

## COMMUNITY DEVELOPMENT

CITY OF INDIANOLA  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
October 09, 2018  
**6:00 P.M.**  
CITY HALL COUNCIL CHAMBERS

1. Call to order
2. Roll call
3. Approval of September 11, 2018 minutes
4. Consider Request from Autumn Ridge Development for the approval of the revised Preliminary Plat 3, Outlot Z of Autumn Ridge Plat 2 (tabled at the September 11, 2018 Planning and Zoning meeting).
5. Consider Request from Kristy Kappelman to rezone the property listed at 506 W 2<sup>nd</sup> Ave from R-2 (Single Family Residential) to C-2 (Highway Commercial) zoning.
6. Consider Request from Tim Phillips to rezone the property listed as 2508 N Jefferson Way (Parcels 48495010010, 48152000010 and 48152000020) from an A-1 (Agricultural) to C-2 (Highway Commercial). See attached map.
7. Other Business
8. Adjournment

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INDIANOLA PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
September 11, 2018  
6:00 P.M.

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

Joe Butler  
Al Farris  
Ron Fridley  
Becky Needles  
Bob Ormsby  
Josh Rabe

Also present: Blaine Buenger, Kelly Shaw, Fred Dowie, Chris Seymour, Samantha Farner, Joe Gezel, Jay Koester, David Churchill, Kathleen Connor, Ryan Waller, Kristin Brekelmans

Members of the Commission absent: Misty Soldwisch, Sarah Ritchie

The minutes of the August 14, 2018 meeting were approved on a motion made by Josh Rabe and seconded by Al Farris. Question was called for and on voice vote Chairperson Butler declared the motion carried unanimously.

**Consider Request from Autumn Ridge Development for the approval of the revised Preliminary Plat 3, Outlot Z of Autumn Ridge Plat 2.**

Kathleen Connor with Snyder & Associates spoke to the board, explaining the preliminary plat for the new development. Kathleen reviewed materials included in the meeting packet as well as a supplemental that she distributed at the time of the meeting. Some of the comments included: the preliminary plat is compatible with the Comprehensive Plan, easements are needed for future trails, grading concerns, and detention basins and overflow maintenance. Previous concerns by Rich Parker were presented as follows: Street grades with Lincoln Ave more than SUDAS code, steep grade, 800 ft long cul-de-sac, 15ft IMU easement, to name a few.

Fred Dowie spoke to the board stating that he was not notified until just prior to the meeting of Snyder's supplemental memorandum. Jay Koester with Abaci spoke about the easements and erosion control. Samantha Farner stood to speak, asking if the detention basin would be a dry or a wet basin. Fred Dowie replied that it would be a dry basin. Chris Seymour stood to speak of her concern about the drainage in the area, due to her home being in the same area as the preliminary plat. She stated that her back yard is currently flooded, and she is concerned about the bio soil and who would maintain the overflow issues. Jay Koester stated that bio soil was suggested by Dave Moeller with Snyder Associates to control overflow to the detention pond and a way of silting erosion due to slope. Al Farris asked Jay Koester with Abaci, whose responsibility would it be to maintain the bio soil. Jay answered it would be the lot owner's responsibility to maintain.

Becky Needles asked the question of who becomes responsible if the lot owner sells the property. Mr. Koester noted that it would be the homeowner. Discussion ensued between P&Z members, which expressed concern with this proposed arrangement.

Kelly Shaw asked about the timeline of the preliminary review. Ryan Waller provided a response by reading and referencing emails to the petitioner confirming the schedule as well as noting when information was received by the petitioner and Mr. Shaw. Blaine Buenger approached the board discussing his list of questions and concerns. He spoke directly about his concerns for maintenance and issues with overflow.

Joe Butler summarized the concerns that were brought up during this meeting, regarding grading, easements, overflow and maintenance. Kelly Shaw stated that he did not receive the notification or memo regarding these concerns. Ryan Waller shared the dates and recipients from the email that was sent that included Kelly Shaw as a recipient on a September 5<sup>th</sup> email that transmitted the packet.

Motion was made by Al Farris to table this item until the next PZ meeting until the issues discussed and identified in this meeting are rectified. Seconded by Ron Fridley. All ayes, the motion to table was unanimous, 6 ayes - 0 nays.

Joe Butler asked that staff provide updates regarding building permits and a follow up on previously approved items and any council responses regarding them, to the next meeting. Staff agreed.

Meeting adjourned on a motion by Ormsby and seconded by Needles. 6 Ayes – 0 Nays

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Joe Butler, Chairperson

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David Churchill



**To:** Planning and Zoning Commission  
**From:** David Churchill, Interim Building Official of Community Development  
**Subject:** October 9, 2018 Meeting

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**Item # 4 Enclosed** please find a memorandum from David Moeller and Kathleen Connor for Autumn Ridge 3 Preliminary Plat.

**Item # 5 Consider** Request from Kristie Kappelman for the approval requesting a zoning change from R2 to C2 for the following property; lot 9, Block 18 of Jones & Windels Addition, parcel number 483901180090.

Staff recommends approval as the zoning change is consistent with the Comprehensive Master Plan for future development (change to Commercial zoning).

Preliminary plans building, and site development plans have been received and will be reviewed if/when the zoning request is approved. Building set back requirements for this property are as follows: rear yard 20 feet, side yard to the east is 10 feet as both are adjacent to residential zoning, and the front yard setback being 15 feet. The site and the building will be required to meet the design standards listed in Chapter 166.11 Highway Corridors. (A -G).

Please note that this is a D & D property being sold by the City and is the subject of a development agreement between the City and Petitioners.

**Item # 6 Consider** Request from Tim Phillips requesting a zoning change form R to C-2 for the following property known as 2508 N. Jefferson Way lot 1 & 2, of Bob Moore's subdivision, and Lot 1 except Highway of Langfitt subdivision. Parcel numbers 48152000010, 48152000020, and 48495010010 respectively.

Staff recommends approval as the zoning change is consistent with the Comprehensive Master Plan for future development (change to Commercial zoning).

Neither site development plans nor building plans have not been submitted for review at this time.

# **AGENDA ITEM # 4**

## PRELIMINARY PLAT

Date: September 11, 2018  
*Revised: September 26, 2018*  
Project: Autumn Ridge Plat 3

Compiled by: Dave Moeller, P.E.;  
Kathleen Connor, Planner  
Project No: 118.0039-D

### GENERAL INFORMATION:

Applicant: Autumn Ridge Development (Fred Dowie, Jr.).  
Request: Approval of Preliminary Plat  
Location: Outlot Z of Autumn Ridge Plat 2  
Size: 10.711 Acres  
Zoning: R-1  
Current Land Use: Vacant  
Proposed Land Use: Low Density Residential

### PROJECT DESCRIPTION:

This Preliminary Plat includes 23 single-family residential lots, each of which meets or exceeds the R-1 requirements for a minimum lot area of 8,400 SF and a minimum lot width of 70 feet. Front yard setbacks are 30', street side yard setbacks are 25', interior side yard setbacks are 10', and rear yard setbacks are 35 feet.

Public improvements include the extension of North O Street, extension of North N Court including cul-de-sac, and addition of West Lincoln Place including cul-de-sac. All lots will be served by a combination of existing and proposed 8" sanitary sewers. An 8" water main will be looped between the cul-de-sacs and will serve all lots. Storm sewers will collect runoff from the public streets and convey it to either the Main Detention Basin on Lot 20 or the Bioswale on Lot 10 before discharging into Cavitt Creek. The plat also includes a credit detention basin on Outlot V.

The east side of this plat lies within the floodplain of Cavitt Creek. The floodplain is shown as separate Outlots so the owners of Lots 20-23 are not required to purchase flood insurance. However, Outlots W-Z will be permanently tied to Lots 20-24 by Record of Lot Tie that will be recorded with the final plat. Outlot V may be sold to an abutting property owner to the north or east.

This Preliminary Plat is in general conformance with the 2011 Comprehensive Plan, as noted below:

- Land Use. The Future Land Use Plan designates this area as low density residential.
- Streets. Street layout is compatible with the Major Streets Plan which contemplates the northerly extension of Kenwood Blvd. on the parcel to the west. West Lincoln Place would then connect to the Kenwood Blvd extension at some point in the future.
- Parks. No parks are indicated on this parcel. This subdivision is planned to eventually be served by a future park planned to the northwest of this parcel. A portion of this potential future park is already owned by the City of Indianola; this area could be expanded to accommodate park amenities.

- Trails. The Parks & Trails Plan includes a future local recreational trail running along Cavitt Creek. Per the Comprehensive Plan, trail easements should be acquired at the time of subdivision platting.

**STAFF REVIEW COMMENTS:**

The Preliminary Plat was reviewed by Rich Parker for conformance with Chapter 170 – Subdivision Regulations. The revised submittal, dated August 2, 2018, appears to address all of staff’s review comments with the exception of the following:

- A. Street grades. West Lincoln Place had a grade of 9.25% which exceeds the maximum slope of 8% allowed for residential streets per 170.11-4C.

*Given the unique topography of the area, Snyder & Associates has no issue with waiving this requirement since the street grades will be designed to conform to SUDAS.*

- B. Cul-de-sac length. West Kentucky exceeds the 700’ maximum length permitted by 170.22-C. West Kentucky Avenue/North N Court is approximately 800 feet long.

*Since this is a single family area, the additional cul-de-sac length adds very few additional homes. As a result, Snyder & Associates has no issue with waiving this requirement due to the unique alignment of existing streets and the topography.*

*We understand Fire Chief Greg Chia has no concerns regarding the additional length of the cul-de-sac.*

*The Fire Chief required fire hydrant spacing to be revised to meet the requirements of International Fire Code – Appendix C. The Preliminary Plat was revised accordingly. As part of the construction drawing review, the revised hydrant locations will need to consider water service line length and location as well as future driveway locations.*

- C. Indianola Municipal Utilities has requested a front yard public utility easement of 15 feet.

*The Preliminary Plat has been revised to show a 15’ P.U.E.*

- D. Detention basins and drainage swales will be reviewed with the construction drawings, along with associated easements.

*Not required for the Preliminary Plat. Snyder & Associates is in the process of reviewing the drainage calculations, detention facilities design, grading plan, and storm sewer plans and profiles. The construction drawings are approved by City Staff, subsequent to City Council approval of the Preliminary Plat.*

We offer the additional questions/comments on the Preliminary Plat:

- E. Rear yard setbacks for Lots 20-23 will be based on inclusion of the adjoining Outlot, provided the Record of Lot Tie agreement is recorded prior to issuance of a Building Permit.

*Not required for the Preliminary Plat. The Record of Lot Tie agreements will be approved with the Final Plat and then recorded by the developer.*

**STORM WATER MANAGEMENT PLAN REVIEW COMMENTS:**

1. Add a note stating who will be responsible for maintaining the Main detention Basin on Lot 20, the Credit detention basin on Outlot V, and the ~~Bioswale~~ *stilling basin* on Lot 10.

