



CITY OF INDIANOLA BOARD OF ADJUSTMENT MEETING

June 3, 2026

6:00 PM

City Council Chambers

Agenda

- 1. Call to Order**
- 2. Roll Call**
- 3. Agenda Approval**
 - A. Approval of the June 3, 2026 agenda.
- 4. Minutes Approval**
 - A. Approval of the May 6, 2026 meeting minutes.
- 5. New Business**
 - A. Consider variance request from Ryan Gross at 515 North I Street to permit construction of a new residential dwelling that will not meet the required setbacks for single-family residential dwellings.
 - B. Consider variance request from Ross Bauer at 104 East Franklin Avenue to waive the two required off-street parking requirements for a proposed single-family residential dwelling.
 - C. Consider variance request from Bishop Engineering on behalf of Culver's Restaurant at 1901 North Jefferson Way to permit construction of a commercial building that will not meet the required front yard setback.
- 6. Comments**
- 7. Adjourn**



CITY OF INDIANOLA BOARD OF ADJUSTMENT MEETING

May 6, 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

Board members present: Jane Whalen, Lee Bash, Deidre Hoover, Sue Edwards.

Board members not present: Rene Soldwisch.

Staff members present: Bryce Johnson, Bill Mettee, Tara Bosteder.

3. Agenda Approval

A. Approval of the May 6, 2026 agenda.

Whalen made a motion to approve the agenda.

Hoover seconded the motion.

Motion was passed with a unanimous vote.

4. Minutes Approval

A. Approval of the April 1, 2026 meeting minutes.

Whalen made a motion to approve the meeting minutes.

Edwards seconded the motion.

Motion was passed with a unanimous vote.

5. New Business

A. Consider variance request from Abbey Metzger at 100 Apple Circle to permit construction of a wing-style parking space that exceeds the maximum allowable width.

Mettee presented the variance request and related staff report.

Applicant explained he was requesting variance to allow for additional off street parking opportunity without having to block current garage entrance. He expects additional vehicles with new upcoming drivers in the household. He is requesting 16 feet instead of the allowed 10 feet to provide for additional navigation space.

A neighbor was also present to speak in favor of the requested variance. She provided that the neighborhood was expected to have multiple teenage drivers with additional vehicles in the near future and the cul-de-sac does not provide ideal space for street parking.

Edwards made a motion to approve the variance request as submitted.

Hoover seconded the motion.

Motion failed with a 2-2 vote; Ayes were Bash and Edwards, Nays were Whalen and Hoover.

- B. Consider variance request from Dan Eaton at 550 South K Street to permit construction of a detached accessory structure that exceeds the maximum allowable size requirements.

Mettee presented the variance request and related staff report.

The finish for the accessory structure will be in the same color and similar metal finish as the primary dwelling.

The homeowner does not plan on running a business out of this structure. He plans to use the structure for storage of equipment and a personal office.

This parcel is a unique parcel within city limits that is landlocked, requiring an easement to provide for their driveway.

The accessory structure will be built to the Northeast of the primary dwelling in the back corner.

Whalen made a motion to approve the variance request as submitted.

Hoover seconded the motion.

Motion was passed with a unanimous vote.

- C. Consider variance request from Brett Wright at 602 West Orchard Avenue to permit construction of a home addition that would not meet the required front yard setbacks.

Mettee presented the variance request and related staff report.

Hoover made a motion to approve the variance request as submitted.

Edwards seconded the motion.

Motion was passed with a unanimous vote.

6. Comments

Board Member Bash's term expires on June 30, 2026 and he will need to submit his renewal.

In the upcoming months, training will be provided through Iowa State Extension Outreach for the City's Boards and Commissions. This training will also provide legislative updates, including one that defines how variances are defined. It's no longer a hardship; it's called a practical difficulty and is a less strict requirement. The City's code will be updated to reflect this change.

The City will also be looking at reducing the minimum lot size for agricultural properties from 15 acres down to 10 acres.

- A. Future Rolling Vista Place variance.

A developer is looking to construct a fast food restaurant on the parcel north of Champion Car Wash. For this structure, the developer is going through City Council to vacate the right of way

as it is unusable. When that section is vacated, it will dissolve the property line to follow where the curved mowing currently is and the building will sit within the front yard setback. This is a unique property with three front yard setbacks with three street frontages. Before the developers incurs the cost of a site plan for submittal, they wanted to see if the Board would be considerate of the front yard setback. They would be at a setback of 38.5 feet where the ordinance calls for a 40 foot setback. They anticipate site plans being submitted and the variance brought before the Board in the near future.

The Board provided comfort that they would be considerate of the foot and half setback that would be requested.

7. Adjourn

Whalen made a motion to adjourn.

Edwards seconded the motion.

Meeting was adjourned at 6:34 PM.



STAFF REPORT

TO: Board of Adjustment**PREPARED BY:** Bill Mettee, Senior Planner**RE:** 515 North I Street**DATE:** June 3, 2026**GENERAL INFORMATION:****Applicant / Owner:** Ryan Gross

Requested Action(s) Variance from §165.05(2) of the Indianola Municipal Code which states that front yard setbacks shall be 30' and rear yard setbacks shall be 35' and side yards shall be 8' minimum and 18' total for single-family dwellings. The applicant is seeking a variance to construct a new dwelling that will not meet the required setbacks.

Location and Size: Addressed as 515 North I Street, property legally described as N ½ Lot 1 Block 3 of Homedale, which is located on the southwest corner of West Euclid Avenue and North I Street and contains 7,500 square feet.

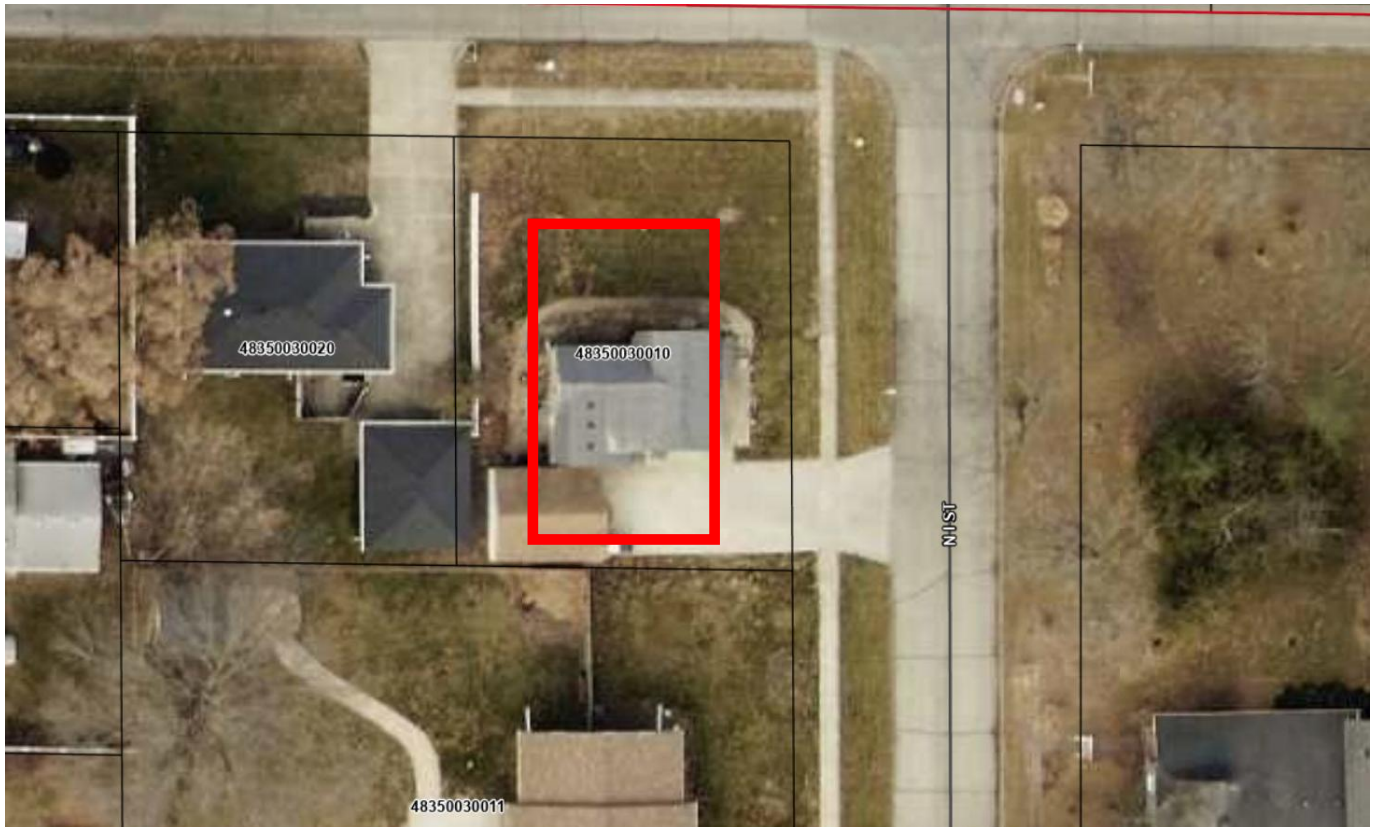
Land Uses and Zoning:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Single Family Residential	Low-Density Residential	R-1
North	Single Family Residential	Low-Density Residential	R-1
South	Single Family Residential	Low-Density Residential	R-1
East	Single Family Residential	Low-Density Residential	R-1
West	Single Family Residential	Low-Density Residential	R-1

BACKGROUND:

The subject property is 100' x 75' and 7,500 square feet. While the lot meets the current size requirements, it is a corner lot, and a new dwelling cannot be built and meet the setbacks. If all setbacks were met, the applicant would be building a 10' x 62' structure. The property has a single-family residence and detached garage. The current structure is deteriorating to a point of being unsafe. The applicant wishes to demolish the existing structures and build a new house with an attached garage. The applicant is proposing front yard setbacks of 15' and 20' (30' required) from East Euclid Avenue and North I Street, respectively, a rear yard setback of 15' (35' required) and a side yard setback of 5' (8' required). The house is proposed to be 24' x 50' (1,200 sf) with a 24' x 35' (840 sf) attached garage.

The applicant was granted a setback variance in February 2025 that proposed a rear yard setback of 25', a front yard setback of 15' and a secondary side yard setback of 25-feet. The applicant has changed the footprint of the home and is now requesting updated setback measurements.



ABOVE: Site plan of the property showing the requested setback variance. The **RED** square shows the approximate location of the proposed dwelling.

ANALYSIS:

Variances are designed to grant relief from the Ordinance, which if strictly imposed would deny a property owner reasonable use of the land and would therefore create undo hardship. An applicant is required to prove that a hardship exists by demonstrating that the overall integrity of the area will not be diminished, a reasonable use cannot be made, the situation is unique, and the hardship is not self-imposed. Ryan Gross, the property owner, has submitted the attached Board of Adjustment application form dated May 17, 2026, stating arguments in favor of the requested variance. Notice of the proposed variance request was mailed to surrounding property owners within a 200-foot radius on Tuesday May 19, 2026. At the time this report was written, staff has not received any correspondence for or against the request.

A variance may be granted when a property owner, acting in good faith, demonstrates that unique physical conditions of the property make it impossible to comply with zoning regulations and prevent reasonable use comparable to other properties in the same district.

Furthermore, the following findings shall be made in order to grant a variance:

- i. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;

- ii. That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance;
- iii. That the special conditions and circumstances do not result from the actions of the applicant;
- iv. That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district. No nonconforming use of neighboring lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

Hardship

In order to prove that a hardship exists and is not self-imposed, the applicants must prove that a literal interpretation of the provisions of the Ordinance deprive the applicants' rights commonly enjoyed by other properties in the same district.

The applicant has noted the existing structure is in disrepair and financially unreasonable to continue to maintain and make repairs to it. While the existing lot is sized appropriately according to the ordinance, it is undersized for a corner lot to building home and meet every setback. The structure would only be able to be 10-feet wide to meet the front and rear yard setbacks. The lot cannot be reasonably used to build a house with today's ordinance. The proposed structure will be approximately 40' x 70.'

Uniqueness

In order to prove that the requested variance is unique to the property, the applicants must indicate proof of special conditions and circumstances that exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings.

The applicant has stated that this lot is an undersized corner lot that cannot reasonably be used for new construction of a house with the current setback regulations. The applicant wishes to build a new, safer dwelling structure as his primary residence.

Public Interest and Integrity

The applicant has noted that the granting of the variance will not be contrary to the public interest or overall neighborhood integrity. The variance, if approved, will allow for the demolition of the current structure and construction of a new structure that will help the neighborhood and add to the city tax revenue.

Staff Recommendation

Generally speaking, staff would always be in the position of recommending against variance requests because the request does not meet the requirements of the Zoning Ordinance of which staff is obligated to carry out. However, the zoning codes does allow variances *if* the property owner can show a hardship exists. Additionally, the Board of Adjustment must determine if the variance request meets the findings identified above in Chapter 165.02.3.B.3(b). Because of this, staff will not make a recommendation on the requested variance and will leave the decision to the Board of Adjustment based upon the merits and criteria of the requested variances. In lieu of making a recommendation, staff will provide the following list of items that staff feels are pertinent to the request and will aid the Board in making their decision:

- The property is 75' x 100' and 7,500 square feet in area and is zoned R-1 Single-Family Residential Detached.
- The setback requirements for single-family detached structures are 30' front yard, 35' rear yard and 8' minimum one side, 18' total for side yards. If built with these setbacks, it allows for a 10' x 62' structure.
- A variance was approved in 2025 for setbacks for this property. The applicant has revised the setbacks as the

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footprint of the home has changed.

- The current structure is unsafe and sinking into the ground. Repairs are no longer sustainable or the safer option.

CITY OF INDIANOLA

Bill Mettee

Senior Planner

Attachments

- Completed Board of Adjustment Application – Dated 05/17/2026
- Public Notice sent by City – 05/19/2026
- Aerial Map of Subject Property
- Site Plan
- Application

May 17, 2025

Dear Members of the Zoning Board of Appeals,

I am submitting a request for variance in reference to the property located at 515 N I Street. The current home has deteriorated, and the lot presents many hardships as previously presented since this property is in an older neighborhood that did not have the current zoning rules when the property was originally divided. I originally requested a variance in February of 2025. That variance was approved at that time, however I am needing to adjust the variance to allow the home to be better placed on the property as well as accommodate a slightly different home footprint that has a more economical build cost. The proposed home will be 1200 Sq ft and have an attached garage. The corner lot is 75Ft east to west and 100 Ft north to south. The lot also is on a corner and has 15 ft of right away on the north side along Euclid and 18 ft of right away on the east side along i st.

I am requesting the board approve:

The North front yard setback from the property line to be 15 ft. This would be approximately 30 ft back from the road West Euclid Avenue.

The east front yard setback would need to be 20 ft from the property line. Positioning the front of the home 37 ft from the I street.

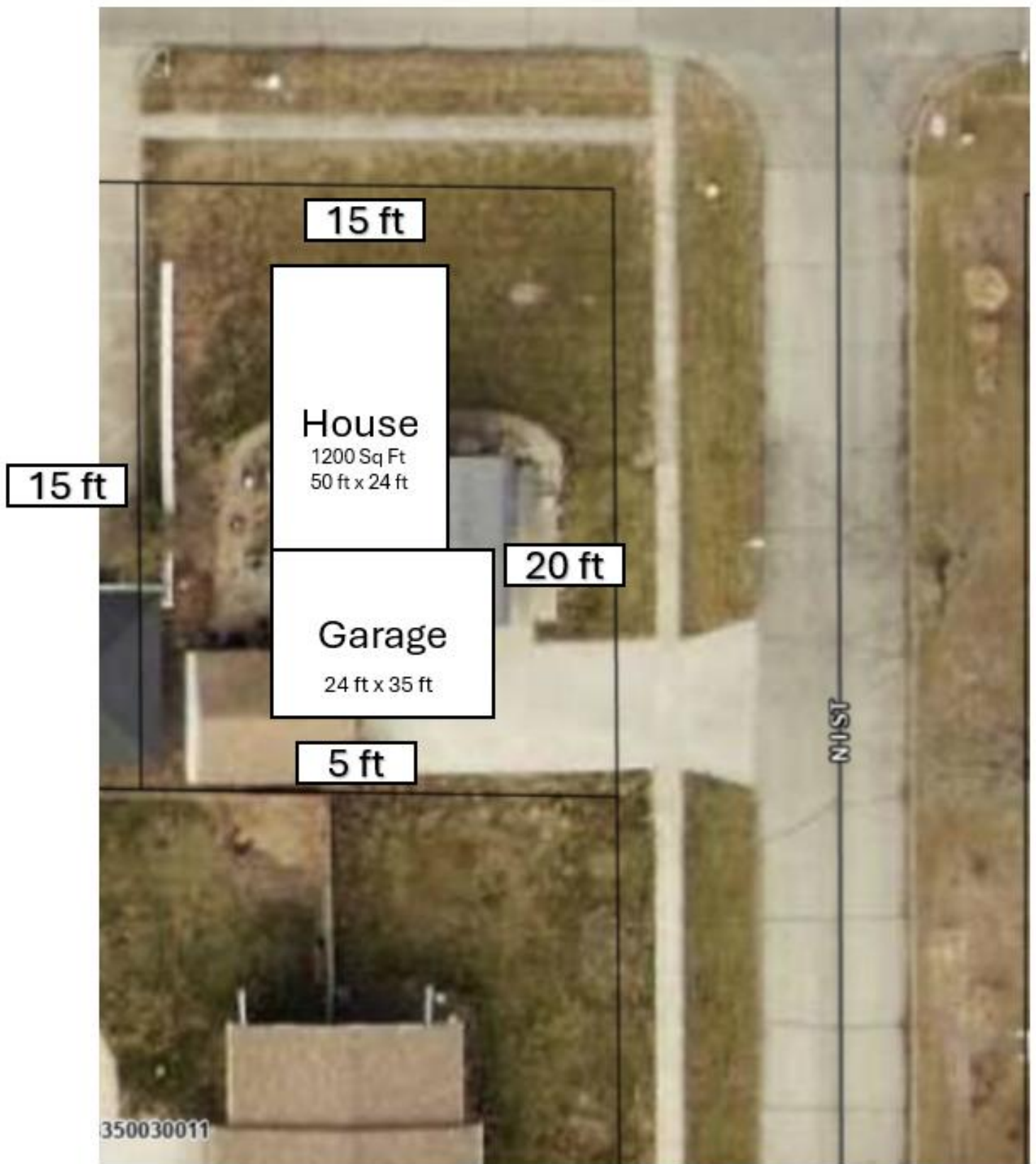
The west rear yard variance I am requesting 15 ft. This lets the home have a longer drive way and has better placement on the property.

South side yard setback variance of 5 ft. It is my intent to build right at the 8 ft line, but want this variance so that I am not building right at the approved variance.

The variance request will allow for the demolition and building of the new structure. This helps the neighborhood, city tax revenue, and improves fire safety.

Kind Regards,

Ryan J Gross
515 N I St.
Indianola IA 50125



BOARD OF ADJUSTMENT APPLICATION

Community Development

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



PROPERTY OWNER

(Last Name) Gross
(First Name) Ryan
(Address) 515 N i St.
(City) Indianola (State) IA (Zip) 50125
(Phone) 515-490-3868 (Email) gross.ry@gmail.com

APPLICANT (if not Property Owner)

(Last Name) _____
(First Name) _____
(Address) _____
(City) _____ (State) _____ (Zip) _____
(Phone) _____ (Email) _____

☐ APPEAL

Submittal Requirements:

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

- ☐ Completed Application
- ☐ Filing Fee: \$300 per request
- ☐ Written narrative indicating where it is alleged there is error in any order, requirement, decision, or determination made by the Administrative Officer in the enforcement of this Code of Ordinances of Indianola, Iowa .
- ☐ Other Information as required by Director

☐ SPECIAL USE PERMIT

Submittal Requirements:

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

- ☐ Property Address: _____
- ☐ Completed Application
- ☐ Filing Fee: \$300 per request
- ☐ Site Plan and Elevations as outlined in 165.06
- ☐ Written narrative indicating the special use permit sought and response to the criteria outlined in Section 165.02(3)(B)(3)(c)(v) of the Code of Ordinances of Indianola, Iowa
- ☐ Other Information as required by Director

☒ VARIANCE

Submittal Requirements:

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

- ☒ Property Address: 515 N i St., Indianola IA 50125
- ☒ Completed Application
- ☒ Filing Fee: \$300 per request
- ☒ Site Plan and Elevations
- ☒ Written narrative indicating justification for proposed variance and response to the criteria outlined in Section 165.02(3)(B)(3)(b) 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 Ryan J. Gross
Name (printed) Ryan J. Gross

Date 05/17/26

FOR OFFICE USE ONLY:

Code to 45180

Date Received: _____
Receipt No: _____
Receipt Amount: _____
BOA Agenda Date: _____



NOTICE OF PUBLIC HEARING

May 18, 2026

Re: Proposed Variance – 515 North I Street

Dear Property Owner:

The City of Indianola has received a variance application from Ryan Gross, property owner of 515 North I Street, which is located at the southwest corner of the intersection of West Euclid Avenue and North I Street. The owner has filed for a variance from §165.05(2) of the Indianola Municipal Code which states that single-family dwellings shall have a 30' front yard setback, 8' side yard (18' total) setback and 35' rear yard setback in the R-2 zoning district. The applicant wishes to demolish the existing house and garage and construct a new residence that will not meet the required setback minimums.

The Indianola Board of Adjustment will hold a public hearing at **6:00 p.m., Wednesday, June 3, 2026, at Indianola City Hall, City Council Chambers, 110 North 1st Street, Indianola, IA.**

§165.02 of the Indianola Municipal Code states that the Board of Adjustments has the power to “To grant a variance from the terms of the Zoning Ordinance when a property owner can show that the owner’s property was acquired in good faith and where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property, or where by reason of exceptional topographical conditions or other extraordinary or exceptional situation, the strict application of the terms of the Zoning Ordinance actually prohibits the use of such property in a manner reasonably similar to that of other property in the same district, and where the Board is satisfied under the evidence before it that a literal enforcement of the provisions of the Zoning Ordinance would result in unnecessary hardship; provided, however, all variations granted under this clause shall be in harmony with the general purpose and intent of the Zoning Ordinance..” Such a variance cannot be granted unless it meets certain criteria.

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 & ECONOMIC DEVELOPMENT
DEPARTMENT**

110 North 1st Street
Indianola, IA 50125

STAFF REPORT

TO: Board of Adjustment

PREPARED BY: Bill Mettee, Senior Planner

RE: 104 East Franklin Avenue

DATE: June 3, 2026

GENERAL INFORMATION:

Applicant / Owner: Ross Bauer dba Lake Avenue Properties, LLC

Requested Action(s) Variance from §165.07(2)(B)(2) of the Indianola Municipal Code which states that single-family dwellings must provide two (2) off-street parking spaces.” The applicant is requesting approval to convert the building into a residential dwelling with zero off-street parking spaces.

Location and Size: Addressed as 104 East Franklin Avenue, legally described as the east 40’ of the south 57’ of Lot 7, Block 26 of College Addition, which is located on the north side of East Franklin Avenue between North 1st Street and North Howard Street, the parcel is 0.05-acres (2,280 sf) in area.

Land Uses and Zoning:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant Building	Low-Density Residential	R-1
North	Single Family Residential	Low-Density Residential	R-1
South	Single Family Residential	Low-Density Residential	R-2
East	Single Family Residential	Low-Density Residential	R-1
West	Single Family Residential	Low-Density Residential	R-1

BACKGROUND:

The subject property is 40’ x 57’ and 2,280 sf and has an existing structure that is 40’ x 53’, according to the diagram on Beacon, the Warren County Assessor’s website, which is a total of 160 sf of space not occupied by building. The property is zoned R-1 Single-Family Residential Detached, but the uses have historically been commercial in nature. Because the property is zoned residential, the owner is proposing to renovate the building into a residential dwelling unit. The off-street parking regulations require that two off-street parking spaces are provided for each dwelling unit. The owner is requesting the variance to permit a dwelling unit with zero off-street parking spaces due to the size constraints.

Additionally, City staff reviewed the possibility of vacating the adjacent alley to allow the applicant to provide at least one off-street parking space, but due to electric and storm utilities located in the alley, it is unable to be vacated.

May 28, 2026

Furthermore, the location of the existing apron would require the resident to drive over a portion of the lot at 701 North 1st Street to access an alley parking space.



ABOVE: Site plan of the property showing the requested variance.

ANALYSIS:

Variances are designed to grant relief from the Ordinance, which if strictly imposed would deny a property owner reasonable use of the land and would therefore create undue hardship. An applicant is required to prove that a hardship exists by demonstrating that the overall integrity of the area will not be diminished, a reasonable use cannot be made, the situation is unique, and the hardship is not self-imposed.

Lake Avenue Properties, LLC, the property owner, has submitted the attached Board of Adjustment application form dated May 18, 2026, stating arguments for the requested variance. Notice of the proposed variance request was mailed to surrounding property owners within a 200-foot radius on Tuesday May 19, 2026. At the time this report was written, staff has received no correspondence for or against the request.

A variance may be granted when a property owner, acting in good faith, demonstrates that unique physical conditions of the property make it impossible to comply with zoning regulations and prevent reasonable use comparable to other properties in the same district.

