BY JENSEN BUILDERS, LTD. THESE DRAWINGS ARE COPYRIGHTED BY JENSEN BUILDERS, LTD. AND MAY NOT BE REPRODUCED OR REPRINTED ELECTRONICALLY OR OTHERWISE, WITHOUT THE EXPRESSED WRITTEN PERMISSION OF JENSEN BUILDERS, LTD.



General Roof Notes

1. Refer to additional notes and requirements on all other documents and other disciplines documents.
2. Roof trusses designed and built by truss manufacturer.
3. Provide roof snow guards/spikes above all entry/exit points to building.
4. Contractor shall keep roof clean of all debris during all construction work.
5. It should be the responsibility of the roof sub-contractor to provide all necessary details and systems to accommodate expansion/contraction of the building and building components for a long-lasting roof.
6. Failure to identify a requirement does not give anyone the right to violate any codes, governing authority, minimum quality or quantity, industry standards, manufacturer recommendations, etc..
7. All mechanical, electrical and plumbing equipment shown on this sheet is considered conceptual and provided for coordination purposes only. Refer to mechanical and electrical documents for specific design information. Refer to structural drawings for roof opening structural framing.
8. All roof penetrations for minor roof vents and similar items may not be indicated on the roof plan; however, all roof flashing work shall be provided by roofing sub-contractor so as to obtain full roofing warranties. Refer to all other construction documents for additional roof penetrations requiring roof flashing work.
9. All roof slopes, including flattened roof areas to obtain positive drainage, to be integrated into underlying roof support design. Provide tapered rigid insulation to maintain minimum 1/4" per foot slope at all flattened roof areas to ensure positive drainage all the way to roof drain from all penetrations and changes in roof slopes.
10. Pitch < 2:12 Roof membrane to extend up and over top of any parapet walls and drape over front of wall 3". Membrane to extend up vertically under finish material 12".
11. Provide walkway pads on all membrane roofing from roof access point(S) to each end of building.
12. Provide manufactured roof protected gas piping and conduit supports as required. Paint obstacles "yellow" at walkway pad crossings only.
13. Pitch > 2:12 Self-adhering ice membrane underlayment required from ave's edge to a point at 24" inside the exterior wall line of the building. (IBC: 2012 Sec. 1507.2.8.2)
14. Design of roof drainage system shall comply with the International Plumbing Code. (IBC: 2015 Sec. 1503.4) Final detailed design of roof drainage systems to be by plumbing consultant or design-build plumbing sub-contractor.
15. Oversized roof drains, gutters and/or downspouts should be provided to eliminate any overflow or backup.
16. Not less than two roof drains shall be installed in roof areas 10,000 sf or less and not less than four drains shall be installed in roof over 10,000 sf in area. (IPC: 2012 Sec. 1110.4)
17. Secondary (emergency) roof drains or scuppers shall be provided where the roof perimeter construction extends above the roof in such manner that water will be entrapped if the primary drains allow buildup for any reason. (IPC: 2012 Sec. 1107; IBC: 2012 Sec. 1503.6)
18. A cricket or saddle shall be installed on ridge side of any penetration greater than 30" wide as measured perpendicular to the slope. (IBC: 2012 Sec. 1503.6)
19. Provide concrete splash blocks at all downspout locations.
20. Roof ventilation intake and exhaust vents shall be provided in each and all enclosed attics and/or rafter spaces to create cross ventilation in accordance with codes and the manufacturers installation instructions. (IBC: 2012 Sec. 1203.2, 1503.5)
21. Insulate and seal to insure adequate air infiltration barrier around all exterior penetrations to prevent water and sprinkler pipe freezing.
22. Where equipment requiring access are installed on roofs at a height exceeding 16'-0", permanent access (ladder) is required. (IMC: 2012 Sec. 1013.3, 1013.7)
23. In buildings without an occupied roof, access to the roof shall be permitted to be a roof hatch or door not less than 16 sf in area and having minimum dimension of 2'-0". (IBC: 2012 Sec. 1009.16.1)
24. Where the roof hatch opening or roof equipment is located within 10'-0" of the roof edge, such roof access or roof edge shall be protected by guards. Guards to be 42" above walking surface and prevent the passage of a sphere 21" in diameter. (IBC: 2012 Sec. 1013.6, 1013.7)
25. Crawl spaces shall be provided with a minimum of one access opening not less than 18"x24". (IBC: 2012 Sec. 1209.02)
26. An opening of not less than 20"x30" shall be provided to any attic area having a clear height of over 30". A 30" minimum clear headroom in attic space shall be provided at or above the access opening. (IBC: 2012 Sec. 1209.2)
27. Access to Mechanical appliances installed in under floor areas, in attic spaces and on roofs or elevated structures shall be in accordance with the International Mechanical Code.

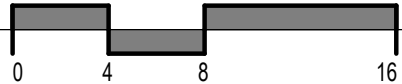


A
A103

Roof Plan

1/8" = 1'-0"

1/8" = 1'-0" Scale in Feet



JENSEN BUILDERS, LTD.

Design-Build General Contractor

1175 South 32nd Street
Fort Dodge, IA 50501
Phone: (515) 573-3292
Fax: (515) 573-5146

2097 NE 60th Avenue
Des Moines, IA 50313
Phone: (515) 292-5000
Fax: (515) 292-5100

www.jensenbuilders.com

Sternquist Construction New Building
1601 E Orchard Place
Indianola, Iowa 50125

#	DATE	DESCRIPTION
1	06-21-2023	Permit Set
2	09-07-2023	Revision 3
3	10-12-2023	Revision 4

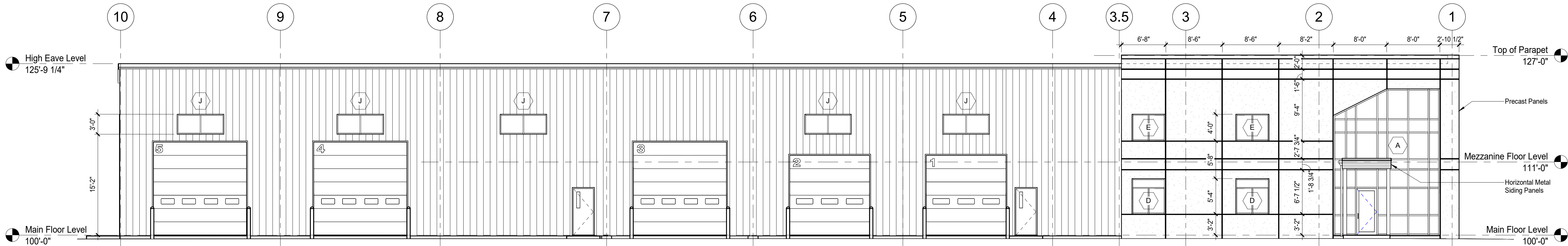
PROJECT NO:	23-134
DRAWN BY:	CEB
CHECKED BY:	Checker
CHECKED BY:	
COPYRIGHT:	©JENSEN BUILDERS, LTD.
SHEET TITLE	

Roof Plan

A103

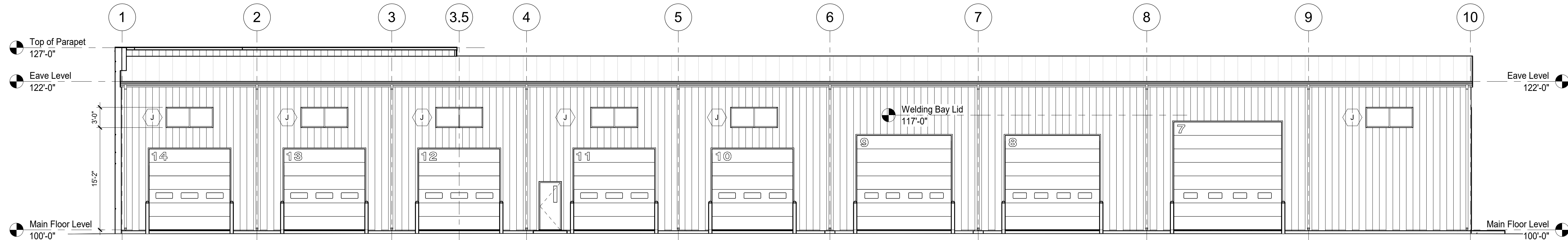
D:\JBL\CAD\Design Files\Temp Backups\CharlieB\Sternquist Const New Bldg_JBLD\CharlieB.rvt 11/2/2023 7:21:00 AM

ALL IDEAS, DESIGNS, AND DRAWINGS SET FORTH ON THIS SHEET ARE THE ORIGINAL WORK PRODUCT OWNED BY JENSEN BUILDERS, LTD. THESE DRAWINGS ARE COPYRIGHTED BY JENSEN BUILDERS, LTD. AND MAY NOT BE REPRODUCED OR REPRINTED ELECTRONICALLY OR OTHERWISE WITHOUT THE EXPRESSED WRITTEN PERMISSION OF JENSEN BUILDERS, LTD.



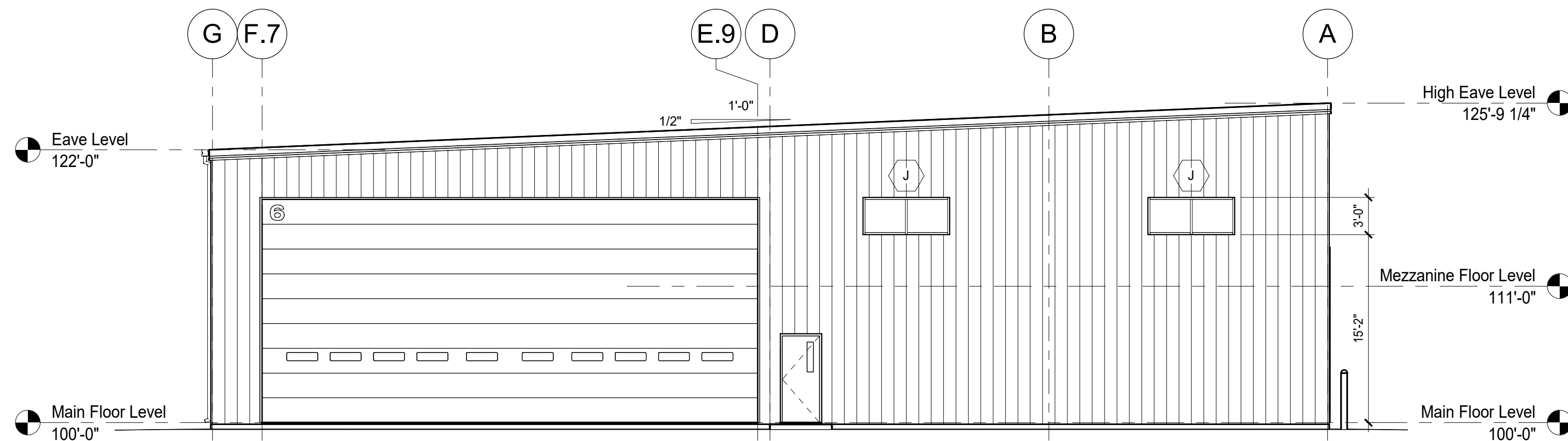
1 East Elevation
A201 1/8" = 1'-0"

1369 Precast 3745 Siding 3620 Total Surface
-429 Glazing -1065 Doors & Glazing 940:3620 = 26%
940 Surface 2680 Surface



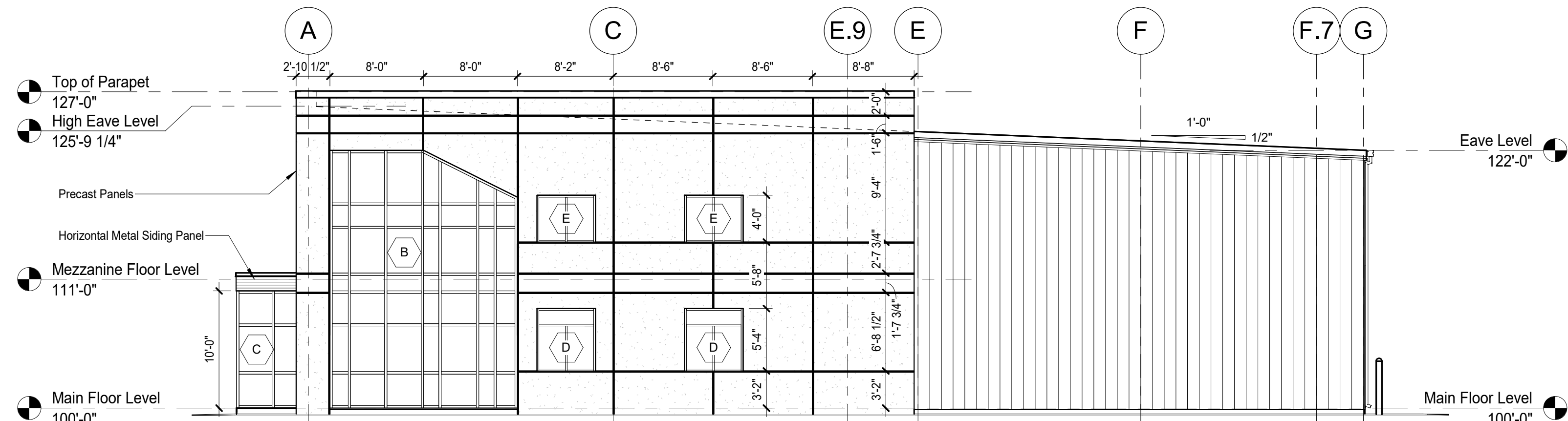
2 West Elevation
A201 1/8" = 1'-0"

4263 Siding
-1570 Doors & Glazing
2693 Surface



3 South Elevation
A201 1/8" = 1'-0"

2079 Siding
-799 Doors & Glazing
1280 Surface



4 North Elevation
A201 1/8" = 1'-0"

1423 Precast 844 Siding 1838 Total Surface
-429 Glazing 994 Surface 994:1838 = 54%



JENSEN BUILDERS, LTD.
Design-Build General Contractor

1175 South 32nd Street
Fort Dodge, IA 50501
Phone: (515) 573-3292
Fax: (515) 573-5146

2097 NE 60th Avenue
Des Moines, IA 50313
Phone: (515) 292-5000
Fax: (515) 292-5100

www.jensenbuilders.com

Sternquist Construction New Building
1601 E Orchard Place
Indianola, Iowa 50125

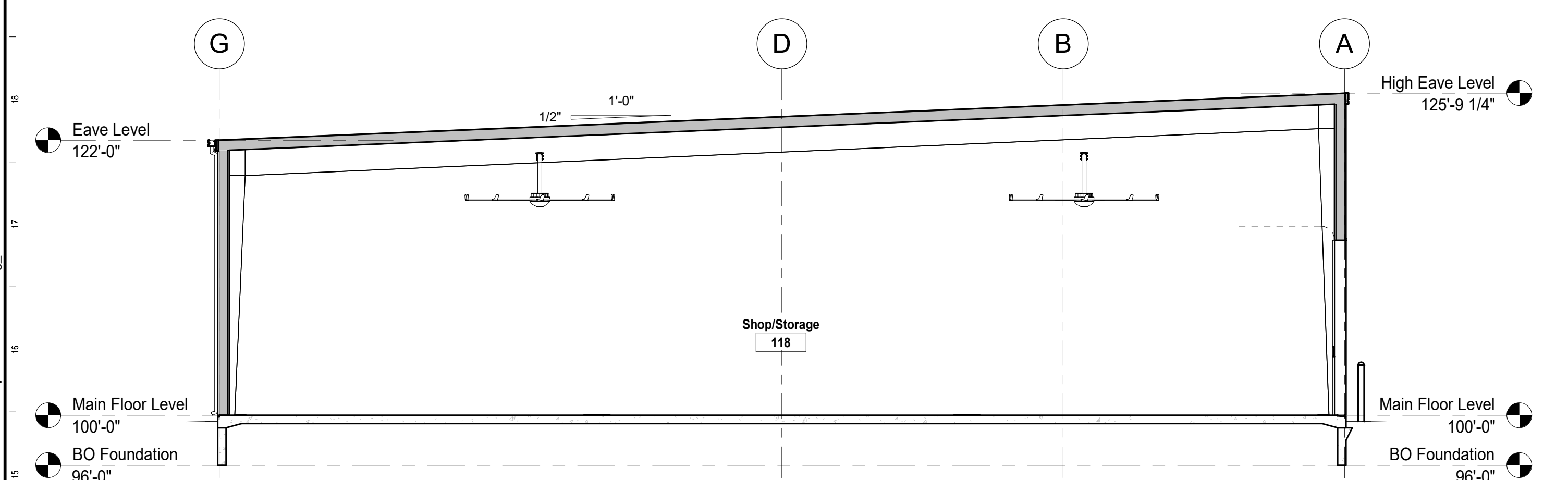
#	DATE	DESCRIPTION
1	06-21-2023	Permit Set
2	08-16-2023	Revision 2
3	09-07-2023	Revision 3
4	10-12-2023	Revision 4

