



PLANNING AND ZONING COMMISSION MEETING

February 27, 2024

6:00 PM

City Council Chambers

Agenda

- 1. Call to Order**
- 2. Roll Call**
- 3. Agenda Approval**
 - A. Approval of the agenda for February 27th, 2024.
- 4. Minutes Approval**
 - A. Approval of January 23rd, 2024 meeting minutes.
- 5. Public Comment**
- 6. Old Business**
- 7. New Business**
 - A. Consider vacation request from New Heights Church for an alley located east of the 100 block of South 1st Street and west of the 100 block of South Jefferson Way.
 - B. Consider the request from David Bentz for a modification to a Planned Unit Development (PUD) for a property located at 1203 North E Street
 - C. Fair Acres Second Addition
 1. Consider the request from Mark Lee to rezone property identified as Lot 3 and Lot 26 of Block M of the Fairacres Addition (Parcels #482/3713-0260, -0030), from the A-1 Zoning District to the R-1 Zoning District.
 2. Consider the request from Mark Lee for final plat approval of Fairacres Second Addition.
 - D. Consider the request from Jesse Rognes for recommendation of approval of a preliminary plat for Emerald Bay Development.
- 8. Comments**
 - A. Building Permit Report
 - B. Current Projects
 - C. Indianola Housing Study and Needs Assessment
- 9. Adjourn**



PLANNING AND ZONING COMMISSION MEETING

January 23, 2024

6:00 PM

City Council Chambers

Minutes

1. Call to Order

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

2. Roll Call

Commission members present: Cortney Marmon, Misty Darling, Al Farris, Sarah Ritchie, Carrie Wordeman, Justin Noethe

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

3. Agenda Approval

Al Farris made a motion to approve the agenda for the meeting.

Carrie Woerdeman seconded the motion.

Agenda was approved.

4. Minutes Approval

A. Approval of November 14th's meeting minutes.

Carrie Woerdeman made a motion to approve the meeting minutes for Nov 14th.

Justin Noethe seconded the motion.

Motion was passed.

5. Public Comment

6. Old Business

7. New Business

A. 2024 Annual Election of Officers

Carrie Woerdeman made a motion to continue with Cortney Marmon as Chair and Sarah Ritchie as Vice-Chair.

Al Farris seconded the motion.

The motion was passed.

B. Approval of the 2024 Planning and Zoning Commission Calendar

Misty Darling made a motion to approve the calendar for Planning and Zoning meetings for 2024.

Justin Noethe seconded the motion.

The motion was passed.

C. Pickard Park Industrial Rezoning and FLUM Amendment

1. Consider request from Eric Cannon for a Future Land Use Amendment for property identified 2103 E 2nd Avenue (Parcel #490/2329-0621)

Carrie Woerdeman made a motion to approve as submitted.

Misty Darling seconded the motion.

The motion was passed 5/1

Al Farris voted no.

2. Consider the request from Eric Cannon to partially rezone property identified as 2103 E 2nd Avenue to the M-2 'General Industrial' Zoning District

Carrie Woerdeman made a motion to approve Alternative 2 with conditions.

Misty Darling seconded the motion.

The motion was passed with a split vote of 4/2

Al Farris and Sarah Ritchie voted no.

- D. Consider waiving right to review of a Land Division request for Matt Thomas, for a property located within two miles of the City of Indianola

Al Farris made a motion to waive their right to review.

Justin Noethe seconded the motion.

The motion was passed.

- E. Planning and Zoning Training

- F. Annual Report

8. Comments

- A. Building Permit Report

- B. Current Projects

9. Adjourn

The meeting was adjourned at 7:45 PM.



MEMORANDUM

To: Planning and Zoning Commission

From: Charlie Dissell, Deputy City Manager Development and Operations, Emily Rizvic, Associate Planner

Date: February 27, 2024

Subject: Consider vacation request from New Heights Church for an alley located east of the 100 block of South 1st Street and west of the 100 block of South Jefferson Way.

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. Vacation Plat



COMMUNITY DEVELOPMENT

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

STAFF REPORT

PLANNING AND ZONING COMMISSION

Date of Meeting: February 27, 2024

Agenda Item: 7.A Consider vacation request from New Heights Church for an alley located east of the 100 block of South 1st Street and west of the 100 block of South Jefferson Way.

Application Type: Vacation (Alley)

Applicant: New Heights Church

Property Owner: New Heights Church

Property Addresses: 200 East 1st Avenue (Parcel #480/2019-0110, -0170)

Current Zoning: C-2 'Highway Commercial' Zoning District; C-3 'Downtown Mixed Use' Zoning District

Application Summary: New Heights Church is requesting the vacation and conveyance of a portion of the north/south alley located east of the 100 block of South 1st Street and west of the 100 block of South Jefferson Way

Agenda Item: 7.A Consider vacation request from New Heights Church for an alley located east of the 100 block of South 1st Street and west of the 100 block of South Jefferson Way.

AERIAL MAP



APPLICABLE CODE SECTIONS

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

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

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

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

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

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

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

ANALYSIS

Subject Property

New Heights Church is requesting the vacation and conveyance of a portion of the north/south alley located east of the 100 block of South 1st Street and west of the 100 block of South Jefferson Way. The portion of alley proposed for vacation takes access off of East 1st Avenue and connects north to East Salem Avenue. The alleyway intersects an east/west alleyway, which runs between South 1st Street and South Jefferson Way.

The portion of the alley proposed to be vacated is adjacent to two properties. These two properties are under ownership by New Heights Church. As the landowner has agreed to the vacation and access to adjacent properties may still be maintained, the portion of alleyway is no longer needed for the use of the public, and its maintenance at the public's expense is no longer justified, so long as a public utility easement is maintained and recorded in its place.'

The alleyway contains public utilities and infrastructure, including electrical service, water service, and a sewer main with manhole. As part of this application, a public utility easement and sanitary sewer easement will be retained by the city, if approved.

COMMENTS FROM THE GENERAL PUBLIC

At the time of writing this report, no public comment has been received by the Community Development Department.

ALTERNATIVES

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

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

RECOMMENDATION

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

VACATION APPLICATION

Community Development

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



PROPERTY OWNER

(Last Name) New Heights Church
(First Name) _____
(Address) 200 E 1st Avenue
(City) Indianola (State) IA (Zip) 50125
(Phone) _____ (Email) Kabild@msn.com

APPLICANT (if not Property Owner)

(Last Name) Pelds Design Services
(First Name) Elara Jondle
(Address) 2323 Dixon Street
(City) Des Moines (State) IA (Zip) 50316
(Phone) 515-265-8196 (Email) ELARA@PELDS.COM

☒ ALLEY

Submittal Requirements:

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

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

☐ EASEMENT

Submittal Requirements:

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

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

☐ STREET

Submittal Requirements:

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

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

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

Signature 

Name (printed) Lucas King

Date 2-6-2024

FOR OFFICE USE ONLY:

Code to 45510

Date Received: _____

Receipt No: _____

Receipt Amount: _____

VACATION PLAT

Page 9 of 58



MEMORANDUM

To: Planning and Zoning Commission

From: Charlie Dissell, Deputy City Manager Development and Operations, Emily Rizvic, Associate Planner

Date: February 27, 2024

Subject: Consider the request from David Bentz for a modification to a Planned Unit Development (PUD) for a property located at 1203 North E Street

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

- Attachments:**
- 1. Staff Report
 - 2. Planned Unit Development Master Plan
 - 3. Architectural Renderings



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: February 27, 2024

Agenda Item: 7.B Consider the request from David Bentz for a modification to a Planned Unit Development (PUD) for a property located at 1203 North E Street.

Application Type: Planned Unit Development Modification

Applicant: David Bentz (Bishop Engineering)

Property Owner: Wesley Retirement Services Inc C/O Mike Schmitz

Property Address/Parcel: 1203 North E Street

Current Zoning: PUD '*Planned Unit Development*' Zoning District

Comprehensive Plan Designation: Low Density Residential

Application Summary

David Bentz, of Bishop Engineering, is requesting a modification to an existing Planned Unit Development (PUD), located at 1203 North Street, on the behalf of property owner Wesley Retirement Services Inc. The request proposes future site improvements including an addition and expansion of independent-living facilities, a transitional care unit extension, and independent living duplexes.

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 opposite lots, such amendment shall not become effective except by the favorable vote of at least three-fourths (¾) of all members of

Agenda Item: 7.B Consider the request from David Bentz for a modification to a Planned Unit Development (PUD) for a property located at 1203 North E Street.

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

David Bentz, of Bishop Engineering, has submitted a rezoning request on the behalf of Wesley Retirement Services Inc, for their property located at 1203 North E Street. The request is to modify existing requirements for the Planned Unit Development. The request proposes future site improvements, including an addition and expansion of independent-living facilities, a transitional care unit extension, and independent living duplexes.

The surrounding land uses of the subject property includes low density residential uses such as single-family dwellings.

The property fronts North E Street. North E Street is considered a minor collector road. Minor collector roads generally have a speed limit of 25 mph and provide a continuous path for traffic on one side of US Highway 65/69. Minor collectors also provide connections to major collectors and arterial streets. They are the primary routes for trip destinations such as the Downtown Square and schools. These streets should be designed to include accommodations for people biking and walking through sidewalks and bike lanes and should be designed so children are comfortable using the corridors to access the schools. This may require traffic calming measures, particularly when bicyclists are expected to share the travel lane with motorized traffic. According to the Iowa Department of Transportation (IDOT), in 2016, North E Street had an Annual Average Daily Traffic (AADT) of 1,950.

The property contains three publicly dedicated, internal roads including Angela Drive, Wesley Lane, and Robin Glen Avenue. Each road is considered a local road and contains an AADT between 400-650.

In 1989, the property was rezoned from the R-2 'Single Family Residential' zoning district to the R-5 'Planned Residential District' (Ordinance No. 882). This zoning district was reverted to the PUD 'Planned Unit Development' zoning district when the current zoning map was approved. Plans from previous development cases show an extension of Angela Drive from Wesley Lane.

Future Land Use

According to the 'Elevate Indianola' Comprehensive Plan, the future land use of this area is designated as low to medium density residential, and medium to high density residential. Low to medium density residential calls for a density of up to 15 dwelling units per acre and guides for a mix of housing types including single-family detached and attached, and multi-family apartments.

Medium to high density residential calls for up to 25 dwelling units per acre and may include businesses that primarily serve residents if compatibility standards are met.

The Planned Unit Development currently contains and proposes an expansion of independent living facilities in those areas located in low to medium density residential. These areas are proposed to contain townhomes/bi-attached dwellings.

COMMENTS FROM THE GENERAL PUBLIC

Notification letters were mailed to surrounding property owners within 200 feet of the subject property on February 16, 2024. At the time of writing this report, no written public comment has been received by Community Development Staff.

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.

THE VILLAGE, A WESLEYLIFE COMMUNITY

PLANNED UNIT DEVELOPMENT (PUD)

CITY OF INDIANOLA

January 26, 2024

VICINITY MAP:



BISHOP ENGINEERING
3501 104th Street, Urbandale, IA 50322

TABLE OF CONTENTS:

- **PROJECT OVERVIEW**
- **EXISTING CONDITIONS & LAND USE**
- **CITY OF INDIANOLA ZONING MAP**
- **REZONING APPLICATION**
- **PROPOSED LAND USE & BULK REGULATIONS**
- **ARCHITECTURAL BUILDING GUIDELINES**
- **LANDSCAPE GUIDELINES**
- **STORMWATER MANAGEMENT**
- **VEHICULAR CIRCULATION**
- **PEDESTRIAL CIRCULATION**
- **PUD MASTER PLAN DRAWINGS**

The Village, A WesleyLife Community – Indianola

PROJECT OVERVIEW

The Village is an existing full continuum community owned and operated by WesleyLife. This community provides independent living, assisted living, memory support and short-term & long-term care services for their 55+ residents.

Celebrating its 75th anniversary this year, WesleyLife believes everyone should have the opportunity to live a life of continued growth, experience, engagement, and meaning, regardless of physical, social, or economic circumstances. WesleyLife's comprehensive network of services is designed to fulfill the wishes of older adults to remain independent and active wherever they choose to live. Certified as a Great Place to Work® and a Fortune Top 20 Best Workplace for Senior Living, WesleyLife offers health and well-being services in Iowa and Illinois through their 12 communities and an array of home and community-based services. For more information, please visit wesleylife.org.

WesleyLife is proposing site improvements to their campus in order to maximize the aesthetics, services and amenities provided for their residents by a combination of new site improvements, interior renovations and preserving as much of the existing natural areas on campus as possible.

New site improvements include a revised resident/visitor entry along with additional on-site surface parking and a new resident/visitor drop-off location. In conjunction with these site improvements, WesleyLife is proposing three additions to the Maplecrest; an independent living wing, a new main entry/amenity space expansion and a transitional care unit extension. WesleyLife is also adding a new entry to the Willows.

The Maplecrest independent living building addition will be three stories above an at-grade parking garage and approximately 64,760 SF. It will include twenty-eight (28) residential units, additional resident and community storage space and thirty-six (36) parking spaces.

The Maplecrest main entry/amenity space expansion will be one story and approximately 4,120 SF. It will include a new entry lobby, a new community room, and additional café/market square footage.

The Maplecrest transitional care unit extension will be one story and approximately 5,500 SF. It will include a new entry vestibule and lobby for transitional care, ten (10) new single occupancy units, associated support spaces and a reimagined exterior courtyard.

The Willows entry addition will be one story and approximately 530 SF. It will include a new vestibule, sitting area and mechanical room.

Wesley is also proposing major renovations to the Maplecrest to provide enhanced care for residents and revitalize the spaces. Renovation work to the Aspen building will include adding decks to eleven (11) units. Renovations to the Maplecrest will include expanded dining options, culinary service improvements and improved wellness & therapy options for all campus residents.

The proposed independent living duplexes will be added on the northern portion of the site along the new Angela Drive roadway extension.

This proposed planned unit development (PUD) establishes bulk regulations and requirements for the proposed development of the campus and the attached PUD Master Plan drawings illustrate these changes accordingly.

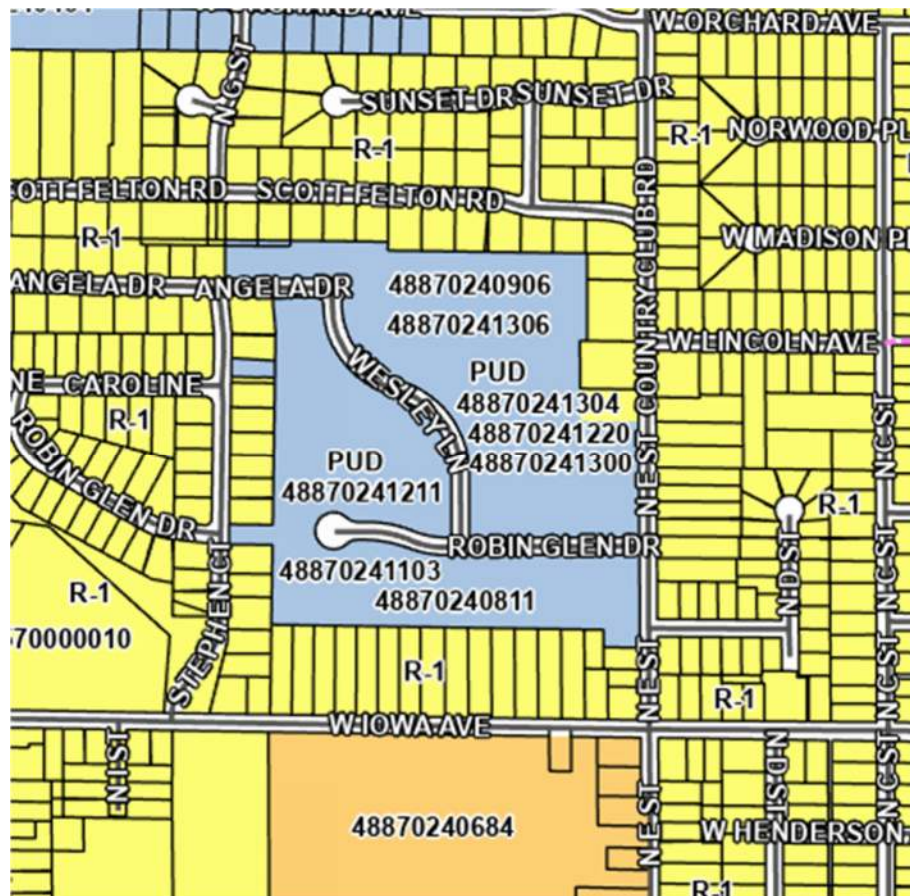
A preliminary plat will be prepared and reviewed by the City of Indianola for the development of The Village PUD. The preliminary plat will further address street layout, lot layout, utilities, and storm water calculations. Once the preliminary plat is approved detailed construction drawings for the public improvements and phased site plans will be prepared and reviewed by the City of Indianola for the construction of the Village PUD.

