



— PLANNING & ZONING COMMISSION —

NOTICE:

The City of Indianola is committed to the safety of our community and our organization. We understand that many in our community may have questions of the City, but may be nervous about attending gatherings, such as a Planning and Zoning Commission meeting, due to the COVID-19 Pandemic.

For those who do not wish to attend the meeting in person, the City of Indianola is currently hosting its meetings virtually at: <https://us02web.zoom.us/j/82723151223?pwd=bU9ReEJxczZkVU9PclFSREo2YjISdz09>
Passcode: 157645

Or iPhone one-tap: US: +13017158592, 82723151223#, 0#, 157645# or +13126266799, 82723151223#, 0#, 157645#

Or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 9128
Webinar ID: 827 2315 1223
Passcode: 157645

International numbers available: <https://us02web.zoom.us/j/kz9fv2MCY>

If you have a question or would like to submit a public comment, but are unable to attend the Planning and Zoning Commission meeting due to concerns about COVID-19, please do one of the following:

- Call (515) 961-9448 immediately before the public comment or public hearing;
- Submit an electronic public comment form by visiting our website at:
<https://www.indianolaiowa.gov/FormCenter/Community-Development-3/Public-Comment-78>
- Submit an e-mail with your comments to comdev@indianolaiowa.gov
- Submit written comments to:

Planning and Zoning Commission
110 N 1st Street
Indianola, IA 50125

(May be dropped off via appointment by calling (515) 961-9430)

Forms received by 5:00 p.m. on the day of the meeting will be distributed to the Planning and Zoning Commission prior to the meeting. Comments received after the deadline will be sent to the Planning and Zoning Commission as soon as possible.

The City of Indianola is pleased to provide accommodations to disabled individuals or groups and encourages their participation in city government. Should special accommodations be required, please contact the Community Development Department at least 48 hours in advance at 515-961-9430 or email comdev@indianolaiowa.gov to have reasonable accommodations provided.

Thank you for your cooperation, patience and understanding.
- The City of Indianola



PLANNING AND ZONING COMMISSION MEETING

December 8, 2020

6:00 p.m.

City Council Chambers

Agenda

https://www.youtube.com/channel/UCCwqdy2irWQILB_1QzcVrdw

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes for 11/10/2020 Meeting
5. Public Comments
6. New Business
 - A. Consider recommendation on request for approval of a Plat of Survey for Chester Onstot, located within two miles of the City of Indianola.
 - B. Progress Report on the Fiscal Year 21 Community Development Work Plan
7. Comments
 - A. Staff Comments
 - B. Commission Comments
8. Adjourn

Planning and Zoning

4.

Meeting Date: 12/08/2020

Subject

Approval of Minutes for 11/10/2020 Meeting

Information

Attachments

Meeting Minutes



— PLANNING & ZONING COMMISSION —

MINUTES OF PLANNING AND ZONING MEETING

November 10th, 2020

6:00pm

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

Josh Rabe
Becky Needles (Zoom)
Sarah Ritchie (Zoom)
Misty Soldwisch (Zoom)
Al Farris
Bob Ormsby (Zoom)
Erin Freeberg (Zoom)
Jeromy Pribil (Zoom)

Members Absent: Joe Butler

Staff Present: Charlie Dissell, Cortney Marmon

Public Present:

Commissioner Farris moved to approve the agenda of the November 10th, 2020 Planning and Zoning Commission meeting. Commissioner Ritchie seconded the motion. On roll call the vote was AYES: Rabe, Soldwisch, Needles, Ritchie, Farris, Ormsby, Freeberg, Pribil Opposed: None. Whereupon the Chairperson declared the motion carried unanimously.

Commissioner Needles moved to approve the minutes of the October 13th, 2020 meeting and Commissioner Soldwisch seconded the motion. On roll call the vote was AYES: Rabe, Soldwisch, Butler, Needles, Ritchie, Farris, Ormsby, Freeberg Opposed: None. Whereupon the Chairperson declared the motion carried unanimously.

**Consider recommendation on request for approval of a Plat of Survey for the Darold (Dean) and Janet Van Ryswyk Revocable Trust, located within two miles of the City of Indianola.
Mr. Dissell provided an overview**

Mr. Dissell provided an overview
Commissioner Rabe asked about public comment or emails received on these types of matters
Mr. Dissell said we do occasionally get them

Commissioner Farris moved to approve the recommendation on request for approval of a Plat of Survey for the Darold (Dean) and Janet Van Ryswyk Revocable Trust, located within two miles of the City of

Indianola and Commissioner Butler seconded the motion. On roll call the vote was AYES: Rabe, Soldwisch, Needles, Ritchie, Farris, Ormsby, Freeberg, Pribil Opposed: None. Whereupon the Chairperson declared the motion carried unanimously.