*The developer desires that the detention basins be privately owned and maintained and has addressed this issue by the addition of a note on the Preliminary Plat stating that “the shown three basins shall be dry and grassed; and shall be maintained by the lot/outlot owner. Maintenance agreements shall be provided at a later date.” In addition, the “bioswale” was renamed to “Stilling Basin” to reflect its design and function.*

*P&Z has expressed concern regarding privately maintained detention basins, however we can find no code requirement, city policy or precedent that would preclude private ownership and/or maintenance of the basins. As a result, this is not an issue from Snyder & Associates perspective. Although not required prior to Preliminary Plat approval, P&Z should be aware the design of the basins and emergency overflow swales will be reviewed prior to approval of the construction drawing.*

*Although not required for the Final Plat, but discussed with the developer; the maintenance of the basins will be addressed in the easement documents covering these basins at the time of final platting. The documents will give the city the right, but not the obligation, to maintain the easement areas if the property owners do not, and then assess the property owners for the cost of said maintenance.*

2. The 100-year flood limits, per FEMA FIRM, encroach onto Lot 21. This issue will need to be addressed by adjusting the lot line for Lot 21 or by a map amendment. Otherwise the owner of Lot 21 will be required to purchase Flood Insurance.

*Not required for the Preliminary Plat. The grading plan was received after this comment was made, illustrating the developer’s intent to fill this portion of Lot 21. The need for a floodplain development permit or DNR concurrence will be reviewed with the construction drawings.*

3. The minimum basement elevation (M.B.E.) for Lots 20-23 will need to be determined by Abaci based on 1.0’ above FEMA’s 100-year flood elevation. The M.B.E. will need to be noted for each lot on the construction drawings. At the time of final platting, an Engineer’s Exhibit will need to include the M.B.E. for each lot and note that an Elevation Certificate will be required in conjunction with the Building Permit for said lot.

*Not required for the Preliminary Plat. As stated above, M.B.E.’s will reviewed with the construction drawings; an Engineer’s Exhibit will be recorded with the final plat notifying perspective buyers and property owners of the elevation requirements for these homes.*

4. The minimum opening elevation (M.O.E.) for Lots 19 and 20 will need to be determined by Abaci abased on 1.0’ above the 100-year elevation of the Main detention basin and for Lots 10, 11, 16 and 17 based on 1.0’ above the 100-year elevation of the ~~bioswale~~ *stilling basin*. The M.O.E. will need to be noted for each lot on the construction drawings. At the time of final platting, an Engineer’s Exhibit will need to include the M.O.E. for each lot and note that an Elevation Certificate will be required in conjunction with the Building Permit for said lot.

*Not required for the Preliminary Plat. As stated above, M.O.E.'s will reviewed with the construction drawings; an Engineer's Exhibit will be recorded with the final plat notifying perspective buyers and property owners of the elevation requirements for these homes.*

5. The Credit detention basin appears to be located within the 100-year floodplain so may be inundated during heavy rainfall events, thus unable to provide additional storage volume. This issue will be reviewed in more detail with the construction drawings.

*Not required for the Preliminary Plat. As stated above, the design of the credit detention basin will reviewed with the construction drawings*

- ~~6. The 15" storm sewer on the east side of Lot 2 will need to connect to the structure at the northeast corner of this lot which will adjust the pipe alignment and easement.~~

*Not an issue; we confirmed that the construction drawings showed this connection.*

7. Label a blanket Recreational Trail Easement on Outlots V, W, X, Y, and Z which will allow City to construct a recreational trail in conformance with Comprehensive Plan at some point in the future.

*In accordance with the Comp Plan which states that trail easements should be acquired at the time of subdivision platting, Snyder & Associates recommended that a trail easement be shown along Cavitt Creek.*

*The developer plans to request that P&Z and Council waive the requirement for this recreational trail easement, primarily due to the lack of contiguous trails in the area. Rather than provide an easement at this time, the developer has added a note to the Preliminary Plat stating "any trail easement shall be acquired from the respective lot owners at a later date to account for house locations."*

*The City should be aware that, if the trail easement is not platted, it may be impossible to acquire it at a later date since such acquisition can only be accomplished if property owners are willing to grant an easement; condemnation for trail easements is not allowed.*

#### **GRADING PLAN REVIEW COMMENTS:**

A grading plan, with contours at intervals of no more than 2 feet, is required per the Subdivision Regulations (170.9-2-E), however there was no grading plan included with the Preliminary Plat. Last week, we received a copy of the Construction Drawings which includes a grading plan. We reviewed this grading plan from the perspective of Preliminary Plat requirements and offer the following:

*A Grading Plan is now included as part of the Preliminary Plat as per code.*

1. The FEMA floodplain is not clearly delineated on the plan, particularly the east side of the floodplain. Revise to show Floodway and Floodplain limits on the plat and provide a plot of this subdivision on an official FEMA map.

*The Preliminary Plat was revised to clarify the floodplain. Grading in or near the floodplain as well as the need for a floodplain development permit or DNR concurrence will be review with the construction drawings.*

2. The grading plan appears to include the placing of fill within the floodplain on Lot 21 and at the “Credit” detention basin. The developer’s engineer will need to calculate the drainage area of Cavitt Creek and provide confirmation regarding the need for Iowa DNR approval. Any necessary permits and/or approvals will need to be obtained prior to Construction Drawing approval.

*The Preliminary Plat was revised to clarify the floodplain and shows the credit basin lies outside the floodway. Grading in or near the floodplain as well as the need for a floodplain development permit or DNR concurrence will be review with the construction drawings.*

3. We have some question regarding the concept for providing “credit” detention in the floodplain.

*Not required for the Preliminary Plat. The design of the credit detention basin will reviewed with the construction drawings*

4. Based on the fill/embankments proposed near Cavitt Creek, we recommend that the Final Plat include a stipulation that the foundations on Lots 20-23 be designed by a geotechnical engineer prior to issuance of a building permit.

*Not required for the Preliminary Plat. Unless otherwise stipulated in the Geotechnical Report, the Engineer’s Exhibit will need to contain a note regarding the design of foundations on lots with substantial fills. The Engineer’s Exhibit will be recorded with the Final Plat.*

5. Drainage swales, including emergency overflow swales, are not fully developed throughout the length of the swale. (On the construction drawings, swale width, depth and velocities will need to be calculated and reflected on the plans.)

*Not required for the Preliminary Plat. The drainage swale, emergency overflow paths, swale sizing for conveyance, flow velocities, erosion protection, and the width of associated easements will be reviewed on the construction drawings.*

6. The bioswale will need to include a defined flowpath for overflow to avoid potential impact to Lot 16.

*Not required for the Preliminary Plat. The drainage swale, emergency overflow paths, swale sizing for conveyance, flow velocities, erosion protection, and the width of associated easements will be reviewed on the construction drawings.*

7. The Subdivision Ordinance (Section 170.09-2-Q) requires the erosion control plan to be approved by Warren County Soil Conservation District of the City’s Public Service Director before the Preliminary Plat is approved. This is typically handled at the Construction Drawings phase, with a Storm Water Pollution Prevention Plan (SWPPP) prepared in conjunction with the Iowa DNR storm water discharge permit.

*Not recommended for Preliminary Plat approval. Per state and federal regulations, the developer is required to obtain an NPDES storm water discharge permit, prepare a Storm Water Pollution Prevention Plan (erosion control plan), regularly inspect all erosion control*

*devices, and maintain said devices. The NPDES permit requirements are enforced by Iowa DNR rather than the city, therefore it is our opinion that the state and federal regulations should be the controlling regulation. As a result, the erosion control plan should be reviewed with the construction drawings, when more design detail is available, and the permit obtained from Iowa DNR prior to the start of construction.*

8. The construction drawings will need to define driveway locations on Lots 9 and 20 since they may be challenging. The sidewalk in front of Lot 9 dips down for an emergency overflow, however the sidewalk will need to be flattened so that it is still ADA compliant which means the sidewalk may be longer, restricting driveway locations. The entire frontage of Lot 20 appears to be within easements, a portion of which is a detention basin easement requires no change in grade, making driveway construction challenging.

*Not required for the Preliminary Plat. This comment was provided so the developer and his engineer were made aware that driveway locations should be considered as part of the grading design and will be reviewed with the construction drawings.*

#### **RECOMMENDATION:**

At *the Special Meeting*, P&Z has the following options:

*For all options, P&Z and the developer should be aware that approval of the Preliminary Plat does not constitute approval of the Construction Drawings, Stormwater Calculations, or Erosion Control Plan (SWPPP) even though the Preliminary Plat references said documents as being “attached and related”.*

- A. Recommend Council approval of the Preliminary Plat for Autumn Ridge Plat 3 as presented which includes:

1. Waiver of the requirement that limits cul-de-sac length to 700 feet, maximum.
2. Waiver of the requirement that limits the grade of West Lincoln Street to 8%.
3. Defer the provision of an acceptable erosion control plan until construction drawings approval.
4. *Waiver of the requirement for a Recreational Trail easement along Cavitt Creek.*
5. Require signed Record of Lot Tie Agreements *and Private Detention Facility Easements including maintenance responsibilities* prior to Council approval of the Final Plat.

- B. Recommend Council reject the Preliminary Plat for Autumn Ridge Plat 3 as presented.

*If rejected, we recommend the P&Z Commission state the reason(s) for such rejection.*

- C. Table the Preliminary Plat for Autumn Ridge Plat 3, with developer’s concurrence, to give the developer and his engineer time to address P&Z’s and staff’s comments.

