



PLANNING AND ZONING COMMISSION MEETING

November 12, 2024

6:00 PM

City Council Chambers

Agenda

- 1. Call to Order**
- 2. Roll Call**
- 3. Agenda Approval**
 - A. Approval of the November 12, 2024 agenda.
- 4. Minutes Approval**
 - A. Approval of the October 22, 2024 meeting minutes.
- 5. Public Comment**
- 6. New Business**
 - A. Review and Consideration of the Proposed Kentucky Ridge / North 6th Street Urban Renewal Plan for its Conformance with Elevate Indianola Comprehensive Plan
 - B. Review and Consideration of the Proposed Summercrest Urban Renewal Plan for its Conformance with Elevate Indianola Comprehensive Plan
- 7. Comments**
 - A. Building Permit Report
 - B. Current Projects
- 8. Adjourn**



PLANNING AND ZONING COMMISSION MEETING

October 22, 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: Al Farris, Carrie Woerdeman, Lin Stecker, Jake Vice, Justin Noethe, Rich Piper.

Staff members present: Bill Mettee, Tara Bosteder.

3. Agenda Approval

A. Approval of the October 22, 2024 agenda.

Woerdeman made a motion to approve the agenda.

Vice seconded the motion.

Motion was passed.

4. Minutes Approval

A. Approval of the October 8, 2024 meeting minutes.

Vice made a motion to approve the meeting minutes.

Stecker seconded the motion.

Motion was passed by a unanimous vote.

5. Public Comment

No public comments.

6. New Business

A. Approval of a final plat for WesleyLife, The Village Plat 1.

Associate Planner Mettee presented the request and related staff report.

Commissioner Farris asked if there is going to be a sidewalk along North E St. Associate Planner Mettee answered yes.

Commissioner Noethe inquired about a pedestrian pathway that comes off the new extension of Angela Dr, leading to a parking lot. It was marked on documents viewed in February but not on today's final plat, and he asked if that was still happening. Associate Planner Mettee explained the final plat would not show any pedestrian walkways; these were shown on the preliminary plat and site plan a couple of weeks ago. The final plat is used for utility easements and lot dimensions. Noethe explained his question was prompted by a pedestrian walkway that was shown on this document at the end of Robin Glen Dr. Mettee confirmed that

pedestrian walkway would be off of E St coming into the site from the east.

Noethe made a motion to approve the request as submitted.

Vice seconded the motion.

Motion was passed by a unanimous vote.

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

Associate Planner Mettee presented the request and related staff report.

Commissioner Farris asked if the HOA was going to be responsible for the streets, as they are not labeled with street names. Eric Cannon of Snyder & Associates confirmed that they would be private streets, owned and maintained by the association. Associate Planner Mettee added that on the revised final plat that was resubmitted, there are street names: Inception Drive and Derby Lane. Mettee also confirmed with Farris that the HOA would be responsible for the maintenance of the private streets. Mettee added that there are notes on the final plat that were included which assign ownership and maintenance of those common areas.

Commissioner Farris also asked if each individual townhome lot included the driveway. Associate Planner Mettee confirmed that it did. Farris further clarified that the owner would be responsible for the driveway, but the HOA would be responsible for the streets. Mettee confirmed this was correct.

Commissioner Stecker asked if this plat included any type of access or roadway for the existing coffee shop to create better accessibility for the community. Eric Cannon of Snyder & Associates answered that the plat includes a 60' ingress/egress easement platted just to the east of Scooter's to allow for the opportunity for a relocated driveway.

Woerdeman made a motion to approve the request as submitted.

Stecker seconded the motion.

Motion was passed by a unanimous vote.

C. Approval of a final plat for Emerald Bay Plat 1.

Associate Planner Mettee presented the request and related staff report.

Commissioner Woerdeman wanted to confirm, because of the significant slope, that final grading on this final plat matches with the preliminary plat that was presented. Wally Pelds of Pelds Design Services confirmed that it did.

Commissioner Farris asked who was going to be responsible for outlots X, Y, and Z in the long term. Mr. Pelds explained the L-shaped outlot is the park land dedication that includes a water feature and area to develop a park. The outlot downstream is going to the city for the storm water infrastructure that's being put in per SUDAS to allow for servicing. The other outlot is a small area for the townhomes or row homes for something like a gazebo; it's a green space reservation. The use of this space will be determined when the HOAs are developed. Farris asked if outlot Z would be retained or if that would be transferred to the city. Mr. Pelds answered that this would go to the city. Farris asked for clarification if the city has agreed to accept this as it would cause additional financial liability due to required maintenance, for example, of the dam. Mr. Pelds gave further detail on how the dam would be

constructed. Jesse Rognes of Synergy Contracting LLC explained that in the beginning when it was first laid out, they met with Charlie and his team. At that time, they were under the impression that this area would be dedicated to the city. He continued that if it's not wanted by the city, it would be a conversation they'd need to have but that currently, it is their intention to dedicate it to the city along with the green space. Mr. Rognes also added that the road goes over the top of the dam structure and that's all being built as per SUDAS. That will be a public street. He concluded that the only maintenance to this would be mowing on the slopes. Farris asked that this be clarified for the city council as it would mean the city is taking on a financial obligation. Mettee explained that as part of the parkland dedication, the city would take over ownership of the park and the maintenance of it. Mettee is going to confirm/clarify.