Furthermore, the following findings shall be made in order to grant a variance:

- i. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;
- ii. That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance;
- iii. That the special conditions and circumstances do not result from the actions of the applicant;

- iv. That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district. No nonconforming use of neighboring lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

Hardship

In order to prove that a hardship exists and is not self-imposed, the applicants must prove that a literal interpretation of the provisions of the Ordinance deprive the applicants' rights commonly enjoyed by other properties in the same district.

The property is zoned residential with only 160 sf of open space. With a commercial proposal not permitted, the applicant is seeking to renovate the structure into a residential unit. The lot is 40' x 57' with no off-street parking available and no possibility of adding a space on site. East Franklin Avenue permits on-street parking with the exception of 2am-5am.

With no space for off-street parking and unable to vacate the alley, the finding can be made that a hardship exists.

Uniqueness

In order to prove that the requested variance is unique to the property, the applicants must indicate proof of special conditions and circumstances that exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings.

The existing structure was built in 1932 for light manufacturing uses before minimum off-street parking standards were implemented by city code. The building occupies 93% of the lot according to the calculations provided by the Warren County Assessor's site. The only open space would be a 4' x 40' strip at the rear of the lot, which is unusable for any parking. Staff found no records of the lot split after the initial plat was recorded in 1917 that would show the lot was subdivided in compliance with zoning ordinances of the time. The lot does not meet the current minimum size requirements for a residential property.

Public Interest and Integrity

The applicant has noted that they are willing to work to bring back to life a current eyesore. Further, the applicant notes the building is not pretty and some people would not put the effort into it, but at Lake Avenue Properties we believe in the history and the stories that building could tell. I believe the City of Indianola and Lake Avenue Properties will both benefit by turning 104 E Franklin back into a functioning property.

Staff Recommendation

Generally speaking, staff would always be in the position of recommending against variance requests because the request does not meet the requirements of the Zoning Ordinance of which staff is obligated to carry out. However, the zoning codes does allow variances *if* the property owner can show a hardship exists. Additionally, the Board of Adjustment must determine if the variance request meets the findings identified above in Chapter 165.02.3.B.3(b). Because of this, staff will not make a recommendation on the requested variance and will leave the decision to the Board of Adjustment based upon the merits and criteria of the requested variances. In lieu of making a recommendation, staff will provide the following list of items that staff feels are pertinent to the request and will aid the Board in making their decision:

- The existing structure was built in 1932 before minimum off-street parking standards or current setbacks were implemented under city code.
- The property is 40' x 57' and 0.05 acres in area and is zoned R-1 Single-Family Residential Detached.
- The property has a 40' x 53' building on it that has historically been commercial in nature. The applicant wishes to renovate the building into a residence.

May 28, 2026

- Staff reviewed the possibility of vacating the adjacent alley to help provide off-street parking. The alley is unable to be vacated due to utilities.
- The lot has a total of 160 sf of open space, which doesn't provide enough space for one parking space.

CITY OF INDIANOLA

Bill Mettee
Senior Planner

Attachments

- Completed Board of Adjustment Application – Dated 05/18/2026
- Public Notice sent by City – 05/19/2026
- Aerial Map of Subject Property
- Application

104 E FRANKLIN

My name is Ross Bauer and I am the owner of Lake Avenue Properties, LLC. We purchased the property at 104 E Franklin back in 2023. We bought this with plans to remodel it into a commercial property as it had been used for in the past. We have recently found out that is not an option as it is zoned residential. We are now wanting to utilize the building as a residential property. From what we understand this typically requires off-street parking. We were hoping to possibly purchase the alley but again this is not an option. We are asking that we are allowed a variance on this requirement and allowed to park on the street.

We hope you understand and are willing to work with us to bring back to life a current eye sore. The building is not pretty and some people would not put the effort into it, but at Lake Avenue Properties we believe in the history and the stories that building could tell. I believe the City of Indianola and Lake Avenue Properties will both benefit by turning 104 E Franklin back into a functioning property.

Thanks,

Ross and Jenny Bauer

Lake Avenue Properties, LLC

515-491-5725- Ross

lakeavenueproperties@gmail.com

BOARD OF ADJUSTMENT APPLICATION**Community Development**110 North 1st Street, Indianola, Iowa 50125-0299
(515) 961-9430 • comdev@indianolaiowa.gov**PROPERTY OWNER**(Last Name) Lake Avenue Properties, LLC
(First Name) _____
(Address) 304 East St
(City) New Virginia (State) IA (Zip) 50210
(Phone) _____ (Email) _____**APPLICANT (if not Property Owner)**(Last Name) Bauer
(First Name) Ross
(Address) 304 East St
(City) New Virginia (State) IA (Zip) 50210
(Phone) 515-491-5715 (Email) lakeavenueproperties@gmail.com**APPEAL****Submittal Requirements:**All submittal requirements must be completed.
Incomplete applications will not be considered

- ☐ Completed Application
- ☐ Filing Fee: \$300 per request
- ☐ Written narrative indicating where it is alleged there is error in any order, requirement, decision, or determination made by the Administrative Officer in the enforcement of this Code of Ordinances of Indianola, Iowa.
- ☐ Other Information as required by Director

SPECIAL USE PERMIT**Submittal Requirements:**All submittal requirements must be completed.
Incomplete applications will not be considered

- ☐ Property Address: _____
- ☐ Completed Application
- ☐ Filing Fee: \$300 per request
- ☐ Site Plan and Elevations as outlined in 165.06
- ☐ Written narrative indicating the special use permit sought and response to the criteria outlined in Section 165.02(3)(B)(3)(c)(v) of the Code of Ordinances of Indianola, Iowa
- ☐ Other Information as required by Director

☒ **VARIANCE****Submittal Requirements:**All submittal requirements must be completed.
Incomplete applications will not be considered

- ☐ Property Address: 104 E Franklin Ave
- ☒ Completed Application
- ☒ Filing Fee: \$300 per request
- ☐ Site Plan and Elevations
- ☒ Written narrative indicating justification for proposed variance and response to the criteria outlined in Section 165.02(3)(B)(3)(b) 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 [Signature]
Name (printed) Ross BauerDate 6-4-26**FOR OFFICE USE ONLY:**

Code to 45180

Date Received: 5/18/26
Receipt No: #273
Receipt Amount: \$300
BOA Agenda Date: June 3, 2026



NOTICE OF PUBLIC HEARING

May 21, 2026

Re: Proposed Variance – 104 East Franklin Avenue

Dear Property Owner:

The City of Indianola has received a variance application from Lake Avenue Properties, LLC, property owner of 104 East Franklin Avenue which is located on the north side of the street between North Howard Street and North 1st Street. The owner has filed for a variance from §165.07(2) of the Indianola Municipal Code which states that “Single-family dwellings, detached, are required to provide two off-street parking spaces per dwelling unit” The applicant is requesting the variance to waive the off-street parking requirement for a single-family dwelling.

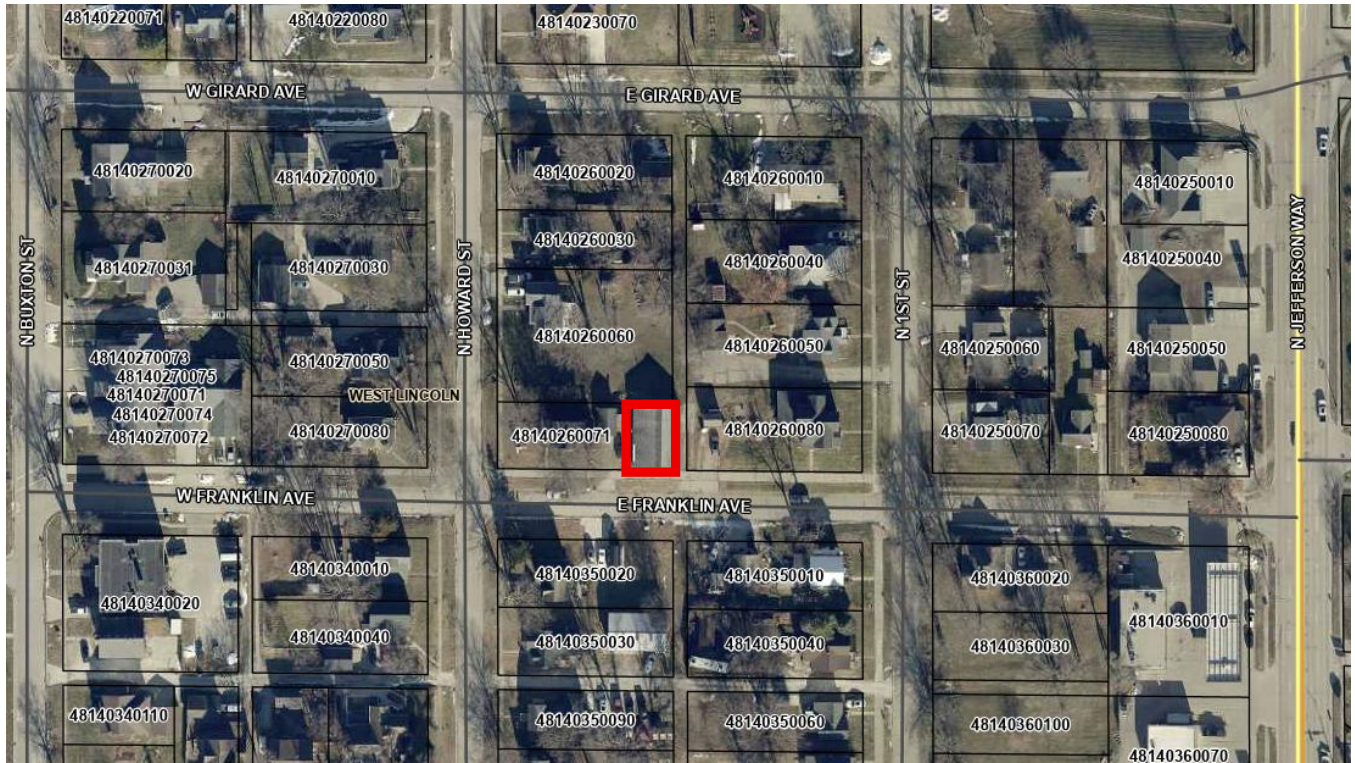
The Indianola Board of Adjustment will hold a public hearing at **6:00 p.m., Wednesday, June 3, 2026, at Indianola City Hall, City Council Chambers, 110 North 1st Street, Indianola, IA.**

§165.02 of the Indianola Municipal Code states that the Board of Adjustment has the power to “To grant a variance from the terms of the Zoning Ordinance when a property owner can show that the owner’s property was acquired in good faith and where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property, or where by reason of exceptional topographical conditions or other extraordinary or exceptional situation, the strict application of the terms of the Zoning Ordinance actually prohibits the use of such property in a manner reasonably similar to that of other property in the same district, and where the Board is satisfied under the evidence before it that a literal enforcement of the provisions of the Zoning Ordinance would result in unnecessary hardship; provided, however, all variations granted under this clause shall be in harmony with the general purpose and intent of the Zoning Ordinance..” Such a variance cannot be granted unless it meets certain criteria.

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 & ECONOMIC DEVELOPMENT
DEPARTMENT**

110 North 1st Street
Indianola, IA 50125

STAFF REPORT

TO: Board of Adjustment	PREPARED BY: Bill Mettee, Senior Planner
RE: 1901 North Jefferson Way	DATE: June 3, 2026

GENERAL INFORMATION:

Applicant / Owner:	Pat O'Dell / Culver's (Applicant) Community Choice Credit Union (Owner)
Requested Action(s)	Variance from §165.05(3) of the Indianola Municipal Code which states that "The minimum front yard setback in the C-2 district shall be 40 feet." The applicant is requesting the variance to permit a commercial structure that will not meet the required front yard setback along Rolling Vista Place.
Location and Size:	Addressed as 1901 North Jefferson Way, property is legally described as Lot 5 of Scenic Pointe. Property is located at the intersection of North Jefferson Way, Rolling Vista Place and West Hillcrest Drive is 1.30-acres in area.

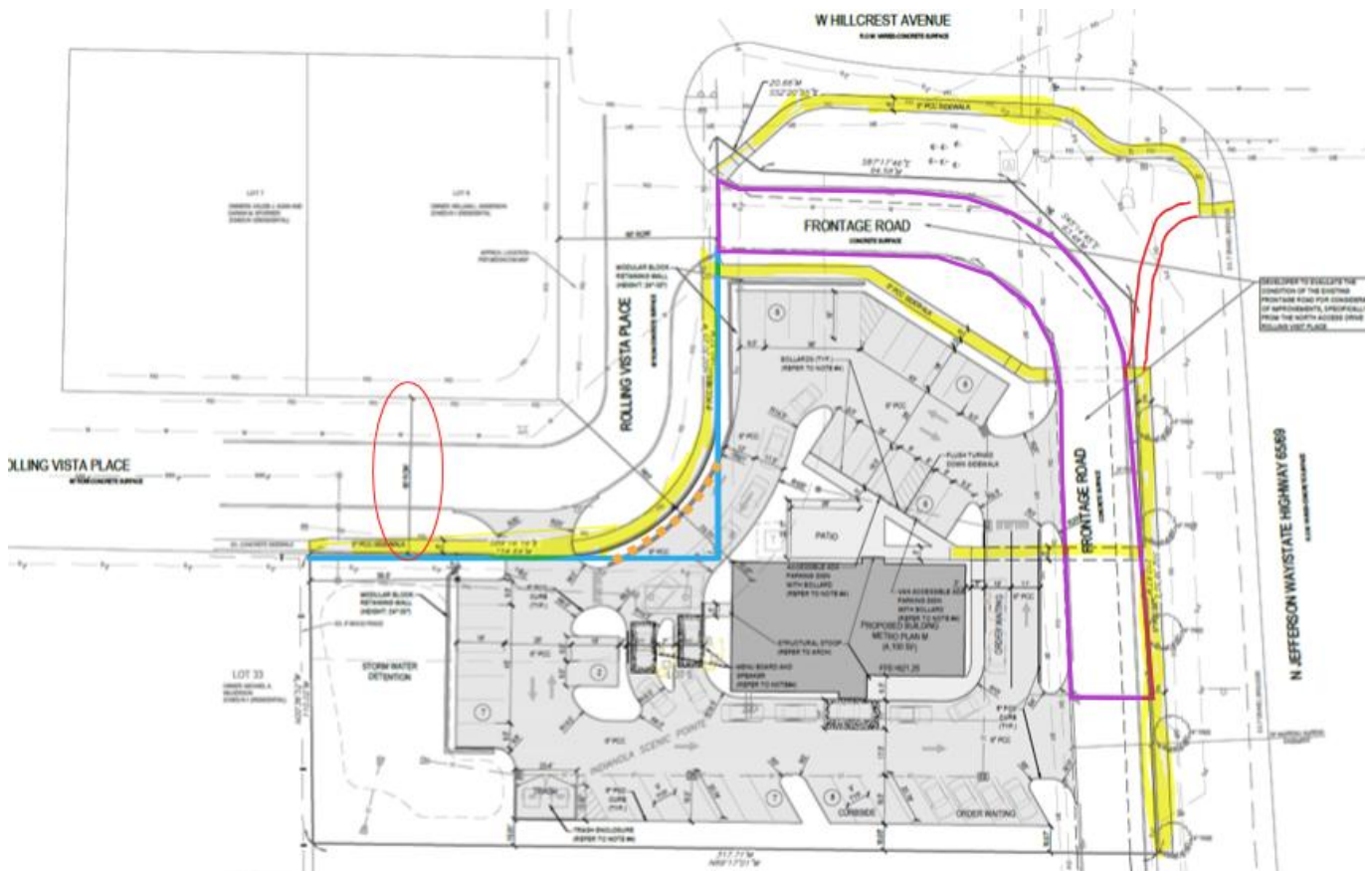
Land Uses and Zoning:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant / Undeveloped	Regional Mixed-Use	C-2
North	Single-Family Residential	Low-Density Residential	R-1
South	Champion Carwash	Regional Mixed-Use	C-2
East	UnityPoint Clinic	Regional Mixed-Use	C-2
West	Single-Family Residential	Low-Density Residential	R-1

BACKGROUND:

The subject property was platted in 2003 as Lot 5 of Scenic Pointe and is located at the southwest corner of the intersection of North Jefferson Way and West Hillcrest Drive, adjacent to Rolling Vista Place. The property is a unique "L" shaped lot that is 57,526 square feet and 1.30 acres in area. The property has been vacant for a number of years due to logistical challenges in developing the site. A plat of survey was recorded in 2022 for the parcel that more closely shows the lot and the easements that were recorded with the original plat.

The property is bounded by road access on three sides with a frontage road on the north and east sides and a public street on the west. The right-of-way line for this parcel is a 90-degree angle at the curve of Rolling Vista Place, instead of following the curve of the roadway. The excess ROW the developer is asking to vacate is 815 square feet, which allows the variance request to be 10' 6" instead of approximately 35-feet. The site plan identifies a building that is 4,100 square feet and approximately 48' x 88' that is compliant with all other setbacks. The structure's northwest building corner is proposed to have a 29.73' setback, resulting in the ask of a 10' 6" building setback.



ABOVE: Site plan of the property showing the requested setback variance. The **BLUE** line shows the location of the current property line. The **ORANGE** line shows the proposed property line after the ROW vacation.

ANALYSIS:

Variances are designed to grant relief from the Ordinance, which if strictly imposed would deny a property owner reasonable use of the land and would therefore create undue hardship. An applicant is required to prove that a hardship exists by demonstrating that the overall integrity of the area will not be diminished, a reasonable use cannot be made, the situation is unique, and the hardship is not self-imposed.

Brad Kuehl, the project engineer, has submitted the attached Board of Adjustment application form dated May 15, 2026, stating arguments for the requested variance. Notice of the proposed variance request was mailed to surrounding property owners within a 200-foot radius on Tuesday May 19, 2026. At the time this report was written, staff has received no correspondence for or against the request.

A variance may be granted when a property owner, acting in good faith, demonstrates that unique physical conditions of the property make it impossible to comply with zoning regulations and prevent reasonable use comparable to other properties in the same district.

Furthermore, the following findings shall be made in order to grant a variance:

- i. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district.

- ii. That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance.
- iii. That the special conditions and circumstances do not result from the actions of the applicant.
- iv. That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district. No nonconforming use of neighboring lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

Hardship

In order to prove that a hardship exists and is not self-imposed, the applicants must prove that a literal interpretation of the provisions of the Ordinance deprive the applicants' rights commonly enjoyed by other properties in the same district.

The property is bounded by road access on three sides with a frontage road on two sides and a public street on one side. Rolling Vista Place is a curved street, but the existing right-of-way does not currently follow the curve and creates an "L" shaped lot, which makes the buildable area fairly tight when considering the existing 40' building setback.

Uniqueness

In order to prove that the requested variance is unique to the property, the applicants must indicate proof of special conditions and circumstances that exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings.

The property has been vacant since 2003 when the lot was platted. The constraints with the lot include the frontage road being inside the property lines on the north and east side, recorded landscape buffer and public utility easements along Rolling Vista Place that need to be redefined or vacated and the 90-degree angle right-of-way line that prevents development from meeting the minimum 40' setback for any development a considerable amount.

Public Interest and Integrity

The City has confirmed with the Streets Department and Indianola Municipal Utility that the area proposed to be vacated will not hinder their operations or service to customers. Staff is working with city legal counsel in adopting proper procedures for Council to consider the vacation if the variance is approved.

Staff Recommendation

Generally speaking, staff would always be in the position of recommending against variance requests because the request does not meet the requirements of the Zoning Ordinance of which staff is obligated to carry out. However, the zoning codes does allow variances *if* the property owner can show a hardship exists. Additionally, the Board of Adjustment must determine if the variance request meets the findings identified above in Chapter 165.02.3.B.3(b). Because of this, staff will not make a recommendation on the requested variance and will leave the decision to the Board of Adjustment based upon the merits and criteria of the requested variances.

In lieu of making a recommendation, staff will provide the following list of items that staff feels are pertinent to the request and will aid the Board in making their decision:

May 28, 2026

- The property is 1.30 acres in area and is zoned C-2 Highway Commercial.
- The developer is seeking approval of a setback of 29.73' where 40' is required, resulting in a variance of 10' 6".
- The lot has many constraints that have prevented development, including street frontage on three sides and restrictive ROW angles.
- The developer will be seeking to vacate 815 sf of ROW along Rolling Vista Place to aid in the development to get the building setback a little closer to the required 40-feet.

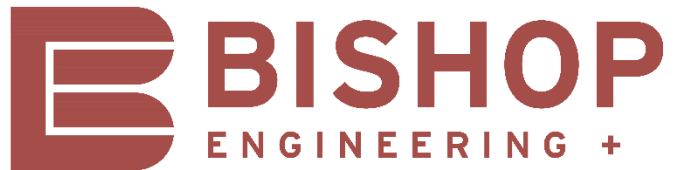
CITY OF INDIANOLA

Bill Mettee

Senior Planner

Attachments

- Completed Board of Adjustment Application – Dated 05/15/2026
- Public Notice sent by City – 05/19/2026
- Aerial Map of Subject Property
- Site Plan
- Application



3501 104th Street, Urbandale, IA 50322
Ph: 515-321-7669

May 14, 2026

Bill Mettee
Senior Planner
City of Indianola
110 North 1st Street
Indianola, IA 50125

Re: Narrative Request for Building Setback Variance - Culvers Restaurant
1901 North Jefferson Way

Dear Bill,

On behalf of the property owner and Culver's Restaurant applicant, we respectfully request Board of Adjustment consideration of a building setback variance for this property. The property is described as Lot 5 in Scenic Pointe, an official plat in the City of Indianola, Warren County. The property is bounded by road access on three sides with a frontage road on the north and east and a public street, Rolling Vista Place, on the west. Rolling Vista Place is a curved street; however, the existing right-of-way does not currently follow the curve and creates a L-Shaped lot, which makes the buildable area fairly tight when considering the existing 40-foot building setback. We are requesting to modify the existing public right-of-way to follow the existing curved street to improve the buildable area for this property. In addition, we are requesting a setback variance of approximately 10'-6" to allow the proposed Culvers building to be in a location on the property that will work best for access and operation for the restaurant facility.

Attached along with this Narrative is a Site Concept Plan, application and fee. Please let me know if you have any questions or need anything further.

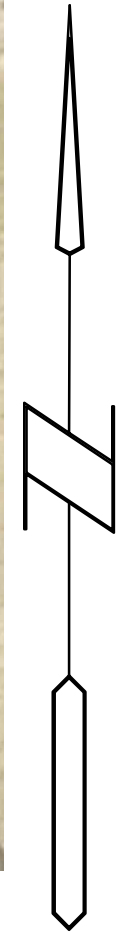
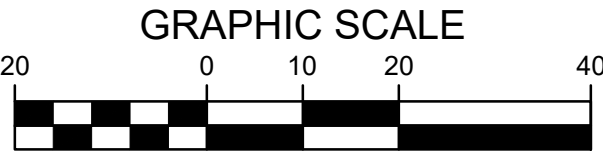
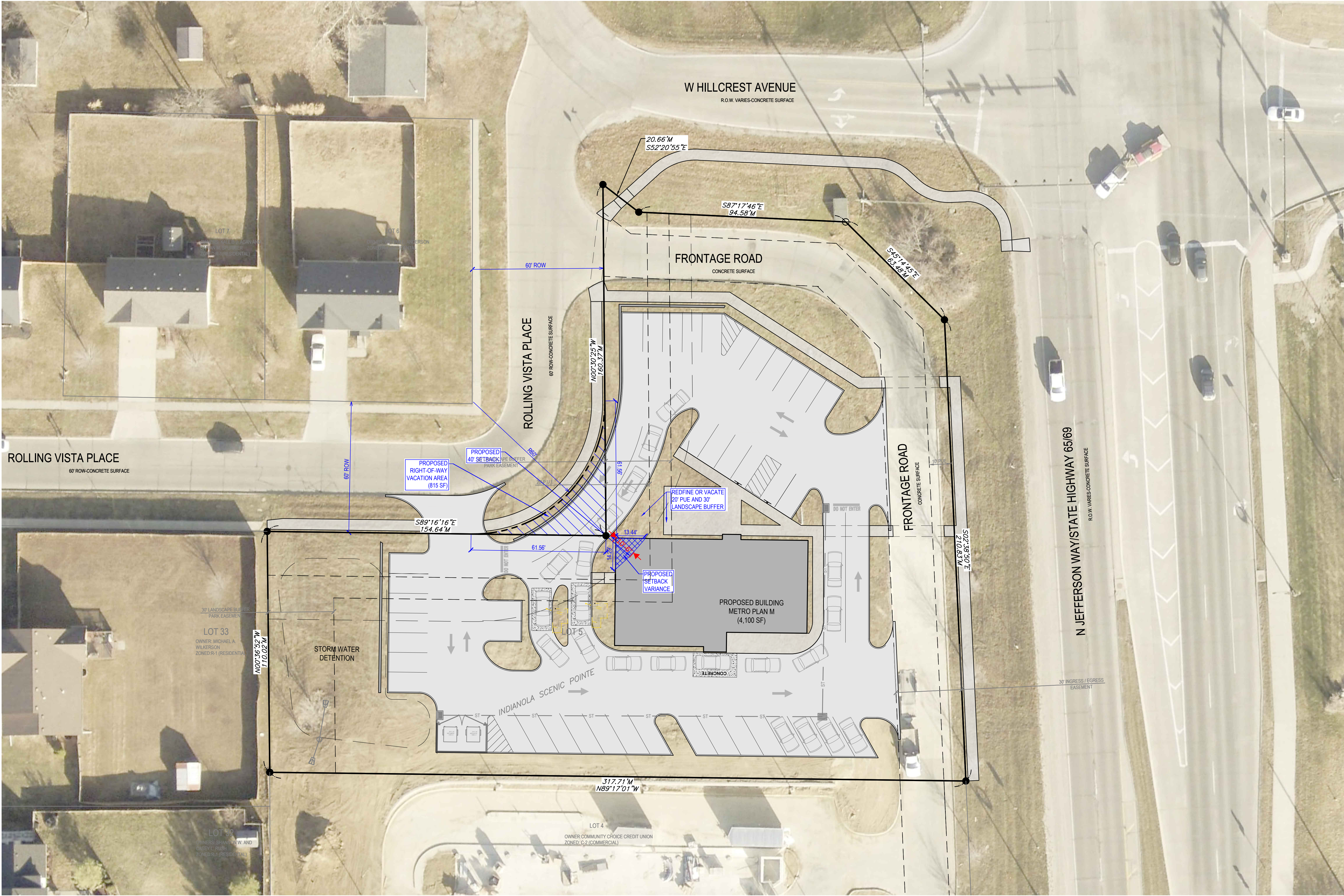
Sincerely,

A handwritten signature in blue ink, appearing to read 'Brad Kuehl', is written over a light blue circular stamp.