PROJECT NO: 23-134
DRAWN BY: CEB
CHECKED BY: Checker
CHECKED BY:
COPYRIGHT: ©JENSEN BUILDERS, LTD.
SHEET TITLE

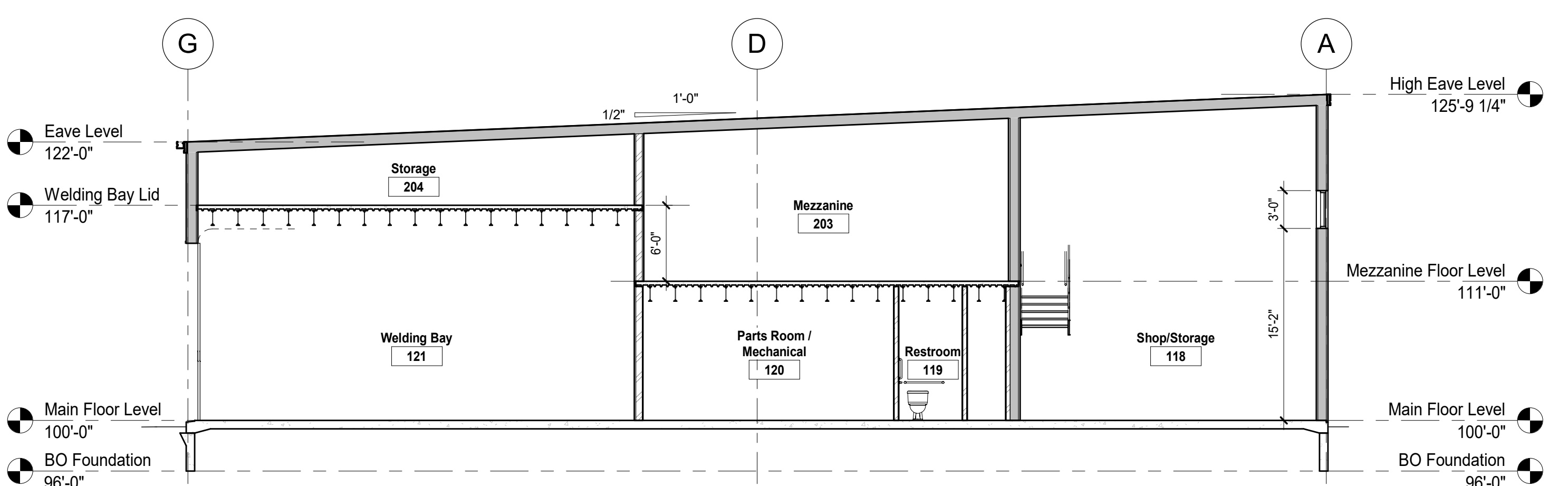
Exterior Elevations

A201

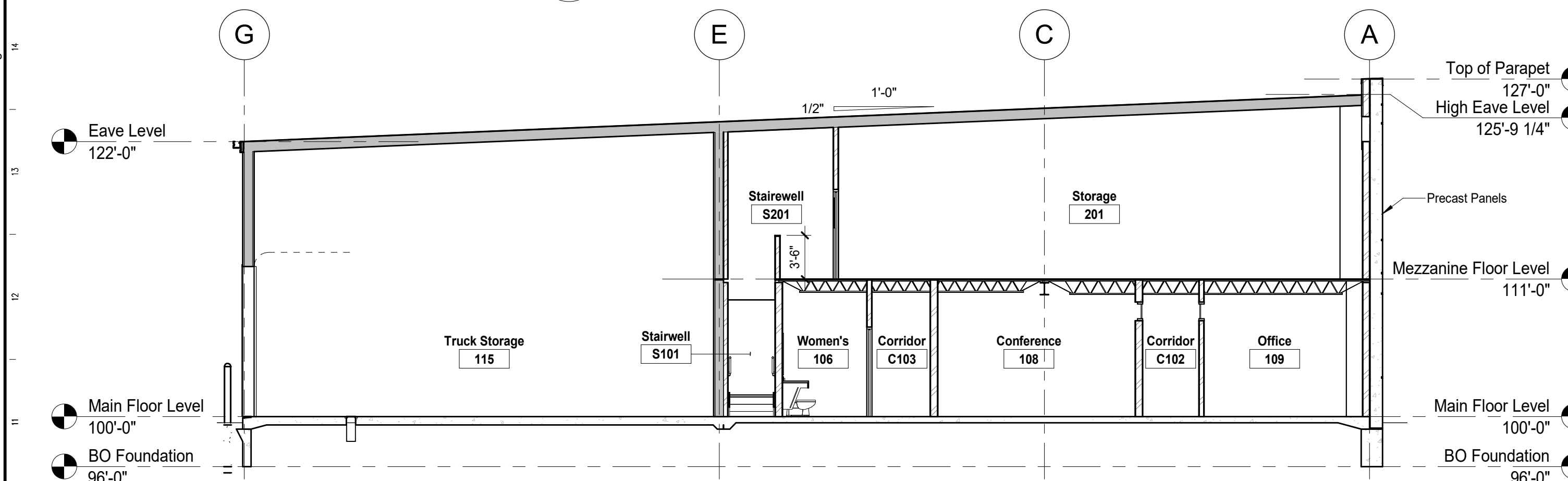
D:\JBL\CAD\Design Files\Temp Backups\CharlieB\Sternquist Const New Bldg_JBLD\charlieb.rvt 1/12/2023 7:21:03 AM
ALL IDEAS, DESIGNS, AND DRAWINGS SET FORTH ON THIS SHEET ARE THE ORIGINAL WORK PRODUCT OWNED BY JENSEN BUILDERS, LTD. THESE DRAWINGS ARE COPYRIGHTED BY JENSEN BUILDERS, LTD. AND MAY NOT BE REPRODUCED OR REPRINTED ELECTRONICALLY OR OTHERWISE, WITHOUT THE EXPRESSED WRITTEN PERMISSION OF JENSEN BUILDERS, LTD.



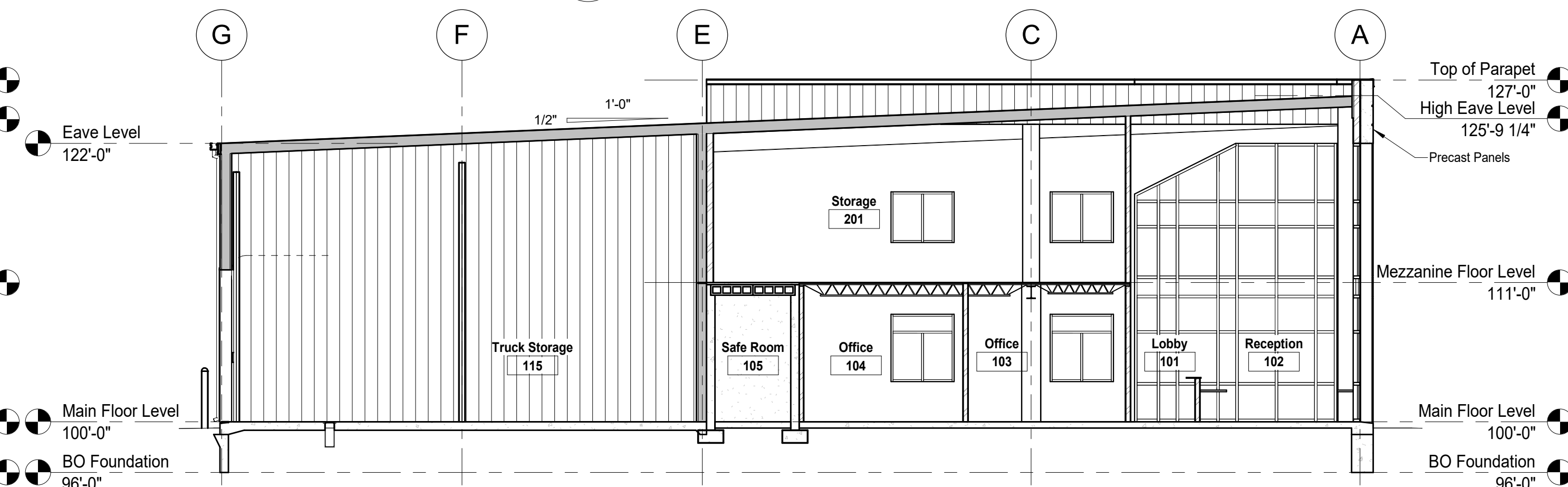
1 Building Section Through Shop/Storage
A301 1/8" = 1'-0"



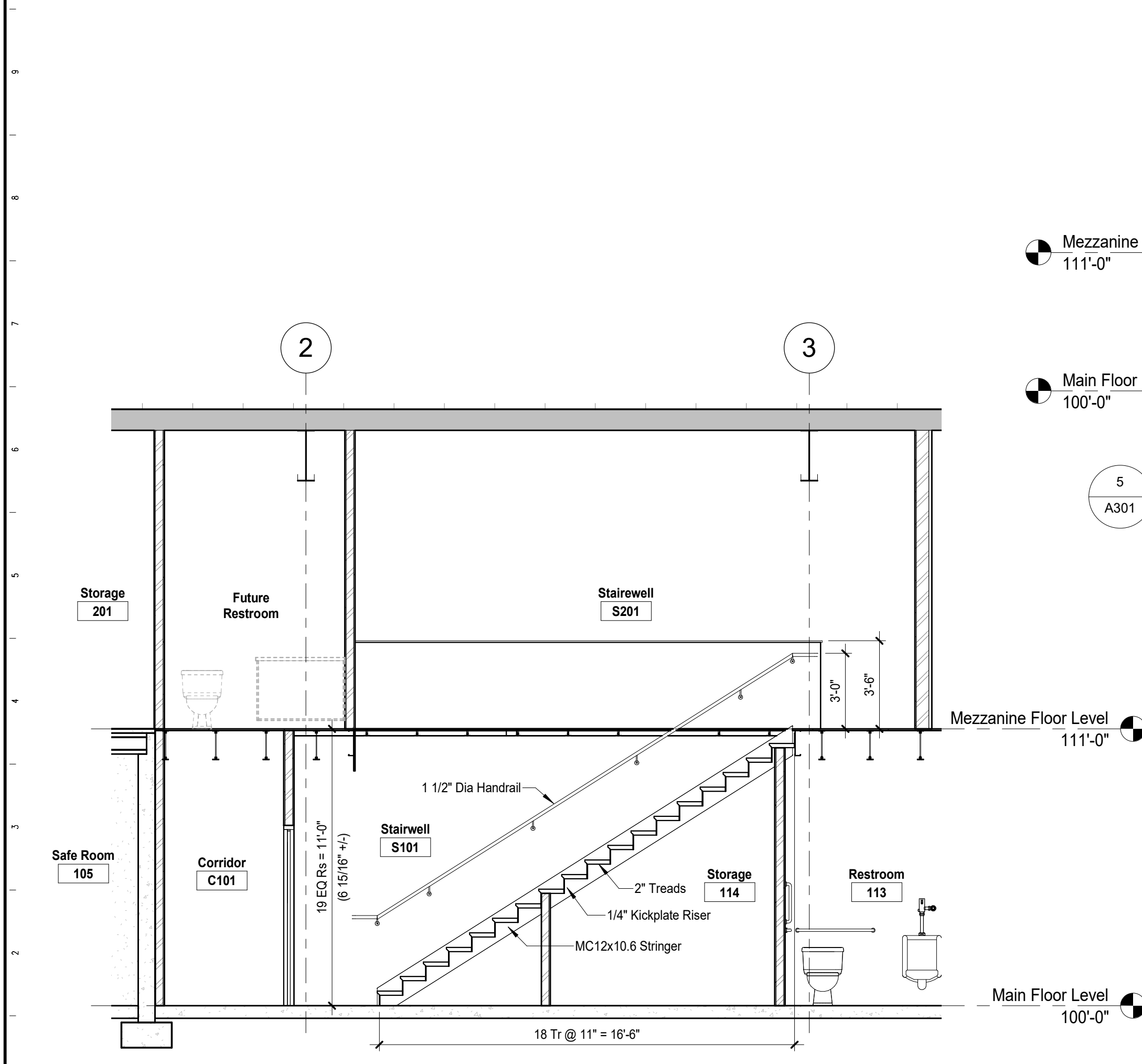
2 Building Section Grid 7
A301 1/8" = 1'-0"



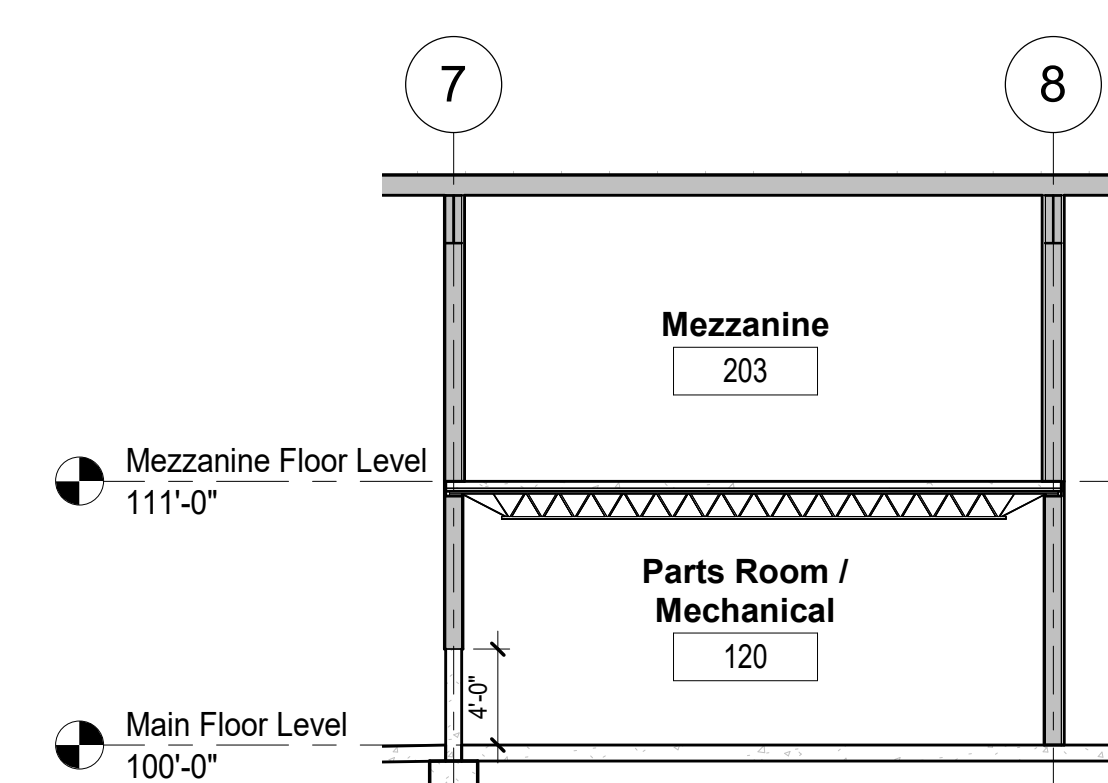
3 Building Section Grid 2
A301 1/8" = 1'-0"



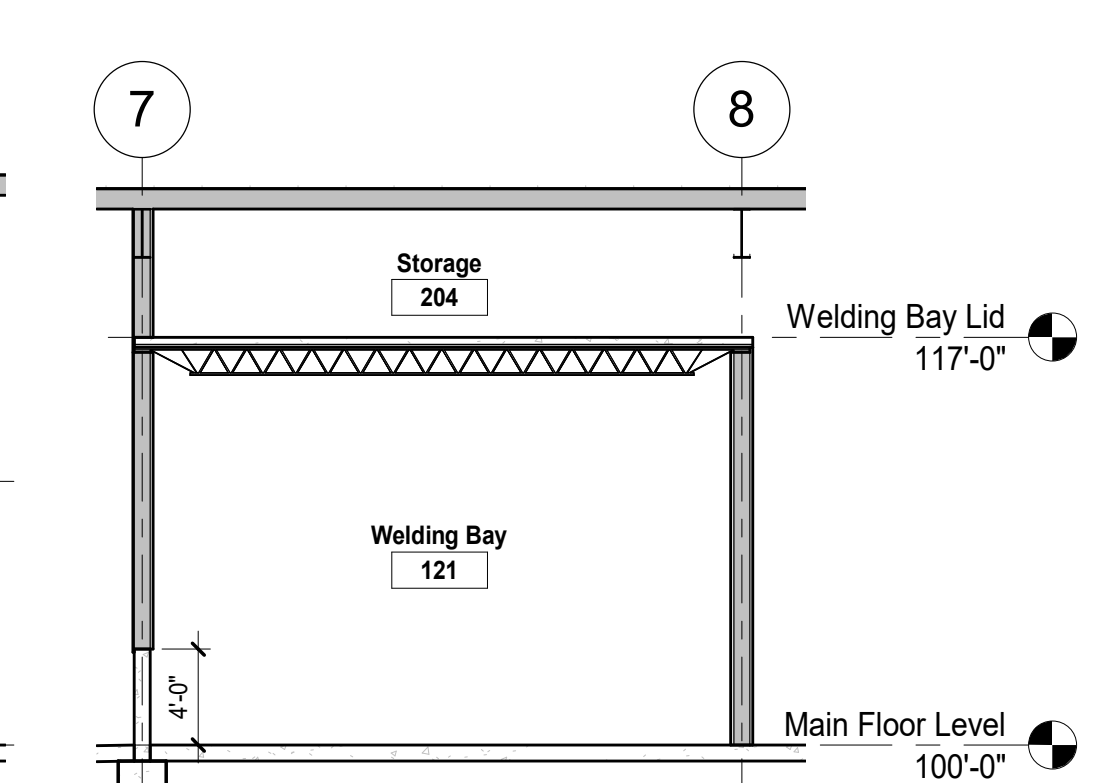
4 Building Section Grid 1
A301 1/8" = 1'-0"



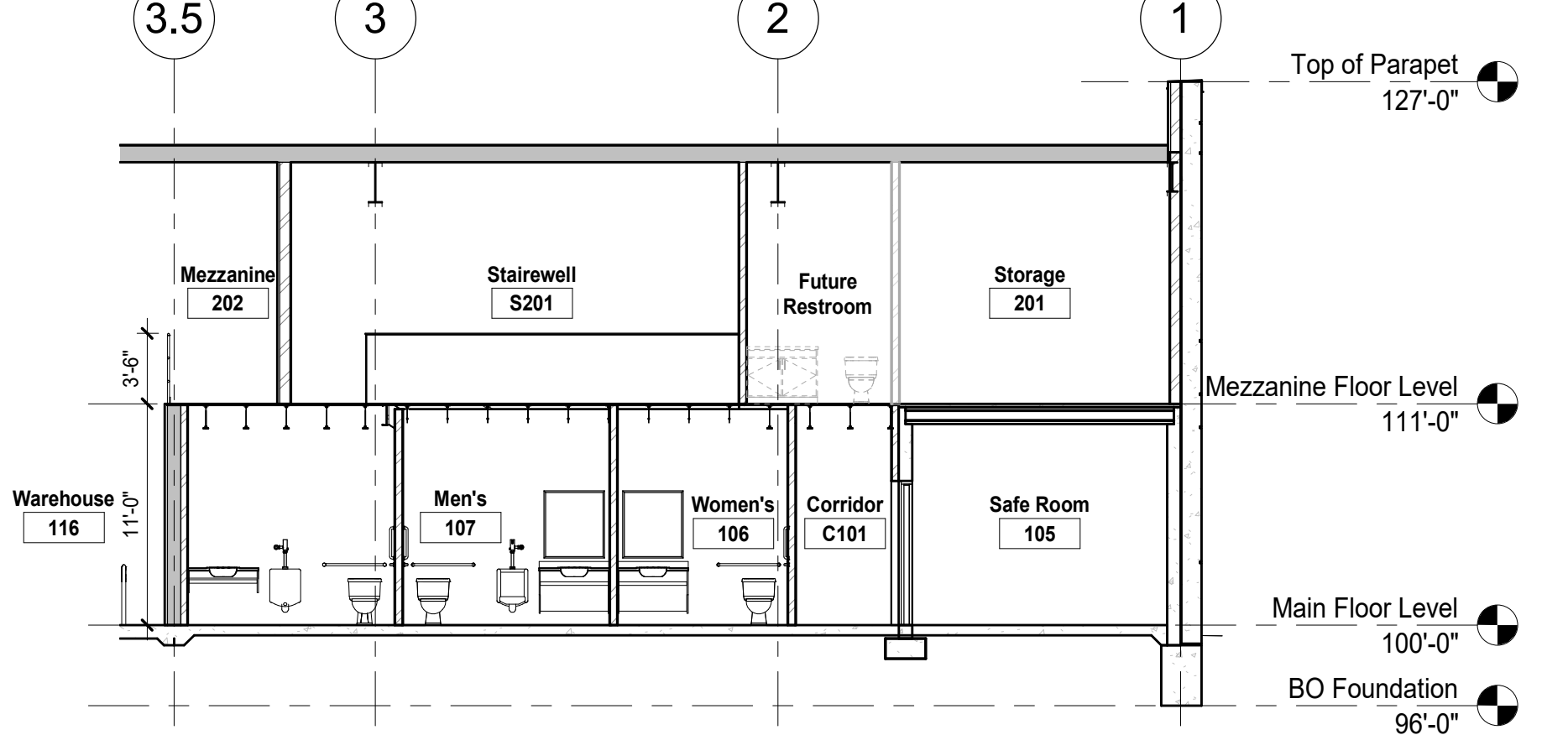
8 Stair Section
A301 1/4" = 1'-0"



