PLANNING AND ZONING COMMISSION MEETING

February 11, 2025
6:00 PM
City Council Chambers
Agenda

1. **Call to Order**
2. **Roll Call**
3. **Agenda Approval**
   - A. Approval of the February 11, 2025 agenda.
4. **Minutes Approval**
   - A. Approval of the January 14, 2025 meeting minutes.
5. **Public Comment**
6. **New Business**
   - A. Approval of a Rezoning related to a change from C-2 (Highway Commercial District) to PUD (Planned Unit Development) [Summercrest Hills North].
   - B. Approval of a Rezoning related to a change from A-1 (Agricultural / Open Space District) to C-2 (Highway Commercial District) [Indianola Veterinary Clinic].
   - C. Approval of a Plat of Survey for Indianola Veterinary Clinic.
7. **Comments**
   - A. Building Permit Report
   - B. Current Projects
8. **Adjourn**

Planning and Zoning Commission
Meeting Minutes
January 14, 2025

The meeting was called to order at 6:00 PM

Item 1: Roll Call: The following members were present:

Sarah Ritchie
Jake Vice
Lin Stecker
Misty Darling
Cortney Marmon
Carrie Woerdeman (Zoom)

Members not present: Al Farris, Rich Piper and Justin Noethe

City Staff Present: Wade Wagoner, Chief of Development and Operations and Bill Mettee, Senior Planner

Item 2: Agenda Approval: Motion by Commissioner Vice to approve the agenda for the January 14, 2025 Planning & Zoning Commission Meeting, seconded by Commissioner Ritchie. Motion carried 6-0.

Item 3: Approval of the December 10, 2024 Meeting Minutes: Motion by Commissioner Ritchie to approve the meeting minutes for the December 10, 2024 Planning & Zoning Commission Meeting, seconded by Commissioner Darling. Motion carried 6-0.

Item 4: Open Forum: None.

Item 5: Election of Officers for 2025: Chairperson Marmon and Vice-Chair Ritchie both stated their intention to vacation the leadership roles and asked for nominations for replacements. Commissioner Farris, in a meeting last week, asked for his nomination to be Carrie Woerdeman for Chairperson. Other commissioners agreed with the nomination and asked Commissioner Woerdeman if she would like to serve in that capacity. She agreed. Commissioner Darling then nominated Lin Stecker as Vice-Chairperson. He agreed.

Motion by Commissioner Ritchie to nominate Commissioner Woerdeman and Commissioner Stecker to serve as Chairperson and Vice-Chairperson, respectively.

Motion was seconded by Commissioner Darling. On role call vote, all ayes. Motion passed 6-0.

Item 6: Review and Consideration of the Proposed Emerald Bay Urban Renewal Plan for its Conformance with the Elevate Indianola Comprehensive Plan: Senior Planner Bill Mettee introduced the item and related staff memo. The area known as Emerald Bay was recently rezoned from C-1 and R-2 to PUD for a mixed-use development including commercial and residential uses with parkland. The development also underwent a Future Land Use Map Amendment from Single-Family Residential to Regional Mixed Use. The Urban Renewal Plan outlined the aspects of the plan and how it is in conformance with the Elevate Indianola Comprehensive Plan.

Item does not require a motion. All Commissioners reviewed and agreed that the Urban Renewal Plan for Emerald Bay is in conformance with the Elevate Indianola Comprehensive Plan.

Item 7: Review and Discussion of Rules and Regulations of the City of Indianola Planning and Zoning Commission: Senior Planner Bill Mettee introduced the item and why it was brought to the Commissioners. Several Commissioners expressed their concern with two meetings per month and the time commitment interfering with personal lives.

Mettee introduced a revision of the Rules and Regulations that showed one monthly meeting. The Commissioners discussed the possibility of returning to one meeting a month versus continuing with two meetings. The Commissioners asked staff to remain at two meetings a month being cognizant of agenda items and a willingness to cancel meetings due to lack of agenda items. The City is committed to being developer-friendly and two meetings will continue to allow projects to move forward smoothly.

Motion by Commissioner Ritchie to keep the 2025 Rules and Regulations the same. Motion was seconded by Commissioner Darling. On roll call vote, all ayes. Motion passed 6-0.

Item 8: Adjournment: Motion by Commissioner Vice to adjourn the meeting. Motion was seconded by Commissioner Stecker. Motion passed 6-0.

The meeting was adjourned at 6:35pm.

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Summercrest Hills North – Rezoning

PREPARED BY: Bill Mettee – Senior Planner

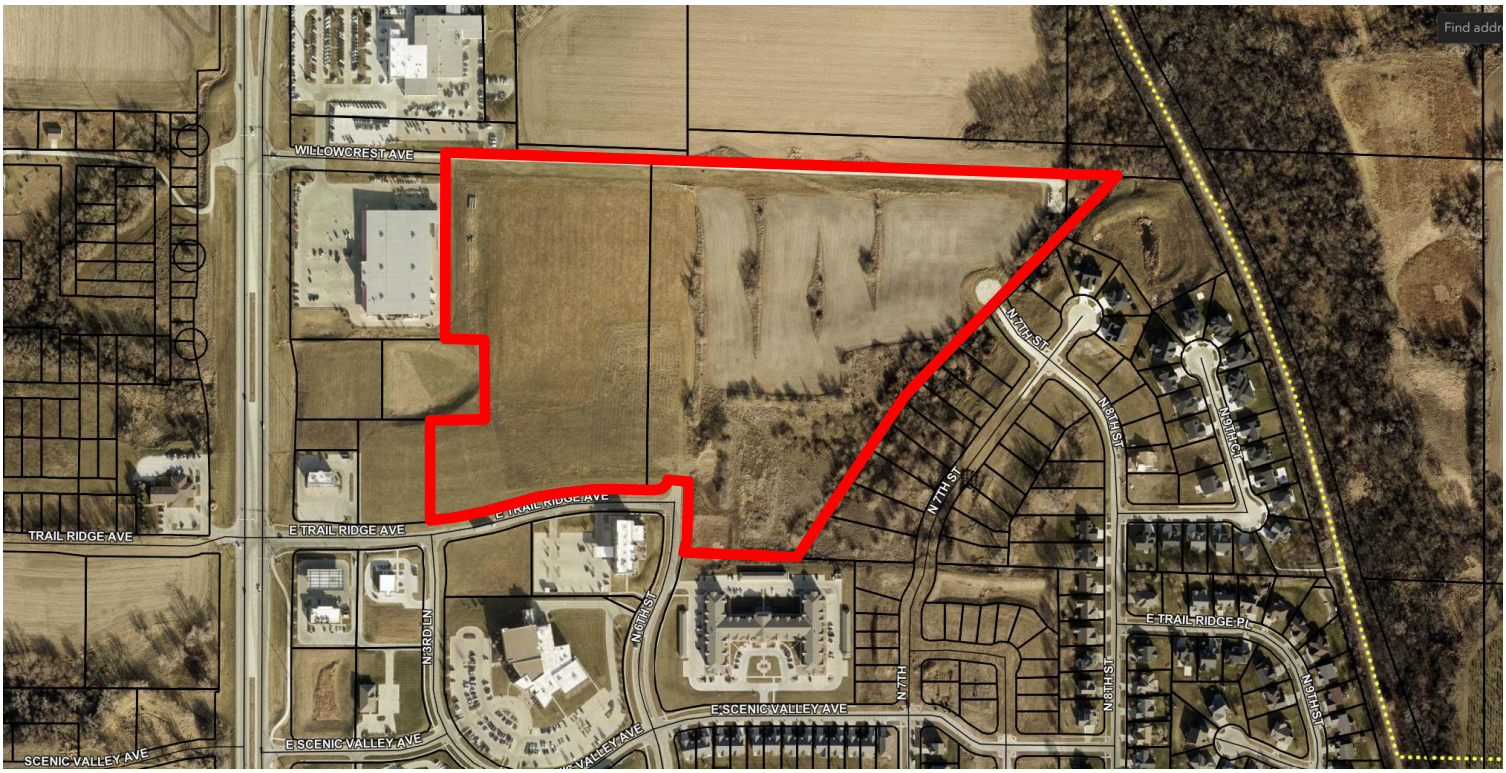
REPORT DATE: February 7, 2025

MEETING DATE: February 11, 2025

GENERAL INFORMATION

Applicant / Owner:	IDG 3, LLC
Owner's Representative:	Monte Applegate, PLA, Snyder & Associates
Request:	The applicant is requesting approval of a rezoning for a commercial and residential development.
Location and Size:	Property is located east of North Jefferson Way and north of East Trail Ridge Avenue, containing approximately 38.4-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	C-2 (Highway Commercial District)
North	DeYarman Car Dealership / Vacant and Undeveloped	Community Mixed-Use	C-2 (Highway Commercial District) and A-1 (Agricultural and Open Space District)
South	Hotel / Multi-Family Residential / Single-Family Residential	Community Mixed-Use / Medium and High-Density Residential	C-2 (Highway Commercial District) / R-3 (Multi-Family Residential District) and R-2 (Single-Family Residential Attached District)
East	Quail Meadows Development	Low / Medium Density Residential	R-2 (Single-Family Residential Attached District)
West	Summercrest Hills Plat 1 Commercial Development	Community Mixed-Use	C-2 (Highway Commercial District)

BACKGROUND

The subject property is located east of North Jefferson Way and north of East Trail Ridge Avenue and contains approximately 38.40-acres. The applicant requests to rezone the property from C-2 (Highway Commercial District) to PUD (Planned Unit Development) with underlying C-2 zoning and a small portion of underlying M-1 zoning.