EXISTING CONDITIONS & LAND USE

The existing property is located at 1203 N E Street and is within the City of Indianola limits. The property is owned by Wesley Retirement Services and has been previously developed as a retirement community with a mix of townhouse/duplex dwellings along with independent and group living buildings. The existing property is shown to be zoned for the Planned Unit Development (PUD) zoning district. Prior to the City's adoption of the current zoning map the property was previously zoned as the Planned Residential Developments (R-5) zoning district which would typically refer to R-3 bulk regulations/guidelines unless noted otherwise.

CITY OF INDIANOLA ZONING MAP

Picture Captured: November 4, 2022



REZONING APPLICATION

LAND USE CHANGE APPLICATION

Community Development

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



PROPERTY OWNER

(Last Name) WESLEY RETIREMENT SERVICES INC
(First Name) MIKE SCHMITZ (DEVELOPMENT MANAGER)
(Address) 5508 NW 88TH STREET
(City) JOHNSTON (State) IA (Zip) 50131
(Phone) 515-271-6758 (Email) mschmitz@wesleylife.org

APPLICANT (if not Property Owner)

(Last Name) BISHOP ENGINEERING, LLC
(First Name) DAVID BENTZ, PE
(Address) 3501 104TH STREET
(City) URBANDALE (State) IA (Zip) 50322

☐ COMPREHENSIVE PLAN AMENDMENT

Submittal Requirements:

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

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

☒ REZONING

Submittal Requirements:

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

- ☒ Completed Application
- ☒ Property Address: 1203 N E STREET, INDIANOLA, IA 50125
- ☒ Filing Fee: \$250
- ☒ Current Zoning: PUD Proposed Zoning: PUD
- ☒ Legal description (electronic in word format)
- ☒ All items as required by Section 165.02(5) of the Code of Ordinances of Indianola, Iowa
- ☒ Other Information as required by Director

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

Signature 

Name (printed) CRAIG FLANAGAN, CFO

Date 01/11/2024

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

Date Received: _____

Receipt No: _____

Receipt Amount: _____

The Village, A WesleyLife Community – Indianola

PROPOSED PLANNED UNIT DEVELOPMENT

PROPOSED LAND USE & BULK REGULATIONS

TOWNHOUSE/DUPLEX DWELLINGS

SETBACKS:

FRONT = 25 FEET
SIDE = 8 FEET
REAR = 30 FEET
(REF. SETBACKS SHOWN ON PUD MASTER PLAN)

MIN. BUILDING SEPARATION = 20 FEET

MAX. BUILDING HEIGHT = 35 FEET (TO ROOF PEAK OF 2-STORY UNIT)

REQUIRED PARKING = 2 PER DWELLING UNIT (TO BE PROVIDED BY ATTACHED GARAGE AND/OR DRIVEWAY)

MINIMUM OPEN SPACE = 25.0%

FRONT STOOPS, STAIRS, DECKS AND PORCHES MAY ENCROACH UP TO 6 FEET INTO THE REQUIRED FRONT YARD SETBACK

HORIZONTALLY PROJECTING ROOF OVERHANGS AND OTHER SIMILAR BUILDING PROJECTIONS MAY EXTEND UP TO 3 FEET INTO A REQUIRED SIDE YARD SETBACK PROVIDED NO PART OF A BUILDING IS CLOSER THAN 5 FEET TO A LOT LINE

STOOPS, STAIRS, DECKS AND PATIOS NOT ENCLOSED OR COVERED BY A ROOF MAY ENCROACH UP TO 10 FEET INTO THE REQUIRED REAR SETBACK

REGULATIONS NOT COVERED WITHIN THIS PUD SHALL MEET CITY CODE OF ORDINANCES SECTION 165.09

GROUP LIVING/INDEPENDENT LIVING

SETBACKS:

FRONT = 25 FEET, REDUCED TO 20' ON SOUTH & WEST SIDE OF MAPLECREST BUILDING
SIDE = 8 FEET
REAR = 30 FEET
(REF. SETBACKS SHOWN ON PUD MASTER PLAN)
MIN. BUILDING SEPARATION = 20 FEET
MAX. BUILDING HEIGHT = 60 FEET, 46 FEET ALONG N E STREET FRONTAGE

REQUIRED PARKING = 1 PER 4 RESIDENTS PLUS 1 PER EMPLOYEE AT MAX SHIFT

MINIMUM OPEN SPACE = 25.0%

REGULATIONS NOT COVERED WITHIN THIS PUD SHALL MEET CITY CODE OF ORDINANCES SECTION 165.09

ARCHITECTURAL GUIDELINES

Building design standards shall comply with the design standards contained within section 165.09 of the city code.

LANDSCAPE GUIDELINES

Site landscaping shall be provided throughout the PUD as the property develops to comply with the design standards contained within section 165.08 of the city code.

Additional landscape screening shall be added along the north & east property lines to screen the proposed site improvements from the adjacent neighborhoods. The landscaping shown on the master plan is for conceptual purposes only and the exact amount of screening will be determined with City staff during the site planning process.

STORM WATER MANAGEMENT GUIDELINES

Stormwater runoff from portions of the existing site discharge offsite undetained and it may not be feasible to capture all of these areas in the proposed condition. Therefore, stormwater basins & storage will be provided throughout the proposed PUD to capture as much stormwater runoff as possible as deemed acceptable by city staff.

VEHICULAR CIRCULATION GUIDELINES

In the existing & proposed conditions Angela Drive is connected to Robin Glen Drive via Wesley Lane. Robin Glen Drive connects to N E Street which acts as the primary north south collector for the development. The new public roadways will be constructed in accordance with city specifications.

PEDESTRIAN CIRCULATION GUIDELINES

In the existing condition public sidewalks are provided along Angela Drive, Wesley Lane and Robin Glen Drive which provides walk connections to the existing public sidewalk along N E Street. In the proposed condition new 5' public sidewalks will be added along both sides of the new Angela Drive extension. Additional sidewalks will be provided throughout the site to provide connections to the existing public sidewalks in accordance with City & ADA specifications.

PUD MASTER PLAN DRAWINGS

THE VILLAGE, A WESLEYLIFE COMMUNITY

PUD MASTER PLAN

SHEET INDEX:

- 1 COVER SHEET
- 2 EXISTING CONDITIONS
- 3 DEMO PLAN
- 4 PROPOSED OVERALL LAYOUT
- 5 PROPOSED NW LAYOUT PLAN
- 6 PROPOSED NE LAYOUT PLAN
- 7 PROPOSED SW LAYOUT PLAN
- 8 PROPOSED SE LAYOUT PLAN

PROPERTY DESCRIPTION:

(FROM PLAT OF SURVEY BOOK 2008, PAGE 10102)
LOT 1 OF PARCEL "P" AND LOT 2 OF PARCEL "P", AS SHOWN ON THE PLAT OF SURVEY
RECORDED IN BOOK 2008 AT PAGE 10102, ALL IN SECTION 24, TOWNSHIP 76 NORTH,
RANGE 24 WEST OF THE 5TH P.M., CITY OF INDIANOLA, WARREN COUNTY, IOWA.
PARCEL CONTAINING 1,436.143 SQUARE FEET, (33.01 ACRES)
PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

ADDRESS:

1203 N E ST
INDIANOLA, IA 50125

OWNER/PREPARED FOR:

WESLEY RETIREMENT SERVICES INC
CONTACT: MIKE SCHMITZ (DEVELOPMENT MANAGER)
5505 NW 88TH ST
JOHNSTON, IA 50131

ZONING:

EXISTING ZONING: PUD (PLANNED UNIT DEVELOPMENT)
PROPOSED ZONING: PUD (PLANNED UNIT DEVELOPMENT)

LAND USE:

INDEPENDENT & GROUP CARE LIVING

PERMITTED LAND USES & BULK REGULATIONS:

TOWNHOUSE/DUPLEX DWELLINGS

SETBACKS:
FRONT = 25 FEET
SIDE = 8 FEET
REAR = 30 FEET
(REF. SETBACKS SHOWN ON PUD MASTER PLAN)

MIN. BUILDING SEPARATION = 20 FEET
MAX. BUILDING HEIGHT = 35 FEET (TO ROOF PEAK OF 2-STORY UNIT)

REQUIRED PARKING = 2 PER DWELLING UNIT (TO BE PROVIDED BY ATTACHED GARAGE AND/OR DRIVEWAY)

MINIMUM OPEN SPACE = 25.0%

FRONT STOOPS, STAIRS, DECKS AND PORCHES MAY ENCROACH UP TO 6 FEET INTO THE REQUIRED
FRONT YARD SETBACK

HORIZONTALLY PROJECTING ROOF OVERHANGS AND OTHER SIMILAR BUILDING PROJECTIONS MAY
EXTEND UP TO 3 FEET INTO A REQUIRED SIDE YARD SETBACK PROVIDED NO PART OF A BUILDING IS
CLOSER THAN 5 FEET TO A LOT LINE

STOOPS, STAIRS, DECKS AND PATIOS NOT ENCLOSED OR COVERED BY A ROOF MAY ENCROACH UP TO
10 FEET INTO THE REQUIRED REAR SETBACK

REGULATIONS NOT COVERED WITHIN THIS PUD SHALL MEET CITY CODE OF ORDINANCES SECTION 165.09

GROUP LIVING/INDEPENDENT LIVING

SETBACKS:
FRONT = 25 FEET, REDUCED TO 20' ON SOUTH & WEST SIDES OF MAPLECREST BUILDING
SIDE = 8 FEET
REAR = 30 FEET
(REF. SETBACKS SHOWN ON PUD MASTER PLAN)
MIN. BUILDING SEPARATION = 20 FEET
MAX. BUILDING HEIGHT = 60 FEET

REQUIRED PARKING = 1 PER 4 RESIDENTS PLUS 1 PER EMPLOYEE AT MAX SHIFT

MINIMUM OPEN SPACE = 25.0%

REGULATIONS NOT COVERED WITHIN THIS PUD SHALL MEET CITY CODE OF ORDINANCES SECTION 165.09

ARCHITECTURAL BUILDING GUIDELINES:

BUILDING DESIGN STANDARDS SHALL COMPLY WITH THE DESIGN STANDARDS CONTAINED WITHIN
SECTION 165.09 OF THE CITY CODE.

LANDSCAPE GUIDELINES:

SITE LANDSCAPING SHALL BE PROVIDED THROUGHOUT THE PUD AS THE PROPERTY DEVELOPS TO
COMPLY WITH THE DESIGN STANDARDS CONTAINED WITHIN SECTION 165.08 OF THE CITY CODE.

ADDITIONAL LANDSCAPE SCREENING SHALL BE ADDED ALONG THE NORTH & EAST PROPERTY
LINES TO SCREEN THE PROPOSED SITE IMPROVEMENTS FROM THE ADJACENT NEIGHBORHOODS.
THE LANDSCAPING SHOWN ON THE MASTER PLAN IS FOR CONCEPTUAL PURPOSES ONLY AND THE
EXACT AMOUNT OF SCREENING WILL BE DETERMINED WITH CITY STAFF DURING THE SITE
PLANNING PROCESS.

STORMWATER MANAGEMENT:

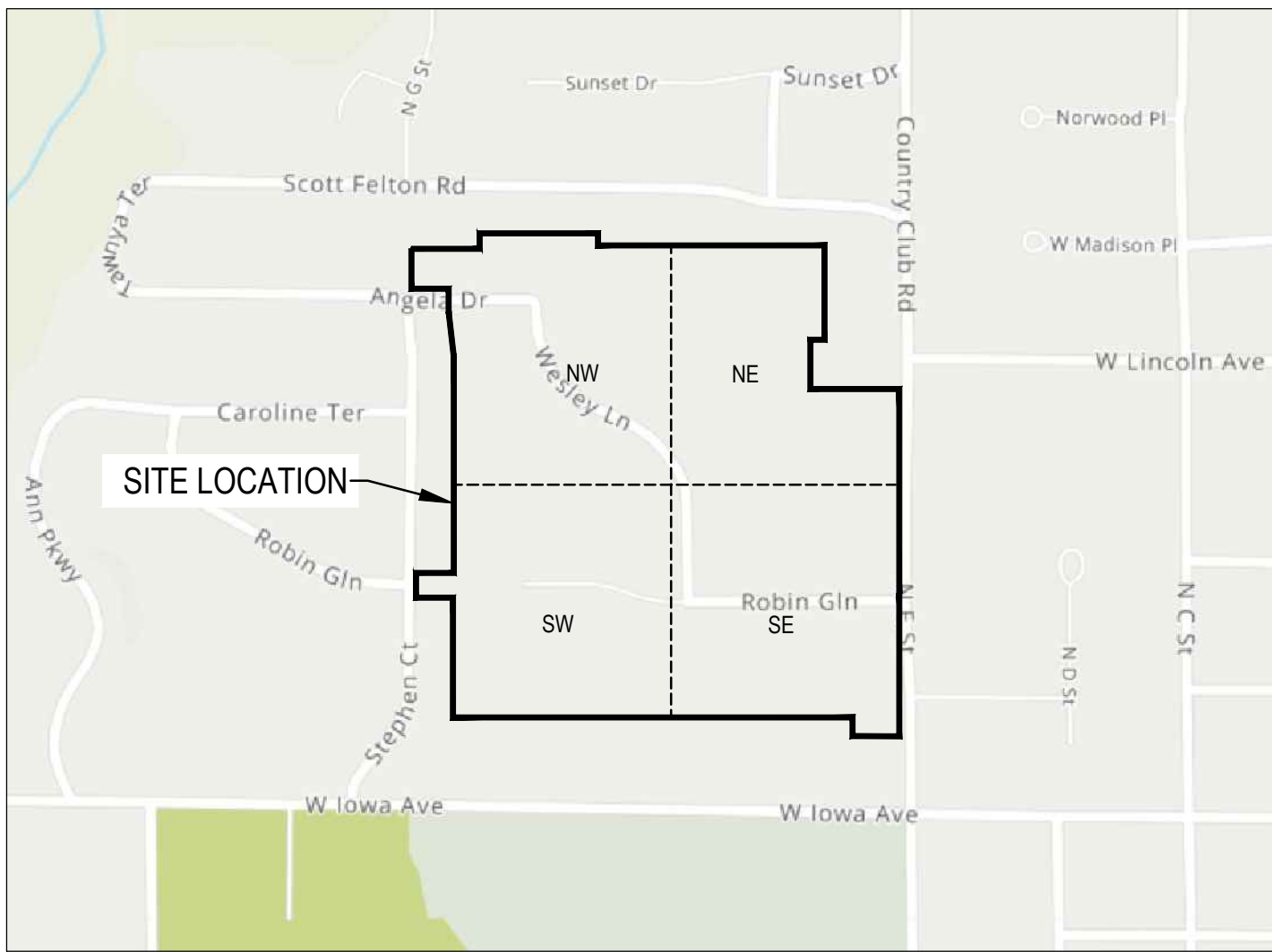
STORMWATER RUNOFF FROM PORTIONS OF THE EXISTING SITE DISCHARGES OFFSITE UNDETAINED
AND IT MAY NOT BE FEASIBLE TO CAPTURE ALL OF THESE AREAS IN THE PROPOSED CONDITION.
THEREFORE, STORMWATER BASINS & STORAGE WILL BE PROVIDED THROUGHOUT THE PROPOSED
PUD TO CAPTURE AS MUCH STORMWATER RUNOFF AS POSSIBLE AS DEEMED ACCEPTABLE BY CITY
STAFF.