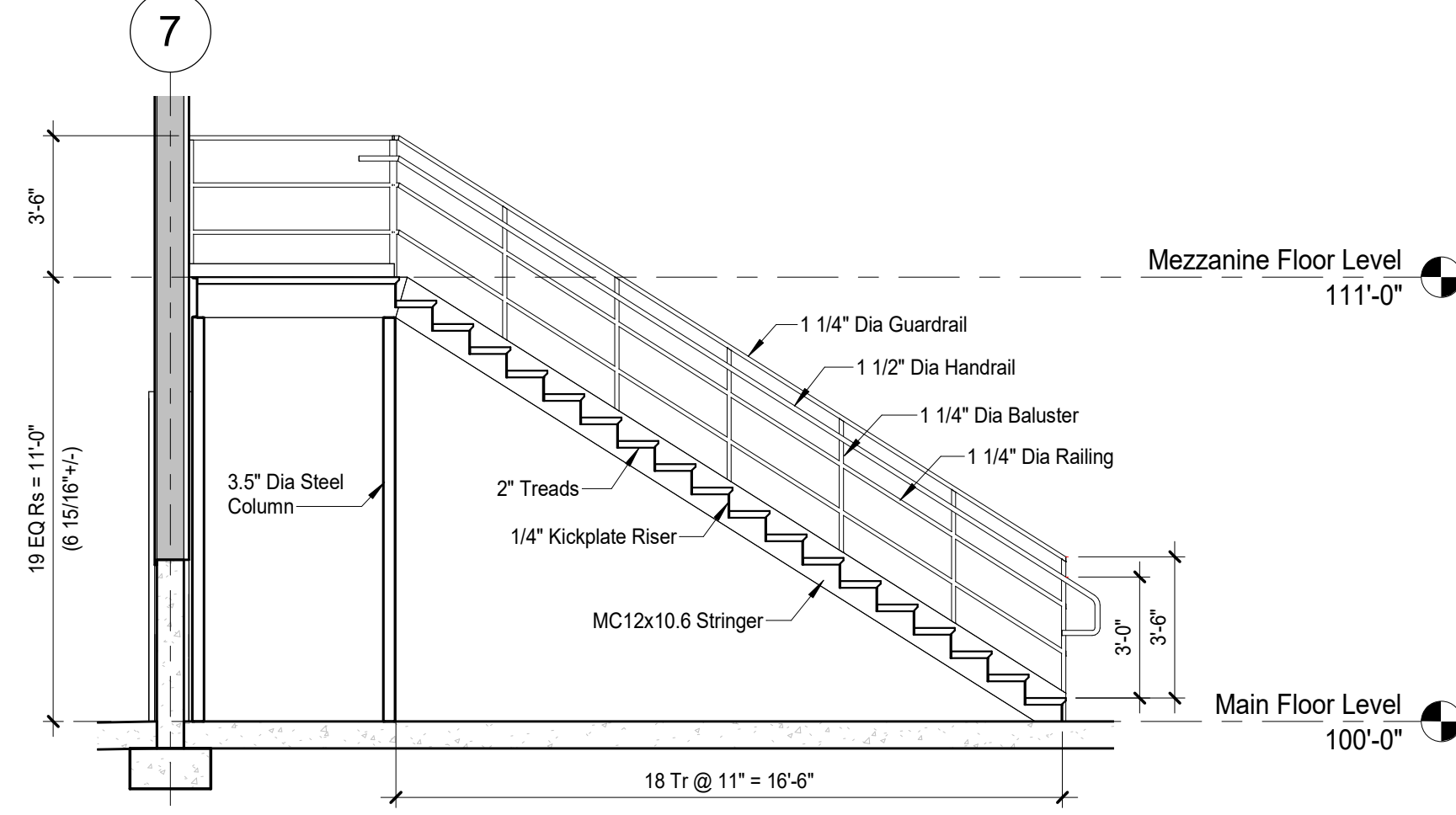
5 Building Section at Parts Room
A301 1/8" = 1'-0"



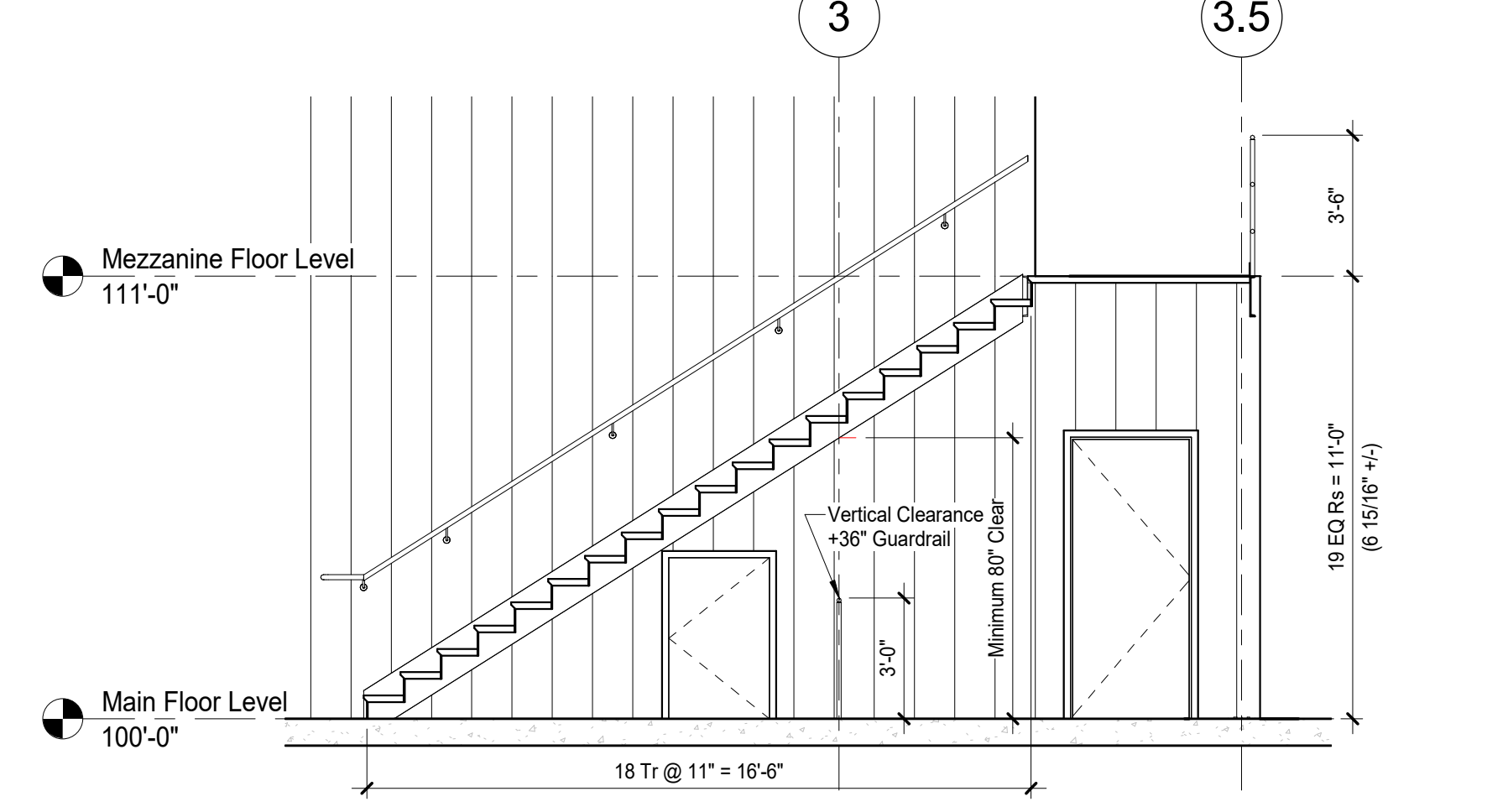
6 Building Section at Welding Bay
A301 1/8" = 1'-0"



7 Building Section
A301 1/8" = 1'-0"



9 Shop Stair Section
A301 1/4" = 1'-0"



10 Stair Section 12 at Truck Storage
A301 1/4" = 1'-0"



JENSEN BUILDERS, LTD.
Design-Build General Contractor

1175 South 32nd Street
Fort Dodge, IA 50501
Phone: (515) 573-3292
Fax: (515) 573-5146

2097 NE 60th Avenue
Des Moines, IA 50313
Phone: (515) 292-5000
Fax: (515) 292-5100

www.jensenbuilders.com

Sternquist Construction New Building
1601 E Orchard Place
Indianola, Iowa 50125

#	DATE	DESCRIPTION
1	06-21-2023	Permit Set
2	09-07-2023	Revision 3
3	10-12-2023	Revision 4

PROJECT NO: 23-134
DRAWN BY: CEB
CHECKED BY: Checker
CHECKED BY:
COPYRIGHT: ©JENSEN BUILDERS, LTD.
SHEET TITLE

Building and Stair
Sections

A301



TWX2 LED

LED Wall Luminaire



Catalog
Number

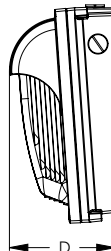
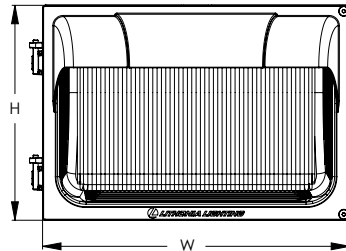
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth: 4.5"
Height: 9.0"
Width: 13.0"
Weight: 11 lbs
(without options)



Introduction

TWX LED wall pack family, a ground-up design that has the low initial cost customers demand while providing superior performance and a traditional form. The TWX2 LED is energy efficient, saving up to 82% in energy costs when replacing a metal halide luminaire. Offering an expected service life of more than 20 years, the TWX2 LED eliminates frequent lamp and ballast replacements associated with traditional technologies.

The Adjustable Light Output (ALO) feature allows the contractor to set the light output during installation, to a level perfectly suited for the job site. The TWX2 LED ALO luminaires can replace anything from a 70W to 250W metal halide luminaire.

TWX LED Family Overview

Luminaire	Voltage	Photocell	Lumens (4000K)			
			P1	P2	P3	P4
TWX1 LED	MVOLT (120-277V)	YES	1,600	2,950	--	--
TWX2 LED	MVOLT (120-277V), 347V, 480V	YES	3,250	4,400	5,250	6,850
TWX3 LED	MVOLT (120-277V), 347V	YES	8,800	10,650	12,900	13,850

Ordering Information

EXAMPLE: TWX2 LED ALO 40K MVOLT DDBXD

Series	Package	Color Temperature	Voltage	Options	Finish
TWX2 LED	P1 3,250 lumens	30K 3000K	MVOLT (120-277V)	PE Photocell, Button Type	DDBXD Dark bronze
	P2 4,400 lumens	40K 4000K	347		DBLXD Black
	P3 5,250 lumens	50K 5000K	480		DWHXD White
	P4 6,850 lumens				DNAXD Natural aluminum
	ALO 1,450 - 6,850 lumens				
					DDBTXD Textured dark bronze
					DBLTXD Textured black
					DWHGXD Textured White
					DNATXD Textured natural aluminum

Accessories

*543982 RK1 PEB SHLD U Button style photocell shield

FEATURES & SPECIFICATIONS

INTENDED USE

The TWX2 LED is an energy-efficient, low maintenance LED wall pack for replacing up to a 250W MH fixture, providing the same footprint on the wall. TWX2 is ideal for applications such as carports, loading areas, driveways and parking areas.

CONSTRUCTION

Two-piece die-cast aluminum housing to optimize thermal management through conductive and convective cooling. The door is hinged on the side and can be removed for easy installation. The housing is completely sealed against moisture and environmental contaminants (IP65) and is suitable for the hose-down applications.

FINISH

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTICS

The advanced optical design uses both reflector and refractor technologies that work together to create superior illumination and further throw, getting the light where it is needed. The US-made borosilicate glass refractor is specifically designed to maximize light extraction and create a fully luminous luminaire for a better nighttime look.

ELECTRICAL

Light engine consists of high-efficacy LEDs mounted to housing to maximize heat dissipation and promote long-life (up to L81/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%.

INSTALLATION

Designed for wall mounting above four feet from the ground. Housing is configured for mounting directly over a standard junction box (by others) or for surface wiring via any of three 1/2" threaded entry hubs.

LISTINGS

CSA certified to U.S. and Canadian standards. IP65 rated for outdoor applications. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
© 2020-2022 Acuity Brands Lighting, Inc. All rights reserved.

TWX2 LED
Rev. 11/30/22

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	30K (3000K, 80 CRI)		40K (4000K, 80 CRI)		50K (5000K, 80 CRI)	
		Lumens	LPW	Lumens	LPW	Lumens	LPW
P1	23W	3,100	135	3,250	141	3,250	141
P2	32W	4,200	131	4,400	138	4,400	138
P3	39W	5,050	129	5,250	135	5,250	135
P4/ALO	54W	6,550	121	6,850	127	6,850	127

Electrical Load

Performance Package	System Watts	Current (A)					
		120V	208V	240V	277V	347V	480V
P1	23W	0.195	0.112	0.097	0.084	0.067	0.049
P2	32W	0.268	0.154	0.134	0.116	0.093	0.067
P3	39W	0.326	0.188	0.163	0.141	0.113	0.082
P4/ALO	54W	0.447	0.258	0.224	0.194	0.155	0.112

Adjustable Lumen Output (ALO) Table

Setting	System Watts	Lumen Output	Replaces Metal Halide
8*	54W	6,850	250W
7	51W	6,550	
6	42W	5,650	150/175W
5	36W	4,900	
4	29W	4,050	
3	22W	3,200	100W
2	15W	2,200	70W
1	9W	1,450	

* Factory default setting is #8

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.05
10°C	50°F	1.03
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11). To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

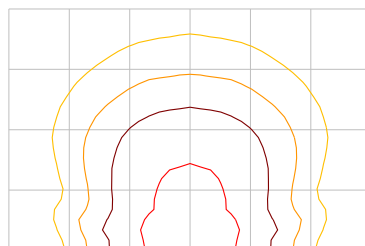
Operating Hours	0	25,000	50,000	60,000	100,000
Lumen Maintenance Factor	1.0	>0.95	>0.90	>0.88	>0.81

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting TWX LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards

LEGEND

0.25 fc
0.5 fc
1.0 fc
3.0 fc



TWX2 LED ALO

MH = 15ft
Grid = 15ft x 15ft
ISO lines = 0.25fc, 0.5fc, 1.0fc, 3.0fc



MEMORANDUM

To: Planning and Zoning Commission

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

Date: November 14, 2023

Subject: Consider the request from Eric Cannon to rezone property identified along North Jefferson Way and Kentucky Avenue to a Planned Unit Development (PUD) Zoning District.

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

1. That traffic impact analysis be required during the site planning or land division phase, if determine need for the analysis from the Public Works Director.
2. A note must be added to the PUD Master Plan that states the following:

"That residential units along E Kentucky Avenue (#1-12) must have entrances clearly demarcated, either by canopy entrance, an entrance with a porch, a transom with sidelight windows, or use of pilasters and pediments for facades facing East Kentucky Avenue. Patio style doors, such as sliding glass doors, cannot be used for main entrance doors. A mix of at least two (2) different frontage types within each block or residential grouping must be utilized."

Attachments:

1. Staff Report
2. Application
3. PUD Master Plan
4. Rezoning Exhibit
5. Res 2023-221 Refer Rezoning PUD for 1100 N Jefferson Way



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: November 14, 2023

Agenda Item: 7.C Consider the request from Eric Cannon to rezone property located along North Jefferson Way and Kentucky Avenue to a Planned Unit Development (PUD) Zoning District.

Application Type: PUD Rezoning

Applicant: Eric Cannon

Property Owner: Inception Group LLC

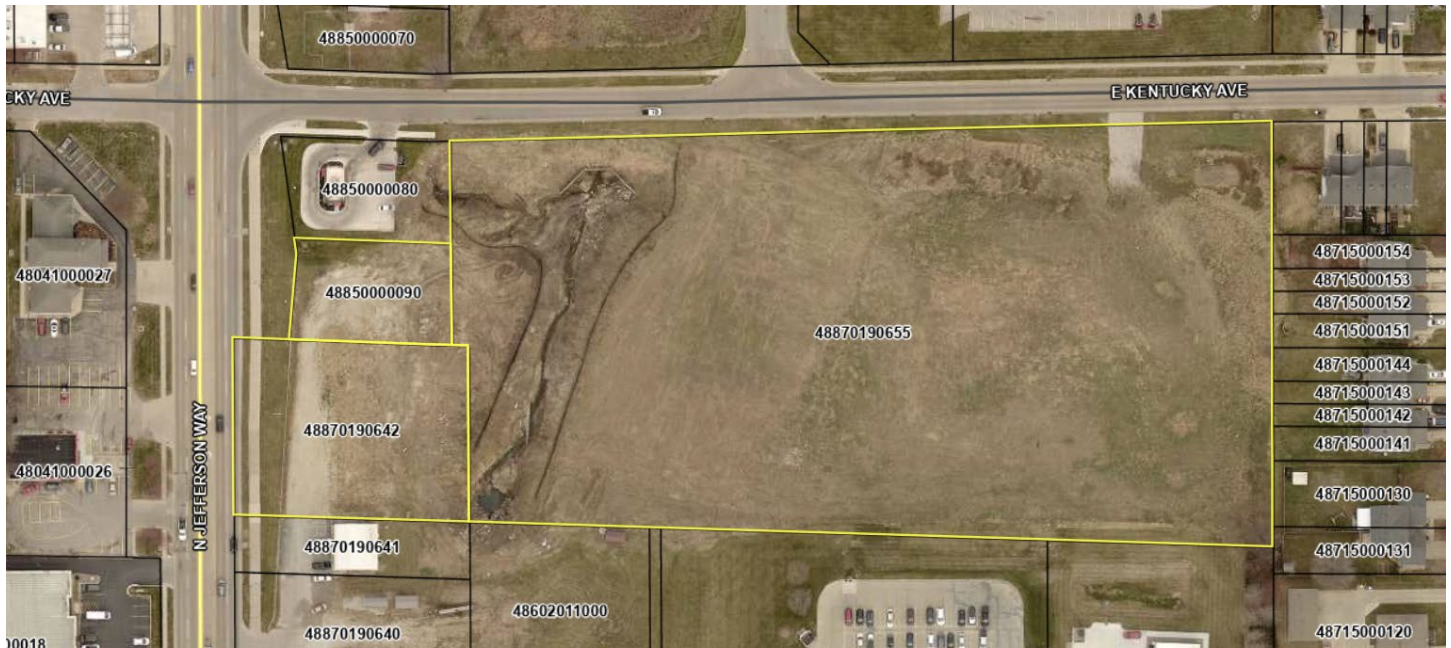
Property Address/Parcel: Parcels #488/5000-0090, #480/7019-0655, -0642.

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

Application Summary

Eric Cannon, on the behalf of Inception Group LLC, is requesting a rezoning for property located along North Jefferson Way and Kentucky Avenue to a Planned Unit Development (PUD).

AERIAL MAP



APPLICABLE CODE SECTIONS

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

165.02.5 AMENDMENTS

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

A. Request by Petition

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

B. City Council Referral

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

C. Zoning Commission Disapproval or Protest Petition

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

Agenda Item: 7.C Consider the request from Eric Cannon to rezone property identified along North Jefferson Way and Kentucky Avenue to a Planned Unit Development (PUD) Zoning District.

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

D. Public Hearing Noticing

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

E. Filing Fees

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

165.05.1.K Planned Unit Development (PUD)

(1) Intent

The PUD District is intended to provide for the development or redevelopment of land under the control and in accordance with an approved Master Plan. The development guidelines and standards in which land uses, transportation facilities, building densities, arrangements, and types are set out in a unified Maste Plan in order to provide greater flexibility of land use, development densities, and building locations than other zoning districts may allow.

The PUD District is intended to maximize benefits from the use of open spaces, preserve natural areas and existing tree cover, protect steep slopes, maximize aesthetics, encourage certain architectural standards for buildings, and permit mixed uses and diversity of bulk regulations without endangering the general health, safety, welfare, and land value of surrounding and internal properties. A PUD may c consist of a single use or mix of residential, commercial, and limited industrial uses, provided such PUD is compatible with the Future Land Use Map and Comprehensive Plan of the City. It is not the intent of the PUD district to be utilized to reduce or provide relief from an existing zoning regulation or requirement.

