



— PLANNING AND ZONING COMMISSION —

November 12, 2019
6:00 P.M.
City Council Chambers

AGENDA

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes
 - A. October 8, 2019
5. Public Comments
6. Old Business
 - A. Consider zoning regulation amendment to Chapter 165, regarding Bed and Breakfast, Boardinghouse and Short-term Rental regulations.
7. New Business
 - A. Consider request from Jon L. Hanson of Snyder & Associates, Inc. for approval of a Preliminary Plat for Quail Meadows Subdivision.
 - B. Consider zoning regulation amendment to Chapter 165, regarding breweries.
 - C. Consider request from Stacy Crow on behalf of Lyelca Of Warren Co Et Al to rezone property located in the North Half of the Southeast Quarter and the South Half of the Northeast Quarter of Section 36, Township 76 North, Range 24 West from A-1, Agricultural Zoning District to A-2 Mixed Agricultural Zoning District.
 - D. Consider request from Thomas Land Surveying, LLC, on behalf of Marywood Farms, Inc. for approval of a Plat of Survey for property at the northwest corner of Kennedy Street and County Highway S23.
8. Comments
 - A. Commission Members
 - B. Staff
9. Adjournment

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PLANNING AND ZONING COMMISSION

MINUTES OF REGULAR MEETING

October 8th, 2019

6:09 P.M.

The meeting was called to order by Chairperson Josh Rabe and on roll call the following members were present:

Josh Rabe

Al Farris

Bob Ormsby

Sarah Ritchie

Misty Soldwisch

Erin Freeberg

Commission Members Absent: Joe Butler, Jeromy Pribil, Ron Fridley, Becky Needles

Staff Present: Charlie Dissell, Cortney McAlexander

Public Present: Elodie Opstad 510 W Ashland, John Benoit 808 N C

Commissioner Farris moved to approve the agenda of the October 8th 2019 meeting and Commissioner Soldwisch seconded the motion. On roll call the vote was AYES: Rabe, Farris, Ormsby, Ritchie, Soldwisch, Freeberg NAYS: None. Whereupon the Chairperson declared the motion carried unanimously.

Commissioner Ritchie moved to approve the minutes of the September 10th, 2019 meeting and Commissioner Ormsby seconded the motion. On roll call the vote was AYES with correction to 2nd paragraph in reference to Kading regarding Ch 166 : Rabe, Farris, Ormsby, Ritchie, Soldwisch, Freeberg NAYS: None. Whereupon the Chairperson declared the motion carried unanimously.

Consider request from Keven J Crawford of Cooper Crawford and Associates, LLC for approval of a Plat of Survey at 1305, 1307, and 1313 S L Court

Mr. Dissell explained the request and discussed overview of plats as well as lot line adjustment.

Commissioner Ormsby moved to approve the request from Keven J Crawford & Associates, LLC for approval of a Plat of Survey at 1305, 1307, and 1313 S L Ct with staff recommendation that the moving of the lightpole be at the homeowners expense. Commissioner Soldwisch seconded the motion. On roll call the vote was AYES: Rabe, Farris, Ormsby, Ritchie, Soldwisch, Freeberg NAYS: None. Whereupon the Chairperson declared the motion carried unanimously

Consider request from Matt Thomas of Thomas Land Surveying, LLC for approval of a Plat of Survey at 306 North 5th Street

Mr. Dissell explained request. Commissioner Farris moved to approve the request from Matt Thomas of Thomas Land Surveying LLC for approval of a Plat of Survey at 306 North 5th. On roll call the vote was AYES: Rabe, Farris, Ormsby, Ritchie, Soldwisch, Freeberg. NAYS: None. Whereupon the Chairperson declared the motion approved.

Consider request from zoning regulation amendment to Chapter 165, regarding Bed and Breakfast, Boardinghouse, and Short-term rental regulations

Mr. Dissell explained the request and changes since the prior meeting. Discussed B and B being owner occupied and a definition of short term rental was provided. Also discussed R2, R1 and changed R3 for Bed and Breakfasts.

Commissioner Farris asked about how short-term rentals will be monitored. Mr. Dissell advised no regulations in place for that as of now. Josh Rabe discussed not having regulations for short term rentals as well. Commissioner Ormsby discussed guest number limitations. Mr. Dissell discussed changing verbiage to parking instead of number of people. Commissioners Freeberg, Ritchie, and Soldwisch discussed as well. Commissioner Soldwisch asked about the difference between a short term rental and a boarding house. Mr. Dissell provided definitions. Commissioner Ormsby discussed changing wording to meals and lodging instead of or lodging. Also provide breakfast as a requirement.

Elodie Opstad at 510 W Ashland discussed adding Boardinghouse language to define room is for sleeping and not cooking and eating.

Jon Benoit 808 N C stated he was supportive of decisions thus far.

Board discussed removing occupancy limit altogether

No action on this agenda item. Will be revisited at the next meeting.

Commissioner Ritchie moved to adjourn the meeting and Commissioner Butler seconded. Meeting was adjourned at 8:35pm.

Josh Rabe, Chairperson

Charlie Dissell, Director of Community Development



Community Development

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Staff Report

Planning and Zoning Commission

Date of Meeting: November 12, 2019

Agenda Item: 6.A. Consider zoning regulation amendment to Chapter 165, regarding Bed and Breakfast, Boardinghouse and Short-term Rental regulations

Application Type: Zoning Regulation Amendment

Applicant: City of Indianola

Application Summary: At its July 15 meeting, the Indianola City Council requested that staff and the Planning and Zoning Commission explore the possibility of separating the current boardinghouse/bed and breakfast definition and formulate recommendations to the Council. At its August 13 and October 8 meetings, the Planning and Zoning Commission remanded this amendment back to staff for future reviews on the impacts of all zoning districts

APPLICABLE CODE SECTIONS

The following sections of the Code of Ordinances of Indianola, Iowa apply to this request:

1.07 AMENDMENTS. All ordinances which amend, repeal or in any manner affect this Code of Ordinances shall include proper reference to chapter, section, subsection or paragraph to maintain an orderly codification of ordinances of the City.

165.38 CHANGES AND AMENDMENTS. The regulations and restrictions imposed in the districts, and the boundaries of the districts created by this chapter may be amended from time to time by the Council, but no such amendment shall be made without public hearing before the Council and after a report has been made upon the amendment by the Commission. Not less than seven nor more than 20 days' notice of the time and place of such hearing shall be published in a newspaper having general circulation in the City. The Commission shall not make any recommendation to the Council on an amendment to the zoning district boundaries until a sign 18 inches by 24 inches indicating the amendment requested has been prepared and posted by the City in a visible location on the premises for a period of 10 days. Notice of the Commission meeting shall be mailed by first class mail 10 days prior to the meeting to all property owners within 200 feet of a proposed amendment to the zoning district boundaries. In case the Commission does not approve the amendment or, in the case of a protest filed with the Council against an amendment to district boundaries signed by the owners of 20 percent or more either of the area of the lots included in such proposed amendment or of those immediately adjacent thereto and within 200 feet of the boundaries thereof, such amendment shall not be passed except by the favorable vote of three-fourths of all the members of the Council.

ANALYSIS

As the Commission will recall, at its May meeting, several changes to the bed and breakfast regulations were brought forward to clean up some inconsistencies in the code. This action, which was recommended for approval by the Commission, was ultimately denied by the Council upon its second reading. Prior to the second reading of the Council, a neighborhood petition was submitted to the City requesting that the Council reject the proposed amendments recommended for approval by the Commission, to separately define the terms boarding house and bed and breakfast, to codify that only bed and breakfast are allowed in the R-1 zoning district, and to further strengthen the provisions for a special exception that allows bed and breakfast in the R-1 zoning district with requirements that would include short term stays only, retain current parking requirements, and add a requirements for an on-site resident owner/manager.

At its July 15 meeting, the Indianola City Council requested that staff and the Planning and Zoning Commission explore the possibility of separating the current boardinghouse/bed and breakfast definition and formulate recommendations to the Council. Staff is proposing changes to code that would separate these two terms in the definitions. Staff is also further providing analysis and considerations on the petition provided by the neighborhood.

The proposed separation of the two terms is done to limit the length of a stay at a bed and breakfast to a short term of no more than 31 days. Chapter 8 of City Code, relating to hotel-motel tax, states that the tax imposed does not apply to the gross receipts from the renting of a room, apartment or sleeping quarters while rented by the same person for a period of more than thirty-one (31) consecutive days. By limiting the length of stay to no more than 31 days for a bed and breakfast, this assures that the transient guests staying in a bed and breakfast would be required to pay a 7% tax, like what is required for a transient guest stay at a hotel or motel. A boardinghouse would have no limitations to the number of days and would be allowed for a longer period. However, a boardinghouse would require the length of stay be for a definitive period.

Staff has also reviewed the requests of the neighborhood petition, as well as the wishes of the property owner that was the subject of the proposed code changes reviewed by the Commission at its May meeting. It is of note that

currently the R-1 district only allows for bed and breakfasts through the approval of a Special Exception by the Board of Adjustment. However, the current issue is that bed and breakfast and boarding houses share the same definition, making them interchangeable. By the proposal to separate them into their own definitions, this should satisfy the neighborhood petition to make sure only bed and breakfast are allowed in the R-1 zoning district. Furthermore, by the definition proposed for bed and breakfasts, the stays allowed would be limited to 31 days. As the petition has requested no changes be made to the current parking requirements that were installed into the Code in 2004, staff is proposing to keep the parking requirements for bed and breakfast in the R-1 the same.

Regarding the request to add a requirement that a bed and breakfast require an on-site resident owner/manager, staff is proposing that these types of facilities would be owner- or manager-occupied transient lodging establishments. The neighborhood also had requested at the July 1 Council meeting that the requirement limiting a bed and breakfast in the R-1 zoning district to property located within 600 feet of the Simpson College Campus bounded by Clinton Avenue, E Street, Girard Avenue and Buxton Street, or the lot size is 3 acres or more, be removed, and that bed and breakfasts be allowed in all R-1 Zoning districts. Staff agrees this limitation should be removed, and bed and breakfast be allowed to be reviewed by the Board of Adjustment on a case by case basis. Additionally, staff would propose again that the requirement limiting the occupancy in the R-1 zoning district for a bed and breakfast to four guest units be removed, and that the Board of Adjustment be allowed to review occupancy limitations on a case by case basis.

Additionally, based on feedback received from the public and the Planning and Zoning Commission at its August 13 meeting, staff has taken a broader look at bed and breakfasts and boardinghouses across all zoning districts, the effect that short-term rentals, such as Airbnb and Vrbo, may have on the City, and what other like towns with colleges are doing with all these uses. Currently, bed and breakfasts are allowed by special exception in the R-1 district, and by right in the R-3, R-4 and R-5. As the occupancy requirements on bed and breakfasts is proposed to be removed from the definition and determined by the Board of Adjustment on a case by case basis, staff is proposing to allow a bed and breakfast in districts that allow for single-family dwelling and two-family dwellings to be permitted by a special exception. This would include adding bed and breakfast into the R-2 district and changing them from a permitted use to a special exception in the R-3 district. If the Planning and Zoning Commission would rather these be allowed by right in any of the R-1, R-2 or R-3 districts, staff would recommend occupancy limits be set to protect the character of lower density residential areas. Furthermore, to protect the character of R-3 districts which allow single-family and two-family dwellings, staff is recommending boarding houses also be reviewed as a special exception in the R-3. Staff is proposing no changes to the R-4, since this district already allows high density multi family residential, and R-5, as this district requires a PRD plan be submitted which would review allowable uses on each lot.

At its meeting on October 8, the Planning and Zoning Commission requested a requirement for bed and breakfast to include the provision of a breakfast being served, that boarding houses require an on-site manager and clarification on and the meals and lodging provision of a boardinghouse. These have all been included in the current version of the proposed code amendment.

Staff is also proposing to add a definition for short-term rentals, which would include online booking platforms such as Airbnb and Vrbo. Short-Term Rental is proposed to be defined as a dwelling unit, managed by the property owner or a property management company, for short-term lodging. Note that this definition would not require the owner or manager to occupy the unit, unlike a bed a breakfast. A Short-Term Rental is proposed to be limited to limited to four (4) or fewer guestrooms with no more than two (2) adults per bedroom and with no meals provided to guests. For the purposes of this term, a guest is a person who rents a room in a short-term rental establishment for no more than 31 consecutive days. Staff is proposing that short term rentals be allowed by right in the R-1, R-2, R-3, R-4 and R-5 zoning districts.

The proposed changes are attached, with insertions shown in red and underlined, and deletions shown in red and struck-out. This includes a table showing the uses, the zoning districts they would be permitted in, and how they would be permitted. The research that was conducted on what other like towns with colleges are doing with these uses is also included with this staff report.

ALTERNATIVES

The City of Indianola Planning and Zoning Commission may consider the following alternatives:

- 1) The City of Indianola Planning and Zoning Commission recommends the zoning regulation amendment request be approved, as submitted.
- 2) The City of Indianola Planning and Zoning Commission recommends the zoning regulation amendment request be approved, with changes.
- 3) The City of Indianola Planning and Zoning Commission recommends the zoning regulation amendment request be denied.
- 4) The City of Indianola Planning and Zoning Commission remands the zoning regulation amendment request, back to staff for further review and/or modifications and directs staff to place this item on a future Planning and Zoning agenda.

RECOMMENDATION

Staff recommends alternative number 1, that the City of Indianola Planning and Zoning Commission recommends the zoning regulation amendment request be approved, as submitted.

6. ~~“Boardinghouse/bed and breakfast” means a building other than a hotel where, for compensation and by arrangement, meals and lodging are provided for two (2) or fewer family(ies) that are overnight guests and where no food is served to the general public.~~

“Bed and Breakfast” means an owner- or manager-occupied transient lodging establishment, generally in a single-family dwelling or detached guesthouses, primarily engaged in providing overnight or otherwise temporary lodging for the general public. Meals shall be provided to overnight guests and shall include at least breakfast. For the purposes of this term, a guest is a person who rents a room in a bed and breakfast establishment for no more than 31 consecutive days.

“Boardinghouse” means an owner- or manager-occupied building other than a motel or hotel, and other than a building containing an apartment(s), where, for compensation and by prearrangement for definite periods, meals and lodging are provided to overnight guests.

“Short-Term Rental” means a dwelling unit, managed by the property owner or a property management company, for short-term lodging. A Short-Term Rental shall be limited to four (4) or fewer guestrooms with no more than two (2) adults per bedroom. Meals shall not be provided to guests. For the purposes of this term, a guest is a person who rents a room in a short-term rental establishment for no more than 31 consecutive days.

SPECIAL EXCEPTION USES AND STRUCTURES (R-1, SINGLE-FAMILY RESIDENTIAL, R-2 SINGLE AND TWO-FAMILY RESIDENTIAL & R-3 MIXED RESIDENTIAL)

4. ~~Bed and Breakfast, provided that (a) if the use ceases for more than six months the use shall revert back to a permitted principal use; (b) occupancy is limited to four guests units (e.g. families, couples or individuals) shall be determined through the approval process of the special exception; (c) required off-street parking shall be one space for each guest unit and two spaces for the resident; (d) signage is limited to a maximum of three square feet mounted flush to the building; (e) require 10 day written notification to property owners within 200’ of the proposed location before Board of Adjustment hearing; and (ef) no meals served to people other than overnight guests.; and (g) the entire property is either located within 600 feet of the Simpson College Campus bounded by Clinton Avenue, E Street, Girard Avenue and Buxton Street, or the lot size is 3 acres or more.~~

SPECIAL EXCEPTION USES AND STRUCTURES (R-3 MIXED RESIDENTIAL)

4. Boardinghouse, provided that (a) if the use ceases for more than six months the use shall revert back to a permitted principal use; (b) occupancy shall be determined through the approval process of the special exception; (c) required off-street parking shall be one space for each guest unit and two spaces for the resident; (d) signage is limited to a maximum of three square feet mounted flush to the building; and (e) no meals served to people other than overnight guests.

