



PLANNING AND ZONING COMMISSION MEETING

October 22, 2024

6:00 PM

City Council Chambers

Agenda

- 1. Call to Order**
- 2. Roll Call**
- 3. Agenda Approval**
 - A. Approval of the October 22, 2024 agenda.
- 4. Minutes Approval**
 - A. Approval of the October 8, 2024 meeting minutes.
- 5. Public Comment**
- 6. New Business**
 - A. Approval of a final plat for WesleyLife, The Village Plat 1.
 - B. Approval of a final plat for Kentucky Ridge Townhomes Plat 1.
 - C. Approval of a final plat for Emerald Bay Plat 1.
 - D. Approval of a final plat for Summercrest Plat 2.
 - E. Approval of a final plat for Quail Meadows Plat 5.
- 7. Comments**
 - A. Current Projects
- 8. Adjourn**



PLANNING AND ZONING COMMISSION MEETING

October 8, 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, Al Farris, Carrie Woerdeman, Misty Darling, Lin Stecker, Rich Piper.

Staff members present: Ben Reeves, Bill Mettee, Tara Bosteder.

3. Agenda Approval

A. Approval of the October 8, 2024 agenda.

Farris made a motion to approve the agenda.

Darling seconded the motion.

Motion was passed.

4. Minutes Approval

A. Approval of the September 24, 2024 meeting minutes.

Piper made a motion to approve the meeting minutes.

Farris seconded the motion.

Motion was passed.

5. Public Comment

No public comments.

6. Old Business

No old business.

7. New Business

A. Approval of a rezoning for a commercial property located at 215 N Buxton St.

Associate Planner Mettee presented the request and related staff report.

There were no comments or questions from the commission.

There were no comments or questions from the public.

Woerdeman made a motion to approve the request as submitted.

Piper seconded the motion.

Motion was passed by a unanimous vote.

B. Approval of preliminary plat for Kentucky Ridge Townhomes.

Associate Planner Mettee presented the request and related staff report.

Commission Member Farris clarified that the approvals for the preliminary plat and site plan for Kentucky Ridge Townhomes would be two separate actions.

Eric Cannon was present on behalf of Snyder & Associates to take any questions from the commission.

Commission Member Farris asked about the density of the units. He reiterated the information sent to the commission shows a maximum allowance of 14 units per acre. He further stated the acreage he saw showed 2.74 acres. Mr. Cannon explained that was the acreage size of the outlot owned by the association, but that there are also postage stamp lots on every single one of the units that would add a 25 by 25 square foot area for each of the 51 units, totaling a little over 3 acres. Mr. Cannon also stated that would allow roughly 52 units based on the density from the PUD. Commission Member Farris confirmed there were 51 units planned and Mr Cannon confirmed 51 units, under the density allowed by the PUD.

Commission Member Farris raised a question he had also asked at a prior meeting on November 14, 2023. He asked where the play area was for the children who would be living in these units. Mr. Cannon responded that as a part of the original plan, they had proposed a pickleball court based on discussions with the Parks Dept. and the demand the community has raised for one. He also mentioned there is a 4 acre park across the street with many amenities. Commission members clarified he was referring to Moats Park. Commission Member Farris stated his concern for children having to cross the 4 lane highway to access that park. Mr. Cannon explained that with the park close by and per the feedback from the Parks Dept, the amenity of a pickleball court is what they have proposed. He further explained that if the commission or the city would prefer to see open space or playground equipment there, he believed the owner would be open to that.

Commission Member Farris expressed his concern that the area was a small piece of land for children to play on considering the number of children that could possibly live there within the 51 units and that it was in a bad location along Kentucky Ave. where he expects increased traffic flow. Commission Member Farris recalls specifically asking for consideration of adding a play area for children living in the area before it was brought back. He further said he did not consider a pickleball court for kids, but rather for adults. He believes a playground for kids could have been accommodated. He stated that one of the duties that is outlined in the zoning regulations is provisions for open space and provisions for public infrastructure, public parks, and public safety services. He further stated he believed adding a playground for kids needs to be looked at and added at a location internally, not alongside a busy street. Mr. Cannon responded that parks serve a surrounding/regional area, not just properties adjacent or internal to them and that they are following direction from the Parks Dept. He continued that based on discussions and feedback with owners, city staff, and the Parks Dept, the pickleball court is appropriate.

Commission Chair Marmon reminded the commission there would be 2 separate actions for the Kentucky Ridge Townhomes preliminary plat and site plan.

Piper made a motion to approve the preliminary plat as submitted.

Darling seconded the motion.
Motion was passed by a unanimous vote.

C. Approval of a site plan for Kentucky Ridge Townhomes.
Darling made a motion to approve the site plan as submitted.
Woerdeman seconded the motion.
Motion was passed with a 4-2 vote.

D. Approval of a plat of survey for Mid-American Energy (Parcel ID 13000200220).
Associate Planner Mettee presented the request and related staff report.

Marty Dostalick of Civil Engineering Consultants was present to answer any questions. He also stated they do not know when the sub station might be built or expanded; they are just trying to buy the ground now before the area develops too much. Once there's enough development to warrant it, then they'll build the sub station. Right now, they're anticipating 8-10 years.

Associate Planner Mettee also added that he had received one phone call generated from the notices that were mailed out. The caller, from the adjacent property to the east, didn't have any concerns but was just wondering what the timeline for any future development was or what they were using the land for. Ultimately, the caller was okay with the plat of survey.

Farris made a motion to approve the plat of survey as submitted.
Woerdeman seconded the motion.
Motion was passed by a unanimous vote.

E. Approval of a final plat for Ashton Park Plat 8.
Associate Planner Mettee presented the request and related staff report.

Commission Member Farris inquired about the need for an easement with the anticipated future development of the trail adjacent to the plat to provide access from these proposed houses to the trail. Associate Planner Mettee explained that if it was not currently worked in with the plat, an easement is always something that can be completed in the future by working directly with the homeowners or Jerry's Homes if the homes haven't been sold yet. City Manager Ben Reeves recalled that it was talked about in the past and indicated a spot on the plat that at one point was discussed as a future connection to the trail. Jennifer Ellison of Jerry's Homes was in attendance via Zoom and was able to clarify that they do have a trail through the detention easement that is penciled in on the construction drawings that the city will install at a future date. Commission Member Farris asked if that will show on the plat as an easement for the trail and mentioned that's what has been done in the past with other trail connections. City Manager Reeves stated they can take that recommendation and make sure we verify that before it goes to City Council.

Woerdeman made a motion to approve the final plat contingent upon staff comment resolution and verification that the easement is included.
Darling seconded the motion.
Motion was passed by a unanimous vote.

F. Approval of a site plan for 203 West 2nd Avenue.

Associate Planner Mettee presented the request and related staff report.

Darling made a motion to approve the site plan as submitted.

Farris seconded the motion.

Motion was passed by a unanimous vote.

G. Approval of a site plan for Kwik Star (2103 North Jefferson Way).

Associate Planner Mettee presented the request and related staff report.

Community member Katie Damon spoke and asked the commission to approve the site plan without a car wash station. She explained her concerns that adding another car wash would create three car wash facilities within a two block radius. She added that if you drive from Theisen's to Hwy 92, there are 21 businesses designated specifically for auto. Therefore, giving someone driving through Indianola the experience of so many auto-related businesses. She asked for the commission to consider this when approving this site plan as well as other commercial business plans. She continued on that another concern she had was with the landscaping plan. She asked for the commission to consider adding more of a buffer on the south side, to include overstory trees like evergreens that would be present year round for the residents that lived to the south. Lastly, she added that she would like the commission to consider using Emerald Bay Tahoe as direction for the Emerald Bay development in Indianola. She would like to see it look more like a beautiful space than a gas station.

Community member Sue Wilson spoke and expressed her concern with the diesel pumps, specifically the truck traffic and noise that would create for the residential neighbors. She commented that the plans reminded her of a travel center which would not bring the type of traffic or activity desired for a residential neighborhood.

Jesse Rognes of Synergy Contracting LLC spoke and responded to the comments regarding it being a travel center and about Emerald Bay being beautiful. He stated it is not a travel center. He continued on that making it beautiful is his goal. There is a two acre park planned with walking trails, a pavilion, and other things for kids to do. The gas station isn't setup for semis, trucks, and a lot of parking. If those were the plans, two more acres would have been purchased. And while there is a need in Indianola for a travel center, this is not designed as one.

Commission Member Farris asked if the concerns from the owners of the veterinary clinic regarding the entrance have been resolved. Mr. Rognes said yes. He updated that he was able to work out a deal with not only the veterinary clinic but also a majority of the owners to the north. He said he's got a majority of it cleaned up, estimating that approximately 75% taken down/closed on within the last two weeks. Commission Member Farris wanted to confirm that the owners of the veterinary clinic are satisfied with the plans. Mr. Rognes confirmed that yes, they've met with the city manager as well and everyone is on the same page. City Manager Reeves clarified that the owners of the veterinary clinic are happy with the trajectory of the plan and they will definitely be happy once there's a development agreement in place to realign the entryway and help with their parking. He said they are actively working with them and they are happy with the direction it is going. Mr. Rognes added they are also in the process of putting together a new site plan for them and the commission should hopefully

see it within the next few weeks.

Kacie Bonjour, real estate manager for Kwik Trip and Kwik Star spoke to the commission. She said this is their Generation 3 convenience store building, just under 9,200 square feet. It is not their travel center, which is upwards of 12,000 square feet. They have planned 10 multiple product dispensers under their gas canopy, which is 20 fueling stations. That is their standard for their neighborhood convenience stores. They do feel there is a need in Indianola to offer diesel for construction vehicles so they have two lanes for that. The access point for that will be through the far western access, which will be truck entrance only. Autos will use the far eastern or the middle access point. In regard to the car wash, they are aware there are other car washes nearby but it is something they like to offer as an additional service. Lastly, she added that unlike other convenience store chains, they are vertically integrated. Almost 90% of everything in their stores are made out of their La Crosse campus and shipped out to their stores.

Commission Member Woerdeman asked for verification that the car wash is one bay. Ms. Bonjour confirmed that was correct.

Commission Member Piper asked how tall the plantings on the south landscaping buffer were. City Manager Reeves noted that it's important to note that there are 2 commercial pad sites as well as a roadway in between the Kwik Star and where the homes are. Also that there will be a berm in between the homes and the southernmost commercial site. Piper asked if headlights from the cars parking on the south is going to be a distraction for the homeowners to the south. City Manager Reeves explained that is reason for the visual and sound buffering through the berm that's going to be created between the commercial zoning and the residential zoning.

Mr. Rognes further clarified that in addition to there being two commercial lots between the Kwik Star parcel and the residential homes, there's quite a bit of elevation difference and they also plan on planting on that berm to screen the neighborhood from the development. Associate Planner Mettee added that the other two commercial sites would be submitting site plans with their own landscaping plans as well. Commission Member Darling asked about the elevation difference. Mr. Rognes answered it varied, but goes up to 15-feet.

Commission Member Woerdeman commented that she hears the concerns of the homeowners and that's why they're asking the questions, but it does seem like this site is pretty far away from where those homes would be. Mr. Rognes expanded that they've got their building between the homes and the parking spaces providing blocking as well as their landscaping and the planned elevations. Ms. Bonjour added that the parking on the south they foresee as employee parking as the main entrances to their building are on the north and east sides.

Woerdeman made a motion to approve the site plan contingent upon resolution of staff comments.

Stecker seconded the motion.

Motion was passed by a unanimous vote.

8. Comments

A. Building Permit Report

Staff member Bosteder had included the building report from September 2024. There were no questions regarding this report.

B. Current Projects

Associate Planner Mettee explained he is working on clearing up all the projects he came into during the middle. A lot of those were heard tonight. Emerald Bay has recently submitted their final plat. Kwik Star is moving forward. Kentucky Ridge submitted their final plat today. Summercrest Plat 2 will be ready for walk through later this month. Quail Meadows Plat 5 has a couple of comments left that are being worked through and the final plat has been submitted. Another preliminary plat has been received for an area over by the schools.

Commission Member Woerdeman asked if there are any updates with the Deer Run project.

City Manager Reeves explained that Bill is working through all the community development projects and he is working on all the development agreements and cleaning up all the TIF districts which is the base foundation for all the development agreements. He said there are five active development agreements under negotiation right now. Deer Run is one of those that is under negotiation right now and is the furthest out. Wesley Life is another one. Kentucky Ridge has one they are reviewing. Emerald Bay is another one being worked on along with the veterinary clinic for the realignment of the intersection and land acquisition for the parking lot resolution. Also, trying to open up the area to the north that was platted back in the '50s that had created all the land locked parcels. Another development under negotiation is the Summercrest development, an area just north of the Indianola Wellness Campus. He continued there is a lot of development going on right now. These projects don't include the ones being actively being built right now. There is earthwork going on at the schoolyard, many different homes being built right now, and subdivisions that have already been platted and finalized. He concluded the growth wave has certainly arrived.

Commission Member Woerdeman asked what was happening at the lot that was formerly a trailer park. City Manager Reeves clarified that is the schoolyard development. Commission Member Farris commented that it looked like work may have concluded there for the season as the lot has been seeded and mulched. City Manager Reeves had not received any updates on the progress of work, but confirmed that they had all the approvals they needed to move forward.

Commission Member Woerdeman made reference to a development that was south of Highway 92. City Manager Reeves clarified that was a different development belonging to Lee Adams. He continued that this development had been placed on hold for a period of time because Iowa DOT made a change that made access management plans necessary and required for all access to Highway 92 and Highway 65/69. Because this development was already in progress, they entered into an understanding that would allow this development to move forward so long as the alignment tied to 20th St. and matched with the road that goes North from IA-92. This is now back to the developer. Associate Planner Mettee mentioned this is one that he's just received the preliminary plat for.

9. Adjourn

Marmon made a motion to adjourn.

Darling seconded the motion.

The meeting was adjourned at 7:00 PM.



MEMORANDUM

To: Planning and Zoning Commission
From:
Date: October 22, 2024
Subject: Approval of a final plat for WesleyLife, The Village Plat 1.

Recommendation:

Attachments:

1. Staff Report_WesleyLife Plat 1_FP_101824
2. Wesleylife the Village Plat 1-10-10-24

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Wesley Life Retirement Village	Low / Medium-Density Residential and Medium / High-Density Residential	PUD (Planned Unit Development)
North	Single-Family Residential	Low-Density Residential	R-2 (Single-Family Residential Attached District)
South	Single-Family Residential	Low-Density Residential	R-2 (Single-Family Residential Attached District)
East	Single-Family Residential	Low-Density Residential	R-2 (Single-Family Residential Attached District)
West	Single-Family Residential	Low-Density Residential	R-2 (Single-Family Residential Attached District)

PROJECT HISTORY

The preliminary plat and site plan were approved at the September 24, 2024 Planning and Zoning Commission meeting followed by approval by City Council at their October 7, 2024 meeting.

PROJECT DESCRIPTION

The final plat identifies a total of two lots for multi-family residential development. All lots are zoned PUD. Lot 1 is 16.02-acres and includes the extension of Angela Drive and the duplex units, as well as the apartment building on the southeast side of the site. Lot 2 is 15.89-acres and no new dwelling units are on this lot. All lots meet or exceed the minimum requirements of the PUD zoning district.