VEHICULAR CIRCULATION:

IN THE EXISTING & PROPOSED CONDITIONS ANGELA DRIVE IS CONNECTED TO ROBIN GLEN DRIVE
VIA WESLEY LANE. ROBIN GLEN DRIVE CONNECTS TO N E STREET WHICH ACTS AS THE PRIMARY
NORTH SOUTH COLLECTOR FOR THE DEVELOPMENT. THE NEW PUBLIC ROADWAYS WILL BE
CONSTRUCTED IN ACCORDANCE WITH CITY SPECIFICATIONS.

PEDESTRIAN CIRCULATION:

IN THE EXISTING CONDITION PUBLIC SIDEWALKS ARE PROVIDED ALONG ANGELA DRIVE, WESLEY
LANE AND ROBIN GLEN DRIVE WHICH PROVIDES WALK CONNECTIONS TO THE EXISTING PUBLIC
SIDEWALK ALONG N E STREET. IN THE PROPOSED CONDITION NEW 5' PUBLIC SIDEWALKS WILL BE
ADDED ALONG BOTH SIDES OF THE NEW ANGELA DRIVE EXTENSION. ADDITIONAL SIDEWALKS WILL
BE PROVIDED THROUGHOUT THE SITE TO PROVIDE CONNECTIONS TO THE EXISTING PUBLIC WALKS
IN ACCORDANCE WITH CITY & ADA SPECIFICATIONS.



VICINITY MAP
SCALE: 1" = 500'

LEGEND:

- SAN— SANITARY SEWER
- ST— STORM SEWER
- W— WATER LINE
- G— GAS LINE
- UE— UNDERGROUND ELECTRIC
- OE— OVERHEAD ELECTRIC
- TELE— TELEPHONE LINE
- F/O— FIBER OPTIC
- CATV— CABLE TV
- ⊗ STORM MANHOLE
- ⊗ CURB INTAKE
- SURFACE INTAKE
- ⊠ FLARED END SECTION
- ⊗ SANITARY MANHOLE
- ⊗ CLEANOUT
- ⊗ FIRE HYDRANT
- ⊗ SPRINKLER
- ⊗ IRRIGATION CONTROL VALVE
- ⊗ WATER MANHOLE
- ⊗ WELL
- ⊗ WATER VALVE
- ⊗ WATER SHUT OFF
- ⊗ YARD HYDRANT
- ⊗ ELECTRIC MANHOLE
- ⊗ ELECTRIC METER
- ⊗ ELECTRIC RISER
- ⊗ ELECTRIC VAULT
- ⊗ POWER POLE
- ⊗ TRANSFORMER POLE
- ⊗ LIGHT POLE
- ⊗ ELECTRIC JUNCTION BOX
- ⊗ ELECTRIC PANEL
- ⊗ TRANSFORMER
- ⊗ GROUND LIGHT
- ⊗ GUY WIRE
- ⊗ ELECTRIC HANDHOLE
- ⊗ GAS METER
- ⊗ GAS VALVE
- ⊗ AIR CONDITIONING UNIT
- ⊗ TELEPHONE RISER
- ⊗ TELEPHONE VAULT
- ⊗ TELEPHONE MANHOLE
- ⊗ TRAFFIC SIGNAL MANHOLE
- ⊗ FIBER OPTIC MANHOLE
- ⊗ FIBER OPTIC RISER
- ⊗ FIBER OPTIC VAULT
- ⊗ CABLE TV RISER
- SIGN
- BOLLARDS
- ⑦ DENOTES NUMBER OF PARKING STALLS
- PROPERTY CORNER - FOUND AS NOTED
- PROPERTY CORNER- PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID # 14775 OR AS NOTED
- SECTION CORNER - FOUND AS NOTED
- ▲ SITE LOCATION POINT - MONUMENT AS NOTED

ABBREVIATIONS:

- AC ACRES
- ASPH ASPHALT
- BK BOOK
- CONC CONCRETE
- D DEEDED DISTANCE
- EX EXISTING
- ENCL ENCLOSURE
- FF FINISHED FLOOR
- FL FLOW LINE
- FRAC FRACTIONAL
- M MEASURED DISTANCE
- MH MANHOLE
- OPC ORANGE PLASTIC CAP
- P PLATTED DISTANCE
- PG PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRA PREVIOUSLY RECORDED AS
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT OF WAY
- RPC RED PLASTIC CAP
- SF SQUARE FEET
- SAN SANITARY
- TYP TYPICAL
- YPC YELLOW PLASTIC CAP
- N NORTH
- S SOUTH
- E EAST
- W WEST

UTILITY MAPS PROVIDED BY:

1. ELECTRIC (INDIANOLA MUNICIPAL UTILITIES / 515-962-5283)
2. STORM AND SANITARY (CITY OF INDIANOLA / 515-961-9416)
3. FIBER OPTIC (INDIANOLA MUNICIPAL UTILITIES / 515-962-5283)
4. CABLE (PROVIDER / CONTACT INFO)
5. GAS (MIDAMERICAN / 515-252-6632)
6. WATER (PROVIDER / CONTACT INFO)
7. OTHERS (PROVIDER / CONTACT INFO)



UTILITY NOTE:

THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT, A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.

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	I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. SIGNED: _____ DATE: _____ LARRY D. HYLER, P.L.S. 14775 LICENSE RENEWAL DATE: DEC. 31, 2024 PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1 - 8
	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. SIGNED: _____ DATE: _____ DAVID B. BENTZ, P.E. 17143 LICENSE RENEWAL DATE: DEC. 31, 2025 PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1 - 8

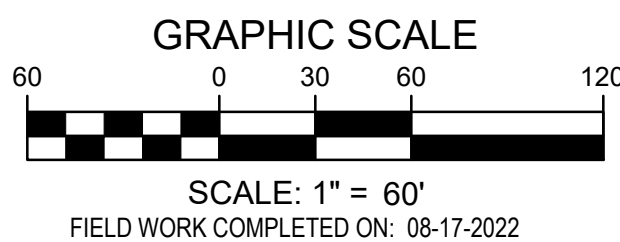
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DRAWN BY: EWM
CHECKED BY: D88
REVISION DATE: 2024-01-26 CITY SUBMITTAL
PROJECT NUMBER: 210592-2
SHEET NUMBER: 1 OF 8

THE VILLAGE, A WESLEYLIFE COMMUNITY
PUD MASTER PLAN

COVER SHEET



PRELIMINARY-NOT FOR CONSTRUCTION



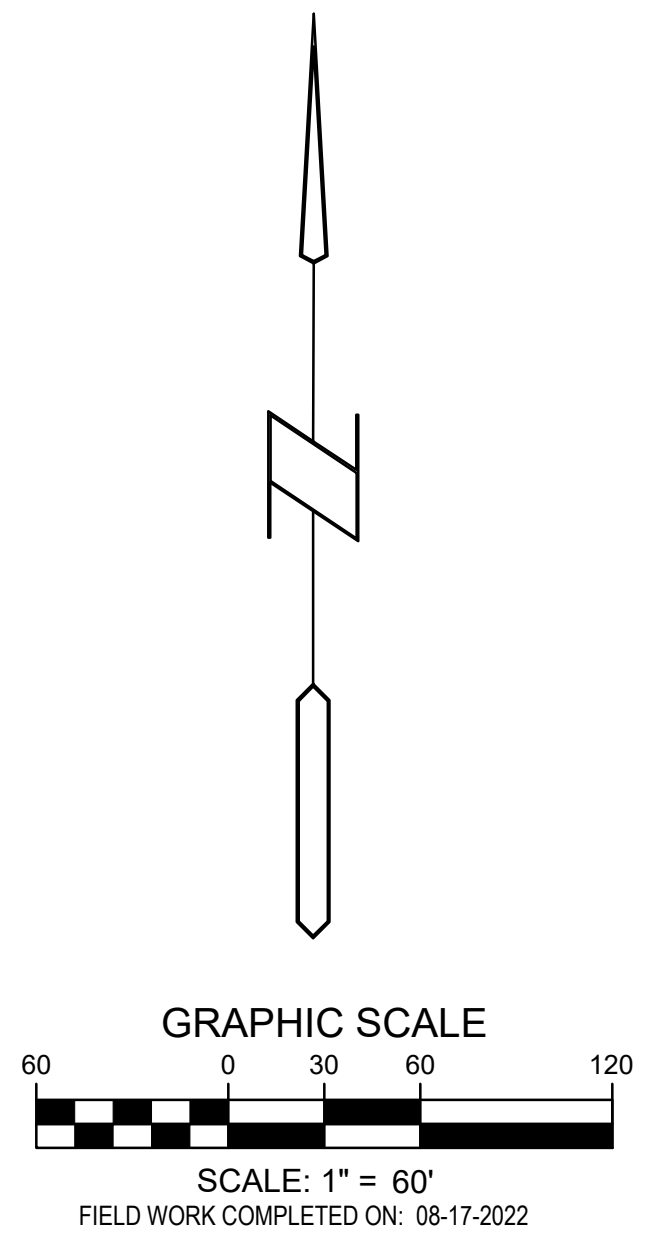
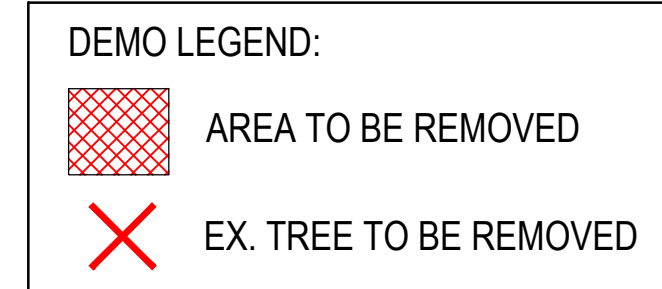
BISHOP
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REFERENCE NUMBER: 88-144S
DRAWN BY: EWIM
CHECKED BY: DBB
REVISION DATE: 2024-01-26 CITY SUBMIT
PROJECT NUMBER: 210592-2
SHEET NUMBER:

**THE VILLAGE, A WESLEYLIFE COMMUNITY
PUD MASTER PLAN**

SHEET NUMBER:

BISHOP
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3501 104th St, Urbandale, IA 50322



PRELIMINARY- NOT FOR CONSTRUCTION

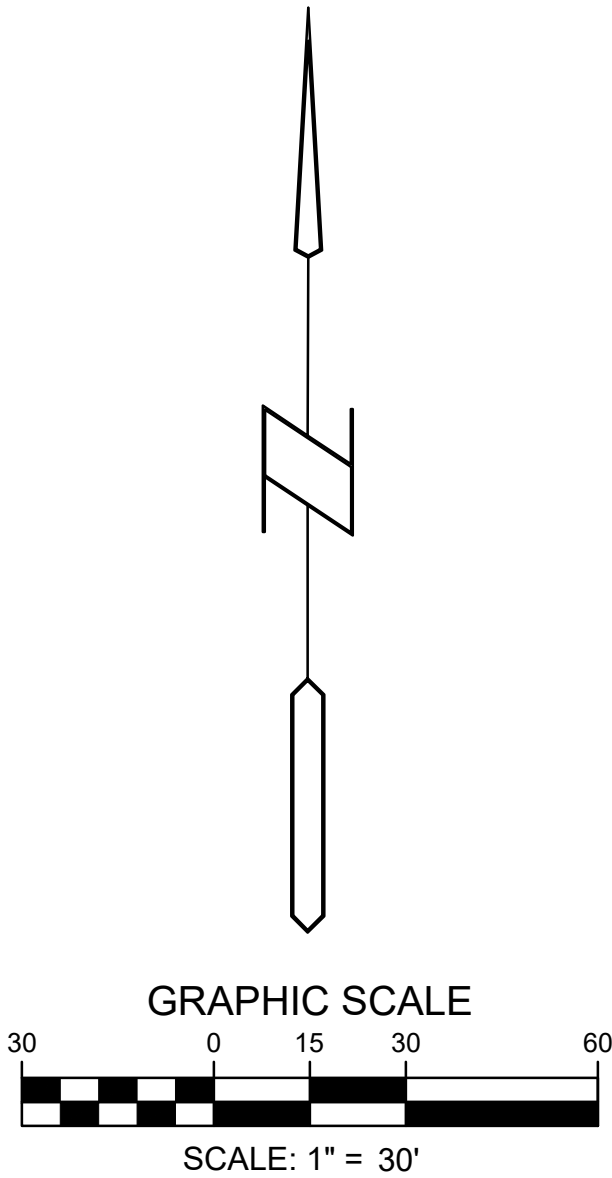
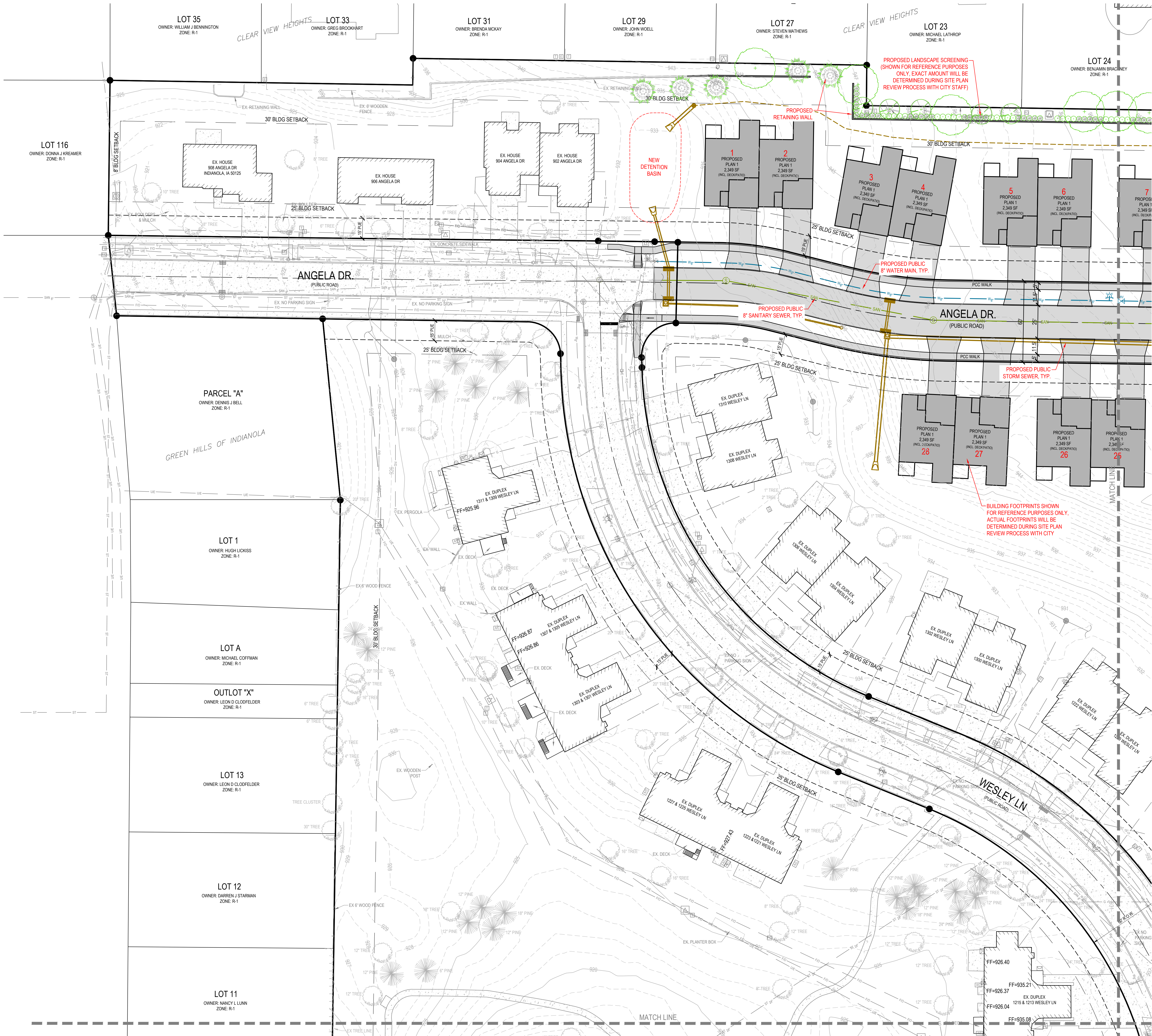