Consider recommendation on request for approval of a Plat of Survey for T.S. Investments LLC, located within two miles of the City of Indianola.

Mr. Dissell provided an overview.

Commissioner Soldwisch recused herself from this item

Commissioner Pribil moved to approve the recommendation on request for approval of a Plat of Survey for T.S. Investments LLC, located within two miles of the City of Indianola and Commissioner Ormsby seconded the motion. On roll call the vote was AYES: Rabe, Needles, Ritchie, Farris, Ormsby, Freeberg, Pribil Opposed: None. Whereupon the Chairperson declared the motion carried unanimously.

Consider recommendation on request for approval of a Plat of Survey for Joseph Greubel, located within two miles of the City of Indianola.

Mr. Dissell provided an overview

Commissioner Pribil moved to approve the recommendation on request for approval of a Plat of Survey for Joseph Greubel, located within two miles of the City of Indianola and Commissioner Soldwisch seconded the motion. On roll call the vote was AYES: Rabe, Soldwisch, Needles, Ritchie, Farris, Ormsby, Freeberg, Pribil Opposed: None. Whereupon the Chairperson declared the motion carried unanimously.

Consider recommendation on request for approval of a Plat of Survey for the Jeffrey and Gwen Schroder Revocable Trust, located at 1205 South O Street (Lot 23 of Deer Creek Plat 2).

Mr. Dissell provided an overview

Commissioner Rabe mentioned public comment

Mr. Dissell mentioned there were no customer concerns

Commissioner Ritchie recused herself from this item

Commissioner Ormsby moved to approve the recommendation on request for approval of a Plat of Survey for the Jeffrey and Gwen Schroder Revocable Trust, located at 1205 South O Street (Lot 23 of Deer Creek Plat 2) and Commissioner Needles seconded the motion. On roll call the vote was AYES: Rabe, Soldwisch, Needles, Farris, Ormsby, Freeberg, Pribil Opposed: None. Whereupon the Chairperson declared the motion carried unanimously.

Consider recommendation on request for alternative method of approval for a site plan for Vice Construction, located at 2500 West 2nd Avenue.

Mr. Dissell provided an overview

Commissioner Farris asked about the tree requirements and wanted some diversity

Mr. Dissell said he agreed that diversity would be good, but they just need something to block the view from the highway

Commissioner Rabe said we have done this in the past with Poindexter and John Deere

Commissioner Farris said he drove past, and you won't be able to see much from the highway

Commissioner Dissell said it depends on the design and the size of the property

Commissioner Pribil asked if any type of tree was allowed

Commissioner Farris said yes

Commissioner Farris moved to approve the recommendation on request for alternative method of approval for a site plan for Vice Construction, located at 2500 West 2nd Avenue with the condition that a tree be planted on the east side of the entrance driveway and set back from the trees on the west side of the driveway and Commissioner Ormsby seconded the motion. On roll call the vote was AYES: Rabe, Soldwisch, Ritchie, Needles, Farris, Ormsby, Freeberg, Pribil Opposed: None. Whereupon the Chairperson declared the motion carried unanimously.

Staff Comments: Mr. Dissell pointed out that Cabin Coffee was about to be issued a Building Permit

Commissioner Ritchie moved to adjourn the meeting and Commissioner Pribil seconded. Meeting was adjourned at 6:27pm.

Josh Rabe, Chairperson

Charlie Dissell, Director of Community Development

Planning and Zoning

6. A.

Meeting Date: 12/08/2020

Subject

Consider recommendation on request for approval of a Plat of Survey for Chester Onstot, located within two miles of the City of Indianola.

Information

Consider recommendation on request for approval of a Plat of Survey for Chester Onstot, located within two miles of the City of Indianola.

Attachments

Application

Plat

Staff Report

Staff Report

Staff Report

LAND DIVISION APPLICATION

Community Development

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



PROPERTY OWNER

(Last Name) Onstot
(First Name) CHESTER
(Address) 15436 G36 Hwy, Indianola, Iowa
(City) INDIANOLA (State) IA (Zip) 50125
(Phone) 515-250-3601 (Email) DONTOT03@AOL.COM

APPLICANT (if not Property Owner)

(Last Name) ROSS LAND SURVEYING, INC
(First Name) GREG ROSS
(Address) PO BOX 336
(City) JOHNSTON (State) IA (Zip) 50131
(Phone) 515-254-2567 (Email) greg@rosslandsurveying.com

☒ PLAT OF SURVEY

Submittal Requirements:

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

- ☒ Completed Application
- ☒ Filing Fee: \$75 per request
- ☐ Proposed plat of survey (hard copy)
- ☒ Proposed plat of survey (electronic copy)
- ☒ Legal description (electronic in word format)
- ☐ Other Information as required by Director