Commissioner Farris confirmed that the dedication of the parkland does not affect the approval of this plat. Commissioner Piper asked for clarification that if the city chooses not to accept the parkland dedication, the owner of the land will be responsible for maintenance. Mettee confirmed, saying it turns to an HOA or OA. Farris asked if there is going to be an HOA. Mr. Rognes answered that depending on how it's built out, there's potential for multiple HOAs for those zones. He also concluded that he would want to have a conversation right away with himself, Mr. Pelds, and Mettee as the area was built out with the intention of the parkland dedication to the city. Commission Member Woerdeman asked if those details were called out in the development agreement. Mr. Rognes said the details of the plans for the area are and he knows the conversation was had that it would go to the city, but he is not sure if the ownership transfer to the city was included in the development agreement. He said if it's not then it's a conversation to be had, and we'll have to go down that pathway. Mettee confirmed that on the final plat, it does say that Outlot Z is to be dedicated to the city. Woerdeman suggested that with all the transition that's taken place, it would helpful to make sure that it's included in the development agreement. Mr. Rognes also commented that he's open to dialogue and wants to make it work for everybody. Mettee commented he is going to get it clarified.

Stecker made a motion to approve the request as submitted.

Piper seconded the motion.

Motion was passed by a unanimous vote.

D. Approval of a final plat for Summercrest Plat 2.

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.

E. Approval of a final plat for Quail Meadows Plat 5.

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.

Vice made a motion to approve the request as submitted.

Stecker seconded the motion.

Motion was passed by a unanimous vote.

7. Comments

Associate Planner Mettee had some followup information from the last meeting. The commission had asked about the trail from Ashton Park Plat 8 down to the McVay Trail. It was shown on the final plat and it just wasn't labeled. We had the legal documents for it so it was confirmed with Jerry's Homes and CEC, Civil Engineering Consultants, that the trail was supposed to be there and there will be an easement for it. Confirmation of this information was previously request and Mettee confirmed everything is in order. Commissioner Farris commented how this part would hook in with the rest of the trail once it was extended to that point.

A. Current Projects

Associate Planner Mettee said he was clearing or close to clearing a lot of projects off his desk. Comments are pretty minimal on quite a few of the remaining projects and the commission should be seeing a lot of them soon. He continued that Kwik Star was heard and approved at council last night so final approval should be coming soon. Ashton Park Plat 8 will be taken to the Recorder's office tomorrow. No other updates besides what was discussed at the last meeting.

8. Adjourn

Vice made a motion to adjourn.

Noethe seconded the motion.

The meeting was adjourned at 6:30 PM.



COMMUNITY DEVELOPMENT

To: Planning and Zoning Commission

From: Bill Mettee, Associate Planner

Date: November 12, 2024

Re: Kentucky Ridge / North 6th Street Urban Renewal Plan

GENERAL INFORMATION

The City of Indianola is proposing a new urban renewal area which is identified in the Kentucky Ridge / North 6th Street Urban Renewal Plan. The proposed plan is before the Planning & Zoning Commission for a recommendation as to whether the Urban Renewal Plan is in conformity with City's Comprehensive Plan for development. The Future Land Use Map shows this area as Regional Mixed Use and Low / Medium Density Residential.

Elevate Indianola classifies Regional Mixed Use as:

1. Multi-Family Residential up to 25-Dwelling Units / Acre (Special Exception Review)
2. Retail, Offices, Restaurants, Bars, Personal and Business Services and similar commercial uses, generally larger scale
3. Overnight Accommodations
4. Parks, Open Space and Trails
5. Automobile-Oriented Uses
6. Civic Uses and Places of Worship (Special Exception Review)

Elevate Indianola classifies Low / Medium Density Residential as:

1. Residential Development up to 15 Dwelling Units / Acre
2. May incorporate mix of housing types including Single-Family Detached (Plus ADUs), Single-Family Attached (Townhomes and Row Houses), Multi-Family (Condos and Apartments) and Student Housing
3. Civic Uses and Places of Worship (Special Exception Review)
4. Businesses that primarily serve residents (Special Exception Review)
5. Parks, Open Space and Trails

PURPOSE

The purpose of the proposed Kentucky Ridge / North 6th Street Urban Renewal Plan is to provide opportunities, incentives, and sites to promote commercial development and townhome residential development and associated infrastructure as well as facilitating a walkable community with direct access to the McVey / Summerset Trail system, the placement of the Indianola Public Library and the improvement of blighted areas within the Urban Renewal Area. Additionally, the proposed plan is intended to facilitate new development in order to create employment opportunities and activate new economic investment leading to increased taxable valuation.