Table 1 below summarizes the bulk regulations that are applicable to the proposed development. The site plan demonstrates compliance with the bulk regulations.

Table 1: Bulk Regulations for the PUD District

Category	PUD (minimum)
Front Yard Setback	25 feet / 25', reduced to 20' on south and west sides
Rear Yard Setback	30 feet
Side Yard Setback	8 feet
Maximum Height Stories	35 feet / 60 feet for group living

STREETS / TRAILS

The plat includes an extension of Angela Drive, adjacent to the duplex development. A series of 5' trails will be installed throughout the site to facilitate pedestrian between the different residential areas. Five-foot sidewalks will be installed along both sides of Angela Drive.

UTILITIES

The site will be serviced with all public utilities, which are installed in the immediate vicinity of North E Street and Angela Drive. Storm water detention will occur with one wet pond and one dry basin on site. All easements have been shown on the final plat.

STAFF RECOMMENDATION

The final plat is in general conformance with the Zoning Ordinance, Subdivision Ordinance, and Comprehensive Plan. Staff recommends approval of the final plat for WesleyLife, The Village Plat I subject to remaining staff comments and review of the legal documents.

INDEX LEGEND

LOCATION:
LOT 15, CLEAR VIEW HEIGHTS
LOT B, GREEN HILLS OF INDIANOLA

OWNER:
WESLEY RETIREMENT SERVICES INC
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ZONING:
PUD (PLANNED UNIT DEVELOPMENT)

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

PLAT NOTES:
THIS PLAT HAS AN ERROR OR CLOSURE OF LESS THAN 1.0 FEET IN 10,000.0 FEET. EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 5,000.0 FEET.

ALL CORNERS HAVE BEEN PLACED WITH A 5/8 INCH IRON ROD UNLESS NOTED OTHERWISE. ALL CORNERS PLACED HAVE A YELLOW PLASTIC IDENTIFICATION CAP NO. 14775.

LOT 'A' IS A STREET LOT AND WILL BE DEEDED TO THE CITY OF INDIANOLA.

5' SIDEWALKS SHALL BE INSTALLED WITH INDIVIDUAL LOT DEVELOPMENT.

LEGEND:
● PROPERTY CORNER - FOUND AS NOTED
○ PROPERTY CORNER- PLACED 5/8" IRON ROD WITH YELLOW PLASTIC CAP ID #14775
⊗ SECTION CORNER - FOUND AS NOTED
✕ CUT "X" IN PAVEMENT
○ ADDRESS

ABBREVIATIONS:
AC ACRES
PUE PUBLIC UTILITY EASEMENT
TYP TYPICAL
N NORTH
S SOUTH
E EAST
W WEST
YPC YELLOW PLASTIC CAP
MPE MINIMUM PROTECTION ELEVATION
SF SQUARE FOOTAGE
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT

WESLEYLIFE THE VILLAGE PLAT 1
FINAL PLAT

VICINITY MAP
SCALE: 1" = 500'

PROPERTY DESCRIPTION:
ALL THAT PART OF PARCEL "B" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2008, PAGE 10102, BEING A PART OF LOT "B" OF GREEN HILLS OF INDIANOLA, BEING AN OFFICIAL PLAT IN THE CITY OF INDIANOLA, AND PARCEL "B" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 5 PAGE 10 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, AND PARCEL "G" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 6 PAGE 15 OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4, AND A PART OF LOT 15 IN CLEAR VIEW HEIGHTS, BEING AN OFFICIAL PLAT IN THE CITY OF INDIANOLA, AND A PART OF LOTS 1, 2, 3 AND 4 OF THE SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL BEING IN SECTION 24, TOWNSHIP 76 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF INDIANOLA, WARREN COUNTY, IOWA, EXCEPT FOR EXISTING STREET RIGHT OF WAY DEDICATED TO THE CITY OF INDIANOLA, AND ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 15 OF DWIGHT WILLIAMS SUBDIVISION PLAT 2, BEING AN OFFICIAL PLAT, AND A POINT ON THE EAST LINE OF SAID GREEN HILLS OF INDIANOLA, THENCE NORTH 00°48'28" EAST ALONG THE EAST LINE OF SAID GREEN HILLS OF INDIANOLA, 284.91 FEET TO THE SOUTHEAST CORNER OF SAID LOT "B" OF GREEN HILLS OF INDIANOLA; THENCE NORTH 89°29'45" WEST ALONG THE SOUTH LINE OF SAID LOT "B", 150.02 FEET TO THE SOUTHWEST CORNER OF SAID LOT "B"; THENCE NORTH 0°40'27" EAST ALONG THE WEST LINE OF SAID LOT "B", 59.92 FEET TO THE NORTHWEST CORNER OF SAID LOT "B"; THENCE SOUTH 89°32'07" EAST ALONG THE NORTH LINE OF SAID LOT "B", 150.17 FEET TO THE NORTHEAST CORNER OF SAID LOT "B"; THENCE NORTH 00°50'49" EAST ALONG SAID EAST LINE OF SAID GREEN HILLS OF INDIANOLA, AND ALONG THE EAST LINE OF OUTLOT X AND LOT 1 AND THE EAST LINE OF PARCEL F OF LOT A ALL IN SAID CLEAR VIEW HEIGHTS, 651.86 FEET TO THE SOUTHEAST CORNER OF PARCEL "A" AS SHOWN ON A PLAT OF SURVEY RECORDED IN BOOK 5, PAGE 9 OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24; THENCE NORTH 5°35'28" WEST ALONG THE EAST LINE OF SAID PARCEL "A", 134.84 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 89°09'24" EAST, 151.50 FEET; THENCE SOUTHEASTERLY ALONG A 25.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, A DISTANCE OF 37.55 FEET, SAID CURVE HAVING A CHORD BEARING OF SOUTH 48°13'52" EAST AND A CHORD LENGTH OF 34.12 FEET; THENCE SOUTH 01°22'06" EAST, 11.59 FEET; THENCE SOUTHEASTERLY ALONG A 330.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, A DISTANCE OF 382.98 FEET, SAID CURVE HAVING A CHORD BEARING OF SOUTH 34°34'24" EAST AND A CHORD LENGTH OF 361.85 FEET; THENCE SOUTH 67°52'41" EAST, 72.84 FEET; THENCE SOUTHEASTERLY ALONG A 270.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, A DISTANCE OF 318.20 FEET, SAID CURVE HAVING A CHORD BEARING OF SOUTH 34°03'00" EAST AND A CHORD LENGTH OF 300.10 FEET; THENCE SOUTH 00° 18'44" EAST, 224.60 FEET; THENCE NORTH 89°52'57" WEST, 17.54 FEET; THENCE NORTHWESTERLY ALONG A 305.00 FOOT RADIUS CURVE CONCAVE NORTHERLY, A DISTANCE OF 113.07 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 79°38'30" WEST AND A CHORD LENGTH OF 112.43 FEET; THENCE NORTHWESTERLY ALONG A 420.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, A DISTANCE OF 177.62 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 79°38'57" WEST AND A CHORD LENGTH OF 176.30 FEET; THENCE SOUTH 89°46'24" WEST, 16.57 FEET; THENCE NORTHWESTERLY ALONG A 65.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, A DISTANCE OF 47.99 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 69°10'46" WEST AND A CHORD LENGTH OF 46.91 FEET; THENCE SOUTHWESTERLY ALONG A 63.00 FOOT RADIUS CURVE CONCAVE EASTERLY, A DISTANCE OF 291.18 FEET, SAID CURVE HAVING A CHORD BEARING OF SOUTH 00°21'07" EAST AND A CHORD LENGTH OF 83.70 FEET; THENCE NORTHEASTERLY ALONG A 65.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, A DISTANCE OF 47.81 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 68°38'24" EAST AND A CHORD LENGTH OF 46.74 FEET; THENCE NORTH 89°46'24" EAST, 18.57 FEET; THENCE SOUTHEASTERLY ALONG A 480.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, A DISTANCE OF 155.15 FEET, SAID CURVE HAVING A CHORD BEARING OF SOUTH 79°37'57" EAST AND A CHORD LENGTH OF 154.48 FEET; THENCE SOUTHEASTERLY ALONG A 365.00 FOOT RADIUS CURVE CONCAVE NORTHERLY, A DISTANCE OF 135.18 FEET, SAID CURVE HAVING A CHORD BEARING OF SOUTH 79°36'51" EAST AND A CHORD LENGTH OF 134.41 FEET; THENCE NORTH 89°40'57" EAST, 662.21 FEET; THENCE NORTH 00°08'57" WEST, 59.96 FEET; THENCE SOUTH 89°43'42" WEST, 584.88 FEET; THENCE NORTH 00°19'27" WEST, 224.29 FEET; THENCE NORTHWESTERLY ALONG A 330.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, A DISTANCE OF 388.79 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 34°01'55" WEST AND A CHORD LENGTH OF 366.69 FEET; THENCE NORTH 67°52'41" WEST, 73.16 FEET; THENCE NORTHWESTERLY ALONG A 270.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, A DISTANCE OF 312.99 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 34°34'46" WEST AND A CHORD LENGTH OF 295.76 FEET; THENCE NORTH 01°45'40" WEST, 7.39 FEET; THENCE NORTHEASTERLY ALONG A 25.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, A DISTANCE OF 40.20 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 44°49'40" EAST AND A CHORD LENGTH OF 36.01 FEET; THENCE NORTH 01°22'31" EAST, 60.00 FEET; THENCE NORTHWESTERLY ALONG A 1406.90 FOOT RADIUS CURVE CONCAVE SOUTHERLY, A DISTANCE OF 17.21 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 89°18'11" WEST AND A CHORD LENGTH OF 17.21 FEET; THENCE NORTH 89°13'04" WEST, 41.75 FEET; THENCE NORTH 89°25'26" WEST, 138.88 FEET; THENCE NORTH 89°17'50" WEST, 223.92 FEET TO THE SOUTHWEST CORNER SAID PARCEL "B"; THENCE NORTH 0°39'42" EAST ALONG SAID EAST LINE AND THE WEST LINE OF SAID PARCEL "B", 114.73 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "B"; THENCE SOUTH 88°07'23" EAST ALONG THE NORTH LINE OF SAID PARCEL "B", 224.13 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "B" AND TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL "G"; THENCE NORTH 0°43'59" EAST ALONG SAID NORTHERLY LINE 19.69 FEET; THENCE SOUTH 88°08'48" EAST CONTINUING ALONG SAID NORTHERLY LINE, 335.95 FEET; THENCE SOUTH 0°30'53" WEST CONTINUING ALONG SAID NORTHERLY LINE, 29.94 FEET; THENCE SOUTH 89°06'15" EAST CONTINUING ALONG SAID NORTHERLY LINE, 681.81 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "G"; THENCE SOUTH 0°14'49" EAST ALONG THE EAST LINE OF SAID PARCEL "G", 300.47 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "G"; THENCE NORTH 90°00'00" WEST ALONG THE SOUTH LINE OF SAID PARCEL "G", 25.80 FEET; THENCE SOUTH 0°29'21" EAST, 165.06 FEET TO A POINT ON THE SOUTH LINE OF LOT 14 OF SAID CLEAR VIEW HEIGHTS; THENCE SOUTH 89°12'36" EAST ALONG SAID SOUTH LINE, 200.14 FEET TO THE SOUTHEAST CORNER OF SAID LOT 14 AND TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH "E" STREET; THENCE SOUTH 0°13'44" EAST ALONG SAID WEST RIGHT-OF- WAY LINE 511.40 FEET; THENCE SOUTH 0°08'57" EAST ALONG SAID WEST RIGHT-OF- WAY LINE 59.96 FEET; THENCE SOUTH 0°25'34" EAST ALONG SAID WEST RIGHT-OF- WAY LINE 319.41 FEET TO THE NORTHEAST CORNER OF LOT 1 OF DWIGHT WILLIAMS SUBDIVISION, BEING AN OFFICIAL PLAT; THENCE NORTH 89°02'22" WEST ALONG THE NORTH LINE OF SAID DWIGHT WILLIAMS SUBDIVISION, 124.43 FEET; THENCE NORTH 0°21'24" EAST CONTINUING ALONG SAID NORTH LINE, 60.07 FEET; THENCE NORTH 89°12'53" WEST CONTINUING ALONG SAID NORTH LINE, 546.20 FEET TO THE NORTHWEST CORNER OF SAID DWIGHT WILLIAMS SUBDIVISION AND THE NORTHEAST CORNER OF SAID DWIGHT WILLIAMS SUBDIVISION PLAT 2; THENCE NORTH 88°54'39" WEST ALONG THE NORTH LINE OF SAID DWIGHT WILLIAMS SUBDIVISION PLAT 2, A DISTANCE OF 597.19 FEET TO THE POINT OF BEGINNING.
PARCEL OF LAND CONTAINS 32.983 ACRES.
PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

10/10/2024 9:05:19 AM L:\LAND PROJECTS 2021\210592-2 WESLEYLIFE\DWG\FINAL PLAT DWG\FINAL PLAT DWG

PROFESSIONAL LAND SURVEYOR

LARRY D. HYLER, P.L.S.
No. 14775

IOWA

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED: LARRY D. HYLER, P.L.S. 14775 DATE: LICENSE RENEWAL DATE: DEC. 31, 2024 PAGES OR SHEETS COVERED BY THIS SEAL: 1, 2 & 3

FINAL PLAT

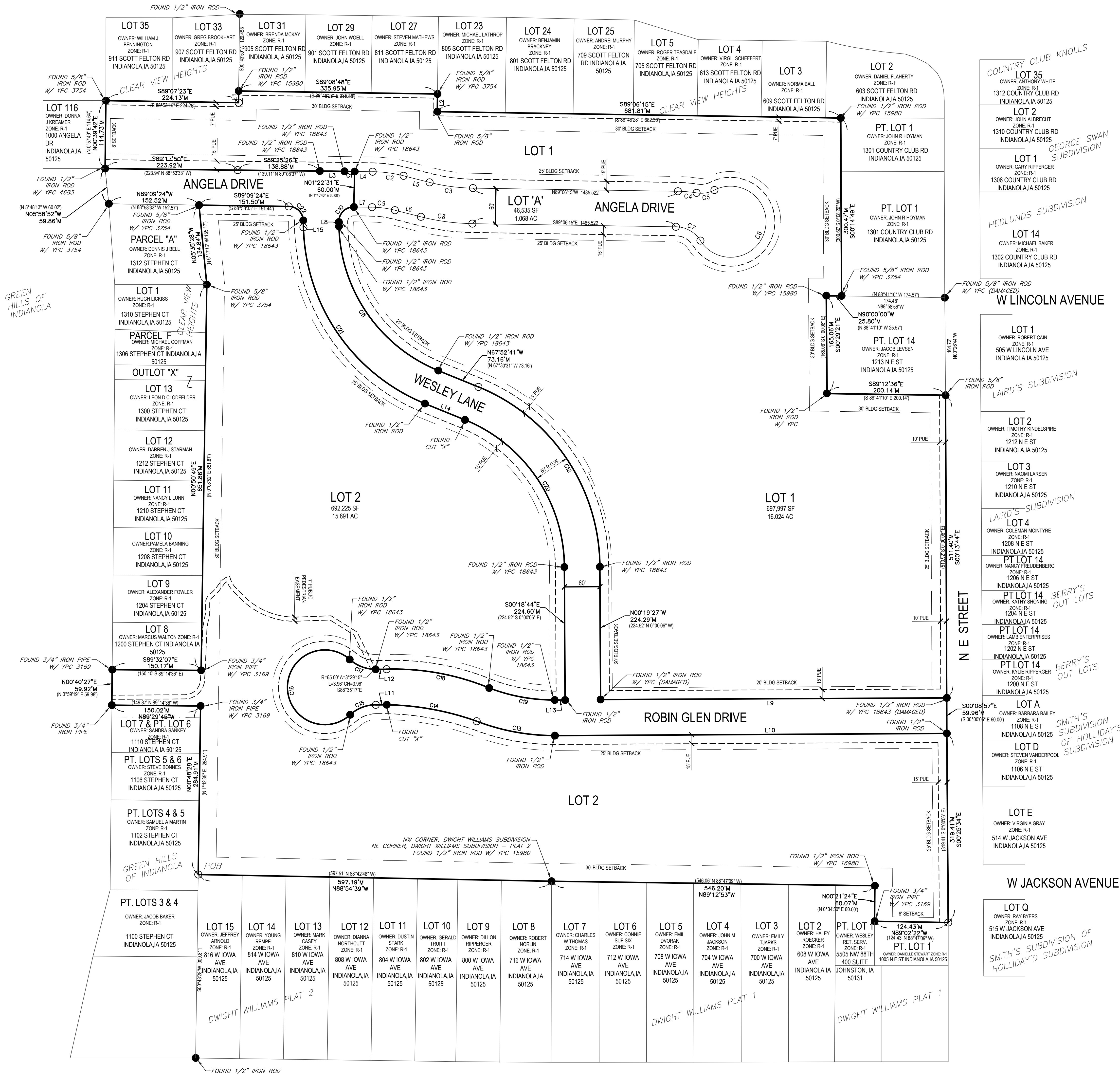
WESLEYLIFE THE VILLAGE PLAT 1
INDIANOLA, IOWA

REFERENCE NUMBER:

DRAWN BY:
EWM
REVISION DATE:
09-25-24 CITY SUBMITTAL
10-10-24 CITY SUBMITTAL
PROJECT NUMBER:
210592-2
SHEET NAME:
FINAL PLAT
SHEET NUMBER:
1 OF 3

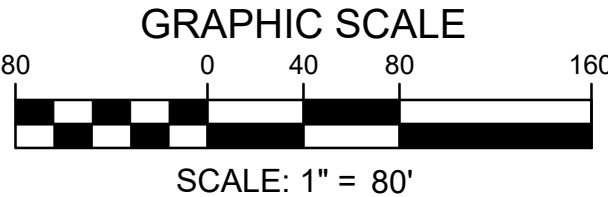
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Page 13 of 38



Curve Table					
CURVE #	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	1406.90 (1409.90)	0° 42' 03" (0°42'41")	17.21 (17.33)	17.21 (17.33)	S89° 18' 11"E (N88°37'23"W)
C2	228.00	013° 15' 12"	52.74	52.62	N82° 28' 39"W
C3	320.00	013° 15' 12"	74.02	73.86	N82° 28' 39"W
C4	228.00	007° 57' 13"	31.65	31.62	N85° 07' 39"W
C5	50.00	035° 40' 14"	31.13	30.63	S81° 00' 50"W
C6	60.00	264° 41' 38"	277.19	88.69	N15° 31' 32"E
C7	50.00	056° 58' 36"	49.72	47.70	S60° 36' 57"E
C8	380.00	013° 15' 12"	87.90	87.70	S82° 28' 39"E
C9	168.00	013° 15' 12"	38.86	38.77	S82° 28' 39"E
C10	25.00 (25.00)	092° 08' 26" (92°49'18")	40.20 (40.50)	36.01 (36.22)	S44° 49' 40"W (N45°19'03"E)
C11	270.00 (270.00)	066° 25' 07" (66°25'01")	312.99 (312.99)	295.76 (298.75)	N34° 34' 46"W (N34°18'00"W)
C12	330.00 (330.00)	067° 30' 13" (67°30'25")	388.79 (388.81)	366.69 (366.71)	N34° 01' 55"W (N33°45'18"W)
C13	365.00 (365.00)	021° 13' 12" (21°13'10")	135.18 (135.18)	134.41 (134.41)	S79° 36' 51"E (S79°23'31"E)
C14	480.00 (480.00)	018° 31' 13" (18°30'34")	155.15 (155.06)	154.48 (154.39)	S79° 37' 57"E (S79°22'24"E)
C15	65.00 (65.00)	042° 08' 27" (42°04'55")	47.81 (47.74)	46.74 (46.67)	N68° 38' 24"E (N68°59'41"W)
C16	63.00 (63.00)	264° 12' 33" (264°09'50")	291.18 (290.46)	93.70 (93.52)	S00° 21' 07"E (S00°02'08"W)
C17	65.00 (65.00)	042° 18' 17" (42°04'55")	47.99 (47.74)	46.91 (46.67)	N69° 10' 46"W (N68°55'24"W)
C18	420.00 (420.00)	024° 13' 51" (24°15'04")	177.62 (177.77)	176.30 (176.45)	N79° 38' 57"W (N79°22'24"W)
C19	305.00 (305.00)	021° 14' 29" (21°13'10")	113.07 (112.96)	112.43 (112.31)	S79° 38' 30"E (N79°23'31"W)
C20	270.00 (270.00)	067° 31' 28" (67°30'25")	318.20 (318.12)	300.10 (300.04)	N34° 03' 00"W (S33°45'18"E)
C21	330.00 (330.00)	066° 29' 41" (66°29'41")	382.98 (382.98)	361.85 (361.85)	N34° 34' 24"W (S34°34'24"E)
C22	25.00 (25.00)	086° 04' 28" (87°53'03")	37.56 (38.35)	34.12 (34.70)	N46° 13' 52"W (S45°02'02"E)

Line Table		
L1	19.69 (19.69)	N00° 43' 59"E (N01°07'28"E)
L2	29.94 (30.00)	S00° 30' 53"W (S00°54'28"W)
L3	41.75 (41.90)	N89° 13' 04"W (N88°58'33"W)
L4	30.36	N89° 06' 10"W
L5	45.38	N75° 51' 03"W
L6	45.38	S75° 51' 03"E
L7	30.86	S89° 06' 20"E
L8	7.39 (7.42)	N01° 45' 40"W (N01°05'30"W)
L9	584.88	N89° 43' 42"E
L10	662.21	S89° 40' 57"W
L11	18.57 (18.57)	N89° 46' 24"E (N89°57'52"E)
L12	18.57 (18.57)	S89° 46' 24"W (S89°57'52"W)
L13	17.54 (14.46)	N89° 52' 57"W (N89°59'54"W)
L14	72.84 (73.16)	S67° 52' 41"E (S67°30'31"E)
L15	11.59 (11.59)	S01° 23' 06"E (S01°05'30"E)





MEMORANDUM

To: Planning and Zoning Commission

From:

Date: October 22, 2024

Subject: Approval of a final plat for Kentucky Ridge Townhomes Plat 1.

Recommendation:

- Attachments:**
- 1. Staff Report_Kentucky Ridge THs Plat 1_FP_101824
 - 2. FPT_1230685 10-8-24



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Kentucky Ridge Townhomes Plat 1 – Final Plat **PREPARED BY:** Bill Mettee – Associate Planner

REPORT DATE: October 18, 2024

MEETING DATE: October 22, 2024

GENERAL INFORMATION

Applicant / Owner:

Inception Group, LLC

Owner's Representative:

Eric Cannon, P.E., Snyder & Associates

Request:

The applicant is requesting approval of a final plat for a townhome residential subdivision.

Location and Size:

Property is located south of East Kentucky Avenue and east of North Jefferson Way, containing approximately 6.77-acres.

AREA MAP



ABOVE: Aerial of subject property (outlined in **RED**) in relation to the surrounding area.

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant / Undeveloped	Community Mixed Use	PUD (Planned Unit Development)
North	Wal-Mart	Community Mixed Use	C-2 (Highway Commercial District)
South	Peoples Savings Bank / Daycare	Community Mixed Use	C-2 (Highway Commercial District)
East	Townhome Residential	Neighborhood Mixed Use	PUD (Planned Unit Development)
West	Scooters / Vacant and Undeveloped	Community Mixed Use	PUD (Planned Unit Development) / C-2 (Highway Commercial)

PROJECT DESCRIPTION

The final plat identifies a total of 51 lots for a townhome residential development. Lot 52 will be used for future development and will be replatted in the future. All lots are zoned PUD and range in size from 840 square feet to 870 square feet. Outlot Z will be used for common space and access and will be owned and maintained by the owners association. All lots meet or exceed the minimum requirements of the PUD zoning district.

Table I below summarizes the bulk regulations that are applicable to the proposed development. The site plan demonstrates compliance with the bulk regulations.

Table I: Bulk Regulations for the PUD District

Category	PUD (minimum)
Front Yard Setback	30 feet
Rear Yard Setback	30 feet
Side Yard Setback	8 feet
Maximum Height Stories	35 feet for townhomes

STREETS / TRAILS

A 5-foot-wide sidewalk will be constructed on the south side of East Kentucky Avenue, adjacent to the development. A series of 5' pedestrian walkways are shown throughout the site to facilitate access between all areas of the site. A pedestrian sidewalk is also shown into the site from the public sidewalk along East Kentucky Avenue.

UTILITIES

The site will be serviced with all public utilities, which are installed in the immediate vicinity of East Kentucky Avenue and North Jefferson Way. Utilities will be extended as required to service the townhomes. Stormwater detention will be provided with an underground detention basin. All easements have been shown on the final plat.

STAFF RECOMMENDATION

The final plat is in general conformance with the Zoning Ordinance, Subdivision Ordinance, and Comprehensive Plan. Staff recommends approval of the final plat for Kentucky Ridge Townhomes Plat I subject to remaining staff comments and review of the legal documents.

KENTUCKY RIDGE TOWNHOMES

FINAL PLAT

AREA ABOVE RESERVED FOR RECORDER

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020
E:GRIFFIN@SNYDER-ASSOCIATES.COM
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
PT. OF NW1/4 SW1/4 SECTOPM 19-73-23
REQUESTED BY:
(INCEPTION GROUP LLC)

PROPERTY DESCRIPTION

THE NORTH 1/2 OF THE FOLLOWING DESCRIBED REAL ESTATE:
BEGINNING AT A POINT 33 FEET EAST AND 238 1/2 FEET NORTH
OF THE SW CORNER OF THE NW 1/4 SW 1/4 OF SECTION 19,
TOWNSHIP 76 NORTH, RANGE 23 WEST OF THE 5TH P.M.,
WARREN COUNTY, IOWA IN INDIANOLA, IOWA, THENCE NORTH
306 FEET, THENCE EAST 208 1/2 FEET, THENCE SOUTH 306 FEET,
THENCE WEST 208 1/2 FEET TO THE PLACE OF BEGINNING, AND
LOT 9 OF WOODWARD'S SUBDIVISION IN INDIANOLA, WARREN
COUNTY, IOWA, AND PARCEL 'AA' AS DESCRIBED IN THE
IRREGULAR PLAT OF SURVEY FILED IN THE OFFICE OF THE
RECORDER IN AND FOR WARREN COUNTY, IOWA ON MARCH 1,
2000 IN BOOK 13, PAGE 3 OF 76-23 BEING A PART OF THE NW 1/4
SW 1/4 OF SECTION 19, TOWNSHIP 76 NORTH, RANGE 23 WEST
OF THE 5TH P.M., WARREN COUNTY, IOWA, SUBJECT TO ALL
ZONING, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

OWNER/APPLICANT

INCEPTION GROUP LLC
209 E SALEM AVE
INDIANOLA, IA, 50125
CONTACT: CODY SINCLAIR
PHONE: (515-238-2877)
CJS.NEWERAHOMES@HOTMAIL.COM

BULK REGULATIONS

LOT 52
FRONT YARD = 40'
REAR YARD = 10'
SIDE YARD = 10'
MIN. SEPERATION = 20'
MAX BUILDING HEIGHT = 50'
MIN. OPEN SPACE = 20%

LOT 1-51, OUTLOT Z

MIN. SETBACK FROM PERIMETER OF DEVELOPMENT = 30'
MAX BUILDING HEIGHT = 35'
MIN. OPEN SPACE = 25%
MIN. BUILDING SEPARATION = 15'
MAX DENSITY = 14 UNITS PER ACRE
FRONT YARD = 25'
OUTLOT Z WEST SIDE YARD = 8'
REAR YARD = 30'
MIN. SETBACK FROM PRIVATE STREET = 25' FROM BACK CURB
OR SIDEWALK

LEGEND

FEATURES

Section Corner
1/2" Rebar, YPCap # 19710
(Unless Otherwise Noted)
ROW Marker
ROW Rail
Control Point
Bench Mark
Platted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
XXXXX Plastic Cap
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line

FOUND	SET
●	△
○	○
■	□
○CP	□
⊙	⊙
P	M
R	D
D	C
C	C
XXX	XXX

NOTES:

- RESIDENTIAL UNITS ALONG E KENTUCKY AVENUE (#1-13) MUST HAVE ENTRANCES CLEARLY DEMARCATED, EITHER BY CANOPY ENTRANCE, AN ENTRANCE WITH A PORCH, A TRANSOM WITH SIDELIGHT WINDOWS, OR USE OF PILASTERS AND PEDIMENTS FOR FACADES FACING EAST KENTUCKY AVENUE. PATIO STYLE DOORS, SUCH AS SLIDING GLASS DOORS CANNOT BE USED FOR MAIN ENTRANCE DOORS. A MIX OF AT LEAST TWO DIFFERENT FRONTAGE TYPES WITHIN EACH BLOCK OR RESIDENTIAL GROUPING MUST BE UTILIZED.
- LOTS 38-51 SHALL PROVIDE DIMENSIONAL DEPTH EXAGGERATION ORIENTED TOWARD IOWA AVE.
- CLEAR VARIATION AND DISTINCTION WILL BE MADE BETWEEN RESIDENTIAL UNITS.
- EACH RESIDENTIAL UNIT SHALL PROVIDE ITS OWN PORCH, PATIO OR DECK.
- NO LANDSCAPE BUFFER SHALL BE PROVIDED BETWEEN OUTLOT "Z" AND LOT 52.