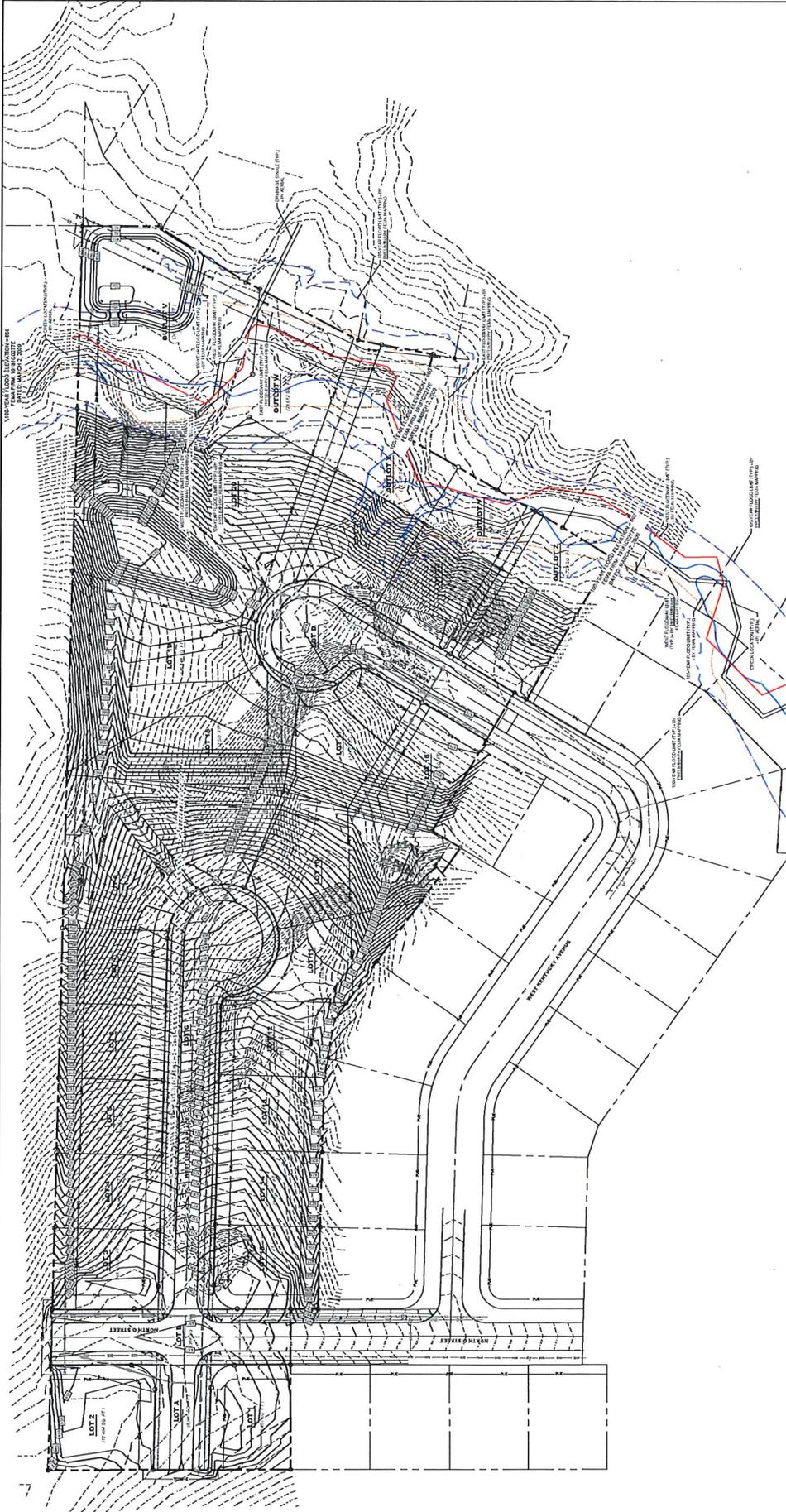
*The Subdivision Regulations require the Commission to submit a recommendation to Council within a specific time frame; tabling making a recommendation on this preliminary plat may not be possible a second time without the developer agreeing to an extension of time.*

D. Recommend Council approval of the Preliminary Plat for Autumn Ridge Plat 3, subject to certain conditions, including:

1. Council approval of the waiver of certain requirements of the Subdivision Regulations, including:
  - a) Waiver of the requirement that limits cul-de-sac length to 700 feet, maximum.
  - b) Waiver of the requirement that limits the grade of West Lincoln Street to 8%.
  - c) Defer the provision of an acceptable erosion control plan until construction drawings approval.
  - d) Require signed Record of Lot Tie Agreements *and Private Detention Facility Easements including maintenance responsibilities* prior to Council approval of the Final Plat.
2. *P&Z to make a recommendation to City Council as to whether or not a Recreational Trail Easement should be provided along Cavitt Creek in accordance with the current Comprehensive Plan.*







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|             |                         |
|-------------|-------------------------|
| PROJECT NO. | 1100                    |
| DATE        | 02/27/2018              |
| CLIENT      | INDIANOLA RIDGE         |
| PROJECT     | INDIANOLA RIDGE PLOT 3  |
| DESIGNED BY | STEFANIE L. CHRISTENSEN |
| CHECKED BY  | STEFANIE L. CHRISTENSEN |
| DATE        | 02/27/2018              |

**PRELIMINARY PLAT**  
**AUTUMN RIDGE PLOT 3**  
 INDIANOLA, WARREN COUNTY, IOWA  
 SHEET NO. 3 OF 3



**PRELIMINARY**  
 THIS PLAT IS PRELIMINARY AND IS NOT TO BE USED FOR CONSTRUCTION OR RECORDING. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

## Kristin Brekelmans

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**From:** Jay Koester <jayk@abaciconsulting.com>  
**Sent:** Wednesday, September 26, 2018 2:28 PM  
**To:** Kristin Brekelmans  
**Cc:** Fred Dowie  
**Subject:** Autumn Ridge Plat 3 - Revised Preliminary Plat  
**Attachments:** #17249 Phase 3 Indianola\_Prelim Plat\_2018-09-25.pdf

Kristin,

Attached is the revised Preliminary Plat. As discussed on the telephone today, we would like to be on the regular P&Z on October 9, 2018.

If you have any questions or need additional information, please contact us. If attachments are noted, please acknowledge receipt and that you can open.

Thanks,

**Jay Koester, PE**

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## Kristin Brekelmans

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**From:** Ryan Waller  
**Sent:** Tuesday, September 25, 2018 3:54 PM  
**To:** Kristin Brekelmans; David Churchill; Greg Chia; Rick Graves; Jason Etnyre; Amy Beattie  
**Subject:** FW: Autumn Ridge Plat 3 - Preliminary Plat review

Development Team,

FYI below...

Ryan

---

**From:** Dave N Moeller <[dnmoeller@snyder-associates.com](mailto:dnmoeller@snyder-associates.com)>  
**Sent:** Tuesday, September 25, 2018 8:56 AM  
**To:** Ryan Waller <[rwaller@indianolaiowa.gov](mailto:rwaller@indianolaiowa.gov)>  
**Subject:** FW: Autumn Ridge Plat 3 - Preliminary Plat review

Ryan,

This is the response I sent to the developer's question. I replied to all on his email group, including the Mayor. Please share with the development review team as you see fit.

Thanks.

Dave Moeller

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**From:** Dave N Moeller  
**Sent:** Tuesday, September 25, 2018 8:29 AM  
**To:** 'Fred' <[fred@autumnridgedevlopment.com](mailto:fred@autumnridgedevlopment.com)>; Kathleen E Connor <[keconnor@snyder-associates.com](mailto:keconnor@snyder-associates.com)>  
**Cc:** Kelly Shaw <[kshaw@indianolaiowa.gov](mailto:kshaw@indianolaiowa.gov)>; Jay Koester <[jayk@abaciconsulting.com](mailto:jayk@abaciconsulting.com)>  
**Subject:** RE: Autumn Ridge Plat 3 - Preliminary Plat review

Fred,

I appreciate your frustration and can assure you that the current review team, including those at the city, share your frustration.

When Snyder & Associates received the preliminary plat in July we provided a drainage review to City Staff as requested. The current review team was under the impression that the review against the subdivision and other relevant codes was to be completed by the previous staff. As Snyder stepped into the process following a transition in City staff it was revealed that the review was not complete, it was unclear whom received the documents and most of the comments were relayed second hand & verbally. Little if any documentation related to departmental concurrence was found.

Upon resubmittal of the Preliminary plat, after our meeting of September 14th, we forwarded it to department heads to verify their comments had been addressed. You are correct that we did not discuss hydrant location or coverage, however we did indicate, that we had spoken with department heads and we were requesting written concurrence so the plat would sail through P&Z. You are correct that on September 14th, Snyder & Associates, Inc. was not aware of lingering concerns related to hydrant spacing and the controlling requirements (IFC Appendix C vs. Subdivision ordinances/SUDAS). These comments were provided following a review by the Fire Department of the City Code (which

I understand the Fire Chief confirmed to you when you stopped by his office yesterday). As noted in Kathleen's email, these are a requirement of City Code.

It is understandable that you are upset by the timing of the comments. The governing jurisdiction has the right to make comments (especially when they are related to City Code) and stipulations up to approval. That being said, steps have already been taken to changed the development review process. City staff has begun to develop a check-off process for preliminary plat and site plan review and have set regular coordination meetings so comments are gathered, and documented, in a complete and timely manner.

It is also my understanding that Snyder & Associates, Inc. will not serve in a lead role in subdivision plat review beyond drainage issues as soon as new staff is on board. In the meantime, it is my desire to keep these projects moving forward to approval and construction in compliance with City codes and requirements.

As an applicant, you always have the right to refuse to make the changes and argue your case before the Planning & Zoning Commission and, or City Council.

Respectfully,

>

> David N. Moeller, P.E.

> Snyder & Associates, Inc.

---

**From:** Fred [<mailto:fred@autumnridgedevelopment.com>]

**Sent:** Monday, September 24, 2018 4:56 PM

**To:** Kathleen E Connor <[keconnor@snyder-associates.com](mailto:keconnor@snyder-associates.com)>

**Cc:** Dave N Moeller <[dnmoeller@snyder-associates.com](mailto:dnmoeller@snyder-associates.com)>; Kelly Shaw <[kshaw@indianolaiowa.gov](mailto:kshaw@indianolaiowa.gov)>; Jay Koester <[jayk@abaciconsulting.com](mailto:jayk@abaciconsulting.com)>

**Subject:** Re: Autumn Ridge Plat 3 - Preliminary Plat review

Kathleen & Dave;

The latest e-mail has prompted me to weigh in on this issue so I may understand the process in which Synder & Associates, the City and Autumn Ridge Development are involved. Synder received our Preliminary Plat info in early July. Since then the information has been disseminated to all pertinent Departments with the City to review and provide feed back for the Planning and Zoning meeting Sept. 11th. During the 10 weeks before the Sept. 11 meeting we fulfilled every request by Synder for calcification and additional information concerning Autumn Ridge Plat 3. At no time during those weeks was there any discussion concerning any deficiency in the number of Fire Hydrants, nor was the "Fire Hydrant" issue raised at the afore mentioned P & Z meeting. Again when we met with Synder on Sept 14th. to address the questions the P & Z Board had about Bio-Swales and Detention Basin ownership and Maintenance, never during the 90 minute meeting did the discussion turn to Fire Hydrants. What was discussed and resolved were the Questions from the Board as well as the process to request a special P & Z meeting to quickly move forward. Now this morning we are notified about a possible insufficiency of the number Fire Hydrants and told that if a revised Preliminary Plat is not provided within 24 hours than the Special P & Z meeting scheduled for Oct 2 will be cancelled. So, as I stated before, to fully understand this process with Synder and the City, is this Standard operating procedure?

Respectfully,

Fred Dowie President

Autumn Ridge Development L.C.

On Sep 24, 2018, at 8:20 AM, Kathleen E Connor <[keconnor@snyder-associates.com](mailto:keconnor@snyder-associates.com)> wrot

Mr. Koester,

Following our September 14th meeting, I put together a draft Memo listing the outstanding comments as per our discussion. I sent this draft Memo to the City for review to get concurrence from the development review team. I was then made aware the Fire Chief still had some outstanding comments related to cul-de-sac radii and hydrant coverage, based on the 2012 issue of the International Fire Code. (For reference, IFC 2012 was adopted and is referenced in Indianola Municipal Code, Chapter 160 – Fire Prevention Code, Section 160.02 and includes “Appendix C – Fire Hydrant Location and Distribution” and “Appendix D – Fire Apparatus Access Road”)

In consultation with the City Attorney, it was determined the cul-de-sac radii as required per Chapter 170- Subdivision Regulations were specific to the City of Indianola and therefore superseded the more stringent IFC - Appendix D requirements. Since the Preliminary Plat, as submitted, met the requirements of the Subdivision Regulations, no further comments were issued on this subject.