(2) Procedures

a. Application: The owner or owners of a parcel of land within the zoning jurisdiction of the City may submit to the Zoning Administrator an application accompanied by a PUD Master Plan requesting a rezoning to the PUD Zoning District. The application form, Master Plan (including number of copies), proposed development rules and regulations, design guidelines, and other submittal details and requirements shall be determined by the Zoning Administrator as necessary to review the request. The required application fee shall be determined by resolution of the City Council.

b. Review Process: The PUD Application shall be reviewed by the Zoning Administrator for completeness. Applications deemed incomplete shall be returned to the applicant with a list of the missing or incomplete items. Applications deemed complete shall be distributed by the Zoning Administrator to other City Departments and agencies as necessary for review and comment as to its compliance with all zoning regulations and other pertinent City codes, regulations, standards, and policies.

c. Subsequent to review by the Zoning Administrator and other City Departments and agencies, the Zoning Administrator shall submit to all members of the Planning and Zoning Commission a copy of the PUD Application along with written recommendation as to the request's conformity with the rules and regulations of the City and may include a recommendation for approval, approval with conditions, or denial of the application.

d. The Planning and Zoning Commission shall subsequently hold a public meeting for a rezoning as prescribed by their rules of procedures and the Zoning Ordinance and review the PUD Application for conformity with the zoning regulations and standards and may confer with the applicant on changes to their requested as may be deemed advisable. The Planning and Zoning Commission shall consider the following as part of their deliberation.

- i. Compatibility with the Future Land Use Map and the Comprehensive Plan.
- ii. Land uses, building sizes and densities, and number of dwelling units.
- iii. Building types, functions, architecture, and building placement and setbacks.
- iv. Provisions for open space, landscaping, buffers, pedestrian circulation, and stormwater management.
- v. Preservation and protection of natural features, drainageways, steep slopes, and existing tree cover.
- vi. Provisions for adequate public infrastructure including sanitary sewer and water service, stormwater run-off, public parks, and public safety services.
- vii. Traffic circulation and congestions including access to and from the site.
- viii. General relationship to and impact on the surrounding area and neighboring properties.

After completion of its deliberation, the Planning and Zoning Commission may adopt a recommendation for approval or denial of the PUD Master Plan and associated development rules, regulations, and guidelines as submitted. The Planning and Zoning Commission may also request the developer agree to certain conditions or agree to make certain modifications, alterations,

Agenda Item: 7.C Consider the request from Eric Cannon to rezone property identified along North Jefferson Way and Kentucky Avenue to a Planned Unit Development (PUD) Zoning District.

adjustments, or amendments to the proposed Master Plan and associated rules, regulations, and guidelines in order to secure a recommendation of approval from the Planning and Zoning Commission.

The Planning and Zoning Commission shall forward its recommendation to the City Council within 60 days of the receipt of a PUD Application deemed complete by the Zoning Administrator. If the Planning and Zoning Commission does not act within 60 days as prescribed above, the PUD shall be deemed to have received a recommendation of approval by the Planning and Zoning Commission unless the applicant agrees to an extension of time.

Within 60 days of receiving a recommendation from the Planning and Zoning Commission, the City Council shall hold a public hearing for a rezoning as prescribed by their rules of procedures and the Zoning Ordinance and review the PUD Application for conformity with the zoning regulations and standards. During this hearing, the City Council may confer with the applicant on changes to their request as may be deemed advisable in order to secure the approval by the City Council. The City Council may approve, approve with conditions or modifications as agreed to by the applicant, or deny the application. If the City Council fails to act within the herein prescribed 60-day period, the PUD Application shall be deemed to have been denied, unless both the applicant and the City Council agree to an extension of time.

Wherever any PUD Application has been denied by the City Council, no new application covering the same property, or the same property and additional property, shall be filed with or considered by the City Council until one year has elapsed from the date of filing of the first application.

e. Recording of the Master Plan and Associated Regulations and Guidelines: The ordinance providing for the rezoning of the property to the PUD Zoning District and the associated Master Plan, Regulations, and Guidelines as approved by the City Council shall be recorded at the Office of the Warren County Recorder and shall be binding on the property owners, their heirs, successors, or assigns. No phase of the PUD shall be started, and no building permits shall be issued until all documents have been recorded.

f. Modifications: Any application by the property owner or owners for modification to an approved PUD shall first be reviewed by the Planning and Zoning Commission. Said proposed modification along with a report from the Planning and Zoning Commission shall then be forwarded to the City council with appropriate recommendations. The City Council shall then take such appropriate action on the proposed modification and their decision shall be final.

No modification may be considered that is more than a ten percent (10%) increase in density or change of uses of the site without a public hearing by the Planning and Zoning Commission and City Council as required for a rezoning. A public hearing may be held by the Planning and Zoning Commission or City Council on any requested modification. All modifications and adjustments shall be recorded at the Office of the Warren County Recorder.

g. Platting and Development: Prior to development within the PUD, applications for Preliminary and Final Plats, Site Plans, and Building Permits that are in conformance with the provisions of the PUD shall be submit for review in accordance with the City's regulations. At the applicant's own risk, Preliminary Plats, Final Plats, and Site Plans may be submitted and reviewed concurrently with the PUD Application Process.

ANALYSIS

Subject Property

Eric Cannon, on behalf of Inception Group LLC, has submitted a rezoning request for unaddressed property (Parcel ID #488/5000-0090, #480/7019-0655, -0642). The request is to rezone the property from the C-2 'Highway Commercial' Zoning District to the Planned Unit Development (PUD).

The subject area is approximately a 6.5-acre vacant area, with no current use established. To the north of the subject property are commercial properties, including Scooters which abuts the property and Walmart. To the east are eleven (11) residential units, consisting of bi-attached and row-housing units. To the south and west are commercial properties.

The property does contain a ravine with slope. This ravine contains an exposed storm sewer line. Construction documents have been submitted by the applicant for storm sewer and ditch improvements, which are under review by City Staff.

The property fronts along North Jefferson Way and E Kentucky Avenue. According to the Iowa Department of Transportation (IDOT), N Jefferson Way has an Average Annual Daily Traffic (AADT) of 19,600 vehicles and was counted in 2022. E Kentucky Avenue has an AADT of 367 as of 1999. This AADT may have a higher count in 2023 due to development located east of the site and a large box-retail chain which takes access on Kentucky. Staff will require a traffic impact analysis (TIA) to be submitted during the site planning or subdivision phase of the project if the rezoning request is approved.

Future Land Use

According to the 'Elevate Indianola' Comprehensive Plan, the future land use of this area is designated as Regional Mixed Use, which guides for uses such as retail, office, restaurants, bars, personal and business services, and similar commercial uses. The designation also guides for multi-family residential uses of up to 25 dwelling units per gross acre.

The application contains two distinct areas, the first of which proposes future development for commercial lots. The second area proposes the development of townhomes. A total of 50 townhomes are proposed, with a density of approximately 13.5 dwelling units per acre, meeting density guidelines outlined for the Regional Mixed Use FLUM designation. This residential area will contain a landscape buffer to the commercial properties located to the south.

The request shows a proposed future park that equates to 0.19-acres in size.

Proposed lots #1-12 are shown to have double-frontage (along E Kentucky Avenue and a private frontage road). City zoning code typically requires that double-frontage lots provide for a landscape buffer along a street if it is considered as the buildings rear yard, specifically for single-family dwellings. Staff is recommending that facades facing E Kentucky Avenue must have clearly demarcated entrances into the residential units and restricting the use of patio style doors to prevent negative visual impacts along the public roadway.

COMMENTS FROM THE GENERAL PUBLIC

Notification letters were mailed to surrounding property owners within 200 feet of the subject property on November 1, 2023, for the Planning and Zoning Commission meeting. At the time of writing this staff report, no public comment was received.

ALTERNATIVES

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

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

RECOMMENDATION

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

1. That traffic impact analysis be required during the site planning or land division phase, if determined need for the analysis from the Public Works Director.

2. A note must be added to the PUD Master Plan that states the following:

“That residential units along E Kentucky Avenue (#1-12) must have entrances clearly demarcated, either by canopy entrance, an entrance with a porch, a transom with sidelight windows, or use of pilasters and pediments for facades facing East Kentucky Avenue. Patio style doors, such as sliding glass doors cannot be used for main entrance doors. A mix of at least two (2) different frontage types within each block or residential grouping must be utilized.”

LAND USE CHANGE APPLICATION

Community Development

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



PROPERTY OWNER

(Last Name) Inception Group LLC
(First Name) Cody Sinclair
(Address) 209 E Salem Ave
(City) Indianola (State) IA (Zip) 50125
(Phone) 515-238-2877 (Email) _____

APPLICANT (if not Property Owner)

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

☐ COMPREHENSIVE PLAN AMENDMENT

Submittal Requirements:

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

- ☐ Completed Application
- ☐ Property Address: _____
- ☐ Filing Fee: \$300
- ☐ Current Designation: _____ Proposed Designation: _____
- ☐ A plat showing the locations, dimensions and use of the property and all property within two hundred (200) feet thereof, including streets and other physical features
- ☐ Written justification for proposed amendment
- ☐ Other Information as required by Director

☒ REZONING

Submittal Requirements:

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

- ☒ Completed Application
- ☒ Property Address: Attached Legal Description
- ☒ Filing Fee: \$300 C-2 Hwy PUD Planned Unit
- ☒ Current Zoning: Industrial Proposed Zoning: Development
- ☒ Legal description (electronic in word format)
- ☒ All items as required by Section 165.39 of the Code of Ordinances of Indianola, Iowa
- ☐ Other Information as required by Director

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

Signature _____

Name (printed) Cody Sinclair

Date 10/16/23

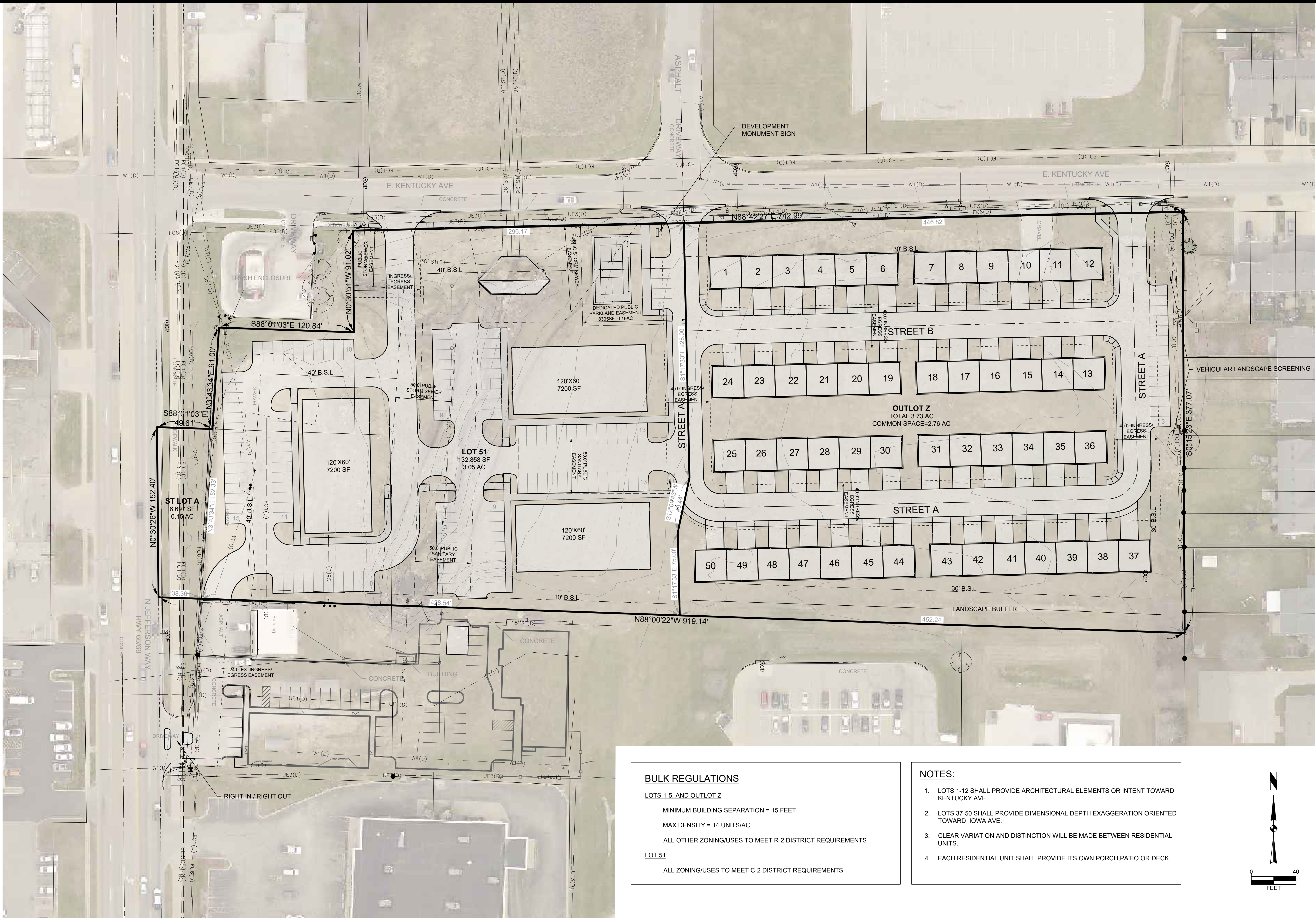
FOR OFFICE USE ONLY: Code to 45989 (Rezoning)
45681 (Comp Plan)

Date Received: _____

Receipt No: _____

Receipt Amount: _____

V:\Projects\2023\123.0685.01\CD\ISP - 123.0685.PUD MASTER.dwg JEREMY V MCCORMICK 2023.11.02 4:14 PM ANSI FULL BLEED D (34.00 X 22.00 INCHES)



BULK REGULATIONS

LOTS 1-5, AND OUTLOT Z

MINIMUM BUILDING SEPARATION = 15 FEET

MAX DENSITY = 14 UNITS/AC.

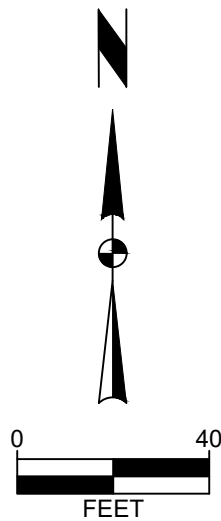
ALL OTHER ZONING/USES TO MEET R-2 DISTRICT REQUIREMENTS

LOT 51

ALL ZONING/USES TO MEET C-2 DISTRICT REQUIREMENTS

NOTES:

1. LOTS 1-12 SHALL PROVIDE ARCHITECTURAL ELEMENTS OR INTENT TOWARD KENTUCKY AVE.
2. LOTS 37-50 SHALL PROVIDE DIMENSIONAL DEPTH EXAGGERATION ORIENTED TOWARD IOWA AVE.
3. CLEAR VARIATION AND DISTINCTION WILL BE MADE BETWEEN RESIDENTIAL UNITS.
4. EACH RESIDENTIAL UNIT SHALL PROVIDE ITS OWN PORCH, PATIO OR DECK.



KENTUCKY RIDGE

PUD MASTER PLAN



Project No: 123.0685.01

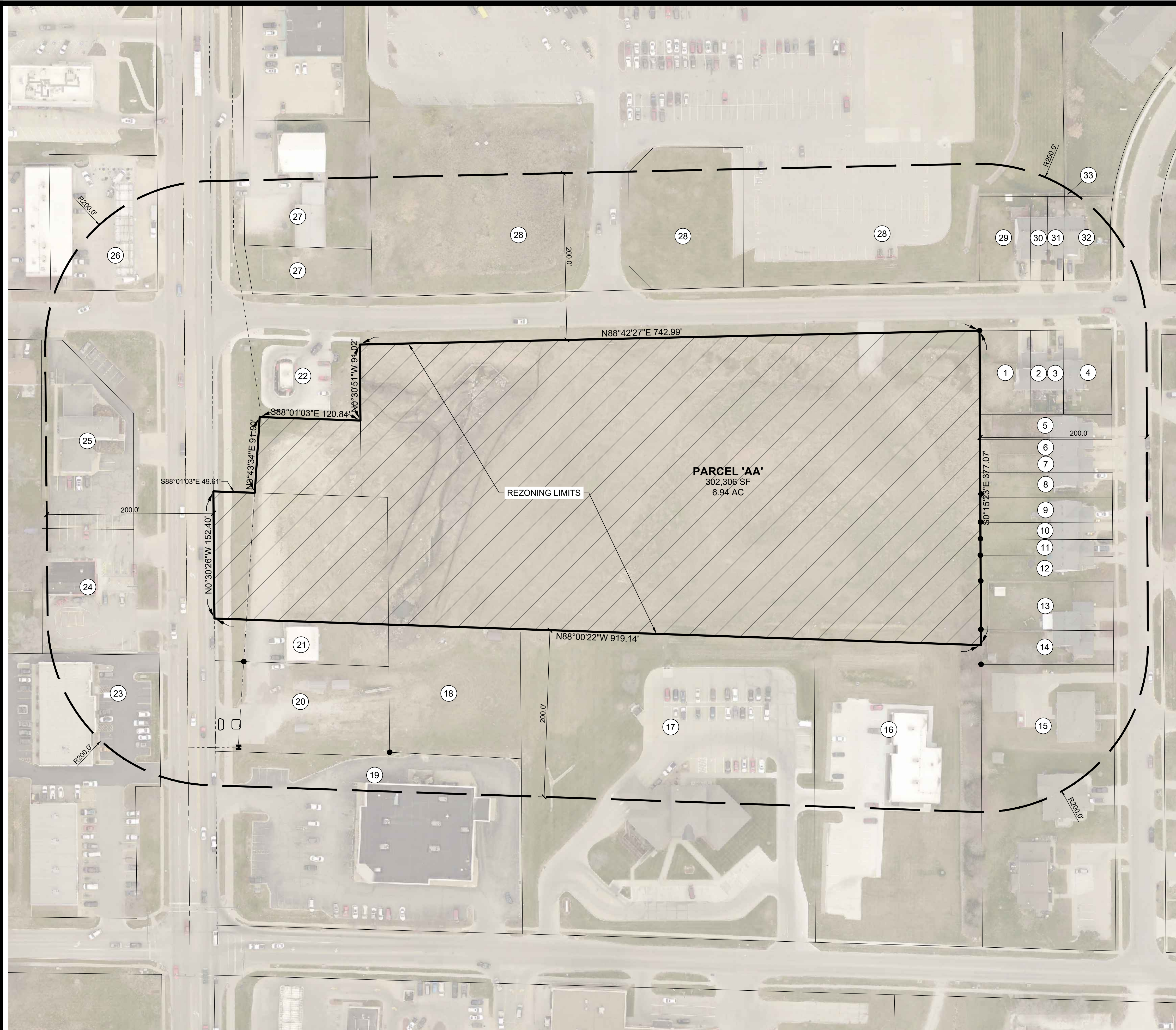
Sheet C100

INDIANAOLA, IA

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-364-2020 | www.snyder-associates.com

MARK	REVISION	DATE	BY
1	REVISED AS PER CITY COMMENTS	11-2-23	JWM
Engineer:	EDC	Checked By:	EDC
Technician:	JWM	Date:	10-11-23
Project No: 123.0685.01			Sheet C100



ADJACENT PROPERTY OWNERS:

1. COLE AND ERICA HUERTER
511 E KENTUCKY AVE
INDIANOLA IA, 50125
2. JOSHUA MULVILLHILL AND EMILY WOODS
513 E KENTUCKY AVE
INDIANOLA IA, 50125
3. RYAN PUTNEY AND DAWN CRYSTAL
515 E KENTUCKY AVE
INDIANOLA IA, 50125
4. KARYN CLARK
517 E KENTUCKY AVE
INDIANOLA IA, 50125
5. MICHAEL BROWN
1123 N 6TH ST
INDIANOLA IA, 50125
6. MAHALA COX
1121 N 6TH ST
INDIANOLA IA, 50125
7. MARILYN LAWSON
1119 N 6TH ST
INDIANOLA IA, 50125
8. JESSE FORBES
1117 N 6TH ST
INDIANOLA IA, 50125
9. MRS INVESTMENTS LLC
1115 N 6TH ST
INDIANOLA IA, 50125
10. MRS INVESTMENTS LLC
1113 N 6TH ST
INDIANOLA IA, 50125
11. MRS INVESTMENTS LLC
1111 N 6TH ST
INDIANOLA IA, 50125
12. MRS INVESTMENTS LLC
1109 N 6TH ST
INDIANOLA IA, 50125
13. JOEL AND JANE ELBEN
1107 N 6TH ST
INDIANOLA IA, 50125
14. CARYN MEEKS
1105 N 6TH ST
INDIANOLA IA, 50125
15. RM PROPERTIES LLC
1009 N 6TH ST
INDIANOLA IA, 50125
16. PEOPLES SAVINGS BANK
500 E IOWA AVE
INDIANOLA IA, 50125
17. PEOPLES SAVINGS BANK
400 E IOWA AVE
INDIANOLA IA, 50125
18. DANLEE CORP
1010 N JEFFERSON WAY
INDIANOLA IA, 50125
19. SNIF CAPITAL LLC
1000 N JEFFERSON WAY
INDIANOLA IA, 50125
20. DANLEE CORP
1004 N JEFFERSON WAY
INDIANOLA IA, 50125
21. BOULEVARD COMMERCIAL LLC
1012 N JEFFERSON WAY
INDIANOLA IA, 50125
22. BREW ENTERPRISES LLC
1112 N JEFFERSON WAY
INDIANOLA IA, 50125
23. APPLE TREE IN CO OF IND INC
1011 N JEFFERSON WAY
INDIANOLA IA, 50125
24. TANDEM INVESTMENTS LLC
1103 N JEFFERSON WAY
INDIANOLA IA, 50125
25. SOUTHERN CROSS LLC
1011 N JEFFERSON WAY
INDIANOLA IA, 50125
26. DANLEE CORP
1011 N JEFFERSON WAY
INDIANOLA IA, 50125
27. KIYA KODA HUMANE SOCIETY
1206 N JEFFERSON WAY
INDIANOLA IA, 50125
28. WAL MART STORES INC #01-149
WAL MART PROPERTY TAX DEP
1500 N JEFFERSON WAY
INDIANOLA IA, 50125
29. NATHAN NINER
510 E KENTUCKY AVE
INDIANOLA IA, 50125
30. TIM AND TRISHA BRUMER
512 E KENTUCKY AVE
INDIANOLA IA, 5012
31. JAYMIE MEYER
514 E KENTUCKY AVE
INDIANOLA IA, 50125
32. MICHAEL DOWNEY
516 E KENTUCKY AVE
INDIANOLA IA, 50125
33. SUNSET TERRACE ASSOC.
1207 N 6TH ST
INDIANOLA IA, 50125

REZONING LIMITS PROPERTY DESCRIPTION:

The North ½ of the following described real estate: Beginning at a point 33 feet East and 238 ½ feet North of the SW corner of the NW¼ SW¼ 1/4 of Section 19, Township 76 North, Range 23 West of the 4th P.M., Warren County, Iowa in Indiana, Iowa, thence North 306 feet, thence East 208 ½ feet, thence South 306 feet, thence West 208 ½ feet to the place of beginning, and Lot 9 of Woodward's Subdivision in Indiana, Warren County, Iowa, And Parcel 'AA' as described in the Irregular Plat of Survey filed in the Office of the Recorder-in and for Warren County, Iowa on March 1, 2000 in Book 13, Page 3 of 76-23 being a part of the NW¼ SW¼ of Section 19, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa, subject to all zoning, covenants and easements of record, if any.

OWNER APPLICANT

INCEPTION GROUP LLC
203 E SALEM AVE
INDIANOLA, IA 50125
CONTACT: CODY SINCLAIR
PHONE: 515-238-2877

REZONING LIMITS SITE AREA:

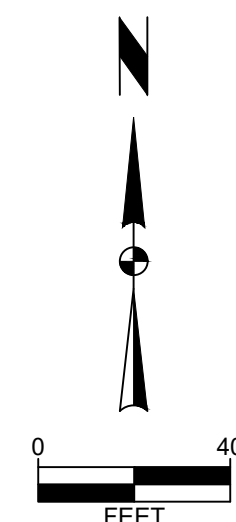
302,306 SF (6.94 ACRES)

CURRENT ZONING:

C-2: HIGHWAY COMMERCIAL

PROPOSED ZONING:

PLANNED UNIT DEVELOPMENT P.U.D.

[illegible]

INDIANAOLA, IA

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

SNYDER & ASSOCIATES, INC.

KENTUCKY RIDGE

REZONING EXHIBIT



Project No: 123.0685.01

Sheet C100

City of Indianola
RESOLUTION NO. 2023-221

**RESOLUTION REFERRING A REZONING (PUD) APPLICATION FOR KENTUCKY
RIDGE GENERALLY LOCATED AT 1100 NORTH JEFFERSON WAY AND
INCLUDING THE 6.25 ACRE PARCEL DIRECTLY EAST
TO THE PLANNING AND ZONING COMMISSION**

WHEREAS, on October 16, 2023, an application to rezone about 7 acres of ground to a Planned Unit Development (PUD) was submitted to the Community Development Department; and

WHEREAS, this land is generally located at 1100 North Jefferson Way and includes the 6.25 acre parcel directly east; and

WHEREAS, Section 165.02(5)(B) requires the Zoning Administrator to present such request to the City Council, who, at their discretion, may adopt a motion to refer the request to the Zoning Commission for consideration at a duly noticed public meeting in accordance with their procedures and the noticing requirements contained herein.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF INDIANOLA IN THE STATE OF IOWA, that the Rezoning (PUD) Application for Kentucky Ridge generally located at 1100 North Jefferson Way and including the 6.25 acre parcel directly east is referred to the Planning and Zoning Commission who shall forward its findings and recommendations to the City Council for consideration and action.

PASSED AND APPROVED this 6th day of November 2023.


Stephanie Erickson, Mayor

ATTEST:


Jackie Raffety, City Clerk



MEMORANDUM

To: Planning and Zoning Commission

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

Date: November 14, 2023

Subject: Emerald Bay Planned Unit Development (PUD)

Recommendation:

7.D.1 Consider the request from Wally Pelds for a Future Land Use Amendment for property identified as 2103 North Jefferson Way (Parcel #490/2413-0880).

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

7.D.2 Consider the request from Wally Pelds to rezone property identified as 2103 North Jefferson Way to a Planned Unit Development (PUD) Zoning District.

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

1. That traffic impact analysis be required during the site planning or land division phase, if determined need for the analysis from the Public Works Director.

Attachments:

1. Staff Report
2. Application
3. PUD Master Plan
4. Legal Descriptions
5. Res 2023-220 Refer Rezoning PUD 2103 N Jefferson



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: November 14, 2023

Agenda Item: 7.D.1 Consider the request from Wally Pelds for a Future Land Use Amendment for property identified as 2103 North Jefferson Way (Parcel #490/2413-0880).

7.D.2 Consider the request from Wally Pelds to rezone property identified as 2103 North Jefferson Way to a Planned Unit Development (PUD) Zoning District.

Application Type: Comprehensive Plan Amendment and Rezoning

Applicant: Wally Pelds

Property Owner: Chad and Summer Liventals

Property Address/Parcel: 2103 North Jefferson Way (Parcel #490/2413-0880)

Current Zoning: C-2 '*Highway Commercial*', R-1 '*Single-Family Residential Detached*' and R-2 '*Single-Family Residential Attached*'.

Application Summary

Wally Pelds is requesting an amendment to the Future Land Use Map in the 'Elevate Indianola' Comprehensive Plan and a rezoning for the Emerald Bay Planned Unit Development (PUD).

Agenda Item: 7.D.1 Consider the request from Wally Pelds for a Future Land Use Amendment for property identified as 2103 North Jefferson Way (Parcel #490/2413-0880).

7.D.2 Consider the request from Wally Pelds to rezone property identified as 2103 North Jefferson Way to a Planned Unit Development (PUD) Zoning District.

AERIAL MAP



APPLICABLE CODE SECTIONS

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

165.02.5 AMENDMENTS

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

A. Request by Petition

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

B. City Council Referral

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

C. Zoning Commission Disapproval or Protest Petition

Agenda Item: 7.D.1 Consider the request from Wally Pelds for a Future Land Use Amendment for property identified as 2103 North Jefferson Way (Parcel #490/2413-0880).

7.D.2 Consider the request from Wally Pelds to rezone property identified as 2103 North Jefferson Way to a Planned Unit Development (PUD) Zoning District.

In case the proposed amendment, supplement or change is disapproved by the Zoning Commission, or a protest is presented duly signed by the owners of twenty percent (20%) or more either of the area of the lots included in such proposed change, or of those immediately adjacent in the rear thereof, extending the depth of one lot or not to exceed two hundred (200) feet therefrom, or of those directly opposite thereto, extending the depth of one lot or not to exceed two hundred (200) feet from the street frontage of such opposite lots, such amendment shall not become effective except by the favorable vote of at least three-fourths ($\frac{3}{4}$) of all members of the Council. Whenever any petition for amendment, supplement or change of the zoning districts or regulations herein contained or subsequently established has been denied by the Council, then no new petition covering the same property or the same property and additional property shall be filed with or considered by the Council until one year shall have elapsed from the date of filing of the first petition.

D. Public Hearing Noticing

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

E. Filing Fees

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

165.05.1.K Planned Unit Development (PUD)

(1) Intent

The PUD District is intended to provide for the development or redevelopment of land under the control and in accordance with an approved Master Plan. The development guidelines and standards in which land uses, transportation facilities, building densities, arrangements, and types are set out in a unified Maste Plan in order to provide greater flexibility of land use, development densities, and building locations than other zoning districts may allow.

The PUD District is intended to maximize benefits from the use of open spaces, preserve natural areas and existing tree cover, protect steep slopes, maximize aesthetics, encourage certain architectural standards for buildings, and permit mixed uses and diversity of bulk regulations without endangering the general health, safety, welfare, and land value of surrounding and internal properties. A PUD may c consist of a single use or mix of residential, commercial, and limited industrial uses, provided such PUD is compatible with the Future Land Use Map and Comprehensive Plan of the City. It is not the intent of the PUD district to be utilized to reduce or provide relief from an existing zoning regulation or requirement.

(2) Procedures

a. Application: The owner or owners of a parcel of land within the zoning jurisdiction of the City may submit to the Zoning Administrator an application accompanied by a PUD Master Plan requesting a rezoning to the PUD Zoning District. The application form, Master Plan (including number of copies), proposed development rules and regulations, design guidelines, and other submittal details and requirements shall be determined by the Zoning Administrator as necessary to review the request. The required application fee shall be determined by resolution of the City Council.

b. Review Process: The PUD Application shall be reviewed by the Zoning Administrator for completeness. Applications deemed incomplete shall be returned to the applicant with a list of the missing or incomplete items. Applications deemed complete shall be distributed by the Zoning Administrator to other City Departments and agencies as necessary for review and comment as to its compliance with all zoning regulations and other pertinent City codes, regulations, standards, and policies.

c. Subsequent to review by the Zoning Administrator and other City Departments and agencies, the Zoning Administrator shall submit to all members of the Planning and Zoning Commission a copy of the PUD Application along with written recommendation as to the request's conformity with the rules and regulations of the City and may include a recommendation for approval, approval with conditions, or denial of the application.

d. The Planning and Zoning Commission shall subsequently hold a public meeting for a rezoning as prescribed by their rules of procedures and the Zoning Ordinance and review the PUD Application for conformity with the zoning regulations and standards and may confer with the applicant on changes to their requested as may be deemed advisable. The Planning and Zoning Commission shall consider the following as part of their deliberation.

- i. Compatibility with the Future Land Use Map and the Comprehensive Plan.
- ii. Land uses, building sizes and densities, and number of dwelling units.
- iii. Building types, functions, architecture, and building placement and setbacks.
- iv. Provisions for open space, landscaping, buffers, pedestrian circulation, and stormwater management.
- v. Preservation and protection of natural features, drainageways, steep slopes, and existing tree cover.
- vi. Provisions for adequate public infrastructure including sanitary sewer and water service, stormwater run-off, public parks, and public safety services.

Agenda Item: 7.D.1 Consider the request from Wally Pelds for a Future Land Use Amendment for property identified as 2103 North Jefferson Way (Parcel #490/2413-0880).

7.D.2 Consider the request from Wally Pelds to rezone property identified as 2103 North Jefferson Way to a Planned Unit Development (PUD) Zoning District.

vii. Traffic circulation and congestions including access to and from the site.

viii. General relationship to and impact on the surrounding area and neighboring properties.

After completion of its deliberation, the Planning and Zoning Commission may adopt a recommendation for approval or denial of the PUD Master Plan and associated development rules, regulations, and guidelines as submitted. The Planning and Zoning Commission may also request the developer agree to certain conditions or agree to make certain modifications, alterations, adjustments, or amendments to the proposed Master Plan and associated rules, regulations, and guidelines in order to secure a recommendation of approval from the Planning and Zoning Commission.

The Planning and Zoning Commission shall forward its recommendation to the City Council within 60 days of the receipt of a PUD Application deemed complete by the Zoning Administrator. If the Planning and Zoning Commission does not act within 60 days as prescribed above, the PUD shall be deemed to have received a recommendation of approval by the Planning and Zoning Commission unless the applicant agrees to an extension of time.

Within 60 days of receiving a recommendation from the Planning and Zoning Commission, the City Council shall hold a public hearing for a rezoning as prescribed by their rules of procedures and the Zoning Ordinance and review the PUD Application for conformity with the zoning regulations and standards. During this hearing, the City Council may confer with the applicant on changes to their request as may be deemed advisable in order to secure the approval by the City Council. The City Council may approve, approve with conditions or modifications as agreed to by the applicant, or deny the application. If the City Council fails to act within the herein prescribed 60-day period, the PUD Application shall be deemed to have been denied, unless both the applicant and the City Council agree to an extension of time.

Wherever any PUD Application has been denied by the City Council, no new application covering the same property, or the same property and additional property, shall be filed with or considered by the City Council until one year has elapsed from the date of filing of the first application.

e. Recording of the Master Plan and Associated Regulations and Guidelines: The ordinance providing for the rezoning of the property to the PUD Zoning District and the associated Master Plan, Regulations, and Guidelines as approved by the City Council shall be recorded at the Office of the Warren County Recorder and shall be binding on the property owners, their heirs, successors, or assigns. No phase of the PUD shall be started, and no building permits shall be issued until all documents have been recorded.

f. Modifications: Any application by the property owner or owners for modification to an approved PUD shall first be reviewed by the Planning and Zoning Commission. Said proposed modification along with a report from the Planning and Zoning Commission shall then be forwarded to the City council with appropriate recommendations. The City Council shall then take such appropriate action on the proposed modification and their decision shall be final.

No modification may be considered that is more than a ten percent (10%) increase in density or change of uses of the site without a public hearing by the Planning and Zoning Commission and City Council as required for a rezoning. A public hearing may be held by the Planning and Zoning Commission or City Council on any requested modification. All modifications and adjustments shall be recorded at the Office of the Warren County Recorder.

g. Platting and Development: Prior to development within the PUD, applications for Preliminary and Final Plats, Site Plans, and Building Permits that are in conformance with the provisions of the PUD shall be submit for review in accordance with the City's regulations. At the applicant's own risk, Preliminary Plats, Final Plats, and Site Plans may be submitted and reviewed concurrently with the PUD Application Process

ANALYSIS

Subject Property

Wally Pelds and Jesse Rognes have submitted a Planned Unit Development rezoning request, on the behalf of Chad and Summer Liventals, for their property addressed as 2103 N Jefferson Way. The request is to rezone the property from the C-2, R-1, and R-2 Zoning District to a Planned Unit Development (PUD).

The property is currently a vacant 24.34-acre ground that is currently used for row-crop production. To the north of the subject property is the Indianola Veterinary Clinic, as well as multiple vacant parcels that were divided as part of the Fairacres Addition Subdivision. To the east are 3 commercial properties, including a gas station, a financial institution/bank, and vacant commercial ground. To the south exists eleven (11) properties, ten (10) of which contain single-family dwellings. To the west contains one property currently utilized as a golf course.

The property fronts along North Jefferson Way. According to the Iowa Department of Transportation (IDOT), N Jefferson Way has an Average Annual Daily Traffic (AADT) of 19,600 vehicles and was

Agenda Item: 7.D.1 Consider the request from Wally Pelds for a Future Land Use Amendment for property identified as 2103 North Jefferson Way (Parcel #490/2413-0880).

7.D.2 Consider the request from Wally Pelds to rezone property identified as 2103 North Jefferson Way to a Planned Unit Development (PUD) Zoning District.

last counted in 2022. Staff will require a traffic impact analysis (TIA) to be submitted during the site planning or subdivision phase of the project if the rezoning request is approved.

The property does contain environmentally sensitive features such as a pond/lake and creek/stream. The property also contains heavy woodlands.

Future Land Use

According to the 'Elevate Indianola' Comprehensive Plan, the future land use of this area is designated as Low-Density Residential, calling for a density of 2-5 dwelling units per gross acre and residential uses such as single-family dwellings. The applicants have submitted an application to amend the Comprehensive Plan to guide for Regional Mixed Use for the area adjacent to the highway, and Low/Medium – Medium/High Density Residential uses on the western portion of the property. The amendment also calls for Park and Open Space to allow for a future park.

The amendment to the comprehensive plan would guide for a density of up to 15 dwelling units per gross acre for areas designated as Low/Medium Density Residential. For areas designated for Medium/High Density Residential, the comprehensive plan would guide for a density of up to 25 dwelling units per acre. With 156 total dwelling units proposed, the areas showing residential type uses would have a general density of 9.75, meeting density requirements for the proposed zoning district.

The PUD request proposes the following:

- A future 2.2-acre park with a water feature and walking paths/trail.
- Approximately 7-acres of new commercial areas. Uses for the sites are currently speculative.
- A variety of housing types, including apartments, duplexes, quadruplexes, and single-family detached townhomes/condominiums.

The request would extend East Trailridge Avenue to the west, allowing for frontage and access for multiple lots in the Fairacres Subdivision. These lots are currently zoned for the A-1 Agricultural Zoning District but if rezoned, could potentially lend for future development on lots meeting minimum lot size requirements. The request would also stub road networks west and north to allow for future road connections.

Additionally, the request would provide future trail connections at the East Trailridge Avenue intersection, to allow for a connection to the Summerset trail, as well as a future trail connection that would lead northwest of the development.

COMMENTS FROM THE GENERAL PUBLIC

Notification letters were mailed to surrounding property owners within 200 feet of the subject property on November 1, 2023, for the Planning and Zoning Commission meeting. At the time of writing this staff report, no public comment was received.

Agenda Item: 7.D.1 Consider the request from Wally Pelds for a Future Land Use Amendment for property identified as 2103 North Jefferson Way (Parcel #490/2413-0880).

7.D.2 Consider the request from Wally Pelds to rezone property identified as 2103 North Jefferson Way to a Planned Unit Development (PUD) Zoning District.

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

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

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

1. That traffic impact analysis be required during the site planning or land division phase, if determined need for the analysis from the Public Works Director.

