



PLANNING AND ZONING COMMISSION MEETING

May 12, 2026

6:00 PM

City Council Chambers

Agenda

- 1. Call to Order**
- 2. Roll Call**
- 3. Agenda Approval**
 - A. Approval of the May 12, 2026 agenda.
- 4. Minutes Approval**
 - A. Approval of the April 14, 2026 meeting minutes.
- 5. Public Comment**
- 6. New Business**
 - A. Approval of a rezoning related to a change from A-1 (Agricultural / Open Space) to R-1 (Single-Family Residential Detached) [Well Built Homes Property].
- 7. Comments**
 - A. Building Permit Report
 - B. Current Projects
- 8. Adjourn**



PLANNING AND ZONING COMMISSION MEETING

April 14, 2026

6:00 PM

City Council Chambers

Minutes

1. Call to Order

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

2. Roll Call

Commission members present: Cortney Marmon, Al Farris, Carrie Woerdeman, Jake Vice, Rich Piper.

Commission members not present: Sarah Ritchie, Misty Darling, Lin Stecker, Justin Noethe.

Staff members present: Bill Mettee, Doug Bylund, Tara Bosteder.

3. Agenda Approval

A. Approval of the April 14, 2026 agenda.

Vice made a motion to approve the agenda.

Marmon seconded the motion.

Motion was passed with a unanimous vote.

4. Minutes Approval

A. Approval of the March 24, 2026 meeting minutes.

Farris made a motion to approve the meeting minutes.

Vice seconded the motion.

Motion was passed with a unanimous vote.

5. Public Comment

There were no public comments.

6. New Business

A. Consider zoning code amendments to Chapter 171 - Parkland Dedication.

Mettee presented the proposed amendments and related staff report.

Commission members inquired about the development of single family homes versus multifamily homes. Mettee provided that single family homes have outpaced development of multifamily and townhomes.

After considering the information presented on the chart in the report, the Commission agreed that increasing the number of acres from 6 to 7 would be more in line with our surrounding communities.

Farris made a motion to change 171.04; adjusting the standard for the amount of neighborhood parkland requirement from 6 to 7 acres per 1,000 residents.

Vice seconded the motion.

Motion was passed with a unanimous vote.

Commission Member Farris voiced concern about the fee in lieu of being used for current parkland maintenance instead of acquisition of new parkland as according to the comprehensive plan. After discussion amongst the Commission, it was agreed that their recommendation would be to remove the language "future park improvements or" in 171.06(3) to help ensure

Farris made a motion to change 171.06(3); removing the text "future park improvements or" from the first line.

Marmon seconded the motion.

Motion was passed with a unanimous vote.

Vice made a motion to approve the rest of the proposed amendments as submitted.

Marmon 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 new updates to current projects. An urban renewal plan for Deer Run should be upcoming in the near future.

8. Adjourn

Marmon made a motion to adjourn.

Vice seconded the motion.

The meeting was adjourned at 6:41 pm.



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Well Built Homes Property - Rezoning

PREPARED BY: Bill Mettee – Senior Planner

REPORT DATE: May 8, 2026

MEETING DATE: May 12, 2026

GENERAL INFORMATION

Applicant / Owner:

Well Built Homes, Inc. (Owner)

Owner's Representative:

Devin Prendergast (Applicant)

Request:

The applicant is requesting approval of a rezoning to permit single-family residential development.

Location and Size:

Properties are located at the northeast corner of the intersection of South K Street and West 12th Avenue, containing approximately 10.24-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	Low-Density Residential	A-1 (Agricultural / Open Space)
North	Single-Family Residential / Church	Low-Density Residential / Neighborhood Mixed Use	A-1 (Agricultural / Open Space)
South	Vacant / Undeveloped	Low-Density Residential	A-1 (Agricultural / Open Space)
East	Single-Family Residential	Low-Density Residential	R-1 (Single-Family Residential Detached District)
West	Single-Family Residential	Low-Density Residential	R-1 (Single-Family Residential Detached District)

BACKGROUND AND PROJECT INFORMATION

The subject properties are located at the northeast corner of the intersection of South K Street and West 12th Avenue. The north parcel is approximately 5.61-acres, and the south parcel is 4.63-acres, totaling 10.24-acres. The applicant requests to rezone the properties from A-1 (Agricultural / Open Space) to R-1 (Single-Family Residential Detached District) to permit the construction of a single-family residence.