However, also in consultation with the City Attorney, it was determined the hydrant coverage radii included in IFC – Appendix C is more specific than the general information included in the Subdivision Regulations; therefore IFC – Appendix C is considered the controlling ordinance. Since the requirements of Appendix C are based on fire flow requirements, the Fire Chief coordinated with IMU and then advised of the 3000 gpm flow rate requirement. The resulting comment in my Sept. 20th email was related to hydrant coverage and came directly from Table C105.1 in IFC - Appendix C, based on said flow rate.

Please be aware, the comment regarding hydrant coverage was generated by the Fire Chief, not Snyder & Associates or me personally. The City Attorney confirmed the issue 2012 of the IFC, Appendix C, is the applicable city code. Further, I have not represented myself as an engineer, and in fact have listed “Planner” after my name in the memos and emails. And, during the P&Z meeting, the request for written documentation from the Fire Chief regarding cul-de-sac length came from a P&Z member rather than from me.

The Development Review Committee requests that you provide a pdf of the revised Preliminary Plat that addresses the following outstanding City Code requirement:

1. Revise fire hydrant spacing to meet the requirements of International Fire Code – Appendix C which is specifically referenced in City Code. (Previously provided.) The Fire Chief, in consultation with Lou Elbert, determined the fire

flow requirement for this subdivision is 3,000 gpm. Since both West Lincoln Place and North N Court are dead-end cul-de-sacs, the distance from hydrant to any point on the street frontage must be 175 feet, maximum. The average spacing between hydrants should be 300 feet. If any hydrant is relocated to achieve these minimum requirements, the new location(s) will need to consider water service line length and location as well as future driveway locations.

The City advises that, unless a revised Preliminary Plat is received by the September 25th deadline for packets that address the aforementioned comment, they cannot guarantee the October 2nd date for the special P&Z meeting.

Respectfully,

Kathleen Elliott Connor  
Planner

SNYDER & ASSOCIATES, INC.  
P: 515.964.2020 ext. 2555 | C: 515.669.4144  
2727 SW Snyder Blvd. | Ankeny, IA 50023

---

From: Jay Koester [[jayk@abaciconsulting.com](mailto:jayk@abaciconsulting.com)]  
Sent: Friday, September 21, 2018 4:51 PM  
To: Kathleen E Connor; Fred Dowie  
Cc: Ryan Waller; David Churchill; Greg Chia; Amy Beattie; Lou Elbert; Dave N Moeller  
Subject: RE: Autumn Ridge Plat 3 - Preliminary Plat review

Kathleen,

Since you made the statement during P&Z of 'where is the documentation that the Fire Chief was fine with the longer cul-de-sac length', I must now ask for the same (PDF) from you regarding the below comment. Also, where is the ordinance that Indianola is following the 2012 International Fire Code (PDF). Until then, no change will be made. Where is your stated 'North C Court'?

I also must question the below comment as Mr. Lou Elbert did not even discuss this with me previously during our telephone discussion of the water loop. This was also not required in Plat 1 to the south – at approximately 380 feet as the crow flies on the cul-de-sac. Plat 2 had up to 500 feet (most at +/- 400 feet) as the crow flies. Both approved and constructed. Plat 3 has a maximum length of +/- 400 feet.

A week ago during our meeting at City Hall, you said that you were going to

reissue the P&Z letter/memo within a day, now you are contradicting yourself below by saying once all of your comments have been addressed. How is anyone supposed to know what you mean when you continuously contradict yourself with what you say and write? Past projects with your reviewing and involvement have been the same.

Again, you, personally and individually as a non-engineer, are just generating comments to further delay the approval of the project and to justify your firm's billings. Also, you are just trying to increase the costs for the developer.

If you have any questions or need additional information, please contact us. If attachments are noted, please acknowledge receipt and that you can open.

Thanks,

Jay Koester, PE – Abaci Consulting, Inc. – Office (515) 986-5048

From: Kathleen E Connor <[keconnor@snyder-associates.com](mailto:keconnor@snyder-associates.com)<<mailto:keconnor@snyder-associates.com>>>

Sent: Thursday, September 20, 2018 3:42 PM

To: Jay Koester

<[jayk@abaciconsulting.com](mailto:jayk@abaciconsulting.com)<<mailto:jayk@abaciconsulting.com>>>; Fred Dowie <[fred@autumnridgedevelopment.com](mailto:fred@autumnridgedevelopment.com)<<mailto:fred@autumnridgedevelopment.com>>>

Cc: Ryan Waller

<[rwaller@indianolaiowa.gov](mailto:rwaller@indianolaiowa.gov)<<mailto:rwaller@indianolaiowa.gov>>>; David Churchill

<[dchurchill@indianolaiowa.gov](mailto:dchurchill@indianolaiowa.gov)<<mailto:dchurchill@indianolaiowa.gov>>>; Greg Chia <[gchia@indianolaiowa.gov](mailto:gchia@indianolaiowa.gov)<<mailto:gchia@indianolaiowa.gov>>>; 'Amy Beattie'

([Amy.Beattie@brickgentrylaw.com](mailto:Amy.Beattie@brickgentrylaw.com)<<mailto:Amy.Beattie@brickgentrylaw.com>>

>>  
<[amy.beattie@brickgentrylaw.com](mailto:amy.beattie@brickgentrylaw.com)<<mailto:amy.beattie@brickgentrylaw.com>>

>>; Lou Elbert <[lbert@indianolaiowa.gov](mailto:lbert@indianolaiowa.gov)<<mailto:lbert@indianolaiowa.gov>>>; Dave N Moeller <[dnmoeller@snyder-associates.com](mailto:dnmoeller@snyder-associates.com)<<mailto:dnmoeller@snyder-associates.com>>>

Subject: Autumn Ridge Plat 3 - Preliminary Plat review

Fred & Jay,

We have completed our review of the revised Preliminary Plat provided on September 14th and have coordinated with various members of city staff to consolidate all comments. Please revise the Preliminary Plat to address the following comment:

1. Revise fire hydrant spacing to meet the requirements of International Fire Code – Appendix C which is specifically referenced in City Code. (See attached Appendix C.) The Fire Chief, in consultation with Lou Elbert, determined the fire flow requirement for this subdivision is 3,000 gpm. Since both West Lincoln Place and North C Court are dead-end cul-de-sacs, the distance from hydrant to any point on the street frontage must be 175 feet, maximum. The average spacing between hydrants should be 300 feet. If any hydrant is relocated to achieve these minimum requirements, the new location(s) will need to consider water service line locations and driveways.

All other comments on the Preliminary Plat have been satisfactorily addressed.

Please send a pdf of the revised Preliminary Plat, addressing the aforementioned comment, to everyone included on this email. Once this comment has been satisfactorily addressed, we plan to update our September 11, 2018 memo so the Commissioners are advised how each of the original comments has been addressed. We will provide a copy of this updated memo to you when we provide it to the City for inclusion in P&Z's agenda packets.

Please coordinate with Dave Churchill regarding the number of copies and deadline for providing the revised Preliminary Plat, addressing the above comment, to City Hall for the packets for the special P&Z meeting. In the meantime, please let us know if you have any questions on the above.

Thank you,

Kathleen Connor  
Senior Planner

SNYDER & ASSOCIATES, INC.  
P: 515.964.2020 x2555 | C: 515.669.4144  
2727 SW SNYDER BLVD, P.O. BOX 1159, ANKENY, IA 50023

[email\_logo]<<http://www.snyder-associates.com/>>

[linkedin]<<http://www.linkedin.com/company/342589?trk=prof-exp-company-name>>[facebook]<<https://www.facebook.com/pages/Snyder-Associates-Inc/111835808880880>>[twitter]<[https://twitter.com/Snyder\\_Assoc](https://twitter.com/Snyder_Assoc)>

## Kristin Brekelmans

---

**From:** Jay Koester <jayk@abaciconsulting.com>  
**Sent:** Tuesday, September 18, 2018 8:19 AM  
**To:** Kathleen E Connor  
**Cc:** David Churchill; Kristin Brekelmans; Fred Dowie; Ryan Waller; Dave N Moeller;  
Community Development  
**Subject:** RE: Autumn Ridge Plat 3 - Revised Prelim Plat

Kathleen,

As you (not "we" as stated below) will not be satisfied with any note I provide (unless it exempts you and Snyder & Associates of any direction, requirement, and/or liability as the City reviewer) and you will personally continue to generate comments to further delay the project, I will not be making any change. You personally required the existing and proposed grading contours be added on a separate plat sheet even though I had previously provided the grading plans per Indianola Subdivision Regulations, Section 1701.09-2-E (and Rich Parker even found acceptable) and with a note on the Preliminary Plat. P&Z was also provided the plan set for the meeting last week for inclusion with the Preliminary Plat. Again, this is a PRELIMINARY Plat, NOT the Final Plat.

If you were a licensed PE and/or PLS (rather than passing yourself off as a licensed PE and/or PLS) then you would understand how incorrect your below comment is – e.g., read the certification statement on the CDs and the plat.

Where is the revised letter that you promised would be submitted last Friday? As agreed, it should not include anything relating to the construction drawings. You were able to review the submitted Preliminary Plat over the weekend, yet you were unable to recreate the letter that you were personally rewriting during our Friday morning meeting. You claimed last Friday that you 'wanted to give a heads up' for the CDs, rather it only appeared that you are generating comments (and review fees) regarding the Preliminary Plat at such a late date to make yourself appear as a licensed PE and/or PLS and to make other engineering/surveying firms appear inferior.

If you have any questions or need additional information, please contact us. If attachments are noted, please acknowledge receipt and that you can open.

Thanks,  
Jay Koester, PE – Abaci Consulting, Inc. – Office (515) 986-5048

---

**From:** Kathleen E Connor <[keconnor@snyder-associates.com](mailto:keconnor@snyder-associates.com)>  
**Sent:** Sunday, September 16, 2018 5:02 PM  
**To:** Jay Koester <[jayk@abaciconsulting.com](mailto:jayk@abaciconsulting.com)>  
**Cc:** David Churchill <[dchurchill@indianolaiowa.gov](mailto:dchurchill@indianolaiowa.gov)>; Kristin Brekelmans <[kbrekelmans@indianolaiowa.gov](mailto:kbrekelmans@indianolaiowa.gov)>; Fred Dowie <[fred@autumnridgedev.com](mailto:fred@autumnridgedev.com)>; Ryan Waller <[rwaller@indianolaiowa.gov](mailto:rwaller@indianolaiowa.gov)>; Dave N Moeller <[dnmoeller@snyder-associates.com](mailto:dnmoeller@snyder-associates.com)>; [comdev@indianolaiowa.gov](mailto:comdev@indianolaiowa.gov)  
**Subject:** RE: Autumn Ridge Plat 3 - Revised Prelim Plat

Jay,

We reviewed the revised Preliminary Plat and it appears to address the comments we discussed at our meeting on Friday, though we have one comment:

1. New note #17 states "See sheet 3 for grading per Snyder & Associates, Inc." This note is a bit confusing since it seems to imply that grading is either per S&A's design or per S&A's requirements, neither of which is the case. We ask that you revise this to simply state "See Sheet 3 for grading plan." Or, you think it's important to state why a grading plan is included, the note could say something such as "See Sheet 3 for grading per Indianola Subdivision Regulations, Section 1701.09-2-E."