		Bed and Breakfast	Boardinghouse	Short-term Rental	Hotel/Motel	Campground
A-1	Agricultural	P				
A-2	Mixed Agricultural					P*
R-1	Single-Family Residential	SE		<u>P</u>		
R-2	Single- and Two-Family Residential	<u>SE</u>		<u>P</u>		
R-3	Mixed Residential	<u>P SE</u>	<u>P SE</u>	<u>P</u>		
R-4	Multiple-Family [Residential]	P	P	<u>P</u>		
R-5	Planned Residential	p**	p**	<u>p**</u>		
R-6	Mobile Home Residential					
C-1	Office Park Commercial District				SE	
C-2	Highway Commercial				P	A***
C-3	General Retail and Office				P	
C-4	Planned Commercial District				p****	p****
M-1	Limited Industrial					
M-2	General Industrial					

P= Permitted Principle Use

A= Accessory Use
SE= Special Exception

* Allowed with special requirements

** Allowed if shown on PRD Plan

***Allowed as an Accessory Use to a hotel/motel

****Allowed as a Class 2 Plan

“Bed and Breakfast” means an owner- or manager-occupied transient lodging establishment, generally in a single-family dwelling or detached guesthouses, primarily engaged in providing overnight or otherwise temporary lodging for the general public and may provide meals to overnight guests. For the purposes of this term, a guest is a person who rents a room in a bed and breakfast establishment for no more than 31 consecutive days.

“Boardinghouse” means a building other than a motel or hotel, and other than a building containing an apartment(s), where, for compensation and by prearrangement for definite periods, meals or lodging are provided to overnight guests.

“Short-Term Rental” means a dwelling unit, managed by the property owner or a property management company, for short-term lodging. A Short-Term Rental shall be limited to four (4) or fewer guestrooms with no more than two (2) adults per bedroom. Meals shall not be provided to guests. For the purposes of this term, a guest is a person who rents a room in a short-term rental establishment for no more than 31 consecutive days.

- **Fairfield, Iowa** (Maharishi University of Management)

"Bed and breakfast inn" means a private single-family residence where lodging and meals are provided for transient guests on a short-term basis, in which the host or hostess resides and in which no more than four guest rooms are available for rent and which, while it may advertise and accept reservations, does not hold itself to the public to be a restaurant, hotel or motel, does not require reservations and serves food only to overnight guests.

"Boardinghouse" means a private single-family dwelling other than a hotel or restaurant where lodging and meals are provided for compensation for guests who are not family members of the owners or occupant.

The establishment of a bed and breakfast inn and boardinghouse is permitted in some residential districts when authorized by the board of adjustment (special exception).

The authorized bed and breakfast inn shall have a maximum of four units available for rent. No guest room (unit) shall be occupied by more than four persons at one time.

The authorized boardinghouse shall have a maximum of six units available for rent. No guest unit shall be occupied by more than two persons at one time.

The maximum length of stay in a bed and breakfast inn shall be limited to no more than seven consecutive nights.

There is no maximum length of stay imposed on either boardinghouses or rooming houses.

- **Decorah, Iowa** (Luther College)

"Bed and breakfast home" means a private residence which provides lodging and meals for guests, in which the host and/or hostess resides, and in which no more than five guest families are lodged at the same time, and which, while it may advertise and accept reservations, does not present itself to the public as a boarding house, rooming house, domiciliary hostel, group home, restaurant, hotel or motel, does not require reservations, and serves food only to overnight guests. Bed and breakfast homes are limited to no more than five guest rooms. Allowed as a home occupation.

"Bed and breakfast inn" means a building having nine or fewer guest rooms, equipped, used, advertised or presented to the public as an inn, hotel, motel, motor inn or place where sleeping accommodations are furnished and food service for the general public is allowed. Allowed in commercial

Boarding Houses are allowed in R-3

- **Grinnell, Iowa** (Grinnell College)

“Boardinghouse” means a building other than a hotel, where for compensation, meals and/or lodging are provided for four (4) or more persons, but not exceeding ten (10) persons. Only allowed in R-3 Multifamily Residential.

- **Mount Pleasant, Iowa** (Iowa Wesleyan University)

Bed and breakfast home: A private residence which provides lodging and meals for guests, in which the host or hostess resides and in which no more than four (4) guest families are lodged at the same time and which, while it may advertise and accept reservations, does not hold itself out to the public to be a restaurant, hotel or motel, does not require reservations and serves food only to overnight guests. Allowed through a home occupation permit.

Bed and breakfast inn: A building having nine (9) or fewer guest rooms, equipped, used, advertised, or presented to the public as an inn, hotel, motel, motor inn, or place where sleeping accommodations are furnished and food service for the general public is allowed. Allowed through a home occupation permit.

Boardinghouse: A building, other than a hotel or motel, where, for compensation, meals or lodging and meals are provided for four (4) or more persons. Allowed in R-3.

- **Mount Vernon, Iowa** (Cornell College)

Bed and Breakfast- A lodging service that provides overnight or short-term accommodations to guests or visitors, usually including provision of breakfast. Conditional Use in ag. and residential districts. Permitted use in High Density Residential and Commercial.

- **Orange City** (Northwestern College)

Bed & Breakfast Inn: A private, owner-occupied housing unit which provides up to four sleeping rooms for rent to the general public. The only meal to be provided to guests is breakfast, and it shall only be served to those taking lodging in the facility. Individual units which are designed to be rented shall contain no cooking facilities. Special exception in R-1. Permitted use in C-1.

BOARDING OR LODGING HOUSE: A building other than a hotel, where for compensation and by arrangement, lodging is provided for three (3) or more persons. Allowed by special exception in R-1 and R-2.

- **Oskaloosa, Iowa** (William Penn University)

Bed and Breakfast. A lodging service that provides overnight or short-term accommodations to guests or visitors, usually including provision of breakfast. Bed and breakfasts are usually located in large residential structures that have been adapted for this use. For the purpose of this definition, bed and breakfasts are always owned and operated by the resident owner or

resident manager of the structure, include no more than eight units, and accommodate each guest or visitor for no more than seven consecutive days during any one-month period. Conditional use in Residential, Permitted use in Commercial.

- **Pella, Iowa** (Central College)

Bed and Breakfast- a lodging service that provides overnight or short-term accommodations to guests or visitors, usually including provision of breakfast. Bed and breakfasts are usually located in large residential structures that have been adapted for this use. For the purpose of this definition, bed and breakfasts are always owned and operated by the resident owner or resident manager of the structure, include no more than three (3) units, and accommodate each guest or visitor for no more than seven (7) consecutive days during any one-month period. Allowed as a permitted use in most zoning districts.

Boarding House – a lodging service that provides long-term accommodations to guest or visitors. Boarding houses are usually located in large residential structures that have been adapted for this use. For the purpose of this definition, boarding houses are always owned and operated by the resident owner or resident manager of the structure, include no more than three (3) units, and accommodate each guest or visitor for a period longer than seven (7) consecutive days during any one-month period. Allowed as a permitted use in A-1 and R-3, but as a special use in the Rural Residential district

- **Sioux Center, Iowa** (Dordt University)

BED & BREAKFAST ESTABLISHMENT: A Private, owner-occupied housing unit which provides up to five (5) sleeping rooms for rent to the general public. Meals shall only be served to those taking lodging in the facility and the owners and employees of the operation. Individual units which are designed to be rented shall contain no cooking facilities. Allowed by Special exception in R-2, Permitted use in R-3.

- **Storm Lake, Iowa** (Buena Vista University)

Bed and Breakfast A lodging service that provides overnight or short-term accommodations to guests or visitors, usually including provision of breakfast. Bed and breakfasts are usually located in large residential structures that have been adapted for this use. For the purpose of this definition, bed and breakfasts are always owned and operated by the resident owner of the structure, include no more than ten units, and accommodate each guest or visitor for no more than 7 consecutive days during any one-month period. Conditional Use in Residential, Permitted in Commercial/ Institutional.

Bed and Breakfasts permitted in the CBD District must provide any sleeping facility only on levels above street level except that units specifically designed and reserved for occupancy by handicapped people may be located on the street level.

Bed and Breakfasts in Residential districts shall be limited to no more than 4 individual units for stay. Garbage/recycling services and storage of materials associated with the bed and breakfast shall be contained within a garage or fully enclosed accessory structure.

Boarding House for Students: A boarding house for students is a residential facility providing housing for students who are enrolled in any public, private or parochial school, vocational schools, college or university together with any necessary support staff.

Boarding House for Students A building other than a motel or hotel where, for compensation and by prearrangement for definite periods of time, a room is used or intended to be used for living or sleeping but not used for cooking or eating purposes.

Boarding House for student's conditional use in residential, permitted use in Institutional

- **Waverly, Iowa** (Wartburg College)

The term "boarding house" shall mean a residential building where, in addition to lodging, meals are furnished to three or more tenants, provided such house does not regularly furnish meals to the public. No building defined pursuant to this chapter as a hotel shall be considered a boarding house. Allowed as a special use in R-2

Also allows for Sororities, fraternities, and lodging houses.



Community Development

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Staff Report

Planning and Zoning Commission

Date of Meeting: November 12, 2019

Agenda Item: 7.A. Consider request from Jon L. Hanson of Snyder & Associates, Inc. for approval of a Preliminary Plat for Quail Meadows Subdivision.

Application Type: Preliminary Plat

Applicant: Jon L. Hanson of Snyder & Associates, Inc.

Zoning: R-3, Mixed Residential

Comprehensive Plan Designation: Mixed Residential

Application Summary: Request for preliminary plat approval of a 53-lot residential subdivision.

AERIAL MAP



APPLICABLE CODE SECTIONS

The following sections of the Code of Ordinances of Indianola, Iowa apply to this request:

170.05 PRELIMINARY PLATTING PROCEDURE.

1. The owner or developer of any tract of land to be subdivided shall cause a preliminary plat to be prepared, a plat of the subdivision containing the information specified herein and shall file twelve (12) copies and an electronic copy with the Clerk.
2. Preliminary plats shall be filed with the Clerk at least fifteen (15) days prior to scheduled Commission meetings. Adjoining property owners shall be notified of preliminary plats by first class mail at least ten (10) days prior to Commission meetings.
3. The Clerk shall immediately transmit three (3) copies of the preliminary plat to the Commission for study and recommendation.
4. The Commission shall examine the plat as to its compliance with this chapter, and the comprehensive plan of the City and shall have thirty (30) days to submit a recommendation to the Council provided that the owner or

developer may agree to an extension of time not to exceed sixty (60) days. A copy of the recommendation shall be forwarded to the owner or developer.

5. The Council, upon receipt of the Commission's recommendation, or after thirty (30) days, or any extension thereof shall have passed, shall by resolution grant approval or reject the preliminary plat. If the preliminary plat is rejected, the Council will advise the owner or developer of any changes which are desired or should have consideration before approval will be given. Upon making such changes, the developer may resubmit the preliminary plat for approval by the Commission and the Council. Approval of the preliminary plat by the Council shall constitute approval to proceed with the preparation of the final plat but shall not be deemed approval of the subdivision.

170.09 PRELIMINARY PLAT REQUIREMENTS. The preliminary plat shall contain the following information:

1. A location map showing:
 - A. The subdivision name.
 - B. An outline of the area to be subdivided.
 - C. The existing streets and public or community utilities, if any, on adjoining property.
 - D. North point and scale.
2. A preliminary plat of the subdivision drawn to the scale of fifty (50) feet to one (1) inch, provided that if the resulting drawing would be over thirty-six (36) inches in its shortest dimension, a scale of one hundred (100) feet to one (1) inch may be used, said preliminary plat to show:
 - A. The legal description, acreage and the name of the proposed subdivision.
 - B. The name and address of the owner.
 - C. The name of the person who prepared the plat, and the date thereof.
 - D. The location of existing lot lines, streets, public utilities, water mains, sewers, drainpipes, culverts, watercourses, bridges, railroads and buildings in the proposed subdivision.
 - E. Contours at vertical intervals of not more than two (2) feet, based upon City datum, except that where the slope of the land exceeds twenty-five percent (25%), five (5) foot intervals shall be sufficient.
 - F. The location and widths, other dimensions and names of the proposed streets, utility easements and other open spaces or reserved areas.
 - G. A statement concerning the location and approximate size or capacity of utilities proposed to be installed.
 - H. Tract boundary lines showing dimensions, bearings, angles, and references to known lines or bench marks.
 - I. The names and addresses of adjacent property owners.
 - J. Proposed building lines.
 - K. Grades of proposed streets.
 - L. A cross-section of the proposed streets showing the roadway location, type and width of surfacing, the type drainage and other improvements to be installed.
 - M. The location of proposed wells and/or water mains and sewage disposal system if a public or community system is used.
 - N. The drainage of the land including proposed storm sewers, ditches, culverts, bridges and other structures.
 - O. North point and graphic scale.
 - P. The location and dimension of sidewalks to be installed.
 - Q. Indicate the current Iowa Department of Natural Resources requirement in a note placed on the plat, if applicable.
 - R. Indicate current flood zones as determined by FEMA with the platted area.

170.11 DESIGN STANDARDS — STREETS.

1. General Considerations that must comply with the current Iowa Statewide Urban Design Standards for Public Improvements ("SUDAS").
 - A. The street and alley layout shall provide access to all lots and parcels of land within the subdivision.
 - B. Street jogs of less than 150 feet shall be avoided.
 - C. Cul-de-sacs shall not exceed 700 feet in length.

- D. New subdivisions shall make provisions for continuation and extension of thoroughfares and collector streets and roads.
- E. No dead-end streets will be permitted except at subdivision boundaries and in no event shall any dead-end street be in excess of 500 feet.
- F. Thoroughfare and collector streets in a subdivision shall extend through to the boundaries thereof, unless a terminal point within the subdivision is shown in the master street plan.
- G. Alleys shall be discouraged in residential areas but shall be provided in commercial and industrial areas unless other suitable public or private access to loading and service areas is provided.
- H. Intersection of road centerlines shall be between 80 degrees and 100 degrees.
- I. Intersection of more than two (2) streets at a point shall not be permitted.
- J. Where parkways or special types of streets are proposed, the Commission may apply special standards for the design of such parkways or streets.
- K. Proposed streets that are extensions of or in alignment with existing streets shall bear the name of the existing street. Names of new streets shall avoid duplication of or similarity to existing names of streets, or public and semi-public buildings and areas.
- L. Streets, avenues, places and courts shall be named in the following manner:

<u>General direction</u>	<u>Long streets</u>	<u>Short streets</u>
North and south	Streets	Courts
East and west	Avenues	Places
Diagonal	Roads	Ways
Curving	Drives	Lanes

- 2. Minimum rights-of-way shall be provided as follows:
 - A. Thoroughfares — 100 feet. In addition, access spacing on thoroughfares is as follows: (i) Intersection spacing - 600' minimum; (ii) Entrance spacing - 300' minimum; (iii) Separation of Entrance from Intersection - 150' minimum. (Ord. 1499 – Aug. 12 Supp.)
 - B. Residential collector streets — 70 feet.
 - C. Commercial collector streets — 80 feet.
 - D. Residential streets — 60 feet.
 - E. Cul-de-sacs — 110 feet in diameter.
 - F. Alleys — 20 feet.
- 3. The minimum width of surfacing to be provided shall be as follows:
 - A. Reserved.
 - B. Reserved.
 - C. Commercial collector streets:
 - (1) Parallel parking — 49 feet.
 - (2) Angle parking — 61 feet.
 - D. Residential street — 25 feet or 31 feet within the discretion of the Council.
 - E. Cul-de-sacs — 85 feet in diameter.
 - F. Alleys — 20 feet.
 - G. Sidewalks — 4 feet.
- 4. Grades. No street grade shall be less than one-half of one percent and shall not exceed the following limits:
 - A. Thoroughfare streets — 4 percent.
 - B. Collector streets — 6 percent.
 - C. Residential streets — 8 percent.

