



PLANNING AND ZONING COMMISSION MEETING

September 23, 2025

6:00 PM

City Council Chambers

Agenda

- 1. Call to Order**
- 2. Roll Call**
- 3. Agenda Approval**
 - A. Approval of the September 23, 2025 agenda.
- 4. Minutes Approval**
 - A. Approval of the July 22, 2025 meeting minutes.
- 5. Public Comment**
- 6. New Business**
 - A. Public hearing to approve an ordinance to amend Chapter 165, Zoning Regulations, by amending Chapter 165.02, Procedures, Amendment and Enforcement.
 - B. Approval of a Rezoning related to a change from R-2 [Single-Family Residential Attached District] and C-2 [Highway Commercial District] to R-2 [Single-Family Residential Attached District] [Spruce Street Townhomes].
 - C. Approval of an amendment to the Elevate Indianola Comprehensive Plan related to a Future Land Use change from Low to Medium-Density Residential and Regional Mixed Use to Low to Medium-Density Residential [Spruce Street Townhomes].
 - D. Approval of a Preliminary Plat for Pickard Estates.
 - E. Approval of a Plat of Survey for Parcel 25-072.
- 7. Comments**
 - A. Building Permit Report
 - B. Current Projects
- 8. Adjourn**



PLANNING AND ZONING COMMISSION MEETING

July 22, 2025

6:00 PM

City Council Chambers

Minutes

1. Call to Order

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

2. Roll Call

Members present: Al Farris, Carrie Woerdeman, Misty Darling, Lin Stecker, Rich Piper.

Members not present: Cortney Marmon, Sarah Ritchie, Jake Vice, Justin Noethe.

Staff members present: Bill Mettee, Tara Bosteder.

3. Agenda Approval

A. Approval of the July 22, 2025 agenda.

Farris made a motion to approve the agenda.

Darling seconded the motion.

Motion was passed with a unanimous vote.

4. Minutes Approval

A. Approval of the June 10, 2025 meeting minutes.

Piper made a motion to approve the meeting minutes.

Stecker seconded the motion.

Motion was passed with a unanimous vote.

5. Public Comment

There were no public comments.

6. New Business

A. Approval of a site plan for Pickard Commerce Park Plat 1 Lots 4 & 5.

Mettee presented the site plan and related staff report.

For architectural requirements, the M-2 district requires a minimum of two class I, II, or III materials, and this plan does meet the ordinance requirements.

There are 22 parking spaces, which does meet the requirement. There won't be any office space in this building and likely will be no full time employees. There are no anticipated issues with parking space availability.

Farris made a motion to approve the plan as presented.

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

7. Comments

A. Building Permit Report

There were no comments.

B. Current Projects

There were no comments.

8. Adjourn

Darling made a motion to adjourn.
Piper seconded the motion.
The meeting was adjourned at 6:10 PM.



COMMUNITY DEVELOPMENT

To: Planning & Zoning Commission
From: Bill Mettee, Senior Planner
Date: September 19, 2025
Re: Consider approval of zoning code amendment

Commissioners:

Community Development staff has been asked to bring a code amendment related to a Legislative Change Order on Public Noticing:

EXISTING:

D. Public Hearing Noticing. Not less than seven nor more than 20 days' notice of the time and place of the City Council hearing to consider any proposed amendment or change in the Zoning Ordinance or zoning district boundaries shall be published in a newspaper having general circulation in the City.

- (1) The Commission shall not make any recommendation to the Council on an amendment to any zoning district boundaries until a sign indicating the amendment requested has been prepared and posted by the applicant. The sign shall be of such design that is approved by the zoning administrator and be in a location on the premises that is visible from all rights-of-way. The sign shall be posted at least 10 days prior to the Commission meeting and shall remain in place until the City Council has taken final action on the amendment.
- (2) Notice of the Commission meeting shall be mailed/postmarked by first class mail 10 days prior to the meeting to all property owners within 200 feet of the boundary of the property requesting an amendment to its zoning district boundaries.
- (3) Not less than seven nor more than 20 days' notice of the time and place of the City Council hearing to consider any proposed amendment or change in the Zoning Ordinance or zoning district boundaries shall be published in a newspaper having general circulation in the City.

PROPOSED:

D. Public Hearing Noticing. ***Not less than four nor more than 20 days' notice*** of the time and place of the City Council hearing to consider any proposed amendment or change in the Zoning Ordinance or zoning district boundaries shall be published in a newspaper having general circulation in the City.

- (1) The Commission shall not make any recommendation to the Council on an amendment to any zoning district boundaries until a sign indicating the amendment requested has been prepared and posted by the applicant. The sign shall be of such design that is approved by the zoning administrator and be in a location on the premises that is visible from all rights-of-way. The sign shall be posted at least 10 days prior to the Commission meeting and shall remain in place until the City Council has taken final action on the amendment.
- (2) Notice of the Commission meeting shall be mailed/postmarked by first class mail 10 days prior to the meeting to all property owners within 200 feet of the boundary of the property requesting an amendment to its zoning district boundaries.
- (3) ***Not less than four nor more than 20 days' notice*** of the time and place of the City Council hearing to consider any proposed amendment or change in the Zoning Ordinance or zoning district boundaries shall be published in a newspaper having general circulation in the City.

Bill Mettee
Senior Planner

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF INDIANOLA, IOWA, BY AMENDING PROVISIONS PERTAINING TO PUBLIC HEARING REQUIREMENTS – ZONING

Be It Enacted by the City Council of the City of Indianola, Iowa:

SECTION 1. SUBPARAGRAPH MODIFIED. Subparagraph D of Subsection 5 of Section 165.02 of the Code of Ordinances of the City of Indianola, Iowa, is repealed and the following adopted in lieu thereof:

D. Public Hearing Noticing. Not less than four nor more than 20 days' notice of the time and place of the City Council hearing to consider any proposed amendment or change in the Zoning Ordinance or zoning district boundaries shall be published in a newspaper having general circulation in the City.

(1) The Commission shall not make any recommendation to the Council on an amendment to any zoning district boundaries until a sign indicating the amendment requested has been prepared and posted by the applicant. The sign shall be of such design that is approved by the zoning administrator and be in a location on the premises that is visible from all rights-of-way. The sign shall be posted at least 10 days prior to the Commission meeting and shall remain in place until the City Council has taken final action on the amendment.

(2) Notice of the Commission meeting shall be mailed/postmarked by first class mail 10 days prior to the meeting to all property owners within 200 feet of the boundary of the property requesting an amendment to its zoning district boundaries.

(3) Not less than four nor more than 20 days' notice of the time and place of the City Council hearing to consider any proposed amendment or change in the Zoning Ordinance or zoning district boundaries shall be published in a newspaper having general circulation in the City.

SECTION 2. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed by the Council on the _____ day of _____, _____, and approved this _____ day of _____, _____.

Mayor

ATTEST:

City Clerk

First Reading: _____

Second Reading: _____

Third Reading: _____

I certify that the foregoing was published as Ordinance No. _____ on the _____ day of _____, _____.