☐ PRELIMINARY PLAT

Submittal Requirements:

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

- ☐ Completed Application
- ☐ Filing Fee: \$250, plus \$10.00 for each lot in excess of 10 lots, land plus Outside Engineering Costs
- ☐ Proposed preliminary plat (hard copy)
- ☐ Proposed preliminary plat (electronic copy)
- ☐ Legal description (electronic in word format)
- ☐ All items as required by Section 170.09 of the Code of Ordinances of Indianola, Iowa
- ☐ Other Information as required by Director

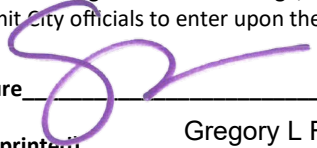
☐ FINAL PLAT

Submittal Requirements:

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

- ☐ Completed Application
- ☐ Filing Fee: \$150, plus \$10.00 for each lot in excess of 10 lots, land plus Outside Engineering Costs
- ☐ Proposed plat of survey (hard copy)
- ☐ Proposed plat of survey (electronic copy)
- ☐ Legal description (electronic in word format)
- ☐ All items as required by Section 170.10 of the Code of Ordinances of Indianola, Iowa
- ☐ Other Information as required by Director

I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that in filing this application I am acting with the knowledge, consent and authority of the owner(s) of the property. Pursuant to said authority, I hereby permit City officials to enter upon the property for the purpose of inspection related to this application.