The minimum acreage in the A-1 district to permit single-family dwellings is 15-acres, and both of these parcels, even combined, fall below that threshold.

The north parcel was originally platted in 1979 as Lot 4 of Freeman Subdivision and the south parcel remains unplatted. Neither of the parcels underwent any subsequent platting and it does not appear that any plats of survey have been recorded for the two parcels.

Notification was mailed to adjacent property owners on April 22, 2026. The rezoning signs were placed on the property by the deadline. At the time this report was written, staff has received no correspondence for or against the request.

COMPREHENSIVE PLAN

The Future Land Use Map identifies this area as Low Density Residential. As seen below, the designation of Low Density Residential supports what the applicant is proposing.

Low Density Residential is identified as:

- 2-5 dwelling units per gross acre
- Single-Family detached dwellings
- Accessory dwelling units
- Innovative / non-traditional single-family forms may be allowed if compatibility standards are met
- 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 Well Built Homes Property.

LAND USE CHANGE APPLICATION

Community Development

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



PROPERTY OWNER

(Last Name) Well Built Homes LLC
(First Name) _____
(Address) 1911 ne 58th Ave
(City) Des Moines (State) IA (Zip) 50313
(Phone) 515 202 184 (Email) JAmeslwelshons@gmail.com

APPLICANT (if not Property Owner)

(Last Name) Prendergast
(First Name) Devin
(Address) 2678 E 50th St
(City) Des Moines (State) IA (Zip) 50317

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: _____
- 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

REZONING

Submittal Requirements:

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

- Completed Application
- Property Address: Parcels: 48253000040, 48870360443
- Filing Fee: \$300
- Current Zoning: A-1 Proposed Zoning: R-1
- 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

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.