170.12 DESIGN STANDARDS — BLOCKS.

- 1. The length of blocks shall be not less than 240 feet and not more than 1,250 feet in length.
- 2. Blocks shall be of sufficient width to permit two (2) tiers of lots of appropriate depth and in no case shall the width be less than 240 feet, except where a single tier of double frontage lots parallels a limited access highway, a thoroughfare, drainage course, railroad or other barrier, the width shall be not less than 50 feet.
- 3. Crosswalks may be required in blocks over 700 feet long or in areas where curbed streets require excessive out of the way travel. If required, they shall be constructed by the developer. Right-of-way for crosswalks shall not be less than 30 feet, nor more than 45 feet.

170.13 DESIGN STANDARDS — LOTS.

1. All lots shall abut on a street or place. Corner lots which abut on a thoroughfare or collector street shall have a minimum radius of 25 feet at the intersection.
2. Sidelines of lots shall approximate right angles to straight street lines and radial angles to curbed street lines except where a variation will provide better lot layout.
3. Lots with double frontage shall be avoided, except in specific locations where good planning indicates their use. In that event a planting screen shall be provided along the rear of the lot.
4. Corner lots shall not be less than 80 feet in width and interior lots shall not be less than 70 feet in width at the building line.
5. Lot depth shall not exceed 2½ times the width.
6. No lot shall have less area than required by the Zoning Ordinance for the district in which it is located.

170.14 EASEMENTS.

1. Easement not less than 15 feet in width shall be provided along each side of the front yard lot lines of all lots, and in the case of corner lots, the side street yard, and along such other lot liens as may be required by public and private utility companies.
2. Easements of greater width may be required for trunk lines, pressure lines, open drainage courses or high voltage lines and shall be provided as determined by the utility or Council.
3. Utility easements shall convey to the City, its successors and assigns, the perpetual right within the areas shown on the plat and described in the easement, to construct, reconstruct, operate and maintain electric lines consisting of poles, wires, cables, conduits, fixtures, anchors and other similar equipment, including the right to trim or remove trees within such areas where necessary to secure a clearance of 4 feet from the wires or poles, together with the right to extend to any telephone, telegraph, electric or power company, the right to use separately or jointly with the City, the areas included in the easement for the purposes above enumerated.

170.15 PARKS, SCHOOL SITES AND PUBLIC AREAS.

1. In subdividing property, consideration shall be given to suitable sites for schools, parks, playgrounds and other common areas for public use so as to conform to any recommendations of the most current Comprehensive Plan. Any provision for schools, parks and playgrounds should be indicated on the preliminary plan in order that it may be determined when and in what manner such areas will be provided or acquired by an appropriate taxing agency.

170.16 NATURAL DRAINAGE COURSES. Whenever any stream or important surface drainage course is located in an area which is being subdivided, the subdivider shall provide an adequate easement along each side of the stream for the purpose of widening, deepening, sloping, improving or protecting the stream or drainage course.

170.17 EROSION CONTROL (DESIGN STANDARDS). Methods for controlling soil erosion shall be in accordance with current Iowa Department of Natural Resources Standards and requirements of NPDES permit.

170.18 PLANNED DEVELOPMENTS.

1. Purpose. The purpose of this provision is to permit and encourage subdivider's to utilize imaginative and innovative concepts in the design, layout and development of subdivisions.
2. Intent. It is not the intent of this provision to lessen the number, size, extent, or type of improvements required by this chapter, but to permit the reasonable and necessary modification of the requirements in order to allow development of subdivisions which do not utilize a conventional layout for blocks, lots, streets and other features. It is the intent of this provision that any such modification or change in requirements be in harmony with the spirit of this chapter.
3. Procedure. The procedure for the submission and approval of plats for planned developments shall be the same as for other plats as set forth elsewhere in this chapter.

170.19 SANITARY SEWERS. The subdivider shall at the subdivider's expense provide the subdivision with a complete sanitary sewer system including all necessary pumping stations, force mains, pumping equipment and other appurtenances, which shall connect with a sanitary sewer outlet or treatment facility approved by the Council. The

sewers shall extend to the subdivision boundaries as necessary to provide for the extension of the sewers by adjacent property. Where sewers in excess of fifteen (15) inches in diameter are required, the additional cost shall be borne by the City.

170.20 PROHIBITED DISCHARGE. No storm water, surface water, ground water, roof runoff, swimming pool, subsurface drainage, cooling water or unpolluted water shall be discharged into the City sanitary sewer system. Any such discharge into the City sanitary sewer system shall be deemed a public nuisance and a municipal infraction.

170.21 STORM DRAINS.

1. The subdivider shall, at the subdivider's expense, provide the subdivision with adequate drains, ditches, culverts, complete bridges, storm sewers, intakes and manholes to provide the collection and removal of all surface waters. These improvements shall extend to the boundaries of the subdivision so as to provide for extension by adjoining properties. Where oversize storm sewers or drainage structures are required to serve other areas of the watershed, the additional cost shall be borne by the developer.
2. The subdivider shall, at the subdivider's expense, provide the subdivision with a storm sewer system to adequately handle a five (5) year rain storm. The system shall include culverts, ditches, intakes, manholes, or any structure deemed necessary. All such structures shall meet the City of Indianola Standard Specifications. In addition, the subdivider shall, at the subdivider's expense, provide the subdivision with overland drainage courses and easements to adequately handle storm water in excess of a five (5) year rain storm and up to a 100-year rain storm. For any subdivision containing new streets, the system shall be designed by a licensed engineer registered to practice in the State of Iowa.
 - A. Each lot shall be provided with minimum six (6) inch diameter storm sewer service line that is a minimum of four (4) feet below ground level, stubbed to the property line, unless the Director of Community Development determines that sump lines can be taken to an existing overland drainage area. The sump pump line shall be a minimum of one and a half (1½) inches in diameter.
 - B. The storm sewer system line shall be made of reinforced concrete pipe or polyvinyl chloride (PVC) pipe. The sump pump lines shall be made of PVC, PVC Truss, or PVC corrugated pipe. All structures shall be built in accordance with City of Indianola Standard Construction Specifications for Subdivisions.
 - C. The storm sewer system shall be large enough to provide for anticipated extension of use to serve additional areas, as set out in Indianola Comprehensive Plan.
 - D. Storm sewer service lines shall be connected to the City storm sewer system at intakes, manholes, or directly into the City storm sewer pipe. Tapping storm sewer service lines into the City storm sewers shall be by using approved methods.

Should it not be possible to install a storm sewer service, as described above, alternate plans may be submitted for review by the City's consulting engineer and City staff.

170.22 WATER. The subdivider shall at the subdivider's expense provide the subdivision with a complete water main supply system including hydrants, valves and other appurtenances which shall be extended into and through the subdivision to the boundary lines, and which shall provide a water connection for each lot and shall be connected to the City water system. Fire hydrants shall be uniform throughout the subdivision and shall meet the standards and design approved by the Utilities Board of Trustees. Where water mains in excess of eight (8) inches are required, the additional cost shall be borne by the City if the area is zoned R-2 or R-3. If at the time the main is to be installed the area in question is zoned R-4, any commercial or any industrial classification, the subdivider may be required to put in a water main in excess of eight (8) inches at the subdivider's own expense. Whether the City shall pay a portion of the additional cost shall be discretionary with the Board of Trustees. Water mains shall extend to the boundaries of the subdivision so as to provide for extension by adjoining properties.

170.23 SIDEWALKS. The subdivider, developer or owner of the lot shall at their expense provide a four-foot wide concrete sidewalk along each lot frontage prior to the occupancy of the structure on the lot except as otherwise provided herein. In commercial or industrial areas where it can be demonstrated that there will be limited or no need for sidewalks, the Council may waive or modify the requirement for the installation of sidewalks after review and report from the Commission. The Council may waive the sidewalk requirement on cul-de-sacs. Any such waiver shall not be acted upon until the Council has received the recommendation of the Commission.

170.24 MARKERS. The subdivider shall at the subdivider's expense place an iron rod not less than one-half inch in diameter and twenty-four (24) inches in length as follows:

1. Set in concrete three (3) feet deep at the intersection of all lines forming angles in the boundary of the subdivision, and at all street intersections.
2. At lot corners and changes in direction of block and lot boundaries.

170.25 GRADING. The subdivider shall at the subdivider's expense bring all streets and alleys with the platted area which are being dedicated for public use to the grade approved by the Council.

170.26 CURB AND GUTTER. The subdivider shall at the subdivider's expense install curb and gutter on all streets in the plat being dedicated for public use. Curb and gutter shall be constructed of Portland cement concrete in accordance with designs and specifications and at grades approved by the Council.

170.27 EROSION CONTROL (REQUIRED IMPROVEMENTS). The subdivider shall be responsible for controlling soil erosion and surface water runoff within the subdivision during its construction and development and shall provide erosion and runoff control measures as work progresses on site grading, the installation of sewers or other improvements or phases of work. Insofar as practical, erosion control measures shall be undertaken prior to any other development within the subdivision which will contribute to runoff or erosion.

170.28 SURFACING. The subdivider shall at the subdivider's expense surface all streets being dedicated for public use from curb to curb. Surfacing shall consist of not less than six (6) inches of Portland cement concrete over a prepared subgrade and shall be constructed in accordance with designs and specifications and at grades approved by the Council. Where a surface width in excess of thirty-one (31) feet is required, the cost of the additional surface width, which shall be assumed to be the center portion of the roadway surface, shall be paid by the City. On collector and thoroughfare streets where a higher standard than is herein required or a thickness of greater than eight (8) inches is deemed necessary by the Council, the additional cost shall be borne by the City. Where unimproved street right-of-way exists the owner or developer at the owner's or developer's own expense shall improve such right-of-way as required by this section for the entire width of the lot or lots (or for the entire width and the length of the lot or lots in the case of lot or lots bordered by more than one street) prior to or contemporaneous with the development of the lot or lots. The owner or developer shall also improve all other portions of unimproved street right of way serving such areas.

170.29 SPECIFICATIONS. The type of construction, the materials, the methods, the standards of subdivision improvements and the maintenance bonds shall be in accordance with the specifications found in a bound volume which is entitled Iowa Statewide Urban Design and Specification for Public Improvements which is on file in the Clerk's office. The Council may from time to time amend by resolution the standard construction specifications for subdivisions found in the volume. The Clerk shall keep a record of all amendments made to the specifications. Plans and specifications for subdivisions shall be submitted to the Community Development for approval prior to construction, and construction shall not be started until the plans and specifications have been approved.

170.30 APPROVAL OF PLANS AND SPECIFICATIONS. The approval of plans and specifications relative to improvements required by this chapter shall be effective for a period of two (2) years after the approval. If the required improvements are not in place and accepted by the City within the times specified, the approval shall lapse, and construction shall not be started and construction under way shall cease until resubmitted plans and specifications have been approved. The City shall have the right, at the time of the new request for approval, to require the subdivider to use the type of construction, the materials, the methods and standard of subdivision improvements equal to the specifications of the City for like work which are in effect at that time. The City may also require that the subdivider comply with any amended ordinance or ordinances relative to improvements under this chapter or any successor chapter relative to subdivision improvements which have been adopted between the time of initial approval and the renewed approval as herein required. The reapproval as required by this section specifically applies only to the plans and specifications relative to subdivision improvements and has no application as to lot sizes, setbacks, lot boundaries, street location or other platting requirements which shall be final on Council approval unless changed by some other method permitted by law.

170.31 INSPECTION. The subdivider or developer shall cause the installation of all improvements to be inspected to ensure compliance with the requirements of this chapter. The cost of the inspection shall be borne by the subdivider or developer. All inspection reports and certificates of compliance shall be filed with the Clerk before any improvements are accepted by the Council. Before accepting any portion of paving, storm water improvement or sanitary sewer system and maintenance thereof which has been constructed under the provisions of Sections 170.19 and Section 170.29 above, the Council reserves the right to have all mains within the sewer system to be dedicated, televised in order to determine whether they have been properly constructed. The televising shall be at the expense of the subdivider or party making the dedication.

170.32 ACCEPTANCE. All of the improvements required in this chapter under Sections 170.19 through 170.28 shall, upon their completion, inspection, approval and acceptance by the City of Indianola, become the property of the City.

170.33 ELECTRIC SERVICE. The City, by and through Indianola Municipal Utilities, shall extend electric service to the subdivision and shall make electric service available to each lot in the subdivision that is within Indianola Municipal Utilities' assigned area of service pursuant to Iowa Code Chapter 476. The City, by and through Indianola Municipal Utilities, shall install street lighting that is within Indianola Municipal Utilities' assigned area of service pursuant to Iowa Code Chapter 476 to current Indianola Municipal Utilities' standards and specifications. In residential subdivisions, all electric lines, including individual house service lines installed by the owner or developer, shall be placed underground.

170.34 CHARGE FOR INSTALLATION OF ELECTRICAL SERVICE. The City, by and through Indianola Municipal Utilities, reserves the right to make a reasonable charge to be paid by the developer, builder or owner for any service extended as provided by Section 170.33 above. Said charges may be changed from time to time, but shall be in accordance with a schedule of charges set by the Indianola Municipal Utilities Board of Trustees

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

170.38 ENFORCEMENT. In addition to other remedies and penalties prescribed by law, the provisions of this chapter shall not be violated subject to the following:

1. No plat of survey, plat or subdivision in the City or within two (2) miles thereof shall be recorded or filed with the County Auditor or County Recorder, nor shall any plat or subdivision have any validity until it complies with the provisions of this chapter and has been approved by the Council as prescribed herein.
2. No more than two (2) building permits for principal structures issued for each separate tract existing at the effective date of this chapter unless the tract shall have been platted in accordance with the provisions contained herein except planned multiple-family, commercial or industrial complexes under a common ownership and constructed in accordance with an overall site development plan.
3. No public improvements over which the Council has control shall be made with City funds, nor shall any City funds be expended for street maintenance, street improvements, or other services in any area that has been subdivided after the adoption of the regulations in this chapter unless such subdivision and streets have been approved in accordance with the provisions of this chapter and the street accepted by the Council as a public street.
4. Any persons who shall dispose of or offer for sale or lease any lots in the City, addition thereto, or within one mile thereof until the plat shall have been approved, acknowledged and recorded as provided by this chapter and Chapter 354, Code of Iowa, shall forfeit and pay fifty dollars (\$50.00) for each lot or part thereof sold, disposed of, leased, or offered for sale.
5. No occupancy compliance certificate required by the Zoning Ordinance shall be issued until and unless all improvements required by this chapter have been made in accordance with the City's plans and specifications and accepted by the Council or as may otherwise be provided for elsewhere in this chapter.