N JEFFERSON WAY
HWY 65/69

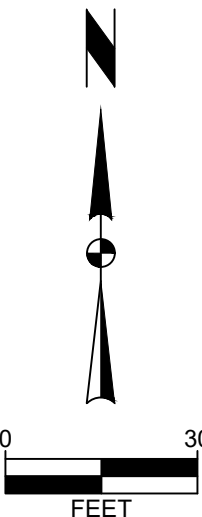
STREET LOT A

NORTH 1/2
NORTH 306' OF THE
EAST 208.5'
SEC 19-76-23

E. KENTUCKY AVE

LOT 52
132,858 SF
3.05 AC

PARCEL AA
BOOK 13 PAGE 3 of 76-23



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

Erin D. Griffin, PLS
License Number 19710
My License Renewal Date is December 31, 2025
Pages or sheets covered by this seal:

KENTUCKY RIDGE TOWNHOMES

FINAL PLAT

INDIANOLA, IA

SNYDER & ASSOCIATES, INC. |



Project No: 123.0685.01

Sheet 1 OF 2

INDIANOLA, IA

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

Sheet 1 OF 2

Project No: 123.0685.01

MARK

Engineer: EDC

Technician: TECH

Date: 10-08-24

REVISION

Checked By: EDG

Scale: 1" = 30'

BY

DATE

123.0685.01

123.0685.01

123.0685.01

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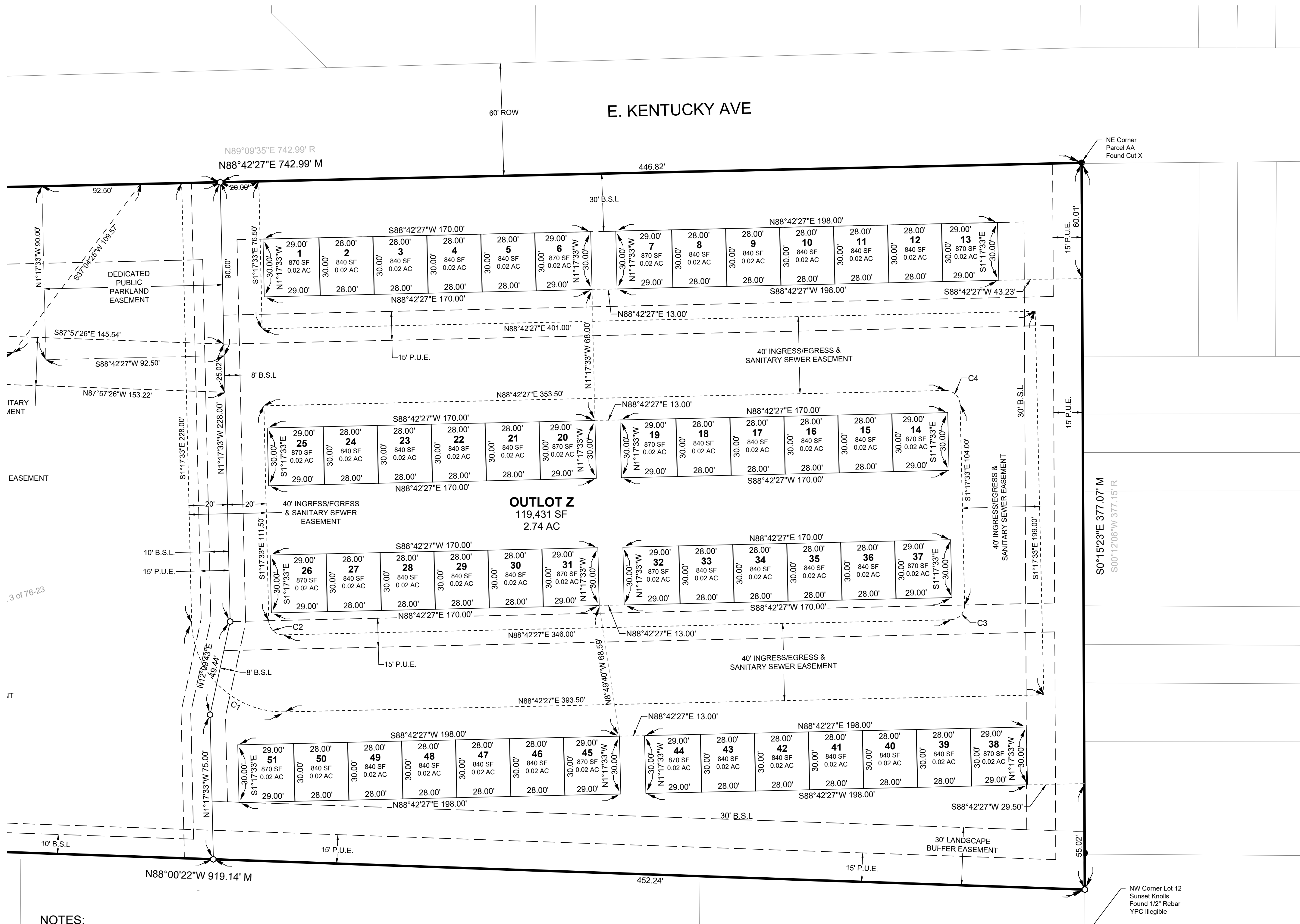
KENTUCKY RIDGE TOWNHOMES

FINAL PLAT

AREA ABOVE RESERVED FOR RECORDER

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020
EGRIFFIN@SNYDER-ASSOCIATES.COM
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
PT. OF NW1/4 SW1/4 SECTPM 19-73-23
REQUESTED BY:
(INCEPTION GROUP LLC)



LEGEND

FEATURES

Section Corner
1/2" Rebar, YPCap # 19710
(Unless Otherwise Noted)
ROW Marker
ROW Rail
Control Point
Bench Mark
Platted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
XXXXX Plastic Cap
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line

FOUND SET

● ○
■ □
P
M
R
D
C
XXX

NOTES:

- RESIDENTIAL UNITS ALONG E KENTUCKY AVENUE (#1-13) MUST HAVE ENTRANCES CLEARLY DEMARCATED, EITHER BY CANOPY ENTRANCE, AN ENTRANCE WITH A PORCH, A TRANSOM WITH SIDELIGHT WINDOWS, OR USE OF PILASTERS AND PEDIMENTS FOR FACADES FACING EAST KENTUCKY AVENUE. PATIO STYLE DOORS, SUCH AS SLIDING GLASS DOORS CANNOT BE USED FOR MAIN ENTRANCE DOORS. A MIX OF AT LEAST TWO DIFFERENT FRONTAGE TYPES WITHIN EACH BLOCK OR RESIDENTIAL GROUPING MUST BE UTILIZED.
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- EACH RESIDENTIAL UNIT SHALL PROVIDE ITS OWN PORCH, PATIO OR DECK.
- NO LANDSCAPE BUFFER SHALL BE PROVIDED BETWEEN OUTLOT "Z" AND LOT 52.

CURVE TABLE

CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C1	90°00'00"	47.50'	74.61'	47.50'	S46°17'33"E 67.18'
C2	90°00'00"	7.50'	11.78'	7.50'	S46°17'33"E 10.61'
C3	90°00'00"	7.50'	11.78'	7.50'	N43°42'27"E 10.61'
C4	90°00'00"	7.50'	11.78'	7.50'	N46°17'33"W 10.61'

KENTUCKY RIDGE TOWNHOMES

FINAL PLAT

INDIANOLA, IA

SNYDER & ASSOCIATES, INC.



Project No: 123.0685.01

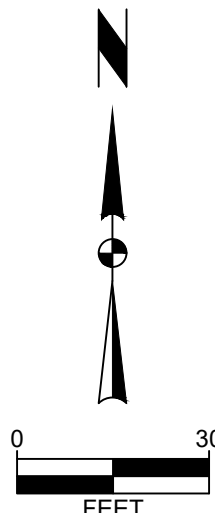
Sheet 2 OF 2

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

Project No: 123.0685.01

Sheet 2 OF 2

MARK	REVISION	DATE	BY
	Engineer: EDC	Checked By: EDG	Scale: 1" = 30'
	Technician: TECH	Date: 10-08-24	T-R-S: TTN-RRW-SS



V:\Projects\2023\123.0685.01\KENTUCKY RIDGE TOWNHOMES\FINAL PLAT 2024\1008_415.PW, ANSI FULL BLEED D (34.00 X 22.00 INCHES)



MEMORANDUM

To: Planning and Zoning Commission
From:
Date: October 22, 2024
Subject: Approval of a final plat for Emerald Bay Plat 1.

Recommendation:

Attachments:

1. Staff Report_Emerald Bay Plat 1_FP_101824
2. Emerald Bay FP



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Emerald Bay Plat 1 – Final Plat

PREPARED BY: Bill Mettee – Associate Planner

REPORT DATE: October 18, 2024

MEETING DATE: October 22, 2024

GENERAL INFORMATION

Applicant / Owner:

Emerald Bay, LLC

Owner's Representative:

Wally Pelds, P.E., Pelds Design Services

Request:

The applicant is requesting approval of a final plat for a commercial and residential subdivision.

Location and Size:

Property is located north of West Hillcrest Avenue and west of North Jefferson Way, containing approximately 21.30-acres.

AREA MAP



ABOVE: Aerial of subject property (outlined in **RED**) in relation to the surrounding area.

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Planned Unit Development	PUD (Planned Unit Development)
North	Vacant / Undeveloped & Indianola Vet Clinic	Regional Mixed-Use / Low-Density Residential	A-1 (Agricultural and Open Space District) / C-2 (Highway Commercial District)
South	Single-Family Residential	Low-Density Residential	R-1 (Single-Family Residential Detached District)
East	General Commercial Uses	Community Commercial	C-2 (Highway Commercial District)
West	Country Club Golf Course	Parks and Recreation	A-1 (Agricultural and Open Space District)

PROJECT HISTORY

The preliminary plat for Emerald Bay was approved by the Planning and Zoning Commission at their February 27th, 2024 meeting followed by approval by City Council at their March 4, 2024 meeting.

PROJECT DESCRIPTION

The final plat identifies a total of 10 lots for commercial and residential development. All lots are zoned PUD with underlying C-2 (Highway Commercial District) and R-3 (Multi-Family Residential District) and range in size from 0.58-acres to 5.10-acres. All lots meet or exceed the minimum requirements of the C-2 and R-3 zoning districts.

Table I below summarizes the bulk regulations that are applicable to the proposed development. The site plan demonstrates compliance with the bulk regulations.

Table I: Bulk Regulations for the PUD (R-3 and C-2) Districts

Category	PUD (C-2 / R-3) (minimum)
Front Yard Setback	40 feet / 30 feet
Rear Yard Setback	10 feet / 30 feet
Side Yard Setback	10 feet / 5 feet
Maximum Height Stories	50 feet / 35 feet
Lot Area	NA / NA
Lot Width	150 feet / 80 feet

STREETS / TRAILS

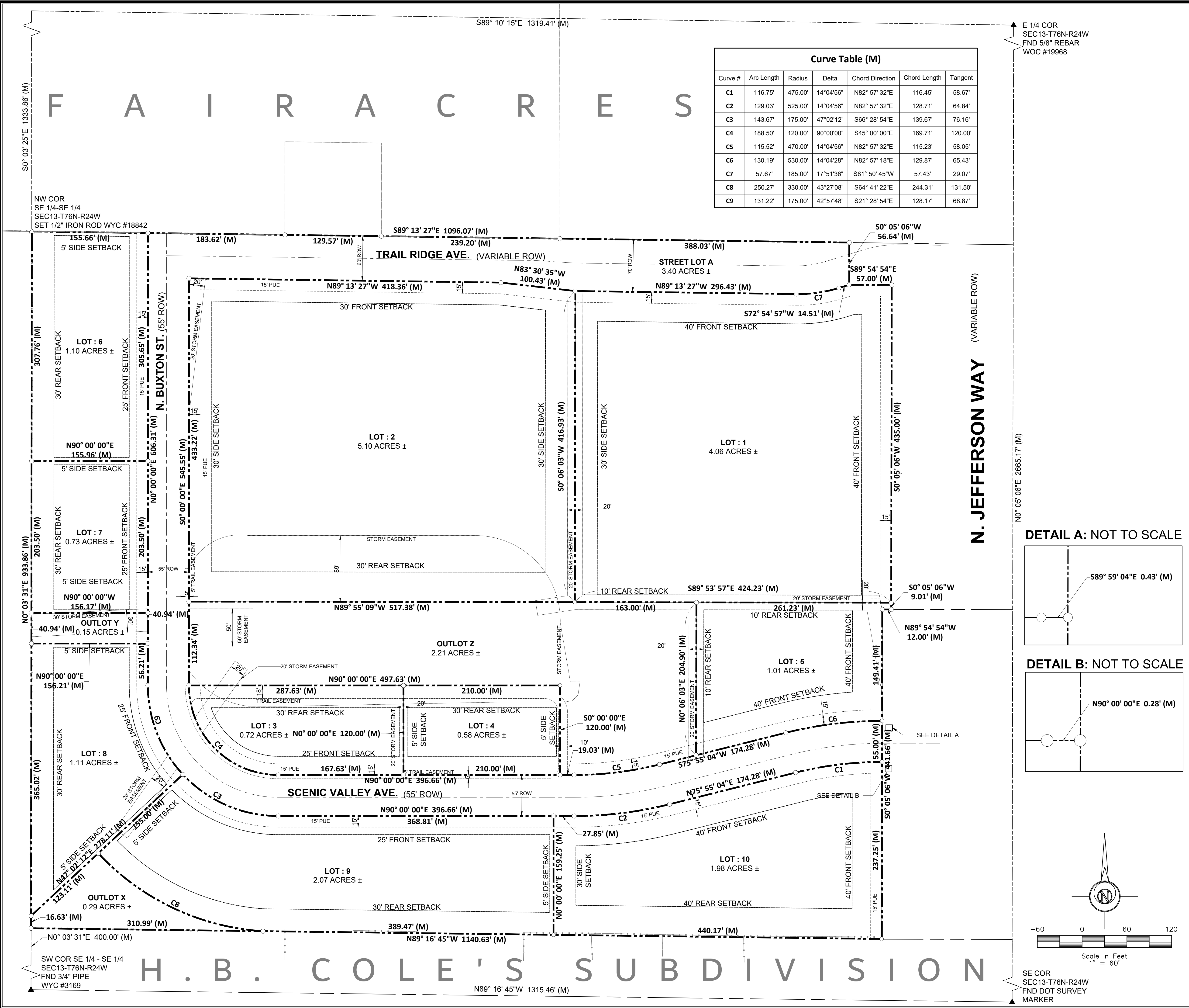
The plat includes the construction of three public streets, West Trail Ridge Avenue, West Scenic Valley Avenue and North Buxton Street. A 5-foot-wide sidewalk will be constructed along the west side of North Jefferson Way, the west side of North Buxton Street and south side of West Scenic Valley Avenue. The sidewalks will be installed with individual lot development. A 10-foot trail will be installed along the south side of West Trail Ridge Avenue, the east side of North Buxton Street and the north side of West Scenic Valley Avenue. Trails will be installed with plat improvements.

UTILITIES

The site will be serviced with all public utilities, which are installed in the immediate vicinity of North Jefferson Way. Stormwater detention will be provided with a basin located near the center of the plat. All easements have been shown on the final plat.

STAFF RECOMMENDATION

The final plat is in general conformance with the Zoning Ordinance, Subdivision Ordinance, and Comprehensive Plan. Staff recommends approval of the final plat for Emerald Bay Plat I subject to remaining staff comments and review of the legal documents.