Notification was mailed to adjacent property owners on January 30, 2025. The rezoning sign was placed on the property by the February 1, 2025 deadline. Staff has received one inquiry about the request.

PROJECT DESCRIPTION

The concept plan shows areas to be developed as athletic facilities, commercial, retail and multi-family residential. Extensions of Willowcrest Avenue, North 6th Street and North 7th Street will be included as part of the development. The Development Agreement dictates that the public roads are to be completed by 2028.

Internal parking will utilize a shared parking access agreement and easement. Parkland dedication requirements will apply to the future residential area. Those details will be finalized when the preliminary plat for that parcel is reviewed.

The Planned Unit Development identifies instances where the developer is seeking minor modifications from the zoning ordinance with regards to setbacks, signage, materials and landscaping for the betterment of the overall development. The PUD document has been attached for review from the Planning Commissioners.

COMPREHENSIVE PLAN

The Future Land Use Map identifies this area as Community Mixed Use and Low to Medium Density Residential.

Community Mixed Use is identified as:

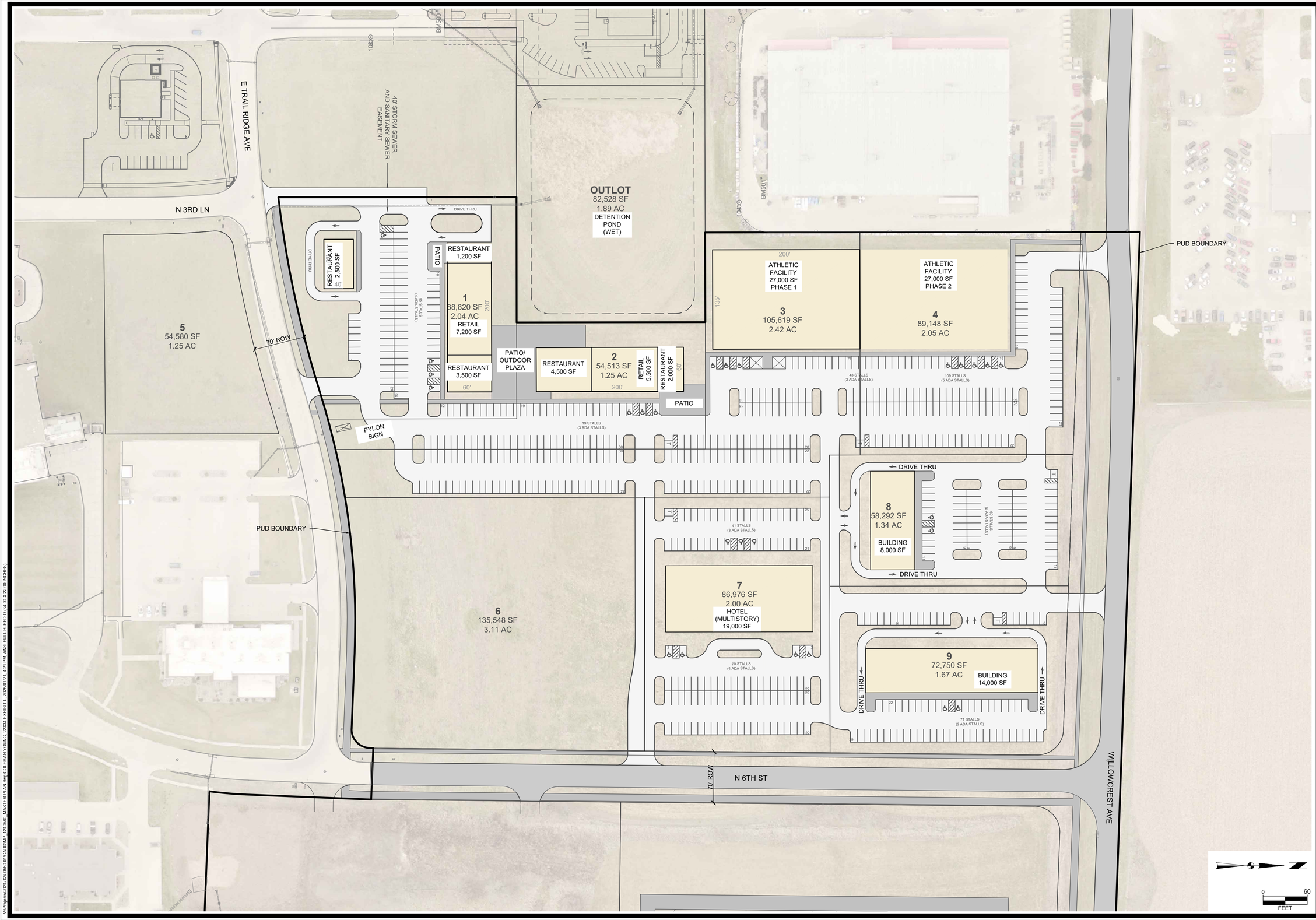
- Low/medium density residential uses (all uses as listed herein)
- Includes retail, office, restaurants, bars, personal and business services, and similar commercial uses
- Overnight accommodations
- Automobile-oriented uses may be allowed if compatibility standards are met though a special exception

review
- Civic uses and places of worship may be allowed if compatibility standards are met through a special exception review
- Parks, open space, and trails

Medium to High Density Residential is identified as:
- Up to 25 dwelling units per gross acre
- May incorporate a mix of housing types including single-family detached (plus ADUs), single-family attached (townhomes and rowhouses), multi-family (condos and apartments) and student housing
- Businesses that primarily serve residents may be incorporated if compatibility standards are met through a conditional use review.
- Civic uses and places of worship may be allowed if compatibility standards are met through a special exception review
- Parks, open space, and trails

STAFF RECOMMENDATION

The proposed rezoning is generally consistent with the land uses identified in the Comprehensive Plan. Staff recommends approval of the rezoning for Summercrest Hills North.



MARK	REVISION	DATE	BY
Engineer: ENGR	Checked By: MAA	Scale: 1" = 60'	
Technician: TLS	Date: 01/21/2025	T-R-S: TTN-RRW-SS	
Project No: 124.0580.01		Sheet C000	

INDIANOLA, IOWA

SUMMERSET HILLS NORTH

PUD SITE PLAN WEST

SNYDER & ASSOCIATES, INC.