Please provide a pdf of the revised Preliminary Plat to Dave Moeller and me for review so we can let the City know that all of Snyder & Associates review comments have been addressed.

Please coordinate with the City as regarding scheduling of a special P&Z meeting as well as the deadline and number of copies of the revised Preliminary Plat needed for packets.

Thanks!

**Kathleen Connor**  
Senior Planner  
**SNYDER & ASSOCIATES, INC.**

---

**From:** Jay Koester <[jayk@abaciconsulting.com](mailto:jayk@abaciconsulting.com)>  
**Sent:** Friday, September 14, 2018 4:57 PM  
**To:** Dave N Moeller <[dnmoeller@snyder-associates.com](mailto:dnmoeller@snyder-associates.com)>; Kathleen E Connor <[keconnor@snyder-associates.com](mailto:keconnor@snyder-associates.com)>; [comdev@indianolaiowa.gov](mailto:comdev@indianolaiowa.gov)  
**Cc:** David Churchill <[dchurchill@indianolaiowa.gov](mailto:dchurchill@indianolaiowa.gov)>; Kristin Brekelmans <[kbrekelmans@indianolaiowa.gov](mailto:kbrekelmans@indianolaiowa.gov)>; Fred Dowie <[fred@autumnridgedevelopment.com](mailto:fred@autumnridgedevelopment.com)>  
**Subject:** Autumn Ridge Plat 3 - Revised Prelim Plat

All,

Attached is the revised Preliminary Plat based on a meeting in the morning of Friday, September 14, 2018.

We would like to have a special P&Z meeting so that we could be on Council on Tuesday, September 18, 2018.

If you have any questions or need additional information, please contact us. If attachments are noted, please acknowledge receipt and that you can open.

Thanks,

**Jay Koester, PE**

**ABACICONCONSULTING, INC**  
CIVIL ENGINEERING · LAND SURVEYING

101 NE Circle Drive, Grimes, Iowa 50111

Office: (515)986-5048

Fax: (515)986-0588

Web: [www.abaciconsulting.com](http://www.abaciconsulting.com)

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# **AGENDA ITEM # 5**



## COMMUNITY DEVELOPMENT

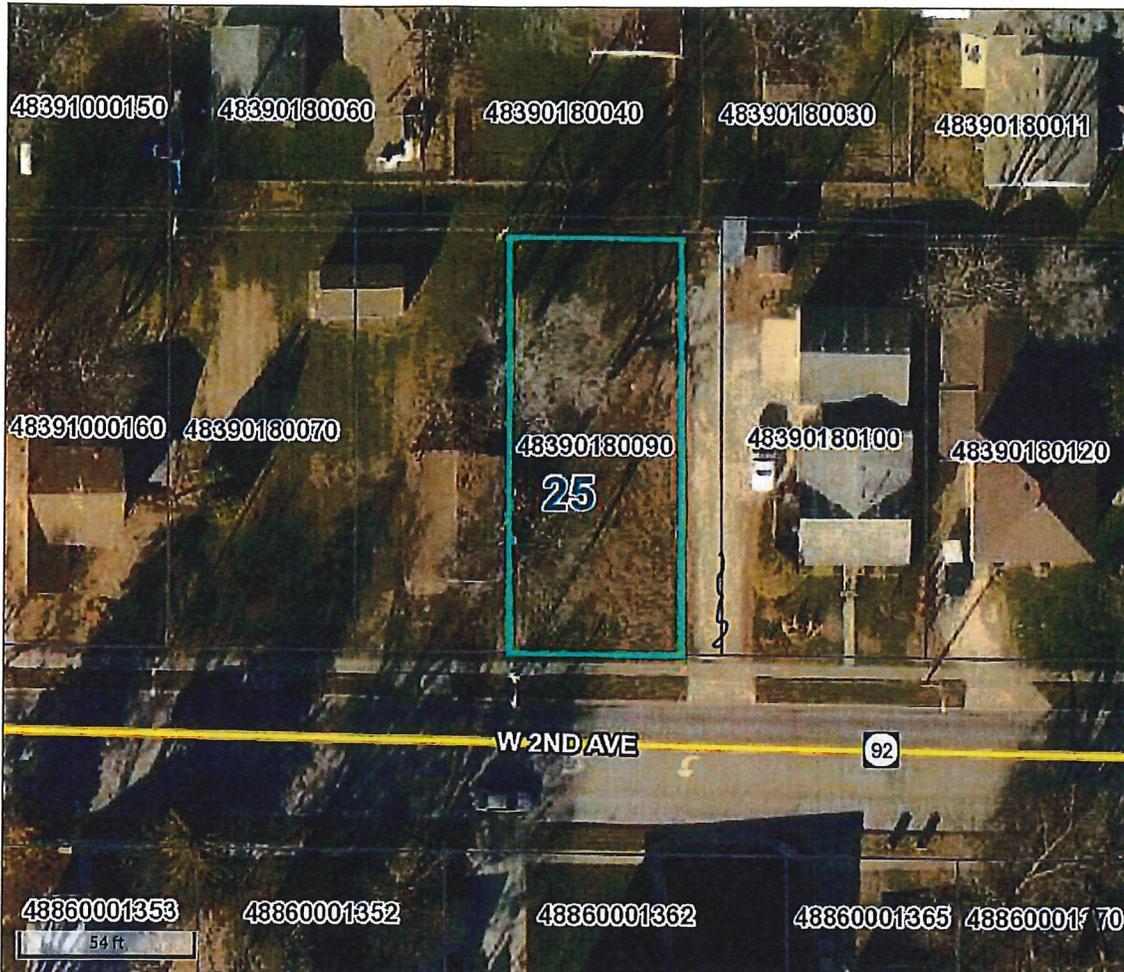
If the requested zoning change is from A-1 (Agricultural) to any other classification, the application shall contain the **number of acres** in each **soil type** for which a rezoning change is requested and the **crop suitability rating** of each. The soil type and its crop suitability rating shall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

NA

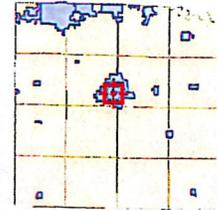
*Kristy Kappelman*  
Signature of Applicant

~~\$200.00~~ Fee  
100-

Receipt No. \_\_\_\_\_



Overview



Legend

- Roads**
- <all other values>
  - Interstate
  - Highway
  - Ramp
  - - - County Gravel
  - - - County Level B
  - - - County Level C
  - - - City Gravel
  - City Street
  - - - Private Street
- Other Features**
- Corporate Limits
  - Parcels
  - Political Township
  - Sections
- Major Roads**
- County Hwy
  - State Hwy
  - US Hwy
  - Interstate
  - Water

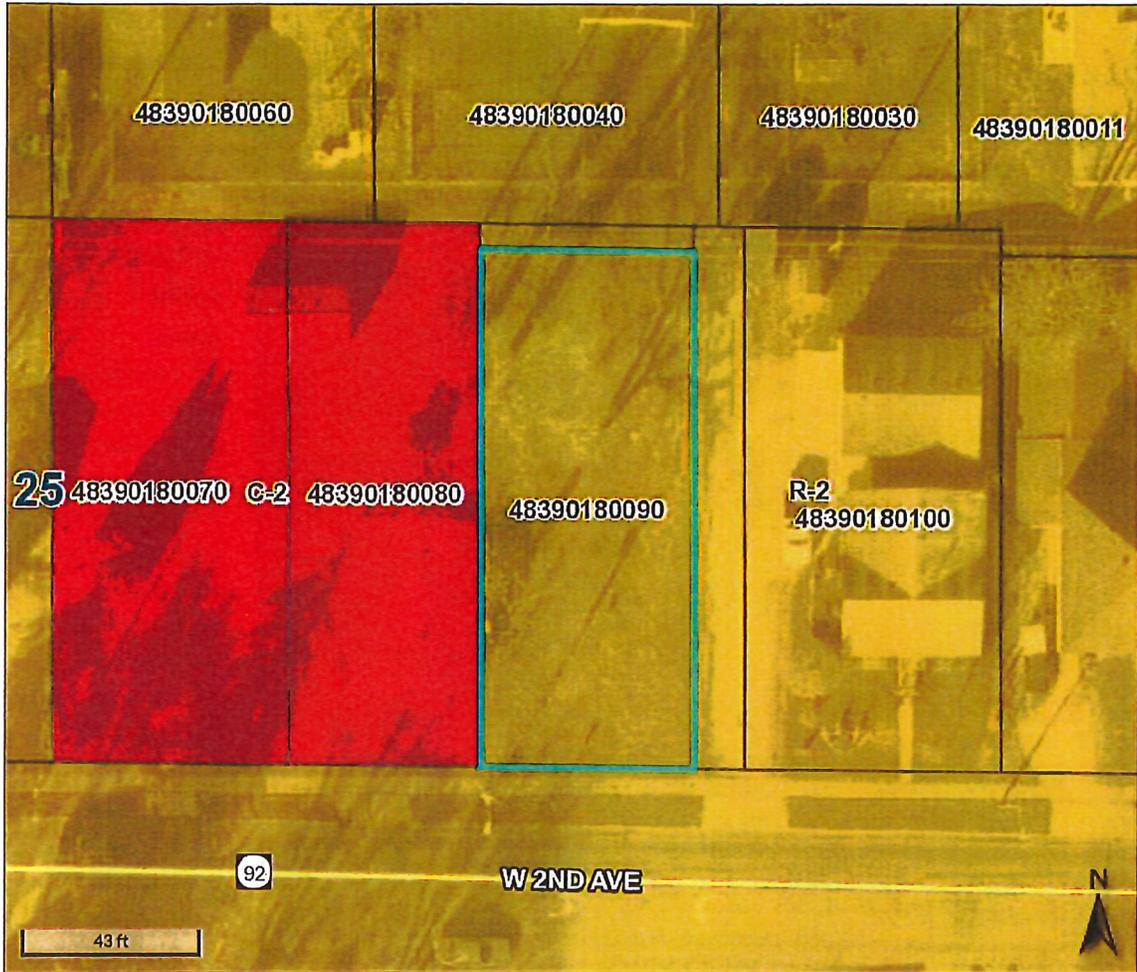
|                       |   |              |     |               |                    |
|-----------------------|---|--------------|-----|---------------|--------------------|
| Parcel ID             | 48390180090                               | Alternate ID | n/a | Owner Address | CITY OF INDIANOLA  |
| Sec/Twp/Rng           | n/a                                       | Class        | R   |               | 110 N 1ST ST       |
| Property Address      | 506 W 2ND AVE                             | Acreeage     | n/a |               | INDIANOLA IA 50125 |
|                       | INDIANOLA                                 |              |     |               |                    |
| District              | 48300                                     |              |     |               |                    |
| Brief Tax Description | 25-76-24 JONES & WINDLES ADD LOT 9 BLK 18 |              |     |               |                    |
|                       | (Note: Not to be used on legal documents) |              |     |               |                    |

Disclaimer:

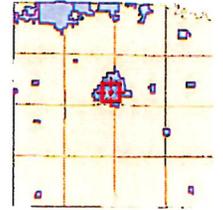
The maps included in this website do not represent a survey and are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contain information required for government purposes. No warranties, expressed or implied, are provided for the data herein, its use or its interpretation. Warren County assumes no responsibility for use or interpretation of the data. Any person that relies on any information obtained from this site does so at his or her own risk. All critical information should be independently verified.