Curve Table (M)						
Curve #	Arc Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	116.75'	475.00'	14°04'56"	N82° 57' 32"E	116.45'	58.67'
C2	129.03'	525.00'	14°04'56"	N82° 57' 32"E	128.71'	64.84'
C3	143.67'	175.00'	47°02'12"	S66° 28' 54"E	139.67'	76.16'
C4	188.50'	120.00'	90°00'00"	S45° 00' 00"E	169.71'	120.00'
C5	115.52'	470.00'	14°04'56"	N82° 57' 32"E	115.23'	58.05'
C6	130.19'	530.00'	14°04'28"	N82° 57' 18"E	129.87'	65.43'
C7	57.67'	185.00'	17°51'36"	S81° 50' 45"W	57.43'	29.07'
C8	250.27'	330.00'	43°27'08"	S64° 41' 22"E	244.31'	131.50'
C9	131.22'	175.00'	42°57'48"	S21° 28' 54"E	128.17'	68.87'

E 1/4 COR
SEC13-T76N-R24W
FND 5/8" REBAR
WOC #19968

SE COR
SEC13-T76N-R24W
FND DOT SURVEY
MARKER

FINAL PLAT

EMERALD BAY DEVELOPMENT

2103 E. JEFFERSON WAY

INDIANOLA IA 50315

DATE OF SURVEY:
11/2023

SITE ADDRESS
2103 N JEFFERSON WAY
INDIANOLA, IA 50125

SITE AREA
GROSS: 21.3 ACRES (927,828 SQ.FT.)
ROW: 3.40 ACRES
NET: 17.90 ACRES

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'

SURVEYOR:
VOLDEMARS PELDS
COMPANY:
PELDS DESIGN SERVICES
RETURN TO:
2323 DIXON STREET
DES MOINES, IA 50316

ERROR OF CLOSURE:
1: 1,738,692

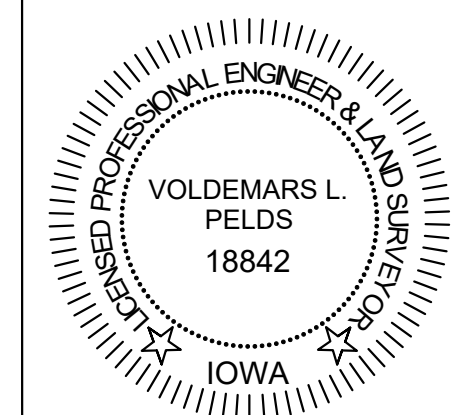
LEGAL DESCRIPTION:

WD INST#2024-00686
THE SE 1/4 OF THE SE 1/4 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.

LEGEND:

+/- MORE OR LESS
O SET 1/2" IRON ROD WYC #18842
▲ FOUND SECTION CORNER
WYC WITH YELLOW CAP

FENCE LINE
(M) MEASURED
△ SET SECTION CORNER
WOC WITH ORANGE CAP



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED 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.

VOLDEMARS LEO PELDS, P.L.S. IA. LIC. NO.18842 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE).

PELDS 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

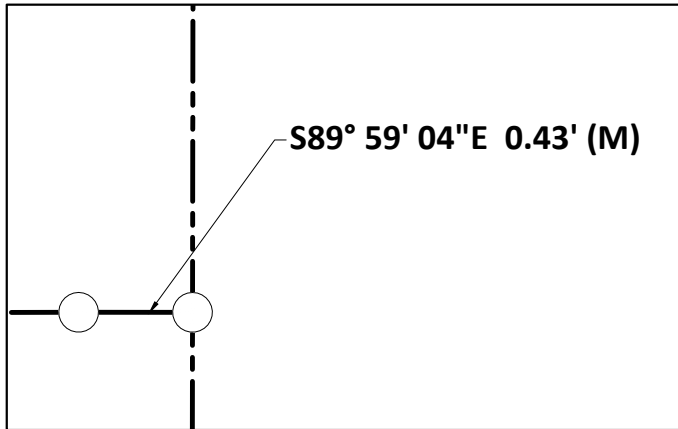
INDIANOLA, IA 50211

REVISIONS:

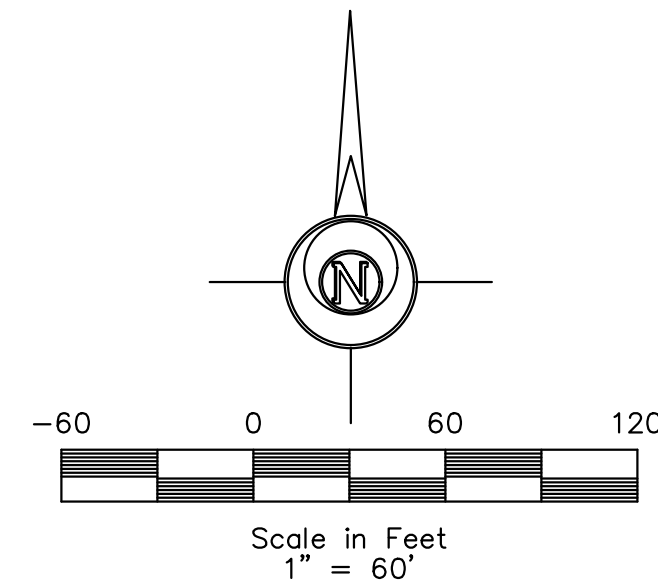
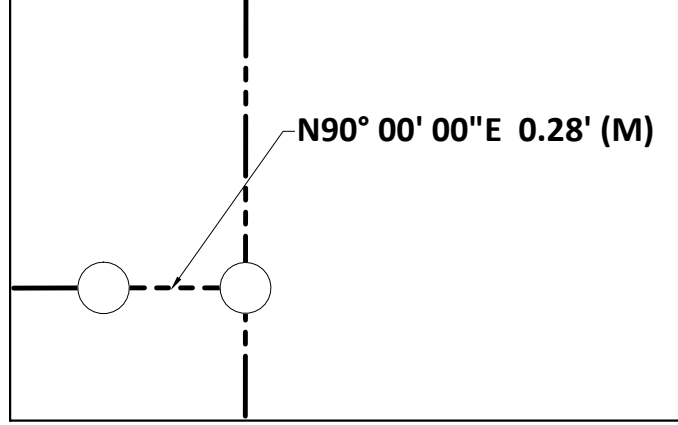
DATE	BY	SCALE	REVISION
10.02.2024	A.BRADFIELD	1"=60'	23-141

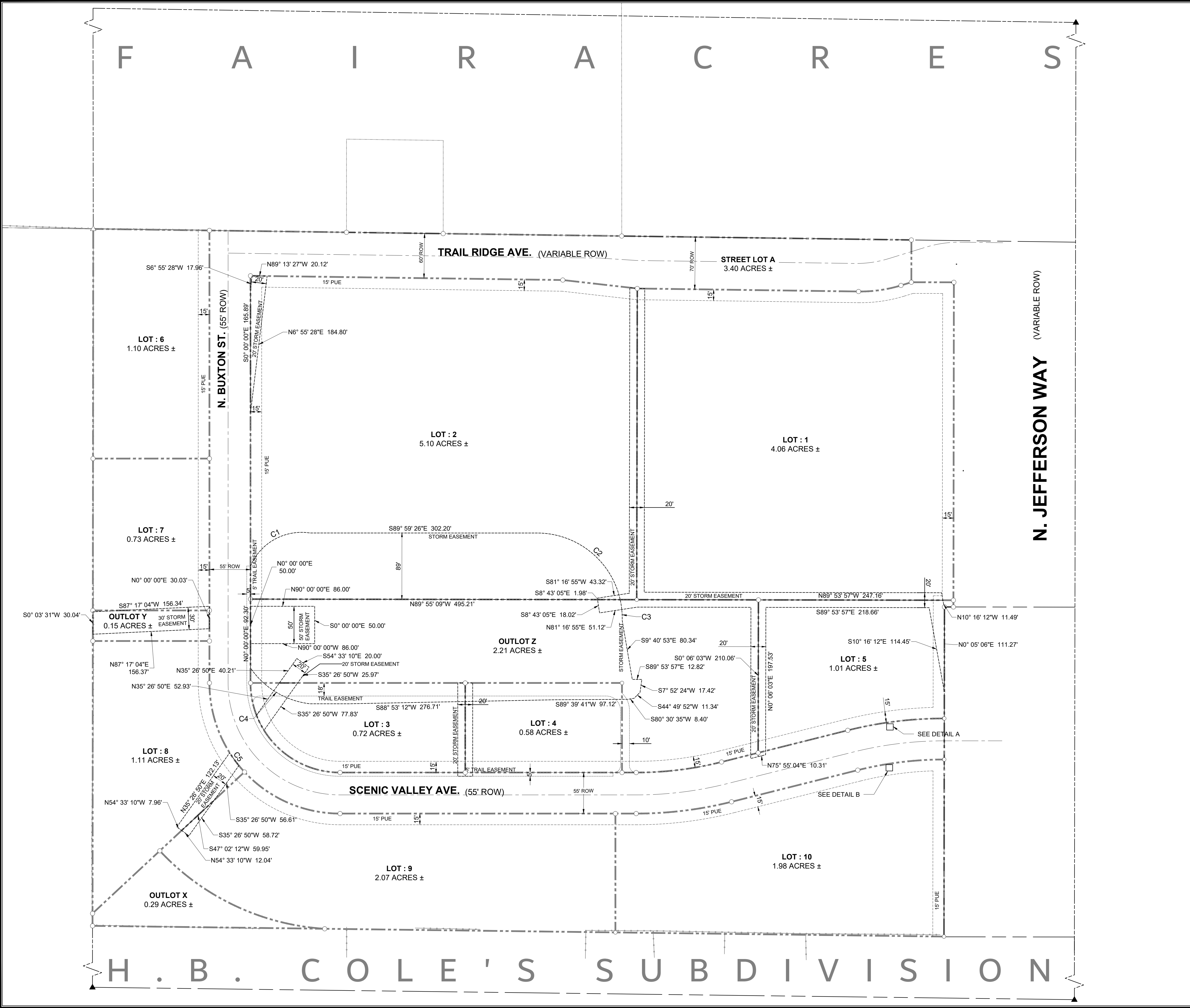
FINAL PLAT SHT 1

DETAIL A: NOT TO SCALE

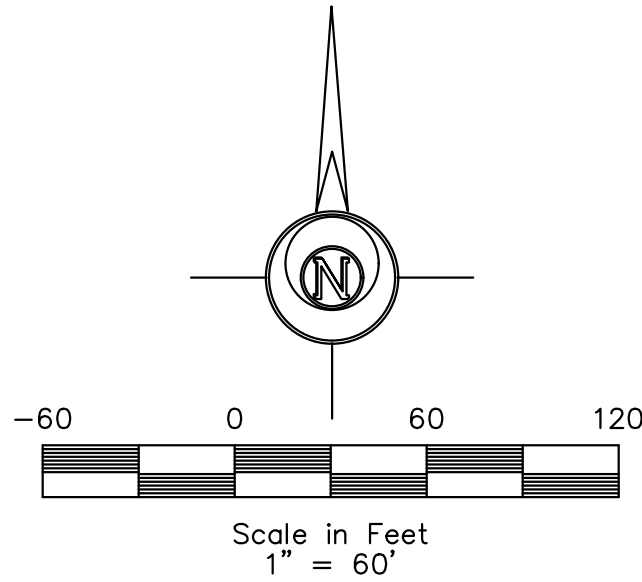


DETAIL B: NOT TO SCALE





Curve Table						
Curve #	Arc Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	98.12'	74.46'	75°30'10"	N60° 58' 15"E	91.18'	57.66'
C2	156.13'	114.05'	78°26'14"	S51° 45' 48"E	144.22'	93.08'
C3	27.86'	114.05'	13°59'49"	S5° 32' 47"E	27.79'	14.00'
C4	95.78'	112.24'	48°53'47"	N58° 56' 51"W	92.90'	51.03'
C5	21.14'	175.00'	6°55'13"	S35° 46' 38"E	21.12'	10.58'



LEGEND:

+/-

○

▲

WYC

MORE OR LESS

SET 1/2" IRON ROD WYC #18842

FOUND SECTION CORNER

WITH YELLOW CAP

—○—○—○—

(M)

△

WOC

FENCE LINE

MEASURED

SET SECTION CORNER

WITH ORANGE CAP

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 50211

BENCHMARK:

REVISIONS:

COPYRIGHT DATE:

DRAWN BY:

SCALE:

LATEST REVISION:

DRAWING NO.:

FILE PATH:

J:\2023 Projects\23-141 - Emerald Bay Development - Indianola - Jesse Rognes\Engineering\Sheet Set

PRELIMINARY

23-141

FINAL PLAT SHT 2



MEMORANDUM

To: Planning and Zoning Commission

From:

Date: October 22, 2024

Subject: Approval of a final plat for Summercrest Plat 2.

Recommendation:

- Attachments:**
- 1. Staff Report_Summercrest Plat 2_FP_101824
 - 2. Summercrest Plat 2 Final Plat 10-8-24



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Summercrest Plat 2 – Final Plat

PREPARED BY: Bill Mettee – Associate Planner

REPORT DATE: October 18, 2024

MEETING DATE: October 22, 2024

GENERAL INFORMATION

Applicant / Owner:

D.R. Horton, LLC

Owner's Representative:

Ryan Remling, P.L.S., Stubbs Engineering

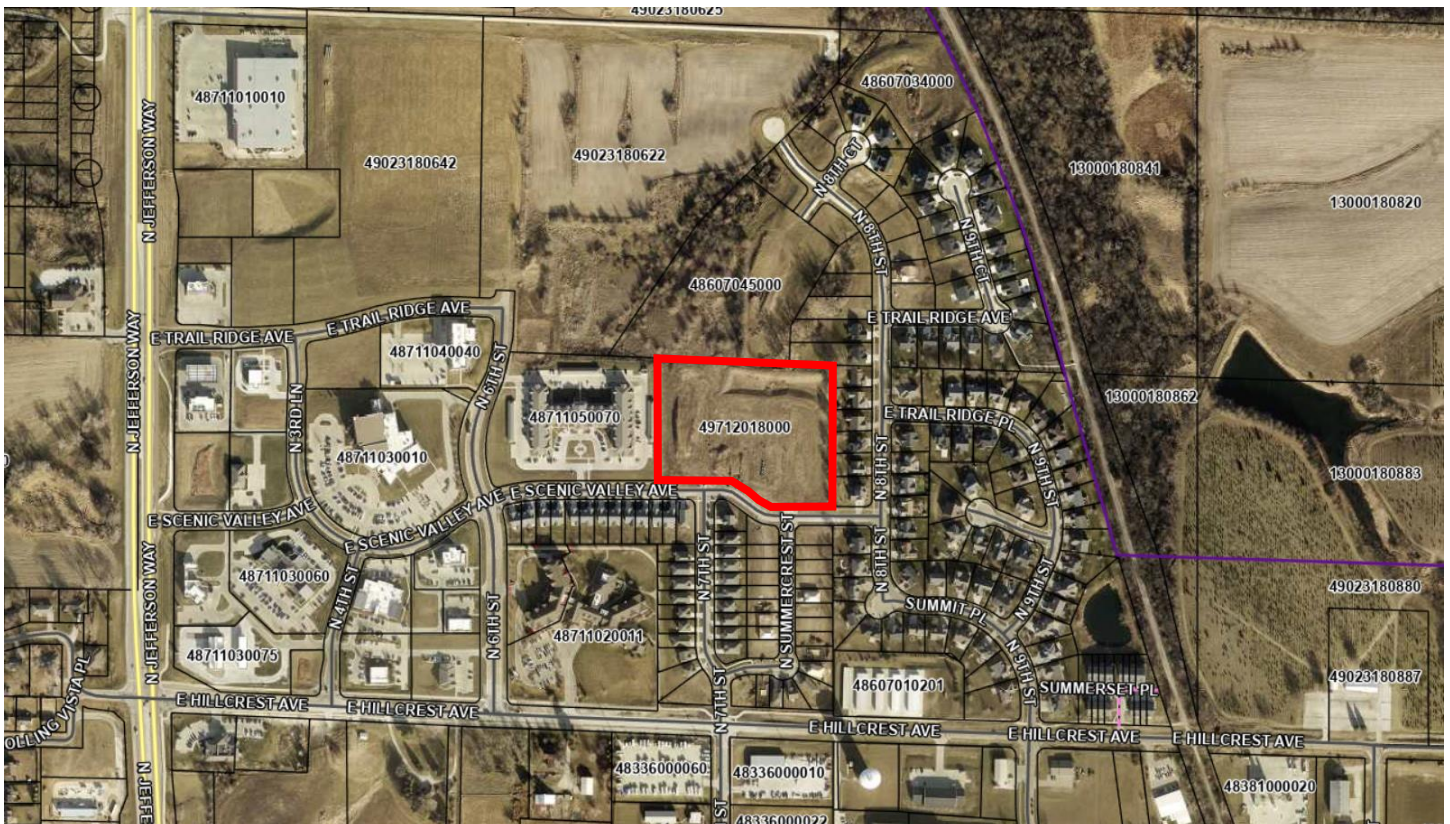
Request:

The applicant is requesting approval of a final plat for a residential subdivision.