Brad Kuehl
Project Manager

Cc: Pat O'Dell
Heath Bullock

Enc. Site Concept Plan
Application and Fee



SITE PLAN
CULVERS - INDIANOLA
1901 N. JEFFERSON WAY
INDIANOLA, IOWA

REFERENCE NUMBER:

DRAWN BY:

REVISION DATE:
03/12/2026
03/23/2026
04/09/2026
05/12/2026 CITY

PROJECT NUMBER:
260125

SHEET NAME:
CONCEPT
PLAN

SHEET NUMBER:
C2.0

CULVER'S - INDIANOLA

SITE PLAN

SHEET INDEX:

- C0.1
- C1.1
- C2.1
- C3.1
- C4.1
- C5.1
- C6.1
- C-1
- C7.1
- COVER SHEET
- SITE SURVEY AND REMOVALS
- LAYOUT PLAN
- GRADING PLAN
- UTILITY PLAN
- LANDSCAPE PLAN
- DETAILS
- CULVERS SITE DETAILS
- EROSION CONTROL PLAN - SWPPP

PROPERTY DESCRIPTION:

LOT 5 IN SCENIC POINTE AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF INDIANOLA, WARREN COUNTY, IOWA

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

AREA:

EXISTING: 56,711 SQUARE FEET - 1.30 ACRES
PROPOSED: 57,526 SQUARE FEET - 1.32 ACRES

ADDRESS:

1901 NORTH JEFFERSON WAY,
INDIANOLA, IOWA 50125

OWNER:

COMMUNITY CHOICE CREDIT UNION
8404 NW 62ND AVENUE
JOHNSTON, IOWA 50131

PREPARED FOR:

SVN / CREATE
HEATH BULLOCK
2700 WESTOWN PARKWAY, SUITE 200
WEST DES MOINES, IA 50266
(515) 554-7412

ZONING:

INFORMATION OBTAINED FROM WARREN COUNTY ASSESSORS PAGE
ZONED: C-2 (COMMERCIAL)
FOR AN OFFICIAL ZONING REPORT PLEASE CALL CITY OF INDIANOLA AT 515-961-9430

SETBACKS:

FRONT: 40 FEET
SIDE: 10 FEET
REAR: 10 FEET, 40 FEET ABUTTING R-1 OR R-2 ZONING

PARKING REQUIREMENTS:

PARKING REQUIRED:
RESTAURANT: ONE SPACE PER 150 SF (4,100 SF) = 28 SPACES
PLUS, 10 VEHICLE QUEING SPACES PER DRIVE UP LANE (1) = 10 SPACES

PARKING REQUIRED: = 38 SPACES

PARKING PROVIDED (INC 2 ADA SPACES): = 43 SPACES

IMPERVIOUS SURFACE:

TOTAL SITE AREA = 57,526 SF
PROPOSED IMPERVIOUS
BUILDING = 4,100 SF
PAVEMENT = 24,843 SF
SIDEWALK = 2,110 SF
TOTAL = 31,053 SF (54%)

OPEN SPACE REQUIRED (20%) = 11,505 SF
OPEN SPACE PROVIDED = 26,473 SF (46%)

UTILITY MAPS PROVIDED BY:

- ELECTRIC (MID AMERICAN / 515-962-5330)
- STORM AND SANITARY (CITY OF INDIANOLA / 515-961-9416)
- FIBER OPTIC (CENTURYLINK / 918-547-0147)
- FIBER OPTIC (INDIANOLA MUNICIPAL UTILITIES / 515-965-5283)
- GAS (MID AMERICAN / 515-292-6972)
- WATER (INDIANOLA MUNICIPAL UTILITIES / 515-962-5330)



UTILITY NOTE:

THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT, A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.

GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH 2026 SUDAS STANDARD SPECIFICATIONS AND ANY AND ALL CITY/COUNTY SUPPLEMENTAL SPECIFICATIONS. THE CITY OF INDIANOLA MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
- IN EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
- ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
- BISHOP ENGINEERING SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
- THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
- THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A SCHEDULE FOR PERFORMANCE OF WORK ITEMS. THIS SCHEDULE SHALL BE PROVIDED BY THE CONTRACTOR AT THE PROJECT PRE-CONSTRUCTION CONFERENCE. NO WORK SHALL BEGIN UNTIL A SCHEDULE HAS BEEN SUBMITTED AND ACCEPTED. THE CONTRACTOR SHALL THEN PERFORM WORK TO CONFORM TO THE ACCEPTED SCHEDULE.
- LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
- THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
- THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNERS REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF INDIANOLA.
- GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.
- THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
- DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.

PAVING NOTES:

- THE PAVING/ GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL AREAS SHALL BE SEEDED IN ACCORDANCE WITH CITY OF INDIANOLA STANDARD SPECIFICATIONS AND THE CURRENT VERSION OF SUDAS.
- SUBGRADE PREPARATION AND PAVEMENTS WILL BE CONSTRUCTED FOLLOWING RECOMMENDATIONS IN THE SOILS REPORT. APPROVED SOILS ENGINEER MUST SIGN OFF ON SUBASE PRIOR TO ANY PAVEMENT BEING PLACED.
- SEE DETAILS FOR ALL PAVEMENT THICKNESS.
- ALL PEDESTRIAN WALKWAYS THAT UNLOAD INTO A VEHICLES TRAVELED PATH MUST HAVE A.D.A. DETECTABLE WARNING PANEL(S) AS PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARD.
- ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.

UTILITY NOTES:

- QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
- THE CONTRACTOR SHALL PROVIDE AS-BUILT OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES.
- THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE.
- ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND THE LAST 3 PIPE SECTIONS ON THE APRON SHALL BE TIED WITH RF-14 TYPE I CONNECTORS. ALL APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD.
- ALL RIP RAP CALLED OUT ON PLANS SHALL BE UNDERLAIN WITH ENGINEERING FABRIC.
- SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 2%. SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATERMAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.
- MANDREL AND PRESSURE TESTS SHALL BE REQUIRED FOR ALL PROPOSED SANITARY LINES. TELEVISION OF THE SANITARY SEWER SYSTEM SHALL BE COMPLETED PRIOR TO PAVING UNLESS OTHERWISE APPROVED BY JURISDICTION.
- WATERMANS SHALL BE C-900. SIZE OF WATERMAIN AS SHOWN ON PLANS.
- THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATERMAIN CONSTRUCTION.
- PROPOSED WATERMAIN SHALL BE PRESSURE TESTED, BACTERIA TESTED AND CHLORINATED. THE FILLING OF THE WATER MAIN SHALL BE DONE BY THE CITY OF INDIANOLA.
- TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
- ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF INDIANOLA WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
- THE MINIMUM HYDRANT LEAD SHALL BE 3.5 FEET.

UTILITY CONFLICT NOTES:

- UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
- CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED OUT ON THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION

WETLAND NOTES:

- BISHOP ENGINEERING DOES NOT PERFORM WETLAND STUDIES OR WETLAND MITIGATION. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE IF ANY WETLANDS ARE LOCATED ON THE PROJECT SITE AND PERFORM ANY NECESSARY MITIGATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

SURVEY NOTES:

- SURVEY WORK WAS COMPLETED BY BISHOP ENGINEERING ON 12/06/2022. SEE SITE SURVEY PROVIDED AS PART OF THIS SET OF PLANS FOR EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION.

SOILS REPORT:

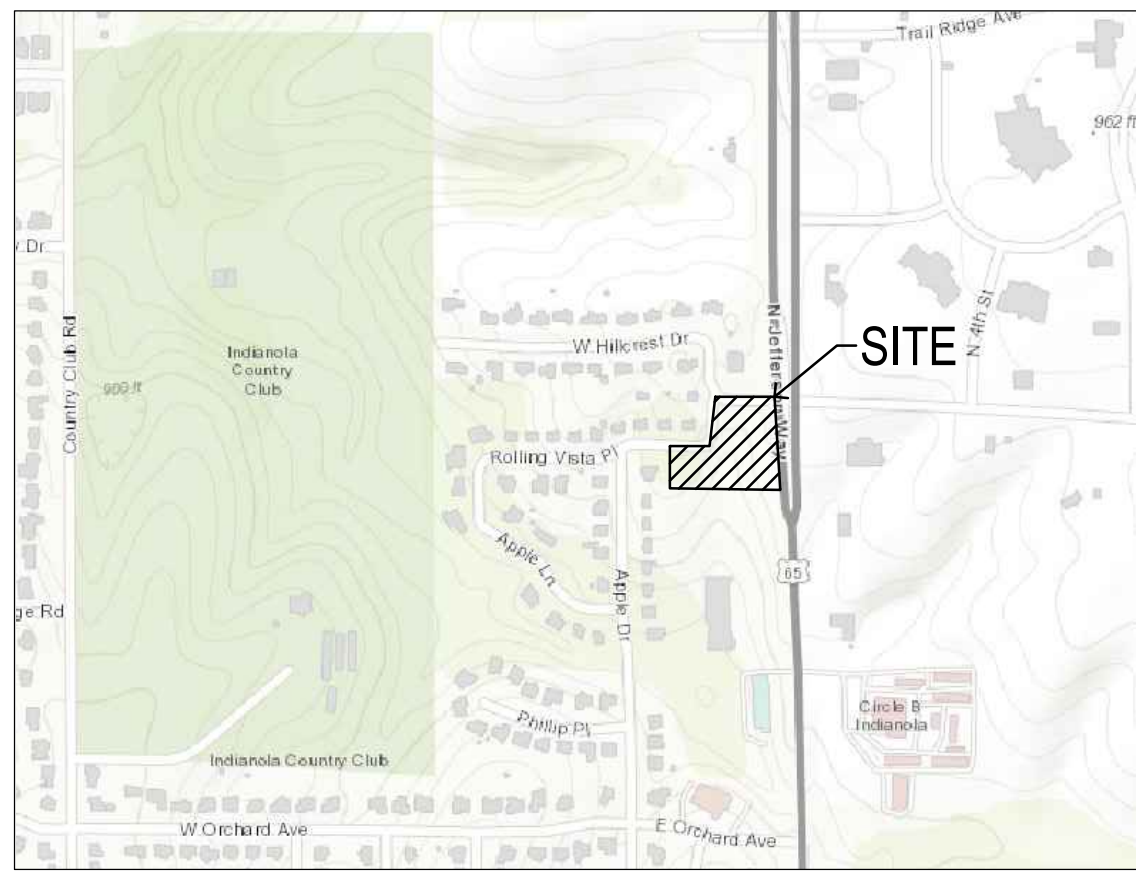
- REFERENCE SOILS REPORT PROJECT NO. XXXX DATED XXXX, PREPARED BY XXXX FOR SOILS INFORMATION.
- SOILS REPORT SHALL GOVERN FOR ANY PREP OR SOILS MITIGATION REQUIREMENTS UNLESS CALL OUT ON PLANS IS MORE STRINGENT.

LIGHTING NOTES:

- PARKING LOT LIGHTING SHALL BE PEDESTRIAN IN SCALE WITH CUT-OFF DOWN DIRECTIONAL LIGHT FIXTURES.
- REFER TO SEPARATE SITE LIGHTING PLAN FOR LIGHT POLE LOCATIONS AND DETAILS

EROSION CONTROL NOTES:

- SWPPP INCLUDED WITH THE SITE PLAN. ALL EROSION CONTROL SHALL MEET CITY REQUIREMENTS.



VICINITY MAP
SCALE: 1" = 600'

ABBREVIATIONS:

AC ACRES
ASPH ASPHALT
BK BOOK
CONC CONCRETE
D DEEDED DISTANCE
EX EXISTING
ENCL ENCLOSURE
FF FINISHED FLOOR
FL FLOW LINE
FRAC FRACTIONAL
M MEASURED DISTANCE
MH MANHOLE
OPC ORANGE PLASTIC CAP
P PLATTED DISTANCE
PG PAGE
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
PRA PREVIOUSLY RECORDED AS
PUE PUBLIC UTILITY EASEMENT
ROW RIGHT OF WAY
RPC RED PLASTIC CAP
SF SQUARE FEET
SAN SANITARY
TYP TYPICAL
YPC YELLOW PLASTIC CAP
N NORTH
S SOUTH
E EAST
W WEST

LEGEND:

— SAN — SANITARY SEWER
— ST — STORM SEWER
— W — WATER LINE
— G — GAS LINE
— U/E — UNDERGROUND ELECTRIC
— O/E — OVERHEAD ELECTRIC
— TELE — TELEPHONE LINE
— F/O — FIBER OPTIC
— CATV — CABLE TV
① STORM MANHOLE
② CURB INTAKE
③ SURFACE INTAKE
④ FLARED END SECTION
⑤ SANITARY MANHOLE
⑥ CLEANOUT
⚡ FIRE HYDRANT
⚡ SPRINKLER
⚡ IRRIGATION CONTROL VALVE
⑧ WATER MANHOLE
⑨ WELL
⚡ WATER VALVE
⚡ WATER SHUT OFF
⚡ YARD HYDRANT
⑩ ELECTRIC MANHOLE
⚡ ELECTRIC METER
⚡ ELECTRIC RISER
⚡ ELECTRIC VAULT
⚡ POWER POLE
⚡ TRANSFORMER POLE
⚡ LIGHT POLE
⚡ ELECTRIC JUNCTION BOX
⚡ ELECTRIC PANEL
⚡ TRANSFORMER
⚡ GROUND LIGHT
⚡ GUY WIRE
⚡ ELECTRIC HANDHOLE
⚡ GAS METER
⚡ GAS VALVE
⚡ AIR CONDITIONING UNIT
⚡ TELEPHONE RISER
⚡ TELEPHONE VAULT
① TELEPHONE MANHOLE
② TRAFFIC SIGNAL MANHOLE
③ FIBER OPTIC MANHOLE
⚡ FIBER OPTIC RISER
⚡ FIBER OPTIC FAULT
⚡ CABLE TV RISER
⚡ SIGN
● BOLLARD
⑦ DENOTES NUMBER OF PARKING STALLS
● PROPERTY CORNER - FOUND AS NOTED
○ PROPERTY CORNER- PLACED AS NOTED
○ SECTION CORNER - FOUND AS NOTED

SITE PLAN

CULVERS - INDIANOLA
1901 N. JEFFERSON WAY
INDIANOLA, IOWA

REFERENCE NUMBER:
220538

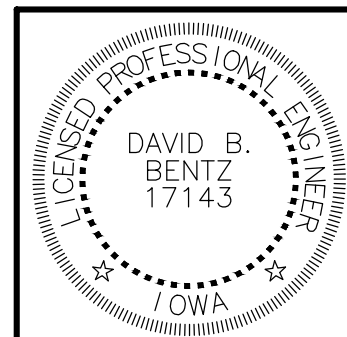
DRAWN BY:

REVISION DATE:
03/12/2026
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04/09/2026
05/15/2026 CITY

PROJECT NUMBER:
260125

SHEET NAME:
COVER SHEET

SHEET NUMBER:
C0.1

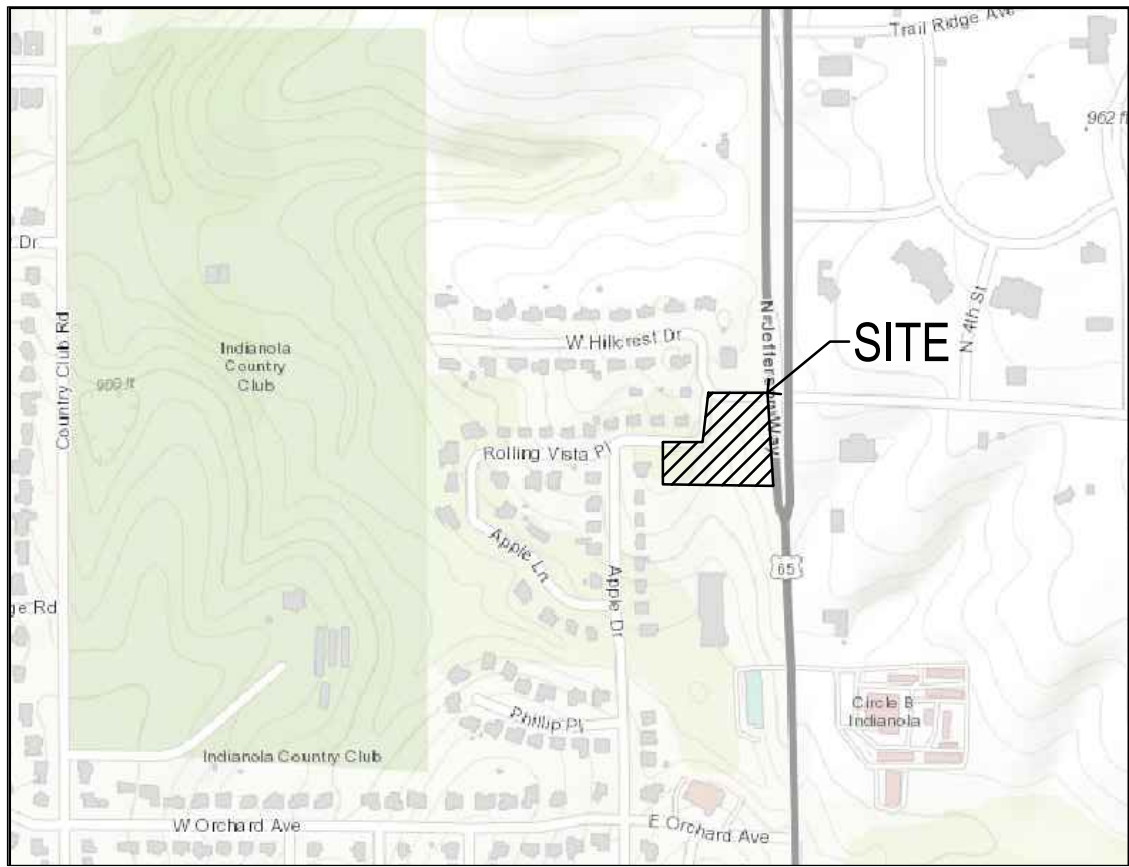
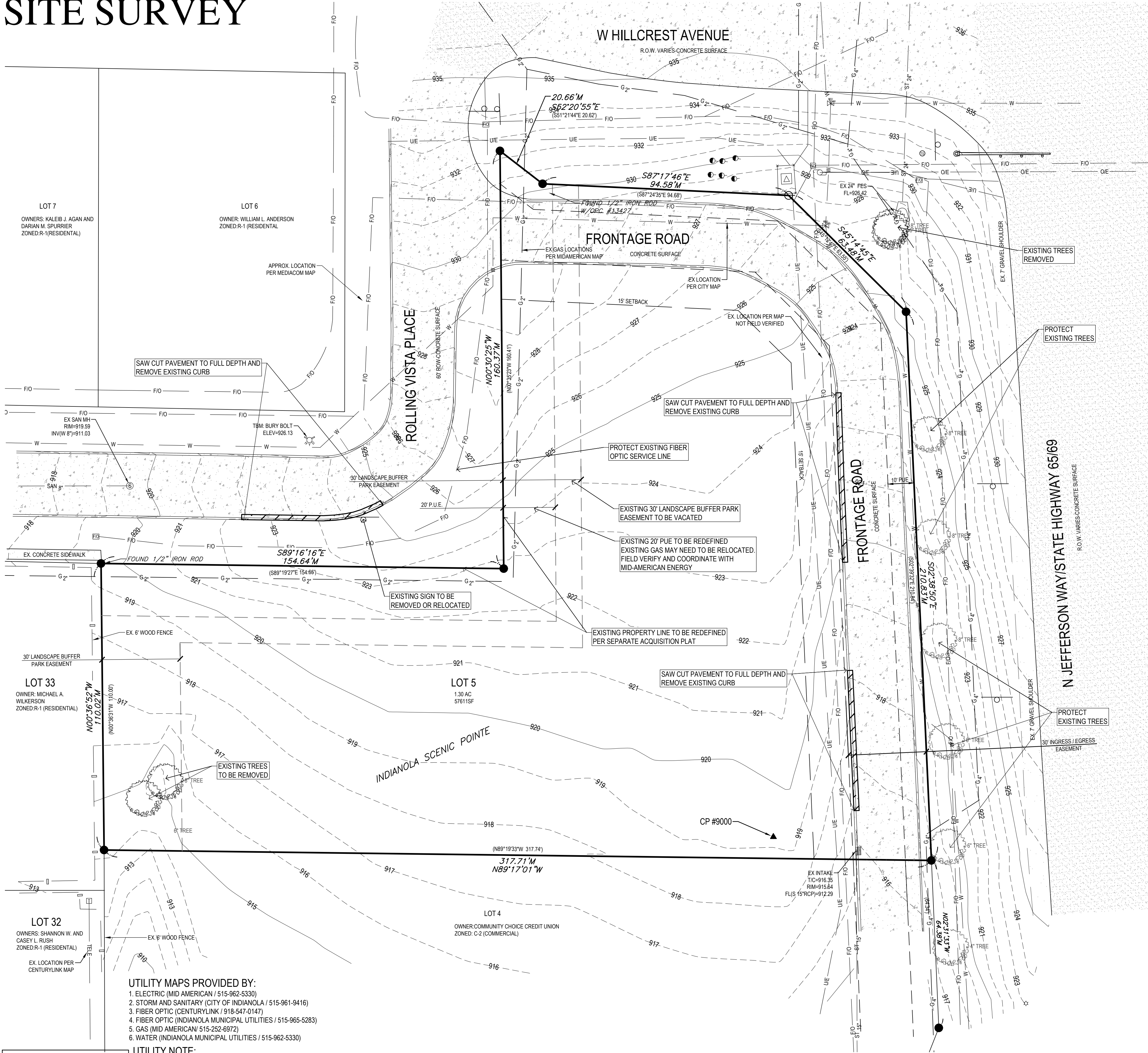


I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED: _____ PRELIMINARY _____ DATE: _____
DAVID B. BENTZ, PE. 17143
LICENSE RENEWAL DATE: DEC. 31, 2027
PAGES OR SHEETS COVERED BY THIS SEAL: C0.1 - C4.1, C6.1 AND C7.1

CULVER'S - INDIANOLA

SITE SURVEY



VICINITY MAP
SCALE: 1" = 600'

PROPERTY DESCRIPTION:

LOT 5 IN SCENIC POINTE AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF INDIANOLA, WARREN COUNTY, IOWA

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

AREA:
56,711 SQUARE FEET - 1.30 ACRES

ADDRESS:

1901 NORTH JEFFERSON WAY,
INDIANOLA, IOWA 50125

OWNER:

COMMUNITY CHOICE CREDIT UNION
8404 NW 62ND AVENUE
JOHNSTON, IOWA 50131

PREPARED FOR:

SVN / CREATE
HEATH BULLOCK
2700 WESTOWN PARKWAY, SUITE 200
WEST DES MOINES, IA 50266
(515) 554-7412

ZONING:

INFORMATION OBTAINED FROM WARREN COUNTY ASSESSORS PAGE
ZONED C-2 (COMMERCIAL)
FOR AN OFFICIAL ZONING REPORT PLEASE CALL CITY OF INDIANOLA AT 515-961-9430

SITE CONTROL AND BENCHMARKS:

BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS
DATUM = NAD 83, IOWA SOUTH
BENCHMARK DATUM = NAVD83, GEOID 18

POINT #9000, 1/2" IRON ROD WIPINK PLASTIC CAP
NORTHING = 502593.75
EASTING = 1624189.16
ELEVATION = 919.25

DESCRIPTION: APPROX 10' NORTH OF SOUTH PROPERTY LINE
APPROX. 15' WEST OF CURB, SE SIDE OF SITE

POINT #9002, BURY BOLT ON HYDRANT

NORTHING = 502746.14
EASTING = 1624011.03
ELEVATION = 926.13
DESCRIPTION: HYDRANT WEST OF CURVE OF ROLLING VISTA PLACE, NW SIDE OF SITE