LAND USE CHANGE APPLICATION

Community Development

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



PROPERTY OWNER

(Last Name) Liventials
(First Name) Chad H, Summer H
(Address) 108 E Kentucky Ave
(City) Indianola (State) IA (Zip) 50125
(Phone) _____ (Email) _____

APPLICANT (if not Property Owner)

(Last Name) Rognes
(First Name) Jesse
(Address) 12509 Fulton St
(City) Indianola (State) IA (Zip) 50125

☒ COMPREHENSIVE PLAN AMENDMENT

Submittal Requirements:

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

- ☒ Completed Application
- ☒ Property Address: 2103 N Jefferson Way
- ☐ Filing Fee: \$300
- ☒ Current Designation: See attached Proposed Designation: See attached
- ☒ A plat showing the locations, dimensions and use of the property and all property within two hundred (200) feet thereof, including streets and other physical features
- ☒ Written justification for proposed amendment
- ☒ Other Information as required by Director

☒ REZONING

Submittal Requirements:

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

- ☒ Completed Application
- ☒ Property Address: 2103 N Jefferson Way
- ☐ Filing Fee: \$300
- ☒ Current Zoning: R-2,C-2,R-1 Proposed Zoning: PUD
- ☒ Legal description (electronic in word format)
- ☒ All items as required by Section 165.39 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 Jesse Rognes
Name (printed) Jesse Rognes

Date 10/6/2023

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

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

Emerald Bay – a 25-Acre Planned Unit Development in Indianola, Iowa

November 1, 2023

This technical report details the proposed plans for a 25-acre development in the heart of Indianola, Iowa. The development, set to be a Planned Unit Development (PUD), aims to maximize the use of the land while preserving the natural environment, thereby creating a sustainable and vibrant community.

Our PUD vision encompasses a diverse mix of residential, commercial, and public spaces, aiming to create a cohesive, self-contained community within the 25 acres. The design incorporates efficient use of space, innovative building designs, and enhanced community amenities. This development is designed with the intent to foster a strong sense of community while minimizing the impact on the environment.

The report will comprehensively cover various aspects of the planned development, including land use proposals, building design, integration with existing infrastructure, and environmental considerations.

The project will encompass a commercial zone, a multi-family zone, a condominium zone, and a townhome zone.

Commercial Development with Convenience Retail Services

The commercial area of our planned unit development is designed to cater to the daily needs of the residents within and around the development. This area will feature a mix of convenience retail services such as grocery stores, drug stores, and other essential retail outlets.

Designed to be both functional and aesthetically pleasing, the commercial area will be built with pedestrian-friendly pathways, ample parking, and easy access from all residential areas. The convenience retail services are strategically placed to ensure they are easily accessible, encouraging residents to shop locally and reduce their carbon footprint.

Additionally, the architecture of the commercial area will harmonize with the overall design of the development, blending seamlessly with the residential and public spaces. With a focus on sustainability, the buildings will be constructed using eco-friendly materials and will incorporate energy-efficient practices.

Multi-Family Development with Diverse Living Options

The multi-family zone of our proposed development is carefully designed to offer an assortment of living options to accommodate a diverse demographic. This area will host a variety of housing types, including apartments, duplexes, and quadruplexes, all of which encouraging a vibrant and interconnected community.

Emphasizing on comfort and convenience, each housing unit will feature modern amenities, spacious interiors, and visually appealing exteriors. The design of the multi-family zone will also prioritize outdoor spaces, with well-maintained courtyards and play areas, aiming to foster a sense of camaraderie among residents.

In line with our commitment to sustainability, the multi-family homes will be built utilizing environmentally friendly construction practices, and will incorporate green living features such as energy-efficient appliances, waste recycling systems, and smart home technologies.

Our intention for the multi-family zone is not only to provide quality housing but to also create a thriving community where residents feel connected, safe, and satisfied.

Diverse Residential Options on a Small Footprint

Our planned unit development is not just about creating a community but also about optimizing the use of available space. The residential area is meticulously planned to include four 24-unit buildings, three 12-unit condominium buildings, and twenty four detached single-family townhomes, all fitting into a compact footprint.

The 24-unit buildings are designed to maximize living space without compromising comfort. Each unit will feature modern amenities and finishes, providing various options for families of different sizes or for those who wish for a more community-oriented living experience.

The 12-unit condominium buildings offer a more intimate living situation, perfect for small families or individuals looking for a balance between privacy and community living. Each condominium unit will feature spacious floor plans, contemporary design elements, and private outdoor spaces.

Additionally, detached single-family townhomes provide a perfect option for those desiring a sense of individuality while remaining part of a broader community. These townhomes will feature private yards, multiple bedrooms, and attached garages, setting them apart from the other housing options within the development.

In essence, our project's residential area aims to cater to a diverse range of preferences, all while maintaining a small and sustainable footprint.

Natural Area with Walking Paths and Storm Water Treatment

Our planned unit development takes into consideration the overall wellbeing of its residents, and thus, includes a carefully designed natural area. This region of the development boasts a network of well-maintained walking paths, allowing residents to enjoy the beauty of nature conveniently within their community.

As part of our commitment to sustainable development and environmental responsibility, we have designed an innovative storm water treatment system in this natural area. This system serves as a prime example of a feature that aligns functionality with aesthetics. The storm water, instead of being seen as an issue, is treated and transformed into a captivating water feature. This not only improves the community's resilience to weather events but also contributes to the overall appeal and tranquility of the area.

Incorporating natural beauty, efficient functionality, and a healthy environment, this space will truly enhance the living experience for all residents within the development. Thus, our planned unit development is not just about constructing residences, but about creating a balanced, sustainable, and enjoyable living environment.

Commercial Area Compliance with Highway Commercial Zoning District (C-2)

Our commercial area has been meticulously designed to adhere to the Highway Commercial Zoning District (C-2) regulations, ensuring a beneficial blend of business and community needs. As part of our commitment to transparency and in-depth planning, the following table outlines our compliance with the key parameters of C-2 zoning regulations:

| Zoning Requirement | Requirements as per C-2 Zoning |

- | Front Setback | As per C-2 zoning |
- | Side Interior Setback | As per C-2 zoning |
- | Side Street Setback | As per C-2 zoning |
- | Rear Setback | As per C-2 zoning |
- | Buffer Zones | As per C-2 zoning |
- | Parking Space | As per C-2 zoning |
- | Building Height | As per C-2 zoning |

This table reaffirms our commitment to adhere to all necessary regulations while also striving to provide an area that is advantageous for businesses and comfortable for our residents. Our commercial design balances regulatory compliance with our broader vision for a vibrant, thriving community.

Multi-Family Residential Zoning District (R-3) includes apartments, condos, and single-unit townhomes.

Equally important to our planned development is the design of the multi-family residential area, which includes apartments and townhomes. This area is mostly in compliance with the Multi-Family Residential Zoning District (R-3) regulations with changes emphasized in bold italics. We have modified the R-3 zoning guidelines, particularly concerning setback, buffer, and other crucial zoning requirements to accommodate the unique features of the site.

| Zoning Setbacks | Requirements for Each R-3 Use |

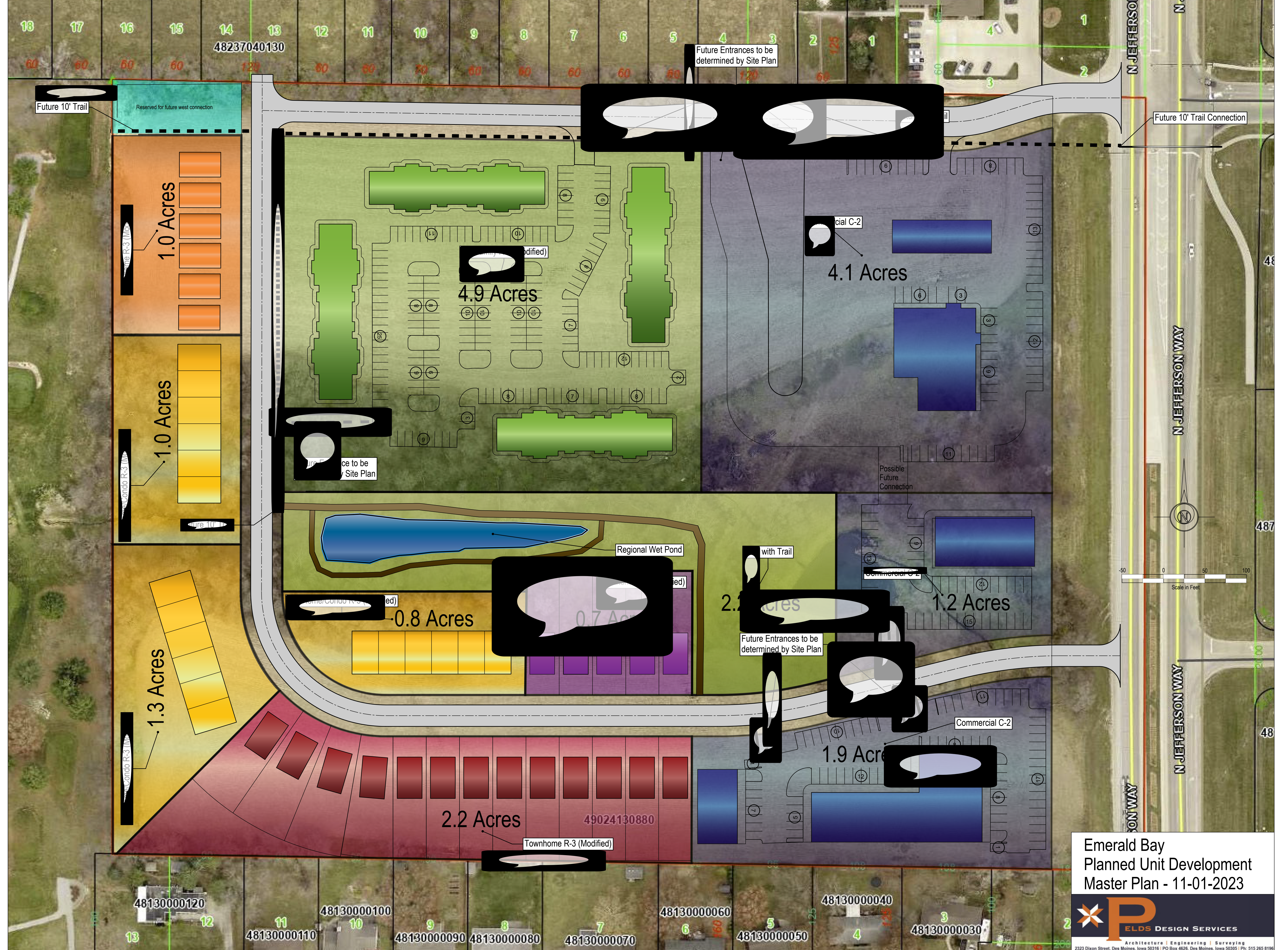
Multi-Family:

- | Front Setback | As per R-3 zoning |
- | Side Interior Setback | As per R-3 zoning |
- | Side Street Setback | As per R-3 zoning |
- | Rear Setback | As per R-3 zoning |
- | Buffer Zones | As per R-3 zoning |
- | ***Parking Space / 1.5 spaces per unit /***
- | ***Density / up to 25 units per acre /***
- | Building Height | As per R-3 zoning |

Townhome/Condo:

- | Front Setback | As per R-3 zoning |
- | ***Side Interior Setback / 5 feet /***
- | Side Street Setback | As per R-3 zoning |
- | Rear Setback | As per R-3 zoning |
- | Buffer Zones | As per R-3 zoning |
- | Parking Space | As per R-3 zoning |
- | Density | As per R-3 zoning |
- | Building Height | As per R-3 zoning |

This adherence to most of the R-3 zoning regulations ensures that our multi-family residential areas, including apartments and townhomes, are in harmony with the surrounding environment. It contributes to the overall goal of a balanced, sustainable, and enjoyable living environment in our planned unit development.



Legal Description:

THE SE ¼ OF THE SE ¼ EXCEPT THE SOUTH 400 FEET THEREOF IN SECTION 13, TOWNSHIP 76 NORTH RANGE 24 WEST OF THE 5TH P.M. IOWA,

AND EXCEPT

THAT PART THEREOF TO THE STATE OF IOWA IN DEED RECORDED IN BOOK 152, PAGES 48-49, IN THE OFFICE OF THE RECORDER OF WARREN COUNTY, IOWA,

AND INCLUDING

THAT PART THEREOF GRANTED BACK TO HARRY A. BORTELL AND HELEN M. BORTELL BY THE STATE OF IOWA AS SHOWN IN THE PATENT RECORDED IN BOOK 160 PAGES 545-547 IN THE OFFICE OF THE WARREN COUNTY RECORDER.

Land Use Designation.

Current: Low density Residential

Proposed: Parks & Recreation, Low/Medium Density, Medium/High Density, Regional Mixed Use

Justification for Land Use Change

The Emerald Bay Development at 2103 N. Jefferson Way in Indianola, Iowa, is proposed to undergo a land use change from low density residential to Parks & Recreation, Low/Medium Density Residential, Medium/High Density Residential and Regional Mixed Use. This report will provide a justification for this land use change. The proposed development would benefit the community by providing much needed housing options, an increase in green space and recreational opportunities, as well as promoting economic growth. Additionally, the new development would create jobs and stimulate local businesses. Thus, the proposed land use change is beneficial for the community of Indianola and should be adopted in its comprehensive plan.

Background on Emerald Bay Development

The Emerald Bay Development is proposed to be located at 2103 N. Jefferson Way in Indianola, Iowa. The planned complex includes a mix of different housing types including Low/Medium Density Residential, Medium/High Density Residential, a Park and Regional Mixed uses. This type of development provides an ideal balance between residential housing and commercial services. It also supports increased job growth and economic activity within the city of Indianola.

Benefits of Proposed Land Use Change

- 1) Housing: The development will provide much needed housing options within the city of Indianola, especially for those looking for affordable homes or apartments closer to town amenities such as stores and restaurants.
- 2) Green Space: The development will include a large section dedicated to parks & recreation with walking trails, picnic areas, playgrounds and other outdoor activities which will enhance quality of life for residents while providing opportunities for exercise and relaxation in nature.
- 3) Economic Growth: The mixed use nature of the development will promote economic growth by creating jobs in construction, retail services, professional services etc., as well as stimulating local businesses by increasing foot traffic in stores and restaurants located within the complex.

Conclusion

In conclusion, it is recommended that the Emerald Bay Development at 2103 N. Jefferson Way in Indianola should undergo a land use change from low density residential to Parks & Recreation, Low/Medium Density Residential, Medium/High Density Residential and Regional Mixed Use due to its numerous benefits outlined above including housing options; increased green space; job growth; economic activity; improved quality of life; etc. Therefore, we suggest that this proposed land use change should be adopted into the comprehensive plan of Indianola with confidence that it will greatly improve upon current conditions while making a positive contribution to future growth in Indianola's economy.

City of Indianola
RESOLUTION NO. 2023-220

**RESOLUTION REFERRING A REZONING PLANNED UNIT DEVELOPMENT
APPLICATION FOR EMERALD BAY GENERALLY LOCATED AT
2103 NORTH JEFFERSON WAY TO THE PLANNING AND ZONING COMMISSION**

WHEREAS, on October 16, 2023, an application to rezone about 24.34 acres of ground to a Planned Unit Development (PUD) was submitted to the Community Development Department; and

WHEREAS, this land is generally located at 2103 North Jefferson Way; and

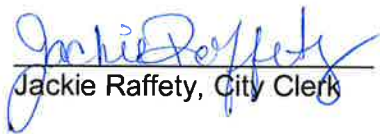
WHEREAS, Section 165.02(5)(B) requires the Zoning Administrator to present such request to the City Council, who, at their discretion, may adopt a motion to refer the request to the Zoning Commission for consideration at a duly noticed public meeting in accordance with their procedures and the noticing requirements contained herein.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF INDIANOLA IN THE STATE OF IOWA, that the Rezoning (PUD) Application for Emerald Bay generally located at 2103 North Jefferson Way is referred to the Planning and Zoning Commission who shall forward its findings and recommendations to the City Council for consideration and action.

PASSED AND APPROVED this 6th day of November 2023.


Stephanie Erickson, Mayor

ATTEST:


Jackie Raffety, City Clerk



MEMORANDUM

To: Planning and Zoning Commission

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

Date: November 14, 2023

Subject: Consider the request from Wally Pelds for a Future Land Use Amendment for property identified as 2103 North Jefferson Way (Parcel #490/2413-0880)

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

Attachments: None



MEMORANDUM

To: Planning and Zoning Commission

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

Date: November 14, 2023

Subject: Deer Run Planned Unit Development (PUD)

Recommendation:

7.E.1 Consider the request from Wally Pelds for a Future Land Use Amendment for property identified as the Deer Run Golf Course.

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

7.E.2 Consider the request from Wally Pelds to rezone property identified as the Deer Run Golf Course to a Planned Unit Development (PUD) Zoning District.

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

1. That traffic impact analysis be required during the site planning or land division phase, if determined need for the analysis from the Public Works Director.

Attachments:

1. Staff Report
2. Application
3. PUD Master Plan
4. Legal Descriptions
5. Res 2023-219 Refer PUD Amend App for Deer Run Golf Course



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: November 14, 2023

Agenda Item: 7.E.1 Consider the request from Wally Pelds for a Future Land Use Amendment for property identified as the Deer Run Golf Course.

7.E.2 Consider the request from Wally Pelds to rezone property identified as the Deer Run Golf Course to a Planned Unit Development (PUD) Zoning District.

Application Type: Comprehensive Plan Amendment and Rezoning

Applicant: Wally Pelds

Property Owner: Deer Run Partners LLC, Doering Properties LLC, Strong Roots Christian School LLC

Property Address/Parcels: 2305 W 2nd Avenue (Parcel #481/9500-0037, -0038), 2405 W 2nd Avenue (Parcel #481/9508-0030), 2505 W 2nd Avenue (Parcel #481/9508-0020), 2605 W 2nd Avenue (Parcel #481/9508-0010), unaddressed parcel #481/9500-0045

Current Zoning: C-2 'Highway Commercial' and Planned Unit Development (PUD)

Application Summary

Wally Pelds is requesting an amendment to the Future Land Use Map in the 'Elevate Indianola' Comprehensive Plan and a rezoning for the Emerald Bay Planned Unit Development (PUD).

Agenda Item: 7.E.1 Consider the request from Wally Pelds for a Future Land Use Amendment for property identified as 2103 North Jefferson Way (Parcel #490/2413-0880).

7.E.2 Consider the request from Wally Pelds to rezone property identified as 2103 North Jefferson Way to a Planned Unit Development (PUD) Zoning District.

AERIAL MAP



APPLICABLE CODE SECTIONS

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

165.02.5 AMENDMENTS

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

A. Request by Petition

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

B. City Council Referral

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

C. Zoning Commission Disapproval or Protest Petition

Agenda Item: 7.E.1 Consider the request from Wally Pelds for a Future Land Use Amendment for property identified as 2103 North Jefferson Way (Parcel #490/2413-0880).

7.E.2 Consider the request from Wally Pelds to rezone property identified as 2103 North Jefferson Way to a Planned Unit Development (PUD) Zoning District.

In case the proposed amendment, supplement or change is disapproved by the Zoning Commission, or a protest is presented duly signed by the owners of twenty percent (20%) or more either of the area of the lots included in such proposed change, or of those immediately adjacent in the rear thereof, extending the depth of one lot or not to exceed two hundred (200) feet therefrom, or of those directly opposite thereto, extending the depth of one lot or not to exceed two hundred (200) feet from the street frontage of such opposite lots, such amendment shall not become effective except by the favorable vote of at least three-fourths (¾) of all members of the Council. Whenever any petition for amendment, supplement or change of the zoning districts or regulations herein contained or subsequently established has been denied by the Council, then no new petition covering the same property or the same property and additional property shall be filed with or considered by the Council until one year shall have elapsed from the date of filing of the first petition.

D. Public Hearing Noticing

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

E. Filing Fees

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

165.05.1.K Planned Unit Development (PUD)

(1) Intent

The PUD District is intended to provide for the development or redevelopment of land under the control and in accordance with an approved Master Plan. The development guidelines and standards in which land uses, transportation facilities, building densities, arrangements, and types are set out in a unified Maste Plan in order to provide greater flexibility of land use, development densities, and building locations than other zoning districts may allow.