ANALYSIS

The preliminary plat submitted shows the 53 residential lots and an outlot that will contain a detention basin for this development. At its meeting on April 20, 2015, the Indianola City Council approved the preliminary plat of Summercrest Hills 5, which included the subject land. Section 170.06.1 states that a final plat shall be submitted within six (6) months of the approval of the preliminary plat, or such approval shall expire, and the preliminary plat shall be resubmitted for approval prior to the preparation of a final plat.

This development provides a density of about 1.85 units per acre. 8th Street, which is currently stubbed in on the north side of the existing Quail Meadows 2nd Addition, will be extended through this development. This development proposes to add 7th Street as well, which will be stubbed on both the north and south ends, awaiting a future connection between Hillcrest to the south, and a future extension of Willowcrest Avenue to the north. Currently, there is not sanitary sewer capacity to serve this area, however, the City is in the process of relocating a lift station that is currently located to the south of this area to the north side of this area which will service not only this development, but the remaining portions of the Summercrest Hills development. This project is scheduled to be designed this fall, bid out next spring, and completed by the fall of 2020. This development also provides a connection to the Summerset Trail on the east side by providing access between Lots 26 and 27 and connecting to the trail through an existing access to lift station that will be relocated.

Staff has reviewed the plat as to its conformance to the regulations listed herein. Fox Engineering has also provided professional assistance to the Commission, and those comments are attached. One of the issues noted include Lots 1-11, 18-21, 27, 35 and 36 do not meet the maximum depth to width ration of 2.5 to 1. In response, the applicant has requested a variance, per Section 170.37 to this requirement. The applicant has also requested two (2) additional variances to the 30' buffer park requirements. The first to not require a berm in the landscape buffer due to the drainage of the lots and the second to allow existing, mature trees that will remain to be credited in to the number of required trees in the buffer park.

Letters were mailed to property owners within 200 feet of this property on November 1, 2019.

ALTERNATIVES

The City of Indianola Planning and Zoning Commission may consider the following alternatives:

- 1) The City of Indianola Planning and Zoning Commission recommends the preliminary plat be approved, as submitted.
- 2) The City of Indianola Planning and Zoning Commission recommends the preliminary plat be approved, with conditions.
- 3) The City of Indianola Planning and Zoning Commission recommends the preliminary plat be denied.
- 4) The City of Indianola Planning and Zoning Commission remands preliminary plat, back to the applicant and/or staff for further review and/or modifications and directs staff to place this item on a future Planning and Zoning agenda.

RECOMMENDATION

Staff recommends that the City of Indianola Planning and Zoning Commission move alternative 2, recommending the preliminary plat be approved, with the following conditions:

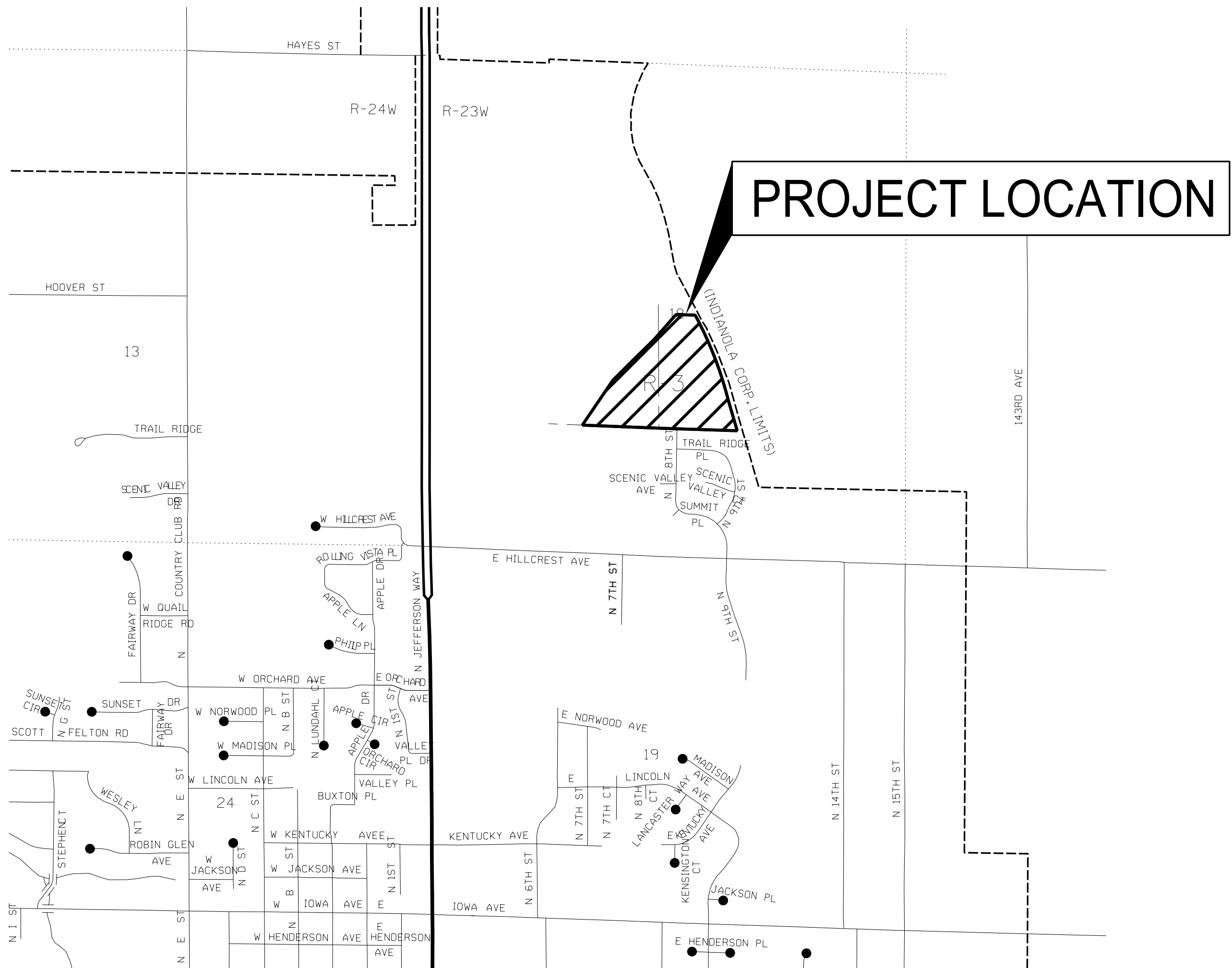
1. A variance to the maximum depth to width ratio, listed in Section 170.13.5, be approved for Lots 1-11, 18-21, 27, 35 and 36.
2. A variance to the 36" berming requirement of Section 170.43 be approved.

3. A variance to allow credit for existing trees, as determined by staff, be approved towards the buffer plant material requirements of Section 170.43.
4. Remaining items listed on the review of the preliminary plat by Fox Engineering be satisfied upon submittal of the public improvement plans.

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Snyder
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QUAIL MEADOWS 3 & 4

PRELIMINARY PLAT-2019



PROJECT LOCATION

PLAT DESCRIPTION

A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 76 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF INDIANOLA, WARREN COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH 87° 41' 06" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 831.57 FEET; THENCE NORTH 34° 12' 57" EAST, 588.56 FEET; THENCE NORTH 45° 06' 07" EAST, 276.41 FEET; THENCE NORTH 45° 38' 10" EAST, 350.56 FEET; THENCE NORTH 41° 14' 19" EAST, 364.23 FEET; THENCE SOUTH 87° 52' 55" EAST, 207.65 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS RADIUS IS FEET, WHOSE ARC LENGTH IS 982.32 FEET AND WHOSE CHORD BEARS SOUTH 21° 19' 29" EAST, 979.85 FEET; THENCE SOUTH 16° 13' 54" EAST, 355.81 FEET TO THE NORTHEAST CORNER OF QUAIL MEADOWS PLAT 2, AN OFFICIAL PLAT; THENCE NORTH 88° 08' 07" WEST ALONG THE NORTH LINE OF SAID QUAIL MEADOWS PLAT 2, A DISTANCE OF 850.31 FEET TO THE POINT OF BEGINNING AND CONTAINING 28.64 ACRES (1,247,718 S.F.).

SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

OWNER

KATHLEEN C PICKEN
C/O STEVEN PIFFER
8954 125TH AVE
INDIANOLA IA 50125

ZONING

R-3 MIXED RESIDENTIAL

DEVELOPER

STEGER CONSTRUCTION INC.
PHIL STEGER
1425 WARRIOR RUN DR
NORWALK, IA 50211
PH: (515) 988-6027

ENGINEER/SURVEYOR

SNYDER & ASSOCIATES, INC.
CONSULTING ENGINEERS & PLANNERS
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
(515) 964-2020

BULK REGULATIONS

R-3 MIXED RESIDENTIAL

MINIMUM LOT AREA = 7,200 SF

MINIMUM LOT WIDTH = 60'

FRONT YARD SETBACK = 25'

REAR YARD SETBACK = 30'

SIDE YARD SETBACK

ONE AND TWO-FAMILY = 8'

MULTI-FAMILY, 3-12 UNITS = 10'

MULTI-FAMILY, OVER 12 UNITS = 15'

SIDE STREET CORNER LOT = 20'

MAXIMUM HEIGHT = 4 STORIES OR 50'

NOTES

1. PROPER SOIL EROSION TECHNIQUES WILL BE COMPLETED DURING CONSTRUCTION.
2. A 30' LANDSCAPE BUFFER IS REQUIRED BETWEEN RESIDENTIAL AND COMMERCIAL ZONING DISTRICTS.
3. OUTLOT "XX" SHALL BE USED FOR REGIONAL STORM WATER MANAGEMENT.
4. PUBLIC IMPROVEMENTS TO BE INSTALLED TO SUDAS STANDARDS AND CITY OF INDIANOLA SUPPLEMENTAL SPECIFICATIONS.
5. DEVELOPER RESPONSIBLE TO INSTALL STREETLIGHTS IN THE PLAT.

BENCHMARKS

BM1 ARROW ON CLOW HYDRANT AT WEST END SCENICVIEW DRIVE (PLAT LINE) ELEV.=953.51

BM2 ARROW ON CLOW HYDRANT AT SE CORNER EAST TRAIL RIDGE AND N 8TH STREET ELEV.=940.03

BM3 BURY BOLT ON WATROUS HYDRANT AT SW CORNER EAST HILLSIDE AND N 7TH STREET ELEV.=960.50

LEGEND

Survey

Section Corner
1/2" Rebar, Cap # 19515
(Unless Otherwise Noted)
ROW Marker
ROW Rail
Control Point
Bench Mark
Platted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Minimum Protection Elevation
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line

Found

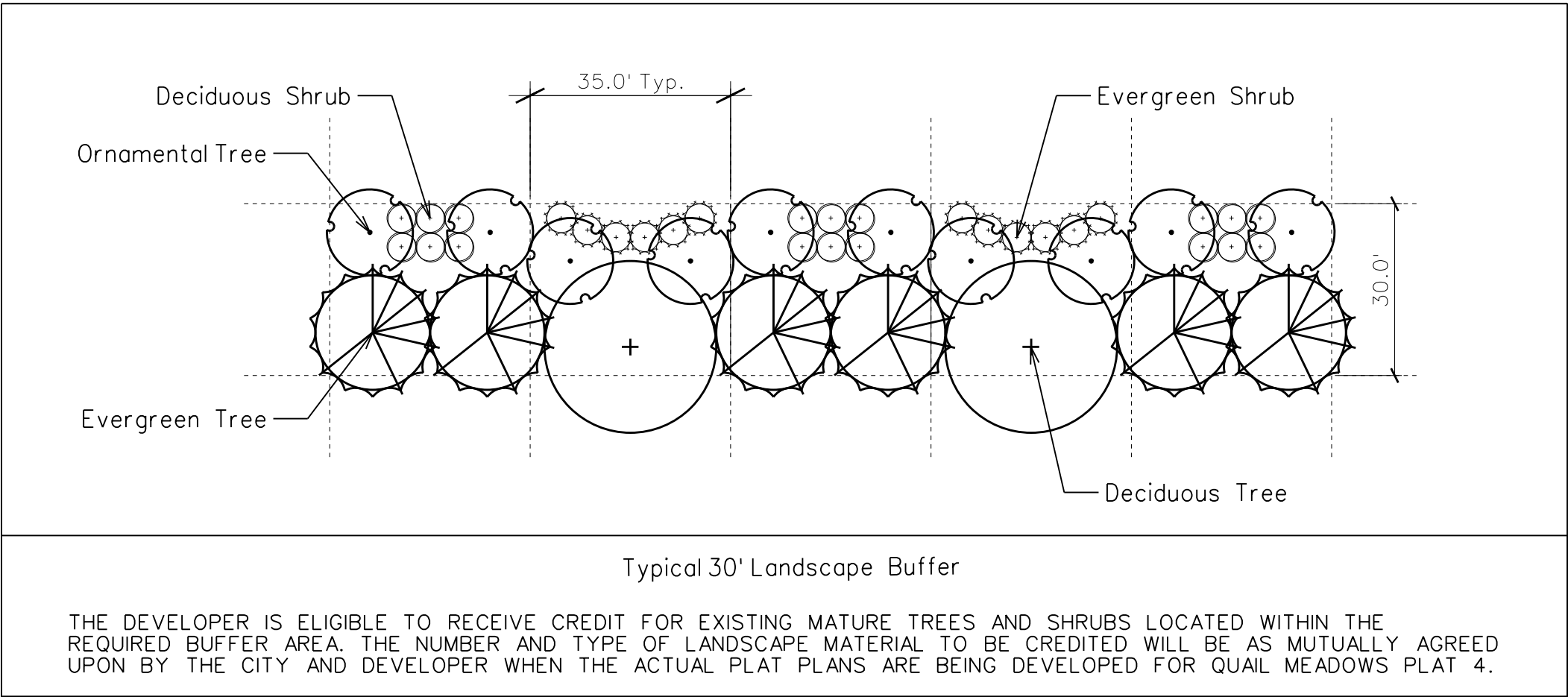
Section Corner
1/2" Rebar, Cap # 19515
(Unless Otherwise Noted)
ROW Marker
ROW Rail
Control Point
Bench Mark
Platted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Minimum Protection Elevation
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line

Set

Section Corner
1/2" Rebar, Cap # 19515
(Unless Otherwise Noted)
ROW Marker
ROW Rail
Control Point
Bench Mark
Platted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Minimum Protection Elevation
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line

CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C1	14° 05' 38" RT	3,993.45'	982.32'	493.65'	S 21° 19' 29" E 979.85'
C2	40° 37' 51" RT	450.00'	319.11'	166.60'	N 17° 11' 31" E 312.47'
C3	52° 26' 40" LT	300.00'	274.60'	147.76'	N 26° 16' 14" W 265.11'
C4	31° 55' 34" RT	425.00'	236.82'	121.57'	N 36° 31' 47" W 233.76'



Typical 30' Landscape Buffer

THE DEVELOPER IS ELIGIBLE TO RECEIVE CREDIT FOR EXISTING MATURE TREES AND SHRUBS LOCATED WITHIN THE REQUIRED BUFFER AREA. THE NUMBER AND TYPE OF LANDSCAPE MATERIAL TO BE CREDITED WILL BE AS MUTUALLY AGREED UPON BY THE CITY AND DEVELOPER WHEN THE ACTUAL PLAT PLANS ARE BEING DEVELOPED FOR QUAIL MEADOWS PLAT 4.