REMOVAL NOTES:

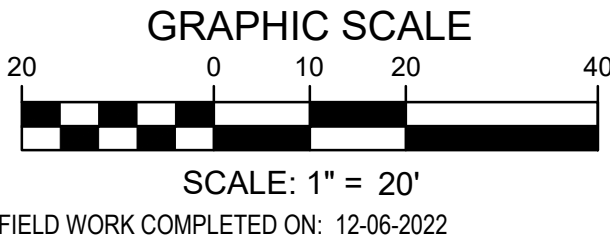
1. SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB.
2. PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH ORANGE CONSTRUCTION FENCE AT THE DRIP LINE
3. CONTRACTOR TO COORDINATE SIGNAGE AND PERMITS WITH THE CITY FOR ANY WORK WITHIN THE ROAD RIGHT-OF-WAY
4. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS FOR ANY DISCONNECT AND REMOVAL OF EXISTING UTILITY SERVICES ASSOCIATED WITH THE BUILDING STRUCTURE DEMOLITION/REMOVAL
5. CONTRACTOR TO PROTECT ALL UTILITIES, PAVEMENTS AND STRUCTURES THAT ARE NOT SCHEDULED FOR REMOVAL. CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY DAMAGED UTILITIES, PAVEMENTS AND STRUCTURES NOT SCHEDULED FOR REMOVAL AT THE CONTRACTORS EXPENSE
6. CONTRACTOR TO LOCATE AND VERIFY DEPTH OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND CONTACT THE OWNER/ENGINEER IF DIFFERENT FROM THE PLANS OR IN CONFLICT WITH PROPOSED IMPROVEMENTS

LEGEND

	SANITARY SEWER		ELECTRIC VAULT
	STORM SEWER		TRANSFORMER POLE
	WATER LINE		TRANSFORMER POLE
	GAS LINE		LIGHT POLE
	UNDERGROUND ELECTRIC		ELECTRIC JUNCTION BOX
	OVERHEAD ELECTRIC		ELECTRIC PANEL
	TELEPHONE LINE		TRANSFORMER
	FIBER OPTIC		GROUND LIGHT
	CABLE TV		GUY WIRE
	STORM MANHOLE		ELECTRIC HANDHOLE
	CURB INTAKE		GAS METER
	SURFACE INTAKE		GAS VALVE
	FLARED END SECTION		AIR CONDITIONING UNIT
	ENCLOSURE		TELEPHONE RISER
	DOWNSPOUT		TELEPHONE VAULT
	SANITARY MANHOLE		TELEPHONE MANHOLE
	CLEANOUT		TRAFFIC SIGNAL MANHOLE
	FIRE HYDRANT		FIBER OPTIC MANHOLE
	SPRINKLER		FIBER OPTIC RISER
	IRRIGATION CONTROL VALVE		FIBER OPTIC VAULT
	WATER MANHOLE		CABLE TV RISER
	WELL		SIGN
	WATER VALVE		BOLLARDS
	WATER SHUT OFF		DENOTES NUMBER OF PARKING STALLS
	YARD HYDRANT		PROPERTY CORNER - FOUND 1/2" IRON ROD WITH PINK PLASTIC CAP ID # 26776 OR AS NOTED
	FLAGPOLE		SECTION CORNER - FOUND AS NOTED
	ELECTRIC MANHOLE		SITE CONTROL POINT - MONUMENT AS NOTED
	ELECTRIC METER		
	ELECTRIC RISER		

ABBREVIATIONS:

AC	ACRES
ASPH	ASPHALT
BK	BOOK
CONC	CONCRETE
D	DEEDED DISTANCE
EX	EXISTING
ENCL	ENCLOSURE
FF	FINISHED FLOOR
FL	FLOW LINE
FRAC	FRACTIONAL
M	MEASURED DISTANCE
MH	MANHOLE
OPC	ORANGE PLASTIC CAP
P	PLATTED DISTANCE
PG	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRA	PREVIOUSLY RECORDED AS
PUE	PUBLIC UTILITY EASEMENT
ROW	RIGHT OF WAY
RPC	RED PLASTIC CAP
SF	SQUARE FEET
SAN	SANITARY
TP	TYPICAL
YPC	YELLOW PLASTIC CAP
N	NORTH
S	SOUTH
E	EAST
W	WEST



UTILITY MAPS PROVIDED BY:

1. ELECTRIC (MID AMERICAN / 515-962-5330)
2. STORM AND SANITARY (CITY OF INDIANOLA / 515-961-9416)
3. FIBER OPTIC (CENTURYLINK / 918-547-0147)
4. FIBER OPTIC (INDIANOLA MUNICIPAL UTILITIES / 515-965-5283)
5. GAS (MID AMERICAN/ 515-252-6972)
6. WATER (INDIANOLA MUNICIPAL UTILITIES / 515-962-5330)

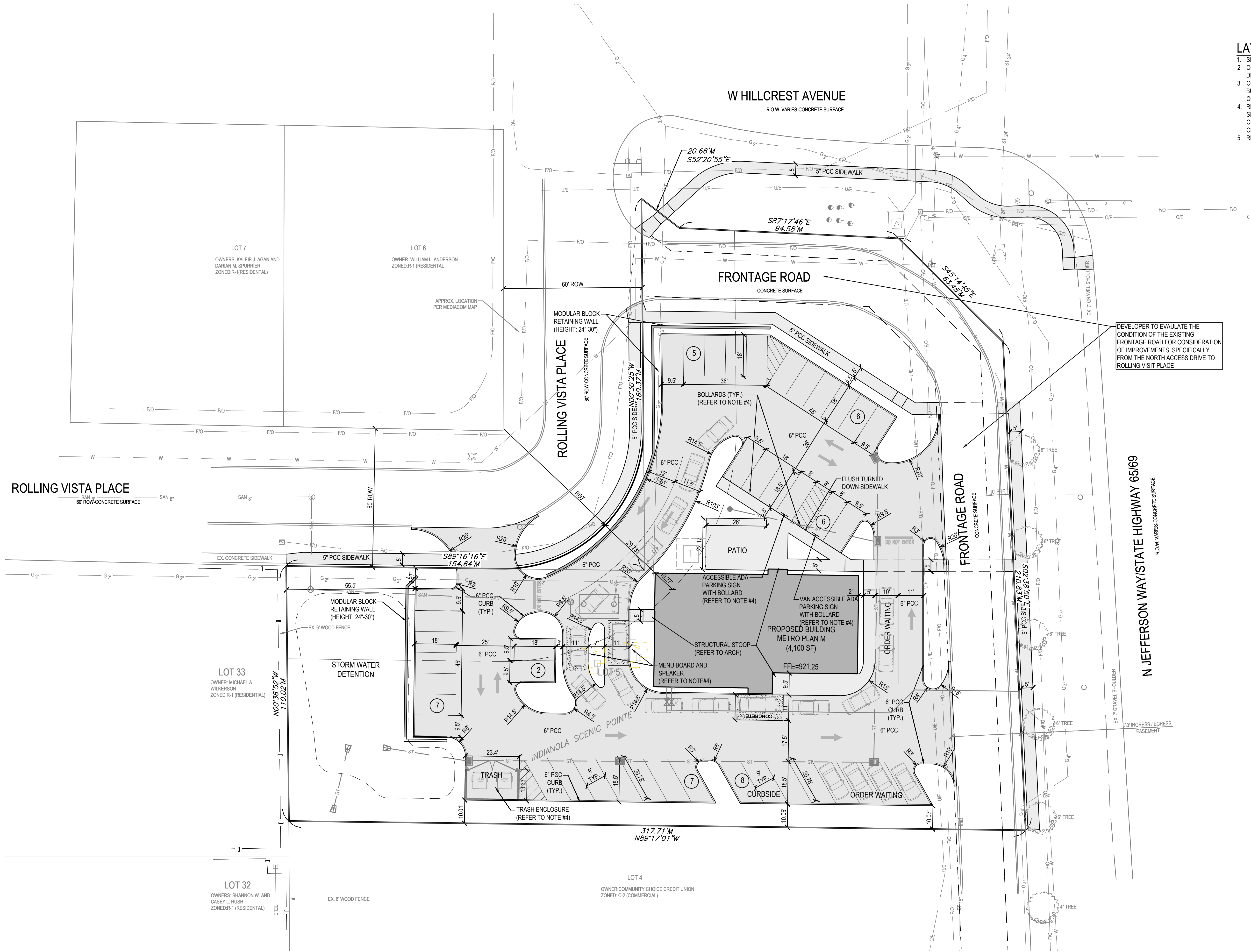
UTILITY NOTE:

THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY. EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT, A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.

NOTES:

1. ADJACENT PROPERTY OWNER INFORMATION OBTAINED FROM WARREN COUNTY ASSESSORS WEB PAGE
 2. PARENTHESIS () DENOTES PREVIOUSLY RECORDED BEARINGS AND DISTANCES
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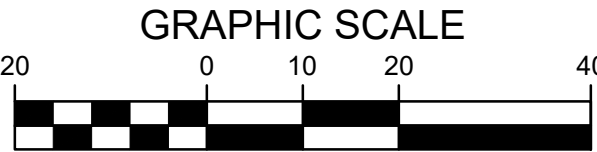
LAYOUT NOTES:

1. SEE FINAL ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
2. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR DETAILED BUILDING CONSTRUCTION INFORMATION.
3. CONTRACTOR TO REFER TO STRUCTURAL PLANS FOR DETAILED BUILDING FOUNDATION AND STOOP LOCATIONS AND DETAILED CONSTRUCTION INFORMATION.
4. REFER TO SHEET C-1 AND ARCHITECTURAL PLANS FOR CULVERS SITE DETAILS. 6" BOLLARDS SHALL BE INSTALLED 9" FROM CENTER OF BOLLARD TO EDGE OF PARKING AND MAINTAIN 48" CLEAR (36" MIN) BETWEEN BOLLARD AND BACK OF SIDEWALK
5. REFER TO SHEET C6.1 FOR CIVIL DETAILS INC PAVING AND CURB

N JEFFERSON WAY/STATE HIGHWAY 65/69

R.O.W. VARIES-CONCRETE SURFACE

DEVELOPER TO EVALUATE THE CONDITION OF THE EXISTING FRONTAGE ROAD FOR CONSIDERATION OF IMPROVEMENTS, SPECIFICALLY FROM THE NORTH ACCESS DRIVE TO ROLLING VISTA PLACE



SITE PLAN
CULVERS - INDIANOLA
1901 N. JEFFERSON WAY
INDIANOLA, IOWA

REFERENCE NUMBER:
220538

DRAWN BY:

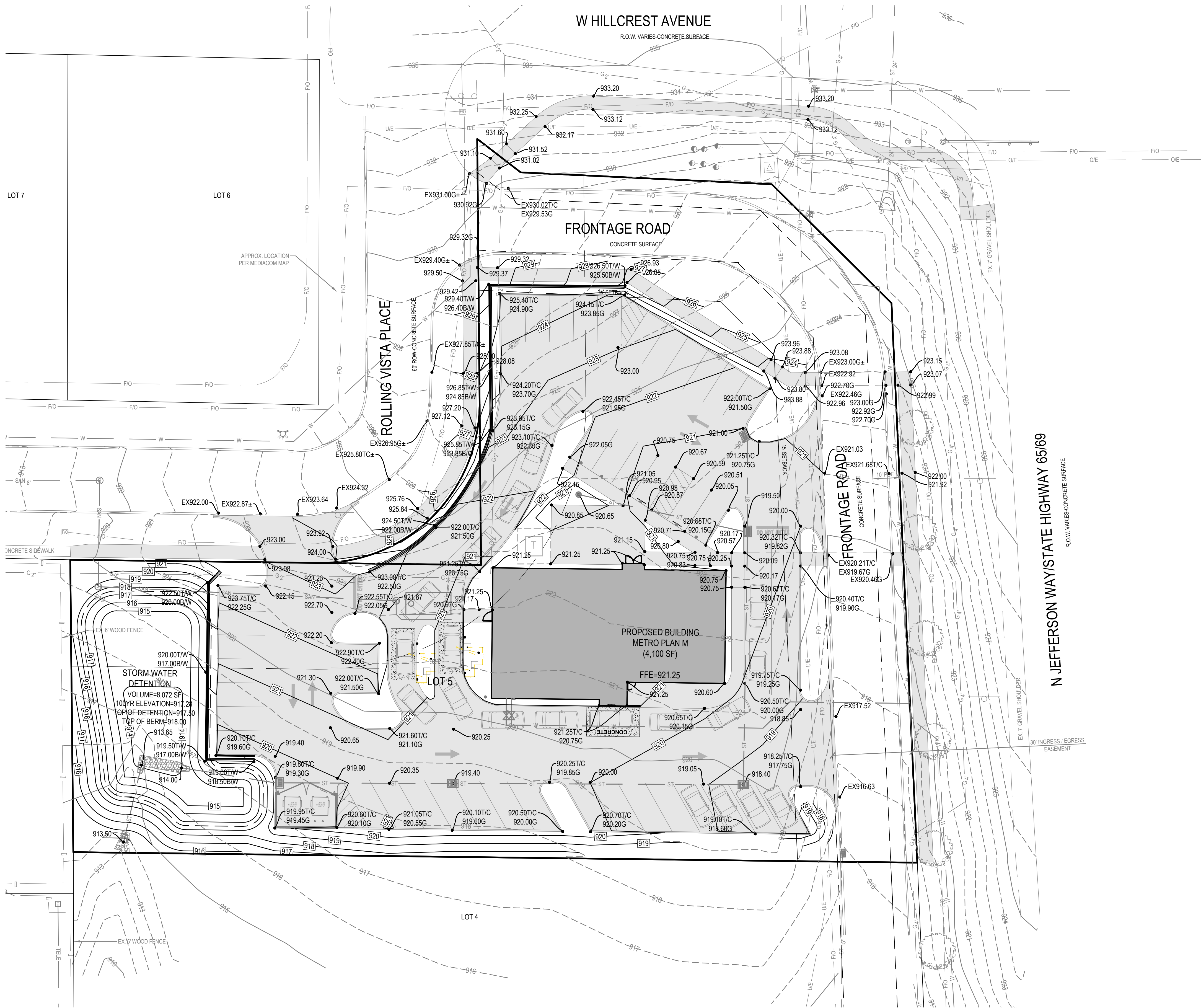
REVISION DATE:
03/12/2026
03/23/2026
04/09/2026
05/15/2026 CITY

PROJECT NUMBER:
260125

SHEET NAME:
LAYOUT
PLAN

SHEET NUMBER:
C2.1

5/18/2026 10:46:15 AM L:\LAND PROJECTS 2026\260125 CULVERS - INDIANOLA\DWG\C3 GRADING.DWG



- TOPSOIL NOTES:**
1. STRIP AND STOCKPILE THE TOP 8" OF SOIL ON ALL DISTURBED AREAS.
 2. RESPREAD TOPSOIL TO A MINIMUM DEPTH OF 8" ON ALL GREEN (NON PAVED) AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 6".
 3. **TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.**
 4. TOPSOIL IS DEFINED AS: FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS; REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4 INCH IN DIAMETER, AND FOREIGN MATTER; ACIDITY RANGE (PH) OF 5.5 TO 7.5; CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
 5. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.

- GRADING LEGEND:**
- | | |
|---------------------------|-----|
| EXISTING CONTOUR | --- |
| PROPOSED CONTOUR | --- |
| FINISHED GROUND ELEVATION | ● |
| TOP OF CURB ELEVATION | ● |
| GUTTER ELEVATION | ● |
| TOP OF WALL ELEVATION | ● |
| BOTTOM OF WALL ELEVATION | ● |
| EDGE OF WALK ELEVATION | ● |
| TOP OF STAIR ELEVATION | ● |
| BOTTOM OF STAIR ELEVATION | ● |
- NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHED GROUND GRADES AT THE TOP AND BOTTOM OF THE WALL.

SITE PLAN

CULVERS - INDIANOLA

1901 N. JEFFERSON WAY

INDIANOLA, IOWA

REFERENCE NUMBER:
220538

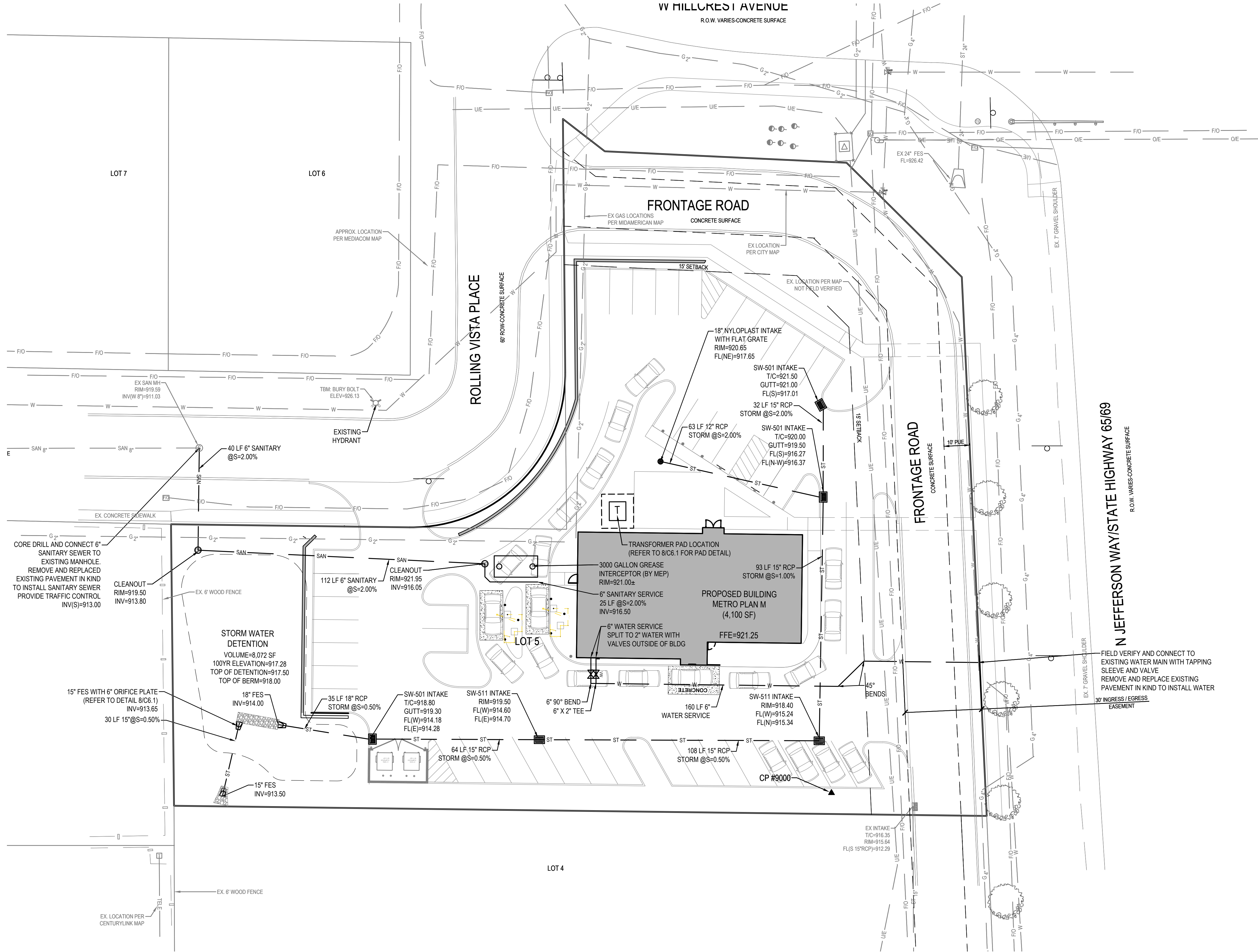
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03/12/2026
03/23/2026
04/09/2026
05/15/2026 CITY

PROJECT NUMBER:
260125

SHEET NAME:
GRADING PLAN

SHEET NUMBER:
C3.1



- UTILITY NOTES:
1. ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
 2. ALL WATER LINES SHALL HAVE A MINIMUM OF 5' OF COVER UNLESS NOTED OTHERWISE.
 3. FIRE HYDRANT ASSEMBLY SHALL INCLUDE THE TEE, BRANCH, VALVE AND HYDRANT.
 4. PIPE LENGTHS CALLED OUT ON PLANS INCLUDE FLARED END SECTION, WHERE APPLICABLE.
 5. STORM SEWER CALLED OUT AS N-12 MAY BE EITHER N-12 OR CLASS III RCP.
 6. STORM SEWER CALLED OUT AS N-12 MAY BE EITHER N-12 OR CLASS III RCP.
 7. FOR RCP PIPE, ASSOCIATED F.E.S. MUST BE RCP. FOR N-12 PIPE, ASSOCIATED F.E.S. SHALL BE CMP.
 8. ALL NYLOPLAST BASINS SHALL HAVE CASTINGS SECURELY FASTENED TO THE BASIN BODY, AND ALL GRATES/LIDS SHALL BE BOLTED DOWN TO THE CASTINGS.
 9. TRANSFORMER PAD IS SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. PAD SHALL CONFORM TO ALL UTILITY COMPANY DESIGN STANDARDS AND SPECIFICATIONS.
 10. GREASE INTERCEPTOR AND ANY VENT LINES ARE SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. REFER TO PLUMBING PLANS FOR DETAILED DRAWINGS AND SPECIFICATIONS. PLUMBING PLANS SHALL TIE INTO SANITARY SERVICE AT LOCATION AND ELEVATION SHOWN ON PLANS.

SITE PLAN

CULVERS - INDIANOLA

1901 N. JEFFERSON WAY

INDIANOLA, IOWA

REFERENCE NUMBER:
220538

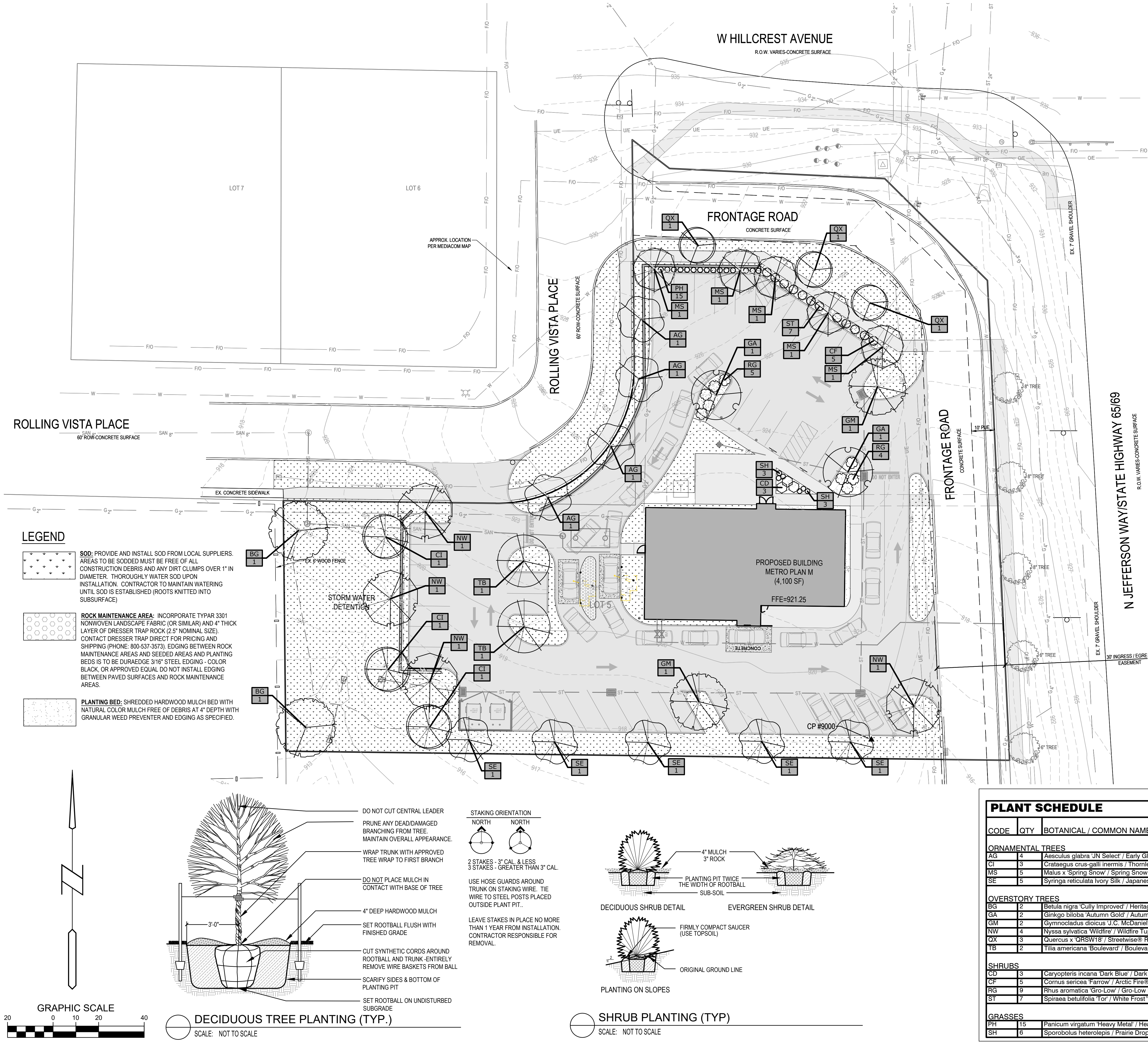
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03/23/2026
04/09/2026
05/15/2026 CITY

PROJECT NUMBER:
260125

SHEET NAME:
UTILITY PLAN

SHEET NUMBER:
C4.1



- LANDSCAPE NOTES:**
- ALL SODDING/SEEDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
 - SOD/SEED ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE. SOD/SEED LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES.
 - STAKE SOD ON ALL SLOPES 3:1 OR GREATER.
 - PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
 - ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
 - CONTRACTOR SHALL WARRANTY ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF INITIAL ACCEPTANCE.
 - FOR WARRANTY PURPOSES, THE DATE OF INITIAL ACCEPTANCE SHALL BE SUBMITTED IN WRITING TO THE OWNER AND/OR OWNER'S REPRESENTATIVE AFTER ALL PLANT MATERIALS HAVE BEEN INSTALLED AND REVIEWED BY OWNER OR OWNER'S REPRESENTATIVE. PLANT MATERIALS WILL ONLY BE ACCEPTED IF THEY ARE IN AN ALIVE AND THRIVING CONDITION.
 - CONDITIONAL ACCEPTANCE OF PLANT MATERIAL MAY BE GIVEN FOR PLANTS INSTALLED IN A DORMANT CONDITION WITH INITIAL ACCEPTANCE OCCURRING THE FOLLOWING SPRING ONCE THEY ARE SHOWN TO BE ALIVE AND THRIVING.
 - IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE IDENTIFICATION TAGS AND CORDS ON ALL PLANT MATERIAL PRIOR TO THE COMPLETION OF THE CONTRACT. IDENTIFICATION TAGS (INCLUDING SIZING INFORMATION) MUST BE LEFT ON UNTIL AFTER ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE.
 - CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH AROUND ALL TREES, SHRUBS AND GROUND COVER BEDS TO A DEPTH OF 4 INCHES, UNLESS NOTED.
 - STAKING AND GUYING OF TREES SHALL BE AT THE DISCRETION OF THE CONTRACTOR BASED ON CURRENT ACCEPTED NURSERY STANDARDS. GENERALLY, TREES IN LARGE OPEN AREAS SUBJECT TO SIGNIFICANT WIND SHALL BE STAKED. STAKE AND WRAP TREES IMMEDIATELY AFTER PLANTING. CONTRACTOR SHALL ADJUST AND MAINTAIN GUYING TENSION THROUGHOUT THE PLANT ESTABLISHMENT PERIOD. REMOVE ALL STAKES AND GUY WIRES NO MORE THAN ONE YEAR AFTER INSTALLATION.
 - THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
 - NO LANDSCAPE MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
 - ALL EDGING SHALL BE DURAEDGE 3/16" STEEL EDGING - COLOR BLACK, OR APPROVED EQUAL.
 - CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
 - ALL SHRUB AND PERENNIAL PLANTING BEDS SHALL BE MULCHED WITH 4" THICK SHREDDED HARDWOOD MULCH.
 - ALL LANDSCAPE MAINTENANCE AREAS SHALL INCORPORATE TYPAR 3301 NONWOVEN LANDSCAPE FABRIC (OR SIMILAR) AND 3" THICK LAYER OF WASHED RIVER ROCK (1.5" NOMINAL SIZE).
 - ALL BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER MULCH/ROCK IS INSTALLED.