Signature 

Name (printed) Gregory L Ross

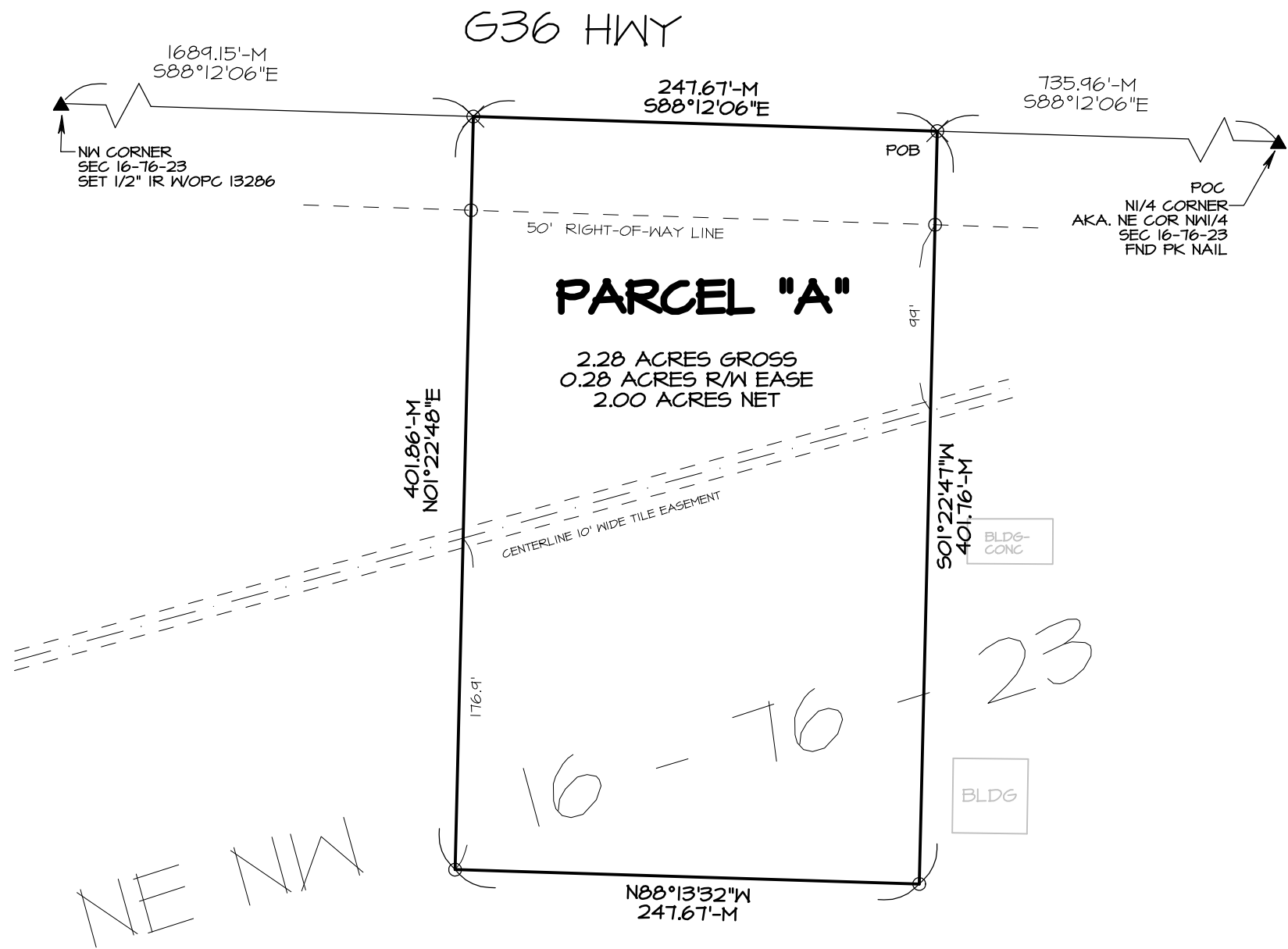
Date 11/10/20

FOR OFFICE USE ONLY: Code to 45685 (prelim & final)
Code to 45686 (plat of survey)

Date Received: _____

Receipt No: _____

Receipt Amount: _____



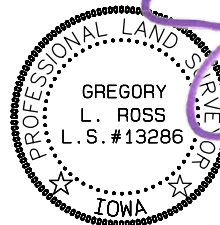
AREA ABOVE FOR RECORDATION ONLY

PLAT OF SURVEY

NE NW 16-76-23

LEGAL DESCRIPTION - PARCEL "A"

ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4 NW1/4) OF SECTION 16, TOWNSHIP 76 NORTH, RANGE 23 WEST OF THE 5TH PM, WARREN COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;
COMMENCING AT THE NORTH QUARTER CORNER, ALSO KNOWN AS THE NORTHEAST CORNER OF THE NW1/4 OF SAID SECTION 16, THENCE NORTH 88°12'06" WEST, ALONG THE NORTH LINE OF SAID NW1/4, A DISTANCE OF 735.96 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°22'47" WEST, A DISTANCE OF 401.76 FEET; THENCE NORTH 88°13'32" WEST, A DISTANCE OF 247.67 FEET; THENCE NORTH 01°22'48" EAST, A DISTANCE OF 401.86 FEET TO THE NORTH LINE OF SAID NW1/4; THENCE SOUTH 88°12'06" EAST ALONG SAID LINE, A DISTANCE OF 247.67 FEET TO THE POINT OF BEGINNING, ALL CONTAINING 2.28 ACRES, MORE OR LESS, AND SUBJECT TO A ROADWAY EASEMENT, CONTAINING 0.28 ACRES, MORE OR LESS, AND SUBJECT TO ANY OTHER EASEMENTS OR RESTRICTIONS OF RECORD.

INDEX LEGEND		FIELD WORK DONE: NOV 2020 BEARINGS=SPCS 1A SOUTH ZONE REVISIONS:	 ROSS LAND SURVEYING Inc. PO Box 336, Johnston, Iowa 50131 PH 515 254 2567 rosslandsurveying.com	I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.  Signed _____ Date 11/10/20 GREGORY L. ROSS, PLS Iowa License. No. 13286 My license renewal date is December 31, 2020 PAGES COVERED:	 ● --FOUND CORNER ○ --SET 1/2" IR with orange plastic cap #13286 ■ --CALCULATED CORNER ONLY ⊗ --CUT "X" ▲ --SECTION CORNER - IP/GP --IRON PIPE/GAS PIPE - IR --IRON ROD - M --MEASURED DISTANCE - R --RECORDED DISTANCE - W[Y]PC [#] --WITH [COLOR ABBREVIATION] PLASTIC CAP [SURVEYOR LICENSE NUMBER] GRAPHIC SCALE 1"=80'  0 80'	JOB NO. 7147 POS PLAT OF SURVEY FOR DOUG ONSTOT 15436 G36 HWY INDIANOLA IOWA IN SECTION NE NW 16-76-23
LOCATION:	WARREN COUNTY, IOWA NE NW SECTION 16, T76N, R23W					
REQUESTOR:	DOUG ONSTOT					
PROPRIETOR:	CHESTER RAY AND HELEN ONSTOT 15436 G36 HWY INDIANOLA, IOWA 50125					
SURVEYOR:	GREGORY L ROSS, IA PLS NO. 13286					
COMPANY:	ROSS LAND SURVEYING, INC PO BOX 336, JOHNSTON, IA 50131					
RETURN TO:	ROSS LAND SURVEYING, INC PO BOX 336, JOHNSTON, IA 50131					
INDEX LEGEND						

Planning and Zoning

6. B.

Meeting Date: 12/08/2020

Subject

Progress Report on the Fiscal Year 21 Community Development Work Plan

Information

Attachments

Memo



COMMUNITY DEVELOPMENT

To: Planning and Zoning Commission
From: Charlie E. Dissell, Community and Economic Development Director
Date: December 3, 2020
Re: Item 7. B. Progress Report on the Fiscal Year 21 Community Development Work Plan