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

SNYDER & ASSOCIATES

Project No: 124.0580.01

Sheet C000

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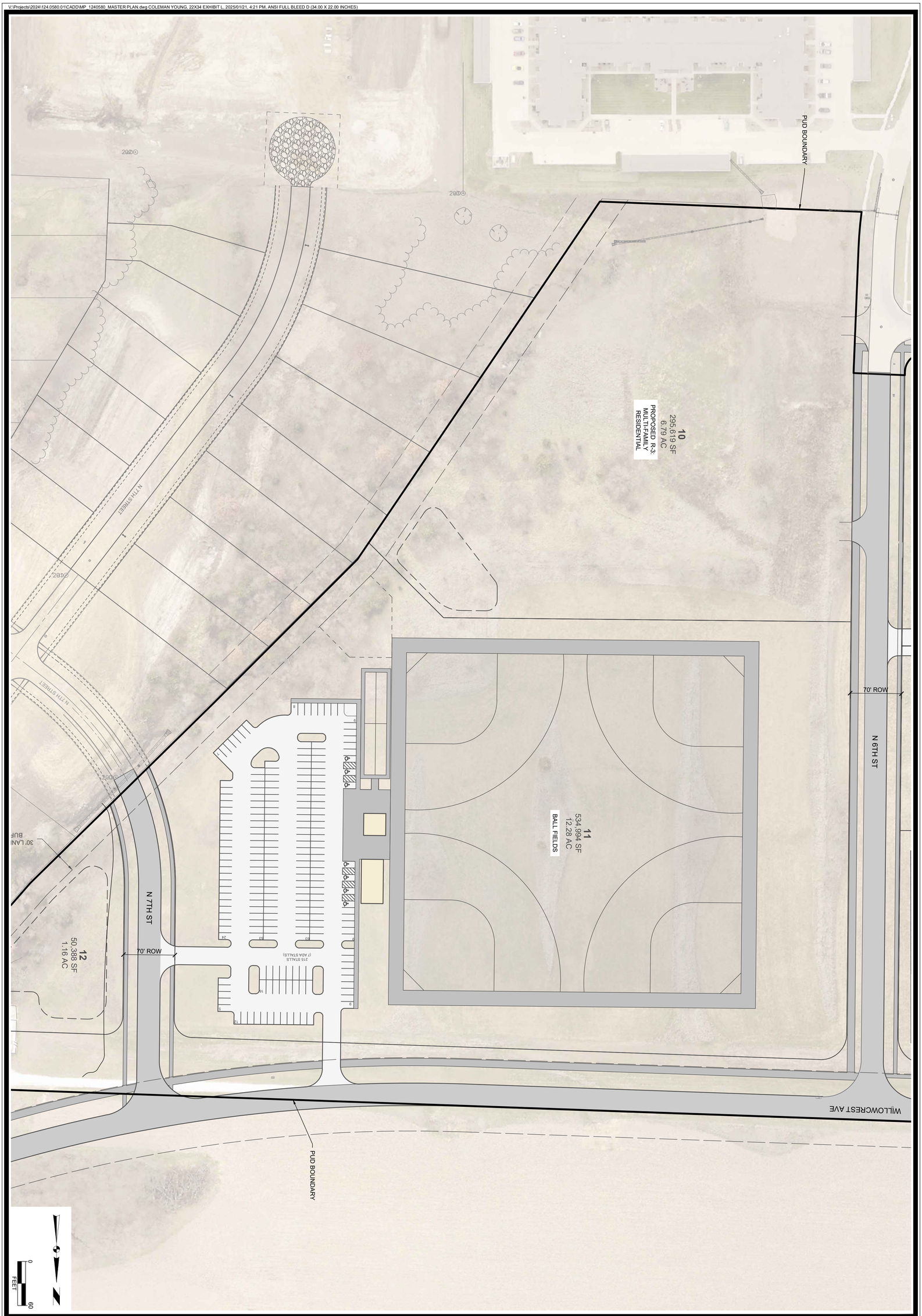


SUMMERSET HILLS NORTH

PUD SITE PLAN EAST

INDIANOLA, IOWA

MARK	REVISION	DATE	BY

Engineer: ENGR	Checked By: MAA	Scale: 1" = 60'
Technician: TLS	Date: 01/21/2025	T-R-S: TTN-RRW-SS

Project No: 124.0580.01 | Sheet C001

SNYDER & ASSOCIATES

Project No: 124.0580.01

Sheet C001

SNYDER & ASSOCIATES, INC.

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

Summercrest Hills North PUD Indianola

Iowa

February 6, 2025

Developer IDG 3, LLC

509 E Scenic Valley Avenue

Indianola IA, 50125

Introduction

The Summercrest Hills North PUD consists of 38.4 acres of undeveloped property located on the north side of Indianola and generally located in an area bounded by N Jefferson Way on the west, N 7th St. on the east, E Scenic Valley Avenue on the south and E Willowcrest Ave. on the north. The current underlying zoning for this property is C-2 Commercial Highway Oriented.

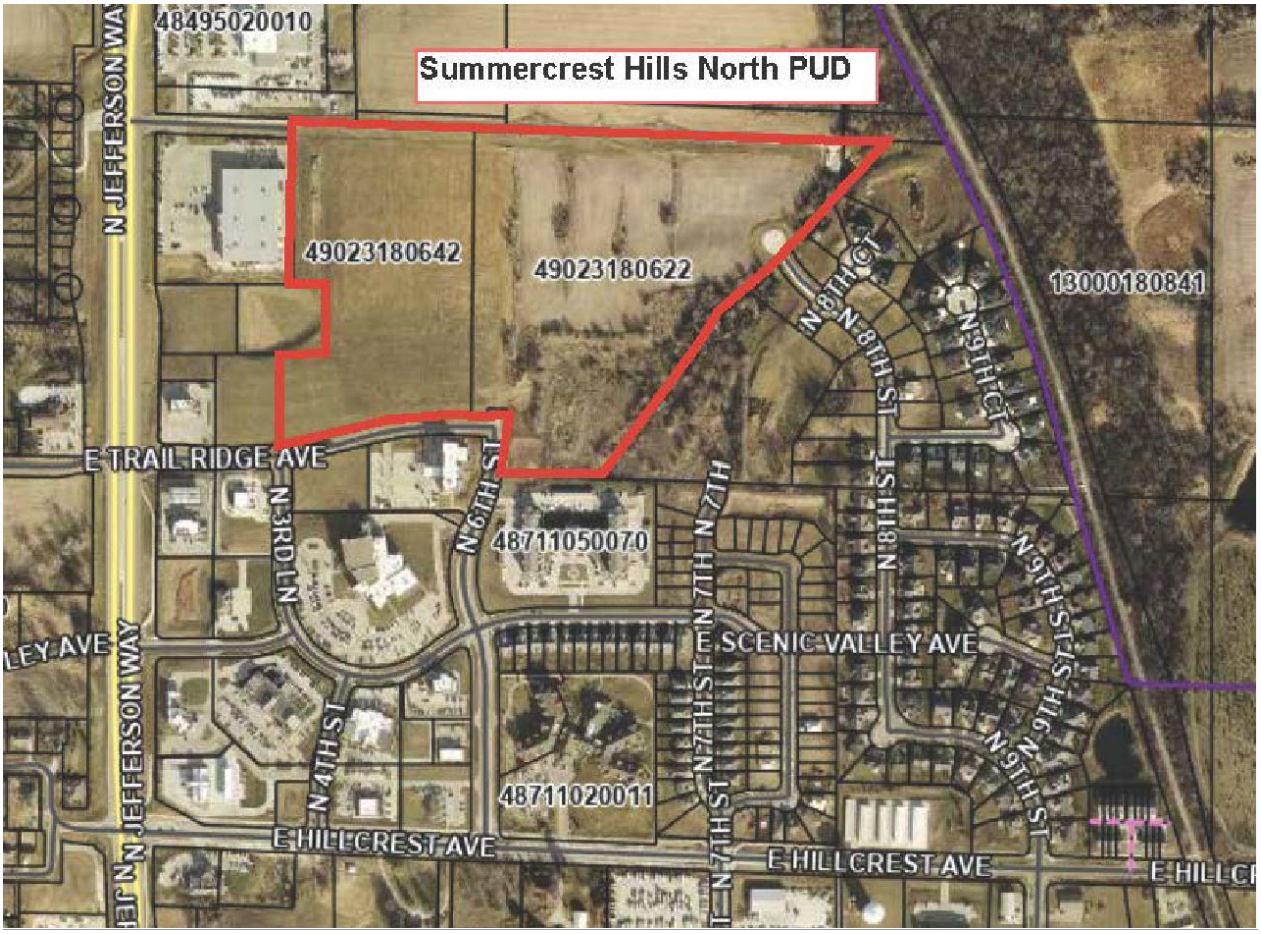
The developer's intent is to provide a variety of site uses in the development focusing around privately owned athletic facilities. These athletic facilities include both indoor sports courts and outdoor athletic fields. The surrounding uses may include hotels, retail uses, and restaurants with drive thru lanes.

The Developer and the City have a development agreement in place that outlines the timeline for construction of E Willowcrest Dr. and North 7th St. The agreement also define the financial responsibility of both parties to construct these roadways.