I hereby certify that this engineering document was prepared 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.

Jon L. Hanson, P.E. Date
License Number 15562
My License Renewal Date is December 31, 2020
Pages or sheets covered by this seal:
Sheet 1-5

QUAIL MEADOWS 3 & 4

PRELIMINARY PLAT-2019

SNYDER & ASSOCIATES, INC.

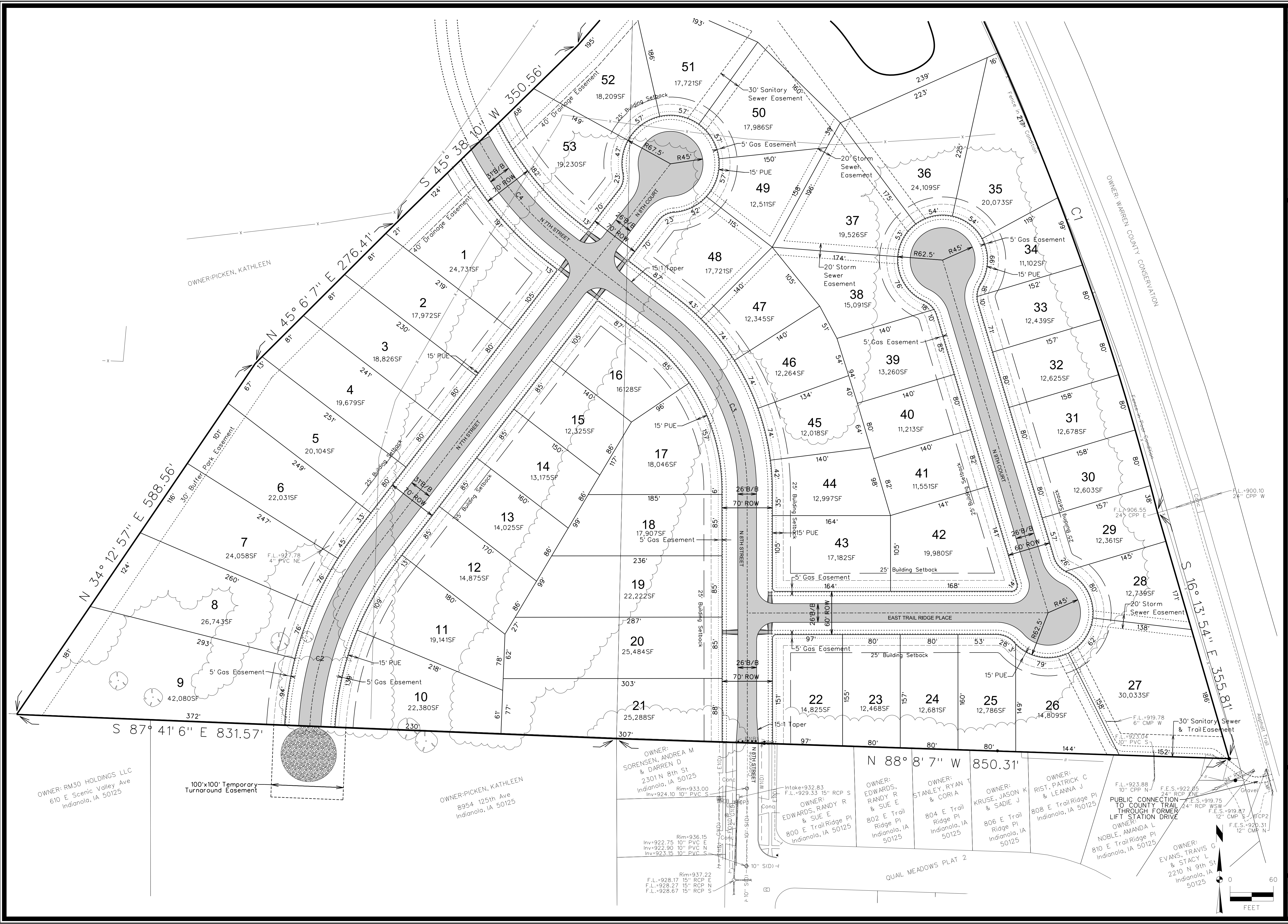
INDIANOLA, IA

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

Project No: 1190740

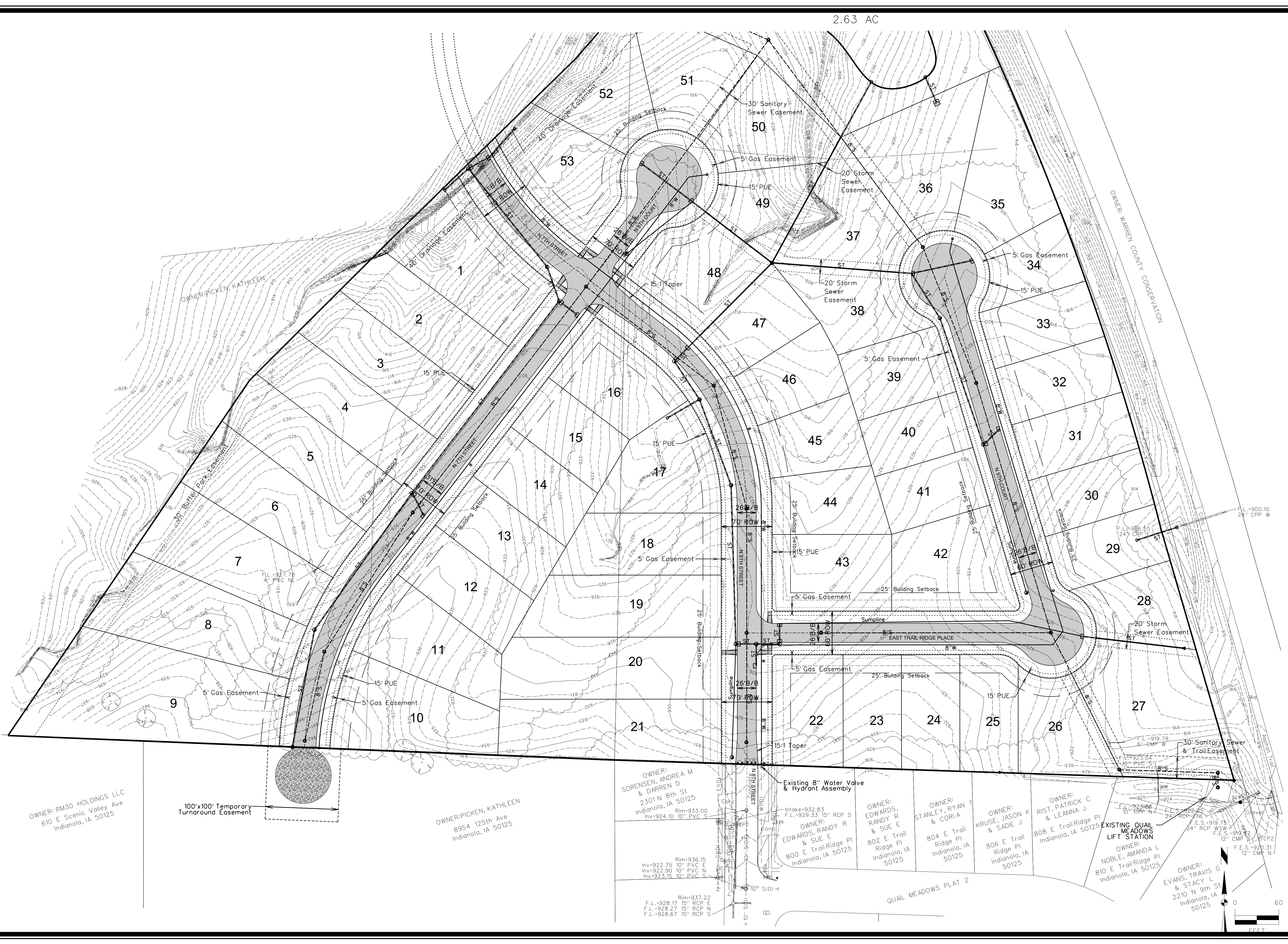
Sheet 1 of 5

Sheet 1 of 5



 SNYDER & ASSOCIATES QUAIL MEADOWS 3 & 4 PRELIMINARY PLAT-2019 INDIANOLA, IA									
SNYDER & ASSOCIATES, INC.									
2727 S.W. SNYDER BLVD. ANKENY, IOWA 50023 515-964-2020 www.snyder-associates.com									
Project No:		1190740							
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QUAIL MEADOWS 3 & 4

PRELIMINARY PLAT-2019

SNYDER & ASSOCIATES, INC.



SNYDER & ASSOCIATES

Project No: 1190740

Sheet 4 of 5

INDIANOLA, IA

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

MARK	REVISION	DATE	BY
2	REVISED PER CITY COMMENTS	10/23/19	LJM
1	REVISED PER CITY COMMENTS	10/15/19	LJM

Engineer:	ALR	Checked By:	JLH	Scale:	1"=60'
Technician:	LJM	Date:	09/24/19	Field Bk:	

Project No: 1190740

Sheet 4 of 5

10/23/2019 10:50:40 AM
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QUAIL MEADOWS 3 & 4

PRELIMINARY PLAT-2019



Project No: 1190740
Sheet 5 of 5

INDIANOLA, IA

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD.
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515-964-2020 | www.snyder-associates.com

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MARK	REVISION	DATE	BY
Engineer: ALR	Checked By: JLH	Scale: 1"=60'	
Technician: LJM	Date: 09/24/19	Field Bk:	Pg:
Project No:	1190740	Sheet	5 of 5

Oct. 15, 2019

Honorable Mayor and Members of the City Council and Planning and Zoning Commission
City of Indianola
110 N. First Street
Indianola, Iowa 50125-0299

RE: VARIANCE REQUEST TO SUBDIVISION REGULATIONS
QUAIL MEADOWS PLATS 3&4
S&A Project No. 119.0740

Dear Honorable Mayor and Members of the City Council and Planning and Zoning Commission:

On behalf of Steger Construction Inc., as Applicant, we respectfully request a variance to 2 zoning code sections based on specific and unique aspects of the property.

1. *170.13.5. Lot depth shall not exceed 2.5 times the width.* We requests a variance to this requirement for Lots 1-11, 18-21, 27, 35 and 36. Based on the current location of 7th St. N to the south related to the westerly property line and given that the westerly property line follows along the center of a significant drainage way, these lots exceed this requirement. To meet the requirement, these lots would need to be shortened and create an unusable remnant parcel of land or North 7th St. could be shifted west causing it to be misaligned with North 7th St. to the south and causing a future hardship to the development of the adjacent property to the south. For these reasons we request the variance to this regulation.
2. *170.43. 30' wide buffer requirements.* The 30' wide buffer is required to include a 36" tall berm along its length provided that it does not impede natural drainage. The westerly boundary of this property is required to have this 30' buffer but is also a significant drainage way with mature tree canopy. To install a berm along this drainage way would impede natural drainage and since it is a naturally low area, would not provide functional screening to the adjacent property. For these reasons, we request a variance to the requirement to install berming as part of the buffer..
3. *170.43. 30' wide buffer requirements.* The 30' wide buffer regulation requires a prescribed number and type of trees and shrubs to be installed along its length. The length of the required buffer on this project is currently a drainage way with mature tree canopy. The developer wishes to preserve as much of this tree canopy as possible as it provides a substantial and established buffer in itself. We request that credit for existing trees and landscaping be given toward the buffer plant material requirement. The determination of the eligible trees would be done by a review of the site by City staff and the developer when the construction plans for the buffer are being created. As many of

these lots impacted by this buffer requirement exceed 150' in depth, we also request that existing trees beyond 150', as measured from the front lot line, be eligible to be counted toward the buffer landscaping requirement.

We look forward to your thoughtful consideration and approval of these variance requests. If you have any questions or comments, please contact me at your convenience. Thank you.

Sincerely,

SNYDER & ASSOCIATES, INC.



Jon L. Hanson, P.E.

Cc: Phil Steger, Steger Construction, Inc.
file

October 28, 2019

Att: Jon Hanson, P.E.

Snyder & Associates, Inc.
2727 SW Snyder Blvd
Ankeny, IA 50023

Quail Meadows – Preliminary Plat

FOX Ref No: 8691-19B.210

FOX Engineering has completed the second review for the Quail Meadows Subdivision Preliminary Plat dated October 23, 2019. Please address the following comments:

1. Please label the adjacent land zoning.
2. 170.09, Please provide the following information on the Preliminary Plat:
 - a. Please resubmit the preliminary plat with a scale of fifty (50) feet to one (1) inch to make it more readable. It is difficult to see all contours and site details with enough clarity to review/read the proposed plat with the current scale.
3. 170.11, 170.12, 170.13, 170.14 - FOX Engineering has reviewed the proposed Streets, Blocks, Lots & Easements within this development in relation to the Comprehensive Plan:
 - a. Please provide street cross sections for proposed streets as per 170.09, 2, L. Please show subgrade prep as per SUDAS. In addition, please clarify the longitudinal jointing of the roadway on the typical cross section. Joints shall match existing if connecting to an existing roadway.
 - b. There is concern regarding the extension of N 7th Street to the west and the grade at the end of the roadway. This roadway appears to end at steep gradient, which could be an erosion issue. The grading plan will help resolve this issue.
4. 170.21, FOX Engineering has reviewed the proposed storm sewer within this development in relation to the Comprehensive Plan and have no further comments. Further review of the storm sewer and storm water management plan shall be forthcoming after review of the construction drawings.
5. 170.25, FOX Engineering has reviewed the proposed grading within this development:
 - a. Please show proposed contours on Sheet 2. Further comments me be forthcoming after review of the proposed grading for the subdivision.
6. 170.19, FOX Engineering has reviewed the proposed sanitary sewer within this development in relation to the Comprehensive Plan:
 - a. Please clarify the grade of the existing sanitary sewers adjacent to the connection. If this will be provided as part of the CD submittal, please provide a statement concerning the location and approximate size or capacity of utilities proposed to be installed as per 170.09, 2, G of the Code.
7. 170.22, FOX Engineering has reviewed the proposed water main within this development in relation to the Comprehensive Plan:
 - a. Please show hydrant coverage radii.
 - b. Please dimension distance from back of curb to water main.

-
8. 170.15, 170.16, FOX Engineering has reviewed the proposed Parks & Public Areas, Natural Drainage Courses, within this development in relation to the Comprehensive Plan:
- a. The Comprehensive Plan shows no future parklands within this development. No parkland is being proposed for this development.
 - b. Per the Snyder resubmittal letter dated October 22, 2019, it is anticipated that the drainageway items (easement size, ability to maintain and make improvements, and any stabilization) will be addressed as part of the detailed construction drawings.

Please provide a letter addressing all comments on this comment letter and/or state what was modified on the site plan to address said comments.

PLANNING & ZONING: November 12, 2019 at 6:00 at the Indianola City Hall

COUNCIL MEETING: November 18, 2019 at 6:00 at the Indianola City Hall

If you have any questions or concerns, please contact John Gade or Mitch Holtz at (515) 233-0000. The City reserves the right to modify or add to these comments.

FOX ENGINEERING ASSOCIATES, INC.