Location and Size:

Property is located north of East Hillcrest Avenue and east of North Jefferson Way, containing approximately 7.15-acres.

AREA MAP



ABOVE: Aerial of subject property (outlined in **RED**) in relation to the surrounding area.

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Medium / High-Density Residential	PUD (Planned Unit Development)
North	Quail Meadows Plat 5	Medium / High-Density Residential	R-2 (Single-Family Residential Attached District)
South	Townhome Residential Development	Planned Unit Development	PUD (Planned Unit Development) / R-3 (Multi-Family Residential District)
East	Warren County	Low-Density Residential	R-2 (Single-Family Residential Attached District)
West	Single-Family Residential	Medium / High-Density Residential	R-3 (Multi-Family Residential District)

PROJECT DESCRIPTION

The final plat identifies a total of 23 lots for single-family residential development. All lots are zoned PUD and range in size from 6,000 square feet to 18,265 square feet. All lots meet or exceed the minimum requirements of the PUD zoning district. Lots not covered by the PUD have underlying R-2 zoning district requirements. Lots 1-7 and 14-18 are subject to PUD requirements and Lots 8-13 and 19-23 are subject to R-2 requirements.

Table I below summarizes the bulk regulations that are applicable to the proposed development. The site plan demonstrates compliance with the bulk regulations.

Table I: Bulk Regulations for the PUD District

Category	PUD / R-2 (minimum)
Front Yard Setback	25 feet
Rear Yard Setback	25 / 30 feet
Side Yard Setback	8 feet minimum one side; 18 feet total / 5 feet minimum one side; 10 feet total
Maximum Height Stories	35 feet
Lot Area	6,000 / 7,200 square feet
Lot Width	50 feet

STREETS / TRAILS

The plat includes an extension of North 7th Street from Summercrest Plat 1 to Quail Meadows Plat 5 and an extension of North Summercrest Street. A small connector street, East Trail Ridge Place, will also be installed. A 5-foot-wide sidewalk will be constructed on both sides of all public streets with individual lot development.

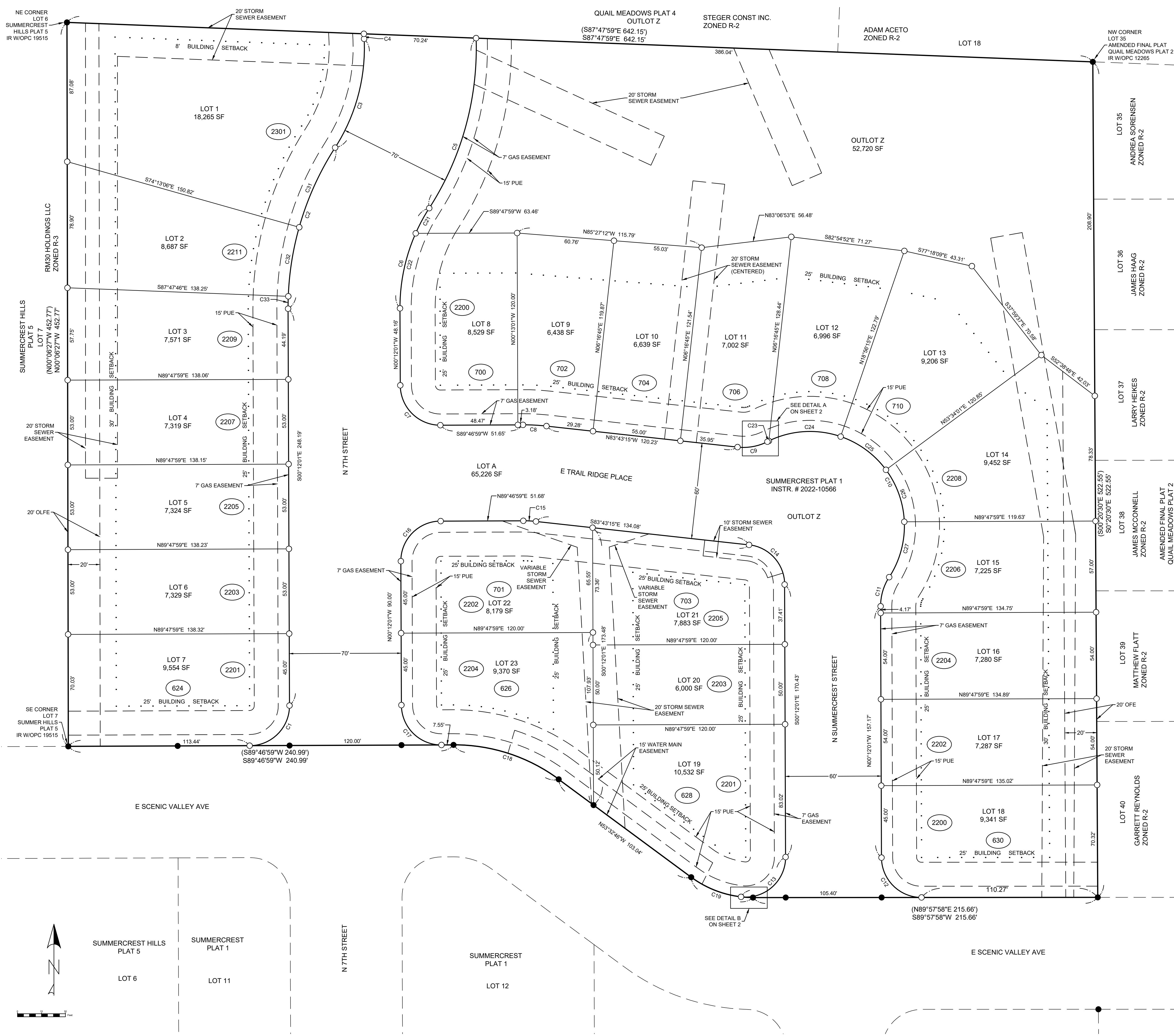
UTILITIES

The site will be serviced with all public utilities, which have been previously installed with Summercrest Plat 1 and will be extended to service the new lots. Stormwater detention will be provided with a basin located on the north side of the plat. All easements have been shown on the final plat.

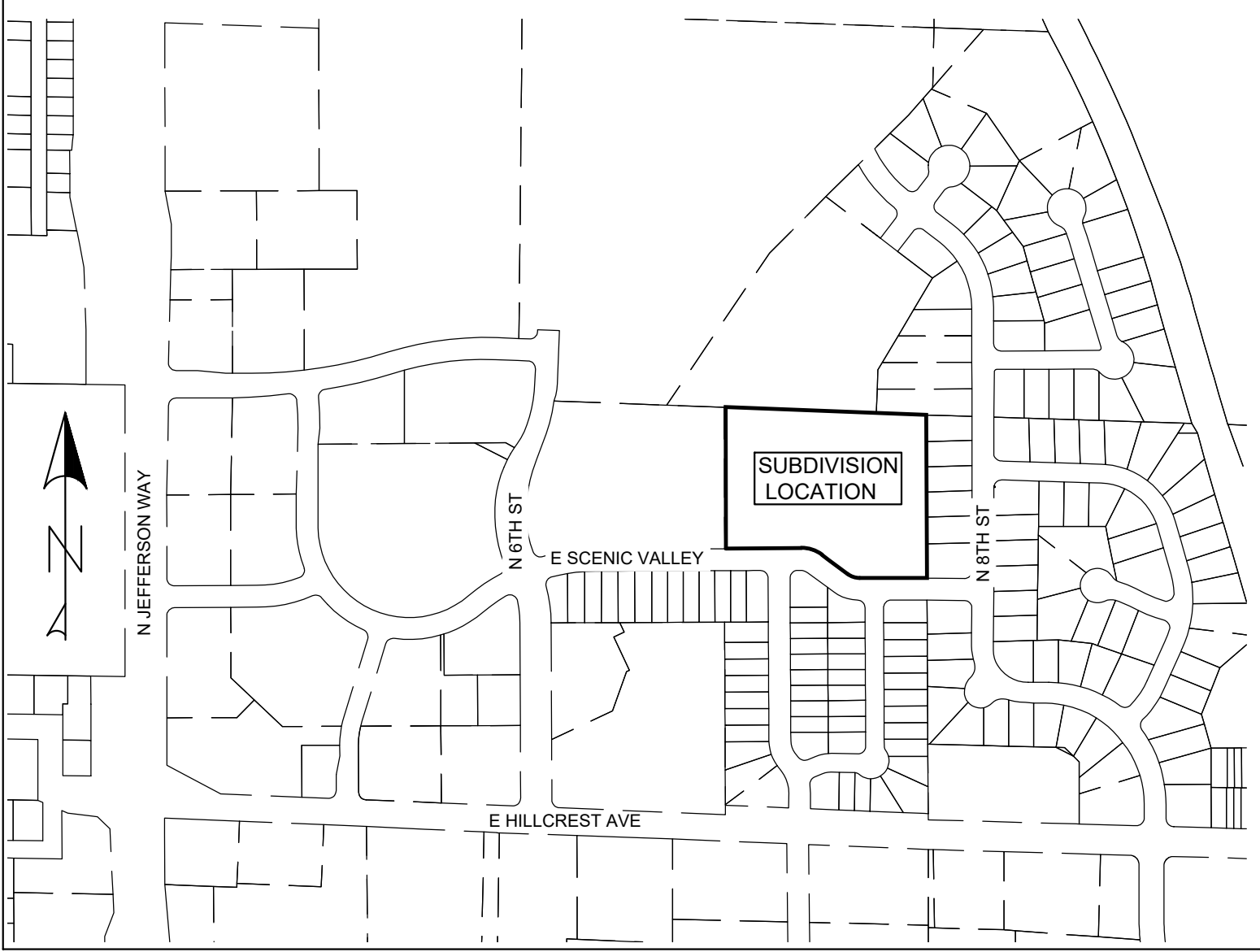
STAFF RECOMMENDATION

The final plat is in general conformance with the Zoning Ordinance, Subdivision Ordinance, and Comprehensive Plan. Staff recommends approval of the final plat for Summercrest Plat 2 subject to remaining staff comments and review of the legal documents.

FINAL PLAT FOR
SUMMERCREST PLAT 2



INDEX LEGEND		SPACE RESERVED FOR RECORDING PURPOSES
LOCATION:	PART OF SE 1/4-SW 1/4 SEC. 18-T6N-R23W	
REQUESTOR:	DR HORTON-IOWA LLC	
PROPRIETOR:	DR HORTON-IOWA LLC	
SURVEYOR:	RYAN R. REMLING, P.L.S.	
COMPANY:	STUBBS ENGINEERING 1609 N ANKENY BLVD, SUITE 230 ANKENY, IA 50023 PHONE: (515) 259-1133 RYAN@STUBBS3.COM	
RETURN TO:	RYAN REMLING	



PROPERTY DESCRIPTION:
OUTLOT Z, SUMMERCREST PLAT 1, AS RECORDED IN INSTRUMENT NUMBER 2022-10566 IN THE OFFICE OF THE WARREN COUNTY, IOWA RECORDER.
OUTLOT Z CONTAINS 7.15 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS.

ZONING: R-5 PUD
SINGLE-FAMILY RESIDENTIAL (LOTS 1-7, & 14-18)

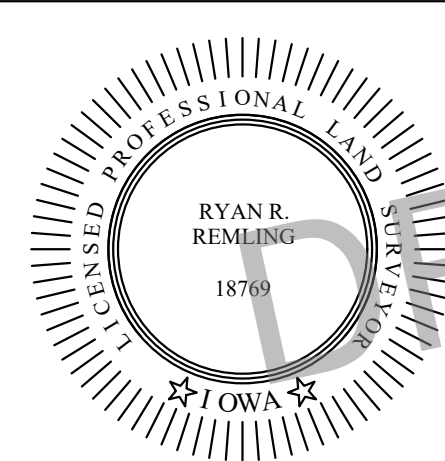
A. DETACHED HOMES WITH MINIMUM TWO-CAR ATTACHED OR DETACHED GARAGES
B. MINIMUM LOT WIDTH AT FRONT YARD SETBACK - 50 FEET
C. MINIMUM LOT AREA - 7,200 S.F.
D. MINIMUM YARD REQUIREMENTS:
I. FRONT - 25 FEET
II. REAR - 30 FEET
F. SIDE - 16 FEET TOTAL (MIN. 8' ONE SIDE)
F. SCREENING REQUIRED: NONE
G. R-2 ZONING REGULATIONS SHALL APPLY TO ANY ITEMS NOT COVERED WITHIN THIS PUD

SINGLE-FAMILY RESIDENTIAL (LOTS 8-13, & 19-23)

A. DETACHED HOMES WITH MINIMUM TWO-CAR ATTACHED OR DETACHED GARAGES
B. MINIMUM LOT WIDTH AT FRONT YARD SETBACK - 50 FEET
C. MINIMUM LOT AREA - 6,000 S.F.
D. MINIMUM YARD REQUIREMENTS:
I. FRONT - 25 FEET
II. REAR - 25 FEET
F. SIDE - 10 FEET TOTAL (MIN. 5' ONE SIDE)
F. SCREENING REQUIRED: NONE
G. R-2 ZONING REGULATIONS SHALL APPLY TO ANY ITEMS NOT COVERED WITHIN THIS PUD

- DEVELOPER:
DR HORTON
1910 SW PLAZA SHOPS LANE
ANKENY, IA 50023
CONTACT: JOSH MOULTON
PHONE: (515) 965-7876
- NOTES:
1. BASIS OF BEARINGS: IOWA RTN, IOWA STATE PLANE SOUTH, ZONE 1402 (NAD83)
 2. THE PROPERTY IS LOCATED IN UNSHADED ZONE "X", MAP # 19181C0168F WITH AN EFFECTIVE DATE OF 11/16/2018.
 3. THE BOUNDARY FOR THIS PLAT HAS AN ERROR CLOSURE OF LESS THAN 1 FOOT IN 10,000 FEET AND EACH LOT HAS AN ERROR CLOSURE OF LESS THAN 1 FOOT IN 5,000 FEET. INDIANOLA CITY CODE FOR ERROR CLOSURE IS 1 FOOT IN 5,000 FEET.
 4. STREET LOT A IS BEING DEDICATED TO THE CITY OF INDIANOLA AS PUBLIC ROAD RIGHT OF WAY.
 5. 5' SIDEWALKS SHALL BE INSTALLED WITH INDIVIDUAL LOT DEVELOPMENT.
 6. OUTLOT Z IS FOR STORM WATER DETENTION AND SHALL BE PRIVATELY OWNED AND MAINTAINED.