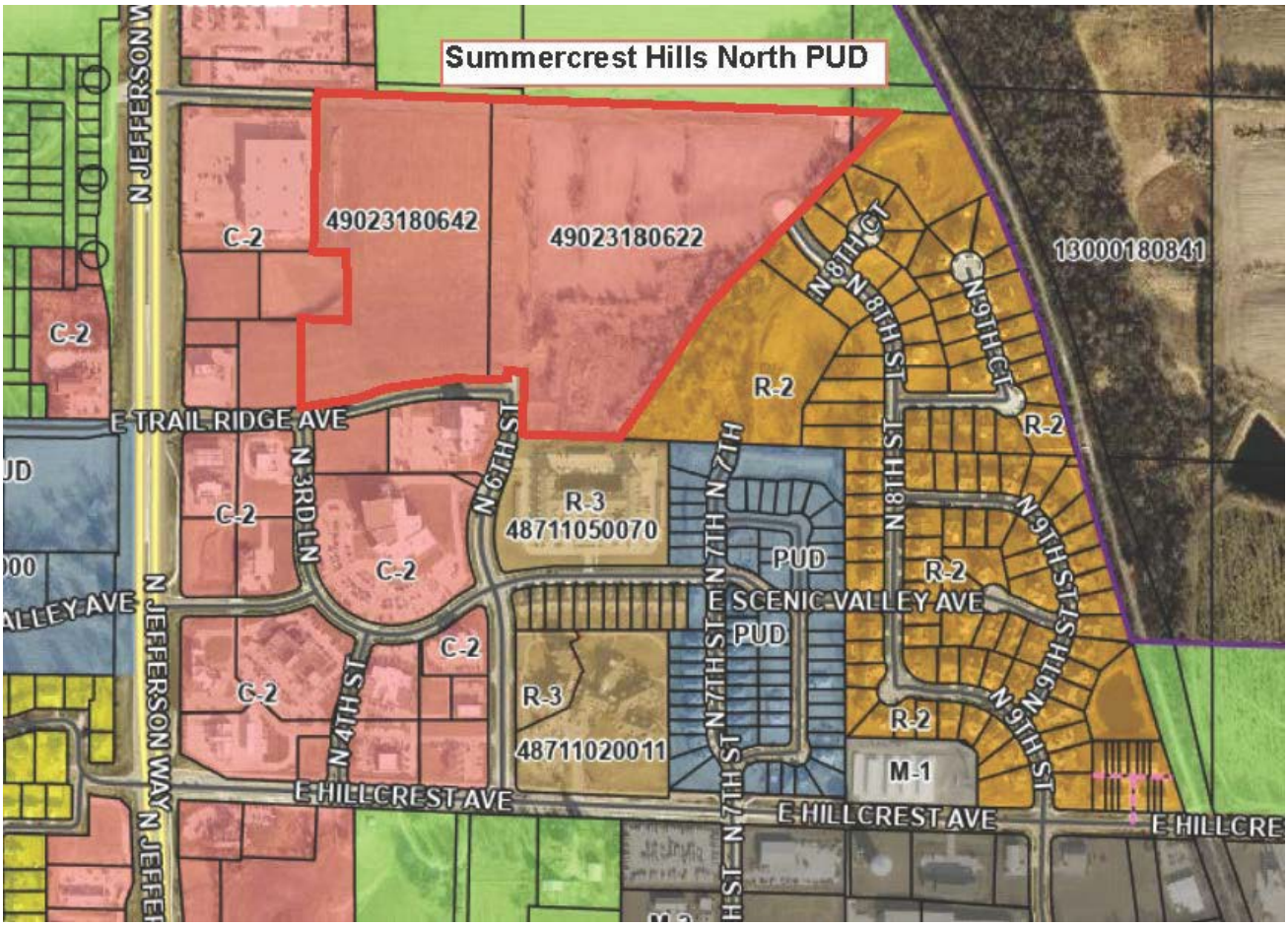
Legal Description

REZONING DESCRIPTION:
THE NW ¼ OF THE SE ¼ OF SECTION 18, TOWNSHIP 76 NORTH, RANGE 23 WEST OF THE 5TH P.M., WARREN COUNTY IOWA LYING WEST OF THE RAILROAD RIGHT OF WAY EXCEPT THE NORTH 100 FEET THEREOF AND EXCEPT ALL PORTIONS PLATTED AS A PART OF QUAIL MEADOWS PLAT 3 AND QUAIL MEADOWS PLAT 4, OFFICIAL PLATS, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF INDIANOLA, WARREN COUNTY, IOWA
AND
THE NORTH ½ OF THE SW ¼ OF SECTION 18, TOWNSHIP 76 NORTH, RANGE 23 WEST OF THE 5TH P.M., WARREN COUNTY, IOWA EXCEPT THE NORTH 100 FEET THEREOF
AND EXCEPT
ALL THAT PART OF SUMERCREST HILLS PLAT 1, AN OFFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF INDIANOLA, WARREN COUNTY, IOWA
AND EXCEPT
ALL THAT PART OF SUMMERCREST HILLS PLAT 4, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF INDIANOLA, WARREN COUNTY, IOWA
AND EXCEPT
ANY REAL PROPERTY LOCATED THEREON AS A PART OF QUAIL MEADOW PLAT 4, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF INDIANOLA, WARREN COUNTY, IOWA.

Vicinity Map



Existing Zoning Map



Existing Underlying Zoning

C-2 Commercial

Proposed revisions to the Zoning with this PUD

1. 165.05 Zoning District Regulations
    a. Bulk Density – Minimum Lot Street Frontage and Front Yard Setback
    b. Current: 40 ft.
    c. Proposed 25 ft.
    d. Explanation: *There are interior lots proposed in this development that will be accessed by a shared access easement. This reduction will allow the width of the flag necessary to create access to match the minimum width of a drive aisle.*

2. 165.05 Zoning District Regulations
    a. Bulk Density – Side Yard Setback
    b. Current: 10 ft.
    c. Proposed 0 ft.
    d. Explanation: *This will allow for adjacent commercial buildings to share an adjacent property line. It is understood that when buildings are constructed with a zero setback that certain fire codes apply to the wall construction.*

3. 165.05 Zoning District Regulations
    a. Max Dwelling Units per Acre
    b. Current: 25 for Multiple-Family Dwelling
    c. Proposed 35 for Multiple-Family Dwelling
    d. Explanation: *Any multiple-family dwelling associated with this development will need to have higher density than currently allowed.*

4. 165.05 Zoning District Regulations
    a. Minimum Open space.
    b. Current: 20% @ C-2 and 25% at R-3
    c. Proposed 15% @ C-2 and 20% at R-3
    d. Explanation: *There is proposed to be a wet pond located in an outlot along the west side of the development that will provide storm water detention for the lots on the west side of 6th St. This pond will be commonly owned by the lot owners that drain into it. In typical developments, each lot would have a stand-alone detention basin on their lot and the area taken up by that basin would contribute to making the 20% open space requirement for that lot. The requested reduction is made to compensate for detention being made off site and to be able to maintain adequate density on the overall project.*

5. 165.05 Zoning District Regulations
    a. Permitted and Special Uses Table
    b. Current: Permitted uses include Multiple family dwelling (3+ apartment or condo units) and Townhouse dwelling (3+ units).
    c. Proposed: Further clarification added to permit detached garages with either permitted use as part of the permitted use
    d. Explanation: *The ability to offer garages as part of the multi-family/townhouse dwelling units, attached or detached is critically important.*

6. 165.05 Zoning District Regulations
    a. Permitted and Special Uses Table
    b. Current: Spectator Sports and Sports and Recreation participant for both outdoor and indoor usage are currently not permitted in C-2 zoning.
    c. Proposed: While use is approved in C-2, the Building Design Standards as defined for Indoor and Outdoor Recreational Facilities will follow M-2 Zoning Districts, not C-2.
    d. Explanation: *Indoor and Outdoor Recreation Facilities and associated buildings need to have building design standards more in line with M-2 zoning in lieu of C-2 to be feasible.*

7. 165.07 Off Street Parking Regulations
    a. B. Off Street Parking Spaces (2) Table
    b. Current: Eating and drinking establishments: 1 per 150 sq. ft. GFA plus 10 vehicle queuing spaces per drive-up lane.
    c. Proposed: Eating and drinking establishments: 1 per 150 sq. ft. GFA plus 7 vehicle queuing spaces per drive-up lane. Queuing spaces are permitted to wrap around and thru parking lot as long as no more than 3 of the total queuing spaces extend into the parking areas.
    d. Explanation: *The development has a few buildings with drive thru users on both ends of the building and in certain instances, the queuing may encroach on the parking lot. 10 stalls is too restrictive and will inhibit the ability to attract the businesses desired in the development.*

8. 165.07 Off Street Parking Regulations
    a. B. Off Street Parking Spaces (2) Table
    b. Current: Spectator Sports/Sports and Recreation, participant: 1 per 4 seats at max capacity
    c. Proposed: Spectator Sports/Sports and Recreation, participant: 1 per 4 seats at max capacity, however due to cross use parking agreements per the Developer's Agreement, a parking reduction allowance of up to 25% to be allowed.

d. Explanation: *The sport uses proposed will not require parking at the current prescribed rate on a daily basis. At times of tournaments (typically weekends), the Developer's Agreement provides usage of IWC parking lot for overflow parking that is generated during these higher/peak usage times.*

9. 165.08.- Open Space, Landscaping and Buffering
    a. 4.B.(3) a. Open Space and Landscaping Required
    b. Current: One (1) deciduous shade tree, two (2) deciduous ornamental trees, and two (2) shrubs shall be planted for every 2,000 square feet of required open space. However, the minimum required landscape for all sites shall be no less than one (1) deciduous shade tree, two (2) deciduous ornamental trees, and two shrubs.
    c. Proposed: One (1) deciduous shade tree, two (2) deciduous ornamental trees, and two (2) shrubs shall be planted for every 3,000 square feet of required open space. However, the minimum required landscape for all sites shall be no less than one (1) deciduous shade tree, two (2) deciduous ornamental trees, and two shrubs.
    d. Explanation: *The developer's past experience when applying this standard for landscape density, that much of the landscape plant material does not survive due to snow storage and snow removal operations. Having less plant material required allows for higher quality plants to be installed and also the ability to strategically place materials on the site to avoid damage from snow operations.*