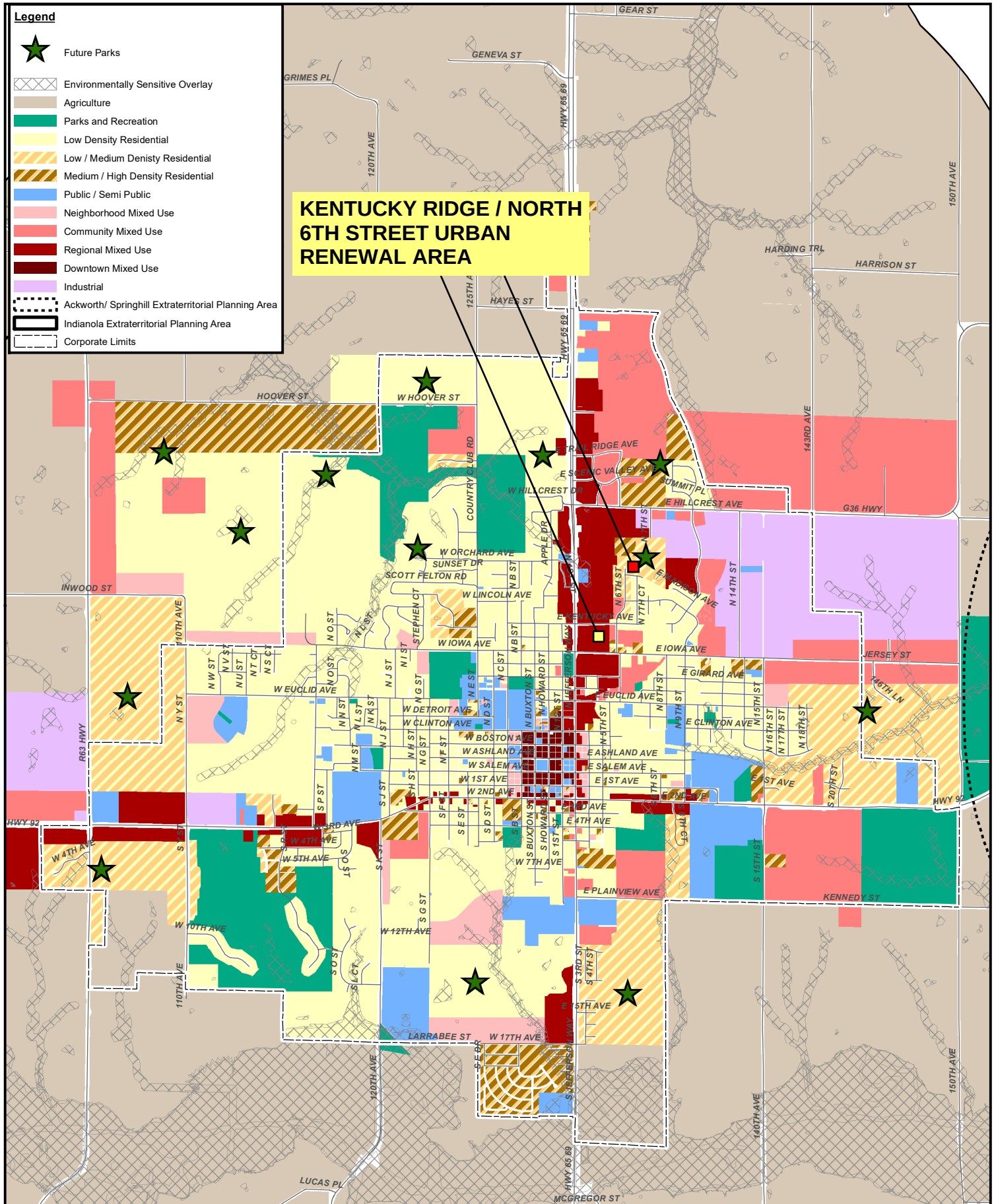
BACKGROUND INFORMATION

On May 18, 2020, the City of Indianola adopted its Comprehensive Plan, Elevate Indianola; a prerequisite for adopting urban renewal plans. After a comprehensive plan is adopted, the municipality may prepare, adopt, and implement an urban renewal plan for the purpose of rehabilitation, conservation, redevelopment, development, or combination thereof, of a designated urban renewal area to promote the public health, safety, or welfare of the residents of the municipality.