- IRRIGATION NOTES:**
- FOR BIDDING PURPOSES, THIS PROJECT DOES NOT INCLUDE A SITE IRRIGATION SYTEM.
 - CONTRACTOR SHALL SUBMIT TO THE OWNER OR OWNER'S REPRESENTATIVE A SEPARATE PROPOSAL FOR A SITE IRRIGATION SYSTEM. PROPOSAL SHALL BE DESIGN/BUILD FOR A COMPLETE OPERATIONAL IRRIGATION SYSTEM APPROPRIATE FOR THE SITE. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DESIGN, COORDINATION, TESTING, PERMITS, INSPECTIONS, ETC.

GENERAL LANDSCAPE REQUIREMENTS
LANDSCAPE REQUIREMENTS PER CHAPTER 168 SECTION 168.08 OPEN SPACE LANDSCAPE AND BUFFERING OF THE INDIANOLA CITY CODE

SEE COVER SHEET FOR OTHER CALCULATIONS FOR THE SITE.

OPEN SPACE REQUIRED (20%) = 11,505 SF
OPEN SPACE PROVIDED = 26,473 SF (46%)

GENERAL OPEN SPACE REQUIREMENT
1 DECIDUOUS SHADE TREE, 2 ORNAMENTAL TREES, AND 2 SHRUBS REQUIRED FOR EVERY 2,000 SF OF REQUIRED OPEN SPACE.
11,505 SF / 2,000 SF = 5.75 X 1 = 5.75 = 6 SHADE TREES REQUIRED = 6 SHADE TREES PROVIDED
11,505 SF / 2,000 SF = 5.75 X 2 = 11.5 = 12 ORNAMENTAL TREES REQUIRED = 12 ORNAMENTAL TREES PROVIDED
11,505 SF / 2,000 SF = 5.75 X 2 = 11.5 = 12 SHRUBS REQUIRED = 12 SHRUBS PROVIDED

PARKING LOT SCREENING
1 SHADE TREE AND 2 UNDERSTORY TREES REQUIRED PER 50 LF OF PARKING ADJACENT TO STREET WITH 3 FT CONTINUOUS PARKING LOT SCREEN REQUIRED
112 LF / 50 = 2.24 X 1 = 2.24 = 3 OVERSTORY TREES REQUIRED = 3 OVERSTORY TREES PROVIDED
112 LF / 50 = 2.24 X 2 = 4.48 = 5 ORNAMENTAL TREES REQUIRED = 5 ORNAMENTAL TREES PROVIDED

PARKING LOT ISLANDS
1 TREE REQUIRED FOR EVERY REQUIRED ISLAND = 1 TREE PROVIDED FOR EVERY LANDSCAPE ISLAND WITH GROUND COVER
6 REQUIRED ISLANDS = 6 TREES PROVIDED

BUFFER YARDS
EXISTING 6' HEIGHT WOOD PRIVACY FENCE ALONG THE WEST PROPERTY LINE IS TO REMAIN. NO OTHER BUFFER YARD REQUIRED.

PLANT SCHEDULE				
CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER
ORNAMENTAL TREES				
AG	4	Aesculus glabra 'JN Select' / Early Glow™ Ohio Buckeye	1.5" Cal.	B&B
CI	3	Crataegus crus-galli inermis / Thornless Cockspur Hawthorn	1.5" Cal.	B&B
MS	5	Malus x 'Spring Snow' / Spring Snow Crabapple	1.5" Cal.	B&B
SE	5	Syringa reticulata Ivory Silk / Japanese Tree Lilac	1.5" Cal.	B&B
OVERSTORY TREES				
BG	2	Betula nigra 'Cully Improved' / Heritage® Improved River Birch Multi-trunk	2" Cal.	B&B
GA	2	Ginkgo biloba 'Autumn Gold' / Autumn Gold Maidenhair Tree	2" Cal.	B&B
GM	2	Gymnocladus dioica 'J.C. McDaniel' / Prairie Titan® Kentucky Coffeetree	2" Cal.	B&B
NW	4	Nyssa sylvatica 'Wildfire' / Wildfire Tupelo	2" Cal.	B&B
OX	3	Quercus x 'ORSW18' / Streetwise® Red Oak	2" Cal.	B&B
TB	2	Tilia americana 'Boulevard' / Boulevard American Linden	2" Cal.	B&B
SHRUBS				
CD	3	Caryopteris incana 'Dark Blue' / Dark Blue Common Bluebeard	2" Ht.	3 Gal. Pot
CF	5	Cornus sericea 'Farrow' / Arctic Fire® Red Twig Dogwood	2.5" Ht.	3 Gal. Pot
RG	9	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	1" Ht.	3 Gal. Pot
ST	7	Spiraea betulifolia 'Tor' / White Frost™ Birchleaf Spirea	2.5" Ht.	3 Gal. Pot
GRASSES				
PH	15	Panicum virgatum 'Heavy Metal' / Heavy Metal Switch Grass	2" Ht.	3 Gal. Pot
SH	6	Sporobolus heterolepis / Prairie Dropseed	1" Ht.	1 Gal Pot

BISHOP

ENGINEERING +

3501 104th Street, Urbandale, IA 50322

Ph: 515-276-0467

SITE PLAN

CULVERS - INDIANOLA

1901 N. JEFFERSON WAY

INDIANOLA, IOWA

REFERENCE NUMBER:

220538

DRAWN BY:

REVISION DATE:

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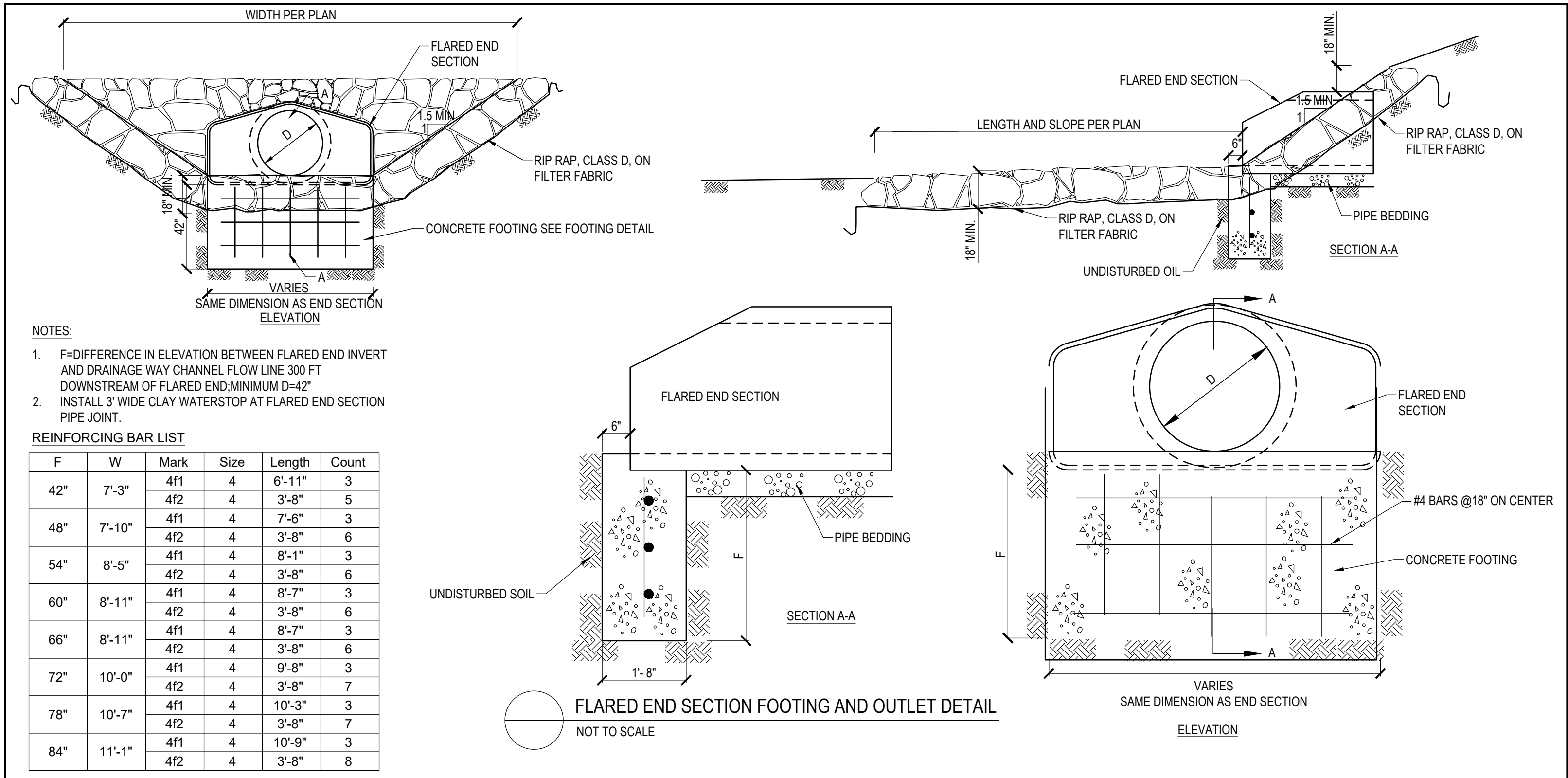
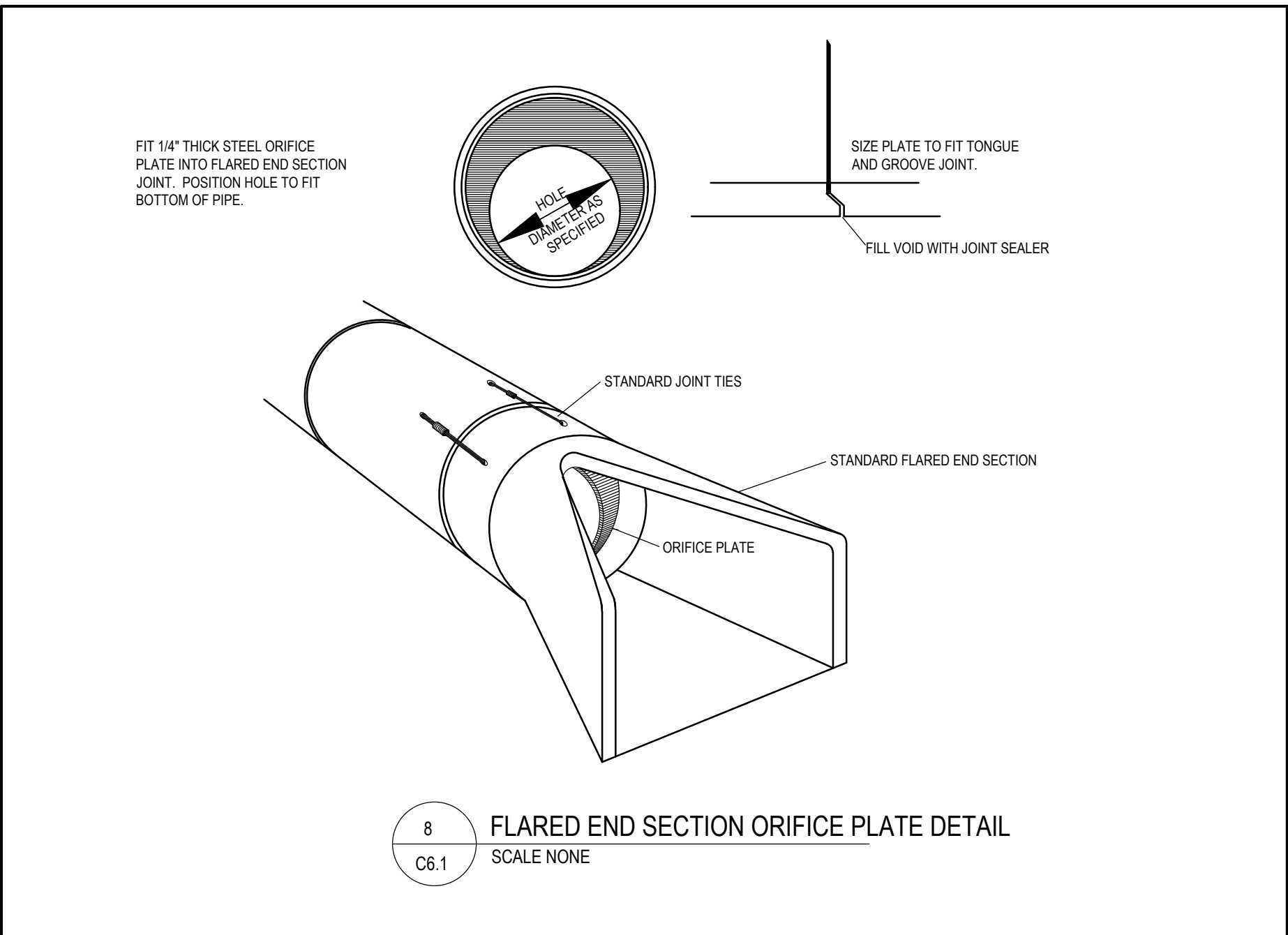
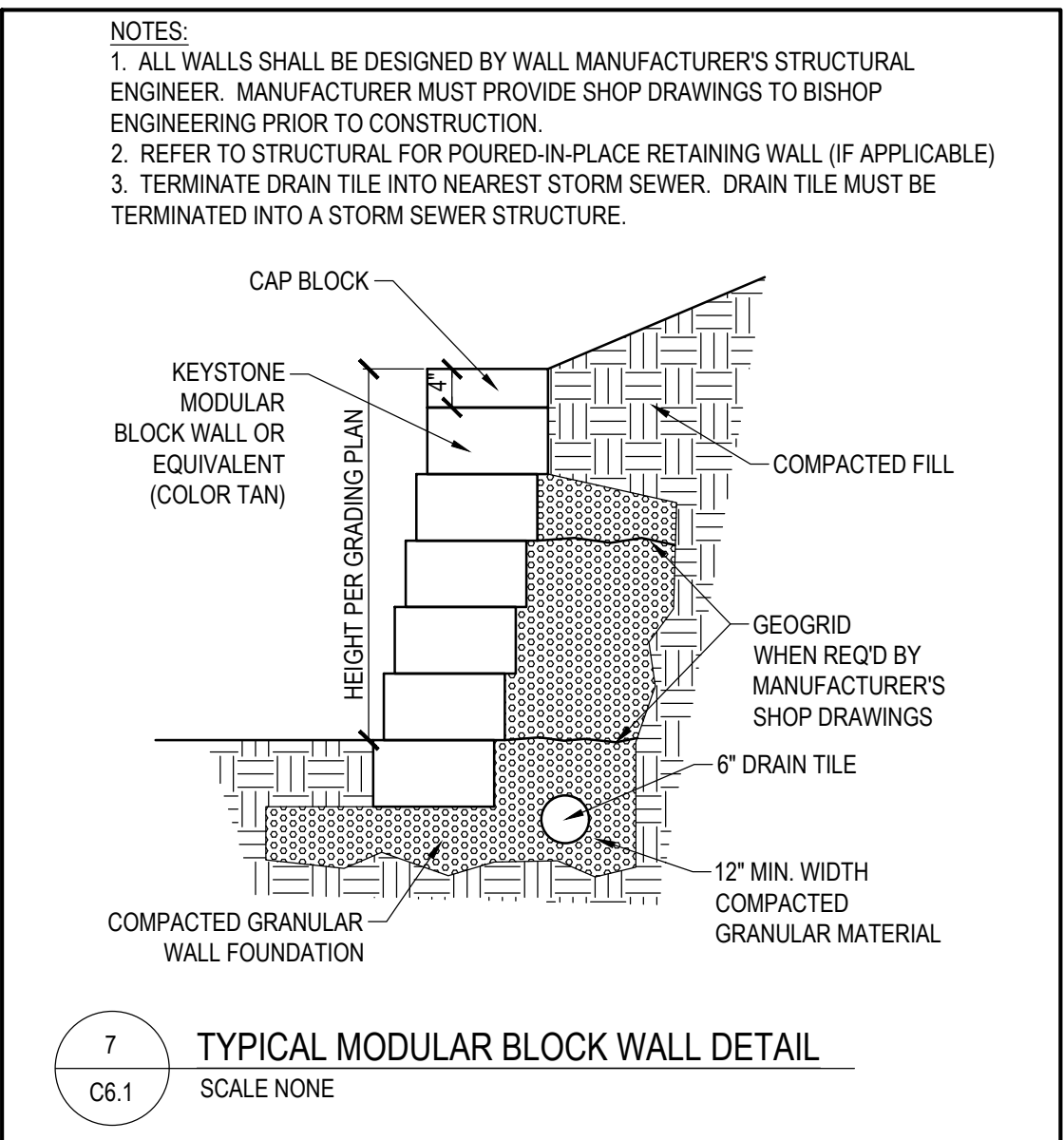
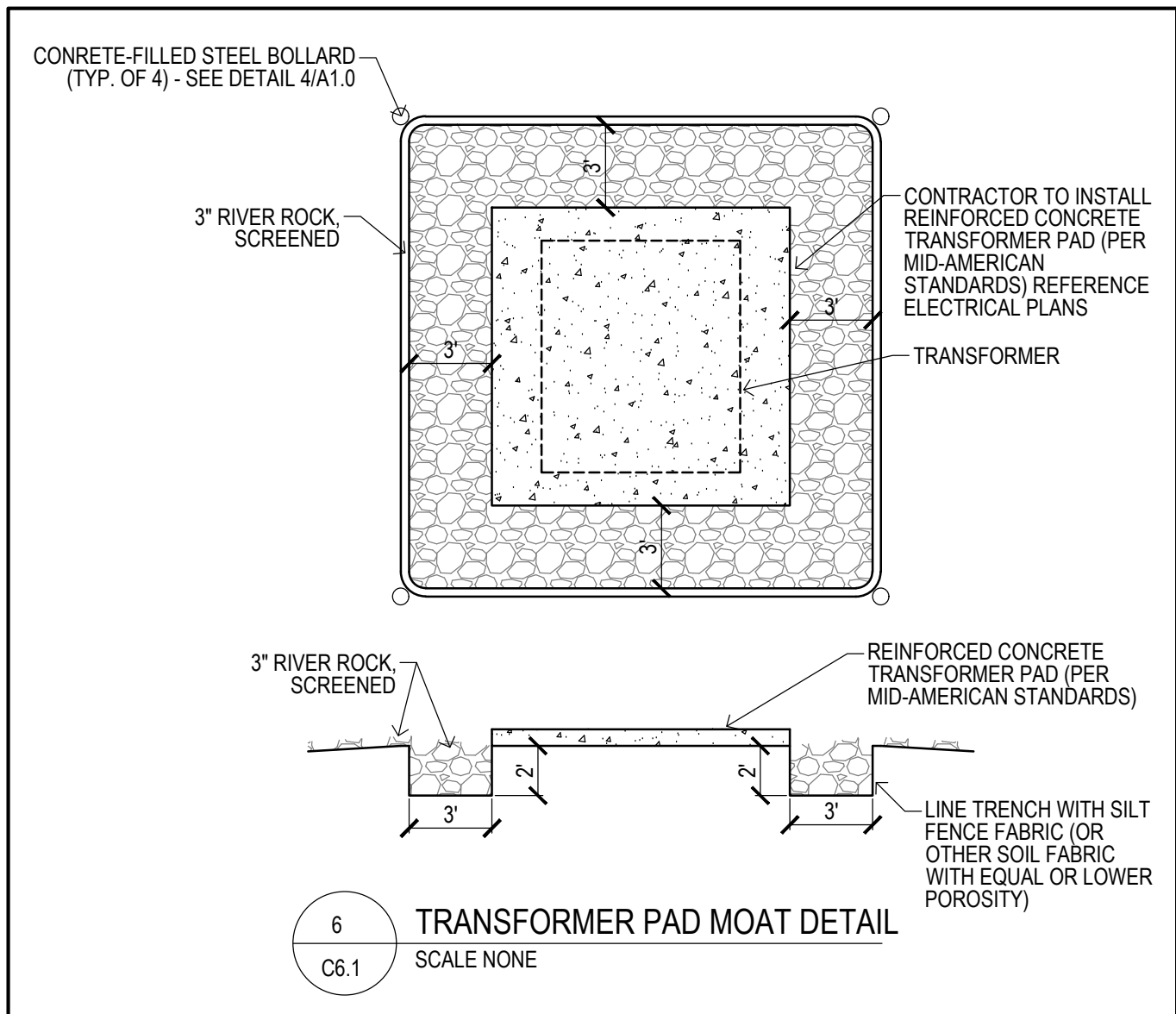
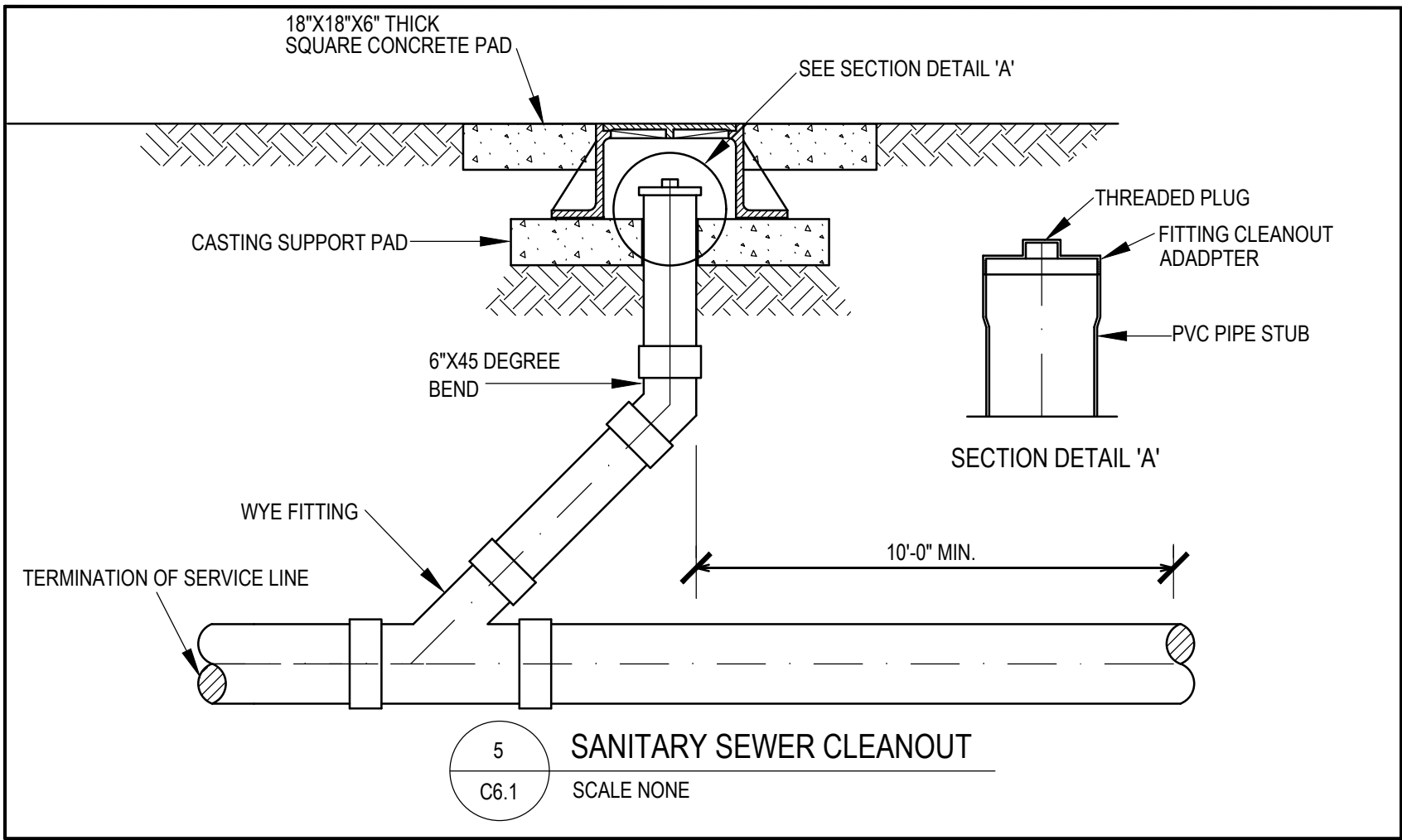
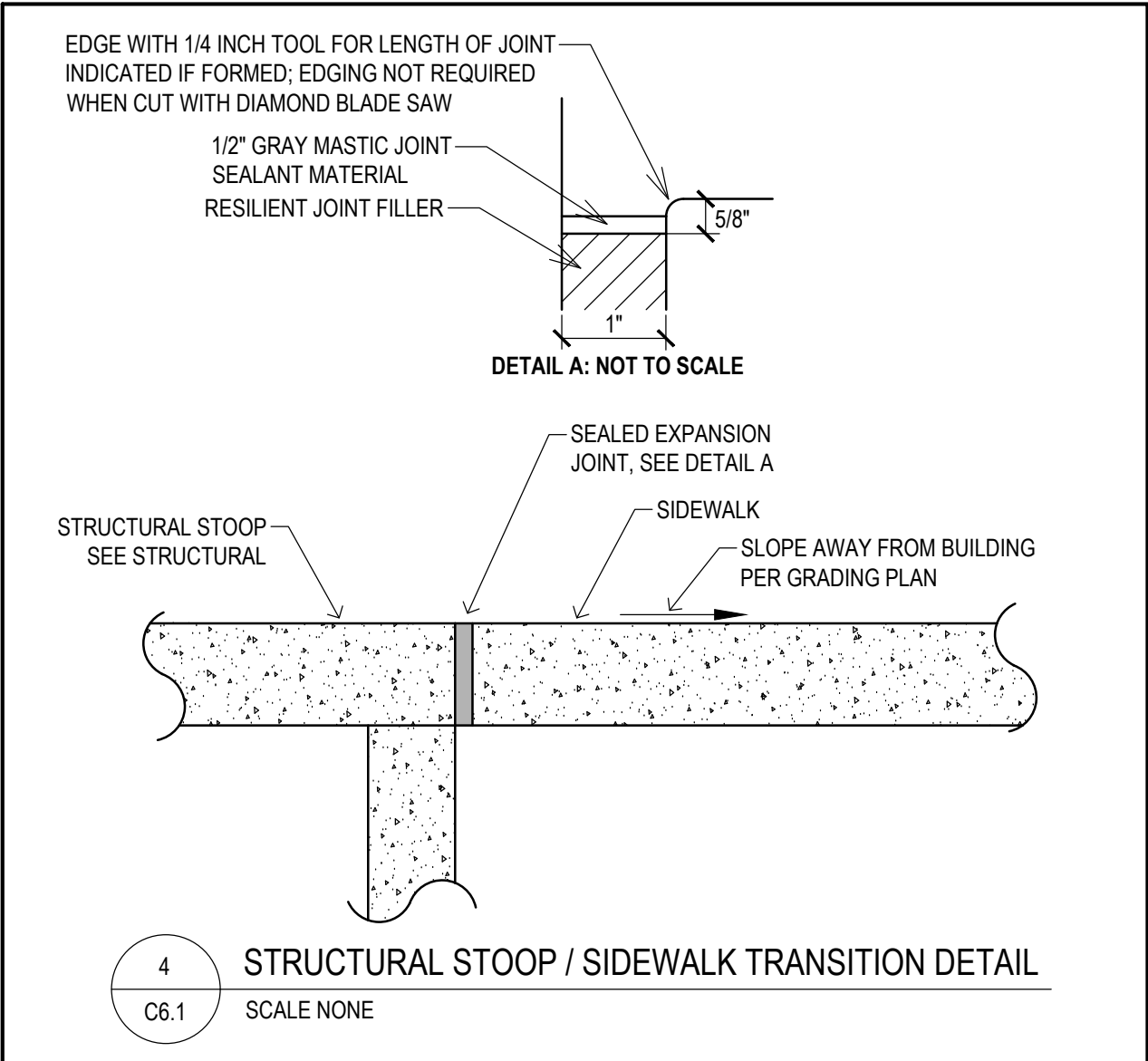
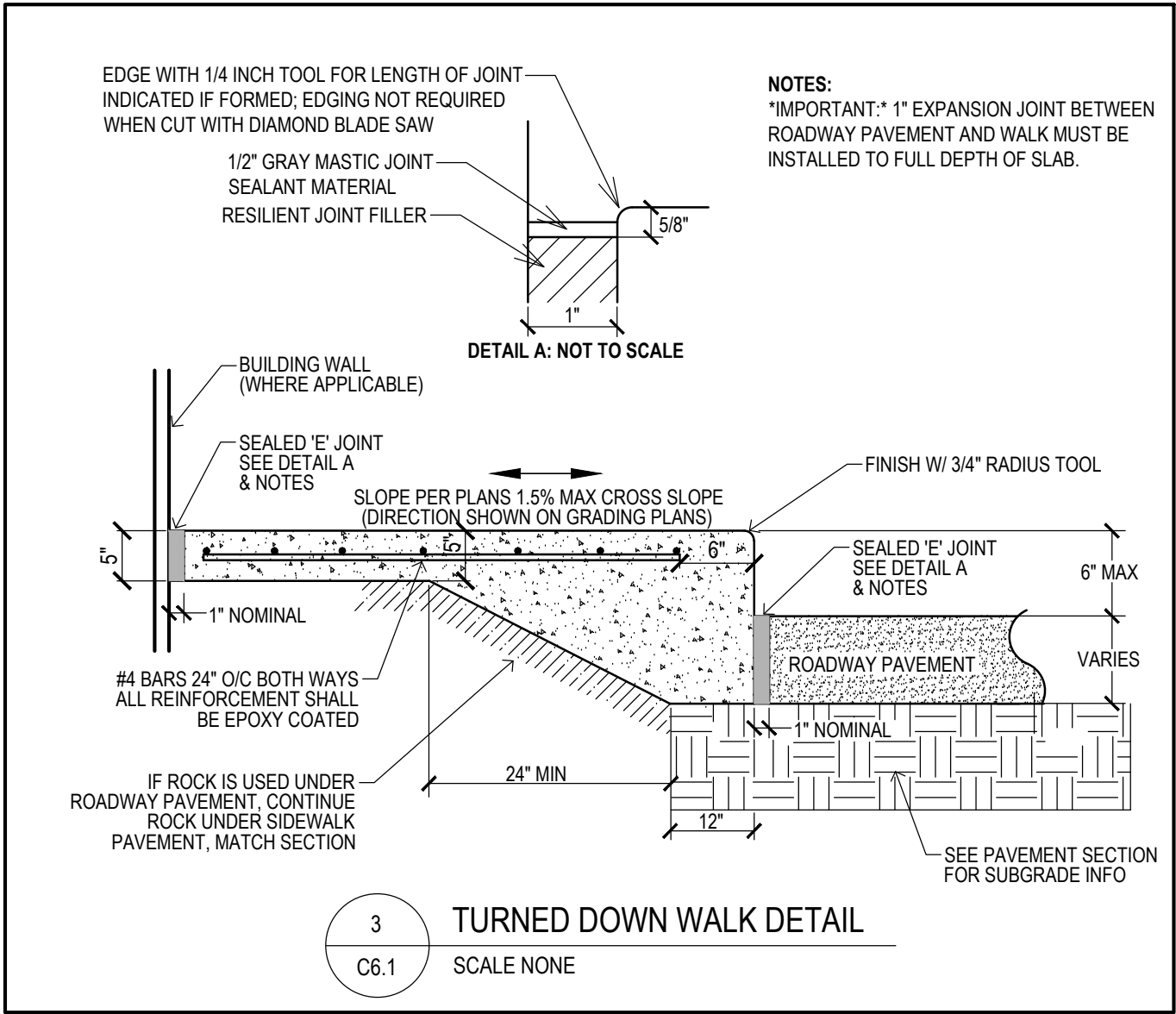
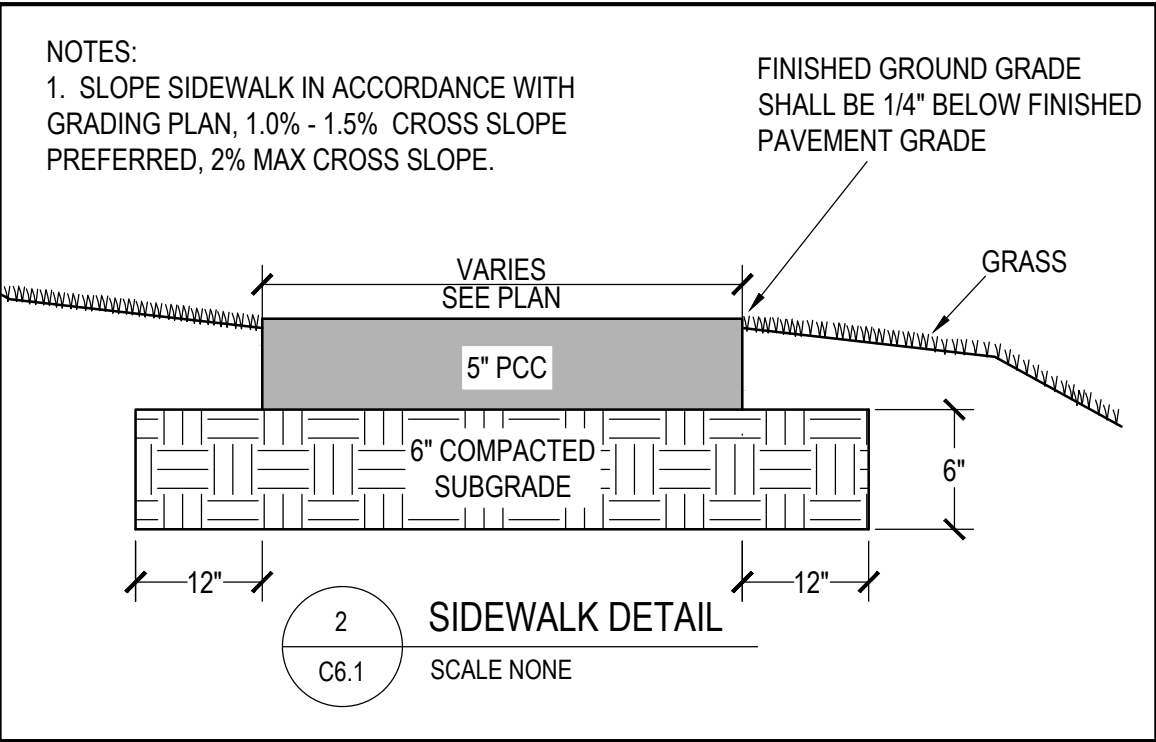
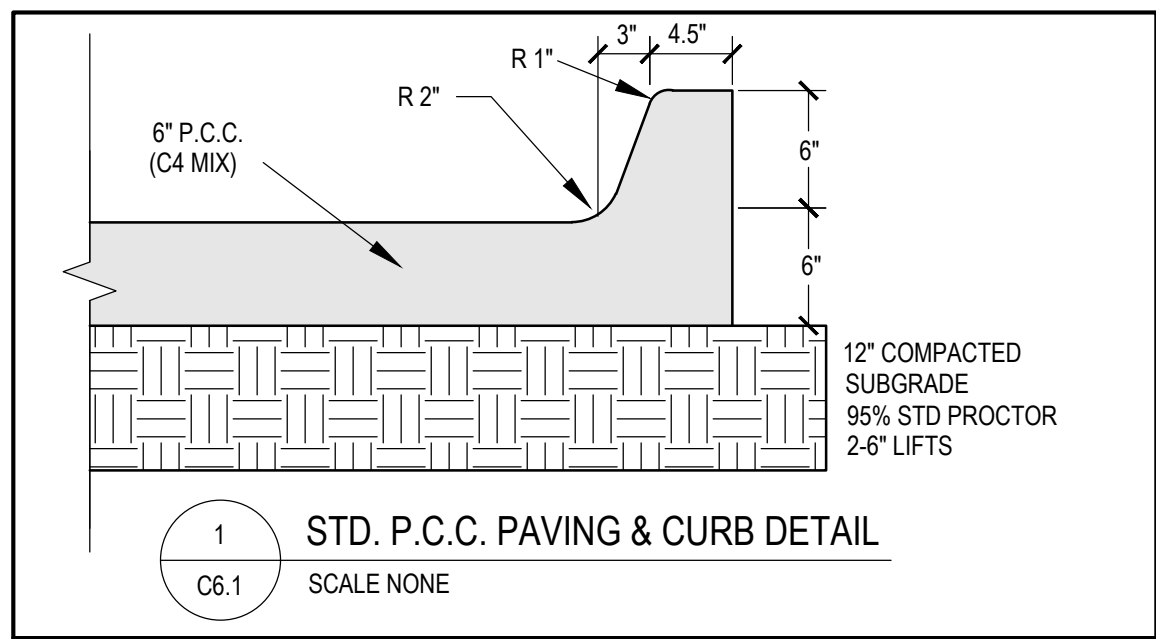
SHEET NAME:

LANDSCAPE PLAN

SHEET NUMBER:

C5.1

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NOTES:

- F=DIFFERENCE IN ELEVATION BETWEEN FLARED END INVERT AND DRAINAGE WAY CHANNEL FLOW LINE 300 FT DOWNSTREAM OF FLARED END-MINIMUM D=42"
- INSTALL 3' WIDE CLAY WATERSTOP AT FLARED END SECTION PIPE JOINT.

REINFORCING BAR LIST

F	W	Mark	Size	Length	Count
42"	7'-3"	4f1	4	6'-11"	3
		4f2	4	3'-8"	5
48"	7'-10"	4f1	4	7'-6"	3
		4f2	4	3'-8"	6
54"	8'-5"	4f1	4	8'-1"	3
		4f2	4	3'-8"	6
60"	8'-11"	4f1	4	8'-7"	3
		4f2	4	3'-8"	6
66"	8'-11"	4f1	4	8'-7"	3
		4f2	4	3'-8"	6
72"	10'-0"	4f1	4	9'-8"	3
		4f2	4	3'-8"	7
78"	10'-7"	4f1	4	10'-3"	3
		4f2	4	3'-8"	7
84"	11'-1"	4f1	4	10'-9"	3
		4f2	4	3'-8"	8

SITE PLAN

CULVERS - INDIANOLA

1901 N. JEFFERSON WAY

INDIANOLA, IOWA

REFERENCE NUMBER:
220538

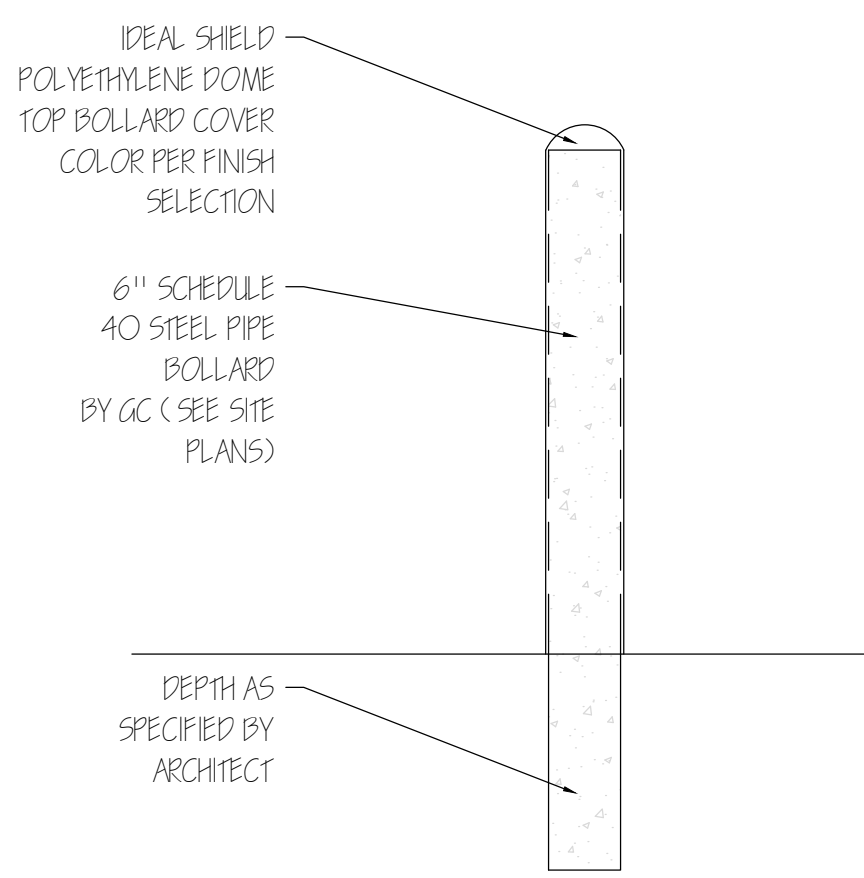
DRAWN BY:

REVISION DATE:
03/12/2026
03/23/2026
04/09/2026
05/15/2026 CITY

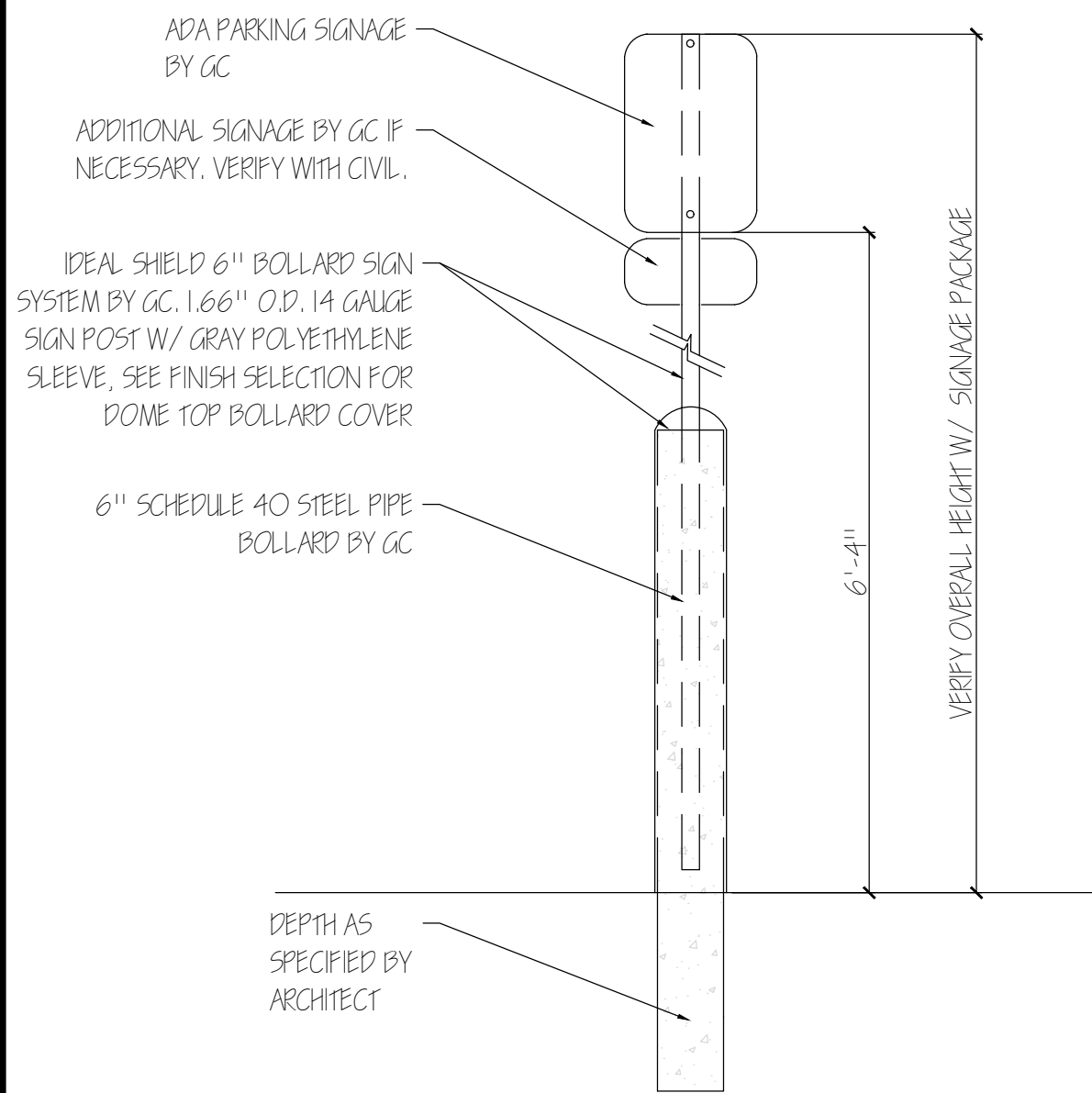
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260125

