



PLANNING AND ZONING COMMISSION MEETING

February 25, 2025

6:00 PM

City Council Chambers

Agenda

- 1. Call to Order**
- 2. Roll Call**
- 3. Agenda Approval**
 - A. Approval of the February 25, 2025 agenda.
- 4. Minutes Approval**
 - A. Approval of the February 11, 2025 meeting minutes.
- 5. Public Comment**
- 6. New Business**
 - A. Approval of Revised Preliminary Plat for Pickard Commerce Park Plat 1.
- 7. Comments**
 - A. Current Projects
- 8. Adjourn**



PLANNING AND ZONING COMMISSION MEETING

February 11, 2025

6:00 PM

City Council Chambers

Minutes

1. Call to Order

The meeting was called to order at 6:01 PM.

2. Roll Call

The following members were present: Sarah Ritchie (Zoom), Al Farris (Zoom), Carrie Woerdeman, Jake Vice, and Justin Noethe.

Members not present: Cortney Marmon, Misty Darling, Lin Stecker, and Rich Piper.

City staff present: Wade Wagoner, Bill Mettee, Tara Bosteder.

3. Agenda Approval

A. Approval of the February 11, 2025 agenda.

Vice made a motion to approve the agenda.

Noethe seconded the motion.

Motion was passed.

4. Minutes Approval

A. Approval of the January 14, 2025 meeting minutes.

Ritchie made a motion to approve the meeting minutes.

Vice seconded the motion.

Motion was passed.

5. Public Comment

No public comments.

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].

Mettee introduced the related staff report.

Lot 6 will be multi-family in nature but plans are not yet finalized. The developer is still working on the development of this area and will submit a PUD amendment once determined.

The request for the reduction of minimum open space is for each individual lot, reducing each one from 20% down to 15%. The outlot for detention does not factor into the open space calculations.

All runoff is constructed to go to the detention pond, so code requirements will be met for storage. All of these calculations will be addressed with the preliminary plat.

The detention pond will be a dry pond on the western portion, and a wet pond on the eastern portion. Outdoor patio space is planned to overlook a water feature.

A reduction of vehicle queuing spaces from 10 down to seven is shown. A concern about adequate parking and vehicle queuing spaces needs to be considered. Queuing exhibits will be required as part of the site plan review for each site.

Spillover parking is planned, and more parking is planned than what is required by code.

Lot 6, once developed, will have its own parking planned as well.

Denser multi-family units are planned. Up to 35 dwelling units per acre is proposed to allow flexibility for a higher density development.

Retail building facades are going to follow the city's code. The athletic structures are going to be a streamlined type facility of metal structure. A site plan is currently being put together for the phase one building and will be submitted to city in the near future.

If this is approved, this commission will still review the preliminary plat, the final plats, and each individual site plan. This PUD just outlines what's going to be allowed in this area. If approved by this commission, this PUD would then go to City Council for approval, and then finally would be recorded with the county. Once it goes through those processes, it does become official and any modifications thereafter would require a PUD amendment. That PUD amendment would need to come before this commission.

Vice made a motion to approve this request as submitted.

Ritchie seconded the motion.

Motion was passed by unanimous vote.

- 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].

There were no comments or questions.

Farris made a motion to approve the rezoning request as submitted.

Vice seconded the motion.

Motion was passed by a unanimous vote.

- C. Approval of a Plat of Survey for Indianola Veterinary Clinic.

There were no comments or questions.

Ritchie made a motion to approve the plat of survey as submitted.

Vice seconded the motion.

Motion was passed by a unanimous vote.

7. Comments

A. Building Permit Report

January was a busy month with 19 single family dwelling permits.

B. Current Projects

Legal documents have been received for Kentucky Ridge Townhomes Plat 1. That will be recorded next week.

Mettee is working with a developer on a project north of town that's not annexed yet. More information on that will be forthcoming.

Kwik Star is moving along to start construction soon.

Another potential development is coming to Emerald Bay, and they are working on getting a new final plat submitted as they need extra space for their lots.

No further updates.

8. Adjourn

Noethe made a motion to adjourn the meeting.

Vice seconded the motion.

Meeting was adjourned at 6:37 pm.



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Pickard Commerce Park Plat 1 – **PREPARED BY:** Bill Mettee – Senior Planner
Revised Preliminary Plat

REPORT DATE: February 21, 2025

MEETING DATE: February 25, 2025

GENERAL INFORMATION

Applicant / Owner:

I Town Investment Group, LLC

Owner's Representative:

Eric Cannon, P.E., Snyder & Associates

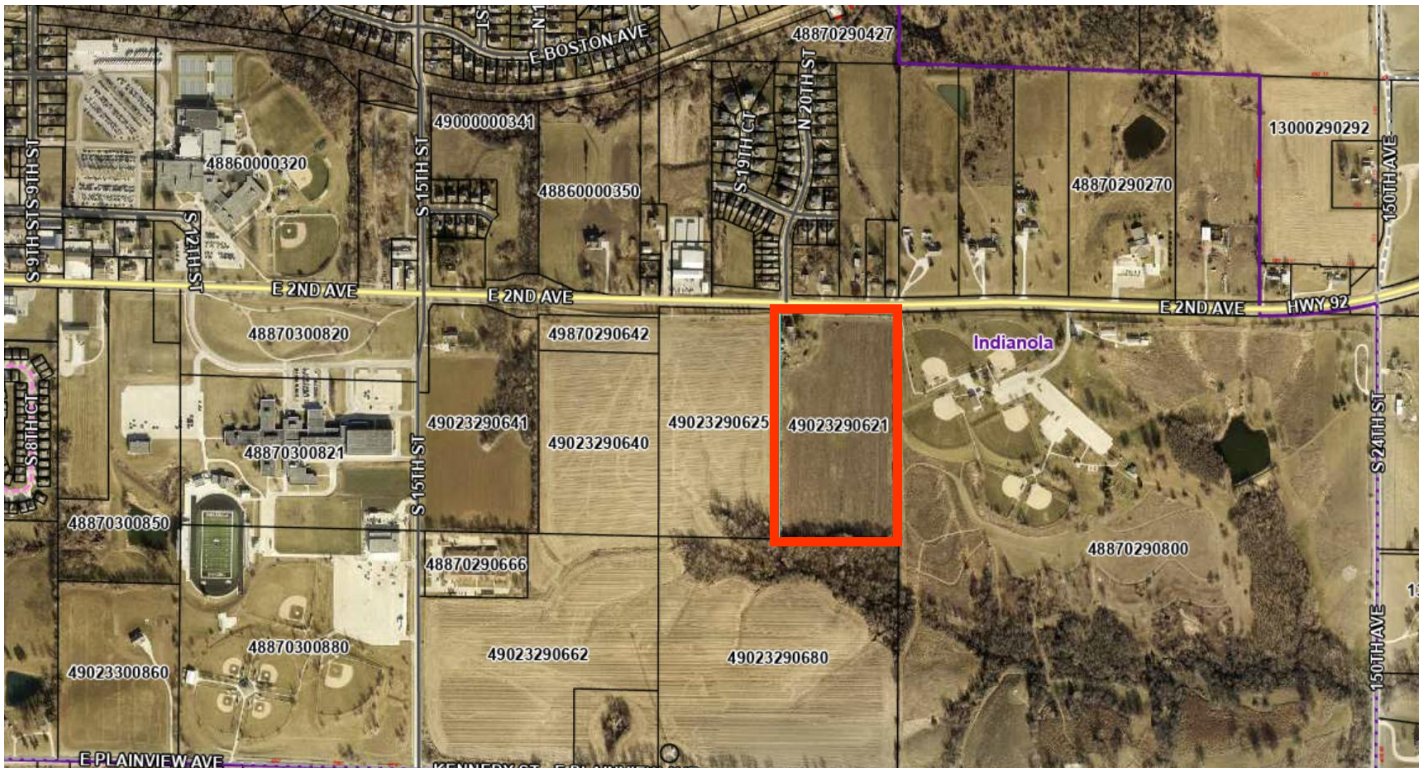
Request:

The applicant is requesting approval of a revised preliminary plat for commercial and industrial development.

Location and Size:

Property is located south of Highway 92 and east of South 15th Street, containing approximately 19.63-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 / Industrial	C-2 (Highway Commercial District) and M-2 (General Industrial District)
North	Single-Family and Two-Family Residential	Low / Medium-Density Residential	R-2 (Single-Family Residential Attached District)
South	Agricultural	Community Mixed Use	A-1 (Agricultural / Open Space District)
East	Pickard Park	Parks and Recreation	A-1 (Agricultural / Open Space District)
West	Agricultural	Community Mixed Use	A-1 (Agricultural / Open Space District)

PROJECT DESCRIPTION AND BACKGROUND

This parcel was recently rezoned from C-2 Highway Commercial to C-2 Highway Commercial and M-2 General Industrial. The original preliminary plat with eight lots was approved at the November 26, 2024 Planning and Zoning Commission meeting. The applicant has revised the plat to show 12 lots. City staff is currently reviewing the Construction Drawings affiliated with this project.

LOTS

The plat identifies a total of 12 lots for commercial and industrial development and one outlot (Outlot X) to be used for stormwater detention. The four lots at the north end of the site are commercial and the eight lots at the south end of the site are industrial. The lots range in size from 1.00-acres to 1.86-acres in area. Outlot X is 1.77-acres in area. Street Lots A and B will be deeded to the City of Indianola for public right-of-way. All proposed lots meet or exceed the bulk regulations of their respective 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 C-2 / M-2 Districts

Category	C-2 / M-2 (minimum)
Front Yard Setback	40 feet 35 feet
Rear Yard Setback	10 feet 35 feet
Side Yard Setback	10 feet 20 feet
Maximum Height Stories	50 feet

ACCESS AND STREETS

Access into the development will be provided off of Highway 92 on South 20th Street. The street extension aligns with the existing street to the north, per IDOT requirements and the signed MOU.

SIDEWALKS/TRAILS

A 5-foot-wide sidewalk will be constructed on each lot as they are developed. No trails are proposed. All pedestrian crossings will be installed with the plat improvements.

UTILITIES

The site will be serviced with all public utilities, Utilities will be extended as required to service the lots. Stormwater detention will be provided with a detention basin located at the sound end of the site. The detention basin will be privately owned and maintained by the association.

EASEMENTS

All easements have been shown and labeled on the plat. These include PUEs, Ingress/Egress, Sanitary Sewer, Storm Sewer and Snow Storage Easements. Landscape Buffer Easements are shown separating the commercial from industrial districts and from the adjacent agricultural districts to the east and west.

STAFF RECOMMENDATION

The revised preliminary plat is in general conformance with the Zoning Ordinance, Subdivision Ordinance and Comprehensive Plan. Staff recommends approval of the revised preliminary plat for Pickard Commerce Park Plat I subject to any remaining staff comments.