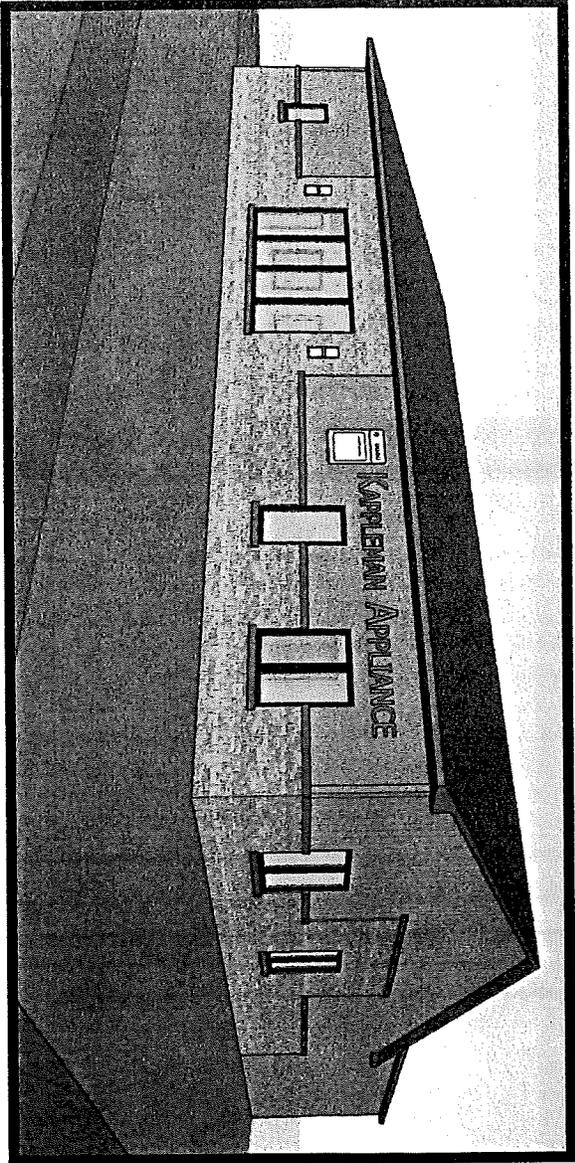
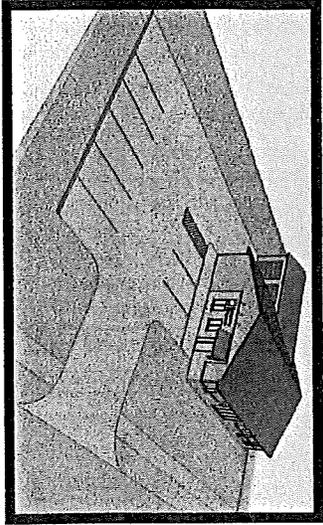
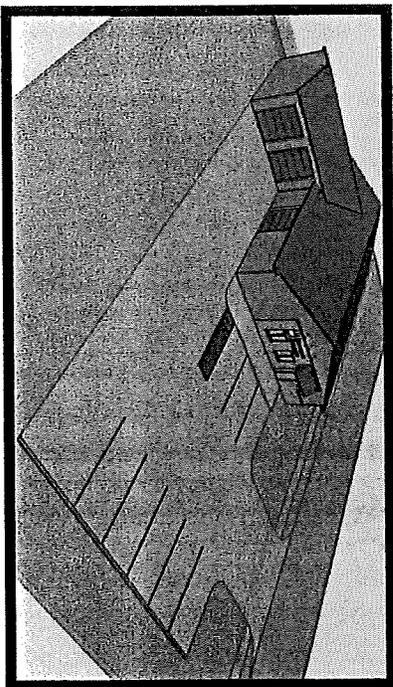
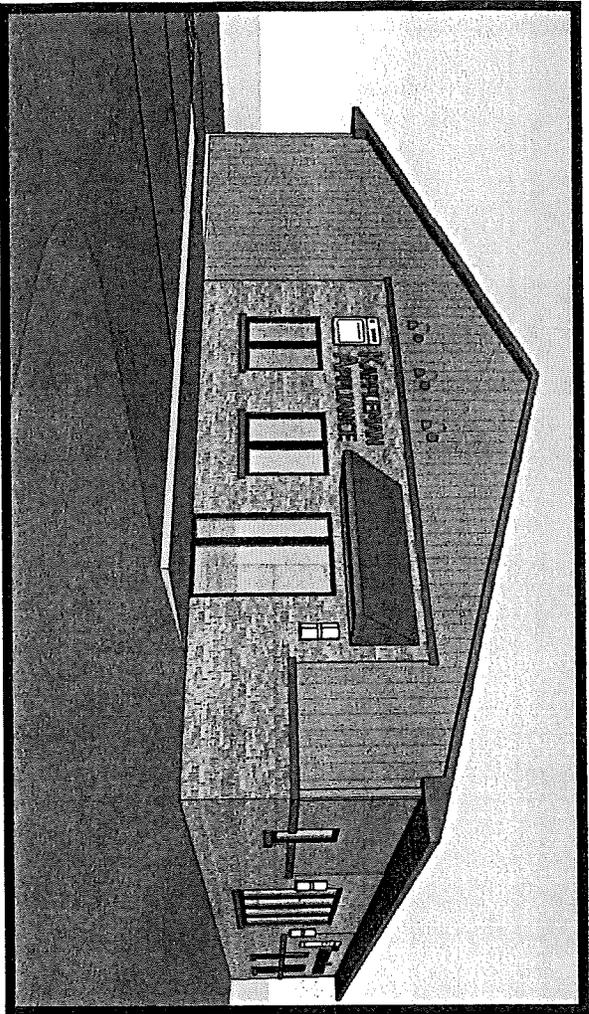
The 2,000 Foot Buffers layer is for law enforcement guidance only, and is based on the best information available at the time it was prepared. This layer should not be considered to be a complete and accurate representation of the locations of every school or child care facility, and will be changed as new information is available. The registered offender is responsible for ensuring that proposed residence is in compliance with the law, and may not rely solely on this layer. The registered offender should seek legal advice from a licensed attorney if needed.

Date created: 8/29/2018  
Last Data Uploaded: 8/29/2018 7:48:50 AM



Overview





• RENDERINGS ARE A REPRESENTATION OF THE BUILDING TO SHOW GENERAL DESIGN INTENT. NOT TO BE USED TO BUILD FROM.

# KAPPELMAN APPLIANCE

# KAPPELMAN APPLIANCE

506-508 W 2ND AVE INDIANOLA, IA 50125

DATE: 06/20/2019

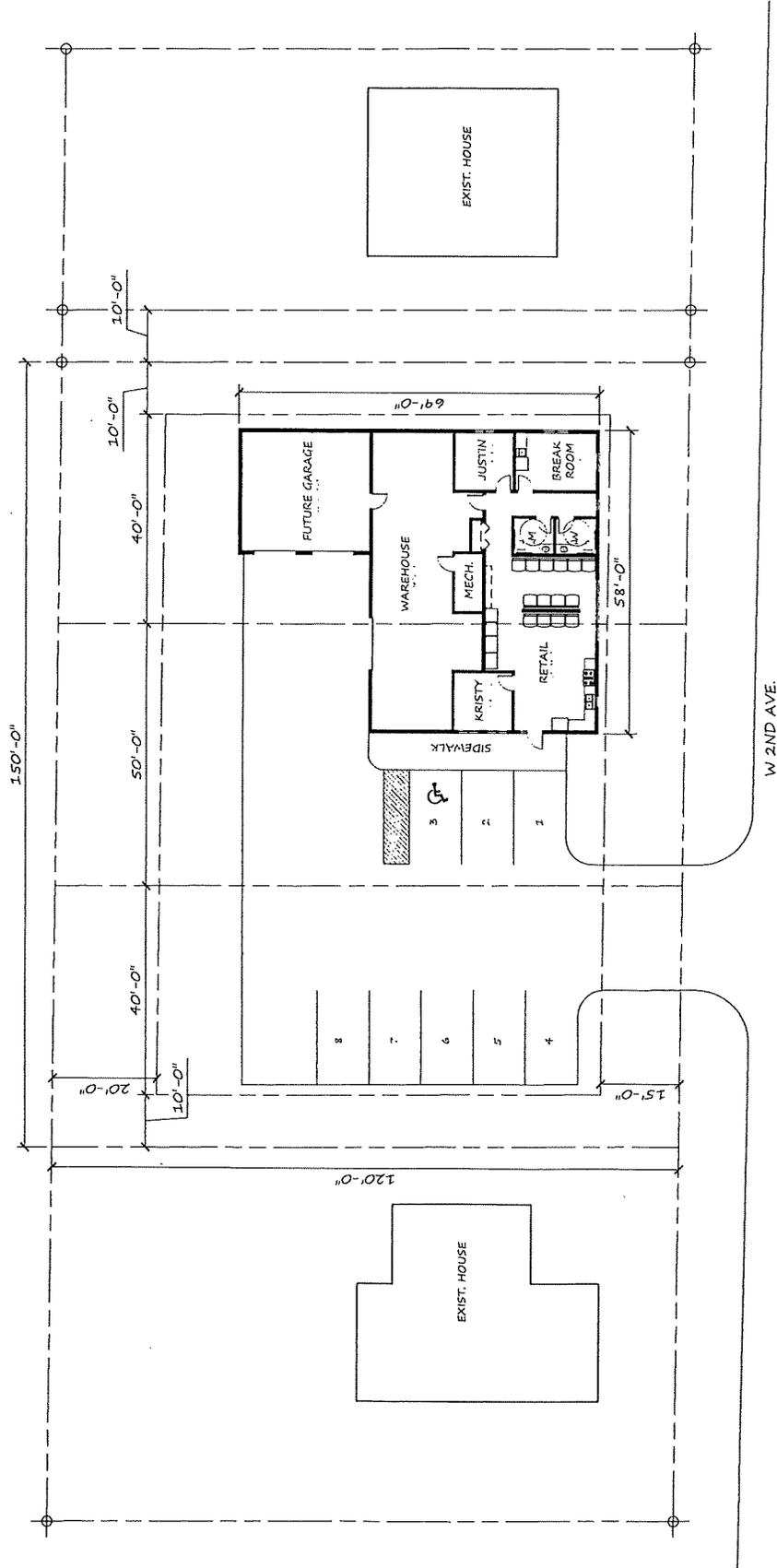
REVISIONS:

PRELIMINARY

NOT FOR CONSTRUCTION

PROJECT # 1811  
SITE PLAN

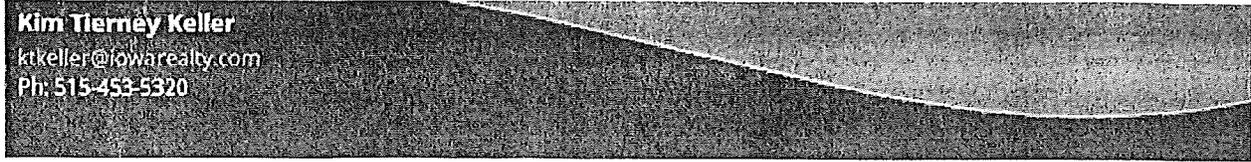
SP1.0



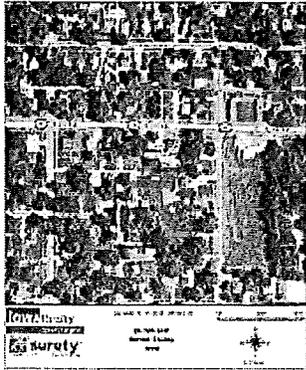
**SITE PLAN**

TOTAL BUILDING SQUARE FOOTAGE = 3,135.00

3" = 10' 0"



|           |   |               |                                 |             |                 |
|-----------|---|---------------|---------------------------------|-------------|-----------------|
| ID#:      | <b>561281</b>                                 | Lot Type:     | <b>Flat</b>                     | List Price: | <b>\$32,125</b> |
| Status:   | <b>Active</b>                                 | Parcel No:    | <b>48390180090, 48390180105</b> | CDOM:       | <b>36</b>       |
| Zoning:   | <b>R2</b>                                     | REO:          | <b>No</b>                       | DOM:        | <b>36</b>       |
| Address:  | <b>506 W 2nd Avenue, Indianola Iowa 50125</b> | MLS Area:     | <b>Indianola</b>                |             |                 |
| County:   | <b>Warren</b>                                 | Auction Type: |                                 |             |                 |
| Auction?: | <b>No</b>                                     |               |                                 |             |                 |



School District: **Indianola**  
 Street:  
 Water: **City** Lot Size: **50X120**  
 Sewer: **City** Lot SF: **6,000**  
 Electric: **Lot** Acres: **0.1377**

Directions: **Hwy 92 west to property on north side of Hwy 92.**  
 Legal Desc: **25-76-24 JONES & WINDLES ADD LOT 9 BLK 18**  
 Owner: **City of Indianola**  
 Home Phone: Other Phone:  
 Owner 2: Other Phone:  
 Home Phone: Other Phone:

Listing Information

|                  |                           |                 |                 |                |                 |
|------------------|---------------------------|-----------------|-----------------|----------------|-----------------|
| Gross Taxes:     | <b>\$107</b>              | Net Taxes:      | <b>\$106</b>    | Tax Year:      |                 |
| Listing Date:    | <b>05/15/18</b>           | Status Date:    | <b>05/17/18</b> | Expire Date:   | <b>05/15/19</b> |
| Terms Available: | <b>Cash, Conventional</b> |                 |                 |                |                 |
| Sign:            | <b>Yes</b>                | Reserved Buyer: |                 | Var Rate Comm: |                 |
| Sell Disclose:   |                           | Reserved Items: |                 | SC to SF:      | <b>3.500 %</b>  |

Office Information

|                     |                              |              |                     |
|---------------------|------------------------------|--------------|---------------------|
| Listing Agent Name: | <b>Josh J. Rabe (32325)</b>  | Agent Phone: | <b>515-453-6499</b> |
| Listing Office:     | <b>Iowa Realty Indianola</b> | Agent Cell:  | <b>515-494-1810</b> |

Remarks: **This lot is currently owned by the City of Indianola and is ready to be developed. Final price to be determined by development agreement.**

Agent Remarks: **Sales price to be negotiated based upon potential tax repayment over 10 years tied to a development agreement with the City of Indianola.**

Prepared By: **KIM TIERNEY KELLER**

All rights reserved. Information herein deemed reliable but not guaranteed. Generated on 06/20/2018 1:30:06 PM

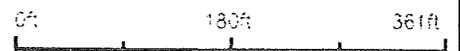
Information is believed to be accurate but should not be relied upon without verification.

# Aerial Map

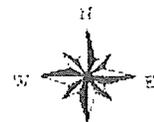


**IOWA Realty**  
Iowa's Largest  
Member Since 1914  
**surety**  
Iowa's Largest Surety Broker

map center: 41° 21' 29.09" -93° 34' 2.39"



25-76N-24W  
Warren County  
Iowa



5/7/2018

# **AGENDA ITEM # 6**

## COMMUNITY DEVELOPMENT

### Rezoning Application

Local Address: 2508 N. Jefferson Way.

Legal Description: \_\_\_\_\_

Present Zoning: A-1

Zoning Requested: C-2 # 41. AUG 11, 2012 sales

Existing Use: Single family; field

Proposed Use: Commercial.

Names and address of all property owners within 200 feet of the property for which the change is requested. (Attach an additional sheet if necessary.)

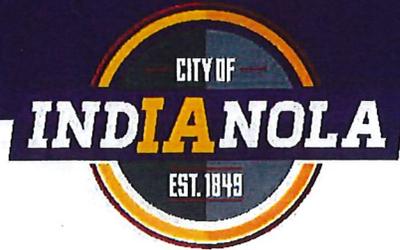
Name: \_\_\_\_\_ Address: \_\_\_\_\_

Attached - CD to mail - confirmed by Warren Co. Assessor's

A statement of the reasons why the applicant feels the present zoning classification is no longer valid.

The current zoning is single family and ag. The property is located in a Commercial Area Along Highway 65/69 North end of Indianola

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.



— COMMUNITY DEVELOPMENT —

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.

*Attached*

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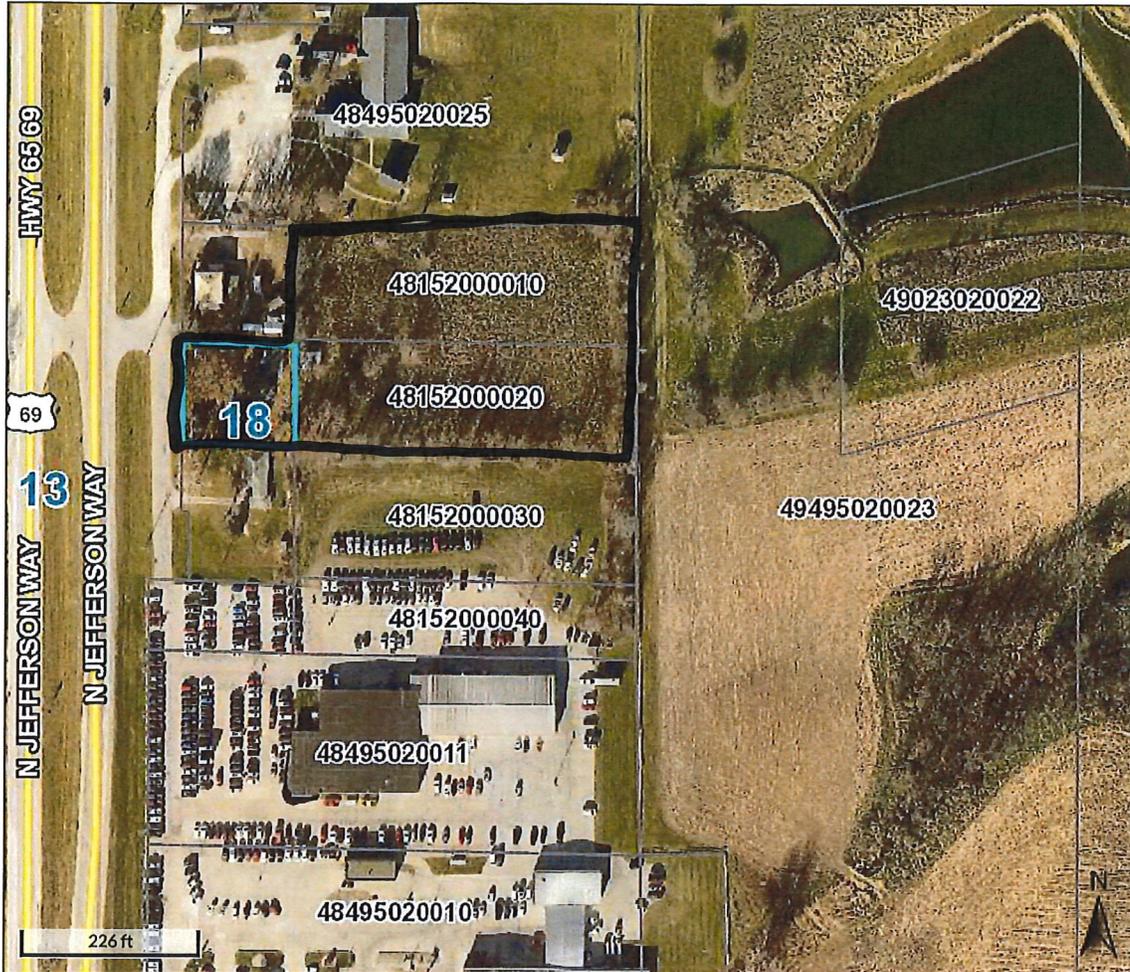
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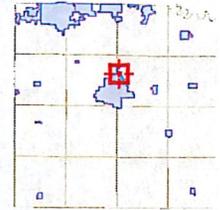
*[Handwritten Signature]*  
Signature of Applicant

~~\$200.00 Fee~~  
\$100.00 Fee

Receipt No. \_\_\_\_\_



**Overview**



**Legend**

- Roads**
- <all other values>
  - Interstate
  - Highway
  - Ramp
  - - - County Gravel
  - - - County Level B
  - - - County Level C
  - - - City Gravel
  - City Street
  - Private Street
- Other Features**
- Corporate Limits
  - Parcels
  - Political Township
  - Sections
- Major Roads**
- County Hwy
  - State Hwy
  - US Hwy
  - Interstate
  - Water