PROPOSED OVERALL LAYOUT PLAN

4 OF 8

THE VILLAGE, A WESLEY LIFE COMMUNITY

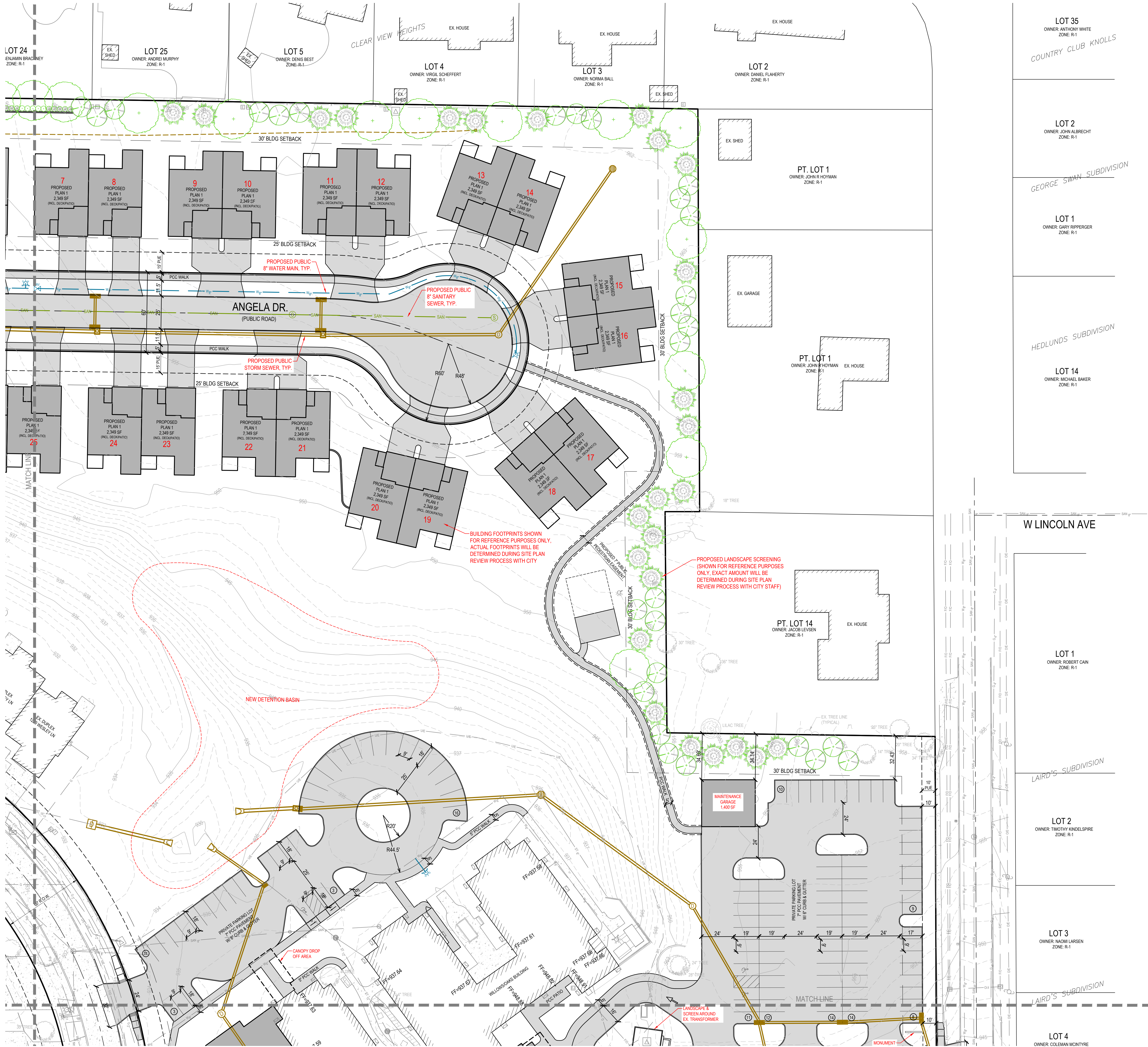
PUD MASTER PLAN



THE VILLAGE, A WESLEY LIFE COMMUNITY
PUD MASTER PLAN

REFERENCE NUMBER: 88-1445
DRAWN BY: EWM
CHECKED BY: DDB
REVISION DATE: 2024-01-26 CITY SUBMITTAL
PROJECT NUMBER: 210592-2
SHEET NUMBER: 5 OF 8

THE VILLAGE, A WESLEY LIFE COMMUNITY
PUD MASTER PLAN



THE VILLAGE, A WESLEY LIFE COMMUNITY
PUD MASTER PLAN

REFERENCE NUMBER:
88-1445

DRAWN BY:
EWM

CHECKED BY:
DBB

REVISION DATE:
2024-01-26 CITY SUBMITTAL

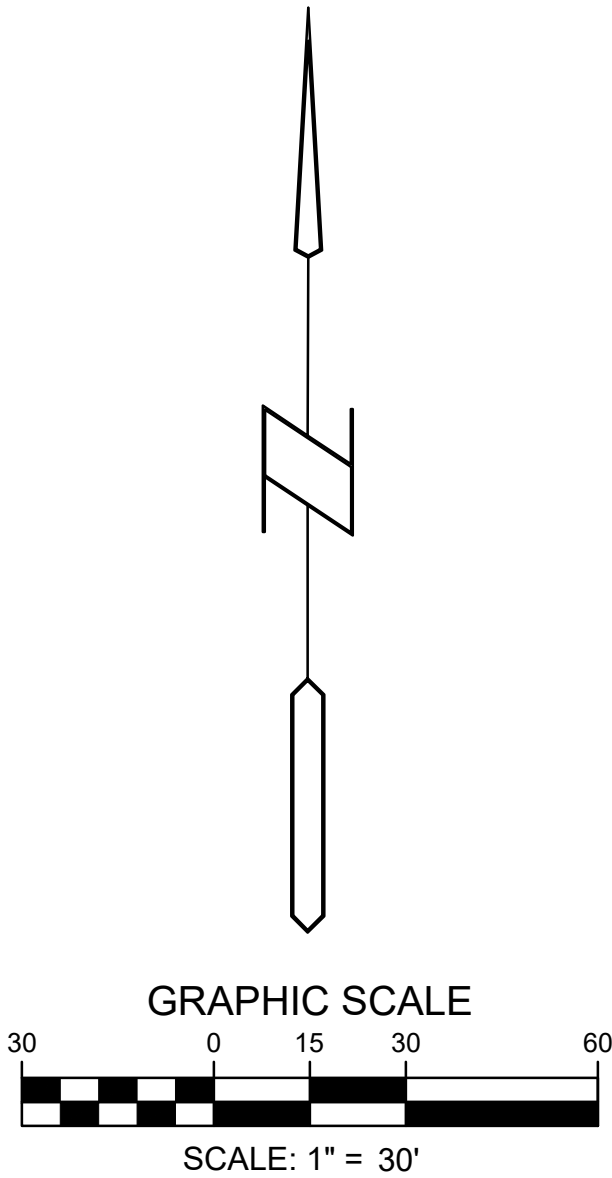
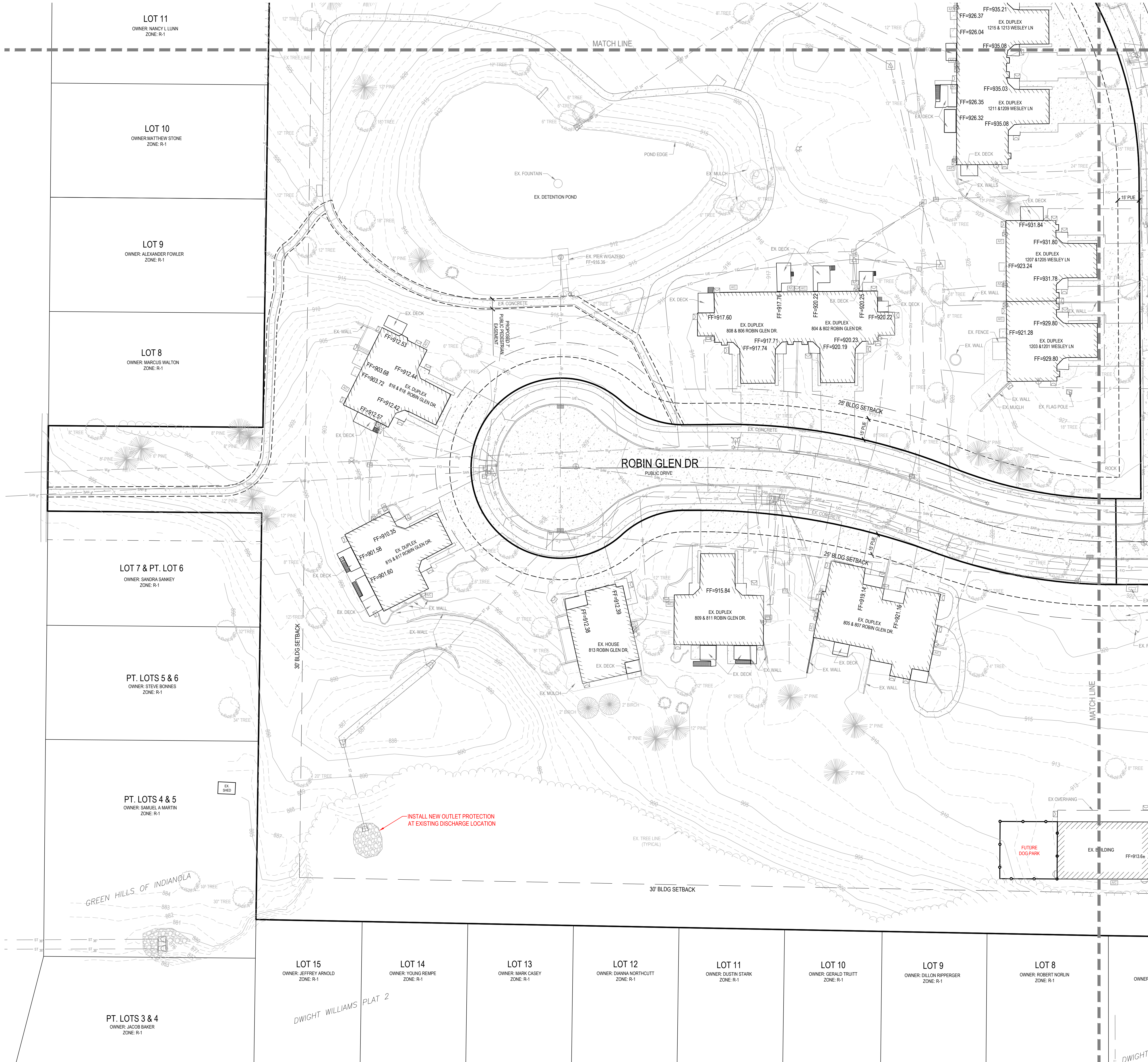
PROJECT NUMBER:
210592-2

SHEET NUMBER:
6 OF 8

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PROPOSED NE LAYOUT PLAN

THE VILLAGE, A WESLEY LIFE COMMUNITY
PUD MASTER PLAN



THE VILLAGE, A WESLEY LIFE COMMUNITY
PUD MASTER PLAN

REFERENCE NUMBER:
88-1445

DRAWN BY:
EWM

CHECKED BY:
DBB

REVISION DATE:
2024-01-26 CITY SUBMITTAL

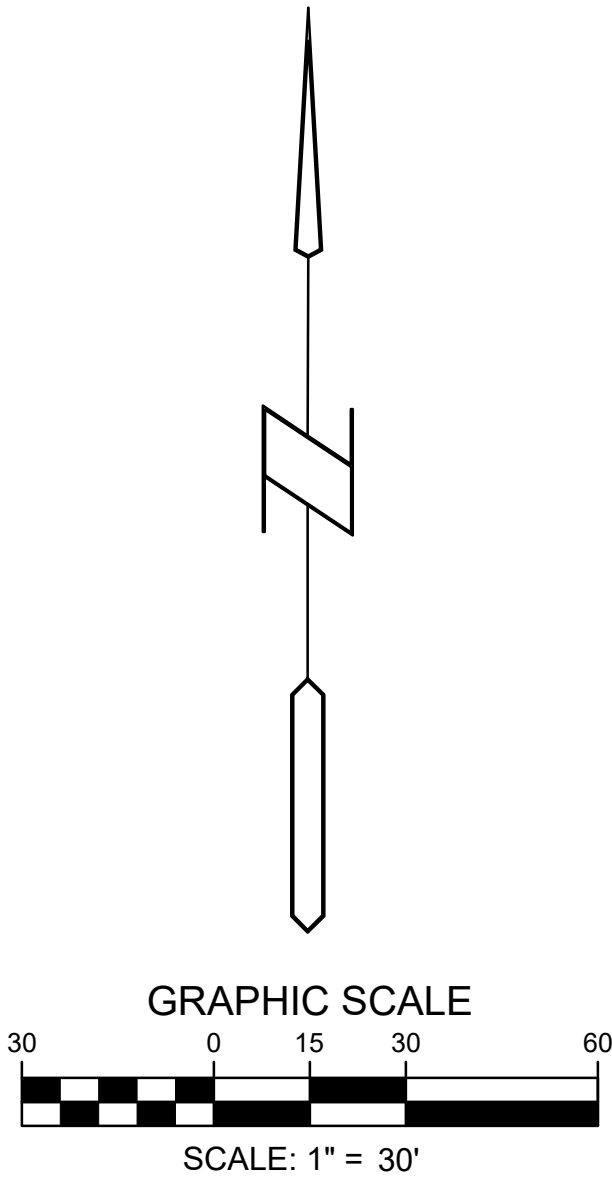
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210592-2

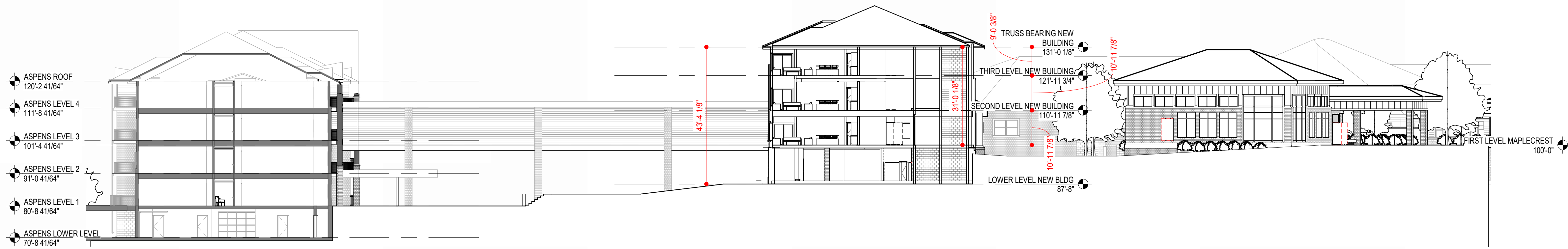
SHEET NUMBER:
7 OF 8

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PROPOSED SW LAYOUT PLAN

PRELIMINARY-NOT FOR CONSTRUCTION





5 SITE SECTION
1" = 20'-0"

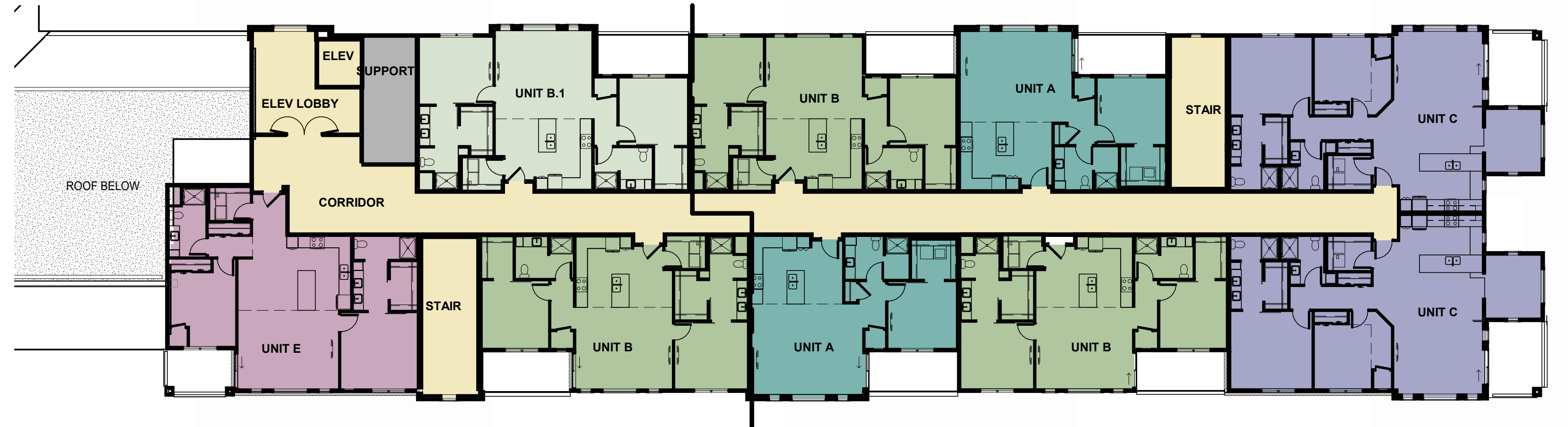


UNIT MIX					
UNIT NAME	UNIT TYPE	AREA	LEVEL 1	LEVEL 2	LEVEL 3
INDEPENDENT LIVING					
UNIT A	1 BR + BALCONY	940 SF	1	2	2
UNIT A - TYPE A	1 BR + BALCONY	932 SF	1	0	0
UNIT B	2 BR + BALCONY	1,206 SF	3	3	3
UNIT B.1	2 BR + BALCONY	1,227 SF	1	1	1
UNIT C	2 BR + DEN + BALCONY	1,459 SF	2	2	2
UNIT D	2 BR + DEN + BALCONY	1,549 SF	1	0	0
UNIT E	2 BR + BALCONY	1,338 SF	1	1	1
Grand total			10	9	9