LEGEND	
○	SET 1/2" REBAR W/YELLOW PLASTIC CAP NO. 18769
●	FOUND 1/2" REBAR W/YPC #20757 UNLESS NOTED OTHERWISE
()	RECORDED AS
—	PLAT OR SURVEY BOUNDARY
- - -	PLAT LOT LINE
- - -	EXISTING LOT LINE
- - -	EASEMENT LINE
- - -	SETBACK LINE
- - -	PUBLIC UTILITY EASEMENT
- - -	OVERLAND FLOWAGE EASEMENT
- - -	LOT ADDRESS
PUE	
OFE	
(???)	



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT AND THE RELATED SURVEY WORK WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

DATE: _____

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1 & 2

FINAL PLAT
SUMMERCREST PLAT 2
INDIANOLA, WARREN COUNTY, IOWA

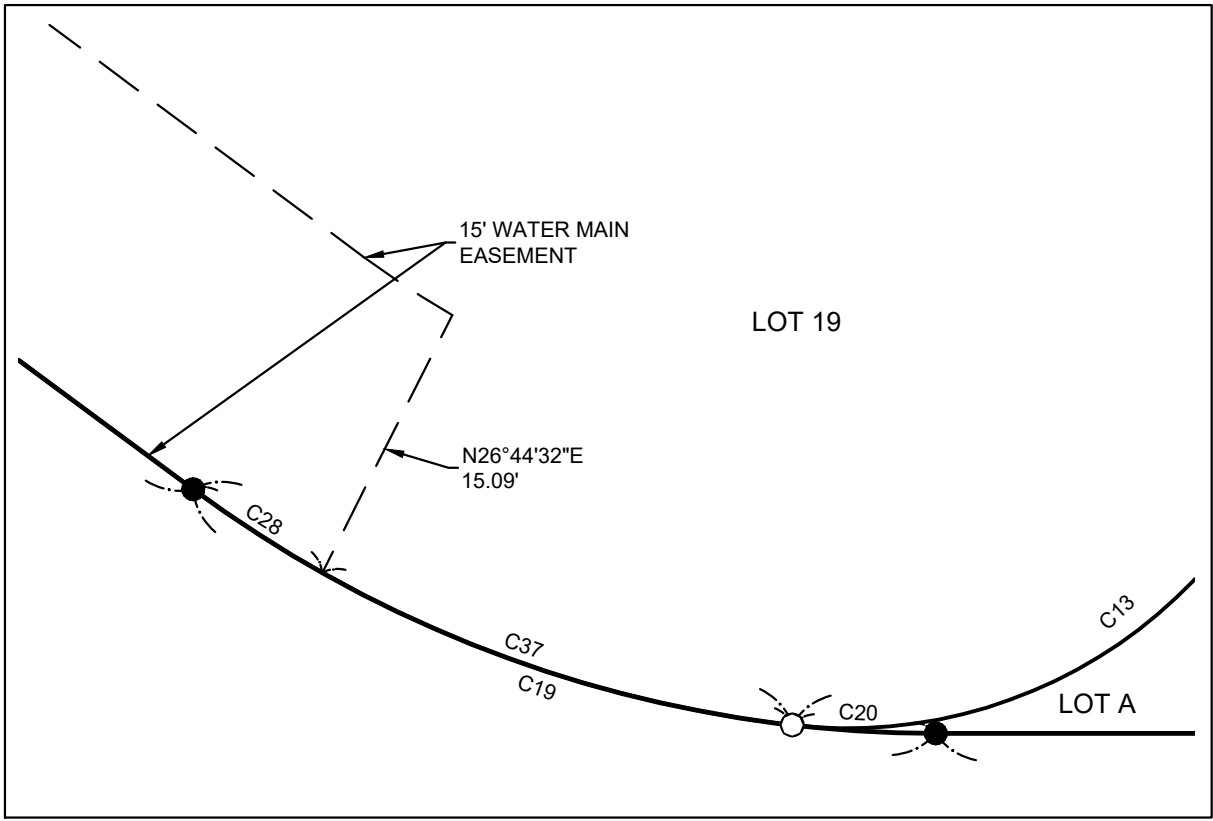
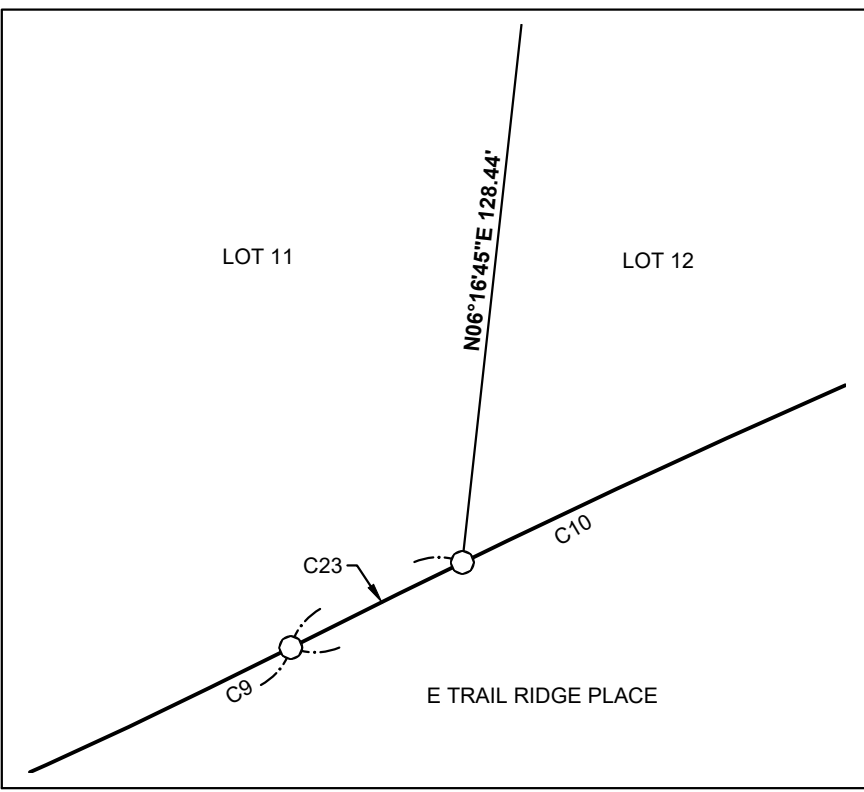
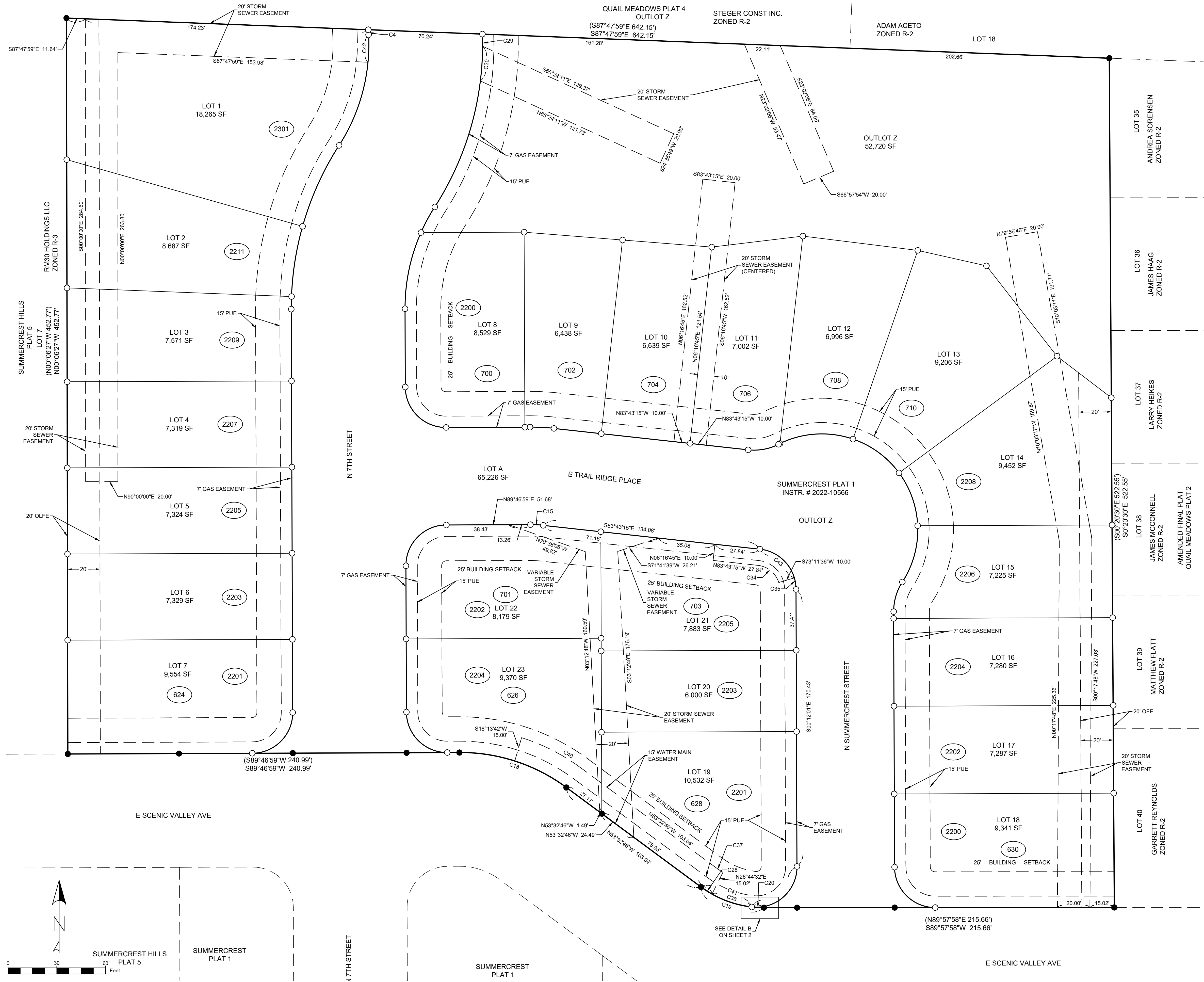
STUBBS ENGINEERING
1609 NORTH ANKENY BLVD SUITE 230 ANKENY, IOWA 50023
(515) 259-1133



REVISIONS:
1. PER EMAIL DATED 04-19-24
CITY ADDRESSES ASSIGNED PER EMAIL DATED 10-8-24

DATE: 10-8-24
DRAWN BY: RRR
ENGINEER: BWS
PROJECT NUMBER: 20-005
PAGE NUMBER: 1 OF 2

FINAL PLAT
FOR
SUMMERCREST PLAT 2



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.26'	25.00'	89°59'00"	S44°47'29"W	35.35'
C2	106.41'	185.00'	32°57'25"	S16°16'42"W	104.95'
C3	71.58'	115.00'	35°39'52"	S14°55'28"W	70.43'
C4	3.13'	485.00'	0°22'10"	S02°43'23"E	3.13'
C5	112.03'	185.00'	34°41'47"	N15°24'31"E	110.33'
C6	66.15'	115.00'	32°57'25"	N16°16'42"E	65.24'
C7	39.28'	25.00'	90°01'00"	N45°12'31"W	35.36'
C8	14.74'	130.00'	6°29'46"	N86°58'08"W	14.73'
C9	19.27'	33.30'	33°09'16"	S79°42'07"W	19.00'
C10	154.29'	59.00'	149°49'47"	N41°57'38"W	113.93'
C11	19.27'	33.30'	33°09'16"	N16°22'37"E	19.00'
C12	39.20'	25.00'	89°50'02"	N45°07'02"W	35.30'
C13	42.23'	25.00'	96°46'30"	S48°11'17"W	37.38'
C14	36.44'	25.00'	83°31'14"	S41°57'38"E	33.30'
C15	7.94'	70.00'	6°29'46"	S86°58'08"E	7.93'
C16	39.26'	25.00'	89°59'00"	N44°47'29"E	35.35'
C17	39.28'	25.00'	90°01'00"	N45°12'31"W	35.36'
C18	70.40'	110.00'	36°40'15"	N71°52'53"W	69.21'
C19	41.39'	65.00'	36°29'16"	N71°47'24"W	40.70'
C20	7.50'	65.00'	6°36'33"	N86°43'45"W	7.49'
C21	17.89'	115.00'	8°54'40"	S28°18'05"W	17.87'
C22	48.26'	115.00'	24°02'46"	S11°49'22"W	47.91'
C23	1.00'	59.00'	0°58'07"	N63°36'32"E	1.00'
C24	46.18'	59.00'	44°50'39"	N86°30'56"E	45.01'
C25	35.66'	59.00'	34°37'46"	S53°44'52"E	35.12'
C26	34.96'	59.00'	33°56'58"	S19°27'30"E	34.45'
C27	36.49'	59.00'	35°26'16"	S15°14'07"W	35.91'
C28	8.02'	65.00'	7°03'59"	S57°04'45"E	8.01'
C29	7.45'	185.00'	2°18'30"	S00°47'07"E	7.45'
C30	21.42'	185.00'	6°38'05"	S03°41'10"W	21.41'
C31	54.81'	185.00'	16°58'30"	S24°16'09"W	54.61'
C32	43.84'	185.00'	13°34'41"	S08°59'34"W	43.74'
C33	7.76'	185.00'	2°24'15"	S01°00'06"W	7.76'
C34	17.52'	15.00'	66°54'51"	N50°15'49"W	16.54'
C35	7.25'	25.00'	16°36'22"	N08°30'13"W	7.22'
C36	27.12'	65.00'	23°54'20"	S72°33'55"E	26.92'
C37	5.47'	50.00'	6°16'19"	N56°40'55"W	5.47'
C38	34.57'	110.00'	18°00'29"	S81°12'46"E	34.43'
C39	35.83'	110.00'	18°39'46"	N82°52'39"W	35.67'
C40	41.13'	125.00'	18°51'01"	N62°58'16"W	40.94'
C41	33.90'	65.00'	29°52'42"	S68°29'07"E	33.51'
C42	16.90'	115.00'	8°25'18"	N01°18'11"E	16.89'
C43	29.20'	25.00'	66°54'51"	N50°15'49"W	27.57'

LEGEND

○ 1/2" REBAR W/YELLOW PLASTIC CAP NO. 1879

● FOUND 1/2" REBAR W/PC #20757 UNLESS NOTED OTHERWISE

() RECORDED AS

— PLAT OR SURVEY BOUNDARY

- - - PLAT LOT LINE

- - - EXISTING LOT LINE

- - - EASEMENT LINE

- - - SETBACK LINE

PUE PUBLIC UTILITY EASEMENT

OFE OVERLAND FLOWAGE EASEMENT

177 LOT ADDRESS

FINAL PLAT
SUMMERCREST PLAT 2
INDIANOLA, WARREN COUNTY, IOWA

STUBBS ENGINEERING
1609 NORTH ANKENY BLVD SUITE 230 ANKENY, IOWA 50023
(515) 259-1133



REVISIONS:
1. PER EMAIL DATED 8-13-24
CITY ADDRESSES ASSIGNED PER EMAIL DATED 10-8-24

DATE:
10-8-24

DRAWN BY:
RRR

ENGINEER:
BWS

PROJECT NUMBER:
20-005

PAGE NUMBER:
2 OF 2



MEMORANDUM

To: Planning and Zoning Commission
From:
Date: October 22, 2024
Subject: Approval of a final plat for Quail Meadows Plat 5.