SHEET NAME:
DETAILS

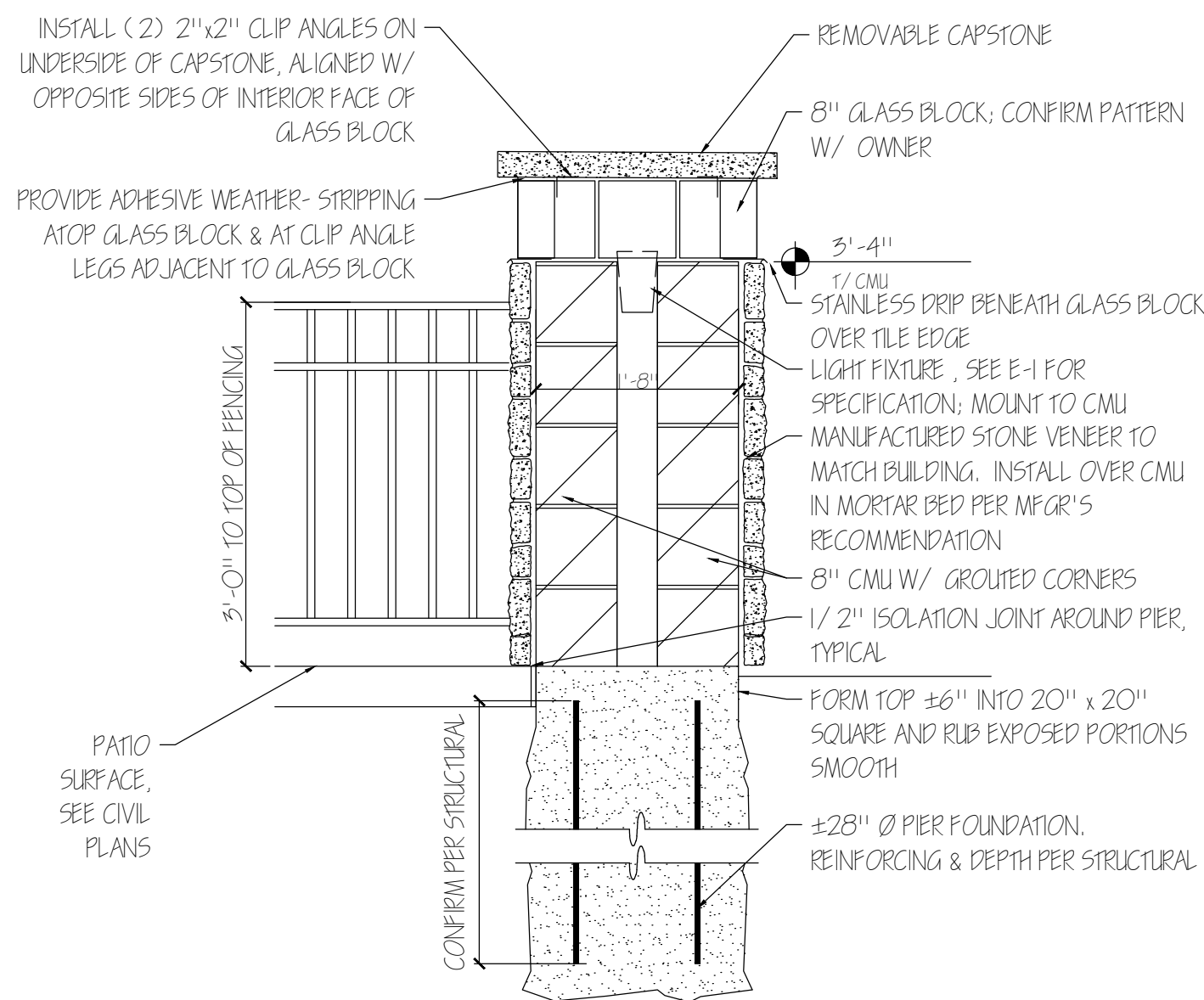
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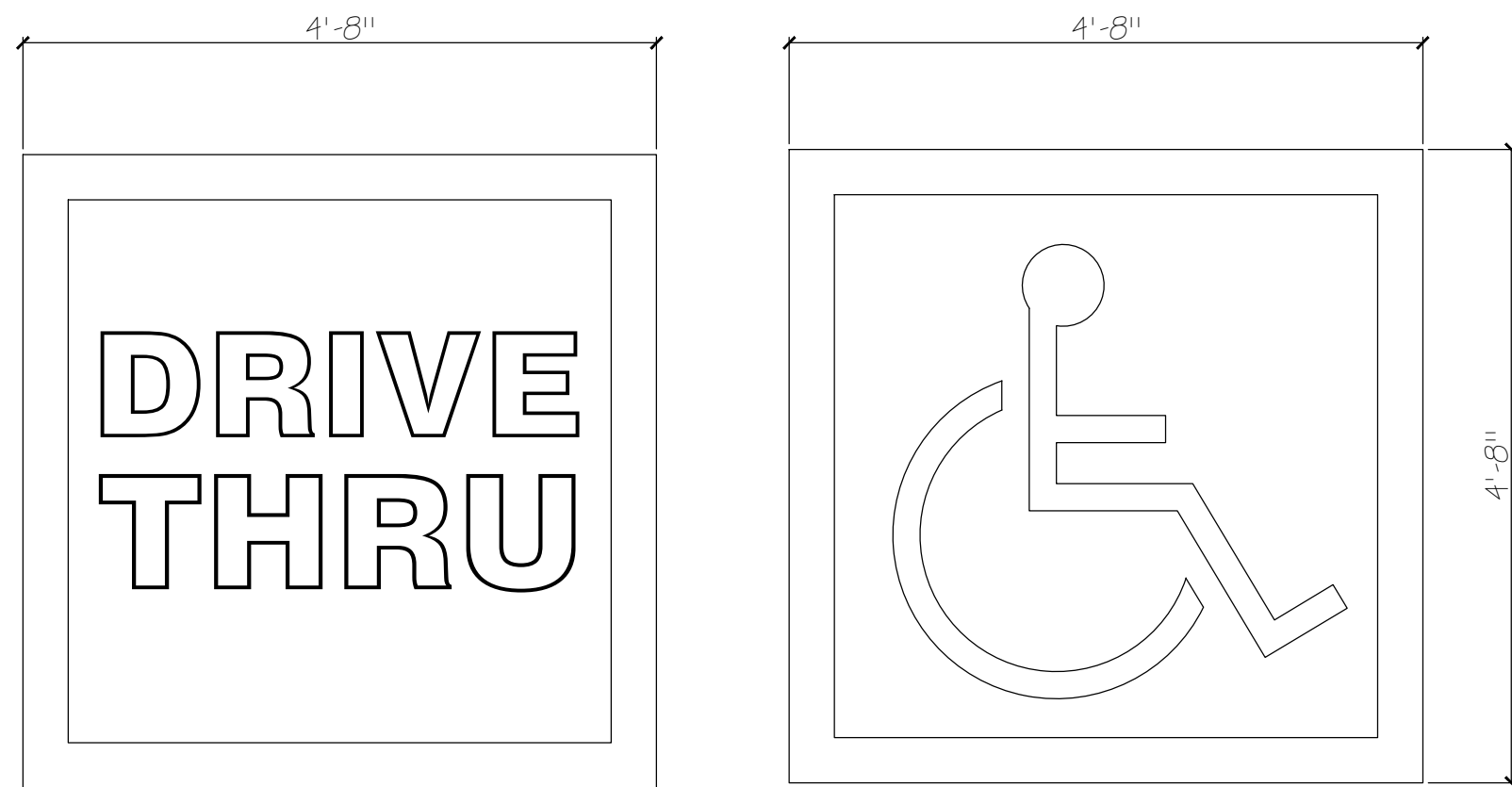
1 BOLLARD (TYP.)
C-1 SCALE: 3/4" = 1'-0"



3 BOLLARD SIGN SYSTEM
C-1 SCALE: 3/4" = 1'-0"

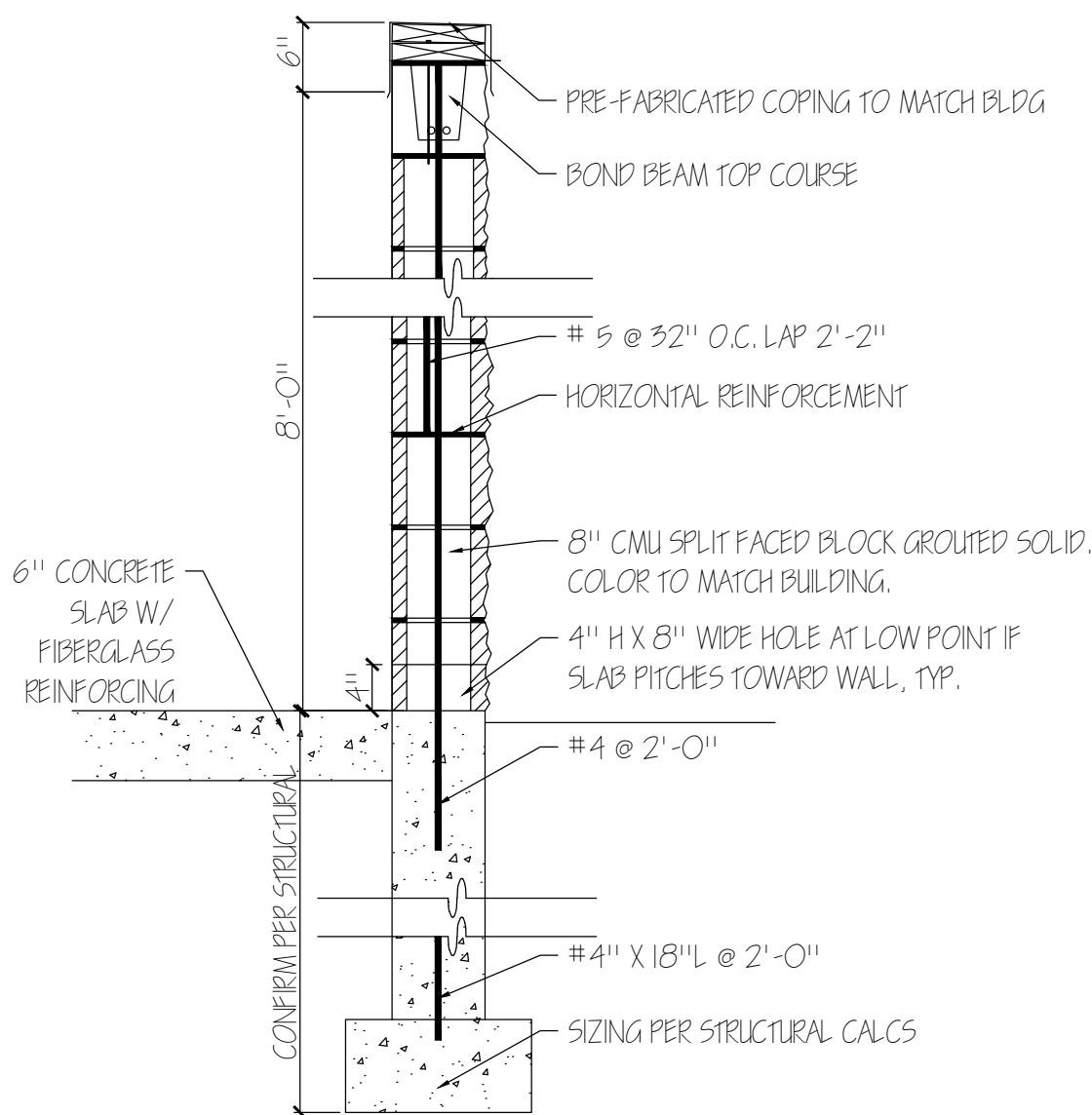


7 SECT. - PATIO PIER
C-1 SCALE: 3/4" = 1'-0"

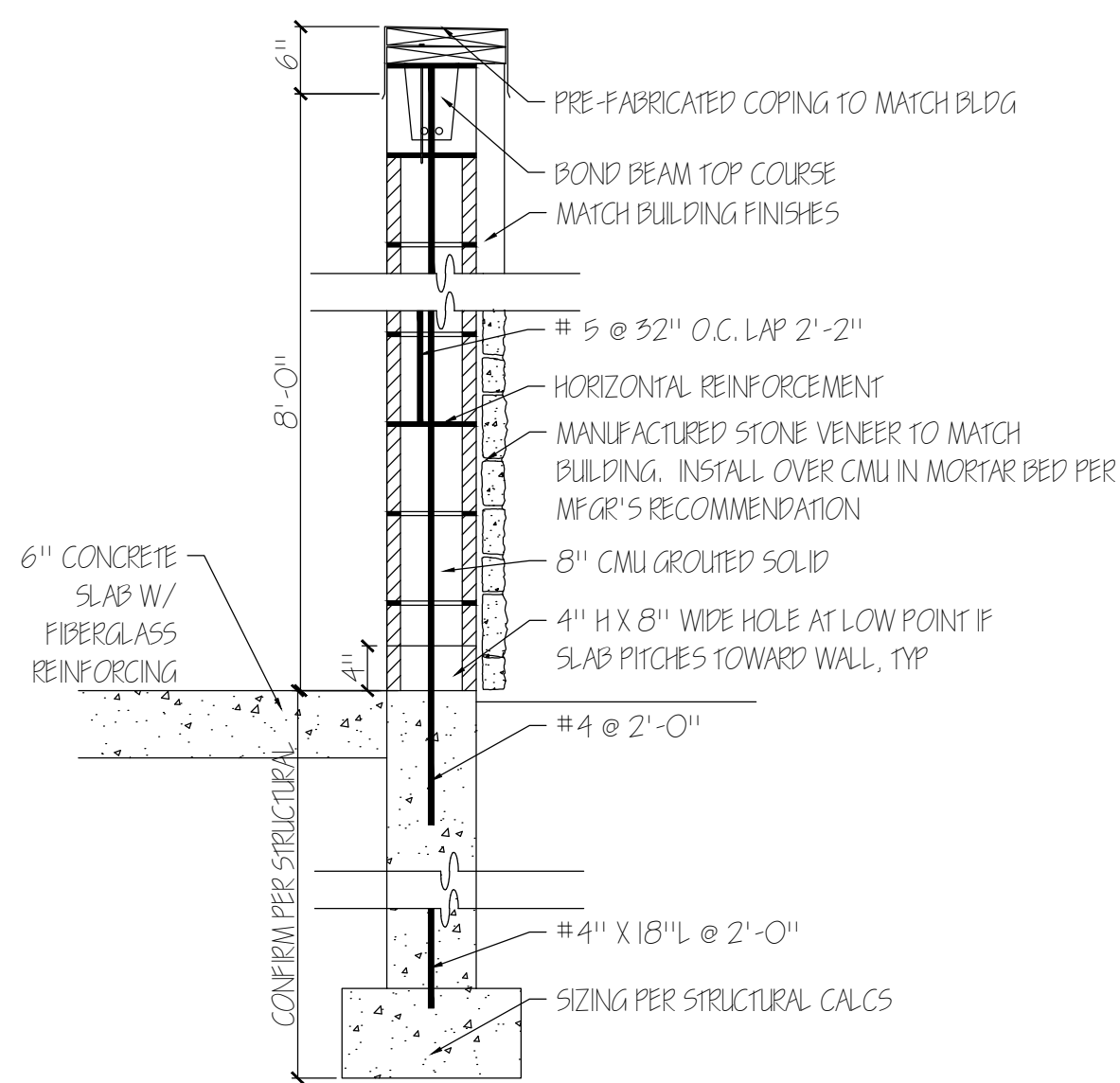


NOTE: ALL PARKING LOT SYMBOLS TO HAVE WHITE TEXT AND BORDER WITH BLUE BACKGROUND STRIPING. ALL PARKING LOT STRIPING TO BE WHITE WITH TRIPLE LINE SHOWN AT RIGHT FOR DRIVE THRU

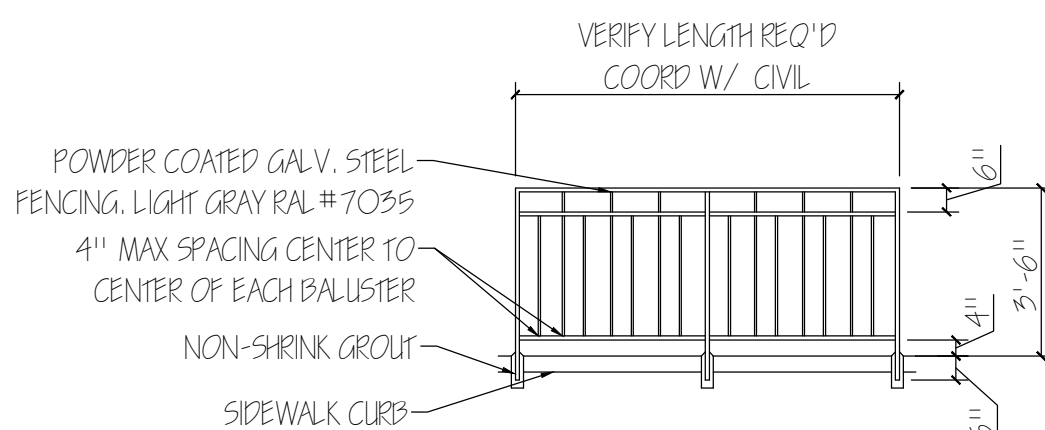
2 PAINTED SYMBOL & STRIPING STANDARDS
C-1 SCALE: 3/4" = 1'-0"



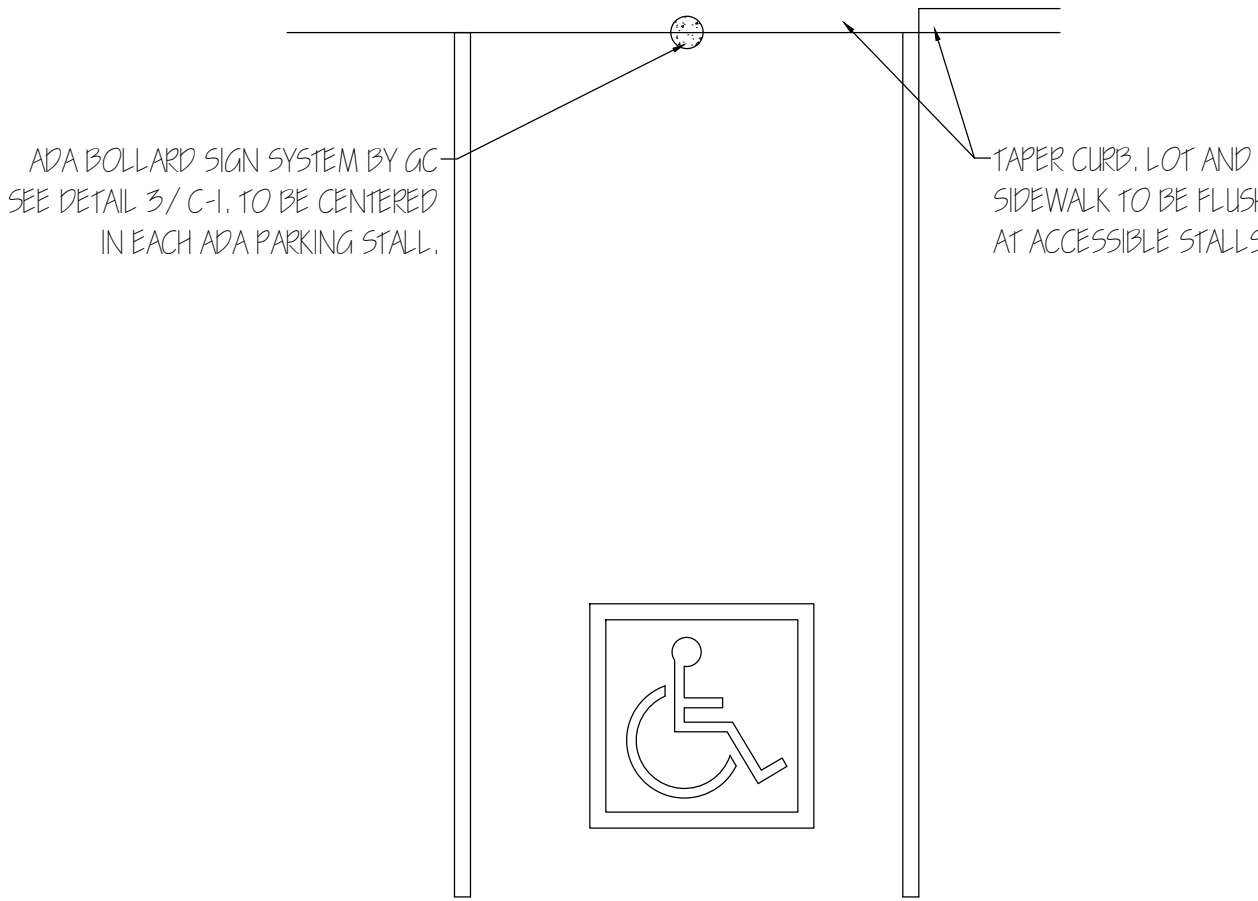
4 SECT. - DUMPSTER ENCLOSURE
C-1 SCALE: 3/4" = 1'-0" (DETACHED FROM BUILDING)



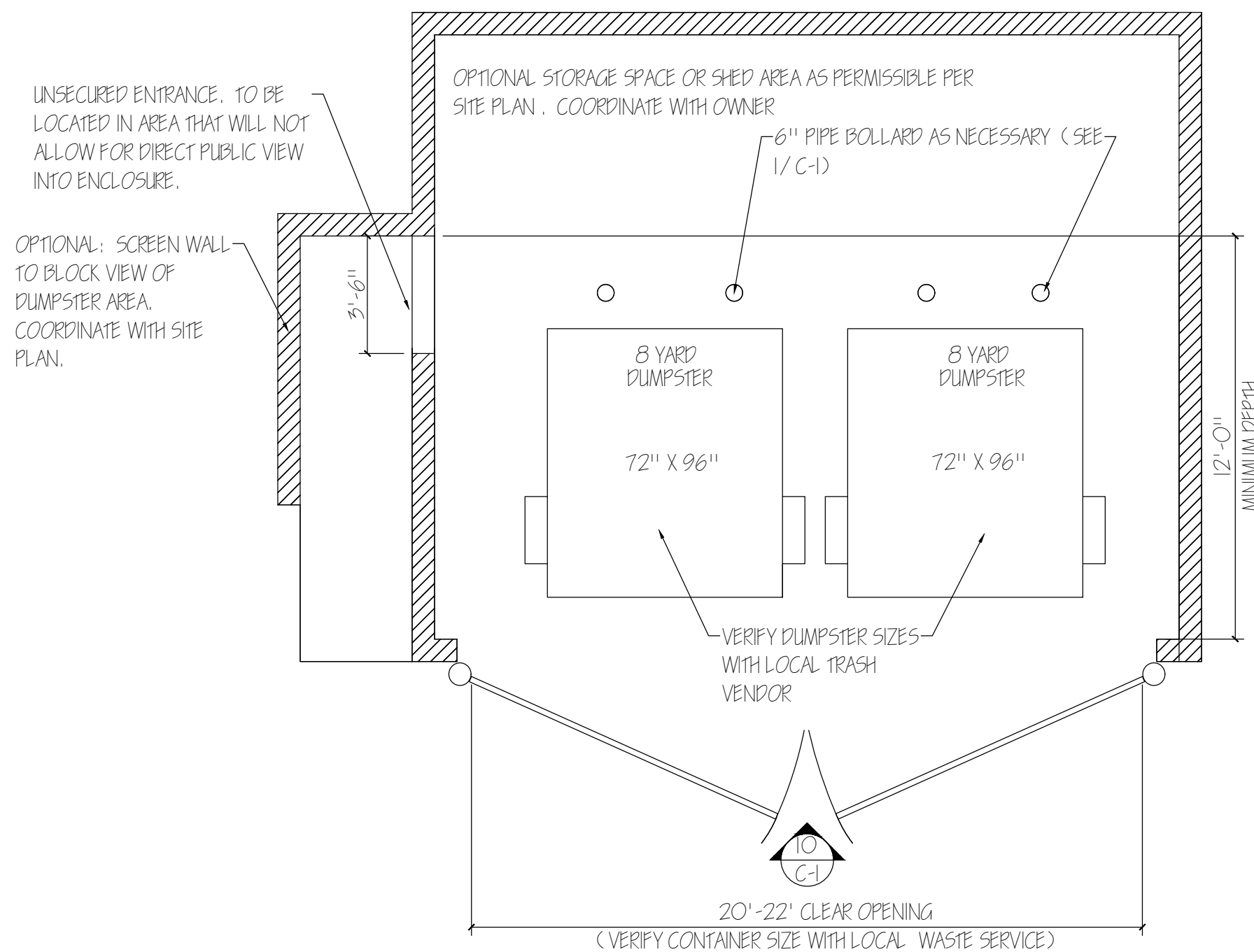
5 SECT. - DUMPSTER ENCLOSURE
C-1 SCALE: 3/4" = 1'-0" (ATTACHED TO BUILDING)



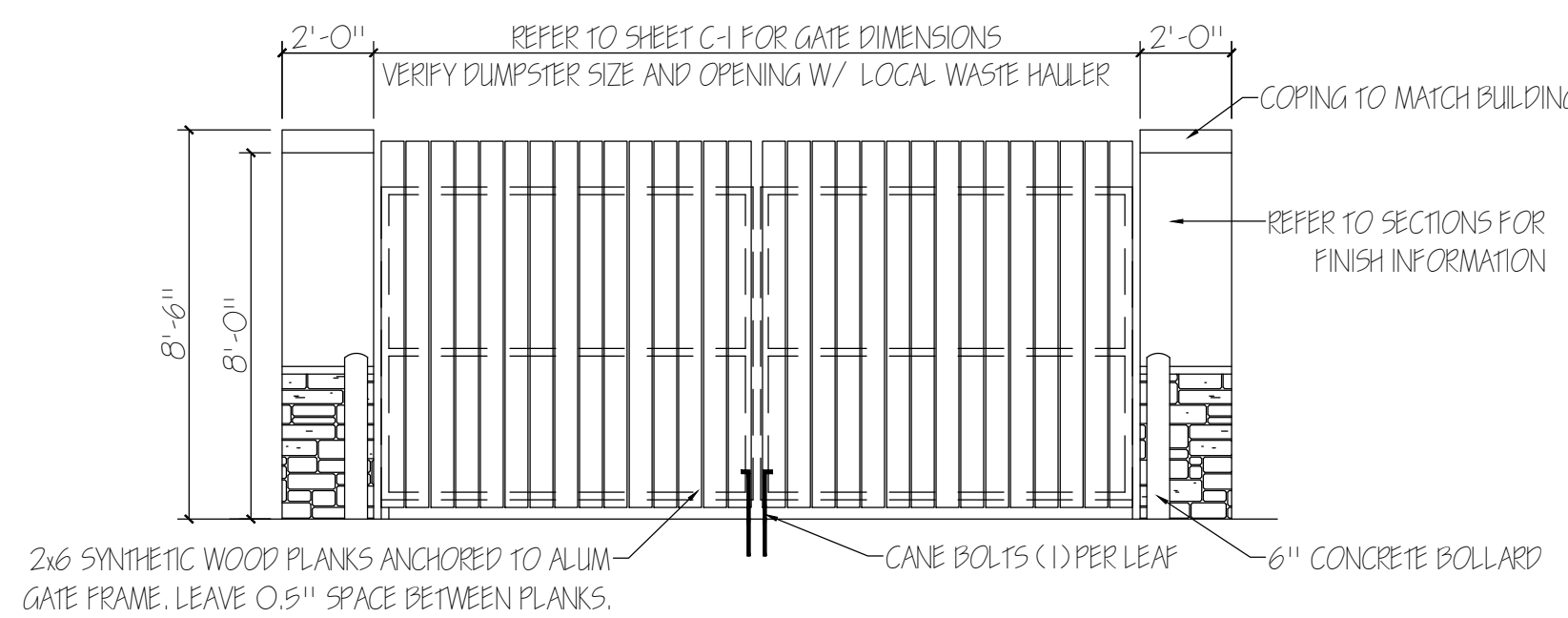
8 ELEV. GUARD RAIL
C-1 SCALE: 1/4" = 1'-0"



9 TYP. ADA STALL
C-1 SCALE: 1/4" = 1'-0"



6 SCHEMATIC DUMPSTER PLAN - DETACHED
C-1 SCALE: 1/4" = 1'-0"



10 ELEV. DUMPSTER ENCLOSURE
C-1 SCALE: 1/4" = 1'-0"

NATIONAL ACCOUNTS PROGRAM:
1. CRESCENT ELECTRIC SUPPLY COMPANY: INTERIOR AND EXTERIOR LIGHTING, LIGHTING CONTROLS, DISTRIBUTION GEAR, DEVICES, COVER PLATES, AND LIGHT POLES/ HEADS.