STAFF RECOMMENDATION

All goals and objectives of the Kentucky Ridge / North 6th Street Urban Renewal Plan are in conformance with the City's Comprehensive Plan. Staff recommends the commission find the Urban Renewal Plan in conformance with the Elevate Indianola Comprehensive Plan.

SOURCES:





COMMUNITY DEVELOPMENT

To: Planning and Zoning Commission

From: Bill Mettee, Associate Planner

Date: November 12, 2024

Re: Summercrest Hills Urban Renewal Plan

GENERAL INFORMATION

The City of Indianola is proposing a new urban renewal area which is identified in the Summercrest Hills Urban Renewal Plan. The proposed plan is before the Planning & Zoning Commission for a recommendation as to whether the Urban Renewal Plan is in conformity with City's Comprehensive Plan for development. The Future Land Use Map shows this area as Community Mixed Use. Elevate Indianola classifies Community Mixed Use as:

1. Low / Medium Density Residential
2. Retail, Offices, Restaurants, Bars, Personal and Business Services and similar commercial uses
3. Overnight Accommodations
4. Parks, Open Space and Trails
5. Automobile-Oriented Uses (Special Exception Review)
6. Civic Uses and Places of Worship (Special Exception Review)

PURPOSE

The purpose of the proposed Summercrest Hills Urban Renewal Plan is to provide opportunities, incentives, and sites to promote significant regional park amenities that would drive restaurant and hotel traffic as well as enhance commercial business and residential development within the Urban Renewal Area. Additionally, the proposed plan is intended to facilitate new development in order to create employment opportunities and activate new economic investment leading to increased taxable valuation.

BACKGROUND INFORMATION

On May 18, 2020, the City of Indianola adopted its Comprehensive Plan, Elevate Indianola; a prerequisite for adopting urban renewal plans. After a comprehensive plan is adopted, the municipality may prepare, adopt, and implement an urban renewal plan for the purpose of rehabilitation, conservation, redevelopment, development, or combination thereof, of a

designated urban renewal area to promote the public health, safety, or welfare of the residents of the municipality.

STAFF RECOMMENDATION

All goals and objectives of the Summercrest Hills Urban Renewal Plan are in conformance with the City's Comprehensive Plan. Staff recommends the commission find the Urban Renewal Plan in conformance with the Elevate Indianola Comprehensive Plan.



Community Development

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October 2024

<u>Code</u>	<u>Type</u>	<u>Permits Issued</u>	<u># of Units</u>	<u>Amount</u>	<u>Average</u>
101	Single Family Home	1	1	\$345,990.00	\$345,990.00
102	Single Family Attach	0		\$0.00	
103	Two Family	0		\$0.00	
104	Three or More Families	0		\$0.00	
	Mobile Homes	0		\$0.00	
322	Service Stations	0		\$0.00	
324	Office	0		\$0.00	
328	Non-resident buildings	0		\$0.00	
329	Pool	0		\$0.00	
434	Residential Add/Alt	4		\$110,000.00	
437	Non-residential add/alt	3		\$616,000.00	\$205,333.33
438	Res garage/carports	2		\$43,500.00	
645	Demo - residential	2		\$0.00	
649	Demo - commercial	0		\$0.00	
October Total		12		\$1,115,490.00	
<u>Residential Value</u>		<u>Commercial Value</u>			
44.8%		55.2%			

YEAR TO DATE TOTAL

<u>Code</u>	<u>Type</u>	<u>Permits Issued</u>	<u># of Units</u>	<u>Amount</u>	<u>Average</u>
101	Single Family Home	33	33	\$10,923,160.00	\$331,004.85
102	Single Family Attach	2	4	\$750,000.00	
103	Two Family	0		\$0.00	
104	Three or More Families	0		\$0.00	
	Mobile Homes	0		\$0.00	
322	Service Stations	0		\$0.00	
324	Office	0		\$0.00	
328	Non-resident buildings	3		\$5,728,875.00	
329	Pool	7		\$277,741.00	
434	Residential add/alt	72		\$1,824,441.36	
437	Non-residential add/alt	16		\$69,126,350.00	
438	Res garage/carports	6		\$144,100.00	
645	Demo - sfd	3		\$0.00	
649	Demo - commercial	0		\$0.00	
YTD TOTAL		142	37	\$88,774,667.36	
<u>Residential Value</u>		<u>Commercial Value</u>			
13.6%		84.3%			55.2%