Mitch Holtz

Mitch Holtz, P.E.

Copy to: Charlie Dissel, City of Indianola



Into Brewing LLC
515.442.2739
info@intobrewing.com

9 September 2019
Indianola City Council
110 North 1st Street
Indianola, IA 50125

Mayor Shaw and members of Indianola City Council:

By this correspondence, Into Brewing LLC formally requests an amendment to the current zoning ordinance C-3 General Retail and Office.

We are a start-up entering the brewing industry. We currently rent space in the lower floor of The Zoo Bar, located at 102 W Ashland Ave, which is a short-term plan. We manufacture and distribute beer to local businesses in Indianola, and soon to surrounding communities, like Milo, Norwalk, Carlisle, and Orilla. Our long-term plan is the same as with any other business: growth. We have plans to build or purchase a commercial property. The shell of our plan is to have a tap room and brewery in a place that brings the community together and brings citizens from other towns to our community. Our concern is, if the current zoning ordinance C-3 General Retail and Office remains unchanged, we will be required to modify our strategic plan, at a time that we could not support. We feel this would be a lost opportunity for this town.

The Iowa Alcohol Beverages Division (ABD) grants licensing in accordance with Iowa Code Chapter 123. In our current situation, Iowa ABD cannot issue the license for the sole purpose of manufacturing beer due to item five of the Special Requirements for Limited Manufacturing of Indianola's Code of Ordinances, page 1039. The process for obtaining a license from Iowa ABD is detailed, requiring Into Brewing LLC and The Zoo Bar to submit detailed floor plans for review, with the main purpose of establishing boundaries within the structure since we share a common entry and exit, and no structural boundaries separating the two businesses. Our short-term plan is to move into our own space, and if item five of the special requirements remains unchanged, we will need to make modifications to The Zoo Bar so we are in compliance with the requirements of a class B license, this assumes the current landlord agrees to the modifications.

The current zoning ordinance, C-3 General Retail and Office does not clearly identify breweries. We agree our business falls under item 24 of the Permitted Principal Uses and Structures on page 1037: Limited manufacturing and processing subject to the special requirements listed below. We meet the following special requirements of C-3 General Retail and Office for Limited manufacturing:

1. All manufacturing and processing uses shall be wholly contained within a building with no exterior storage and shall not create offensive noise, odor, vibration or electrical interference.
2. The total number of employees shall be limited to thirty-five (35).
4. Maximum allowable floor space shall be 10,000 square feet.



Item three of the special requirements does not clearly identify brewery, but due to its vagueness, "... similar products in size and character . . ." (Code of Ordinances, p1039), we likely fit in this characterization.

3. Products to be manufactured or processed shall be cameras and other photographic equipment, counter top appliances, electronic devices, pharmaceuticals, radios, novelties, toys and similar products in size and character.

Now, to our main point of discussion: Item five of the special requirements. Because we rent space from The Zoo Bar, and we sell and distribute to other businesses, according to the Iowa ABD the phrase "must be sold retail on the same site" infringes on our rights as business owners to sell our products in our market to customers of our choosing. This statement requires us to always sell to The Zoo Bar, which could be perceived as favoritism, and could diminish our brand with our customers, potential customers, and have a negative impact on our ability to compete. This can create conflict between the landlord and tenant if it is determined our product is not suitable for their business and their market.

Issue: 5. Products manufactured and/or processed must be sold retail on the same site. The minimum retail area shall be 10% of the total floor area.

Our recommendation is to add the following to the special requirements, but to maintain the intent behind the C-3 zoning ordinance, and to keep it distinct from the C-2 zoning ordinance.

5. Products manufactured and/ or processed must be sold retail on the same site. The minimum retail area shall be 10% of the total floor area. Exception: "When there exists multiple businesses within the same structure with a common entrance and exit, and one business has a retail presence, the limited manufacturing entity is not subjected to this requirement, but must continue to operate within the constraints of the previously listed special requirements for limited manufacturing."

With the brewery industry growing rapidly and in popularity, and with 100 breweries in Iowa alone, people will continue to travel and visit such locations. While we currently don't have a tap room, that is in our long-term plan and people still travel to see what we have to offer. If this request is granted, we will continue to bring value to those who live here and will continue to attract people to our community.

We appreciate your consideration in this matter, and we are available if you have further questions or concerns.

Respectfully,

Joshua Runyan
Into Brewing LLC
515.537.3984

Trevor Vaughn
Into Brewing LLC
515.333.8489



Community Development

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

Staff Report

Planning and Zoning Commission

Date of Meeting: November 12, 2019

Agenda Item: 7.B. Consider zoning regulation amendment to Chapter 165, regarding breweries.

Application Type: Zoning Regulation Amendment

Applicant: Into Brewing LLC

Application Summary: At its October 7 meeting, the Indianola City Council directed staff and the Planning and Zoning Commission to explore the possibility of amending the regulations regarding limited manufacturing and processing in the C-3 General Retail and Office Districts as it pertains to breweries. This request was made to Council by Into Brewing LLC.

APPLICABLE CODE SECTIONS

The following sections of the Code of Ordinances of Indianola, Iowa apply to this request:

1.07 AMENDMENTS. All ordinances which amend, repeal or in any manner affect this Code of Ordinances shall include proper reference to chapter, section, subsection or paragraph to maintain an orderly codification of ordinances of the City.

165.38 CHANGES AND AMENDMENTS. The regulations and restrictions imposed in the districts, and the boundaries of the districts created by this chapter may be amended from time to time by the Council, but no such amendment shall be made without public hearing before the Council and after a report has been made upon the amendment by the Commission. Not less than seven nor more than 20 days' notice of the time and place of such hearing shall be published in a newspaper having general circulation in the City. The Commission shall not make any recommendation to the Council on an amendment to the zoning district boundaries until a sign 18 inches by 24 inches indicating the amendment requested has been prepared and posted by the City in a visible location on the premises for a period of 10 days. Notice of the Commission meeting shall be mailed by first class mail 10 days prior to the meeting to all property owners within 200 feet of a proposed amendment to the zoning district boundaries. In case the Commission does not approve the amendment or, in the case of a protest filed with the Council against an amendment to district boundaries signed by the owners of 20 percent or more either of the area of the lots included in such proposed amendment or of those immediately adjacent thereto and within 200 feet of the boundaries thereof, such amendment shall not be passed except by the favorable vote of three-fourths of all the members of the Council.

ANALYSIS

Attached to this staff report is the letter that was presented to the City Council from Into Brewing LLC requesting a change be made to the current zoning. As the letter points out, the City's current zoning ordinance does not have a definition or use for breweries, and staff is currently classifying the use of a brewery as 'Limited Manufacturing and Processing' subject to the following conditions:

1. All manufacturing and processing uses shall be wholly contained within a building with no exterior storage and shall not create offensive noise, odor, vibration or electrical interference.
2. The total number of employees shall be limited to thirty-five (35).
3. Products to be manufactured or processed shall be cameras and other photographic equipment, counter top appliances, electronic devices, pharmaceuticals, radios, novelties, toys and similar products in size and character.
4. Maximum allowable floor space shall be 10,000 square feet.
5. Products manufactured and/or processed must be sold retail on the same site. The minimum retail area shall be 10% of the total floor area.

As Into Brewing LLC points out, staff determined the use of a brewery to fall in a use of "similar products in size and character". The letter goes on to describe a conflict with how the Iowa Alcoholic Beverages Division has issues with the requirement of number 5. While the applicant proposes a good alternative, staff is of the opinion that because of the rising popularity of microbreweries across the country, that the City add a definition of microbrewery to our zoning ordinance.

The following definition is proposed:

Brewery, Micro means a business that brews beers, ales, and/or similar beverages on-site for distribution, retail or wholesale, on or off-premises, and produces no more than ten thousand (10,000) barrels of beer or ale annually. A Microbrewery may include a tasting room for consumption on-premises.

As staff always does, we researched municipalities across the metro and of other like size communities in the State, and that research is included with this staff report. While not many jurisdictions have moved to directly define microbreweries, the ones we were able to find are attached to this staff report and is how the proposed definition was derived. Staff would propose microbreweries be allowed in the C-2, Highway Commercial, C-3 General Retail and Office, and C-4 Planned Commercial Districts (as a Class One).

ALTERNATIVES

The City of Indianola Planning and Zoning Commission may consider the following alternatives:

- 1) The City of Indianola Planning and Zoning Commission recommends the zoning regulation amendment request be approved, as submitted.
- 2) The City of Indianola Planning and Zoning Commission recommends the zoning regulation amendment request be approved, with changes.
- 3) The City of Indianola Planning and Zoning Commission recommends the zoning regulation amendment request be denied.
- 4) The City of Indianola Planning and Zoning Commission remands the zoning regulation amendment request, back to staff for further review and/or modifications and directs staff to place this item on a future Planning and Zoning agenda.

RECOMMENDATION

Staff recommends alternative number 1, that the City of Indianola Planning and Zoning Commission recommends the zoning regulation amendment request be approved, as submitted.

		Microbrewery
A-1	Agricultural	
A-2	Mixed Agricultural	
R-1	Single-Family Residential	
R-2	Single- and Two-Family Residential	
R-3	Mixed Residential	
R-4	Multiple-Family [Residential]	
R-5	Planned Residential	
R-6	Mobile Home Residential	
C-1	Office Park Commercial District	
C-2	Highway Commercial	P
C-3	General Retail and Office	P
C-4	Planned Commercial District	p*
M-1	Limited Industrial	
M-2	General Industrial	

**P= Permitted
Principle Use**

**A= Accessory Use
SE= Special
Exception**

*Allowed as a Class 1 Plan

"Brewery, Micro" means a business that brews beers, ales, and/or similar beverages on-site for distribution, retail or wholesale, on or off-premises, and produces no more than ten thousand (10,000) barrels of beer or ale annually. A Microbrewery may include a tasting room for consumption on-premises.

Linn County:

Distillery or brewery means not only the premises where liquor or spirits are distilled, beer is brewed or similar alcoholic beverage is manufactured, but in addition, means a person owning, representing, or in charge of such premises and the operations conducted there, including the blending and bottling or other handling.

Sergeant Bluff:

BREWERY shall mean an industrial use that brews ales, beers, meads and/or similar beverages on site. Breweries are classified as a use that manufactures more than 10,000 barrels of beverage (all beverages combined) annually.

Pella:

Brewery, Micro - A business that brews beers, ales, and/or similar beverages on-site. This definition requires the manufacturing and packaging of beer, ales, and/or similar beverages to be the principal use and produces no more than ten thousand (10,000) barrels of beer or ale annually. The area used for brewing, including bottling and kegging, shall not exceed fifty percent (50%) of the commercial floor space. By definition, a microbrewery may include the preparation and retail sale of food and beverages as an accessory use. No class C liquor license (LC) will be allowed in conjunction with the microbrewery; having such license will classify the establishment as a "cocktail lounge" for the purposes of this definition.

Burlington:

Brewery, Micro - A facility for the production and packaging of malt beverages of low alcoholic content for distribution, retail or wholesale, on or off-premises; with a capacity of not more than ten thousand (10,000) barrels per year. The development may include other uses such as standard restaurant, bar, or live entertainment as otherwise permitted in the zoning district.

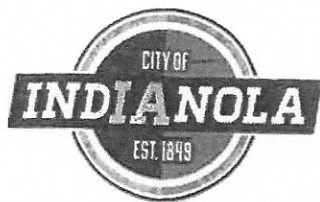
Brew Pub - A restaurant which includes the brewing of beer as an accessory use. The brewing operation processes water, malt, hops, and yeast into beer or ale by mashing, cooking, and fermenting. By definition, these establishments produce no more than ten thousand (10,000) barrels of beer or ale annually.

Davenport:

Micro-Brewery. A facility for the production and packaging of malt beverages of alcoholic content for wholesale distribution, with a capacity of less than 15,000 barrels per year and may include a tasting room for consumption on premises. A tasting room allows customers to taste/consume products manufactured on site and purchase beverages manufactured on site and related items. Brewery facilities that exceed this capacity are considered light or general industrial uses.

Micro-Distillery. A facility for the production and packaging of alcoholic spirits in quantities not to exceed twelve 12,000 gallons per year and may include a tasting room for consumption on-premises. A tasting room allows customers to taste/consume products manufactured on site and purchase beverages manufactured on site and related items. Distillery facilities that exceed this capacity are considered light or general industrial uses.

Micro-Winery. A facility for the production and packaging of any alcoholic beverages obtained by the fermentation of the natural contents of fruits or vegetables, containing sugar, including such beverages when fortified by the addition of alcohol or spirits, in quantities not to exceed 25,000 gallons per year and may include a tasting room for consumption on-premises. A tasting room allows customers to taste/consume products manufactured on site and purchase beverages manufactured on site and related items. Wineries that exceed this capacity are considered light or general industrial uses.



Community Development

110 N. First St., Indianola, IA 50125-0299 • www.indianolaiowa.gov
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REZONING APPLICATION

Local Address(es): NW CORNER OF S. JEFFERSON WAY & W. 17TH AVENUE
Legal Description of Area: SEE PLAN
Present Zoning: A-1 AGRICULTURAL
Zoning Requested: A-2 MIXED AGRICULTURE
Existing Use: FARM & TIMBER
Proposed Use: CAMP GROUND

☒ A statement of the reasons why the applicant feels the present zoning classification is no longer valid.
MUST BE CHANGED TO ALLOW DEVELOPMENT.

☒ A plat showing the locations, dimensions and use of the applicant's property and all property within 200 feet thereof, including streets, alleys, railroads, and other physical features. Please attach plat.

☒ If the requested zoning change is from A-1 (Agricultural) to any other classification, the application shall contain the **number of acres** in each **soil type** for which a rezoning change is requested and the **crop suitability rating** of each. The soil type and its crop suitability rating shall be determined by the latest cooperative soil survey and accompanying data.

The undersigned affirmatively states that the special conditions and circumstances set out above did not result from the actions of the applicant and that the granting of this variance would not confer on the applicant and special privilege that is denied by this ordinance to other lands, structures or buildings in the same district.

Dated this 25 day of OCTOBER, 20 19.