At its meeting on May 18, the City Council adopted Elevate Indianola. Following that adoption, the Planning and Zoning Commission adopted the Fiscal Year 21 Community Development Work Plan. Elevate Indianola created 164 implementation actions broken into categories based off their implementation timeframe; ongoing, short-term, medium-term and long-term. The Work Plans focus for Fiscal Year 21 is on implementing various short-term actions. Most of those actions directly relate to updating the City's zoning code, which is an item that was budgeted for Fiscal Year 21. Additionally, there were other action items proposed for Fiscal Year 21 that have already been started and are being carried over. The following action items were part of the Fiscal Year 21 work plan, with the progress of those items outlined in red.

ED-1-A-vii: Develop a code that uses architecture and urban design to establish compatibility between existing and future land uses

Staff continues to work with the City's hired consultant on updated zoning and site plan codes. These updates codes will consider architecture and urban design elements that establish compatibility between existing and future land uses. It is anticipated the Commission will review draft changes in early spring.

ED-1-B-ii: Work with the Iowa Economic Development Authority to designate "Certified Sites" which are ready for industrial development

Staff continues to work with Warren County Economic Development to identify possible "Certified Sites". Certified sites require various things, such as zoning, site assessments, be within five miles, via truck route, of an interstate or a four-lane highway, the ability to be serviced with appropriate utilities within 9 months and contain at least 50 acres.

ED-2-C-i: Develop architectural standards to improve building appearance

Staff continues to work with the City's hired consultant on updated zoning and site plan codes. These updates codes will consider architectural standards that improve overall building appearance in the City. It is anticipated the Commission will review draft changes in early spring.

ED-2-C-ii: Incorporate more landscaping and streetscaping standards to improve views from roadway and walkability of neighborhoods

Staff continues to work with the City's hired consultant on updated zoning and site plan codes. These updated codes will propose more landscaping and streetscaping standards to improve views from roadway and walkability of neighborhoods. It is anticipated the Commission will review draft changes in early spring. However, if other necessary changes are necessary in the subdivision regulations, those changes will not occur until 2022.

ED-3-B-iv: Pursue grant funding opportunities to finance the streetscape enhancement project (City Square Master Plan)

Staff has sought, and continues to seek, various grants to help offset the costs of the Square Streetscape Project. To date, the City has collected over \$1 Million in grant funding, and is currently awaiting on applications for an additional \$1.1 Million in grant funding.

ED-3-B-v: Allow for outdoor dining and limited outdoor sales (City Square Master Plan)

Staff continues to work with the City's hired consultant on updated zoning and site codes. Current codes allow for outdoor dining and limited outdoor sales but will be clarified more in the updated codes. It is anticipated the Commission will review draft changes in early spring.

HN-1-B-i: Establish property maintenance standards that address safety, maintenance, parking, and aesthetics

The City has established property maintenance codes that address these issues, and in June, adopted the 2018 International Property Maintenance Code. Staff is also in the process of researching a rental inspection program that will be necessary once the 2020 Census is certified.

HN-1-B-vii: Establish building and site design criteria for multifamily development and major modifications to existing developments

Staff continues to work with the City's hired consultant on updated zoning and site plan codes. These updated codes will propose building and site design criteria for multifamily development and major modifications to existing developments. It is anticipated the Commission will review draft changes in early spring. However, if other necessary changes are necessary in the subdivision regulations, those changes will not occur until 2022.

HN-1-B-viii: Adopt a City Housing Code in compliance with Section 364.17 of the Iowa Code once the city reaches a population of 15,000, as determined by the decennial census

Staff is in the process of researching a rental inspection program that will be necessary once the 2020 Census is certified. To date, all budgetary items of this program have been identified and will be included in the FY22 Community Development budget proposal. If approved by the City Council, staff will begin the process of reviewing and recommending various codes to implement a rental housing inspection program.

HN-1-C-iii: Amend the zoning code to allow for accessory dwelling units in existing neighborhoods and new developments

Staff continues to work with the City's hired consultant on updated zoning codes. These updated codes will propose amendments to allow for accessory dwelling units in existing neighborhoods and new developments. It is anticipated the Commission will review draft changes in early spring.

HN-1-C-v: Amend the zoning and subdivision regulations to allow for cluster development techniques, particularly for the purpose of preservation of natural areas, provision of parks or open space, or urban agricultural uses

Staff continues to work with the City's hired consultant on updated zoning codes. These updated codes will propose amendments to allow for cluster development techniques, particularly for the purpose of preservation of natural areas, provision of parks or open space, or urban agricultural uses. It is anticipated the Commission will review draft changes in early spring. However, if other necessary changes are necessary in the subdivision regulations, those changes will not occur until 2022.