10. 165.08.- Open Space, Landscaping and Buffering
    a. 4.B.(4) b.ii. Parking Lot Design Landscaping Required
    b. Current: Rock, chip brick, pavers, pavement and similar hard surfacing shall not be permitted within a parking lot island. Sidewalks may be constructed within a parking lot island as necessary to accommodate pedestrian circulation.
    c. Proposed: City of Indianola to allow and approve alternate materials including pavers and rock mulch. Sidewalks may be constructed within a parking lot island as necessary to accommodate pedestrian circulation.
    d. Explanation: *There are instances where rock mulch and/or other hard surface materials are ideal to be installed in parking islands. Rock mulch requires less lifetime maintenance costs when installed properly.*

11. 165.08.- Open Space, Landscaping and Buffering
    a. 4.B.(c) c.i. Parking Lot Screening
    b. Current: Whenever an off-street parking area fronts along a public street an average of one (1) deciduous shade tree and two (2) deciduous ornamental trees shall be planted every 50 feet within the parking lot setback area.
    c. Proposed: Whenever an off-street parking area fronts along a public street an average of one (1) deciduous shade tree and two (2) deciduous ornamental trees shall be planted every 75 feet within the parking lot setback area.

d. Explanation: *The current standard requires 3 trees per 50 ft. which is 16'-8" spacing between trees. Essentially one tree for every 2 stalls. Stretching the requirement would provide spacing closer to 33' between trees or one tree for every 4 stalls.*

12. 165.08.- Open Space, Landscaping and Buffering
    a. 6.A.(5) a. Plant Materials Standards
    b. Current: Deciduous Shade Trees – minimum 2.0-inch caliper, measured six (6) inches above the immediate ground level.
    c. Proposed: Deciduous Shade Trees – minimum 1.5-inch caliper, measured six (6) inches above the immediate ground level.
    d. Explanation: *Allowing for smaller sized tree installation provides for greater species availability from landscape vendors.*

13. 165.10.5 Sign Code
    a. 5.1 Prohibited Signs
    b. Current: Off Premises Signs, except a permitted temporary sign as specified in this chapter, may be off-premise
    c. Proposed: City will allow no more than two off-premise monument signs no taller than 30-feet. Signs must be placed in a sign easement. All monument signs within the development for each individual use can be a maximum of 15-feet in height. All monument signs must have bases dominated with materials of permanency, such as brick or stone.
    d. Explanation: *There are lots proposed in the PUD master plan that do not have adequate frontage or visibility to support an on-premises sign. Off-premises signs would be allowed provided they meet all the required setbacks and intersection sight visibility requirements. An off-premises sign would be required to be a multi-tenant monument sign.*

14. 165.10.8 Sign Code
    a. Projecting Signs Permitted by Zoning District:
    b. Current: Not permitted in C2 zoning
    c. Proposed: Permitted in PUD as long as 8' above grade. Signs cannot extend over vehicular traffic and structural attachment specifications will be required.
    d. Explanation: *Allowing for projecting signs in the PUD will provide a unique and more intimate feeling at certain potential uses that could enhance the overall look and feel of the development.*

15. 165.10.8 Sign Code
    a. Maximum Sign Area
    b. Current: 1.5 sq. ft./lin. ft. of the wall of a principal building facing a public street. No more than 2 sides of a building facing a street shall be used to calculate the allowable signage.
    c. Proposed: 1.5 sq. ft./lin. ft. of the wall of a principal building defined as the front of the building. For retail buildings with inline uses, the front and back walls will be used to calculate the allowable SF. For endcap units in retail buildings or standalone buildings, the front and or the side or rear wall will be used to calculate the total allowable SF.

d. Explanation: *The development will have multiple buildings with interior lots not directly on public streets. Amending the language to be more inclusive of the overall size of the building, independent of the side facing a public street is the correct approach in these instances.*

16. 165.9 Building Design Standards
    a. 5. General Provision, B. Application of Exterior Materials on Primary Facades
    b. Current: Painting of Brick and Stone. Brick and stone exterior finishes should not be painted, except as may be determined by the Zoning Administrator, at their full discretion, as appropriate based on the building design and architectural style.
    c. Proposed: Painting of Brick and Stone. Brick and stone exterior finishes should not be painted, except as provided as branded architecture associated with a specific building use and/or owner. Owner will be required to maintain the materials and will be responsible for repairs to materials.
    d. Explanation: *Certain retailers have painted brick as part of their overall branding and making this more clear up front will be beneficial if branded architecture is a request or requirement.*

17. 165.9 Building Design Standards
    a. 5. General Provision, F. Building Mounted Equipment Screening
    b. Current: Note – Nothing stating "ground mount" mechanical equipment.
    c. Proposed: For Athletic Buildings, ground mounted mechanical units are allowed with exterior duct work. These units need to be screened with landscaping. Developer agrees that any screening requirements will not count toward the minimum required landscape requirement.
    d. Explanation: *The athletic buildings/facilities will not have RTU mounted to the roof, but instead mounted at ground level and then ducted through the side of the building. The mechanical units should be screened with landscaping.*

18. 165.9 Building Design Standards
    a. 7. Standards by Building Use Type. B. Building Design Standards by Use Type, 6. Commercial/Retail Buildings
    b. Current: Each primary façade shall contain no less than (3) different class 1 or class 2 façade materials, together comprising of at least 75% of the primary façade area. Class 3 and class 4 façade materials in aggregate shall not exceed 25% of any primary façade area.
    c. Proposed: Each primary façade shall contain no less than (3) different class 1 or class 2 façade materials, together comprising of at least 65% of the primary façade area. Class 3 and class 4 façade materials in aggregate shall not exceed 35% of any primary façade area.
    d. Explanation: *Many of the retail/commercial buildings in the development will have multiple primary facades and be very close to 360 degree architecture. A reduction to the total requirement for class 1 and class 2 façade materials will allow for better design aesthetic for the entire building.*

19. 165.9 Building Design Standards
    a. 7. Standards by Building Use Type. B. Building Design Standards by Use Type, 7. Office and Civic Buildings
    b. Current: Each primary façade shall contain no less than (3) different class 1 or class 2 façade materials, together comprising of at least 75% of the primary façade area. Class 3 and class 4 façade materials in aggregate shall not exceed 25% of any primary façade area.
    c. Proposed: Each primary façade shall contain no less than (3) different class 1 or class 2 façade materials, together comprising of at least 65% of the primary façade area. Class 3 and class 4 façade materials in aggregate shall not exceed 35% of any primary façade area.
    d. Explanation: *Office and Civic buildings in the development would have multiple primary facades and be very close to 360 degree architecture. A reduction to the total requirement for class 1 and class 2 façade materials will allow for better design aesthetic for the entire building.*

20. 165.9 Building Design Standards
    a. 7. Standards by Building Use Type. B. Building Design Standards by Use Type, 7. Mixed-Use Buildings
    b. Current:
        a. A. Each primary façade shall contain no less than (3) different class 1 or class 2 façade materials, together comprising of at least 75% of the primary façade area. Class 3 and class 4 façade materials in aggregate shall not exceed 25% of any primary façade area.
        b. B. At least one street-facing building façade and the façade containing the main building entry, if different from the street façade, shall consist of no less than 30% clear glass fenestrations
    c. Proposed:
        a. A. Each primary façade shall contain no less than (3) different class 1 or class 2 façade materials, together comprising of at least 60% of the primary façade area. Class 3 and class 4 façade materials in aggregate shall not exceed 40% of any primary façade area.
        b. B. At least one street-facing building façade and the façade containing the main building entry, if different from the street façade, shall consist of no less than 20% clear glass fenestrations
    d. Explanation: *Many of the retail/commercial buildings in the development will have multiple primary facades and be very close to 360 degree architecture. A reduction to the total requirement for class 1 and class 2 façade materials will allow for better design aesthetic for the entire building.*

21. 165.10.9 Sign Design Standards
    a. Ground Sign Regulations 3.j
    b. Current: Signs within any non-residential zoning district may include an electronic messaging center sign that is double-sided (back to back) and no larger than 32 sq. ft. in size, per sign face, and subject to the design regulations herein this article.
    c. Proposed: Signs within any non-residential zoning district may include an electronic messaging center sign that is double-sided (back to back) and no larger than 48 sq. ft. in size, per sign face, and subject to the design regulations herein this article. An additional 5' of setback for monument sign will be required if using an EMC larger than 32 sq. ft.
    d. Explanation: *The development is contemplated to have a larger off premise ground mount sign that would utilize an electronic messaging center and 48 sq. ft. is more in line with the overall SF potential needed to achieve the desired impact.*