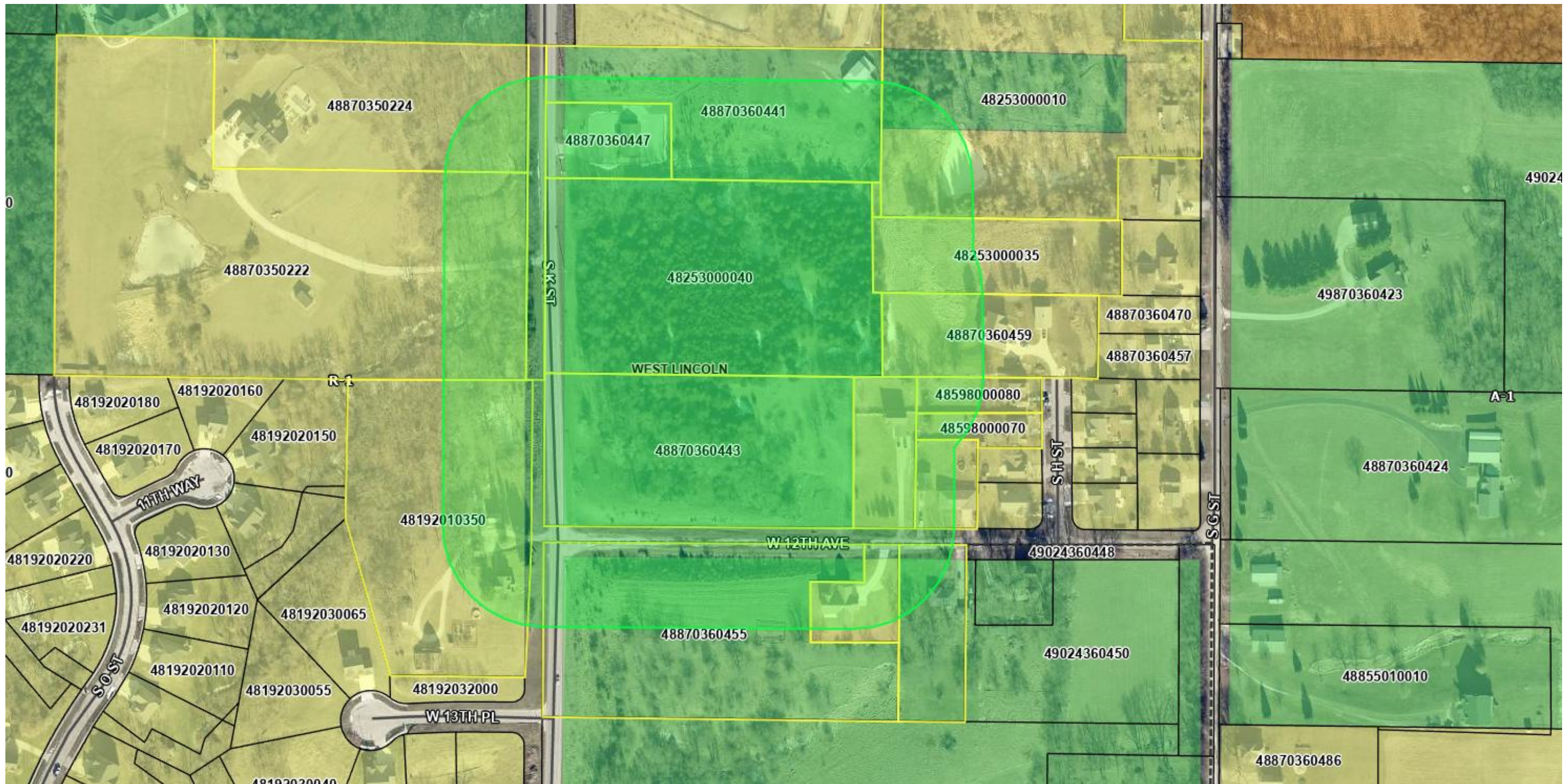
Signature *Devin Prendergast*
Name (printed) Devin Prendergast

dotloop verified
12/22/25 12:36 PM CST
GWAU-6N4B-WOZH-FCT9

Date 12/22/2025

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

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





NOTICE OF PUBLIC HEARING

April 28, 2026

Re: Proposed Rezoning – Well Built Homes Property

Dear Property Owner:

The City of Indianola has received a rezoning application from Well Built Homes, Inc., property owner of Parcels 48253000040 and 48870360443, which are located at the intersection of South K Street and West 12th Avenue. The owner has filed the request to change the zoning of the property from A-1 [Agricultural / Open Space] to R-1 [Single-Family Residential Detached]. The applicant wishes to rezone to R-1 to allow for residential development

The Indianola Planning and Zoning Commission will hold a public hearing at **6:00 p.m., Tuesday, May 12, 2026, 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**).



Community Development

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

April 2026

<u>Code</u>	<u>Type</u>	<u>Permits Issued</u>	<u># of Units</u>	<u>Amount</u>	<u>Average</u>
101	Single Family Home	8	8	\$3,059,310.00	\$382,413.75
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	14		\$415,771.98	\$29,698.00
437	Non-residential add/alt	4		\$545,723.00	\$136,430.75
438	Res garage/carports	1		\$5,400.00	
645	Demo - residential	0		\$0.00	
649	Demo - commercial	0		\$0.00	
April Total		27		\$4,026,204.98	
Residential Value				Commercial Value	
86.4%				13.6%	

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	11	11	\$4,167,943.00	\$378,903.91
102	Single Family Attach	1	2	\$650,050.00	
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	26		\$645,419.98	\$24,823.85
437	Non-residential add/alt	7		\$746,273.00	\$106,610.43
438	Res garage/carports	2		\$18,400.00	
645	Demo - sfd	1		\$50.00	
649	Demo - commercial	0		\$0.00	
YTD TOTAL		48	13	\$6,228,135.98	
Residential Value				Commercial Value	
88.0%				12.0%	