The PUD District is intended to maximize benefits from the use of open spaces, preserve natural areas and existing tree cover, protect steep slopes, maximize aesthetics, encourage certain architectural standards for buildings, and permit mixed uses and diversity of bulk regulations without endangering the general health, safety, welfare, and land value of surrounding and internal properties. A PUD may c consist of a single use or mix of residential, commercial, and limited industrial uses, provided such PUD is compatible with the Future Land Use Map and Comprehensive Plan of the City. It is not the intent of the PUD district to be utilized to reduce or provide relief from an existing zoning regulation or requirement.

(2) Procedures

a. Application: The owner or owners of a parcel of land within the zoning jurisdiction of the City may submit to the Zoning Administrator an application accompanied by a PUD Master Plan requesting a rezoning to the PUD Zoning District. The application form, Master Plan (including number of copies), proposed development rules and regulations, design guidelines, and other submittal details and requirements shall be determined by the Zoning Administrator as necessary to review the request. The required application fee shall be determined by resolution of the City Council.

b. Review Process: The PUD Application shall be reviewed by the Zoning Administrator for completeness. Applications deemed incomplete shall be returned to the applicant with a list of the missing or incomplete items. Applications deemed complete shall be distributed by the Zoning Administrator to other City Departments and agencies as necessary for review and comment as to its compliance with all zoning regulations and other pertinent City codes, regulations, standards, and policies.

c. Subsequent to review by the Zoning Administrator and other City Departments and agencies, the Zoning Administrator shall submit to all members of the Planning and Zoning Commission a copy of the PUD Application along with written recommendation as to the request's conformity with the rules and regulations of the City and may include a recommendation for approval, approval with conditions, or denial of the application.

d. The Planning and Zoning Commission shall subsequently hold a public meeting for a rezoning as prescribed by their rules of procedures and the Zoning Ordinance and review the PUD Application for conformity with the zoning regulations and standards and may confer with the applicant on changes to their requested as may be deemed advisable. The Planning and Zoning Commission shall consider the following as part of their deliberation.

- i. Compatibility with the Future Land Use Map and the Comprehensive Plan.
- ii. Land uses, building sizes and densities, and number of dwelling units.
- iii. Building types, functions, architecture, and building placement and setbacks.
- iv. Provisions for open space, landscaping, buffers, pedestrian circulation, and stormwater management.
- v. Preservation and protection of natural features, drainageways, steep slopes, and existing tree cover.
- vi. Provisions for adequate public infrastructure including sanitary sewer and water service, stormwater run-off, public parks, and public safety services.

Agenda Item: 7.E.1 Consider the request from Wally Pelds for a Future Land Use Amendment for property identified as 2103 North Jefferson Way (Parcel #490/2413-0880).

7.E.2 Consider the request from Wally Pelds to rezone property identified as 2103 North Jefferson Way to a Planned Unit Development (PUD) Zoning District.

vii. Traffic circulation and congestions including access to and from the site.

viii. General relationship to and impact on the surrounding area and neighboring properties.

After completion of its deliberation, the Planning and Zoning Commission may adopt a recommendation for approval or denial of the PUD Master Plan and associated development rules, regulations, and guidelines as submitted. The Planning and Zoning Commission may also request the developer agree to certain conditions or agree to make certain modifications, alterations, adjustments, or amendments to the proposed Master Plan and associated rules, regulations, and guidelines in order to secure a recommendation of approval from the Planning and Zoning Commission.

The Planning and Zoning Commission shall forward its recommendation to the City Council within 60 days of the receipt of a PUD Application deemed complete by the Zoning Administrator. If the Planning and Zoning Commission does not act within 60 days as prescribed above, the PUD shall be deemed to have received a recommendation of approval by the Planning and Zoning Commission unless the applicant agrees to an extension of time.

Within 60 days of receiving a recommendation from the Planning and Zoning Commission, the City Council shall hold a public hearing for a rezoning as prescribed by their rules of procedures and the Zoning Ordinance and review the PUD Application for conformity with the zoning regulations and standards. During this hearing, the City Council may confer with the applicant on changes to their request as may be deemed advisable in order to secure the approval by the City Council. The City Council may approve, approve with conditions or modifications as agreed to by the applicant, or deny the application. If the City Council fails to act within the herein prescribed 60-day period, the PUD Application shall be deemed to have been denied, unless both the applicant and the City Council agree to an extension of time.

Wherever any PUD Application has been denied by the City Council, no new application covering the same property, or the same property and additional property, shall be filed with or considered by the City Council until one year has elapsed from the date of filing of the first application.

e. Recording of the Master Plan and Associated Regulations and Guidelines: The ordinance providing for the rezoning of the property to the PUD Zoning District and the associated Master Plan, Regulations, and Guidelines as approved by the City Council shall be recorded at the Office of the Warren County Recorder and shall be binding on the property owners, their heirs, successors, or assigns. No phase of the PUD shall be started, and no building permits shall be issued until all documents have been recorded.

f. Modifications: Any application by the property owner or owners for modification to an approved PUD shall first be reviewed by the Planning and Zoning Commission. Said proposed modification along with a report from the Planning and Zoning Commission shall then be forwarded to the City council with appropriate recommendations. The City Council shall then take such appropriate action on the proposed modification and their decision shall be final.

No modification may be considered that is more than a ten percent (10%) increase in density or change of uses of the site without a public hearing by the Planning and Zoning Commission and City Council as required for a rezoning. A public hearing may be held by the Planning and Zoning Commission or City Council on any requested modification. All modifications and adjustments shall be recorded at the Office of the Warren County Recorder.

g. Platting and Development: Prior to development within the PUD, applications for Preliminary and Final Plats, Site Plans, and Building Permits that are in conformance with the provisions of the PUD shall be submit for review in accordance with the City's regulations. At the applicant's own risk, Preliminary Plats, Final Plats, and Site Plans may be submitted and reviewed concurrently with the PUD Application Process

ANALYSIS

Subject Property

Wally Pelds and Jesse Rognes have submitted a Planned Unit Development rezoning request for properties at and adjacent to the Deer Run Gold Course. The request is to rezone the property from the C-2 '*Highway Commercial*' Zoning District and Planned Unit Development (PUD) to the Planned Unit Development Zoning District.

There are several properties located in the subject area for rezoning:

Deer Run Golf Course (Parcels #481/9500-0037, -0038, -0045)

This property contains approximately 200-acres of ground currently used as a golf course. The property contains several structures used for facility maintenance of the grounds. The golf course is an 18-hole course.

Agenda Item: 7.E.1 Consider the request from Wally Pelds for a Future Land Use Amendment for property identified as 2103 North Jefferson Way (Parcel #490/2413-0880).

7.E.2 Consider the request from Wally Pelds to rezone property identified as 2103 North Jefferson Way to a Planned Unit Development (PUD) Zoning District.

Generally, this property fronts along South Y Street, South R Street, West 2nd Avenue, and West 13th Avenue. According to the Iowa Department of Transportation (IDOT), the Average Annual Daily Traffic (AADT) along these streets are as follows:

- South Y Street – AADT of 610 (as of 2022)
- South R Street – AADT of 734 (as of 2022)
- West 13th Avenue – AADT of 16 (as of 2007)
- West 2nd Avenue – AADT of 8500 (as of 2022)

The property does contain environmentally sensitive features including several ponds/lakes, as well as heavy woodlands.

2405, 2505, 2605, West 2nd Avenue (Parcels #481/9508-0010, -0020, -0030)

These properties are currently vacant ~4.00-acre parcels. The properties are split-zoned, with portions zoned for PUD and the C-2 '*Highway Commercial*' Zoning District. These properties front along West 2nd Avenue. There is a pond/lake with a drainage easement located on two of the properties.

2205 West 2nd Avenue (Parcels #481/9500-0031)

This property currently contains a 9,000 square-foot commercial building with an established use of '*Public or Private elementary, middle, or high school*' that was approved by Special Use Permit. The property fronts along 2205 West 2nd Avenue.

Future Land Use

According to the 'Elevate Indianola' Comprehensive Plan, the future land use of this area is designated as Parks and Recreation. This land use designation guides for parks, open spaces, recreational facilities, trails, and golf courses. The applicants have submitted an application to amend the Comprehensive Plan to guide for the following future land uses:

- Low Density residential
 - Guides for 2-5 dwelling units per acre
- Low/medium density residential
 - Guides for up to 15 dwelling units per acre
- Medium/high density residential
 - Guides for up to 25 dwelling units per acre
- Regional Mixed Use
 - Generally, includes retail uses, office, restaurants, etc.,
 - May incorporate multi-family residential of up to 25 dwelling units per acre.

With 366 new units proposed, density calculations for the subject area could be calculated in the following ways:

Entire site Deer Run Planned Unit Development site

If the density calculation were to be based upon the original Planned Unit Development for the Deer Run Golf Course and the Deer Run Final Plat that was recorded in 1994, the density for the overall area is 0.4 dwelling units per acre. The comprehensive plan guides for 2-5 units per acre and would be below the target goal for density of a low-density residential area.

Agenda Item: 7.E.1 Consider the request from Wally Pelds for a Future Land Use Amendment for property identified as 2103 North Jefferson Way (Parcel #490/2413-0880).

7.E.2 Consider the request from Wally Pelds to rezone property identified as 2103 North Jefferson Way to a Planned Unit Development (PUD) Zoning District.

If commercial and golf areas were removed from the equation, the density per acre is increased to 1.9 dwelling units per acre, which is below the target goal for density of a low-density residential area.

Site/Area Specific

- Medium/High Density Residential (Apartments)
 - 27 units per acre – *The comprehensive plan guides for medium/high density residential to be up to 25 units per acre.*
- Townhome Development
 - 7.2 units per acre – *The comprehensive plan guides for low/medium density residential to be up to 15 units per acre.*
- Row-home Development
 - 8.3 units per acre – *The comprehensive plan guides for low/medium density residential to be up to 15 units per acre.*
- Single-family Development
 - 1.5 units per acre – *The comprehensive plan guides for low-density residential to be up to 2-5 dwelling units/acre.*

The PUD request proposes the following:

- A future clubhouse featuring a gym, pool, and concessions.
- An 18-hole golf course will continue to operate on the site.
- Approximately 22-acres of new commercial areas. Uses for the site are currently speculative.
- A variety of housing types, including single-family dwellings, town/row homes, and apartment units.

COMMENTS FROM THE GENERAL PUBLIC

Notification letters were mailed to surrounding property owners within 200 feet of the subject property on November 1, 2023, for the Planning and Zoning Commission meeting. At the time of writing this staff report, no public comment was received.

ALTERNATIVES

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

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

Agenda Item: 7.E.1 Consider the request from Wally Pelds for a Future Land Use Amendment for property identified as 2103 North Jefferson Way (Parcel #490/2413-0880).

7.E.2 Consider the request from Wally Pelds to rezone property identified as 2103 North Jefferson Way to a Planned Unit Development (PUD) Zoning District.

RECOMMENDATION

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

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

1. That traffic impact analysis be required during the site planning or land division phase, if determined need for the analysis from the Public Works Director.

LAND USE CHANGE APPLICATION

Community Development

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



PROPERTY OWNER

(Last Name) er Run Partners L
(First Name) _____
(Address) 40 73rd
(City) Indianola (State) IA (Zip) 5032
(Phone) 5-333-19 (Email) @paramountlandia

APPLICANT (if not Property Owner)

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



COMPREHENSIVE PLAN AMENDMENT

Submittal Requirements:

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

- ☐ Completed Application
- ☐ Property Address: 2ND AVE INDIANOLA, IA
- ☐ Filing Fee: \$300
- ☐ Current Designation: see attache Proposed Designation see attache
- ☐ A plat showing the locations, dimensions and use of the property and all property within two hundred (200) feet thereof, including streets and other physical features
- ☐ Written justification for proposed amendment
- ☐ Other Information as required by Director



REZONING

Submittal Requirements:

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

- ☐ Completed Application
- ☐ Property Address: 2ND AVE INDIANOLA, IA
- ☐ Filing Fee: \$300
- ☐ Current Zoning: QUI Proposed Zoning QUI
- ☐ Legal description (electronic in word format)
- ☐ All items as required by Section 165.39 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 Sasi Karuturi
Name (printed) Sasi Karuturi (Owner's Rep)
Date 10/06/23

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

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

Amended Planned Unit Development for Deer Run Golf Community in Indianola, Iowa

November 1, 2023

This technical report details the proposed plans for the Deer Run Golf Community in western Indianola, Iowa. The development, set to be a Planned Unit Development (PUD), aims to maximize the use of the land while preserving the natural environment, thereby creating a sustainable and vibrant community.

Our PUD vision encompasses a diverse mix of residential, commercial, and public spaces, aiming to create a cohesive, self-contained community within the golf course. The design incorporates efficient use of space, innovative building designs, and enhanced community amenities. This development is designed with the intent to foster a strong sense of community while minimizing the impact on the environment.

The report will comprehensively cover various aspects of the planned development, including land use proposals, building design, integration with existing infrastructure, and environmental considerations.

The project will encompass a commercial zone, a multi-family zone, a single-family residential zone, and a townhome zone.

Golf Course Development Impacts

This golf course development plan proposes the removal of the driving range with modifications to the existing hole layout and its replacement with a residential development. As part of this, some of the existing golf course holes will be reduced in length and have their shape changed. However, the golf course will remain an 18-hole course. Additionally, a clubhouse with amenities such as an exercise room, pool, concessions, and more are proposed to come alongside this residential addition. The southern single-family development is only shown as a future potential development and would require major course changes and infrastructure to be feasible.

Commercial Development with Convenience Retail Services

The commercial area of our planned unit development is designed to cater to the daily needs of the residents within and around the development. This area will feature a mix of convenience retail services such as grocery stores, drug stores, and other essential retail outlets.

Designed to be both functional and aesthetically pleasing, the commercial area will be built with pedestrian-friendly pathways, ample parking, and easy access from all residential areas. The convenience retail services are strategically placed to ensure they are easily accessible, encouraging residents to shop locally and reduce their carbon footprint.

Additionally, the architecture of the commercial area will harmonize with the overall design of the development, blending seamlessly with the residential and public spaces. With a focus on sustainability, the buildings will be constructed using eco-friendly materials and will incorporate energy-efficient practices.

Multi-Family Development with Diverse Living Options

The multi-family zone of our proposed development is carefully designed to offer an assortment of living options to accommodate a diverse demographic. This area will host a variety of housing types, including apartments and quadruplexes, all of which encouraging a vibrant and interconnected community.

Emphasizing on comfort and convenience, each housing unit will feature modern amenities, spacious interiors, and visually appealing exteriors. The design of the multi-family zone will also prioritize outdoor spaces, with well-maintained courtyards and play areas, aiming to foster a sense of camaraderie among residents.

In line with our commitment to sustainability, the multi-family homes will be built utilizing environmentally friendly construction practices, and will incorporate green living features such as energy-efficient appliances, waste recycling systems, and smart home technologies.

Our intention for the multi-family zone is not only to provide quality housing but to also create a thriving community where residents feel connected, safe, and satisfied.

Diverse Residential Options on a Small Footprint

Our planned unit development is not just about creating a community but also about optimizing the use of available space. The residential area is meticulously planned to include five 24-unit buildings, four 6-unit family townhomes, thirty six 4-unit family townhomes, one 3-unit family townhome and thirty five row-homes, all fitting into a compact footprint.

The 24-unit buildings are designed to maximize living space without compromising comfort. Each unit will feature modern amenities and finishes, providing various options for families of different sizes or for those who wish for a more community-oriented living experience.

The family townhomes and row-homes provide a perfect option for those desiring a sense of individuality while remaining part of a broader community. These townhomes will feature private yards, multiple bedrooms, and attached garages, setting them apart from the other housing options within the development.

In essence, our project's residential area aims to cater to a diverse range of preferences, all while maintaining a small and sustainable footprint.

Golf Course Area with Walking Paths and Storm Water Treatment

Our planned unit development takes into consideration the overall wellbeing of its residents, and thus, includes a carefully designed golf course. This region of the development boasts a network of well-maintained walking paths, allowing residents to enjoy the beauty of the golf course conveniently within their community.

As part of our commitment to sustainable development and environmental responsibility, we have designed an innovative storm water treatment system in this golf course. This system serves as a prime example of a feature that aligns functionality with aesthetics. The storm water, instead of being seen as an issue, is treated and transformed into a captivating water feature. This not only improves the community's resilience to weather events but also contributes to the overall appeal and tranquility of the area.

Incorporating natural beauty, efficient functionality, and a healthy environment, this space will truly enhance the living experience for all residents within the development. Thus, our planned unit development is not just about constructing residences, but about creating a balanced, sustainable, and enjoyable living environment.

Commercial Area Compliance with Highway Commercial Zoning District (C-2)

Our commercial area has been meticulously designed to adhere to the Highway Commercial Zoning District (C-2) regulations, ensuring a beneficial blend of business and community needs. As part of our commitment to transparency and in-depth planning, the following table outlines our compliance with the key parameters of C-2 zoning regulations:

| Zoning Requirement | Requirements as per C-2 Zoning |

- | Front Setback | As per C-2 zoning |
- | Side Interior Setback | As per C-2 zoning |
- | Side Street Setback | As per C-2 zoning |
- | Rear Setback | As per C-2 zoning |
- | Buffer Zones | As per C-2 zoning |
- | Parking Space | As per C-2 zoning |
- | Building Height | As per C-2 zoning |

This table reaffirms our commitment to adhere to all necessary regulations while also striving to provide an area that is advantageous for businesses and comfortable for our residents. Our commercial design balances regulatory compliance with our broader vision for a vibrant, thriving community.

Multi-Family Residential Zoning District includes apartments and single-unit townhomes (R-3)

Equally important to our planned development is the design of the multi-family residential area, which includes apartments and townhomes. This area is mostly in compliance with the Multi-Family Residential Zoning District (R-3) regulations with changes emphasized in bold italics. We have modified the R-3 zoning guidelines, particularly concerning setback, buffer, and other crucial zoning requirements to accommodate the unique features of the site.

| Zoning Setbacks | Requirements for Each R-3 Use |

Multi-Family:

- | Front Setback | As per R-3 zoning |
- | Side Interior Setback | As per R-3 zoning |
- | Side Street Setback | As per R-3 zoning |
- | Rear Setback | As per R-3 zoning |
- | Buffer Zones | As per R-3 zoning |
- | ***Parking Space / 1.5 spaces per unit /***
- | ***Density / up to 25 units per acre /***
- | Building Height | As per R-3 zoning |

Townhome:

- | Front Setback | As per R-3 zoning |
- | ***Side Interior Setback / 5 feet /***
- | Side Street Setback | As per R-3 zoning |
- | Rear Setback | As per R-3 zoning |
- | Buffer Zones | As per R-3 zoning |
- | Parking Space | As per R-3 zoning |
- | Density | As per R-3 zoning |
- | Building Height | As per R-3 zoning |

This adherence to most of the R-3 zoning regulations ensures that our multi-family residential areas, including apartments and townhomes, are in harmony with the surrounding environment. It contributes to the overall goal of a balanced, sustainable, and enjoyable living environment in our planned unit development.

Single-Family Residential Zoning District (R-1)

Another essential element to our planned development is the design of the single-family residential area, which includes larger lots for those looking to utilize more space but still enjoy the feeling of community. This area is in compliance with the Single-Family Residential Zoning District (R-1) regulations.