22. 165.10.9 Sign Design Standards
    a. Temporary Sign Regulations 4.b
    b. Current: Prohibited within Public Street Right of Way and Public Property. No temporary sign shall be placed within a public street right of way nor on public property. Temporary sidewalk signs, as provided in this Chapter, may be permitted on the public sidewalk within the downtown Mixed-Use Zoning District (C-3), subject to the following conditions:
    c. Proposed: Prohibited within Public Street Right of Way and Public Property. No temporary sign shall be placed within a public street right of way nor on public property. Temporary sidewalk signs, as provided in this Chapter, may be permitted on the public sidewalk within the downtown Mixed-Use Zoning District (C-3) and this PUD, subject to the following conditions:
        a. Signs shall be placed on the grass adjacent to sidewalks as a 5' walking path needs to remain at all times. Signs for athletic events shall be removed immediately following the end of the event. If the event is a multiple day event, the signs should be removed at the end of each day and put back up the following day.
    d. Explanation: *The athletic complex component of the project likely will dictate temporary sidewalk signs for wayfinding throughout the development as well as other possible uses throughout the development.*

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Indianola Veterinary Clinic – Rezoning and Plat of Survey

PREPARED BY: Bill Mettee – Senior Planner

REPORT DATE: February 7, 2025

MEETING DATE: February 11, 2025

GENERAL INFORMATION

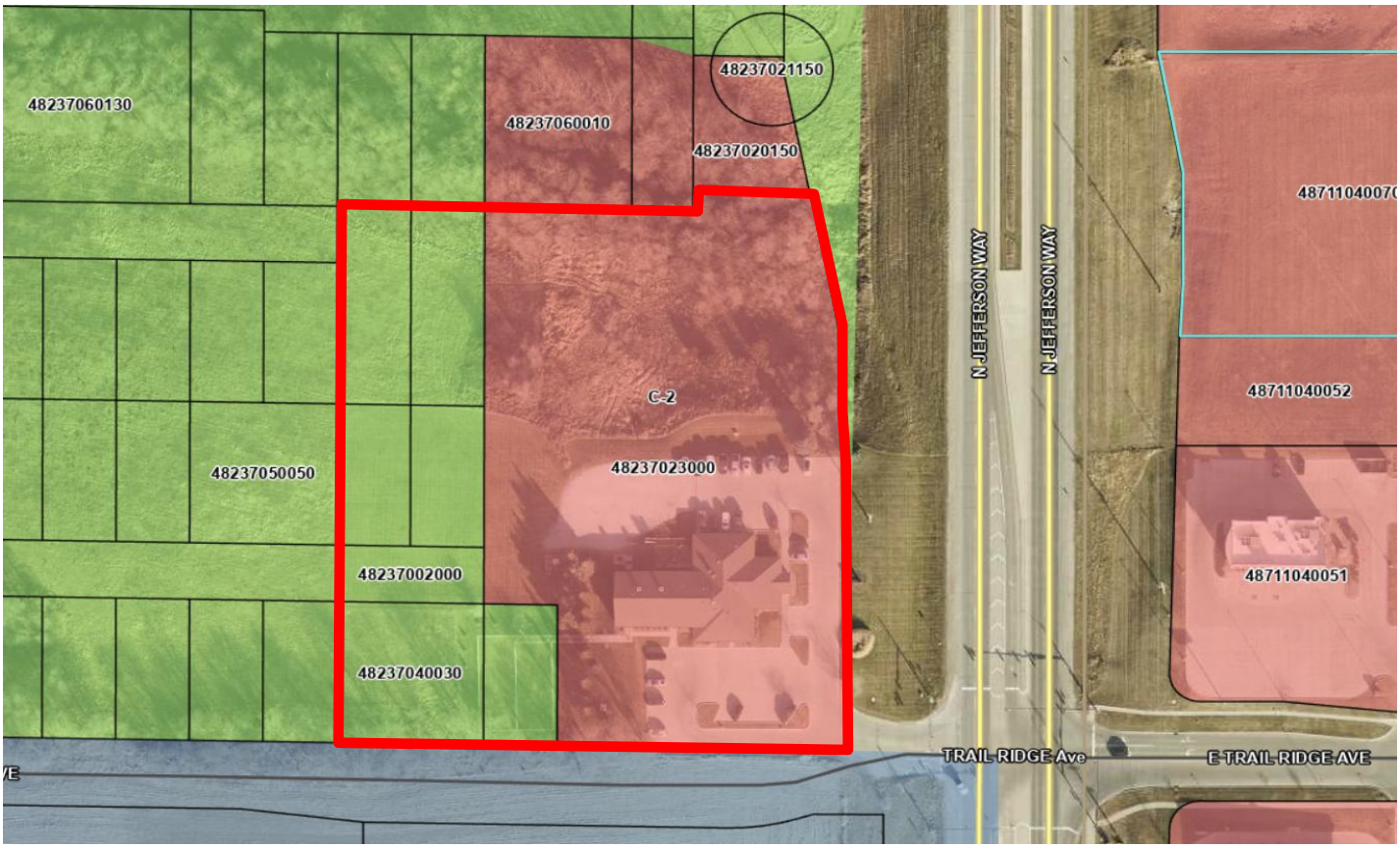
Applicant / Owner: IVC Properties, LLC

Owner's Representative: Wally Pelds, P.E., Pelds Design Services

Request: The applicant is requesting approval of a Rezoning and Plat of Survey of a commercial property.

Location and Size: Property is located west of North Jefferson Way and north of East Trail Ridge Avenue, containing approximately 4.51-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	Indianola Veterinary Clinic	Community Mixed-Use	C-2 (Highway Commercial District) / A-1 (Agricultural and Open Space District)
North	Vacant / Undeveloped	Low-Density Residential	A-1 (Agricultural and Open Space District)
South	Vacant / Undeveloped	Planned Unit Development	PUD (Planned Unit Development)
East	General Commercial Uses	Community Mixed-Use	C-2 (Highway Commercial District)
West	Vacant / Undeveloped	Low-Density Residential	A-1 (Agricultural and Open Space District)

BACKGROUND

At their December 10, 2024 Planning & Zoning Commission meeting, the Commission recommended approval of a site plan for Indianola Veterinary Clinic. The project included an expansion of the parking lot, a second access from East Trail Ridge Avenue and storm water detention basin. A condition of approval was to combine all eight lots into one and rezone the parcel from A-1 to C-2, as veterinary clinics are not permitted in the A-1 district. The scope of the site plan crossed six lots and two zoning districts. The rezoning and plat of survey will help to clean up the area.

PROJECT DESCRIPTION

The subject property is located west of North Jefferson Way and north of East Trail Ridge Avenue. IVC Properties, LLC currently owns eight parcels affiliated with the vet clinic. Of these eight parcels, seven of them are zoned A-1 and one is zoned C-2. The lot that is zoned C-2 currently houses the vet clinic. The A-1 lots are open space affiliated with the clinic. The total acreage for all eight parcels is 4.51-acres. The applicant is requesting a plat of survey to combine all lots into one and rezone those seven lots from A-1 to C-2.

Notification to adjacent property owners was mailed on January 30, 2025. The rezoning sign was placed on the property by the February 1, 2025 deadline. Staff has not received any correspondence for or against the request.

STAFF RECOMMENDATION

The proposed zoning district is consistent with the land uses identified in the Comprehensive Plan and with the existing surrounding land uses. Staff recommends approval of the rezoning and plat of survey for Indianola Veterinary Clinic.

DATE OF SURVEY:
XX.YY.20ZZ

RECORD INDEX:

LOCATION:
FAIRACRES BLOCK B, C, D, & E
REQUESTOR:
JESSE ROGNES
PROPRIETOR(S):
IVC PROPERTIES LLC
PROPRIETOR/SITE ADDRESS:
22001 N JEFFERSON WAY
INDIANOLA, IA 50125

PROPRIETOR PHONE:
515-961-6201
SURVEYOR:
VOLDEMARS PELDS
COMPANY:
PELDS DESIGN SERVICES
RETURN TO:
2323 DIXON STREET
DES MOINES, IA 50316

NOTE:
This survey was performed without the benefit of a Title Opinion, therefore all existing easements may not be shown.

NOTE:
ORIENTATION OF THIS BEARING SYSTEM IS IOWA STATE PLANE SOUTH (NAD 83)
THIS SURVEY WAS PERFORMED USING THE IOWA RTN NETWORK.