HN-1-C-vi: Evaluate the potential of tiny housing and various cooperative housing models

Staff continues to work with the City's hired consultant on updated zoning codes. These updated codes will evaluate the potential of tiny housing and various cooperative housing models. It is anticipated the Commission will review draft changes in early spring. However, if other necessary changes are necessary in the subdivision regulations, those changes will not occur until 2022.

HN-1-C-vii: Promote mixed-density housing developments (for example, a combination of single-family detached and multifamily designed to complement each other)

Staff continues to work with the City's hired consultant on updated zoning codes. These updated codes will propose mixed-density housing developments. It is anticipated the Commission will review draft changes in early spring. However, if other necessary changes are necessary in the subdivision regulations, those changes will not occur until 2022.

TR-1-A-iii: Develop codes or policies to provide end of trip bicycle facilities, such as bicycle parking in compliance with guidelines provided by the Association of Pedestrian and Bicycle Professionals

Staff continues to work with the City's hired consultant on updated zoning and site plan codes. These updated codes will propose end of trip bicycle facilities, such as bicycle parking. It is anticipated the Commission will review draft changes in early spring.

TR-2-A-i: Create a pavement management plan to guide road repairs

The City Engineer has completed a pavement condition report that was presented to the City Council in July. Staff is using this report to assist in setting up the Capital Improvements Program for FY 22-26.

TR-2-B-vii: Establish a policy to identify when there should be a city contribution to road improvements or new road construction that is necessary to support new development, rather than being completely funded by the developer

Staff has begun some research on how other cities handle these types of situations, but no substantial progress has been made on such a policy to date. Staff will continue to research this item and work to establish a policy prior to the end of FY21.

TR-2-C-iv: Adopt a zoning overlay to establish the parkway design guidelines

Staff continues to work with the City's hired consultant on updated zoning codes. These updated codes will propose a new zoning map built off the proposed regulations. The new zoning map will consider the addition of a zoning overlay to establish the parkway design guidelines. It is anticipated the Commission will review draft changes in early spring.

CS-2-D-ii: Follow through with the development of the Water Resource Recovery Facility

This spring, construction began on the new Water Resource Recovery Facility. It is anticipated construction will be completed in the summer of 2022.

CS-2-D-iii: Complete a feasibility study of the South Plant service area, including adjoining growth areas, to address capacity issues in the system

A new lift station is planned for this area and should be completed by next summer.

CS-2-D-vi: Complete a hydraulic analysis and feasibility study for all sanitary service areas in the city at least every three years

This study is currently being conducted and should be completed by next summer.

CS-2-D-vii: Continue to build and expand the Fiber Optic System

Indianola Municipal Utilities continue to build and expand upon its Fiber network, and staff continues to work with them during the review process all new developments.

CS-2-D-viii: Prepare for the Stormwater Utility audit

An update to the City's stormwater master plan was completed this past September, and the analysis of the utility is ongoing.

CS-3-C-i: Modify the parkland dedication ordinance to include maintenance of 16 parkland acres/1,000 population; minimum acreage, location, and accommodation of amenities; and mechanisms for dedication in lieu of land by 2021

Staff continues to work with the City's hired consultant on updated zoning codes. These updated codes will propose parkland dedication elements. It is anticipated the Commission will review draft changes in early spring. However, if other necessary changes are necessary in the subdivision regulations, those changes will not occur until 2022.

ES-1-B-ii: Amend the zoning code to allow solar panels

Staff continues to work with the City's hired consultant on updated zoning and site plan codes. Currently, solar panels are allowed in the City, but under basic accessory structure regulations. These updated codes will be proposed to further promote solar. It is anticipated the Commission will review draft changes in early spring.

ES-3-B-iii: Establish minimum landscaping standards for new developments

Staff continues to work with the City's hired consultant on updated zoning and site plan codes. These updated codes will propose minimum landscaping standards for new developments. It is anticipated the Commission will review draft changes in early spring. However, if other necessary changes are necessary in the subdivision regulations, those changes will not occur until 2022.

ES-4-A-v: Use zoning and building codes to regulate the nature of development in hazard-prone areas (adapted from WCHMP)

The City adopted updated building codes last June, and staff continues to work with the City's hired consultant on updated zoning and site plan codes. These updated codes will propose regulations in hazard-prone areas. It is anticipated the Commission will review draft changes in early spring. However, if other necessary changes are necessary in the subdivision regulations, those changes will not occur until 2022.