Area Schedule (Gross Building) 2	
Level	Area
LOWER LEVEL NEW BLDG	19,025.91 SF
FIRST LEVEL NEW BUILDING	17,990.8 SF
SECOND LEVEL NEW BUILDING	13,871.55 SF
THIRD LEVEL NEW BUILDING	13,871.53 SF
Grand total 4	64,759.79 SF



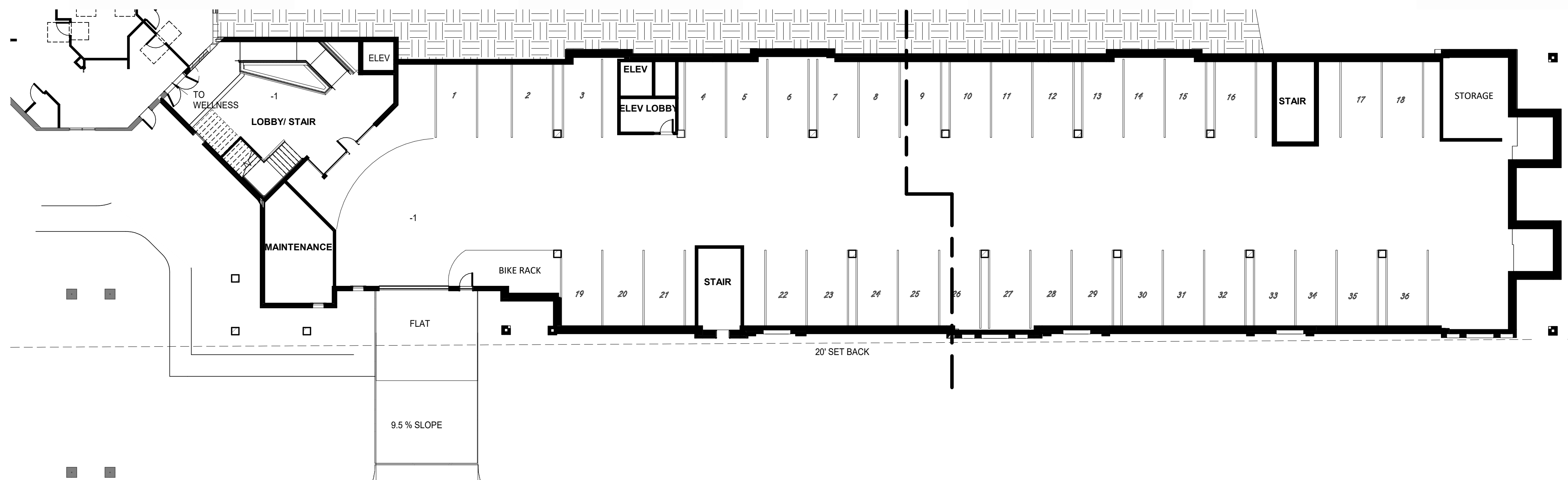
4 THIRD LEVEL NEW BUILDING
1/16" = 1'-0"



3 SECOND LEVEL NEW BUILDING
1/16" = 1'-0"



2 FIRST LEVEL NEW BUILDING
1/16" = 1'-0"



1 LOWER LEVEL NEW BLDG
1/16" = 1'-0"



MEMORANDUM

To: Planning and Zoning Commission

From: Charlie Dissell, Deputy City Manager Development and Operations, Emily Rizvic, Associate Planner

Date: February 27, 2024

Subject: Fair Acres Second Addition

Recommendation:

7.C.1 Consider the request from Mark Lee to rezone property identified as Lot 3 and Lot 26 of Block M of the Fairacres Addition (Parcels #482/3713-0260, -0030), from the A-1 Zoning District to the R-1 Zoning District.

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

7.C.2 Consider the request from Mark Lee for final plat approval of Fairacres Second Addition.

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

Attachments:

1. Staff Report
2. Land Division Application
3. Rezoning Application
4. Final Plat
5. Legal Description



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: February 27, 2024

Agenda Item: 7.C.1 Consider the request from Mark Lee to rezone property identified as Lot 3 and Lot 26 of Block M of the Fairacres Addition (Parcels #482/3713-0260, -0030), from the A-1 Zoning District to the R-1 Zoning District.

7.C.2 Consider the request from Mark Lee for final plat approval of Fairacres Second Addition.

Application Type: Rezoning and Final Plat

Applicant: Mark Lee

Property Owner: Cory Pace

Property Address/Parcel: Parcels #482/3713-0260, -0030

Current Zoning: A-1 'Agricultural/Open-Space' Zoning District

Proposed Zoning: R-1 'Single-Family Residential Detached' Zoning District.

Application Summary

Mark Lee, on behalf of Cory Pace, has submitted a rezoning and final plat application for property identified as Lot 3 and 26 of Block M of the Fairacres Addition. The requests would combine the two lots into a singular, 0.45-acre lot, developable for a single-family dwelling.

Agenda Item: 7.C.1 Consider the request from Mark Lee to rezone property identified as Lot 3 and Lot 26 of Block M of the Fairacres Addition (Parcels #482/3713-0260, -0030), from the A-1 Zoning District to the R-1 Zoning District.

7.C.2 Consider the request from Mark Lee for final plat approval of Fairacres Second Addition.

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.

Agenda Item: 7.C.1 Consider the request from Mark Lee to rezone property identified as Lot 3 and Lot 26 of Block M of the Fairacres Addition (Parcels #482/3713-0260, -0030), from the A-1 Zoning District to the R-1 Zoning District.

7.C.2 Consider the request from Mark Lee for final plat approval of Fairacres Second Addition.

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

D. Public Hearing Noticing

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

E. Filing Fees

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

ANALYSIS

Subject Property

Mark Lee, on behalf of Cory Pace, has submitted a rezoning and final plat request for their property identified as Lot 3 and Lot 26 of Block M of the Fairacres Addition (Parcels #482/3713-0260, -0030). The request would rezone the property from the A-1 '*Agricultural/Open-Space*' Zoning District to the R-1 '*Single-Family Residential Detached*' Zoning District. The request also proposed the Fairacres Second Addition Final Plat, which would merge the two properties to create one parcel.

The properties are currently vacant and are each 0.23-acre in size. To the north of the subject area are two properties, developed for a single-family dwelling. To the east exists a vacant lot. To the south exists a 1.80-acre lot, containing a single-family dwelling. To the west exists a 6.86-acre lot, containing a single-family dwelling. The currently adopted zoning districts surrounding the subject parcels is A-1.

The subject area fronts along Country Club Road, which is designated as a Minor Collector Road. According to the Iowa Department of Transportation (IDOT), Country Club Road has an Average Annual Daily Traffic (AADT) of 250 vehicles as of 1996.

The property does not contain environmentally sensitive features.

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 subject area is currently undevelopable for a single-family dwelling due to the current zoning district. The proposed rezoning to the R-1 '*Single-Family Residential Detached*' Zoning District would create a buildable parcel for a single-family dwelling.

If the final plat request were approved, it would also merge Lot 26 and Lot 3 into a singular 0.45-acre property.

Agenda Item: 7.C.1 Consider the request from Mark Lee to rezone property identified as Lot 3 and Lot 26 of Block M of the Fairacres Addition (Parcels #482/3713-0260, -0030), from the A-1 Zoning District to the R-1 Zoning District.

7.C.2 Consider the request from Mark Lee for final plat approval of Fairacres Second Addition.

COMMENTS FROM THE GENERAL PUBLIC

Notification letters were mailed to surrounding property owners within 200 feet of the subject property on February 16, 2024, 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.1 Staff recommend that the Indianola Planning and Zoning Commission move alternative 1, that the request be approved, as submitted.

7.C.2 Staff recommend 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) PACE
(First Name) CORY
(Address) 2814 SW POLK CITY CT
(City) ANKENY (State) IA (Zip) 50023
(Phone) _____ (Email) _____

APPLICANT (if not Property Owner)

(Last Name) LEE
(First Name) MARK
(Address) 10430 NEW YORK AVE, STE C
(City) URBANDALE (State) IA (Zip) 50322
(Phone) 5156694188 (Email) mlee@leechamberlinengineers.com

☐ PLAT OF SURVEY

Submittal Requirements:

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

- ☐ Completed Application
- ☐ Filing Fee: \$125 per request
- ☐ Proposed plat of survey (hard copy)
- ☐ Proposed plat of survey (electronic copy)
- ☐ Legal description (electronic in word format)
- ☐ Other Information as required by Director

☐ PRELIMINARY PLAT

Submittal Requirements:

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

- ☐ Completed Application
- ☐ Filing Fee: \$350, plus \$10.00 for each lot in excess of 10 lots, land plus Outside Engineering
- ☒ ~~Cost~~ Proposed preliminary plat (hard copy)
- ☐ Proposed preliminary plat (electronic copy)
- ☐ Legal description (electronic in word format)
- ☐ All items as required by Section 170.09 of the Code of Ordinances of Indianola, Iowa
- ☐ Other Information as required by Director

☒ FINAL PLAT

Submittal Requirements:

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

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

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

Signature _____

Name (printed) MARK LEE

Date 12/19/2023

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

Date Received: _____

Receipt No: _____

Receipt Amount: _____

LAND USE CHANGE APPLICATION

Community Development

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



PROPERTY OWNER

(Last Name) PACE
(First Name) CORY
(Address) 2814 SW POLK CITY CT
(City) ANKENY (State) IA (Zip) 50023
(Phone) _____ (Email) _____

APPLICANT (if not Property Owner)

(Last Name) LEE
(First Name) MARK
(Address) 10430 NEW YORK AVE, STE C
(City) URBANDALE (State) IA (Zip) 50322

☐ 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

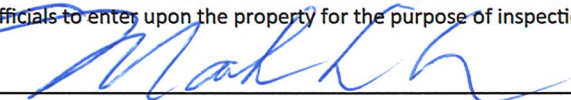
☒ REZONING

Submittal Requirements:

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

- ☒ Completed Application
- ☒ Property Address: LOT 3 & LOT 26 OF FAIRACRES
- ☐ Filing Fee: \$300
- ☒ Current Zoning: A-1 Proposed Zoning: R-1
- ☒ 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) MARK LEE

Date 12/19/2023

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

Date Received: _____

Receipt No: _____

Receipt Amount: _____

GENERAL NOTES

- 1- OWNERSHIP IS BY WARRANTY DEED FOUND IN BOOK 2023 PAGE 08537 OF THE WARREN COUNTY, IOWA, RECORDER'S OFFICE
- 2- ANY NEW PAVING ON THE SITE MUST BE PAVED. GRAVEL WILL NOT BE PERMITTED
- 3- UNLESS GRANTED A WAIVER BY THE CITY COUNCIL, A SIDEWALK MUST BE PROVIDED ON THE SITE

ZONING CLASSIFICATION:

ZONING: AG PROPOSED ZONING: R-1
SINGLE-FAMILY RESIDENTIAL DETACHED ZONING DISTRICT

BULK REQUIREMENTS:

BUILDING SETBACKS: (R-1)
FY= 30'
SY= 8' MIN ON SIDE, 18' TOTAL SUM OF BOTH SIDE YARDS
RY= 35'
MIN. LOT WIDTH: 60 FT
MIN. LOT STREET FRONTAGE: 20 FT
MIN. REQUIRED OPEN SPACE: 20%
MAX. BUILDING HEIGHT: 35FT
MIN. LOT SIZE: 7,200 SF

COUNTY: WARREN, IOWA
CITY: INDIANOLA
SUBDIVISION: FAIRACRES SECOND ADDITION
LOT: 1

LAND SURVEYOR: MARK L. LEE, PE, PLS
RETURN TO COMPANY: LEE CHAMBERLIN
CONSULTANT ENGINEERS
CONTACT: MARK LEE
10430 NEW YORK AVE C, URBANDALE, IA 50322
(515) 252-7457

PROPERTY OWNER AND SUBDIVIDER:

PACE, CORY
2814 SW Polk City Ct
Ankeny, IA 50023

PROFESSIONAL ENGINEER/LAND SURVEYOR:

MARK LEE
LEE CHAMBERLIN CONSULTANT ENGINEERS
10430 NEW YORK AVE, STE C
URBANDALE, IA 50322-3773
PH:(515)252-7457

LEGAL DESCRIPTION:

A PARCEL OF LAND COMBINING LOT'S 3 AND 26 OF BLOCK "M" OF FAIRACRES ADDITION (BK 3 PAGE 92), AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF INDIANOLA, WARREN COUNTY, IOWA, LOCATED IN SECTION 13, T76N ,R20W OF THE 5TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 26, BLOCK "M" OF SAID FAIRACRES ADDITION; THENCE N00°11'51"W ALONG THE WEST LINE OF SAID LOT 26, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF COUNTRY CLUB ROAD, A DISTANCE OF 70.01 FEET TO THE NORTHWEST CORNER OF SAID LOT 26; THENCE S89°11'46"E ALONG THE NORTH LINE OF SAID LOTS 26 AND 3, A DISTANCE OF 280.24 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE S00°06'57"E ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 70.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE N89°11'46"W ALONG THE SOUTH LINE OF SAID LOTS 3 AND 26, A DISTANCE OF 280.14 FEET TO THE SOUTHWEST CORNER OF SAID LOT 26; ALSO BEING THE POINT OF BEGINNING, CONTAINING 19,613 SQUARE FEET MORE OR LESS, SUBJECT TO ANY RESTRICTIONS OR EASEMENTS OF RECORD.