NOTE:
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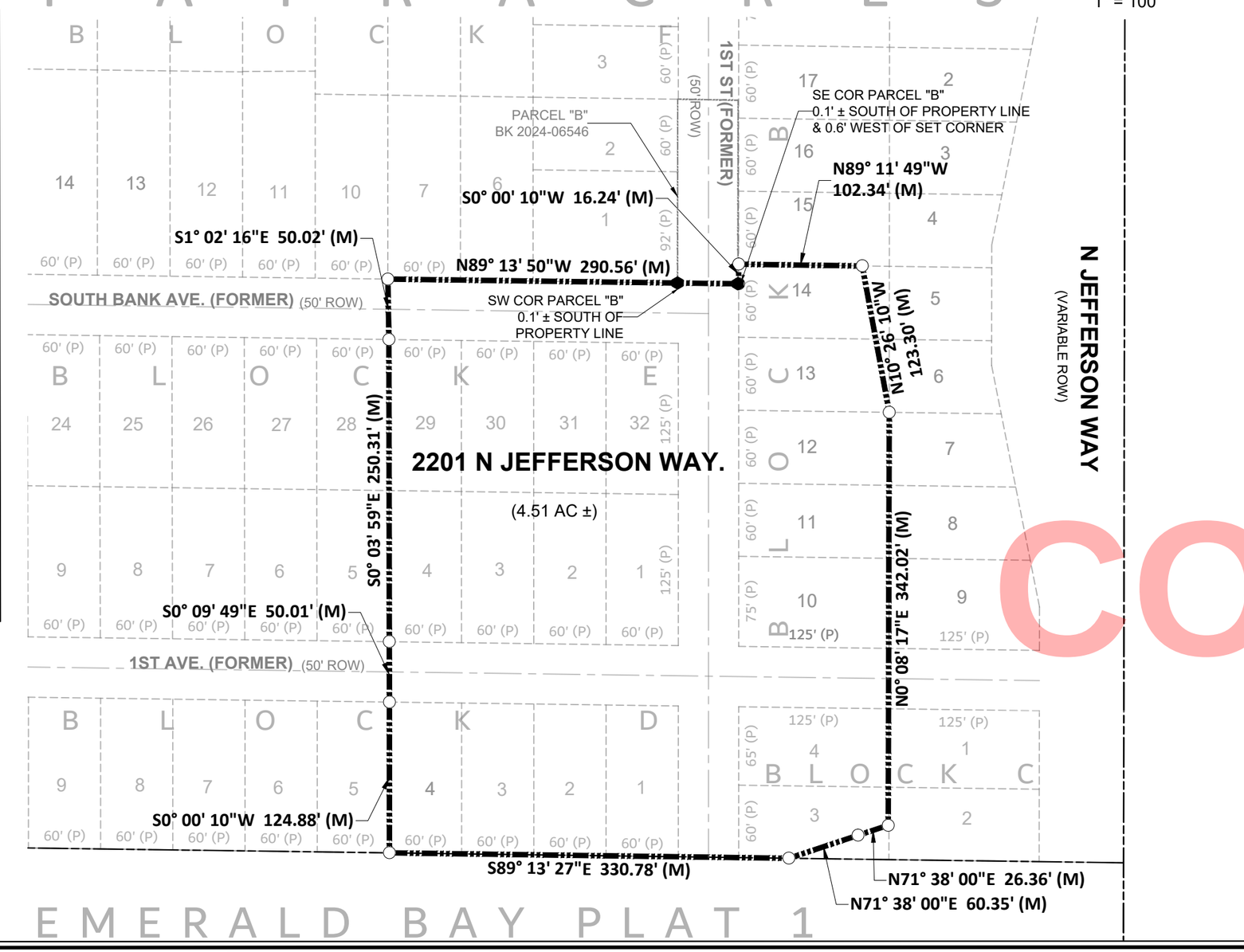
SYMBOLS LEGEND

●	FOUND 1/2" REROD W/YELLOW CAP #18842
○	SET 1/2" REROD w/ YELLOW PLASTIC CAP STAMPED #18842
±	MORE OR LESS
(M)/(P)	MEASURED/PLATTED

PREPARED BY: PELDS DESIGN SERVICES - 2323 DIXON STREET, DES MOINES, IOWA 50316 - PH. (515)265-8196

BOUNDARY RETRACEMENT SURVEY



-50 0 50 100
Scale in Feet
1" = 100'

LEGAL DESCRIPTION:
WD-BK 2017 PG 153

LOTS 5, 6, 7, 8, 9, 10, 11, 12, 13 AND 14 IN BLOCK B; FAIRACRES ADDITION, WARREN COUNTY, IOWA, LESS ANY PORTION CONVEYED TO THE STATE OF IOWA; AND LOTS 1, 2, 3 AND 4 IN BLOCK C, FAIRACRES ADDITION, WARREN COUNTY, IOWA, LESS ANY PORTION CONVEYED TO THE STATE OF IOWA; AND LOTS 1, 2, 3 AND 4 IN BLOCK D, FAIRACRES ADDITION, WARREN COUNTY, IOWA; AND

LOTS 1, 2, 3, 4, 29, 30, 31 AND 32 IN BLOCK E, FAIRACRES ADDITION, WARREN COUNTY, IOWA; AND FORMER 1ST AVENUE BETWEEN LOTS 9 AND 10 IN BLOCK B AND LOTS 1 AND 4 IN BLOCK C, CONTINUING WEST AND INCLUDING THE FORMER 1ST AVENUE BETWEEN LOTS 1, 2, 3 AND 4 IN BLOCK D AND LOTS 1, 2, 3 AND 4 IN BLOCK E, ALL IN FAIRACRES ADDITION, WARREN COUNTY, IOWA; LESS ANY PORTION CONVEYED TO THE STATE OF IOWA; AND

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LICENSED PROFESSIONAL ENGINEER & LAND SURVEYOR
VOLDEMARS L. PELDS
18842
IOWA

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):_____

COPY

PELDS DESIGN SERVICES
Architecture | Engineering | Surveying
2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 9196

BOUNDARY RETRACEMENT SURVEY
2201 N. JEFFERSON WAY
INDIANOLA IA, 50125

DRAWING DATE	DRAWN BY	SCALE	LATEST REVISION	DRAWING NO
----	A.BRADFIELD	1" = 100'	2.5.2025	24-048

File Path: J:\2024 Projects\24-048 Emerald Bay N. Addition\Engineering\Sheet Set
BRS

LAND USE CHANGE APPLICATION

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

PROPERTY OWNER

(Last Name) Brennan
(First Name) IVC Properties LLC, Brian
(Address) 2201 N Jefferson Way
(City) Indianola (State) IA (Zip) 50125
(Phone) _____ (Email) brianbrennanvet@gmail.com

APPLICANT (if not Property Owner)

(Last Name) Pelds
(First Name) Voldemars
(Address) 2323 Dixon St
(City) Des Moines (State) IA (Zip) 50327

☐ 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:_____
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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 Voldemars Pelds

Name (printed) Voldemars Pelds **Date** 12/13/2024

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

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

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Indianola Veterinary Clinic – Rezoning and Plat of Survey