Stacey E. Crow Applia of Warren Co.
Applicant Signature

YELCA OF WARREN COUNTY ET.AL.
36971 HIGH MEADOWS LANE
CUMMING, IA 50061
ATTN: STACY CROW
secrow08@gmail.com
515.321.1714

CIVIL ENGINEERING CONSULTANTS, INC.
2400 86th STREET #12
DES MOINES, IA 50322
515.276.4884

EXISTING: FARM AND TIMBER
PROPOSED: CAMPGROUND

A PARCEL OF LAND IN THE NE1/4 AND SE1/4 OF SECTION 36, TOWNSHIP 76 NORTH, RANGE 24 WEST OF THE 5th P.M., WARREN COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AND

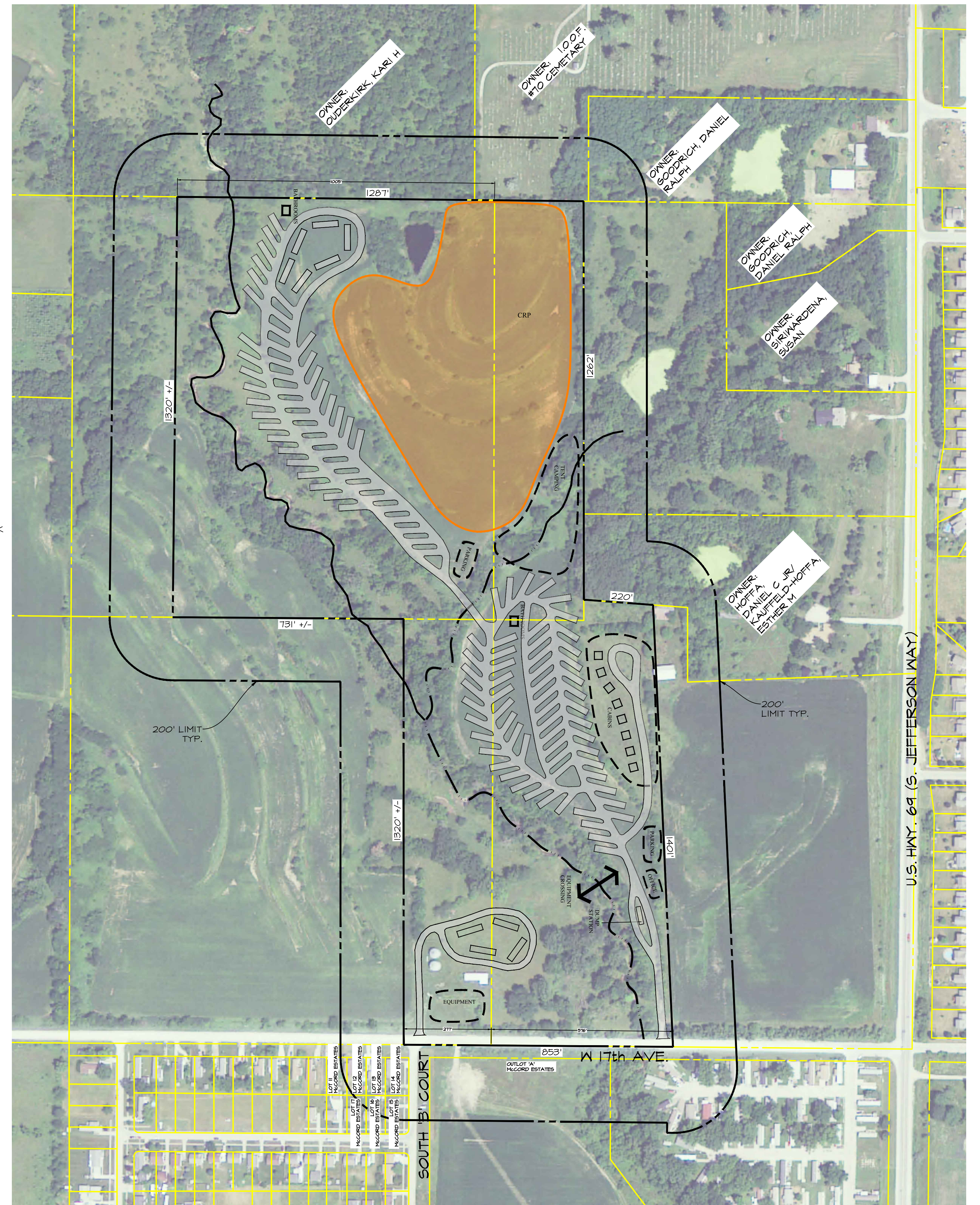
THE EAST 277 FEET OF THE NW1/4 SE1/4 OF SAID
SECTION 36

AND

ALL THAT PART OF THE SE1/4 NE1/4 OF SAID SECTION 36 LYING WEST OF PARCEL 'P', AN OFFICIAL PARCEL RECORDED IN INSTRUMENT NUMBER 2015-6904 AT THE WARREN COUNTY RECORDER'S OFFICE AND LYING WEST OF THE TRACT OF LAND RECORDED IN IRREGULAR PLAT BOOK 2A, PAGE 11 OF 76-24 AT THE WARREN COUNTY RECORDER'S OFFICE

AND

ALL THAT PART OF THE SE1/4 NE1/4 AND THE NE1/4 SE1/4 OF SAID SECTION 36 LYING WEST OF THE FOLLOWING DESCRIBED LINE; BEGINNING AT A POINT THAT IS 220 FEET EAST OF THE SE CORNER OF SAID TRACT OF LAND RECORDED IN IRREGULAR PLAT BOOK 2A, PAGE 11 OF 76-24 AT THE WARREN COUNTY RECORDER'S OFFICE; THENCE SOUTHERNLY TO A POINT THAT IS 576 FEET EAST OF THE SW CORNER OF SAID NE1/4 SE1/4, AND EXCEPTING THEREFROM ALL SAID TRACT RECORDED IN IRREGULAR PLAT BOOK 2A, PAGE 11 OF 76-24 AT THE WARREN COUNTY RECORDER'S OFFICE.



SCALE: 1"=400' (11X17)
SCALE: 1"=200'



0' 200' 400'



CAMPBOND
INDIANOLA, IA

INDIANOLA, IA

REZONING SKETCH

SHEET
OF 1

1825

DATE:	OCTOBER 25, 2019	REVISIONS	COMMENTS
		1	
		2	
		3	
		4	
DATE OF SURVEY:			
DESIGNED BY:	EHA		
DRAWN BY:	KRZ		

Civil Engineering Consultants, Inc.



2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com



Community Development

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

Staff Report

Planning and Zoning Commission

Date of Meeting: November 12, 2019

Agenda Item: 7.C. Consider request from Stacy Crow on behalf of Lyelca Of Warren Co Et Al to rezone property located in the North Half of the Southeast Quarter and the South Half of the Northeast Quarter of Section 36, Township 76 North, Range 24 West from A-1, Agricultural Zoning District to A-2 Mixed Agricultural Zoning District.

Application Type: Rezoning

Applicant: Stacy Crow on behalf of Lyelca Of Warren Co Et Al

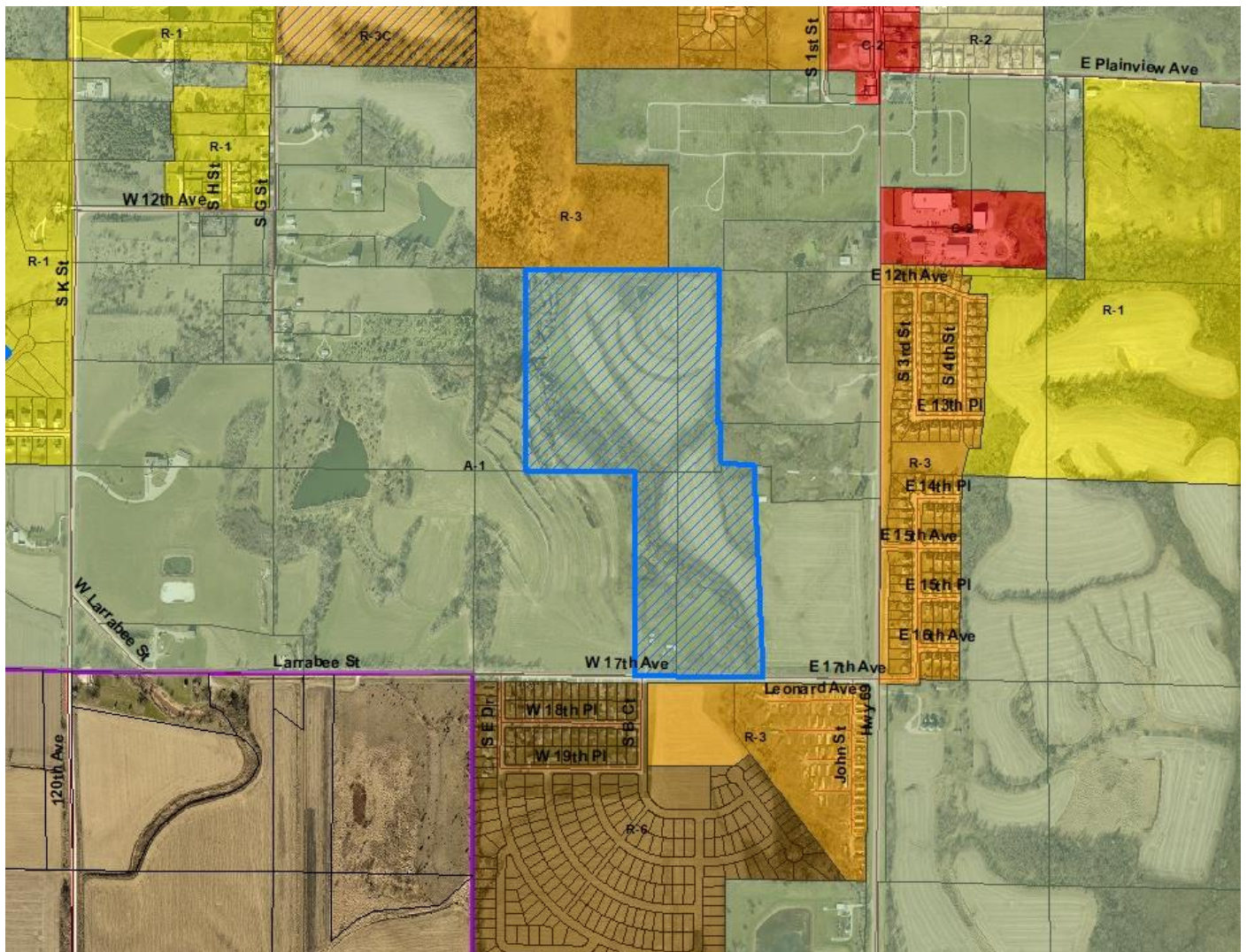
Property Owner: Lyelca Of Warren Co Et Al

Current Zoning: A-1, Agricultural

Comprehensive Plan Designation: Low Density Residential and Mixed Residential

Application Summary: Request for to rezone approximately 65 acres of land currently located part in A-2, Mixed Agricultural for a proposed campground.

AERIAL MAP



APPLICABLE CODE SECTIONS

The following sections of the Code of Ordinances of Indianola, Iowa apply to this request:

165.38 CHANGES AND AMENDMENTS. The regulations and restrictions imposed in the districts, and the boundaries of the districts created by this chapter may be amended from time to time by the Council, but no such amendment shall be made without public hearing before the Council and after a report has been made upon the amendment by the Commission. Not less than seven nor more than 20 days' notice of the time and place of such hearing shall be published in a newspaper having general circulation in the City. The Commission shall not make any recommendation to the Council on an amendment to the zoning district boundaries until a sign 18 inches by 24 inches indicating the amendment requested has been prepared and posted by the City in a visible location on the premises for a period of 10 days. Notice of the Commission meeting shall be mailed by first class mail 10 days prior to the meeting to all property owners within 200 feet of a proposed amendment to the zoning district boundaries. In case the Commission does not approve the amendment or, in the case of a protest filed with the Council against an amendment to district boundaries signed by the owners of 20 percent or more either of the area of the lots included in such proposed amendment or of those immediately adjacent thereto and within 200 feet of the boundaries

thereof, such amendment shall not be passed except by the favorable vote of three-fourths of all the members of the Council.

165.39 APPLICATION FOR CHANGE OF ZONING DISTRICT BOUNDARIES. Any person may submit to the Council an application requesting a change in the zoning district boundaries as shown on the official zoning district map. Such application shall be filed with the Administrative Officer accompanied by a fee of two hundred dollars (\$200.00) and shall contain the following information:

1. The legal description and local address of the property.
2. The present zoning classification and the zoning classification requested for the property.
3. The existing use and proposed use of the property.
4. The names and addresses of the owners of all property within two hundred (200) feet of the property for which the change is requested.
5. A statement of the reasons why the applicant feels the present zoning classification is no longer valid.
6. A plat showing the locations, dimensions and use of the applicant's property and all property within two hundred (200) feet thereof, including streets, alleys, railroads, and other physical features.
7. If the requested zoning change is from A-1 (Agricultural) to any other classification, the application shall contain the number of acres in each soil type for which a rezoning change is requested and the crop suitability rating of each. The soil type and its crop suitability rating shall be determined by the latest cooperative soil survey and accompanying data.
8. Prior to rezoning any property, the Planning and Zoning Commission and the City Council shall consider the following relative to orderly regulated development: adequate size and location of public sanitary sewer, adequate size and location of public water and the presence of existing hard surfaced streets. Nothing in this chapter shall be construed to mean the City has any regulatory power for property used for agricultural purposes outside the City limits.

All fees shall be deposited to the General Revenue Fund of the City. Failure to approve the requested change shall not be deemed cause to refund the fee to the applicant.

ANALYSIS

The proposed rezoning is being requested to facilitate a future campground. On October 3, City staff held a preapplication meeting for the proposed development. A conceptual sketch was presented which showed a campground that included 118 RV sites, eight (8) cabins, and an area for tent camping.

There are two (2) sanitary sewer lines that run from the northwest corner of the area proposed to be rezoned, along the east side of the creek, and down to the south plant lift station. Both of those lines have the capacity to serve this proposed development. Additionally, there are two (2) water mains that run on the north side of East 17th Avenue, which have the capacity to serve this area.

West 17th Avenue is paved for about 200' past South Jefferson Way before it turns to gravel. The last traffic counts staff could find from the Iowa DOT show that there are about 300 ADT on this section of road. Based off what staff could find, it appears that campgrounds produce no more than three (3) trips per day, per unit. It is estimated that the additional traffic generated by this land use on West 17th Street would not rise to the level of needing paving, but any additional development in this area may cause West 17th Street to cross that threshold.

As this change is from A-1 (Agricultural) to A-2 (Mixed Agricultural), the application does contain the number of acres in each soil type for which a rezoning change is requested and the crop suitability rating of each, which is attached.

A notification sign was placed along West 17th Street on October 31, 2019, and notification letters were sent out to property owners within 200' on November 1, 2019.

If the rezoning were to be approved, the proposed development would be subject to all site plan requirements of the City of Indianola.

ALTERNATIVES

The City of Indianola Planning and Zoning Commission may consider the following alternatives:

- 1) The City of Indianola Planning and Zoning Commission recommends the rezoning request be approved, as submitted.
- 2) The City of Indianola Planning and Zoning Commission recommends the rezoning request be approved, with conditions.
- 3) The City of Indianola Planning and Zoning Commission recommends the rezoning request be denied.
- 4) The City of Indianola Planning and Zoning Commission remands the rezoning request, back to the applicant and/or staff for further review and/or modifications and directs staff to place this item on a future Planning and Zoning agenda.

RECOMMENDATION

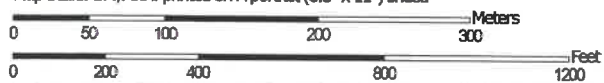
Staff recommends that the City of Indianola Planning and Zoning Commission move alternative 1, approving the rezoning request as submitted.

Iowa Corn Suitability Rating CSR2 (IA)—Warren County, Iowa
(Indianola Campground Rezone CSR)



Soil Map may not be valid at this scale.