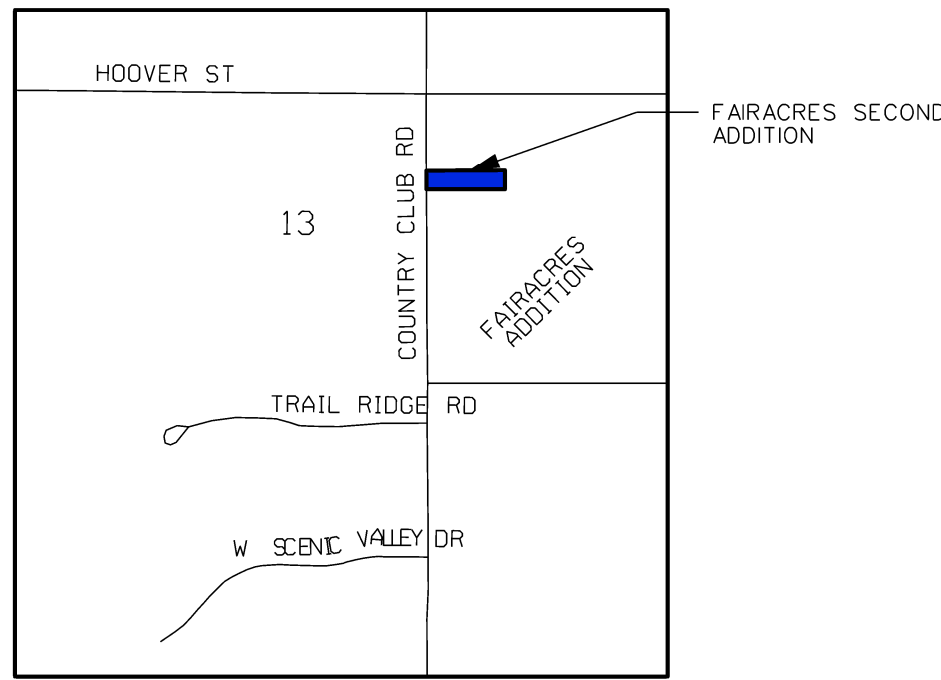
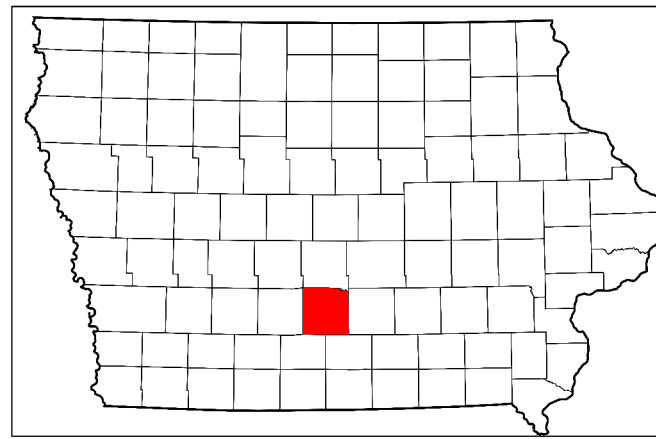
	AREA (SQ FT)	AREA (ACRES)
LOT 1	19613	0.450

PLAT LEGEND

- ▲ FOUND SECTION CORNER MONUMENT
● FOUND MONUMENT
⊥ FOUND RIGHT-OF-WAY RAIL
⊗ FOUND FENCE CORNER POST
⬢ FOUND P.I., P.C., P.T., P.O.T.
△ SECTION CORNER SET 3/8" IRON PIPE W/YELLOW PLASTIC CAP *11582
○ SET 3/8" IRON ROD W/YELLOW PLASTIC CAP *11582
⬢ SET STEEL NAIL W/STEEL WASHER *11582
- I.P. IRON PIPE
I.R. IRON ROD (REROD)
(M) MEASURED DIMENSION
(P) PLATTED OR RECORDED DIMENSION
P.O.B. POINT OF BEGINNING
P.U.E. PUBLIC UTILITY EASEMENT
— SECTION LINE
- - - - - CENTERLINE
- - - - - EASEMENT LINE
X X X FENCE LINE

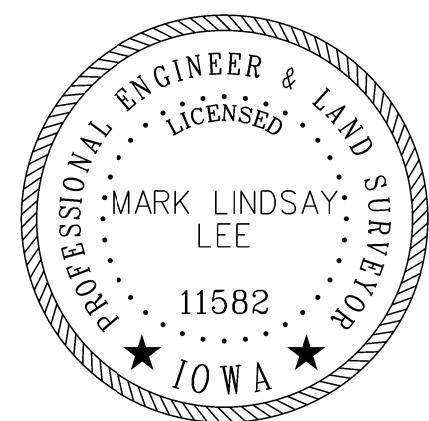
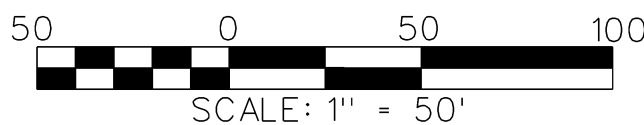
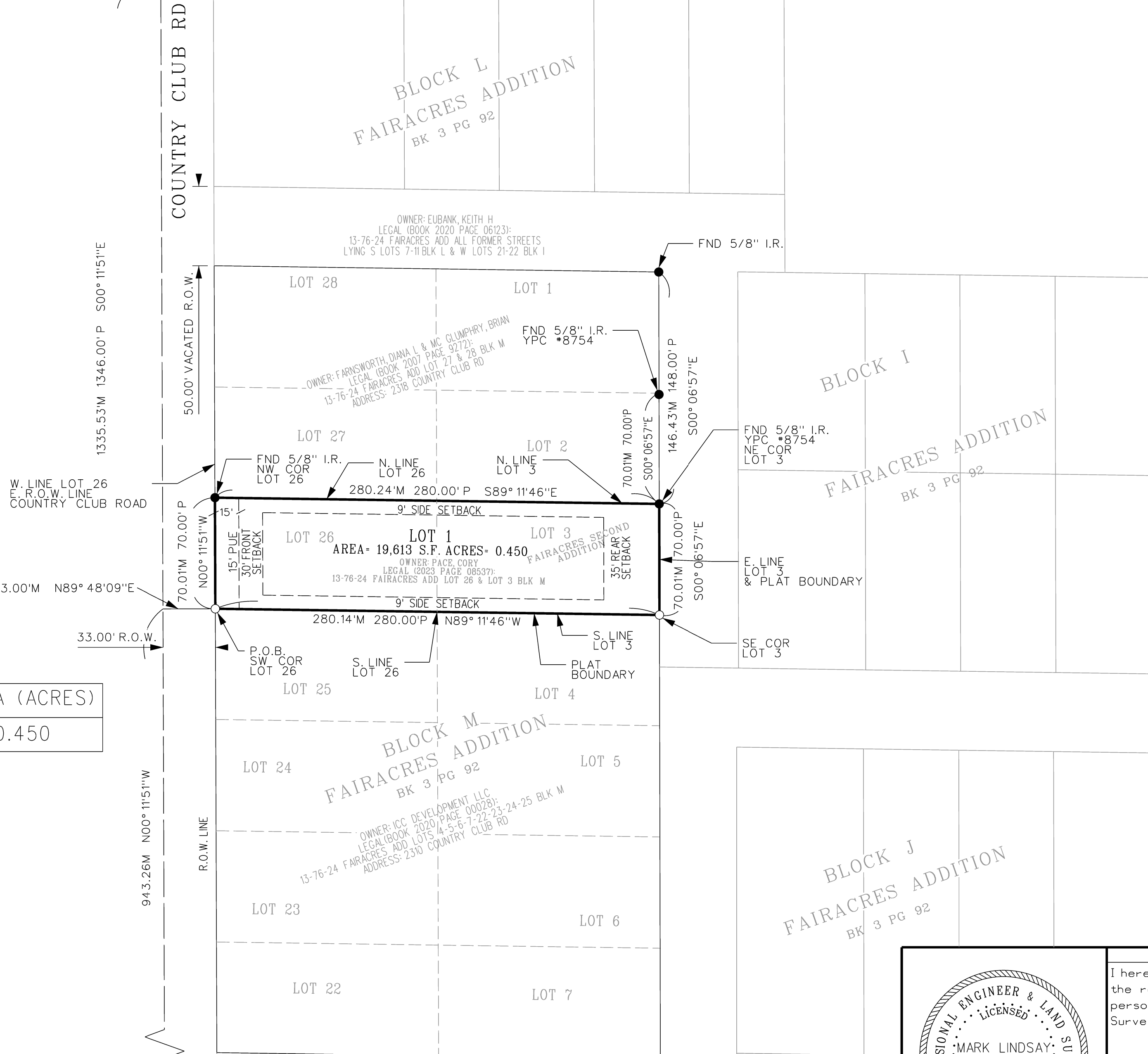
SW COR NE 1/4 SE 1/4
SEC 13-76-24
FND CUT "X" IN CONCRETE

FAIRACRES SECOND ADDITION
FINAL PLAT
WARREN COUNTY, IOWA
PROJECT NO. 23047



VICINITY SKETCH

CENTER SEC 13-76-20
FND I.R. IN
CONC. MONUMENT

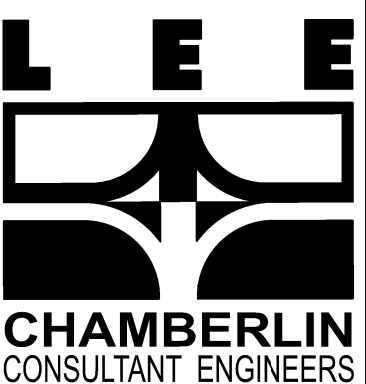


I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Signature: _____ Date: _____
Name: (Printed or typed) MARK L. LEE
License Number 11582
My license renewal date is December 31, 2024.
Pages or sheets covered by this seal: ENTIRE SET

DESIGN START DATE:	12-06-2023
DATE PLOTTED:	02-09-2022
FIELD WORK COMPLETED:	07-17-2023
FIELD BOOK NO.	2021-01

LOT 1 IN FAIRACRES SECOND ADDITION
FINAL PLAT
INDIANOLA, WARREN COUNTY, IOWA



10430 New York Ave, Ste C
URBANDALE, IA 50322-3773
TELE: (515) 252-7457
EMAIL ADDRESS:
mlee@leechamberlinengineers.com

DRAWING TITLE:

FINAL
PLAT

DRAWN BY:	LLA
CHECKED BY:	JCP
DATE:	1/17/2024
JOB NO.	23047
SHEET	C.01

LEGAL DESCRIPTION:

A PARCEL OF LAND COMBINING LOT'S 3 AND 26 OF BLOCK "M" OF FAIRACRES ADDITION (BK 3 PAGE 92), AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF INDIANOLA, WARREN COUNTY, IOWA, LOCATED IN SECTION 13, T76N ,R20W OF THE 5TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 26, BLOCK "M" OF SAID FAIRACRES ADDITION; THENCE N00°11'51"W ALONG THE WEST LINE OF SAID LOT 26, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF COUNTRY CLUB ROAD, A DISTANCE OF 70.01 FEET TO THE NORTHWEST CORNER OF SAID LOT 26; THENCE S89°11'46"E ALONG THE NORTH LINE OF SAID LOTS 26 AND 3, A DISTANCE OF 280.24 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE S00°06'57"E ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 70.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE N89°11'46"W ALONG THE SOUTH LINE OF SAID LOTS 3 AND 26, A DISTANCE OF 280.14 FEET TO THE SOUTHWEST CORNER OF SAID LOT 26; ALSO BEING THE POINT OF BEGINNING, CONTAINING 19,613 SQUARE FEET MORE OR LESS, SUBJECT TO ANY RESTRICTIONS OR EASEMENTS OF RECORD.



MEMORANDUM

To: Planning and Zoning Commission

From: Charlie Dissell, Deputy City Manager Development and Operations, Emily Rizvic, Associate Planner

Date: February 27, 2024

Subject: Consider the request from Mark Lee to rezone property identified as Lot 3 and Lot 26 of Block M of the Fairacres Addition (Parcels #482/3713-0260, -0030), from the A-1 Zoning District to the R-1 Zoning District.

Recommendation: 7.C.1 Consider the request from Mark Lee to rezone property identified as Lot 3 and Lot 26 of Block M of the Fairacres Addition (Parcels #482/3713-0260, -0030), from the A-1 Zoning District to the R-1 Zoning District.

Staff recommend 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, Deputy City Manager Development and Operations, Emily Rizvic, Associate Planner

Date: February 27, 2024

Subject: Consider the request from Mark Lee for final plat approval of Fairacres Second Addition.

Recommendation: 7.C.2 Consider the request from Mark Lee for final plat approval of Fairacres Second Addition.

Staff recommend 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, Deputy City Manager Development and Operations, Emily Rizvic, Associate Planner

Date: February 27, 2024

Subject: Consider the request from Jesse Rognes for recommendation of approval of a preliminary plat for Emerald Bay Development.

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

1. Any areas of issues/concerns with the SWMP must be addressed as part of the Construction Document approval process.

Attachments:

1. Staff Report
2. Application
3. Preliminary Plat



COMMUNITY DEVELOPMENT

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

STAFF REPORT

PLANNING AND ZONING COMMISSION

Date of Meeting: February 27, 2024

Agenda Item: 7.D Consider the request from Jesse Rognes for recommendation of approval of a preliminary plat for Emerald Bay Development.

Application Type: Preliminary Plat

Applicant: Jesse Rognes

Property Owner: Emerald Bay LLC

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

Current Zoning: Planned Unit Development (PUD)

Application Summary

Jesse Rognes is requesting preliminary plat approval for the Emerald Bay Development. The preliminary plat shows three (3) proposed commercial lots (Lots 1, 5, & 10), and seven (7) residential lots (Lots 2-4 & Lots 6-9).



APPLICABLE CODE SECTIONS

170.05 PRELIMINARY PLATTING PROCEDURE

- ## 170.09 PRELIMINARY PLAT REQUIREMENTS

1. A location map showing:

- Page 47 of 58

Agenda Item: 7.D to consider the request from Jesse Rognes for recommendation of approval of a preliminary plat for Emerald Bay Development.

- B. The name and address of the owner
- C. The name of the person who prepared the plat, and the date thereof
- D. The location of existing lot lines, streets, public utilities, water mains, sewers, drainpipes, culverts, watercourses, bridges, railroads, and buildings in the proposed subdivision
- E. Contours at vertical intervals of not more than two (2) feet, based upon City datum, except that where the slope of the land exceeds twenty-five percent (25%), five (5) foot intervals shall be sufficient.
- F. The location and widths, other dimensions and names of the proposed streets, utility easements and other open spaces or reserved areas.
- G. A statement concerning the location and approximate size or capacity of utilities proposed to be installed.
- H. Tract boundary lines showing dimensions, bearings, angles, and references to known lines or benchmarks.
- I. The names and addresses of adjacent property owners.
- J. Proposed building lines.
- K. Grades of proposed streets.
- L. A cross-section of the proposed streets showing the roadway location, type and width of surfacing, the type drainage and other improvements to be installed.
- M. The location of proposed wells and/or water mains and sewage disposal system if a public or community system is used.
- N. The drainage of the land including proposed storm sewers, ditches, culverts, bridges and other structures.
- O. North point and graphic scale
- P. The location and dimension of sidewalks to be installed.
- Q. Indicate the current Iowa Department of Natural Resources requirement in a note placed on the plat, if applicable
- R. Indicate current flood zones as determined by FEMA with the platted area.

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.
 - 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:

Agenda Item: 7.D to consider the request from Jesse Rognes for recommendation of approval of a preliminary plat for Emerald Bay Development.

- 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)

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

170.19 SANITARY SEWERS

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

170.20 PROHIBITED DISCHARGE

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

170.21 STORM DRAINS

1. The subdivider shall, at the subdivider's expense, provide the subdivision with adequate drains, ditches, culverts, complete bridges, storm sewers, intakes and manholes to provide the collection and removal of all surface waters. These improvements shall extend to the boundaries of the subdivision so as to provide for extension by adjoining properties. Where oversize storm sewers or drainage structures are required to serve other areas of the watershed, the additional cost shall be borne by the developer.
2. The subdivider shall, at the subdivider's expense, provide the subdivision with a storm sewer system to adequately handle a five-year rainstorm. The system shall include culverts, ditches, intakes, manholes, or any structure deemed necessary. All such structures shall meet the City of Indianola Standard Specifications. In addition, the subdivider shall, at the subdivider's expense, provide the subdivision with overland

Agenda Item: 7.D to consider the request from Jesse Rognes for recommendation of approval of a preliminary plat for Emerald Bay Development.

drainage courses and easements to adequately handle storm water in excess of a five-year rainstorm and up to a 100-year rain storm. For any subdivision containing new streets, the system shall be designed by a licensed engineer registered to practice in the State of Iowa.