Planning and Zoning

7. A.

Meeting Date: 12/08/2020

Subject

Staff Comments

Information

Attachments

Permit Report

Current Projects

Calendar



Community Development

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

515-961-9430 • comdev@indianolaiowa.gov

Nov 2020 Permit Report

<u>Code</u>	<u>Type</u>	<u>Permits Issued</u>	<u>Amount</u>	<u>Average</u>	<u>Non-Taxable</u>
101	Single Family Home	0			
102	Single Family Attach	2	\$240,000.00	\$120,000.00	
103	Two Family	0			
104	Three or More Families	0			
	Mobile Homes	0			
322	Service Stations	0			
324	Office	0			
328	Non-resident buildings	1	\$600,000.00	\$600,000.00	
329	Pool	1	\$43,000.00	\$43,000.00	
434	Residential Add/Alt	9	\$119,996.00	\$1,332.88	
437	Non-residential add/alt	0			
438	Res garage/carports	0			
645	Demo - sfd	1			
649	Demo - commercial				
November Total		14	\$1,002,996.00		
<u>Residential Value</u>		<u>Commercial Value</u>			<u>All Non-Taxable</u>
40.2%		0.0%			0.0%

<u>YEAR TO DATE TOTAL</u>					
<u>Code</u>	<u>Type</u>	<u>Permits Issued</u>	<u>Amount</u>	<u>Average</u>	<u>Non-Taxable</u>
101	Single Family Home	60	\$13,599,188.00	\$226,653.13	
102	Single Family Attach	14	\$2,192,000.00	\$156,571.42	
103	Two Family	2	\$200,000.00	\$100,000.00	
104	Three or More Families				
	Mobile Homes	10	\$418,301.00	\$41,830.10	
322	Service Stations	0			
324	Office	1	\$1,105,000.00	\$1,105,000.00	
328	Non-resident buildings	4	\$1,404,950.00	\$351,237.50	
329	Pool	2	\$43,000.00	\$21,500.00	
434	Residential add/alt	67	\$560,233.00	\$8,361.69	
437	Non-residential add/alt	2	\$1,971,511.00	\$985,755.50	
438	Res garage/carports	10	\$262,916.02	\$35,319.00	
645	Demo - sfd	9			
649	Demo - commercial	2			
YTD TOTAL		183	\$21,757,099.02		
<u>Residential Value</u>		<u>Commercial Value</u>			<u>All Non-Taxable</u>
77.5%		20.6%			0.0%



COMMUNITY DEVELOPMENT

To: Ryan J. Waller, City Manager
From: Charlie E. Dissell, AICP, Community and Economic Development Director
Date: December 3, 2020
Subject: Current Projects Update

The purpose of this memorandum is to provide a brief synopsis of different projects that may be of interest to the Council. Of the 11 projects listed, three (3) are awaiting a submittal from the developer, and eight (8) have been approved and are in construction. All dates are 2020, unless noted otherwise.

1. Vice Construction (2500 West 2nd Avenue)

Status: Construction

- The City Council approved an alternate site plan of October 19.
- Building Permit submitted on November 3.
- Variance for total height approved by the Board of Adjustment on November 4.
- A second alternate site plan approved by the City Council on November 16.
- Site plan approved on November 17.
- Footing/Foundation work approved on December 3.

2. Dollar Tree (1508 North Jefferson Way)

STATUS: Construction

- Site plan submitted on June 25.
- Variance to parking requirements approved on July 1.
- Site plan approved on July 23.
- Demo permit issued on July 28.
- Building permit issued on August 26.
- Site work/demo has begun.

3. Williams Terrace (1600 Block of North 9th Street)

STATUS: Awaiting Submittal

- Developer hosted a neighborhood meeting on March 9.
- Rezoning petition received on April 6.
- The Planning and Zoning Commission reviewed the rezoning request at its April 21 meeting.
- The City Council approved the rezoning request on July 6.

4. People Bank Administration Building (500 East Iowa Avenue)

STATUS: Construction

- Site plan and building permit submitted on March 13.
- Site plan approved on April 17.
- Building permit issued on April 17.
- Site work has begun.

5. Peterson Annexation (south of Inwood Street, west of 110th Avenue (North Y Street) and east of County Highway R-63)

STATUS: Awaiting Submittal

- Application for annexation was received on February 25.
- At its meeting on March 25, the City Council forwarded this applicant to the Board of Trustees and Planning and Zoning Commission for its review.
- The Board of Trustees reviewed the request at its April 14 meeting.
- The Planning and Zoning Commission reviewed the request at its April 21 meeting and recommended approval of the request.
- The City Council approved the annexation on June 1.
- The City Council approved an ordinance establishing a zoning district on August 3.

6. Apple Tree Inn (1215 North Jefferson Way)

STATUS: Construction

- Building permit application for interior remodel submitted on January 10.
- Building Permit issued on February 12.