City Clerk



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Spruce Street Townhomes – Rezoning and Comprehensive Plan Amendment

PREPARED BY: Bill Mettee – Senior Planner

REPORT DATE: September 19, 2025

MEETING DATE: September 23, 2025

GENERAL INFORMATION

Applicant / Owner:

Cody Sinclair, New Era Homes (Applicant) | ACD Ventures, LLC (Owner)

Owner's Representative:

Eric Cannon, Snyder & Associates

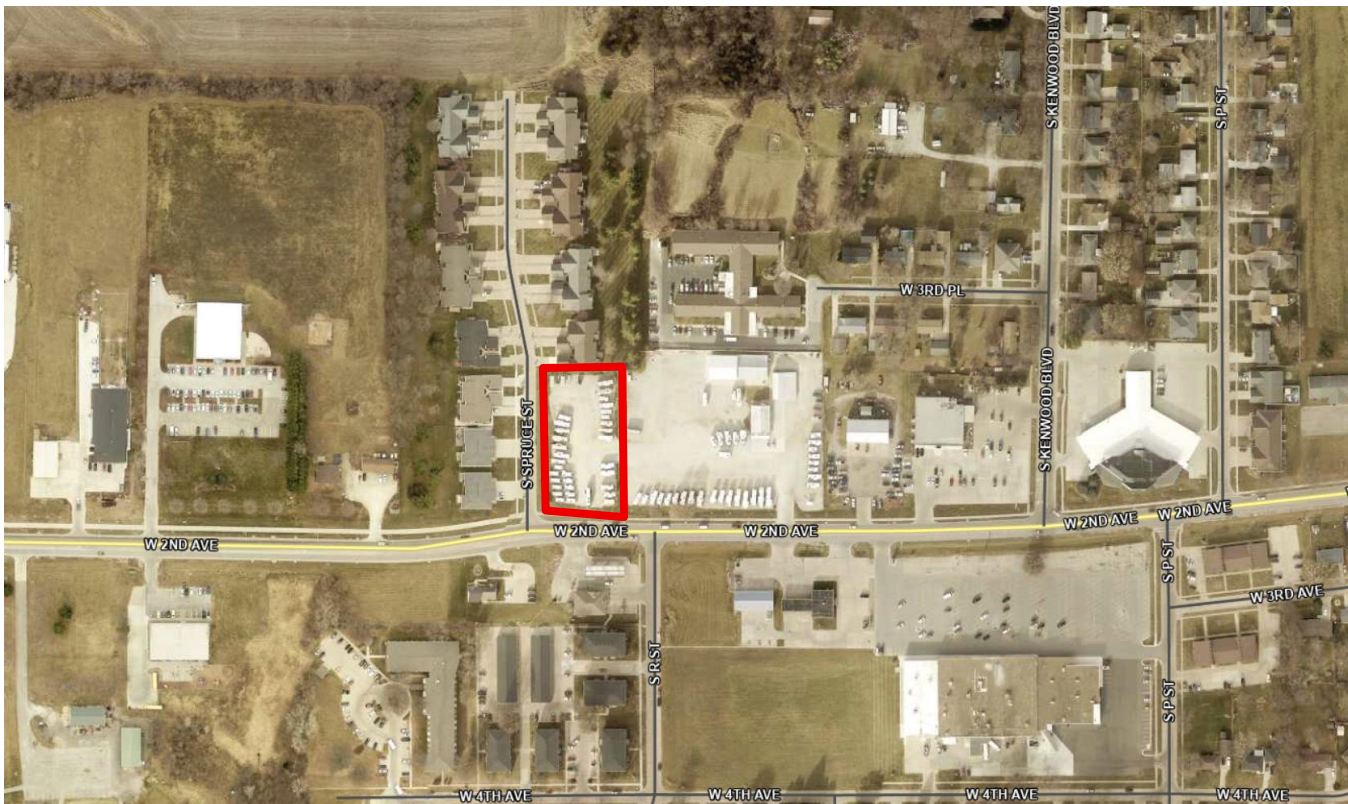
Request:

The applicant is requesting approval of a rezoning and comprehensive plan amendment for a townhome residential development.

Location and Size:

Property is located north of Highway 92 and west of South Kenwood Boulevard, containing approximately 1.09-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	Former Harold's Trailer Sales	Low to Medium-Density Residential / Regional Mixed Use	R-2 (Single-Family Residential Attached District) / C-2 (Highway Commercial District)
North	Single-Family Residential / Commercial Storage	Low / Medium-Density Residential	R-2 (Single-Family Residential Attached District)
South	Vacant / Undeveloped	Community Mixed Use	C-2 (Highway Commercial District)
East	Pickard Commerce Park Plat 1	Community Mixed Use / Industrial	C-2 (Highway Commercial District)
West	Vacant / Undeveloped	Community Mixed Use	R-2 (Single-Family Residential Attached District)

BACKGROUND

The subject property is located at the northeast corner of the intersection of Highway 92 and South Spruce Street and contains approximately 1.09-acres. The applicant requests to rezone the property from R-2 (Single-Family Residential Attached District) and C-2 (Highway Commercial District) to R-2 (Single-Family Residential Attached District) for a townhome residential development.

The property has been platted as Lot 6 of Leonard Subdivision Plat 2 and has historically been used commercially, most recently as Harold's Trailer Sales.

Notification was mailed to adjacent property owners on September 12, 2025. The rezoning signs were placed on the property by the deadline. At the time this report was written, staff received one phone call in favor of the request.

PROJECT DESCRIPTION

The concept plan identifies six lots, each with its own townhome unit. The lots range in size from 7,390 sf to 11,537 square feet. A final plat will be reviewed internally and brought before the Planning Commission soon.

A 30-foot landscape buffer is required and shown on the concept plan. Staff will work with the developer on best options to satisfy that buffer requirement.

Parkland dedication requirements will apply due to the residential nature of the project. Those details will be finalized at a later date.

COMPREHENSIVE PLAN

The Future Land Use Map identifies this area as Low to Medium-Density Residential and Regional Mixed Use. The developer is proposing an amendment to Low to Medium Density Residential to accommodate a small townhome development to match the existing housing. As seen below, the designation of Low to Medium-Density Residential supports what the applicant is proposing.

Low to Medium Density Residential is identified as:

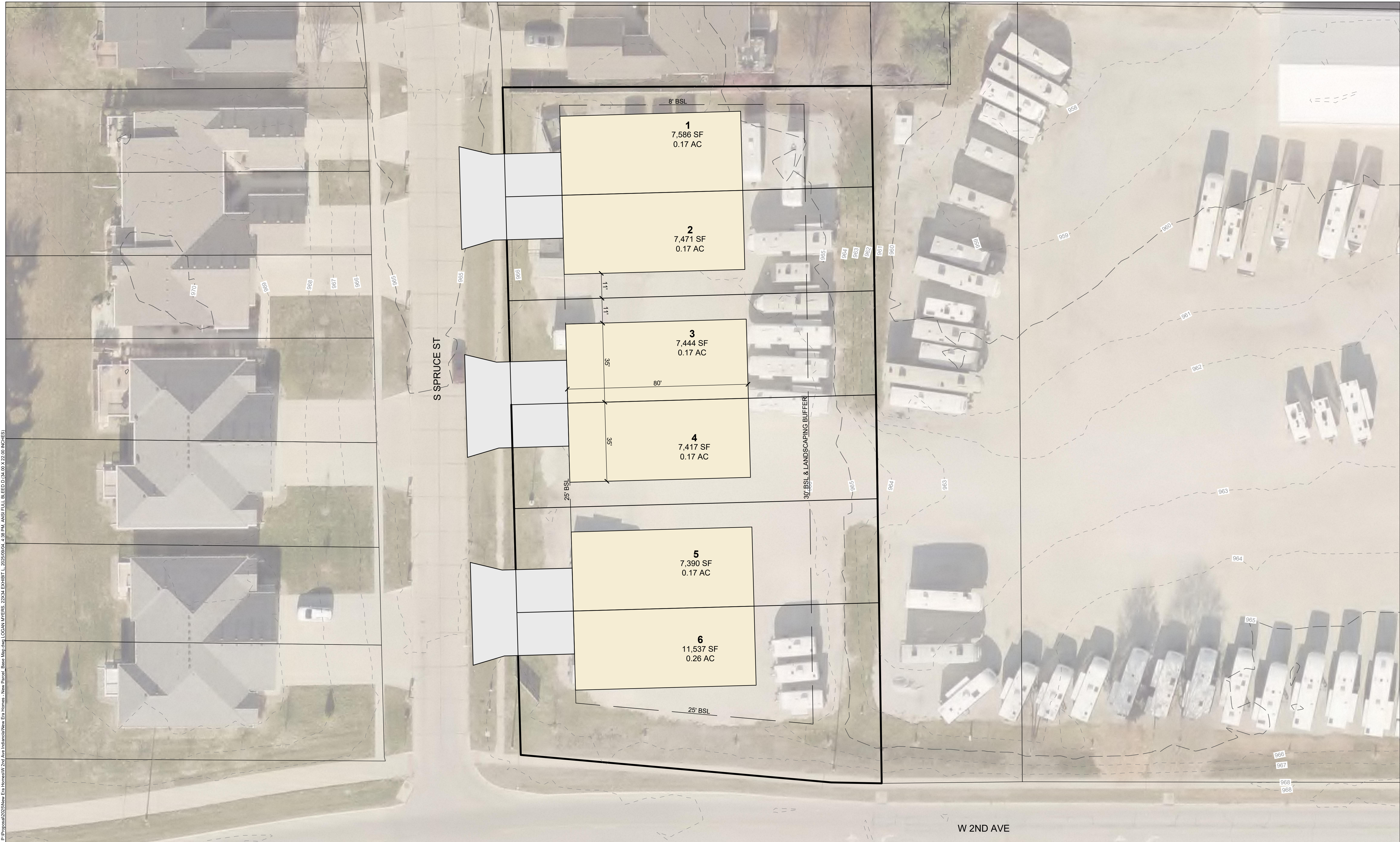
- Up to 15 dwelling units per gross acre
- May incorporate a mix of housing types including single-family detached (plus ADUs), single-family attached (townhomes and rowhouses), multi-family (condos and apartments) and student housing
- Businesses that primarily serve residents may be incorporated if 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

Regional Mixed-Use is identified as:

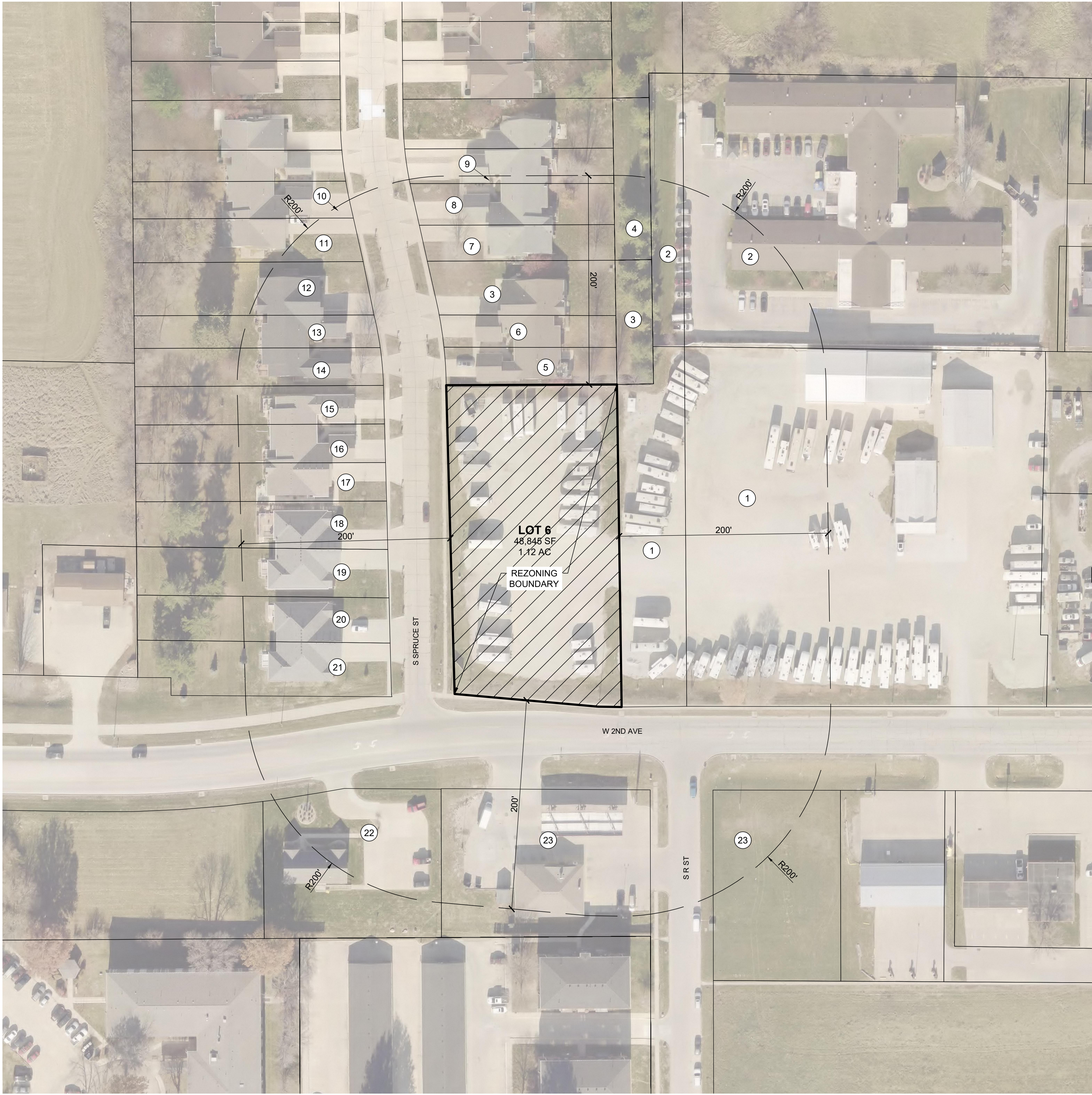
- Includes retail, office, restaurants, bars, personal and business services, and similar commercial uses, generally of a larger scale
- May incorporate multi-family residential uses up to 25 dwelling units per gross acre, if compatibility standards are met through a special exception review
- Automobile-oriented uses
- Overnight accommodations
- 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 and comprehensive plan amendment for Spruce Street Townhomes.