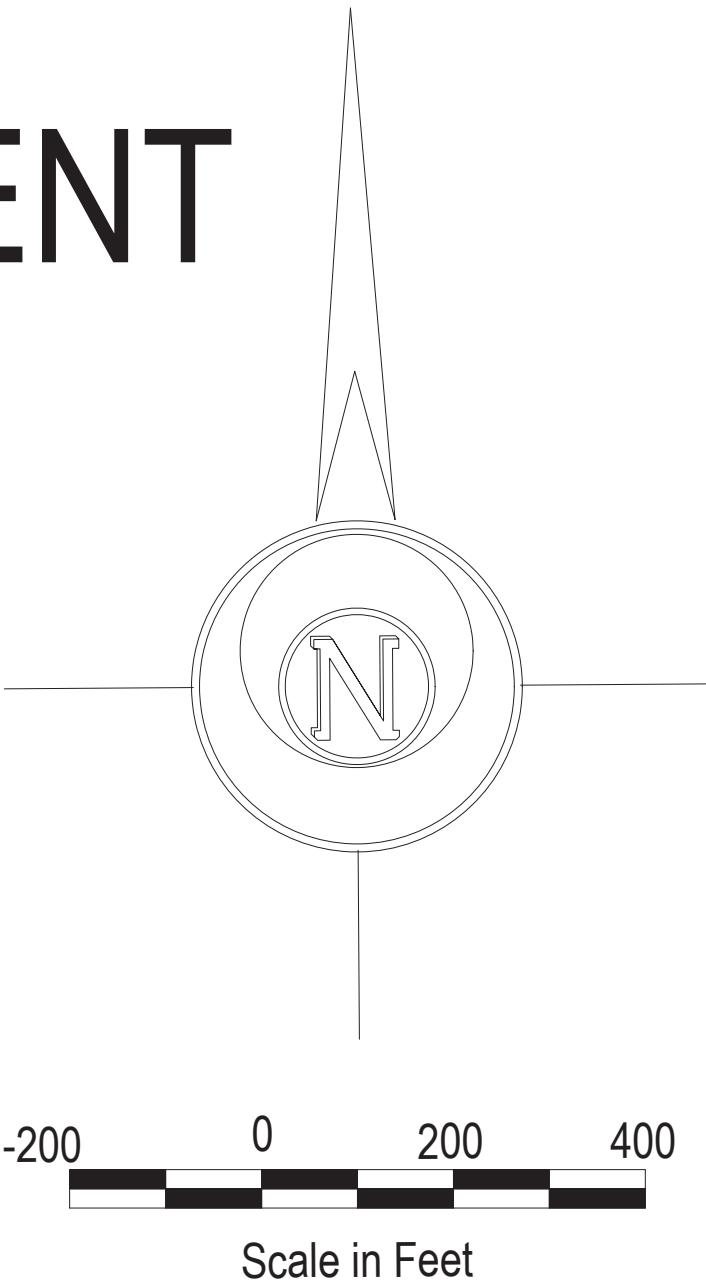
| Zoning Setbacks | Requirements for Each R-1 Use |

- | Front Setback | As per R-1 zoning |
- | Side Interior Setback | As per R-1 zoning |
- | Side Street Setback | As per R-1 zoning |
- | Rear Setback | As per R-1 zoning |
- | Building Height | As per R-1 zoning |

AMENDED PLANNED UNIT DEVELOPMENT DEER RUN - MASTER PLAN

Date: November 1, 2023
Design Team: Pelds Design Services Inc.

- COMMERCIAL DEVELOPMENT
- HIGH DENSITY DEVELOPMENT
- TOWNHOME DEVELOPMENT
- ROW-HOME DEVELOPMENT
- SINGLE FAMILY DEVELOPMENT
- CLUB HOUSE DEVELOPMENT
- REGIONAL DETENTION AREAS



LEGAL DESCRIPTION:

All of Deer Run Plat 8, an official plat in Book 2022 Page 7825 of the Warren County Recorder's Office, and portions of lots 3 and 4 of Deer Run, an official plat in Book 10 Page 535 of the Warren County Recorder's Office, more particularly described as follows:

Deer Run Plat 8

And Lot 3 Deer Run

EXCEPT

All of Deer Run Plat 6, an official plat as recorded in the Warren County Recorder's Office in Book 2016 Page 3652

and EXCEPT

All of Deer Run Plat 4 as recorded in the Warren County Recorder's Office in Book 2005 Page 73107

and EXCEPT

All of Deer Run Plat 7 as recorded in the Warren County Recorder's Office

And EXCEPT

Parcel A, as recorded in the Warren County Recorder's Office in irr Plat Book 10 Page 9 of Indianola

And Lot 4 of Deer Run

EXCEPT

Parcels D and E of said Lot 4 as recorded in the Warren County Recorder's Office in Book 2006 Page 11748

All being in and included as a part of Indianola, Warren County, Iowa, Containing 237.71 acres more or less.

LAND DESIGNATION:

Current: Parks & Recreation

Proposed: Low Density Residential, Low/Medium Density, Medium/High Density, Regional Mixed Use

Justification for Land Use Changes

Deer Run Golf Development, located at 2305 W 2nd Avenue in Indianola, Iowa, is proposing land use changes to the Indianola Comprehensive Plan that would benefit the community in multiple ways. The current land use for the proposed golf development is Parks and Recreation, and the proposed changes keep a majority of the Parks and Recreation uses and include a new golf club house with a pool, Low Density residential on the south portion of the project, Low/Medium and Medium/High density residential along the northeasterly portion adjacent to existing medium to high density uses, and Regional Mixed Use for Commercial and Office uses along the northern portion of the project abutting 2nd Avenue.

By incorporating various types of land uses into a single development area, this plan offers great potential for increased economic growth and community development benefits. Parks and Recreation will be preserved as part of this plan in order to preserve green space while adding value with leisure activities such as golf. This plan also includes Low Density Residential which allows for more affordable housing while providing an efficient way to increase population growth. The Low/Medium Density Residential provides a transition between low density areas and higher density areas that can be used for commercial or office purposes. Finally providing Medium/High Density Residential in the northern portion of the project helps balance out residential area density and regional mixed use commercial or office spaces.

This proposal provides numerous benefits to both businesses and residents alike through creating new job opportunities with potential retail developments that may bring amenities such as restaurants or shops within walking distance of many homes while increasing recreational opportunities with access to a golf course. Overall, this plan increases property values for existing residents alongside creating greater economic opportunity while preserving much needed green space in Indianola which is essential for sustaining healthy living environments.

City of Indianola
RESOLUTION NO. 2023-219

**RESOLUTION REFERRING A REZONING PLANNED UNIT DEVELOPMENT
AMENDMENT APPLICATION FOR THE DEER RUN GOLF COURSE LOCATED
GENERALLY AT 2305, 2405, 2505, AND 2605 WEST 2ND AVENUE
TO THE PLANNING AND ZONING COMMISSION**

WHEREAS, on October 6, 2023, an application to amend the Deer Run Planned Unit Development (PUD) was received by the Community Development Department; and

WHEREAS, this amendment includes more than a 10% increase in density and, as such, is required to follow the same process as a rezoning; and

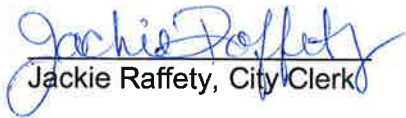
WHEREAS, Section 165.02(5)(B) requires the Zoning Administrator to present such request to the City Council, who, at their discretion, may adopt a motion to refer the request to the Zoning Commission for consideration at a duly noticed public meeting in accordance with their procedures and the noticing requirements contained herein.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF INDIANOLA IN THE STATE OF IOWA, that the Rezoning (PUD) Amendment Application for the Deer Run Golf Course located generally at 2305, 2405, 2505, and 2605 West 2nd Avenue is referred to the Planning and Zoning Commission who shall forward its findings and recommendations to the City Council for consideration and action.

PASSED AND APPROVED this 6th day of November 2023.


Stephanie Erickson, Mayor

ATTEST:


Jackie Raffety, City Clerk



MEMORANDUM

To: Planning and Zoning Commission

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

Date: November 14, 2023

Subject: Consider the request from Wally Pelds for a Future Land Use Amendment for property identified as the Deer Run Golf Course.

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

Attachments: None



MEMORANDUM

To: Planning and Zoning Commission

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

Date: November 14, 2023

Subject: Consider the request from Wally Pelds to rezone property identified as the Deer Run Golf Course to a Planned Unit Development (PUD) Zoning District.

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

1. That traffic impact analysis be required during the site planning or land division phase, if determined need for the analysis from the Public Works Director.

Attachments: None



MEMORANDUM

To: Planning and Zoning Commission

From: Charlie Dissell, Community and Economic Development Director

Date: November 14, 2023

Subject: Consider recommendation on the rezoning from the General Industrial (M-2) and Single Family Residential Attached (R-2) zoning districts to the Multi-family Residential (R-3) zoning district for land located at 704 N 6th Street, 810 N 6th Street, and 917 E Iowa 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. Rezoning Map
 - 3. Res 2023-222 Refer Rezoning App_704 and 810 N 6th_917 E Iowa



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: November 14, 2023

Agenda Item: 7.F Consider recommendation on the rezoning from the General Industrial (M-2) zoning district to the Multi-family Residential (R-3) zoning district for land located at 704 N 6th Street, 810 N 6th Street, and 917 E Iowa Avenue.

Application Type: Rezoning

Applicant: City of Indianola

Property Owner: NRL Properties LLC, Warren County, City of Indianola, Warren County Conservation.

Parcel ID Number(s): #488/7019-0681, -0661, -0680, -0684; #488/6000-1106, -1104, -1107, -1091; and #486/9000-0060, -0010.

Current Zoning: M-2 'General Industrial' Zoning District; R-2 'Single-family Residential Attached' Zoning District

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

Comprehensive Plan Designation: Refer to 6th Street Sub-Area Plan

Application Summary

The City of Indianola has initiated a rezoning, as outlined in Chapter 165.02.5, to rezone parcels zoned for the General Industrial (M-2) Zoning District and Single-Family Residential Attached (R-2) to the Multi-Family Residential (R-3) Zoning District.

AERIAL MAP



APPLICABLE CODE SECTIONS

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

165.02.5 AMENDMENTS

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

A. Request by Petition

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

B. City Council Referral

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

C. Zoning Commission Disapproval or Protest Petition

Agenda Item: 7.F Consider recommendation on the rezoning from the General Industrial (M-2) zoning district to the Multi-family Residential (R-3) zoning district for land located at 704 N 6th Street, 810 N 6th Street, and 917 E Iowa Avenue.

In case the proposed amendment, supplement or change is disapproved by the Zoning Commission, or a protest is presented duly signed by the owners of twenty percent (20%) or more either of the area of the lots included in such proposed change, or of those immediately adjacent in the rear thereof, extending the depth of one lot or not to exceed two hundred (200) feet therefrom, or of those directly opposite thereto, extending the depth of one lot or not to exceed two hundred (200) feet from the street frontage of such opposite lots, such amendment shall not become effective except by the favorable vote of at least three-fourths ($\frac{3}{4}$) of all members of the Council. Whenever any petition for amendment, supplement or change of the zoning districts or regulations herein contained or subsequently established has been denied by the Council, then no new petition covering the same property or the same property and additional property shall be filed with or considered by the Council until one year shall have elapsed from the date of filing of the first petition.

D. Public Hearing Noticing

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

E. Filing Fees

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

ANALYSIS

Subject Property

The City of Indianola initiated a rezoning on November 6, 2023, under Chapter 165.02.5, for property located within the 6th Street Sub-Area Plan. These parcels include: 704 N 6th Street, 810 N 6th Street, and 917 E Iowa Avenue. The parcels are currently zoned for the M-2 '*General Industrial*' Zoning District and R-2 '*Single-Family Residential Attached*' Zoning District. Current established uses on the site include the following:

Indianola Public Works Facility

The Public Works facility currently houses the Streets Department and the Parks Department. The facility is utilized for the storage of vehicles, materials, and equipment to upkeep Indianola Streets and Parks. The use could be identified as a Government Building/Property – Intensive Industrial Use.

Warren County Secondary Roads Facility

The Secondary Roads facility houses Warren County vehicles, materials, and equipment meant to upkeep and maintain County roads. The use could be identified as a Government Building/Property – Intensive Industrial Use.

Multi-Family Residential Building (917 E Iowa Avenue)

A 5-unit apartment is included within this request following city outreach to the property owner. The use is identified as Multiple Family Dwelling. The current zoning district on this property does not allow for this type of use.

The subject area abuts Summerset Trail, a regional trail network that connects Indianola North to Banner Lakes at Summerset State Park and up to Carlisle. The trail network also connects to McVay Trail which provides a route to Indianola High School, Indianola Middle School, and Pickard Park. These trail networks provide a safe route to school.

To the north of the subject property contains five (5) single-family dwellings, one (1) multi-family apartment, one (1) CenturyLink Building, and a vacant parking lot. To the east and south are several single-family residential properties, as well as Dayton Park. Additionally, Warren County Oil

is located to the south. To the west are several industrially zoned properties, including the Heartland Coop building.

Future Land Use

The 6th Street Sub-Area Plan and Elevate Indianola Comprehensive Plan designates the area as future housing and encourages the development of multi-family residential. This could include apartment units, townhouses, or row housing. The current zoning on the property does not allow for residential. If the request is approved, the property would be rezoned to the R-3 '*Multi-Family Residential*' Zoning District. This would allow for multi-family development, including apartments, townhouses, and duplexes to be constructed. If a change of use were to occur on the site following an approved rezoning, future land uses would need to meet R-3 Zoning requirements.

The rezoning request would change the zoning district from the M-2 '*General Industrial*' Zoning District and R-2 '*Single-Family Residential Attached*' Zoning District to the R-3 '*Multi-family Residential*' Zoning District. Any changes of use on the site must meet R-3 Zoning District requirements and be a permitted use. For example, a new industrial use allowing for manufacturing would not be permitted, as zoning would only allow for new uses meeting R-3 Zoning District requirements.

The rezoning request is consistent with the community's vision and guidance in the Comprehensive Plan, the 6th Street Sub-Area Plan and the zoning of adjacent properties.

COMMENTS FROM THE GENERAL PUBLIC

Notification letters were mailed to surrounding property owners within 200 feet of the subject property regarding the request on November 3, 2023. Additionally, a rezoning sign was placed at the subject property. At the time of writing this report, no public comment has been received.

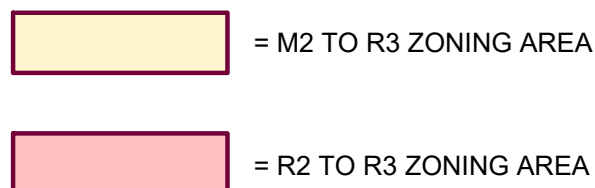
ALTERNATIVES

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

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

RECOMMENDATION

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



BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH 140 FEET OF THE NORTH 488 FEET OF THE WEST 450 FEET OF SAID OUTLOT 110; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SOUTH 140 FEET OF THE NORTH 488 FEET OF THE WEST 450 FEET OF OUTLOT 110 TO THE NORTHEAST CORNER OF SAID SOUTH 140 FEET OF THE NORTH 488 FEET OF THE WEST 450 FEET OF OUTLOT 110; THENCE NORTHERLY ALONG THE EAST LINE OF SAID OUTLOT 110 TO THE SOUTHWEST CORNER OF THE WEST 133 FEET OF THE NORTH 235 FEET OF SAID OUTLOT 109; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID WEST 133 FEET OF THE NORTH 235 FEET OF OUTLOT 109 TO THE SOUTHEAST CORNER OF SAID WEST 133 FEET OF THE NORTH 235 FEET OF OUTLOT 109; THENCE NORTHERLY ALONG THE EAST LINE OF SAID WEST 133 FEET OF THE NORTH 235 FEET OF OUTLOT 109 TO THE SOUTHWEST CORNER OF THE AUDITOR'S PLAT OF OUTLOT 109, AN OFFICIAL PLAT; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID AUDITOR'S PLAT OF OUTLOT 109 TO THE SOUTHEAST CORNER OF SAID AUDITOR'S PLAT OF OUTLOT 109; THENCE NORTHEASTERLY ALONG THE EAST LINE OF SAID AUDITOR'S PLAT OF OUTLOT 109 TO THE NORTHEAST CORNER OF SAID AUDITOR'S PLAT OF OUTLOT 109; THENCE EASTERLY ALONG THE SOUTH RIGHT OF WAY LINE OF EAST IOWA AVE. TO THE WEST RIGHT OF WAY LINE OF NORTH 8TH ST.; THENCE SOUTHERLY ALONG SAID WEST RIGHT OF LINE OF NORTH 8TH ST. TO THE NORTHERLY MOST CORNER OF THE CONTINUATION OF WILLIAMS SUBDIVISION, AN OFFICIAL PLAT; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID CONTINUATION OF WILLIAMS SUBDIVISION TO THE NORTHEAST CORNER OF LOT 3 OF WILLIAMS SUBDIVISION IN OUTLOT 107, AN OFFICIAL PLAT; THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF LOTS 1-3 OF SAID WILLIAMS SUBDIVISION IN OUTLOT 107 TO THE NORTHWEST CORNER OF LOT 1 OF SAID WILLIAMS SUBDIVISION IN OUTLOT 107; THENCE SOUTHWESTERLY ALONG THE SOUTH RIGHT OF WAY LINE OF THE FORMER CHICAGO, ROCK ISLAND, AND PACIFIC RAILROAD TO THE EAST RIGHT OF WAY LINE OF NORTH 6TH STREET; THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

LOTS 6 AND 7 OF AUDITORS PLAT OF OUTLOT 109, AN OFFICIAL PLAT IN THE CITY OF INDIANOLA, WARREN COUNTY, IOWA.

City of Indianola
RESOLUTION NO. 2023-222

**RESOLUTION REFERRING A REZONING FOR A PORTION OF THE 6TH STREET
SUB-AREA LOCATED GENERALLY AT 704 AND 810 NORTH 6TH STREET AND
917 EAST IOWA AVENUE TO THE PLANNING AND ZONING COMMISSION**

WHEREAS, on January 3, 2023, the City Council adopted the North 6th Street Sub-Area Plan, an amendment to the Elevate Indianola Comprehensive Plan; and,

WHEREAS, according to Section 165.02(5)(B), the City Council may by motion forward their own request to the Zoning Commission to review and consider an amendment to the adopted Comprehensive Plan, the rezoning of a given property or properties, or amendments to the zoning regulations.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF INDIANOLA IN THE STATE OF IOWA, that the City Council is referring a request to the Planning and Zoning Commission to review land in the North 6th Street Sub-Area owned by both the City of Indianola, Iowa and Warren County, Iowa for possible rezoning action, and requests that the Planning and Zoning Commission forward its findings and recommendations to the City Council for consideration and action.

PASSED AND APPROVED this 6th day of November 2023.


Stephanie Erickson, Mayor

ATTEST:


Jackie Raffety, City Clerk



Community Development

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

October 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	10		\$4,277,990.00	\$427,799.00	
102	Single Family Attach	0		\$0.00		
103	Two Family	0		\$0.00		
104	Three or More Families	0		\$0.00		
	Mobile Homes	0		\$0.00		
322	Service Stations	0		\$0.00		
324	Office	0		\$0.00		
328	Non-resident buildings	0		\$0.00		
329	Pool	0		\$0.00		
434	Residential Add/Alt	7		\$49,867.31	\$7,123.90	
437	Non-residential add/alt	3		\$11,185,906.00	\$0.00	
438	Res garage/carports	0		\$0.00		
645	Demo - sfd			\$0.00		
649	Demo - commercial			\$0.00		
October Total		20		\$15,513,763.31		
<u>Residential Value</u>		<u>Commercial Value</u>		<u>All Non-Taxable</u>		
72.1%		27.9%		0.0%		

YEAR TO DATE TOTAL						
<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	39	39	\$15,758,906.00	\$404,074.51	
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	54		\$1,271,771.27		
437	Non-residential add/alt	10		\$11,434,069.00	#REF!	
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		123	43	\$29,907,545.27		
<u>Residential Value</u>		<u>Commercial Value</u>		<u>All Non-Taxable</u>		
61.2%		38.8%		72.1%	0.0%	