7. Cabin Coffee (910 East 2nd Avenue)

STATUS: Construction

- Sale of D&D lot and development agreement was approved by Council on October 21, 2019.
- Staff hosted a preapplication meeting with the developers on October 22, 2019.
- Developer closed on the property on November 22, 2019.
- On March 16, developer notified City that, due to the COVID 19 pandemic, this project is being suspended until further notice.
- On April 23, the developer requested a 90-day extension to the approved development agreement.
- Council approved the extension at its May 18 meeting.
- Site plan resubmitted on September 15.
- Planning and Zoning Commission reviewed an alternate site plan on September 15; Council approved on September 21.
- Site plan approved on October 5.
- Building Permit issued on November 11.

8. Crow's Nest Campground (Northwest Corner of South Jefferson Way and East 17th Avenue)

STATUS: Construction

- Staff held a preapplication meeting on a proposed campground on October 3, 2019.
- The City Council approved a rezoning at its January 21 meeting.
- The City Council approved a plat of survey at its May 4 meeting.
- The City Council approved an additional rezoning on June 1.
- Site plan submitted on May 18.
- Development Agreement signed by property owner on August 27.
- Site Plan approved on September 10.
- Site work has begun.

9. New Heights Church (309 East Hillcrest Avenue)

STATUS: Awaiting Submittal

- The project engineer contacted the City on February 7, 2019 to clarify plan review comments.
- Updated site plan was received on March 7, 2019.
- Site plan approved on May 18.

10. Ashton Park Plat 7

STATUS: Construction

- Located east of the intersections of East Euclid Avenue and North 18th Street and East Boston Avenue and North 18th Street
- Preliminary plat submitted on April 27.
- The Planning and Zoning Commission recommended approval of the preliminary plat at its May 12 meeting.
- City Council approved the preliminary plat at its May 18 meeting.
- Revised preliminary plat submitted on July 6.
- Construction documents submitted on July 21.
- Comments on construction documents returned on August 3.
- Construction documents resubmitted on August 21.
- Resubmittal comments returned on September 3.
- Construction documents resubmitted on September 9.
- Construction Documents approved on September 10.
- Site work has begun.

11. Summercrest

STATUS: Construction

- Located north of the intersection of North 7th Street and East Hillcrest Avenue.
- Rezoning/PRD plan and preliminary plat received on April 3.
- Rezoning/PRD plan was reviewed by the Planning and Zoning Commission at its April 21 meeting and was recommended approval, with conditions, to the Council.
- The Planning and Zoning Commission recommended approval of the preliminary plat at its May 12 meeting.
- The City Council approved the Rezoning/PRD plan on July 6.
- The City Council approved the preliminary plat on July 6.
- Construction documents approved on September 25.

2021 Planning & Zoning Commission Calendar

Meeting DATE 6:00 PM	APPLICATION DEADLINE	NOTICES Mailed SIGN Posted	AGENDA PACKET to Commission	Draft MINUTES Complete	CITY COUNCIL 6:00 PM (Resolution)	CITY COUNCIL 6:00 PM (Public Hearing)	CITY COUNCIL 6:00 PM (Ordinance)
1/12/2021	12/23/2020	12/31/2020	1/7/2021	1/15/2021	1/19/2021	2/16/2021	3/23/2021
2/9/2021	1/22/2021	1/29/2021	2/4/2021	2/12/2021	2/16/2021	3/23/2021	4/5/2021
3/9/2021	2/19/2021	2/26/2021	3/4/2021	3/12/2021	3/23/2021	4/5/2021	5/3/2021
4/13/2021	3/26/2021	4/2/2021	4/8/2021	4/16/2021	4/19/2021	5/17/2021	6/21/2021
5/11/2021	4/23/2021	4/30/2021	5/6/2021	5/14/2021	5/17/2021	6/7/2021	7/6/2021
6/8/2021	5/21/2021	5/28/2021	6/3/2021	6/11/2021	6/21/2021	7/19/2021	8/16/2021
7/13/2021	6/25/2021	7/2/2021	7/8/2021	7/16/2021	7/19/2021	8/16/2021	9/7/2021
8/10/2021	7/23/2021	7/30/2021	8/5/2021	8/13/2021	8/16/2021	9/7/2021	10/4/2021
9/14/2021	8/27/2021	9/3/2021	9/9/2021	9/17/2021	9/20/2021	10/18/2021	11/15/2021
10/12/2021	9/24/2021	10/1/2021	10/7/2021	10/15/2021	10/18/2021	11/15/2021	12/20/2021
11/9/2021	10/22/2021	10/29/2021	11/4/2021	11/12/2021	11/15/2021	12/6/2021	1/3/2022
12/14/2021	11/24/2021	12/3/2021	12/9/2021	12/17/2021	12/20/2021	1/18/2022	2/22/2022

Planning and Zoning

7. B.

Meeting Date: 12/08/2020

Subject

Commission Comments

Information