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

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

170.22 WATER

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

170.23 SIDEWALKS

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

170.24 MARKERS

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

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

170.25 GRADING

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

170.26 CURB AND GUTTER

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

170.27 EROSION CONTROL (REQUIRED IMPROVEMENTS)

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

170.28 SURFACING

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

170.29 SPECIFICATIONS

The type of construction, the materials, the methods, the standards of subdivision improvements and the maintenance bonds shall be in accordance with the specifications found in a bound volume which is entitled Iowa Statewide Urban Design and Specification for Public Improvements which is on file in the Clerk's office. The Council may from time to time amend by resolution the standard construction specifications for subdivisions found in the volume. The Clerk shall keep a record of all amendments made to the specifications. Plans and

Agenda Item: 7.D to consider the request from Jesse Rognes for recommendation of approval of a preliminary plat for Emerald Bay Development.

specifications for subdivisions shall be submitted to the Community Development for approval prior to construction, accompanied by a fee as set by resolution of the City Council, and construction shall not be started until the plans and specifications have been approved.

170.30 APPROVAL OF PLANS AND SPECIFICATIONS

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

170.31 INSPECTION

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

170.32 ACCEPTANCE

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

170.33 ELECTRICAL SERVICE

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

170.34 CHARGE FOR INSTALLATION OF ELECTRICAL SERVICE

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

170.36 FEES

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

ANALYSIS

Subject Property

Jesse Rognes has submitted a preliminary plat application for the Emerald Bay Development, located at 2103 N Jefferson Way (Parcel #490/2413-0880). The preliminary plat shows three (3) proposed commercial lots (Lots 1, 5, & 10), and seven (7) residential lots (Lots 2-4 & Lots 6-9). The property is vacant and currently utilized for row-crop production. The property is zoned as a Planned Unit Development, with a recorded master plan for the "Emerald Bay Planned Unit Development".

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 last counted in 2022. Staff will require a traffic impact analysis (TIA) will be required as part of this subdivision request.

Agenda Item: 7.D to consider the request from Jesse Rognes for recommendation of approval of a preliminary plat for Emerald Bay Development.

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 Regional Mixed Use for the areas adjacent to the highway, and Low/Medium – Medium/High Density Residential for the western portions of the property. Park and Open Space is also shown to allow for future park.

The applicant has indicated that the future commercial uses for Lot 10 and 5 are speculative. Lot 1 has been identified as future convenience store with fuel sales, consistent with the approved Planned Unit Development Master Plan.

The preliminary plat shows the continuation of North Buxton Street to the North and future continuation of Trail Ridge Avenue to the west.

COMMENTS FROM THE GENERAL PUBLIC

Notification letters were mailed to surrounding property owners within 200 feet of the subject property regarding the request on February 16, 2024. 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 2, that the request be approved with the following conditions:

1. Any areas of issues/concerns with the SWMP must be addressed as part of the Construction Document approval process.

LAND DIVISION 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
 (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) 7481 US HWY 65
 (City) Des Moines (State) IA (Zip) 50320
 (Phone) 515-290-8052 (Email) JWROGNES@SYNERGYCONTRACTING.NET

☐ PLAT OF SURVEY

Submittal Requirements:

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

- ☐ Completed Application
- ☐ Filing Fee: \$125 per request
- ☐ Proposed plat of survey (hard copy)
- ☐ Proposed plat of survey (electronic copy)
- ☐ Legal description (electronic in word format)
- ☐ Other Information as required by Director

☒ PRELIMINARY PLAT

Submittal Requirements:

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

- ☐ Completed Application
- ☐ Filing Fee: \$350, plus \$10.00 for each lot in excess of 10 lots, land plus Outside Engineering
- ☒ Proposed preliminary plat (hard copy)
- ☐ Proposed preliminary plat (electronic copy)
- ☐ Legal description (electronic in word format)
- ☐ All items as required by Section 170.09 of the Code of Ordinances of Indianola, Iowa
- ☐ Other Information as required by Director

☐ FINAL PLAT

Submittal Requirements:

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

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

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

Signature _____

Name (printed) Jesse Rognes

Date 12/21/2023

FOR OFFICE USE ONLY:

Code to 45685 (prelim & final)

Code to 45686 (plat of survey)

Date Received: _____

Receipt No: _____

Receipt Amount: _____

SITE ADDRESS

2103 N JEFFERSON WAY
INDIANOLA, IA 50125

SITE AREA

21.3 ACRES (927,828 SQ.FT.)

ZONING

EXISTING: C-2, R-2, R-1, R-3
PROPOSED: PUD

ADJACENT ZONING:

NORTH: A-1, C-2 EAST: ROW, C-2 SOUTH: R-1 WEST: A-1

BULK REGULATIONS

MULTI-FAMILY (R-3):

- i. MIN. OPEN SPACE: 25%
- ii. MAX. BUILDING HEIGHT: 50FT.
- iii. MIN. SEPARATION BETWEEN BUILDINGS NOT ATTACHED: 30FT.
- iv. MAX. DENSITY PER ACRE: 25/ACRE
- v. MIN. LOT STREET FRONTAGE: 20FT.
- vi. MIN LOT WIDTH: 80FT.

ROW HOMES/TOWN HOMES (R-3):

- i. MIN. OPEN SPACE: 25%
- ii. MAX. BUILDING HEIGHT: 35FT.
- iii. MIN. SEPARATION BETWEEN BUILDINGS NOT ATTACHED: 16FT. SIDE TO SIDE; 46FT. BACK TO BACK/SIDE
- iv. MAX. DENSITY PER ACRE: 8
- v. MIN. LOT STREET FRONTAGE: 20FT.
- vi. MIN. LOT WIDTH: 24FT.

COMMERCIAL COMPLIANCE (C-2):

- i. MIN. OPEN SPACE: 20%
- ii. MAX. BUILDING HEIGHT: 50FT.
- iii. MIN. SEPARATION BETWEEN BUILDINGS NOT ATTACHED: 20FT.
- iv. MIN. LOT STREET FRONTAGE: 150FT.

OUTLOT USES

OUTLOT Z - OPEN SPACE DEDICATED FOR FUTURE PARKLAND AND DETENTION BASIN
OUTLOT Y - OPEN SPACE AND STORMWATER OVERFLOW PATH
OUTLOT X - OPEN SPACE
STREET LOT A - TO BE DEDICATED TO THE CITY OF INDIANOLA

SETBACKS - PUD

COMMERCIAL (C-2)
FRONT: 40'
SIDE: 10'
REAR: 10'

MULTI-FAMILY (R-3)
FRONT: 30'
SIDE: 30'
REAR: 30'

ROW HOMES (R-3)
FRONT: 25'
SIDE: 5'
REAR: 30'

TOWNHOMES (R-3)
FRONT: 25'
SIDE: 5'
REAR: 30'

PAVING

ROADWAY: 7" THICK R.C.C. WITH MINIMUM 6" CRUSHED ROCK SUBBASE***
CURB: 6" TALL STANDARD CURB
SIDEWALK: 4" THICK P.C.C.
TRAIL: 5" THICK P.C.C. WITH MINIMUM 6" CRUSHED ROCK SUBBASE***

***6" CRUSHED ROCK SUBBASE THAT COMPLIES WITH AASHTO M147 GRADE C OR GRADE D AND SUBGRADE THAT IS COMPACTED TO 95% STANDARD PROCTOR DENSITY. GEOTECHNICAL REPORT UNAVAILABLE AT THE TIME OF CIVIL SET PREPARATION. VERIFY SUBBASE DEPTH WITH ENGINEER PRIOR TO CONSTRUCTION.

SIDEWALKS AND TRAIL TO BE INSTALLED AS LOTS DEVELOP.

DISTURBED AREAS

ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED.
THE DISTURBED AREA FOR THIS SITE IS GREATER THAN 1 ACRE, THEREFORE A NPDES PERMIT IS REQUIRED.

GEOTECHNICAL REPORT

REFERENCE REPORT IS UNAVAILABLE AT THIS TIME

FLOODPLAIN

PER FEMA MAP #19181C0168F & 19181C0164F, THE SITE IS LOCATED IN ZONE X, WHICH DESCRIBES AN AREA OF MINIMAL FLOOD HAZARD

FAA

PER FAA NOTICE CRITERIA TOOL, SITE DOES NOT EXCEED NOTICE CRITERIA UP TO 100 FT HEIGHT (FOR POSSIBLE CRANE HEIGHT) AND THEREFORE FILING WITH THE FAA IS NOT REQUIRED
AERONAUTICAL NUMBERS: IN PROGRESS

SWPPP

PER IOWA DEPARTMENT OF NATURAL RESOURCES, A SWPPP SHALL BE REQUIRED FOR THIS PROJECT

PRELIMINARY PLAT

FOR

EMERALD BAY DEVELOPMENT

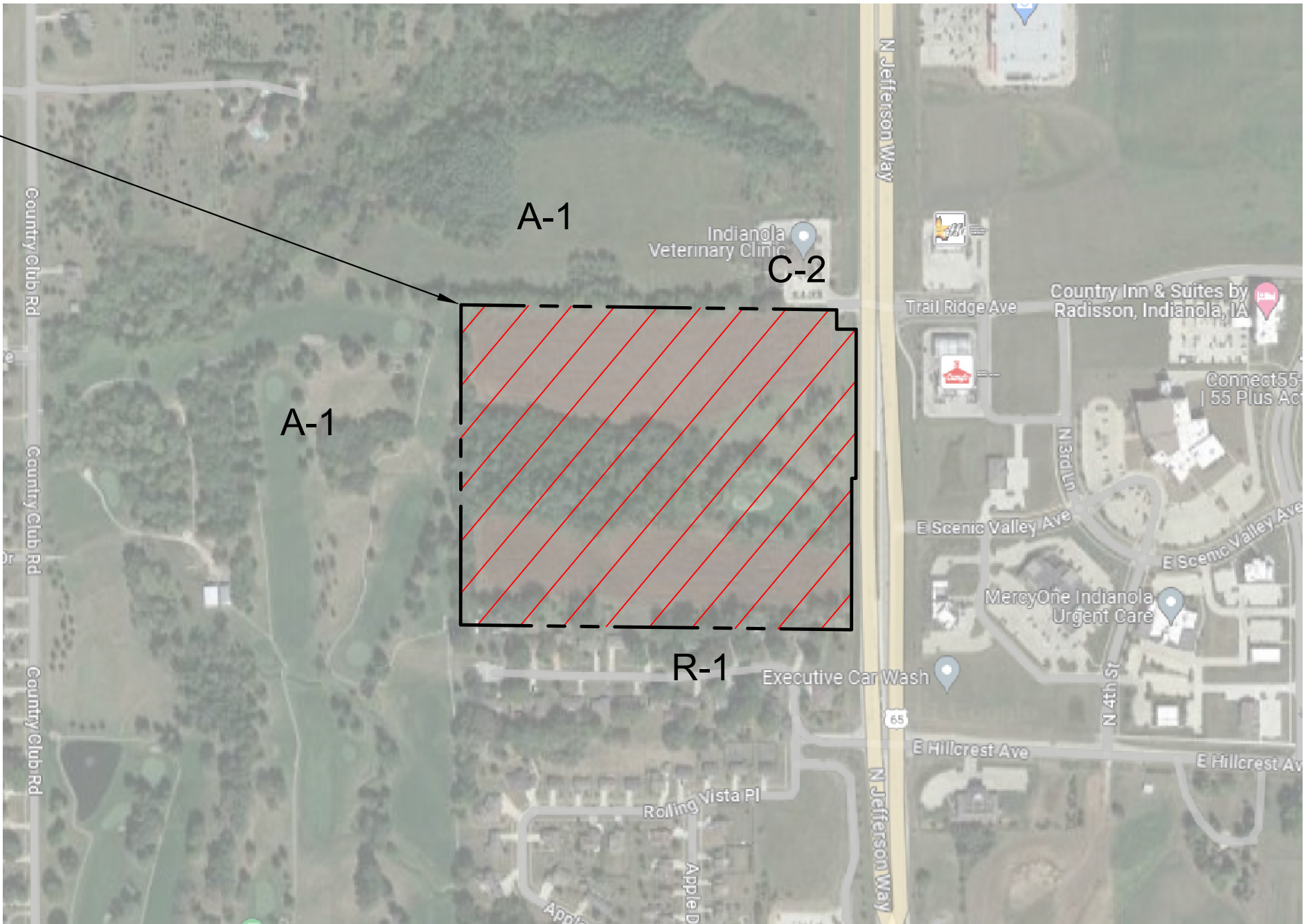
2103 N JEFFERSON WAY

INDIANOLA, IA

VICINITY MAP

N.T.S

SITE LOCATION



SHEET INDEX

- C1 - COVER SHEET
- C2 - LAYOUT SHEET
- C3 - GRADING SHEET
- C4 - UTILITY SHEET

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 Designation.

Current: Low density Residential

Proposed: Parks & Recreation, Low/Medium Density, Medium/High Density

DEVELOPER

SUNSTONE INVESTMENTS LLC
7481 US HWY 65
INDIANOLA, IA 50125
PROJECT CONTACT: JESSE ROGNES
PHONE: 515-290-8052
EMAIL: JWROGNES@SYNERGYCONTRACTING.NET

CITY CONTACT

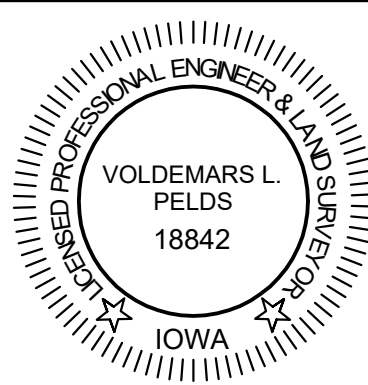
CITY OF INDIANOLA
110 N 1ST ST
INDIANOLA, IA 50125
PROJECT CONTACT: CHARLIE DISSELL
PHONE: 515-962-5276
EMAIL: CDISSELL@INDIANOLAIA.GOV

ENGINEER/ LAND SURVEYOR

PELDS DESIGN SERVICES
2323 DIXON ST
DES MOINES, IOWA 50316
PROJECT CONTACT: ELARA JONDLE
PHONE: (515) 265-8196
EMAIL: ELARA@PELDS.COM

OWNER

CHAD & SUMMER LIVENTALS (DEED)
108 E KENTUCKY AVE
INDIANOLA, IA 50125



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.