P:\Proposals\025\New Era Homes\W 2nd Ave Indiana\New Era Homes - New Parcel Base Map.dwg, LOGAN MYERS, 2/23/24 EXHIBIT L, 2025/09/04, 4:38 PM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)



ADJACENT PROPERTY OWNERS:

1. ACD VENTURES LLC
1906 W 2ND AVE
INDIANOLA IA, 50125

2. INDIANOLA IA PROPERTY HOLDINGS LLC
3450 OAKTON ST
SKOKIE, IL 60076

3. MCCOY, KENNETH TST
316 S SPRUCE ST
INDIANOLA, IA 50125

4. COMFORT, THOMAS U TST/COMFORT, KERI L TST
308 S SPRUCE ST
INDIANOLA, IA 50125

5. BORCHERT, WENDALL L TST
320 S SPRUCE ST
INDIANOLA, IA 50125

6. KOCH, DONALD A JR TST
318 SPRUCE ST
INDIANOLA, IA 50125

7. PARKER, FRED JR /IM SON
314 S SPRUCE ST
INDIANOLA, IA 50125

8. PHILLIPS, OLEVIA JO REV TST
312 SPRUCE ST
INDIANOLA, IA 50125

9. HUNTLEY, GLORIA J
310 S SPRUCE ST
INDIANOLA, IA 50125

10. ABBOTT, GREGORY B/REBECCA S
313 S SPRUCE ST
INDIANOLA, IA 50125

11. DOBSON, DAVID C/EVA L
315 S SPRUCE ST
INDIANOLA, IA 50125-4123

12. MORRISON, GARY C/JUDY I LVG TST
317 S SPRUCE ST
INDIANOLA, IA 50125
13. DUFFY, CATHERINE A
319 S SPRUCE ST
INDIANOLA, IA 50125

14. ADAMSON, CALVIN D/RUBY D
321 S SPRUCE ST
INDIANOLA, IA 50125

15. MC ANELLY REV FAMILY TST
323 S SPRUCE ST #A
INDIANOLA, IA 50125

16. ECHTERLING, GERMAINE C REV LVG TST
325 S SPRUCE ST
INDIANOLA, IA 50125

17. CUTTS, LARRY J/GERALDINE P
327 S SPRUCE ST UNIT C
INDIANOLA, IA 50125

18. STANLEY, JAMES M
329 S SPRUCE ST
INDIANOLA, IA 50125

19. TUTT, JAMES S TST/TUTT, LINDA C TST
331 S SPRUCE ST
INDIANOLA, IA 50125

20. WILBERT, CHERYL D
333 S SPRUCE ST
INDIANOLA, IA 50125

21. BAUER, DENNIS/MARY
335 S SPRUCE ST
INDIANOLA, IA 50125

22. LNM PROPERTIES LLC
2011 W 2ND AVE
INDIANOLA, IA 50125

23. DANLEE CORP
209 E SALEM AVE
INDIANOLA, IA 50125

REZONING LIMITS PROPERTY DESCRIPTION:

LOT 6 OF LEONARD SUBDIVISION PLAT 2, FILED IN THE OFFICE OF THE RECORDER IN AND FOR WARREN COUNTY, IOWA ON NOVEMBER 9, 1995 IN BOOK 10, PAGE 694 BEING A PART OF SECTION 24, TOWNSHIP 76 NORTH, RANGE 26 WEST OF THE 5TH P.M., WARREN COUNTY, IOWA, SUBJECT TO ALL ZONING, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

OWNER APPLICANT

SNA PROPERTIES LLC
209 E SALEM AVE
INDIANOLA, IA 50125
CONTACT: CODY SINCLAIR
PHONE: 515-238-2877

REZONING LIMITS SITE AREA:

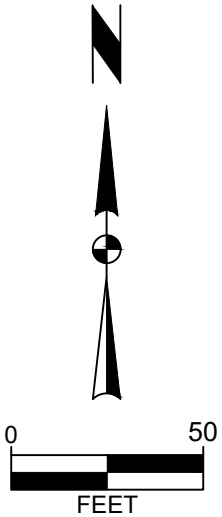
48,845 SF (1.12 ACRES)

CURRENT ZONING:

C-2: HIGHWAY COMMERCIAL DISTRICT
R-2: SINGLE-FAMILY RESIDENTIAL ATTACHED DISTRICT

PROPOSED ZONING:

R-2: SINGLE FAMILY RESIDENTIAL ATTACHED DISTRICT



SPRUCE STREET TOWNHOMES

REZONING EXHIBIT

INDIANOLA, IOWA

Project No: XXX.XXXX.XX

Sheet 1 OF 1

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

LAND USE CHANGE APPLICATION

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



PROPERTY OWNER

(Last Name) ACD Ventures LLC
(First Name) _____
(Address) 1509 Fairway Dr
(City) Indianola (State) IA (Zip) 50125
(Phone) _____ (Email) _____

APPLICANT (if not Property Owner)

(Last Name) SNA Properties LLC
(First Name) Cody Sinclair
(Address) 209 E Salem Ave
(City) Indianola (State) IA (Zip) 50125

☒ COMPREHENSIVE PLAN AMENDMENT

Submittal Requirements:

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

- ☒ Completed Application
- ☒ Property Address: _____ Parcel ID# 48510020060
- ☒ Filing Fee: \$300
- ☒ Current Designation: RMU Proposed Designation: MDR
- ☒ A plat showing the locations, dimensions and use of the property and all property within two hundred (200) feet thereof, including streets and other physical features
- ☐ Written justification for proposed amendment
- ☐ Other Information as required by Director

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

Cody Sinclair

Name (printed)

Cody Sinclair

Date

9/18/25

☒ REZONING

Submittal Requirements:

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

- ☒ Completed Application
- ☒ Property Address: _____ Attached Legal Description _____
- ☒ Filing Fee: \$300
- ☒ Current Zoning: C-2 & R-2 Proposed Zoning: R-2
- ☒ Legal description (electronic in word format)
- ☒ All items as required by Section 165.39 of the Code of Ordinances of Indianola, Iowa
- ☐ Other Information as required by Director

FOR OFFICE USE ONLY:

Code to 45989 (Rezoning)
45681 (Comp Plan)

Date Received: _____

Receipt No: _____

Receipt Amount: _____



NOTICE OF PUBLIC HEARING

September 12, 2025

Re: Proposed Rezoning – Spruce Street Townhomes

Dear Property Owner:

The City of Indianola has received a rezoning application from SNA Properties, LLC, proposed developer of Parcel ID 48510020060, which is located west of South Kenwood Boulevard and north of West 2nd Avenue. The owner has filed the request to change the zoning of the property from R-2 [Single-Family Residential Attached District] and C-2 [Highway Commercial District] to R-2 [Single-Family Residential Attached District]. The applicant wishes to rezone to R-2 to allow for a townhome residential development

The Indianola Planning and Zoning Commission will hold a public hearing at **6:00 p.m., Tuesday, September 23, 2025, at Indianola City Hall, City Council Chambers, 110 North 1st Street, Indianola, IA.**

All interested parties are invited to attend the public hearing and express their opinions pro or con. Any written comments received on or before this date by the City Zoning Administrator will be considered to be part of the hearing as well. If you have any questions concerning the application or if you would like additional information, please call the Community Development Department at 515-961-9430.

Sincerely,

Bill Mettee
Senior Planner





ABOVE: Subject property (outlined in **RED**).



LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant / Undeveloped	Low / Medium-Density Residential	R-2 (Single-Family Residential Attached District)
North	Single-Family and Two-Family Residential / General Commercial	Low / Medium-Density Residential / Community Mixed Use	R-2 (Single-Family Residential Attached District) / C-2 (Highway Commercial District)
South	Agricultural	Community Mixed Use	A-1 (Agricultural / Open Space District)
East	Pickard Commerce Park Plat 1	Community Mixed Use / Industrial	C-2 (Highway Commercial District) / M-2 (General Industrial District)
West	Agricultural	Community Mixed Use	A-1 (Agricultural / Open Space District)

PROJECT DESCRIPTION AND BACKGROUND

The subject parcel is located on the south side of Highway 92 adjacent to and slightly west of South 20th Street. This parcel was recently rezoned from A-1 (Agricultural and Open Space District) to R-2 (Single-Family Residential Attached District) to accommodate a single-family and townhome development. City staff is currently reviewing the Construction Drawings affiliated with this project.

LOTS

The plat identifies a total of 22 townhome lots and 35 single-family lots. One outlot (Outlot X) will be used for stormwater detention. The townhome lots range in size from 2,952 square feet to 3,096 square feet. The single-family lots range in size from 9,100 square feet to 21,103 square feet. Outlot X is 2.02-acres in area. Several street lots will be deeded to the City of Indianola for public right-of-way purposes. All proposed lots meet or exceed the bulk regulations of the R-2 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 R-2 Single-Family | Townhome & Row Dwelling

Category	R-2 (minimum)
Front Yard Setback	30 feet (SF) 25 feet (TH)
Rear Yard Setback	35 feet (SF) 30 feet (TH)
Side Yard Setback	8 feet min one side, 18 feet total (SF) 8 feet (TH)
Maximum Height Stories	35 feet

ACCESS AND STREETS

Access into the development will be provided off of Highway 92 on South 20th Street. The extension of South 20th Street was approved by IDOT as part of Pickard Commerce Park Plat I. Several internal streets will provide access to the single-family lots at the southern half of the site. The townhomes will be located on a private street.

Without further IDOT approvals, the only vehicular access into Pickard Estates will be from South 20th Street, until the time when the lots to the west and south develop.

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.

PARKLAND DEDICATION

Parkland dedication requirements apply to the project because of its residential nature. The required amount of parkland is 2.19-acres. City staff will work with the developer on how this will be satisfied prior to any final plats being recorded.

COMPREHENSIVE PLAN

The subject property is classified as Low to Medium-Density Residential in the Elevate Indianola Comprehensive Plan. When Pickard Estates was rezoned to R-2, the applicant requested a FLUM amendment from Community Mixed-Use to Low to Medium-Density Residential, which is defined as:

Low to Medium Density Residential is identified as:

- Up to 15 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

PLANNING COMMISSION AND COUNCIL WAIVER REQUEST

Chapter 170.10 (1)(l) states that “Street jogs of less than 300 feet shall be avoided.” At the southern half of the side, where Pickard Way intersects with Street Lot A at both locations, the jogs with South 18th Street and South 20th Street are both less than 300 feet. From the centerline to centerline of South 18th and South 20th Streets are approximately 140 feet.

City staff, including Community Development, City Manager and Public Works, met with the engineers and developers to discuss the waiver. The developer will install traffic controls as a calming measure. Allowing these jogs allows the developer to provide more housing than would otherwise fit within the site. Certain issues have contributed to the waiver request, including denials from IDOT for access points from Highway 92 and developing 18-20 acres at a time on adjacent lots. It’s unlikely that there will be another access point from Highway 92 into these developments. Due to this constraint, Pickard Way will likely extend to the west as

these lots develop and exit onto South 15th Street or dip to the south to Kennedy Street if and when those lots develop.

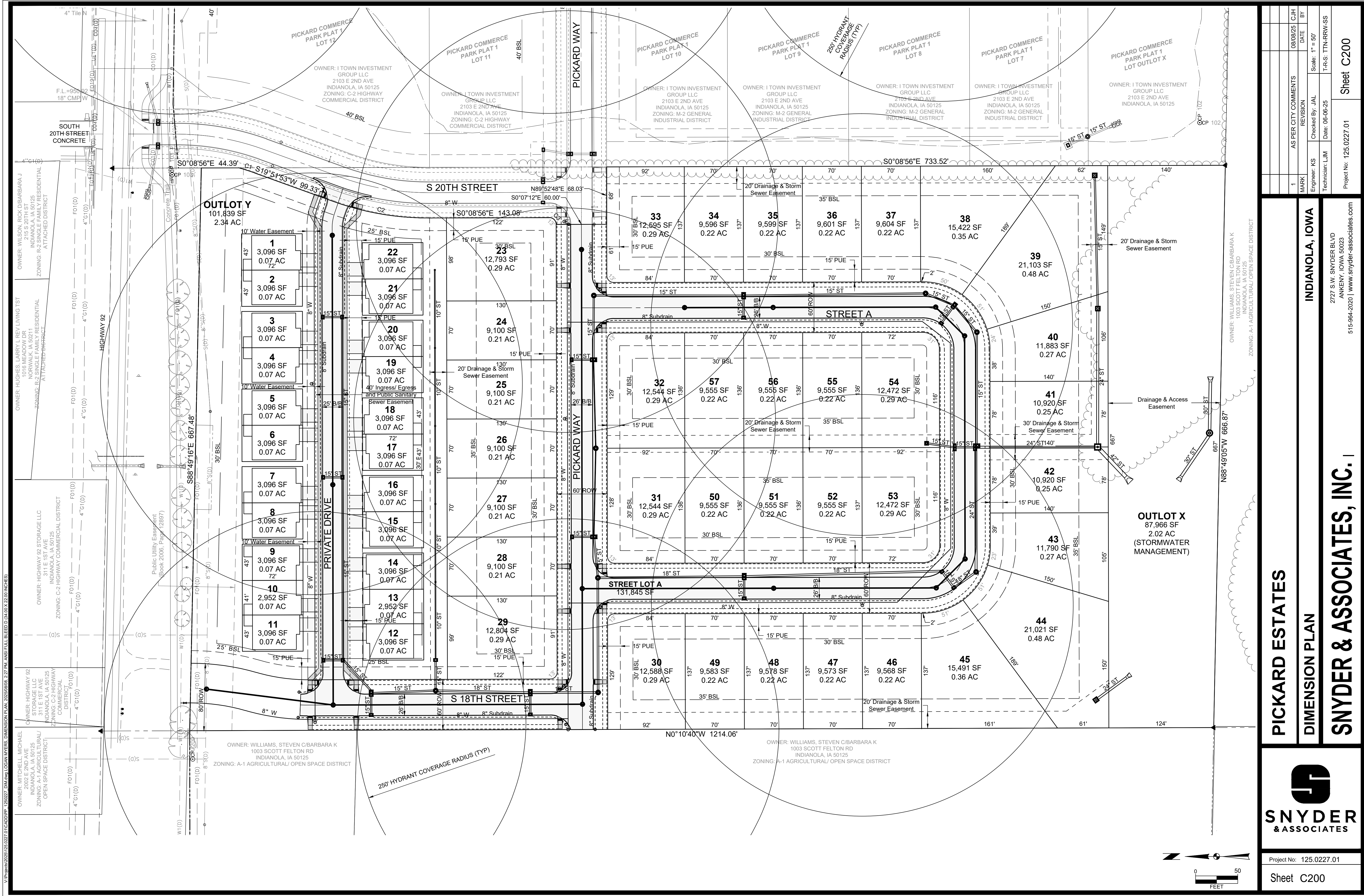
Chapter 170.22 of the Subdivision Ordinance states that “Where strict application of standards or requirements established by this chapter would cause substantial hardship or impose unreasonable restrictions on the development of a tract of land because of natural or physical conditions or limitations not created by the owner or developer, the Commission may recommend and the Council may grant such waivers from these standards or requirements as may be necessary to permit the reasonable development of the land while preserving the intent of this chapter.”