Map Scale: 1:4,760 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84

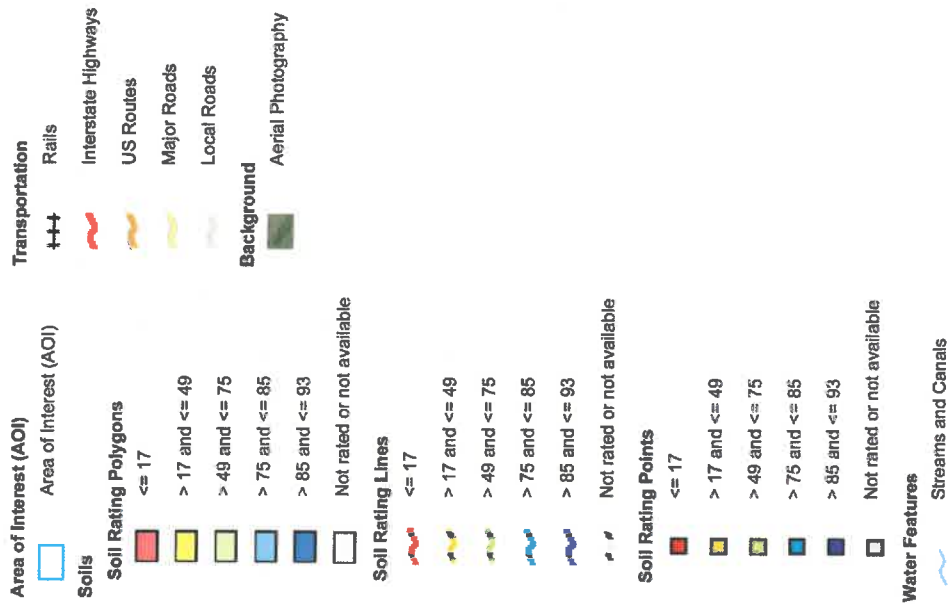


Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

10/25/2019
Page 1 of 4

MAP LEGEND



MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Warren County, Iowa

Survey Area Data: Version 24, Sep 12, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 26, 2012—Sep 28, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Iowa Corn Suitability Rating CSR2 (IA)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
8B	Judson silty clay loam, dissected till plain, 2 to 5 percent slopes	93	2.9	4.8%
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	67	16.3	26.5%
76C2	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded	75	1.8	2.9%
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	49	3.4	5.5%
185E2	Bauer silt loam, 14 to 18 percent slopes, moderately eroded	8	8.1	13.1%
273C	Olmitz loam, 5 to 9 percent slopes	85	6.6	10.7%
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	81	3.9	6.4%
592D2	Mystic silt loam, 9 to 14 percent slopes, moderately eroded	6	8.4	13.7%
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	7	3.9	6.3%
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, eroded	10	0.6	1.0%
980B	Gullied land-Ely-Colo complex, 2 to 5 percent slopes	42	4.7	7.6%
993E2	Armstrong-Gara loams, 14 to 18 percent slopes, moderately eroded	17	0.7	1.2%
T370B	Sharpsburg silty clay loam, terrace, 2 to 5 percent slopes	91	0.1	0.1%
W	Water		0.1	0.2%
Totals for Area of Interest			61.6	100.0%

Description

This attribute is only applicable to soils in the state of Iowa. Corn suitability ratings (CSR2) provide a relative ranking of all soils mapped in the State of Iowa according to their potential for the intensive production of row crops. The CSR2 is an index that can be used to rate the potential yield of one soil against that of another over a period of time. Considered in the ratings are average weather conditions and frequency of use of the soil for row crops. Ratings range from 100 for soils that have no physical limitations, occur on minimal slopes, and can be continuously row cropped to as low as 5 for soils that are severely limited for the production of row crops.

When the soils are rated, the following assumptions are made: a) adequate management, b) natural weather conditions (no irrigation), c) artificial drainage where required, d) no frequent flooding on the lower lying soils, and e) no land leveling or terracing. The weighted CSR2 for a given field can be modified by the occurrence of sandy spots, local deposits, rock and gravel outcrops, field boundaries, and noncrossable drainageways. Even though predicted average yields will change with time, the CSR2 values are expected to remain relatively constant in relation to one another over time.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Higher

Calculating a Weighted Average Corn Suitability Rating 2

Ag Decision Maker -- Iowa State University Extension and Outreach

Use this spreadsheet to calculate the weighted average CSR2 for a tract of land using data from the [NRCS Web Soil Survey](#).

To learn more about this spreadsheet see Information File C2-87, [Computing the Corn Suitability Rating for Your Farm](#), or, view the [video](#) walking through Web Soil Survey.

Place the cursor over cells with red triangles to read comments.

Enter your input values in shaded cells.

Owner's Name	Stacy Crow				
Farm Name	Indianola Campground				
Location	Indianola, IA				
Legal Description	S1/2 NE1/4 AND N1/2 OF SE1/4 SECT 36-76-24				
Total Acres					62
Cropland Acres					
Map Unit Symbol *	Soil Type	Corn Suitability Rating 2	Acres in AOI **	Percent of AOI ***	Total Rating by Soil Type
8B	Judson silty clay loam, dissected till plain, 2 to 5 percent slopes	93	2.9	4.80%	270
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	67	16.3	26.50%	1,092
76C2	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded	75	1.8	2.90%	135
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	49	3.4	5.50%	167
1.85E+04	Bauer silt loam, 14 to 18 percent slopes, moderately eroded	8	8.1	13.10%	65
273C	Olmitz loam, 5 to 9 percent slopes	85	6.6	10.70%	561
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	81	3.9	6.40%	316
592D2	Mystic silt loam, 9 to 14 percent slopes, moderately eroded	6	8.4	13.70%	50
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	7	3.9	6.30%	27
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, eroded	10	0.6	1.00%	6
980B	Gullied land-Ely-Colo complex, 2 to 5 percent slopes	42	4.7	7.60%	197
9.93E+04	Armstrong-Gara loams, 14 to 18 percent slopes, moderately eroded	17	0.7	1.20%	12
T370B	Sharpsburg silty clay loam, terrace, 2 to 5 percent slopes	91	0.1	0.10%	9
W	Water		0.1	0.20%	0
		0	0	0.00%	0
		0	0	0.00%	0
		0	0	0.00%	0
		0	0	0.00%	0
		0	0	0.00%	0
		0	0	0.00%	0
		0	0	0.00%	0
			61.5	100.0%	2,907

Weighted Average Corn Suitability Rating 2 (CSR2) (per acre)

47.3

* Soil type number ** Acres of each soil type in the Area of Interest (AOI) *** Percent of each soil type in the AOI

Completed by: Kent Zarley - Civil Engineering Consultants - Des Moines, Iowa

Version 1.2_92016

Spreadsheet Contact: Ann Johanns

Date Printed: 10/25/2019

IOWA STATE UNIVERSITY
Extension and Outreach

...and justice for all

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Issued in furtherance of Cooperative Extension work, Acts of May 8 and July 30, 1914, in cooperation with the U.S. Department of Agriculture. Cathann A. Kress, director, Cooperative Extension Service, Iowa State University of Science and Technology, Ames, Iowa.



Community Development

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Staff Report

Planning and Zoning Commission

Date of Meeting: November 12, 2019

Agenda Item: 7. D. Consider request from Thomas Land Surveying, LLC, on behalf of Marywood Farms, Inc. for approval of a Plat of Survey for property at the northwest corner of Kennedy Street and County Highway S23.

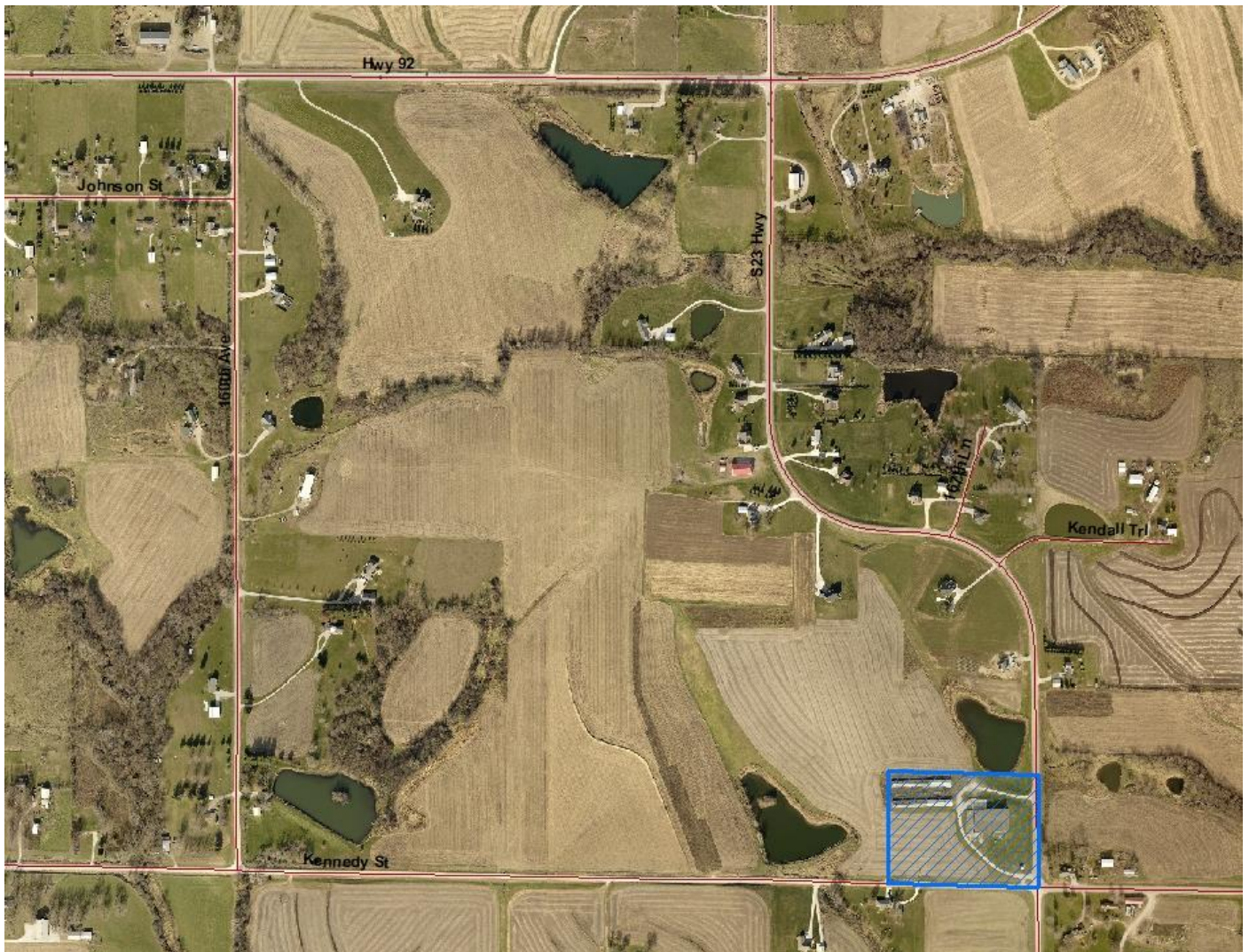
Application Type: Plat of Survey

Applicant: Matt Thomas of Thomas Land Surveying, LLC

Comprehensive Plan Designation: Low Density Residential

Application Summary: Request for plat of survey approval to split a current ~8.4-acre parcel into 2 parcels. This survey is located outside of the City of Indianola but is located within two (2) miles of the corporate limits.

AERIAL MAP



APPLICABLE CODE SECTIONS

The following sections of the Code of Ordinances of Indianola, Iowa apply to this request:

170.02 JURISDICTION. All plats of survey, plats, replats or subdivisions of land into three (3) or more parts for the purpose of laying out a portion of the City of Indianola, an addition thereto or suburban lots within two (2) miles of the corporate limits of the City for other than agricultural purposes shall be submitted to the Council and the Commission in accordance with the provisions of this chapter and shall be subject to the requirements established herein. This chapter shall regulate the subdividing of land within the City and all land within an area extending two miles beyond the corporate limits in accordance with the provisions of Section 354.9, Code of Iowa.

170.07 PLATS OUTSIDE CORPORATE LIMITS. The procedure for approval of plats of survey, preliminary plats and final plats of land within two (2) miles of the corporate limits shall be the same as set out in Sections 170.05 and 170.06 above, except that seven (7) copies of the plat shall be filed with the Clerk and the Clerk shall refer one (1) copy to the County Engineer and one (1) copy to the County Planning and Zoning Commission and request their recommendations to be submitted to the Commission. The Commission shall have forty-five (45) days to submit a recommendation to the Council and shall not take action on the plat prior to receiving the recommendations of the

County, provided that the County shall submit its recommendations within thirty (30) days after the referrals of the plat to the County Engineer and the County Planning and Zoning Commission.

170.13 DESIGN STANDARDS — LOTS.

1. All lots shall abut on a street or place. Corner lots which abut on a thoroughfare or collector street shall have a minimum radius of 25 feet at the intersection.
2. Sidelines of lots shall approximate right angles to straight street lines and radial angles to curbed street lines except where a variation will provide better lot layout.
3. Lots with double frontage shall be avoided, except in specific locations where good planning indicates their use. In that event a planting screen shall be provided along the rear of the lot.
4. Corner lots shall not be less than 80 feet in width and interior lots shall not be less than 70 feet in width at the building line.
5. Lot depth shall not exceed 2½ times the width.
6. No lot shall have less area than required by the Zoning Ordinance for the district in which it is located.

170.35 IMPROVEMENTS WITHIN THE TWO-MILE CONTROL AREA.

1. Improvements in the two-mile control area shall be the same as required above, provided they are not less than that required by the County subdivision policy, and provided further that all road and drainage construction plans shall be approved by the County Engineer, and completed roads shall be accepted by the Board of Supervisors for Public Maintenance. This subsection does not apply to plats of survey.
2. Where the subdivision contains sewers, sewage treatment plants, water supply systems, park areas, street trees or other physical facilities necessary or desirable for the welfare of the area and which are of common use or benefit and are not or cannot be satisfactorily maintained by an existing public agency, provision shall be made by trust agreements, made a part of the deed restrictions acceptable to any agency having jurisdiction over the location and improvement of such facilities, for the proper and continuous maintenance and supervision

170.38 ENFORCEMENT. In addition to other remedies and penalties prescribed by law, the provisions of this chapter shall not be violated subject to the following:

1. No plat of survey, plat or subdivision in the City or within two (2) miles thereof shall be recorded or filed with the County Auditor or County Recorder, nor shall any plat or subdivision have any validity until it complies with the provisions of this chapter and has been approved by the Council as prescribed herein.

ANALYSIS

As the proposed lot split is being done by a Plat of Survey, no public improvements are being made with this split. However, design standards for lots still apply. The proposed Plat of Survey does meet all the design standards for lots. This proposed plat of survey would split an existing steel utility building off from two poultry houses. The applicant has indicated that this is so a commercial business can locate in the steel utility building. As this piece of ground is not located within the City, the City does not have zoning jurisdiction over the proposed use.

Letters were mailed to property owners within 200 feet of this property on November 1, 2019.

ALTERNATIVES

The City of Indianola Planning and Zoning Commission may consider the following alternatives:

- 1) The City of Indianola Planning and Zoning Commission recommends the plat of survey request be approved, as submitted.
- 2) The City of Indianola Planning and Zoning Commission recommends the plat of survey request be approved, with conditions.
- 3) The City of Indianola Planning and Zoning Commission recommends the plat of survey request be denied.

- 4) The City of Indianola Planning and Zoning Commission remands the plat of survey request, back to the applicant and/or staff for further review and/or modifications and directs staff to place this item on a future Planning and Zoning agenda.

RECOMMENDATION

Staff recommends that the City of Indianola Planning and Zoning Commission move alternative 1, approving the plat of survey request.

DATE OF SURVEY: 10-21-2019

PROJECT NUMBER	19119	COUNTY	DATE DRAWN	YEAR	SHEET NO.
		WARREN	10-28-2019	2019	1