PREPARED BY: Bill Mettee – Senior Planner

REPORT DATE: February 7, 2025

MEETING DATE: February 11, 2025

GENERAL INFORMATION

Applicant / Owner: IVC Properties, LLC

Owner's Representative: Wally Pelds, P.E., Pelds Design Services

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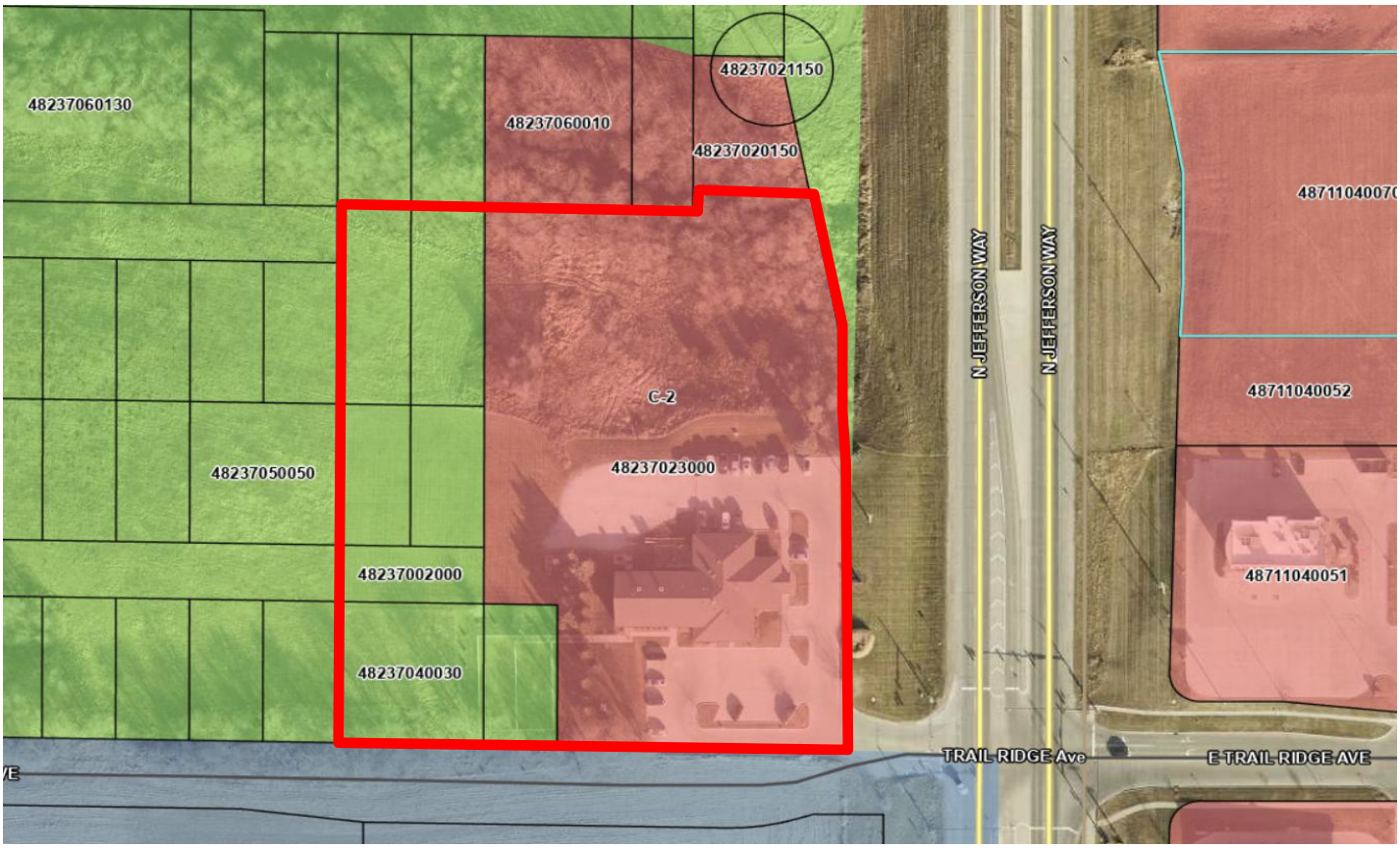

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PREPARED BY: PELDS DESIGN SERVICES - 2323 DIXON STREET, DES MOINES, IOWA 50316 - PH. (515)265-8196

BOUNDARY RETRACEMENT SURVEY

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XX.YY.20ZZ

RECORD INDEX:
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PROPRIETOR PHONE:
515-961-6201
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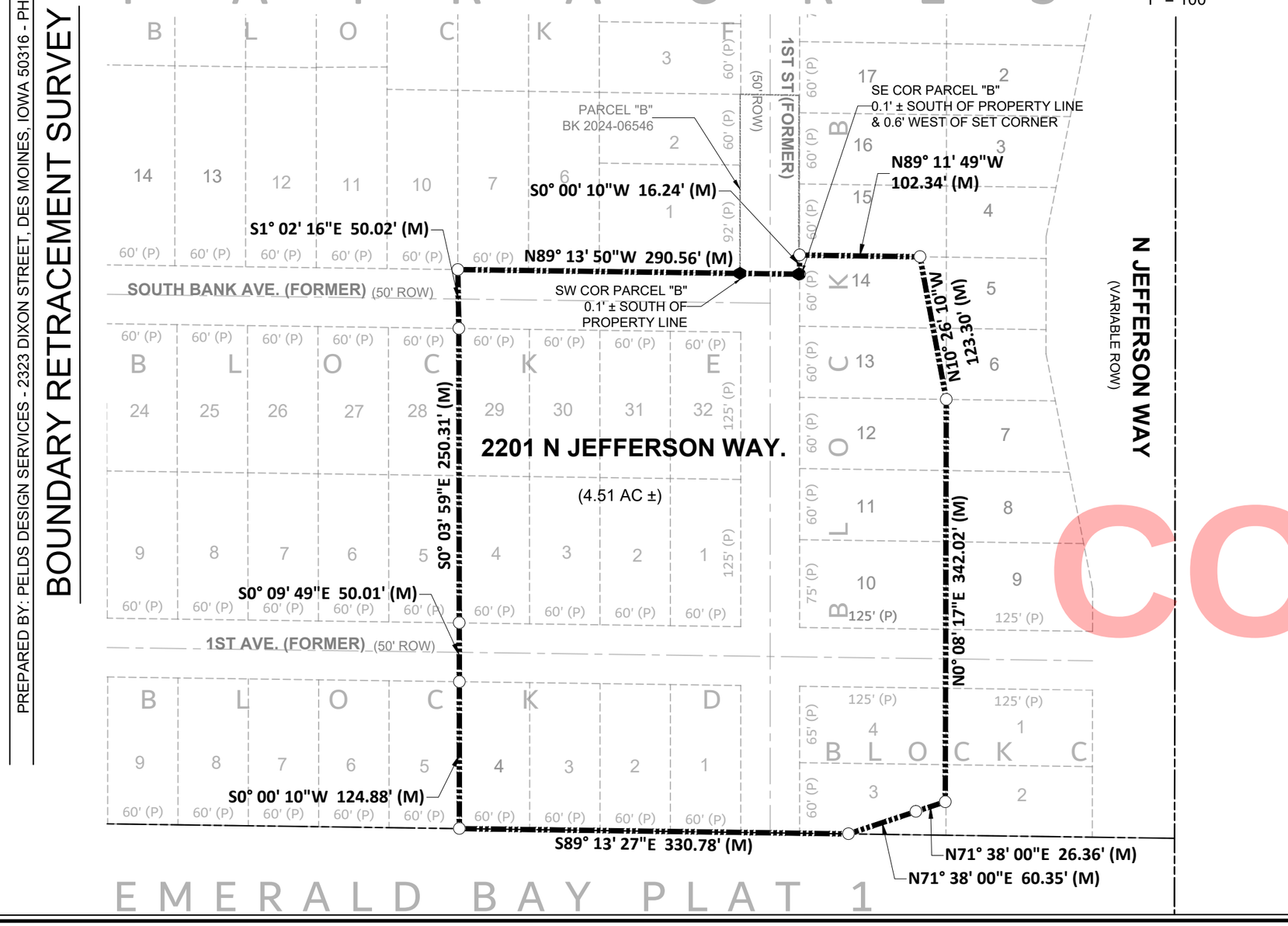

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2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 9196

BOUNDARY RETRACEMENT SURVEY
2201 N. JEFFERSON WAY
INDIANOLA IA, 50125

DRAWN/CHECKED:			REVISIONS:	
COPYRIGHT DATE: ----	DRAWN BY: A.BRADFIELD	SCALE: 1" = 100'	LATEST REVISION: 2.5.2025	DRAWING NO: 24-048
FILE PATH: J:\2024 Projects\24-048 Emerald Bay N. Addition\Engineering\Sheet Set				BRS

LAND USE CHANGE APPLICATION

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

PROPERTY OWNER

(Last Name) Brennan
(First Name) IVC Properties LLC, Brian
(Address) 2201 N Jefferson Way
(City) Indianola (State) IA (Zip) 50125
(Phone) _____ (Email) brianbrennanvet@gmail.com

APPLICANT (if not Property Owner)

(Last Name) Pelds
(First Name) Voldemars
(Address) 2323 Dixon St
(City) Des Moines (State) IA (Zip) 50327

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Signature Voldemars Pelds

Name (printed) Voldemars Pelds **Date** 12/13/2024

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

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

Community Development

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

January 2025

Code	Type	Permits Issued	# of Units	Amount	Average
101	Single Family Home	19	19	$5,715,697.02	$300,826.16
102	Single Family Attach			$0.00	
103	Two Family			$0.00	
104	Three or More Families			$0.00	
	Mobile Homes			$0.00	
322	Service Stations			$0.00	
324	Office			$0.00	
328	Non-resident buildings			$0.00	
329	Pool	1		$73,548.00	
434	Residential Add/Alt	1		$63,500.00	
437	Non-residential add/alt			$0.00	$0.00
438	Res garage/carports			$0.00	
645	Demo - residential	1		$0.00	
649	Demo - commercial			$0.00	
	January Total	**22**		**$5,852,745.02**	

Residential Value	Commercial Value
98.7%	**0.0%**

YEAR TO DATE TOTAL

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645	Demo - sfd	1		$0.00	
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	YTD TOTAL	**22**	**19**	**$5,852,745.02**	

Residential Value	Commercial Value	
98.9%	**0.0%**	0.0%