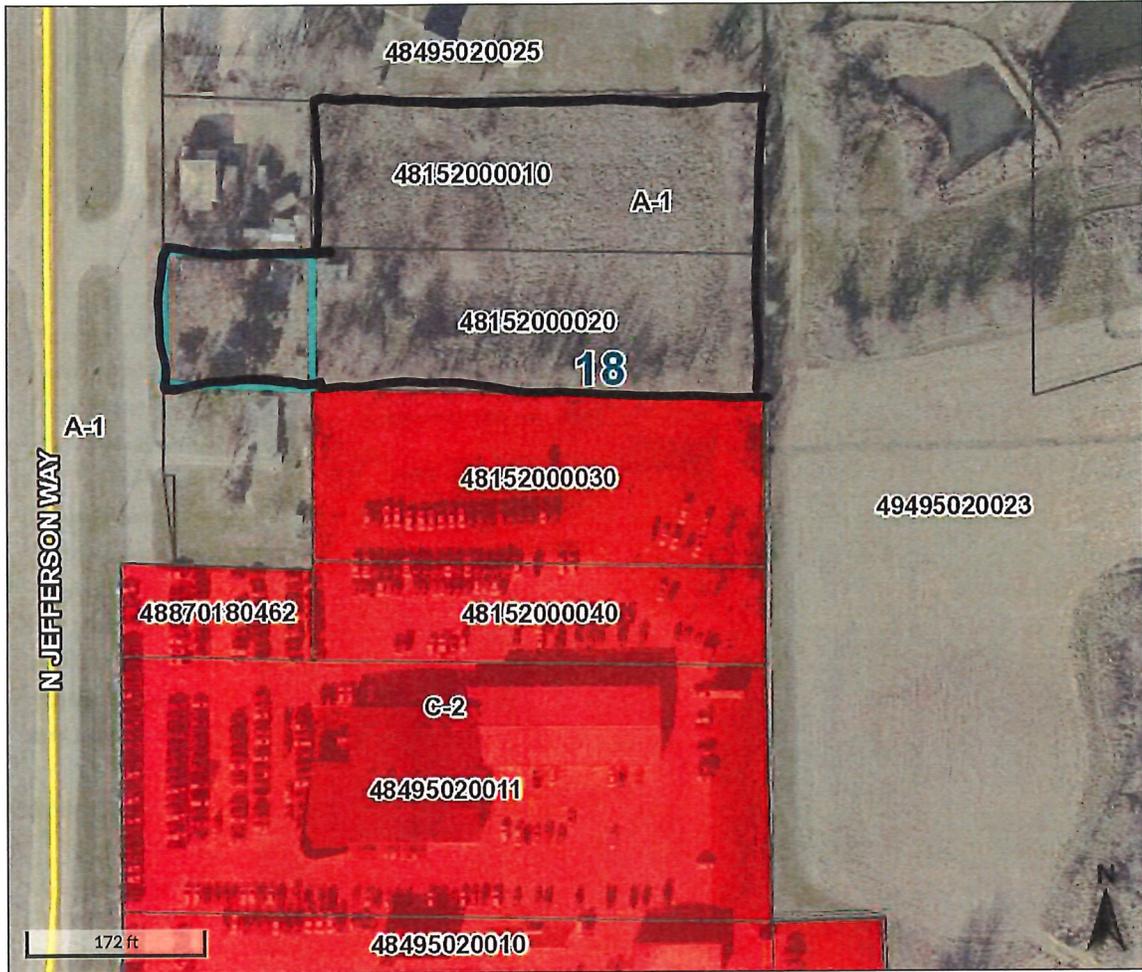
|                       |   |              |             |               |                      |
|-----------------------|---|--------------|-------------|---------------|----------------------|
| Parcel ID             | 48495010010                               | Alternate ID | 13520000010 | Owner Address | TS INVESTMENTS LLC   |
| Sec/Twp/Rng           | n/a                                       | Class        | R           |               | 2714 N JEFFERSON WAY |
| Property Address      | 2508 N JEFFERSON WAY                      | Acreage      | n/a         |               | INDIANOLA IA 50125   |
|                       | INDIANOLA                                 |              |             |               |                      |
| District              | 48300                                     |              |             |               |                      |
| Brief Tax Description | 18-76-23 LANGFITT SUB DIV LOT 1 EX HWY    |              |             |               |                      |
|                       | (Note: Not to be used on legal documents) |              |             |               |                      |

**Disclaimer:**

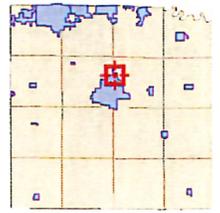
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Date created: 9/17/2018  
Last Data Uploaded: 9/17/2018 8:56:25 AM



Overview



**Parcel CSR2 Report**

Processed on:08/30/2018 11:59:31

Parcel Number: 48152000010  
 Location: Section 18, T76N R23W  
 Deed Holder: SKINNER, JAMES/SANDRA  
 Contract Holder:  
 Legal Description: 18-76-23 BOB MOORE'S SUB DIV LOT 1

Configuration:2017\_CSR2

Mailing Address

23409 235TH PL  
 LACONA IA 50139  
 50139

Property Address

Gross Acres: 1.39  
 ROW Acres: 0.00  
 Gross Taxable Acres: 1.39  
 Exempt Acres: 0.00  
 Net Taxable Acres: 1.39(Gross Taxable Acres - Exempt Land)

Average CSR2: 83.813(116.50 CSR Points / 1.39 Gross Taxable Acres)

Assessed Land Value: \$2,680

Net Land Value: \$2,680

| Summary      |             |               |                 |               |                |                |                          |                     |                |
|--------------|-------------|---------------|-----------------|---------------|----------------|----------------|--------------------------|---------------------|----------------|
| Description  | Acres       | CSR2          | Rate            | Gross Value   |                | Adjusted Value |                          |                     |                |
|              |             |               |                 | CSR2 Points   | Value          | CSR2 Points    | Non Crop Value Reduction | Assessed Land Value | Net Land Value |
| 100% Value   | 1.39        | 83.813        | \$23.000        | 116.50        | \$2,680        | 116.50         | \$0                      | \$2,680             | \$2,680        |
| <b>Total</b> | <b>1.39</b> | <b>83.813</b> | <b>\$23.000</b> | <b>116.50</b> | <b>\$2,680</b> | <b>116.50</b>  | <b>\$0</b>               | <b>\$2,680</b>      | <b>\$2,680</b> |

| Details      |      |            |      |              |                  |                   |             |                      |               |
|--------------|------|------------|------|--------------|------------------|-------------------|-------------|----------------------|---------------|
| Description  | SMS  | Soil Name  | CSR2 | Unadj. Acres | Unadj. CSR2 Pts. | Spot & Line Acres | Adj. Acres  | Non Crop CSRP Reduct | Adj. CSR2 Pts |
| 100% Value   | 368  | MACKSBURG  | 91   | 0.52         | 47.32            | 0.00              | 0.52        | 0.00                 | 47.32         |
| 100% Value   | 370B | SHARPSBURG | 90   | 0.49         | 44.10            | 0.00              | 0.49        | 0.00                 | 44.10         |
| 100% Value   | 69C2 | CLEARFIELD | 66   | 0.38         | 25.08            | 0.00              | 0.38        | 0.00                 | 25.08         |
| <b>Total</b> |      |            |      | <b>1.39</b>  | <b>116.50</b>    | <b>0.00</b>       | <b>1.39</b> | <b>0.00</b>          | <b>116.50</b> |

**Parcel CSR2 Report**

Processed on:08/30/2018 11:59:33

Parcel Number: 48152000020  
 Location: Section 18, T76N R23W  
 Deed Holder: SKINNER, JAMES/SANDRA  
 Contract Holder:  
 Legal Description: 18-76-23 BOB MOORE'S SUB DIV LOT 2

Configuration:2017\_CSR2

Mailing Address

23409 235TH PL  
 LACONA IA 50139  
 50139

Property Address

Gross Acres: 1.29  
 ROW Acres: 0.00  
 Gross Taxable Acres: 1.29  
 Exempt Acres: 0.00  
 Net Taxable Acres: 1.29(Gross Taxable Acres - Exempt Land)

Average CSR2: 83.659(107.92 CSR Points / 1.29 Gross Taxable Acres)

Assessed Land Value: \$2,482

Net Land Value: \$2,482

| Summary      |             |               |                 |               |                |                |                          |                     |                |
|--------------|-------------|---------------|-----------------|---------------|----------------|----------------|--------------------------|---------------------|----------------|
| Description  | Acres       | CSR2          | Rate            | Gross Value   |                | Adjusted Value |                          |                     |                |
|              |             |               |                 | CSR2 Points   | Value          | CSR2 Points    | Non Crop Value Reduction | Assessed Land Value | Net Land Value |
| 100% Value   | 1.29        | 83.659        | \$23.000        | 107.92        | \$2,482        | 107.92         | \$0                      | \$2,482             | \$2,482        |
| <b>Total</b> | <b>1.29</b> | <b>83.659</b> | <b>\$23.000</b> | <b>107.92</b> | <b>\$2,482</b> | <b>107.92</b>  | <b>\$0</b>               | <b>\$2,482</b>      | <b>\$2,482</b> |

| Details      |       |            |      |              |                  |                   |             |                      |               |
|--------------|-------|------------|------|--------------|------------------|-------------------|-------------|----------------------|---------------|
| Description  | SMS   | Soil Name  | CSR2 | Unadj. Acres | Unadj. CSR2 Pts. | Spot & Line Acres | Adj. Acres  | Non Crop CSRP Reduct | Adj. CSR2 Pts |
| 100% Value   | 368   | MACKSBURG  | 91   | 0.56         | 50.96            | 0.00              | 0.56        | 0.00                 | 50.96         |
| 100% Value   | 370B  | SHARPSBURG | 90   | 0.36         | 32.40            | 0.00              | 0.36        | 0.00                 | 32.40         |
| 100% Value   | 370C2 | SHARPSBURG | 80   | 0.01         | 0.80             | 0.00              | 0.01        | 0.00                 | 0.80          |
| 100% Value   | 69C2  | CLEARFIELD | 66   | 0.36         | 23.76            | 0.00              | 0.36        | 0.00                 | 23.76         |
| <b>Total</b> |       |            |      | <b>1.29</b>  | <b>107.92</b>    | <b>0.00</b>       | <b>1.29</b> | <b>0.00</b>          | <b>107.92</b> |

**Parcel CSR2 Report**

Processed on:08/30/2018 11:59:33

Parcel Number: 48495010010  
 Location: Section 18, T76N R23W  
 Deed Holder: SKINNER, JAMES A/SANDRA L  
 Contract Holder:  
 Legal Description: 18-76-23 LANGFITT SUB DIV LOT 1 EX HWY

Configuration:2017\_CSR2

Mailing Address  
 23409 235TH PL  
 LACONA IA 50139  
 50139

Property Address  
 2508 N JEFFERSON WAY

Gross Acres: 0.39  
 ROW Acres: 0.00  
 Gross Taxable Acres: 0.39  
 Exempt Acres: 0.00  
 Net Taxable Acres: 0.39(Gross Taxable Acres - Exempt Land)

Average CSR2: 90.231(35.19 CSR Points / 0.39 Gross Taxable Acres)  
 Assessed Land Value: \$809  
 Net Land Value: \$809

| Summary     |       |        |          |             |       |                |                          |                     |                |
|-------------|-------|--------|----------|-------------|-------|----------------|--------------------------|---------------------|----------------|
| Description | Acres | CSR2   | Rate     | Gross Value |       | Adjusted Value |                          |                     |                |
|             |       |        |          | CSR2 Points | Value | CSR2 Points    | Non Crop Value Reduction | Assessed Land Value | Net Land Value |
| 100% Value  | 0.39  | 90.231 | \$23.000 | 35.19       | \$809 | 35.19          | \$0                      | \$809               | \$809          |
| Total       | 0.39  | 90.231 | \$23.000 | 35.19       | \$809 | 35.19          | \$0                      | \$809               | \$809          |

| Details     |      |            |      |              |                  |                   |            |                      |               |
|-------------|------|------------|------|--------------|------------------|-------------------|------------|----------------------|---------------|
| Description | SMS  | Soil Name  | CSR2 | Unadj. Acres | Unadj. CSR2 Pts. | Spot & Line Acres | Adj. Acres | Non Crop CSRP Reduct | Adj. CSR2 Pts |
| 100% Value  | 368  | MACKSBURG  | 91   | 0.09         | 8.19             | 0.00              | 0.09       | 0.00                 | 8.19          |
| 100% Value  | 370B | SHARPSBURG | 90   | 0.30         | 27.00            | 0.00              | 0.30       | 0.00                 | 27.00         |
| Total       |      |            |      | 0.39         | 35.19            | 0.00              | 0.39       | 0.00                 | 35.19         |