Staff is supportive of the proposed waiver and recommends that the Planning Commission forward a recommendation of approval to the City Council.

STAFF RECOMMENDATION

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

Page 20 of 27



MARK	REVISION	DATE	BY
1	AS PER CITY COMMENTS	08/08/25	CJH
Engineer: KS	Checked By: JAL	Scale: 1" = 50'	
Technician: LJM	Date: 06-06-25	T-R-S: TTN-RRW-SS	

Project No: 125.0227.01

Sheet C200

PICKARD ESTATES

DIMENSION PLAN

INDIANOLA, IOWA

SNYDER & ASSOCIATES, INC. I

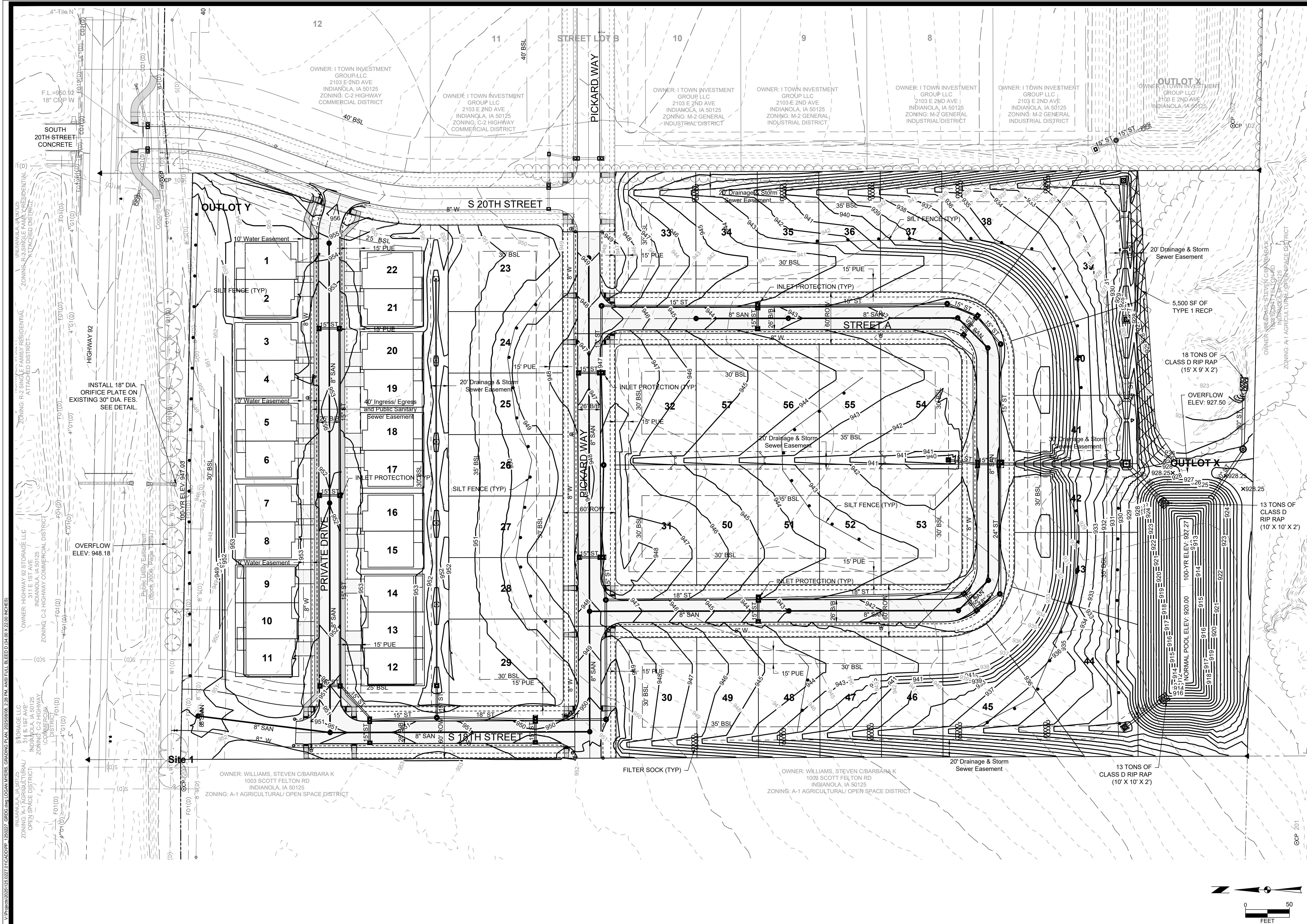
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com



SNYDER & ASSOCIATES

Project No: 125.0227.01

Sheet C200



1	AS PER CITY COMMENTS	06/06/25	CJH
MARK	REVISION	DATE	BY
Engineer: KS	Checked By: JAL	Scale: 1" = 50'	
Technician: LJM	Date: 06-06-25	T-R-S: TTN-RRW-SS	
Project No: 125.0227.01			Sheet C300

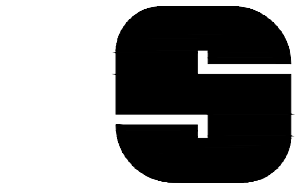
PICKARD ESTATES

GRADING PLAN

INDIANOLA, IOWA

SNYDER & ASSOCIATES, INC. I

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



SNYDER & ASSOCIATES

Project No: 125.0227.01

Sheet C300



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Parcel 25-072 – Plat of Survey

PREPARED BY: Bill Mettee – Senior Planner

REPORT DATE: September 19, 2025

MEETING DATE: September 23, 2025

GENERAL INFORMATION

Applicant / Owner:

John and Mary Peterson Rev. Trust (Owner) | Ryan Robbins (Applicant)

Owner's Representative:

Chad Asberry, P.L.S, Cooper Crawford & Associates

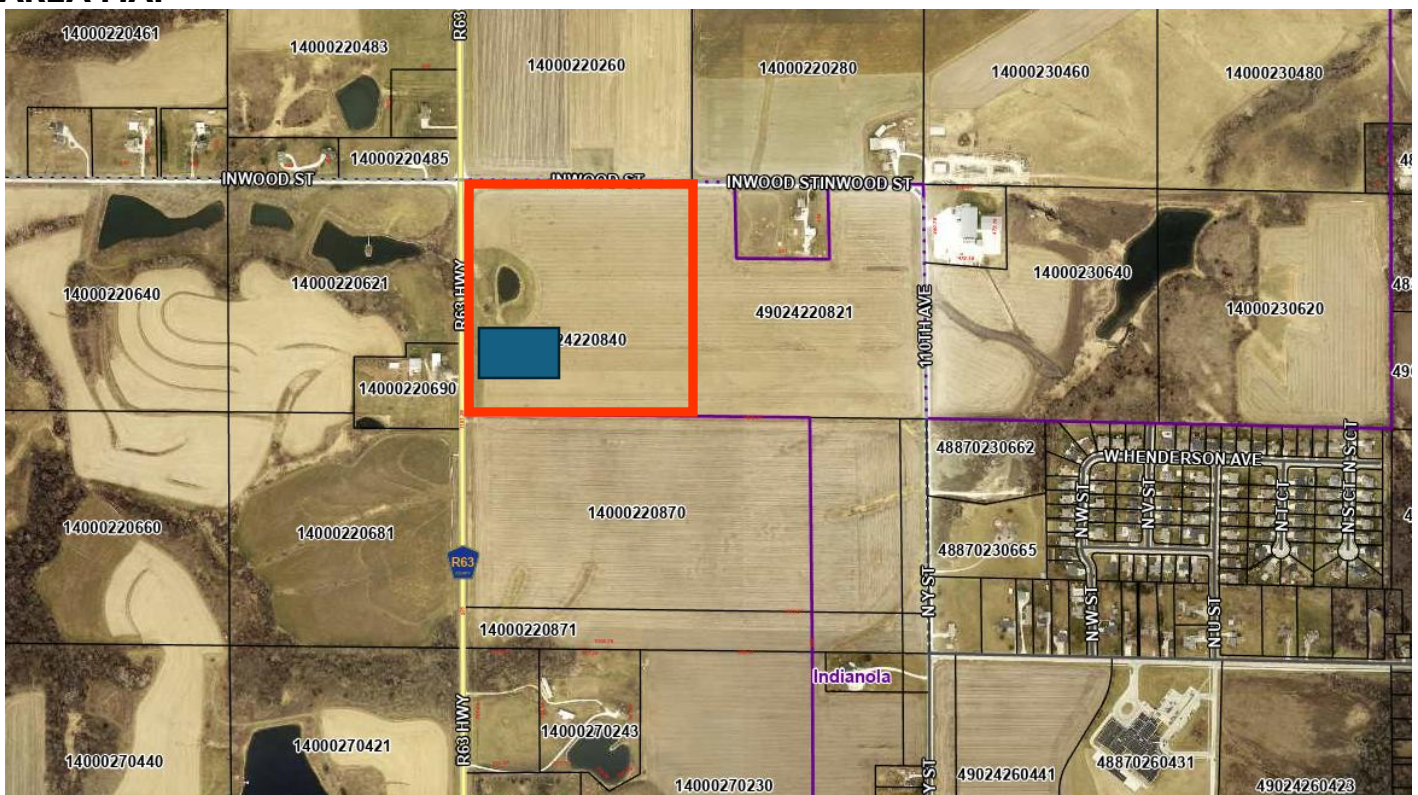
Request:

The applicant is requesting approval of a plat of survey for a single-family residence within a priority growth area.

Location and Size:

Property is located on the east side of R-63, north of Highway 92, containing approximately 1.70 acres.

AREA MAP



ABOVE: Aerial of subject property (outlined in **RED**) in relation to the surrounding area. Estimated Parcel 25-072 in **BLUE**

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant / Undeveloped	Low / Medium-Density Residential	R-1 (Single-Family Residential Detached District)
North	Warren County	Warren County	Warren County
South	Warren County	Warren County	Warren County
East	Vacant / Undeveloped	Low / Medium-Density Residential	R-1 (Single-Family Residential Detached District)
West	Warren County	Warren County	Warren County

PROJECT DESCRIPTION AND BACKGROUND

The plat of survey identifies the creation of one lot that has a gross area of 2.00 acres and a net area of 1.70 acres with the County right of way easement. The applicant wishes to create the parcel to construct a single-family residence.

The parcel is within the city limits of Indianola and within the High Priority Growth Area, according to the Future Land Use Map. The Elevate Indianola Comprehensive Plan identifies this area for Low to Medium-Density Residential, which is defined as:

- *Up to 15 dwelling units per gross acre*
- *May incorporate a mix of housing types including single-family detached (plus accessory dwelling units), single family attached (townhomes and row houses), multi-family (condos and apartments), and student housing*
- *Civic uses and places of worship may be allowed if compatibility standards are met through a special exception review*
- *Parks, open spaces, and trails*

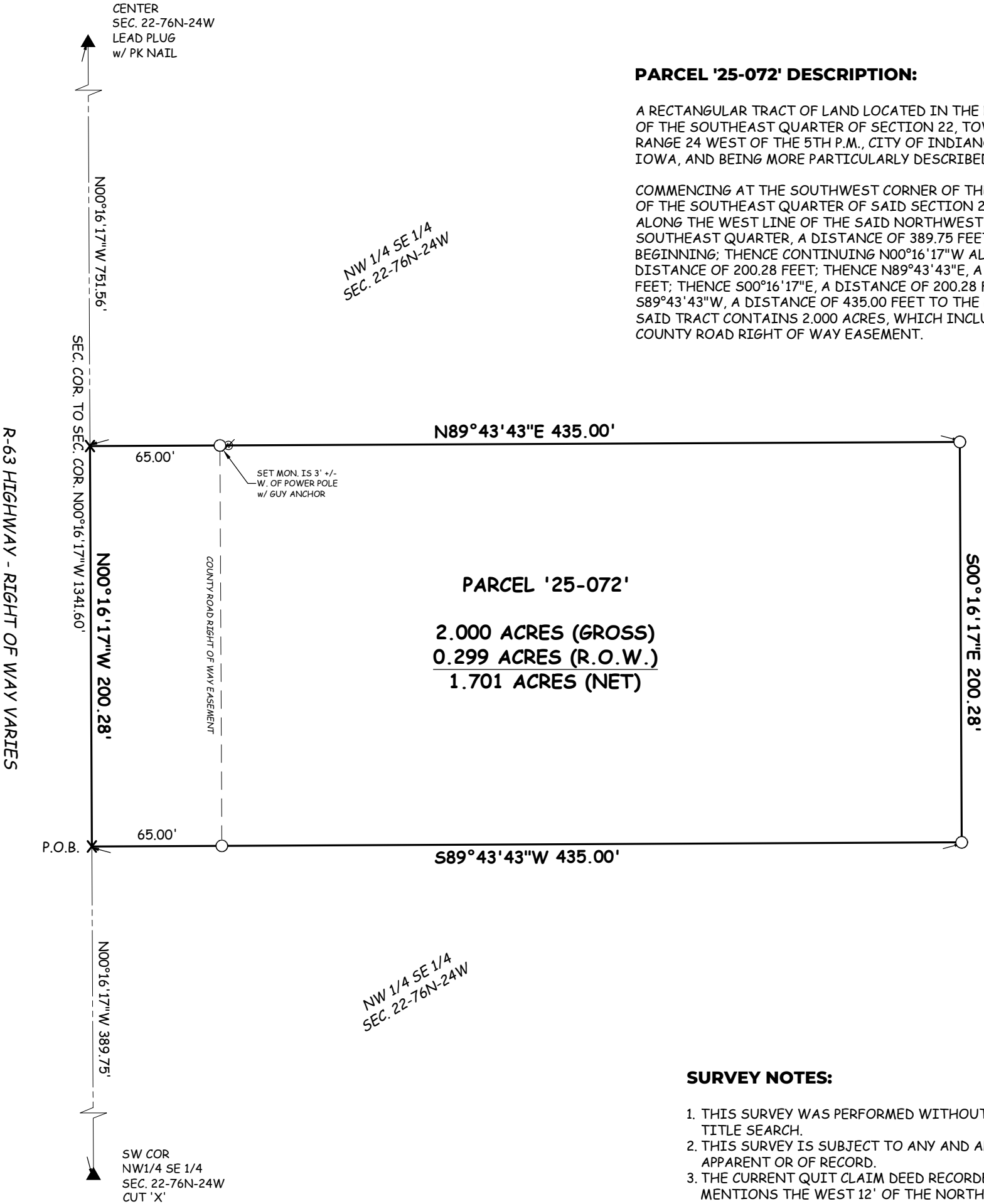
Due to the parcel's location within a priority growth area, review by Planning & Zoning Commission and City Council is required.