NATIONAL ACCOUNT SUPPORT: culvers@cesco.com
CONTACT FOR SITE PHOTOMETRIC PLAN

TYPICAL SITE LIGHTING SPECS:

LA LITHONIA D-SERIES SIZE 3 LED FLOOD LIGHT, (FOR OPTIONAL FLAG POLE)

TYPICAL PARKING LOT LIGHTING SPECS:
(VERIFY WITH CRESCENT ELECTRIC)

P1 PARKING LOT FIXTURE LITHONIA D-SERIES SIZE 1, DSKILED. VERIFY EXACT SPECS AND POLE HEIGHT WITH SITE PHOTOMETRICS AND CITY REQUIREMENTS NOT SHOWN. VERIFY WITH CIVIL PLANS

GENERAL NOTES:

- THIS IS A GENERIC SITE/ BUILDING PLAN. PLEASE SEE PROJECT SPECIFIC SITE, BUILDING, AND CIVIL PLANS FOR ACTUAL CONDITIONS AND SIGNAGE LOCATIONS.
- COORDINATE PATIO AND LANDSCAPE LIGHTING WITH OWNER.
- CONTRACTOR TO VERIFY SIGNAGE REQUIREMENTS WITH ASSIGNED SIGN VENDOR PRIOR TO ROUGH-INS.
- PARKING LOT LIGHTING, MAIN BUILDING SIGNAGE, AND MENU BOARD SIGNAGE TO BE CONTROLLED SEPARATELY. SEE SHEET E-6 FOR EXTERIOR LIGHT SWITCHING
- DETAILS LISTED ARE SUGGESTED STANDARD DETAILS. ARCHITECT AND ENGINEER FOR EACH PROJECT ARE RESPONSIBLE TO MODIFY AS NECESSARY TO COMPLY WITH LOCAL CODES OR CONDITIONS.

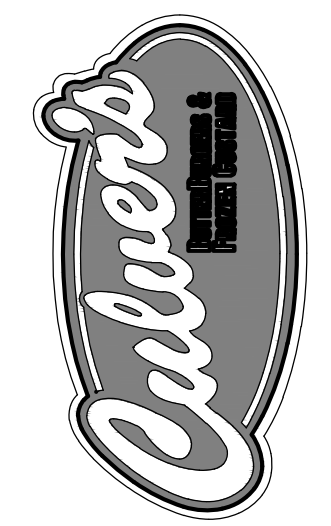
SUGGESTED LANDSCAPE GUIDELINES:

- LANDSCAPING SHOULD UTILIZE PLANTINGS NATIVE TO THE LOCATION AND BLEND WITH THE DOMINANT EXISTING OR PLANNED CHARACTER OF THE SITE.
- LANDSCAPING SHOULD BE PROVIDED AT PERIMETER OF BUILDING TO HELP ANCHOR STRUCTURE TO SITE AND SCREEN MATERIAL TRANSITION TO FOUNDATION.
- SHRUBS OR TREES THAT ARE LOCATED IN FRONT OF THE BUILDING OR SITE SIGNAGE SHOULD BE NO TALLER THEN 4 FEET IN HEIGHT.
- DRIVE THRU AREAS WITH SITE LINES TO UTILITY BOXES OR OTHER SIMILAR ELEMENTS SHOULD BE SCREENED WITH PLANTINGS.
- GRASS, VEGETATIVE GROUND COVER, MULCH, OR ROCK SHALL BE USED IN ALL OPEN SPACE INCLUDING PARKING LOT BUMP-OUTS AND ISLANDS.
- PERIMETER OF PATIO SHOULD HAVE PLANTINGS OR LANDSCAPE FEATURE TO HELP SCREEN VIEW OF PARKING LOT.
- ANY WATER FEATURES SHOULD BE PONDLESS AND POTENTIAL LIABILITY SHOULD BE CONSIDERED FOR ANY SIMILAR LANDSCAPE FEATURES.

WARNING: These plans are for the exclusive use of Culver Franchising System, LLC, and authorized franchise holders only. No part of these plans or the design they represent may be duplicated or reproduced without permission of Culver Franchising System, LLC.

By	
Revision	
Date	

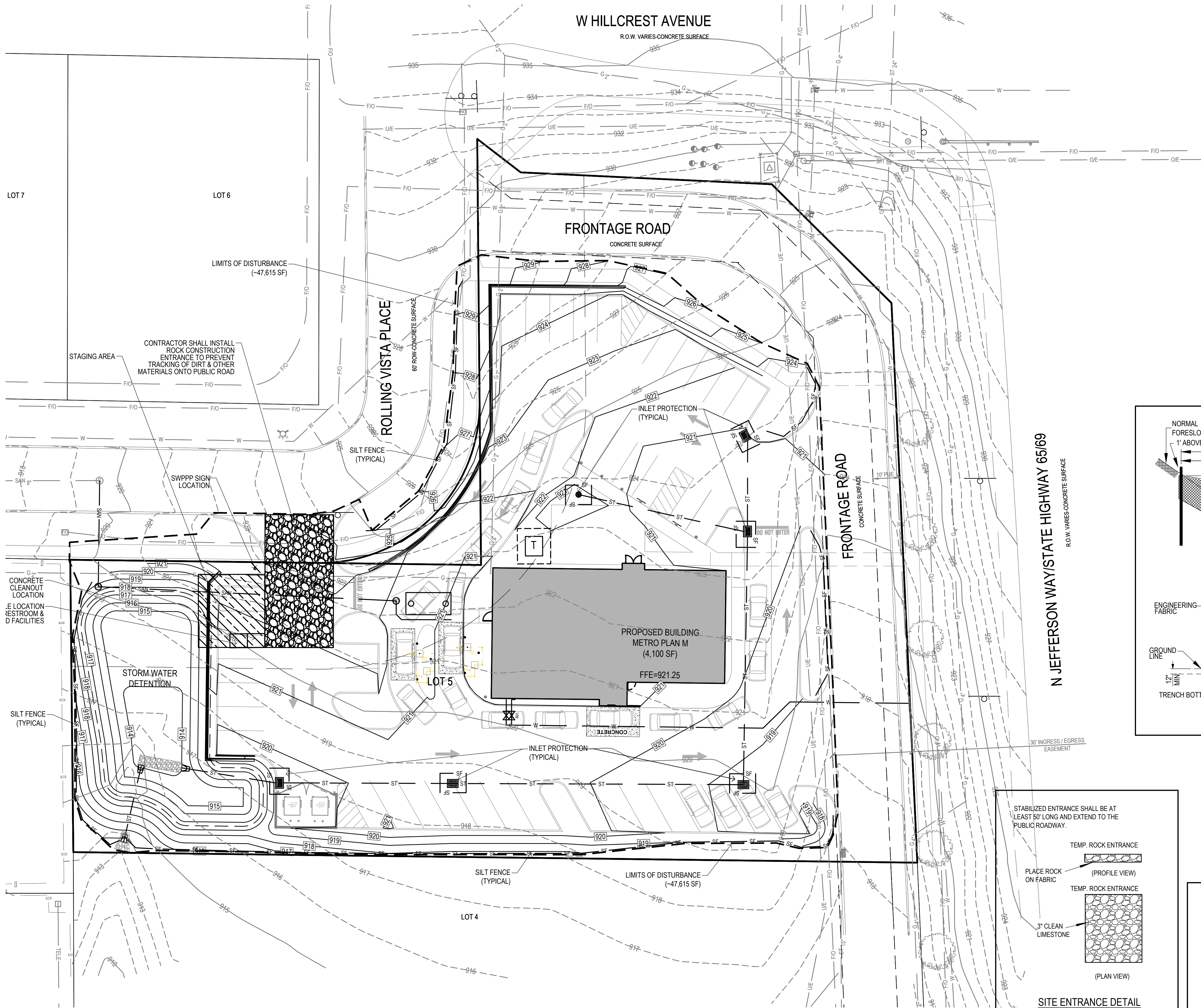
Culver Franchising System, LLC.
1240 Water Street
Prairie du Sac, WI 53578
608-643-7980



CULVER FRANCHISING SYSTEM, LLC.
SITE DETAILS - 2025
MIRRORED PROTOTYPE PLANS

Sheet Contents:	
SITE DETAILS	
Project No.	Mirrored Metro L - 2025
Drawn By:	J. DeLonay
Date:	Jan. 1, 2025

Sheet
C-1

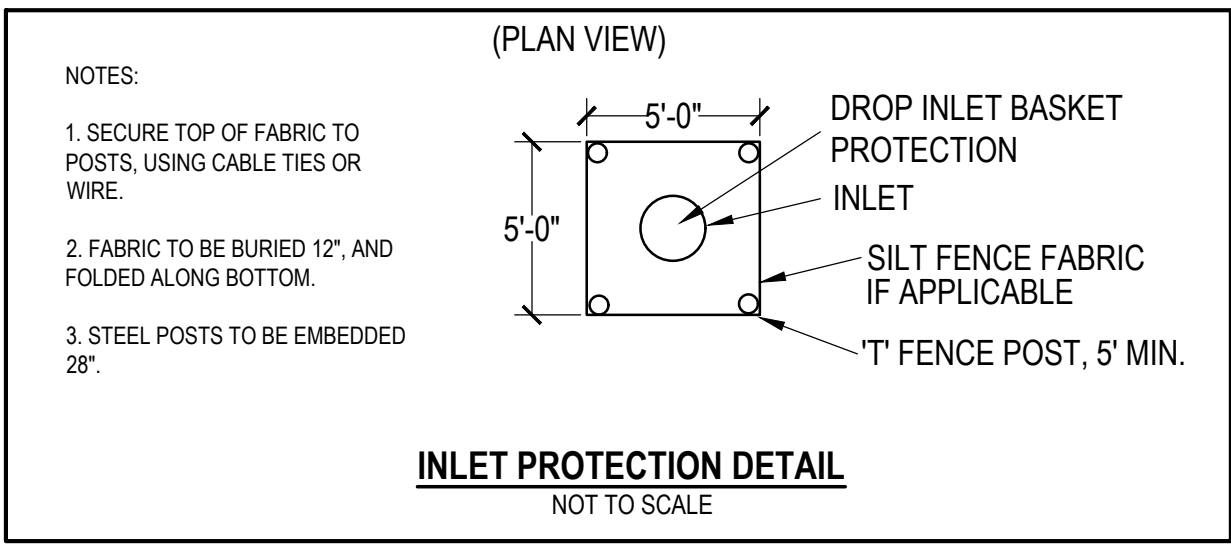
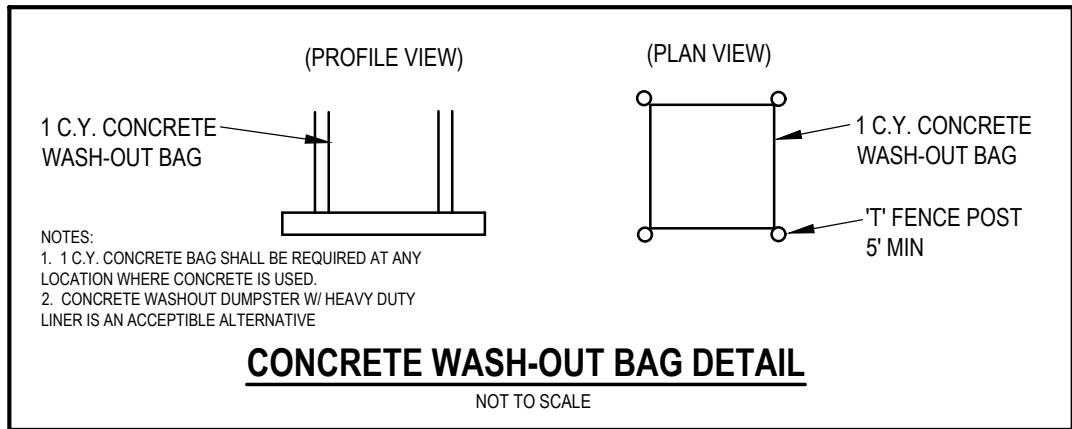
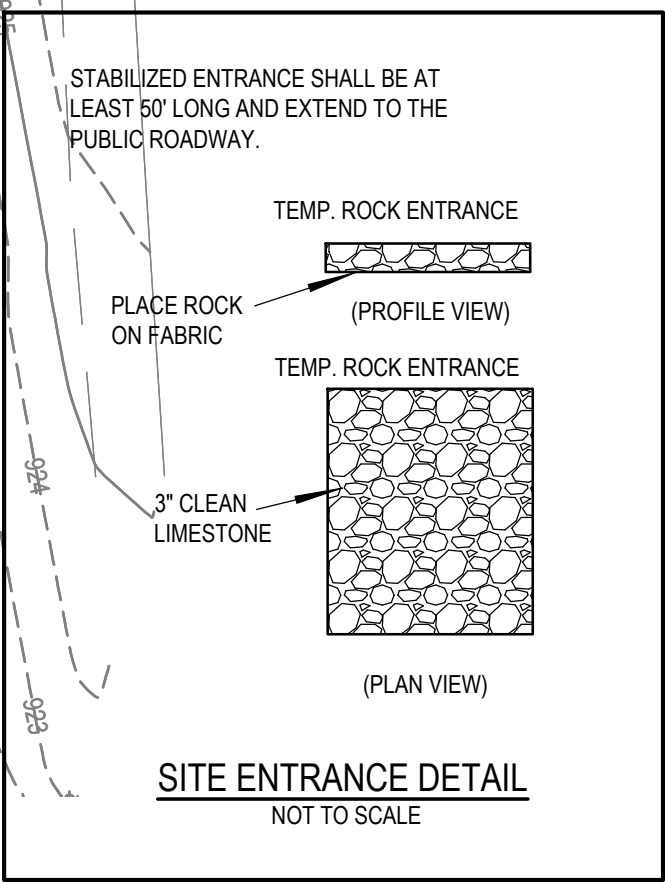
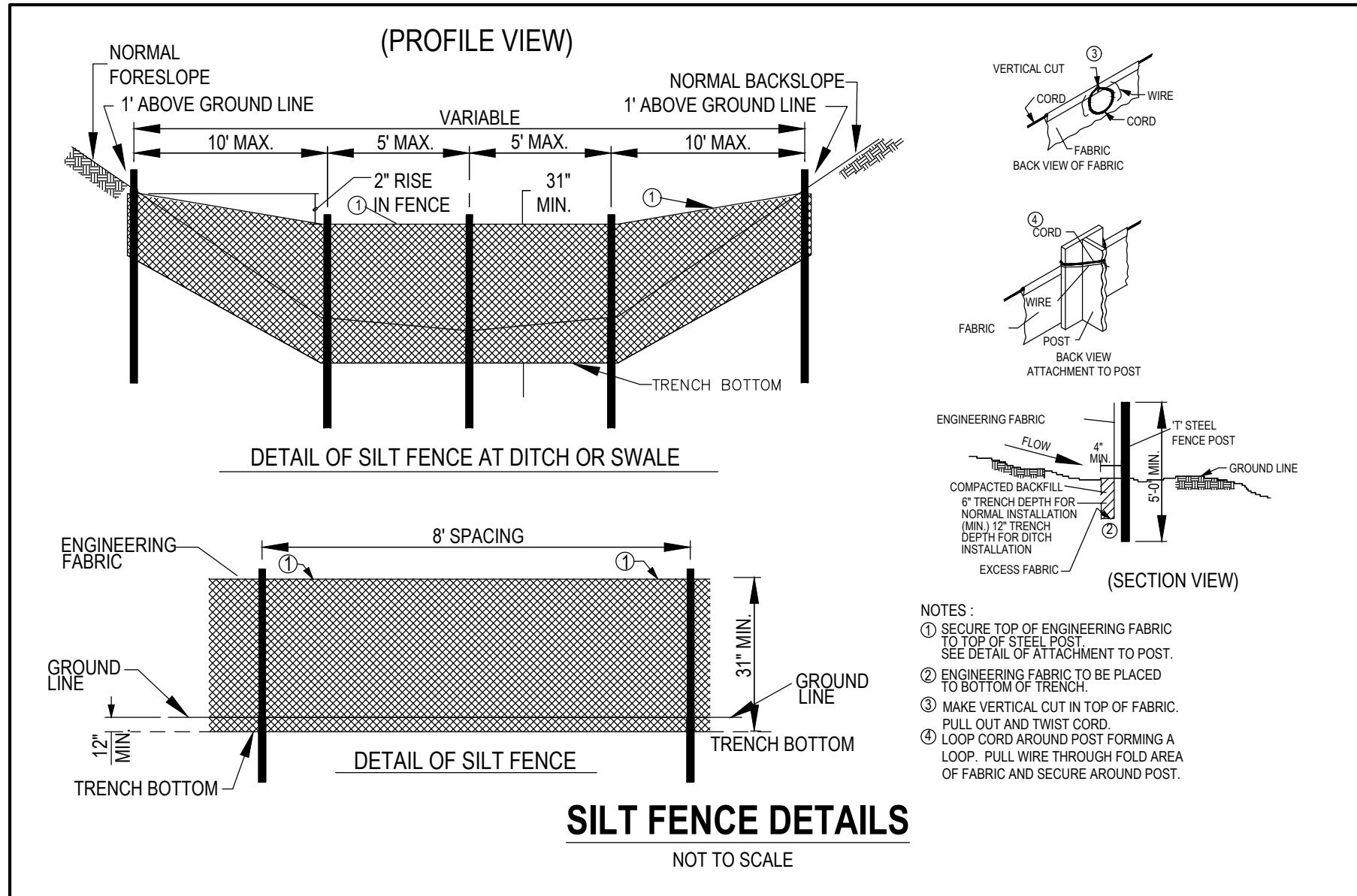


EROSION CONTROL NOTES:

1. SEE SUPPLEMENTAL DETAIL STORM WATER POLLUTION PLAN NARRATIVE FOR ALL EROSION CONTROL MEASURES, ADDITIONAL DETAILS AND NOTE. ADDITIONAL NOTES AND MEASURES IN NARRATIVE SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE ORIGINAL BID.
2. SWPPP PLAN AND NARRATIVE ARE CONSIDERED A LIVING DOCUMENT AND WILL NEED PERIODIC UPDATES AND ADJUSTMENTS AS NECESSARY DEPENDING ON SITE CONDITIONS TO ASSURE COMPLIANCE WITH NPDES GENERAL PERMIT NO. 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UPDATE THE SWPPP AND IMPLEMENT ANY AND ALL MEASURES NECESSARY TO COMPLY WITH SAID PERMIT NO. 2.
3. INSTALL PERIMETER SILT FENCE AS SHOWN ON PLANS PRIOR TO CONSTRUCTION.
4. INSTALL INTAKE PROTECTION WITH SILT FENCE IMMEDIATELY AFTER STORM SEWER CONSTRUCTION.
5. INSTALL FINISHED PAVING INLET PROTECTION IMMEDIATELY AFTER PAVING IS COMPLETED AROUND INTAKE.
6. OTHER EROSION CONTROL TYPES MAY NOT BE SUBSTITUTED FOR SILT FENCE.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING A CONCRETE WASHOUT IN ACCORDANCE WITH NPDES GENERAL PERMIT NO. 2 DURING ALL CONCRETE WORK. CONCRETE WASHOUT SHALL MEET SUDAS SPEC 11050.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY RESTROOM FACILITIES. SANITARY WASTE SHALL BE DISPOSED OF PER ALL FEDERAL, STATE AND LOCAL REGULATIONS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.
10. THIS PROJECT INCLUDES SAWCUTTING OR CONCRETE GRINDING SO PROTECTION OF STORM SEWERS AND DRAINAGE WAYS WILL NEED TO BE PROVIDED FROM SLURRY FROM THE CONCRETE OPERATIONS TO DISCHARGE OFFSITE. SEE SWPPP SHEET AND NARRATIVE FOR ADDITIONAL DETAILS.
11. CONTRACTOR SHALL PROVIDE APPROPRIATE CONTROLS TO PREVENT DISCHARGES FROM ANY AND ALL DEWATERING ACTIVITIES.
12. SEE LANDSCAPE PLAN FOR FINAL STABILIZATION INCLUDING SEEDING AND SODDING AREAS.
13. PER NPDES GENERAL PERMIT NO. 2, IF CONSTRUCTION ACTIVITY IS NOT PLANNED FOR AT LEAST 14 DAYS, ALL DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY BY TEMPORARY EROSION CONTROL MEASURES.
14. THE FOLLOWING DISCHARGES ARE PROHIBITED: WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OIL, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS, FUEL, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE, AND SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING

EROSION CONTROL REMOVAL NOTES:

1. AFTER FINAL STABILIZATION HAS OCCURRED, AS DEFINED IN NPDES GENERAL PERMIT NO. 2, CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY EROSION CONTROL DEVICES INCLUDING, BUT NOT LIMITED TO: SILT FENCE, INLET PROTECTION, AND TEMPORARY STANDPIPES.



SITE PLAN
CULVERS - INDIANOLA
1901 N. JEFFERSON WAY
INDIANOLA, IOWA

REFERENCE NUMBER:
220538

DRAWN BY:

REVISION DATE:
03/12/2026
03/23/2026
04/09/2026
05/15/2026 CITY

PROJECT NUMBER:
260125

SHEET NAME:
EROSION
CONTROL
PLAN -SWPPP

SHEET NUMBER:
C7.1

BOARD OF ADJUSTMENT APPLICATION

Community Development

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



PROPERTY OWNER

(Last Name) _____
(First Name) COMMUNITY CHOICE CREDIT UNION
(Address) 8404 NW 62ND AVENUE
(City) JOHNSTON (State) IA (Zip) 50131
(Phone) _____ (Email) _____

APPLICANT (if not Property Owner)

(Last Name) PAT
(First Name) O'DELL
(Address) 2305 SE DELAWARE AVENUE
(City) ANKENY (State) IA (Zip) 50021
(Phone) 515-285-2372 (Email) culvers210@yahoo.com

☐ APPEAL

Submittal Requirements:

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

- ☐ Completed Application
- ☐ Filing Fee: \$300 per request
- ☐ Written narrative indicating where it is alleged there is error in any order, requirement, decision, or determination made by the Administrative Officer in the enforcement of this Code of Ordinances of Indianola, Iowa.
- ☐ Other Information as required by Director

☐ SPECIAL USE PERMIT

Submittal Requirements:

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

- ☐ Property Address: _____
- ☐ Completed Application
- ☐ Filing Fee: \$300 per request
- ☐ Site Plan and Elevations as outlined in 165.06
- ☐ Written narrative indicating the special use permit sought and response to the criteria outlined in Section 165.02(3)(B)(3)(c)(v) of the Code of Ordinances of Indianola, Iowa
- ☐ Other Information as required by Director

☒ VARIANCE

Submittal Requirements:

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

- ☒ Property Address: 1901 NORTH JEFFERSON WAY
- ☒ Completed Application
- ☒ Filing Fee: \$300 per request
- ☒ Site Plan and Elevations
- ☒ Written narrative indicating justification for proposed variance and response to the criteria outlined in Section 165.02(3)(B)(3)(b) 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 *Pat O'Dell*
Name (printed) Pat O'Dell

Date 5/13/26

FOR OFFICE USE ONLY:

Code to 45180

Date Received: _____
Receipt No: _____
Receipt Amount: _____
BOA Agenda Date: _____



NOTICE OF PUBLIC HEARING

May 18, 2026

Re: Proposed Variance – 1901 North Jefferson Way

Dear Property Owner:

The City of Indianola has received a variance application from Bishop Engineering, project engineer for a commercial development at 1901 North Jefferson Way, which is located at the intersection of North Jefferson Way, Rolling Vista Place and Hillcrest Drive. The developer has filed for a variance from §165.05(3) of the Indianola Municipal Code which states that development in the C-2 zoning district shall have a required front yard setback of 40-feet. The developer is proposing a commercial development that would not be in compliance with the required 40' setback along Rolling Vista Place.

The Indianola Board of Adjustment will hold a public hearing at **6:00 p.m., Wednesday, June 3, 2026, at Indianola City Hall, City Council Chambers, 110 North 1st Street, Indianola, IA.**

§165.02 of the Indianola Municipal Code states that the Board of Adjustments has the power to “To grant a variance from the terms of the Zoning Ordinance when a property owner can show that the owner’s property was acquired in good faith and where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property, or where by reason of exceptional topographical conditions or other extraordinary or exceptional situation, the strict application of the terms of the Zoning Ordinance actually prohibits the use of such property in a manner reasonably similar to that of other property in the same district, and where the Board is satisfied under the evidence before it that a literal enforcement of the provisions of the Zoning Ordinance would result in unnecessary hardship; provided, however, all variations granted under this clause shall be in harmony with the general purpose and intent of the Zoning Ordinance..” Such a variance cannot be granted unless it meets certain criteria.

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**).