VOLDEMARS L. PELDS, P.E. IA LIC. NO. 18842 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE) _ C1 - C4 _

Architecture | Engineering | Surveying
2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 8196

REVISIONS:

LEGEND:

- F.F. FINISHED FLOOR
- +/- MORE OR LESS
- 123.45G GUTTER ELEVATION
- 123.45TC TOP OF CURB ELEVATION
- 123.45/ 123.49 EXISTING/ PROPOSED ELEVATION
- FL FLOWLINE ELEVATION
- CONTROL POINT
- CALCULATED CORNER
- FOUND CORNER

- ▲ CALCULATED SECTION CORNER
- △ FOUND SECTION CORNER
- PARKING SPACE
- SIGN
- STREET LIGHT
- POWER POLE
- LIGHT POLE
- AREA LIGHT
- ELEC. TRANSFORMER
- ELEC. METER
- ELEC. BOX

- ⊕ ELEC. MANHOLE
- ⊖ ELEC. VAULT
- ⊗ GUY ANCHOR
- ⊙ UTILITY PEDESTAL
- ⊙ CABLE TV JUNCTION BOX
- ⊙ GAS VALVE
- ⊙ GAS METER
- ⊙ SANITARY SEWER MANHOLE
- ⊙ STORM SEWER MANHOLE
- ⊙ CLEANOUT
- ⊙ DOWNSPOUT

- ⊙ SINGLE INTAKE
- ⊙ AREA INTAKE
- ⊙ THROAT INTAKE
- ⊙ FLARED END SECTION
- ⊙ VALVE
- ⊙ FIRE HYDRANT
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ WATER TEE
- P XX — PROPOSED UTILITY LINE
- E XX — EXISTING UTILITY LINE

- CATV — CABLE TELEVISION
- FO — FIBER OPTIC
- G — GAS LINE
- OHE — OVERHEAD ELEC.
- OHT — OVERHEAD TEL.
- SAN — SANITARY SEWER
- ST — STORM SEWER
- UGE — UNDERGROUND ELEC.
- UGT — UNDERGROUND TEL.
- W — WATER
- FENCE LINE

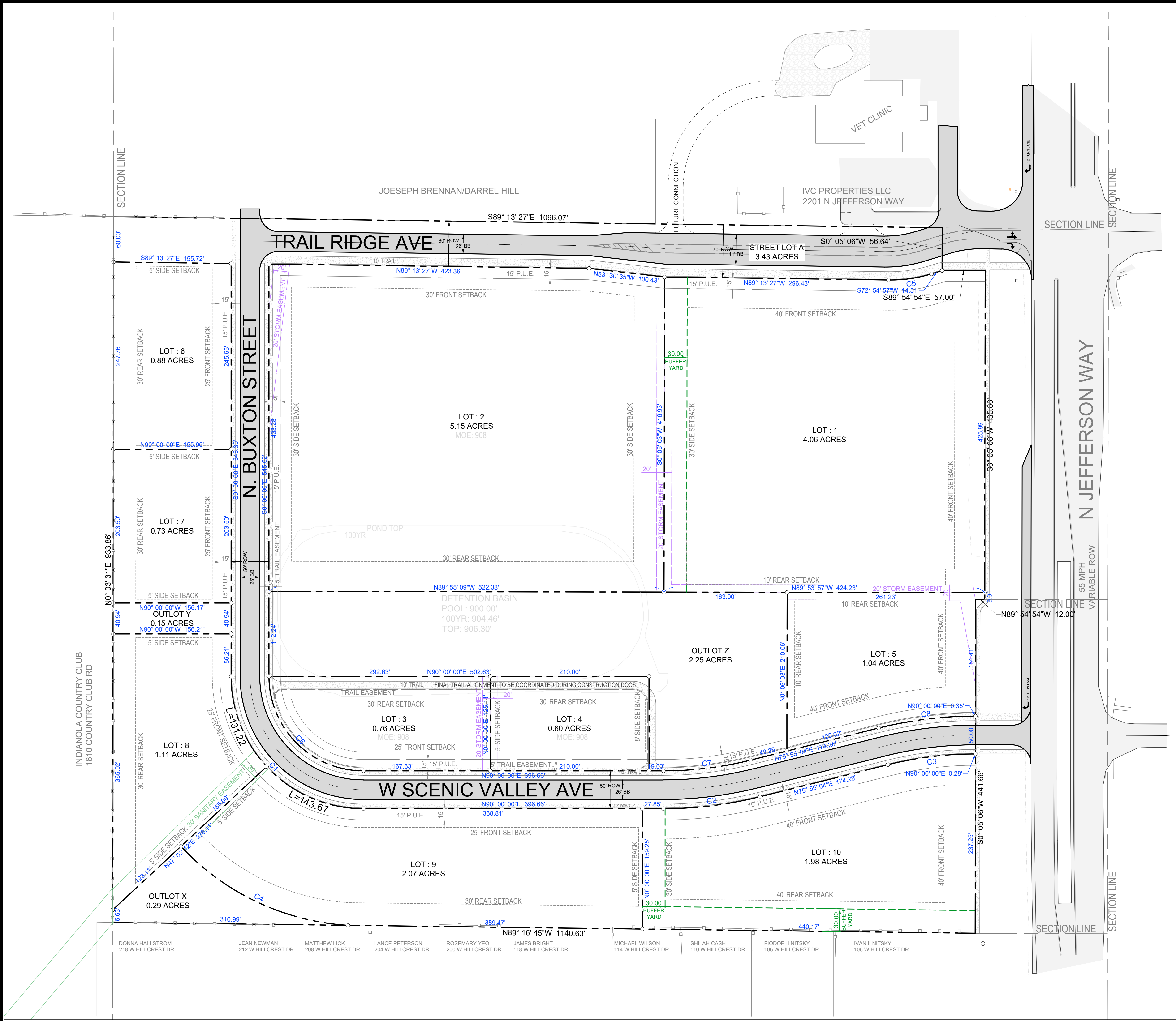
EMERALD BAY DEVELOPMENT
2103 N JEFFERSON WAY
INDIANOLA, IA

PRELIMINARY

COPYRIGHT DATE: DRAWN BY: SCALE: LATEST REVISION: 2.16.2024 DRAWING NO: 23-141

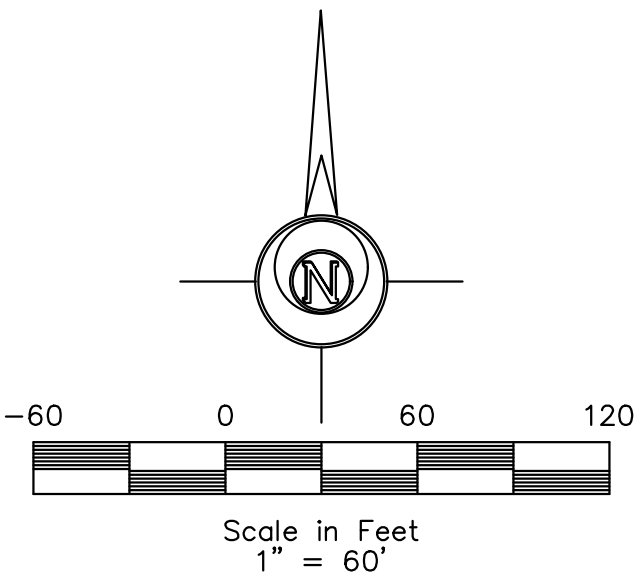
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C1 - COVER SHEET



Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	274.89'	175.00'	90°00'00"	S45° 00' 00"E	247.49'	175.00'
C2	129.03'	525.00'	14°04'56"	N82° 57' 32"E	128.71'	64.84'
C3	116.75'	475.00'	14°04'56"	N82° 57' 32"E	116.45'	58.67'
C4	250.27'	330.00'	43°27'08"	S64° 41' 22"E	244.31'	131.50'
C5	57.67'	185.00'	17°51'38"	S81° 50' 45"W	57.43'	29.07'
C6	196.35'	125.00'	90°00'00"	S45° 00' 00"E	176.78'	125.00'
C7	116.75'	475.00'	14°04'56"	N82° 57' 32"E	116.45'	58.67'
C8	129.03'	525.00'	14°04'56"	N82° 57' 32"E	128.71'	64.84'

- EXISTING PAVING
- PROPOSED ROAD
- PROPOSED SIDEWALK



ELDS DESIGN SERVICES

Architecture | Engineering | Surveying

2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 8196

TITLE:

EMERALD BAY DEVELOPMENT
2103 N JEFFERSON WAY
INDIANOLA, IA

BENCHMARK:

REVISIONS:

COPYRIGHT DATE:

DRAWN BY:

N. DAY

SCALE:

1"=60'

LATEST REVISION:

2.16.2024

DRAWING NO.:

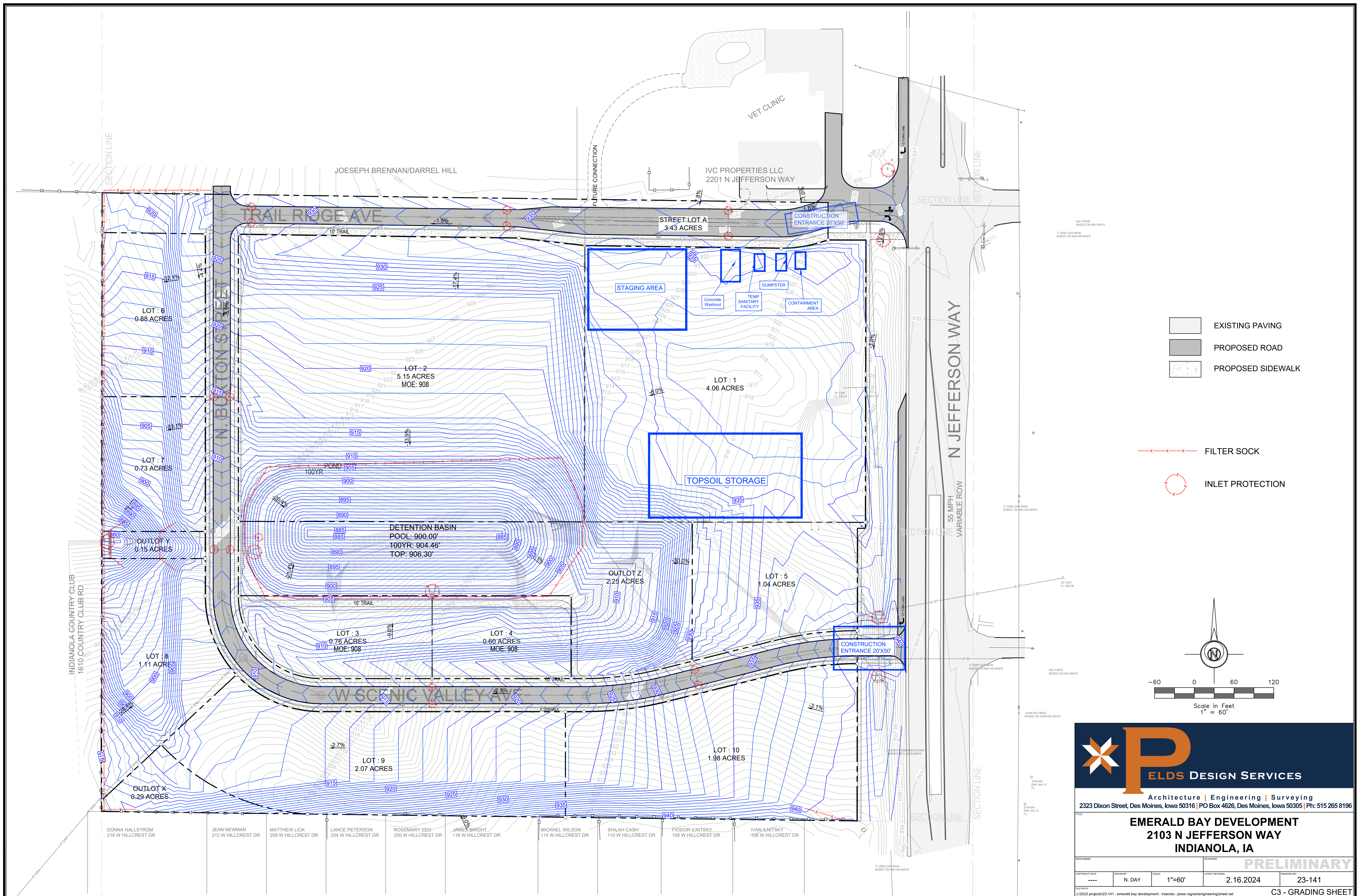
23-141

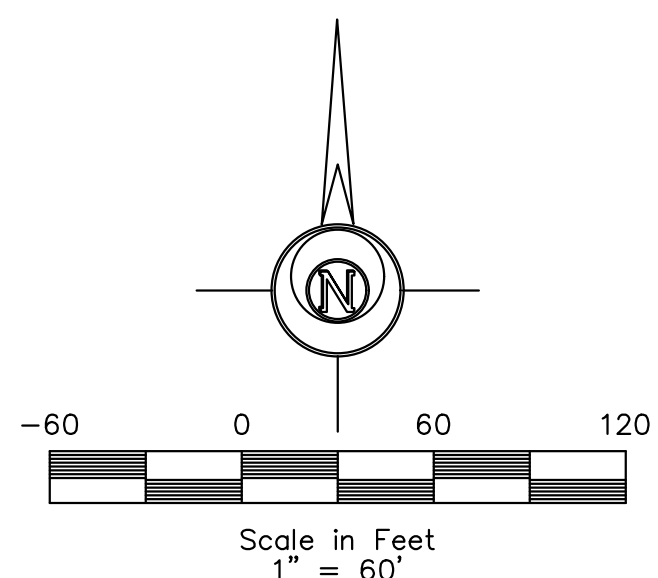
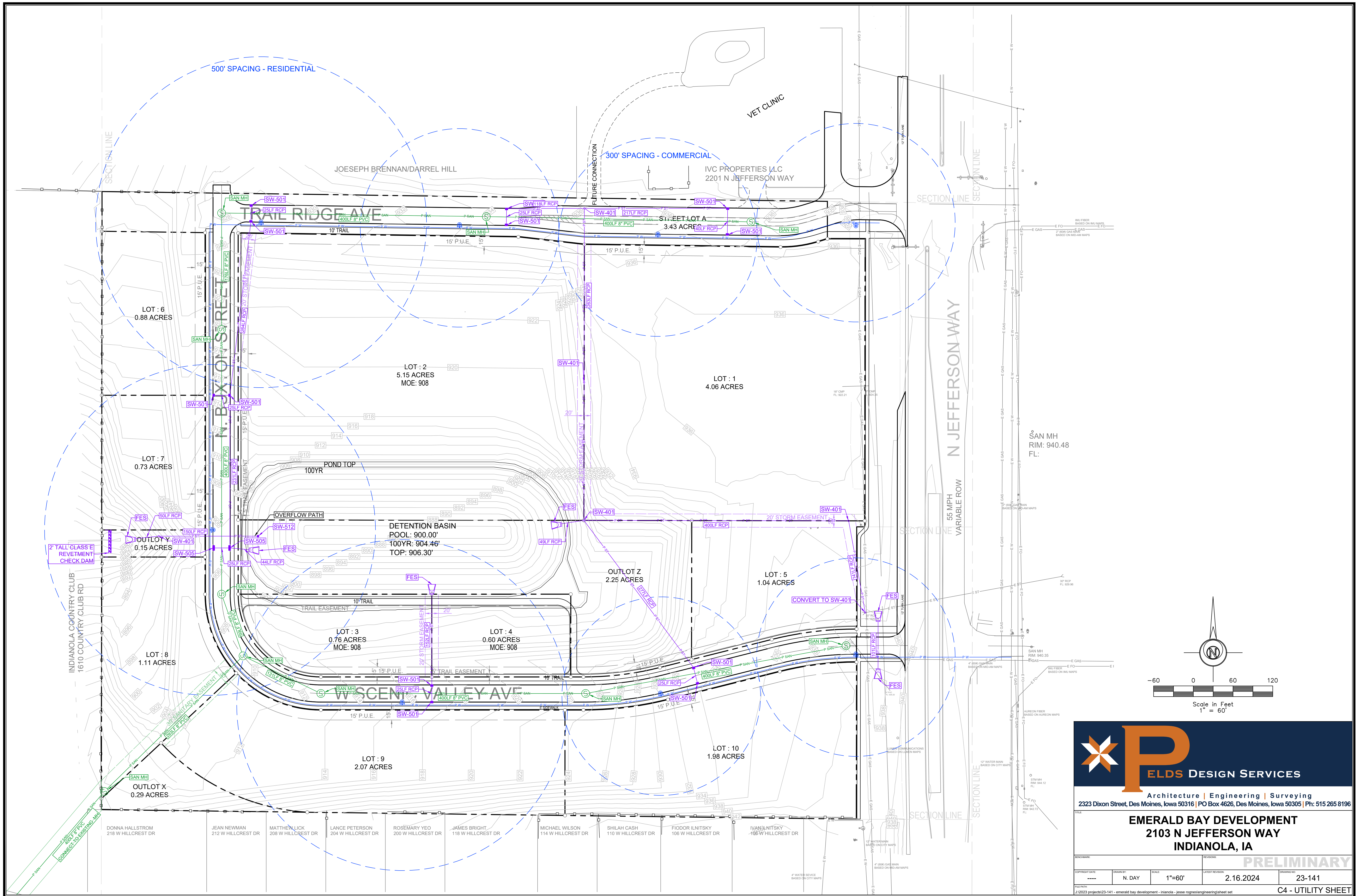
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PRELIMINARY

C2 - LAYOUT SHEET







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EMERALD BAY DEVELOPMENT
2103 N JEFFERSON WAY
INDIANOLA, IA

PRELIMINARY

REVISIONS:	DATE:	BY:	SCALE:	DATE:	BY:
1	2.16.2024	N. DAY	1"=60'	23-141	

C4 - UTILITY SHEET

FILE PATH: J:\2023 projects\23-141 - emerald bay development - indianola - jesse rogers\engineering\sheet set



MEMORANDUM

To: Planning and Zoning Commission
From:
Date: February 27, 2024
Subject: Indianola Housing Study and Needs Assessment

Recommendation:

Attachments: None