STAFF RECOMMENDATION

The proposed plat of survey is in general conformance with the Zoning Ordinance, Subdivision Ordinance and Comprehensive Plan. Staff recommends approval of the plat of survey for Parcel 25-072.

INDEX LEGEND		RECORDER'S USE ONLY
COUNTY:	WARREN	
LOCATION :	NW 1/4 SE 1/4 SEC. 22-76N-24W	
REQUESTOR:	RYAN ROBBINS	
PROPRIETOR:	JON F. PETERSON AND MARY HELEN PETERSON REVOCABLE LIVING TRUST	
SURVEYOR:	CHAD R. ASBERRY, P.L.S.	
SURVEYOR COMPANY:	COOPER CRAWFORD & ASSOCIATES, LLC 475 S. 50th STREET, SUITE 800 WEST DES MOINES, IOWA 50265	
RETURN TO :	COOPER CRAWFORD & ASSOCIATES, LLC	

PLAT OF SURVEY



PARCEL '25-072' DESCRIPTION:

A RECTANGULAR TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 76 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF INDIANOLA, WARREN COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE N00°16'17"W ALONG THE WEST LINE OF THE SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 389.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°16'17"W ALONG SAID WEST LINE, A DISTANCE OF 200.28 FEET; THENCE N89°43'43"E, A DISTANCE OF 435.00 FEET; THENCE S00°16'17"E, A DISTANCE OF 200.28 FEET; THENCE S89°43'43"W, A DISTANCE OF 435.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 2.000 ACRES, WHICH INCLUDES 0.299 ACRES OF COUNTY ROAD RIGHT OF WAY EASEMENT.

SURVEY NOTES:

- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
- THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, APPARENT OR OF RECORD.
- THE CURRENT QUIT CLAIM DEED RECORDED AS INST. #2017-2976 MENTIONS THE WEST 12' OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SEC. 22-76-24 AS BEING EXCEPTED OUT OF THE PARENT TRACT ALONG R-63 HIGHWAY. A PREVIOUS DEED IN BOOK 247 PAGE 577 DESCRIBES THE 12' EXCEPTION TO BE USED FOR ROAD PURPOSES. I COULD NOT FIND ANY DEEDS TO WARREN COUNTY FOR THE SAID WEST 12' STRIP OF LAND. THE AUDITOR'S ONLINE RECORDS DO NOT SHOW A SEPARATE 12' WIDE PARCEL. ADJACENT DEEDS ALONG THE HIGHWAY TO THE NORTH AND SOUTH ALSO MAKE NO MENTION OF ANY ACQUISITIONS OF A 12' STRIP OF LAND TO BE USED FOR THE HIGHWAY. THE HIGHWAY RIGHT OF WAY THROUGH SECTION 22 HAS BEEN BY EASEMENT ONLY, AND I BELIEVE A PREVIOUS RIGHT OF WAY EASEMENT DOCUMENT WAS MISTAKEN AS TRANSFERRING FEE OWNERSHIP WHEN IT ACTUALLY DOES NOT.

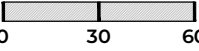
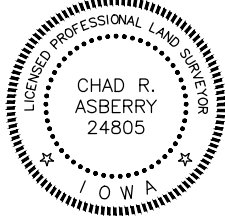
LEGEND

- ▲ SECTION CORNER FOUND AS NOTED
- △ SECTION CORNER SET 5/8" I.R. W/ PINK CAP #24805
- MONUMENT FOUND AS NOTED
- SET 5/8" I.R. W/ PINK CAP #24805
- X SET CUT 'X' IN CONCRETE
- I.R. IRON ROD
- G.P. IRON GAS PIPE
- (XX.XX') RECORDED DISTANCE
- XX.XX' MEASURED DISTANCE
- R.O.W. RIGHT OF WAY
- P.U.E. PUBLIC UTILITY EASEMENT



SITE ADDRESS:

NO ADDRESS
INDIANOLA, IA 50125

 COOPER CRAWFORD & Associates Civil Engineers & Land Surveyors 475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265 PHONE: (515) 224-1344 FAX: (515) 224-1345	 SCALE: 1"=60' DATE: 9-15-2025	SHEET 1 OF 1		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. CHAD R. ASBERRY, PLS IOWA LICENSE NO. 24805 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025 PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET ONLY
	JOB NUMBER CC 3111	DATE OF FIELD WORK 9-10-2025		



Community Development

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

July 2025

<u>Code</u>	<u>Type</u>	<u>Permits Issued</u>	<u># of Units</u>	<u>Amount</u>	<u>Average</u>
101	Single Family Home	5	5	\$1,671,081.00	\$334,216.20
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	1		\$680,000.00	
329	Pool	0		\$0.00	
434	Residential Add/Alt	4		\$34,000.00	
437	Non-residential add/alt	0		\$0.00	\$0.00
438	Res garage/carports	1		\$3,000.00	
645	Demo - residential	0		\$0.00	
649	Demo - commercial	0		\$0.00	
July Total		11		\$2,388,081.00	

Residential Value
71.5%

Commercial Value
28.5%

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	45	45	\$14,148,569.02	\$314,412.64
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	1		\$2,499,000.00	
324	Office	1		\$300,379.00	
328	Non-resident buildings	4		\$10,648,815.91	
329	Pool	1		\$73,548.00	
434	Residential add/alt	51		\$1,276,219.87	
437	Non-residential add/alt	11		\$33,860,358.00	
438	Res garage/carports	7		\$135,098.00	
645	Demo - sfd	3		\$3,145.00	
649	Demo - commercial			\$0.00	
YTD TOTAL		124	45	\$62,945,132.80	

Residential Value
22.8%

Commercial Value
75.2%

28.5%



Community Development

110 N. First St., Indianola, IA 50125-0299 • www.indianolaiowa.gov
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August 2025

<u>Code</u>	<u>Type</u>	<u>Permits Issued</u>	<u># of Units</u>	<u>Amount</u>	<u>Average</u>
101	Single Family Home	6	6	\$1,394,880.00	\$232,480.00
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	1		\$41,000.00	
434	Residential Add/Alt	6		\$170,758.31	
437	Non-residential add/alt	1		\$200,000.00	\$200,000.00
438	Res garage/carports	1		\$25,000.00	
645	Demo - residential	0		\$0.00	
649	Demo - commercial	0		\$0.00	
August Total		15		\$1,831,638.31	
<u>Residential Value</u>		<u>Commercial Value</u>			
86.8%		10.9%			

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	51	51	\$15,543,449.02	\$304,773.51
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	1		\$2,499,000.00	
324	Office	1		\$300,379.00	
328	Non-resident buildings	4		\$10,648,815.91	
329	Pool	2		\$114,548.00	
434	Residential add/alt	57		\$1,446,978.18	
437	Non-residential add/alt	12		\$34,060,358.00	
438	Res garage/carports	8		\$160,098.00	
645	Demo - sfd	3		\$3,145.00	
649	Demo - commercial			\$0.00	
YTD TOTAL		139	51	\$64,776,771.11	
<u>Residential Value</u>		<u>Commercial Value</u>			
24.4%		73.3%			10.9%