Recommendation:

Attachments:

1. Staff Report_Quail Meadows Plat 5_FP_101824
2. FPLT_1240272

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Medium / High-Density Residential	R-2 (Single-Family Residential Attached District)
North	Vacant / Undeveloped	Community Mixed-Use	R-2 (Single-Family Residential Attached District) / C-2 (Highway Commercial District)
South	Summercrest Plat 2	Medium / High-Density Residential	R-3 (Multi-Family Residential District) / PUD (Planned Unit Development)
East	Quail Meadows Subdivisions	Medium / High-Density Residential	R-2 (Single-Family Residential Attached District)
West	Vacant / Undeveloped	Community Mixed-Use	C-2 (Highway Commercial District)

PROJECT DESCRIPTION

The final plat identifies a total of 15 lots for single-family residential development. All lots are zoned R-2 and range in size from 11,577 square feet to 38,064 square feet. All lots meet or exceed the minimum requirements of the R-2 zoning district. This development will close out the Quail Meadows development.

Table I below summarizes the bulk regulations that are applicable to the proposed development. The site plan demonstrates compliance with the bulk regulations.

Table I: Bulk Regulations for the R-2 District

Category	R-2 (minimum)
Front Yard Setback	30 feet
Rear Yard Setback	35 feet
Side Yard Setback	8 feet minimum one side; 18 feet total
Maximum Height Stories	35 feet
Lot Area	7,200 square feet
Lot Width	60 feet

STREETS / TRAILS

The plat includes an extension of North 7th Street from Quail Meadows Plat 4 to Summercrest Plat 2. A 5-foot-wide sidewalk will be constructed on both sides of North 7th Street with individual lot development.

UTILITIES

The site will be serviced with all public utilities, which were installed with other Quail Meadows plats. Stormwater detention will be provided with a basin located in Quail Meadows Plat 3, to the north of this plat. All easements have been shown on the final plat.

STAFF RECOMMENDATION

The final plat is in general conformance with the Zoning Ordinance, Subdivision Ordinance, and Comprehensive Plan. Staff recommends approval of the final plat for Quail Meadows Plat 5 subject to remaining staff comments and review of the legal documents.

QUAIL MEADOWS PLAT 5
FINAL PLAT

AREA ABOVE RESERVED FOR RECORDER'S STAMP

SURVEYOR'S NAME:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
EGRIFIN@SNYDER-ASSOCIATES.COM
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
OUTLOT Z
QUAIL MEADOWS PLAT 4
SEC. 18-76-23
REQUESTED BY:
STEGER CONSTRUCTION
RETURN TO:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023

NOTES

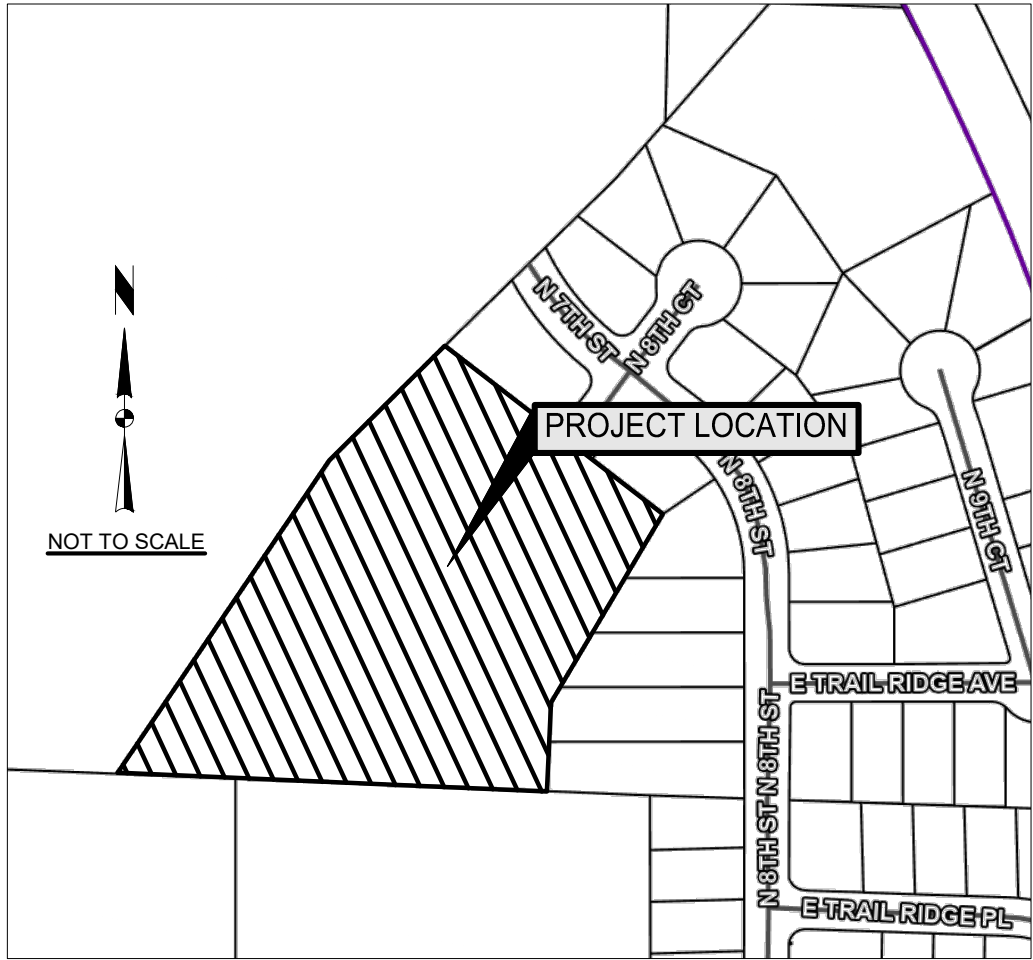
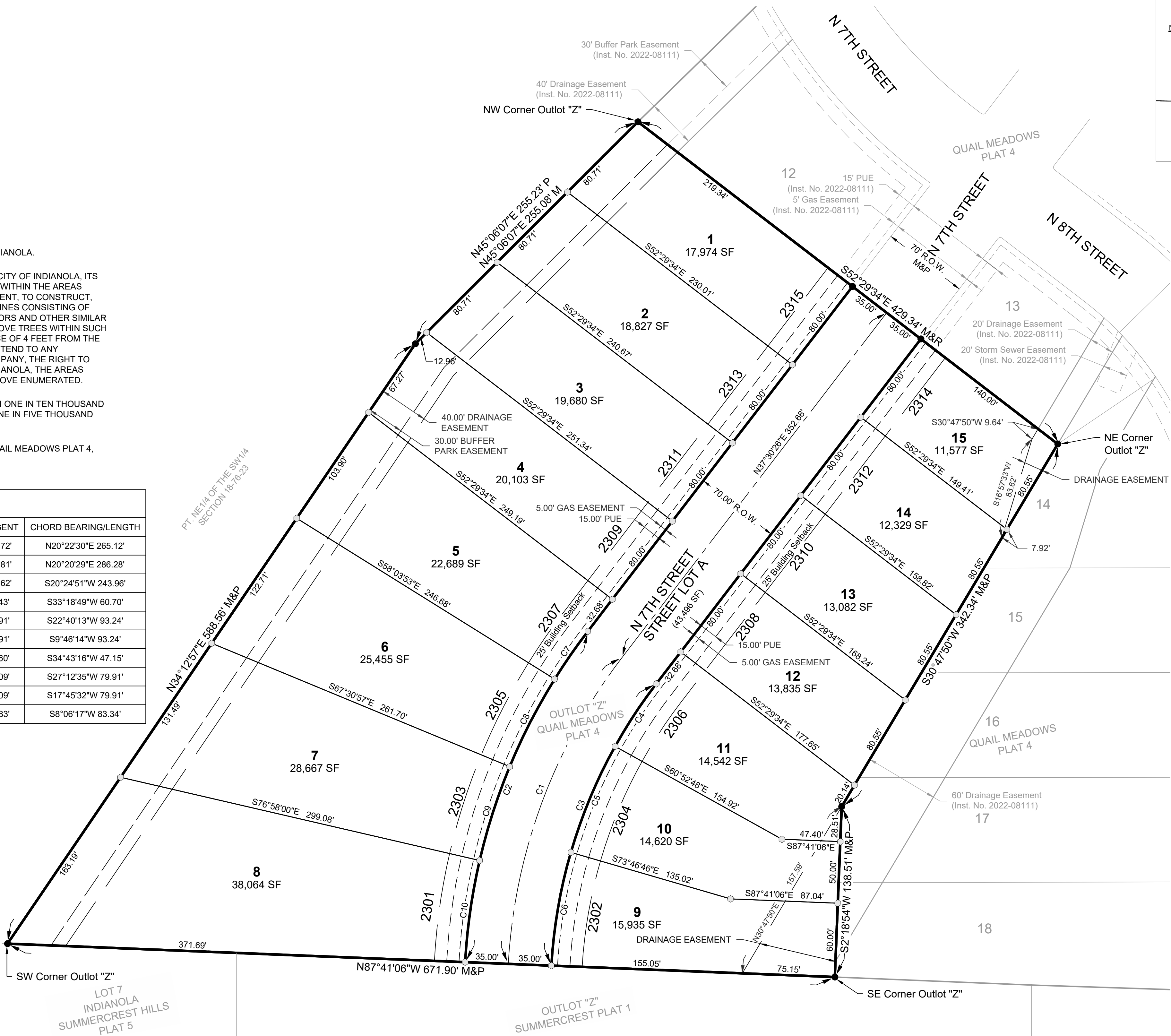
1. STREET LOT A TO BE DEDICATED TO THE CITY OF INDIANOLA.
2. PUBLIC UTILITY EASEMENTS SHALL CONVEY TO THE CITY OF INDIANOLA, ITS SUCCESSORS AND ASSIGNS, THE PERPETUAL RIGHT WITHIN THE AREAS SHOWN ON THE PLAT AND DESCRIBED IN THE EASEMENT, TO CONSTRUCT, RECONSTRUCT, OPERATE AND MAINTAIN ELECTRIC LINES 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 4 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 OF INDIANOLA, THE AREAS INCLUDED IN THE EASEMENT FOR THE PURPOSES ABOVE ENUMERATED.
3. THE UNADJUSTED ERROR OF CLOSURE IS LESS THAN ONE IN TEN THOUSAND FOR THE SUBDIVISION BOUNDARY AND LESS THAN ONE IN FIVE THOUSAND FOR THE INDIVIDUAL LOTS.
4. EXISTING EASEMENTS AS SHOWN ARE A PART OF QUAIL MEADOWS PLAT 4, RECORDED IN INSTRUMENT #2022-0811.

CURVE TABLE					
CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C1	34°15'52"	450.00'	269.11'	138.72'	N20°22'30"E 265.12'
C2	34°19'53"	485.00'	290.61'	149.81'	N20°20'29"E 286.28'
C3	34°11'11"	415.00'	247.62'	127.62'	S20°24'51"W 243.96'
C4	8°23'14"	415.00'	60.75'	30.43'	S33°18'49"W 60.70'
C5	12°53'58"	415.00'	93.43'	46.91'	S22°40'13"W 93.24'
C6	12°53'58"	415.00'	93.43'	46.91'	S9°46'14"W 93.24'
C7	5°34'19"	485.00'	47.17'	23.80'	S34°43'16"W 47.15'
C8	9°27'03"	485.00'	80.00'	40.09'	S27°12'35"W 79.91'
C9	9°27'03"	485.00'	80.00'	40.09'	S17°45'32"W 79.91'
C10	9°51'28"	485.00'	83.44'	41.83'	S8°06'17"W 83.34'

LEGEND

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

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VICINITY MAP
INDIANOLA, IOWA

PLAT DESCRIPTION

OUTLOT "Z", QUAIL MEADOWS - PLAT 4, AN OFFICIAL PLAT, CITY OF INDIANOLA, WARREN COUNTY, IOWA AND CONTAINING 7.60 ACRES (330,906 S.F.).
PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

OWNER/DEVELOPER

STEGER CONSTRUCTION, INC.
1425 WARRIOR RUN DRIVE
NORWALK, IOWA 50211
CONTACT: PHIL STEGER
EMAIL: PSTEGE412@AOL.COM
PHONE: 515-988-6027

ZONING

R-3 MIXED RESIDENTIAL

BULK REGULATIONS

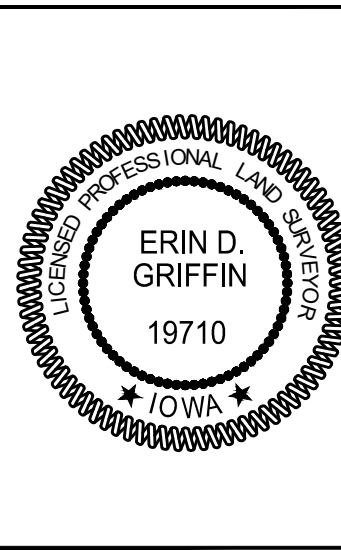
FRONT YARD SETBACKS = 25'
REAR YARD SETBACKS = 30'
SIDE YARD SETBACKS:
ONE & TWO FAMILY = 8'
MULTI-FAMILY, 3-12 UNITS = 10'
MULTI-FAMILY, OVER 12 UNITS = 15'
SIDE STREET, CORNER LOT = 20'
MINIMUM LOT WIDTH = 60'
MINIMUM LOT AREA = 7200 SF
MAXIMUM HEIGHT = 4 STORIES OR 50'

AREA SUMMARY

PT. NE1/4 SW1/4 = 0.02 AC (852 SF)
PT. NW1/4 SE1/4 = 7.58 AC (330,254 SF)

ADDRESS TABLE

LOT 1: 2315 NORTH 7TH STREET
LOT 2: 2313 NORTH 7TH STREET
LOT 3: 2311 NORTH 7TH STREET
LOT 4: 2309 NORTH 7TH STREET
LOT 5: 2307 NORTH 7TH STREET
LOT 6: 2305 NORTH 7TH STREET
LOT 7: 2303 NORTH 7TH STREET
LOT 8: 2301 NORTH 7TH STREET
LOT 9: 2302 NORTH 7TH STREET
LOT 10: 2304 NORTH 7TH STREET
LOT 11: 2306 NORTH 7TH STREET
LOT 12: 2308 NORTH 7TH STREET
LOT 13: 2310 NORTH 7TH STREET
LOT 14: 2312 NORTH 7TH STREET
LOT 15: 2314 NORTH 7TH STREET



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

Erin D. Griffin, PLS
License Number 19710
My License Renewal Date is December 31, 2025
Pages or sheets covered by this seal:
Sheet 1 of 1

QUAIL MEADOWS PLAT 5

FINAL PLAT

INDIANOLA, IOWA

SNYDER & ASSOCIATES, INC. |



Project No: 124.0272.01

Sheet 1 of 1