



COMMUNITY DEVELOPMENT

September 28, 2021

Bob Harmon
4113 Lynner Drive
Des Moines, IA 50310

Dear Mr. Harmon:

This letter is to confirm the City's review of the Site Plan related to the Special Use Permit for the Karen Buddhist Association of Iowa, located at 1200 West Iowa Avenue. After review, the City provides the following comments:

1. A Stormwater Management Plan is required for the site. (Section 165.06(4)(B)).
2. More information is needed on the parking lot. This includes:
 - a. The number of parking spaces required. The single-family dwelling requires two (2) parking spaces, and the temple requires one (1) space per 4 seats at max capacity in the main assembly area (Section 165.07(2)(B)).
 - i. Please note that if pews are used, each 24" of pew space equals one (1) seat.
 - b. How the proposed parking lot meets the other requirements of Section 165.07(2)(B).
 - i. This includes required handicap parking and bicycle parking.
 - c. How the proposed parking lot meets the parking area design requirements of Section 165.07(3).
 - i. This includes dimensions, paving standards, curbing standards, parking lot markings and signage.
 - d. How the proposed parking lot meets the landscaping standards of Section 165.08(4)(B)(4).
3. A Landscaping Plan is required for the site (Section 165.08). Please note that existing trees on site can be credited to the trees required as noted in Section 165.08(6)(B).
4. Please explain how the existing building meets the requirements of Section 165.09 (Building Design Standards).
5. Please show existing building setbacks for all buildings on site.
6. Please show sanitary sewer and water service lines on the site plan.
7. Please show any existing or proposed fencing and how it meets the requirements of Section 165.04(4).

8. Please show how trash and recycling containers will be screened as required in 165.05(5)(H).
9. Please show how all equipment, such as ground mounted and all roof-top building HVAC and mechanical equipment, vents, piping, roof access ladder, and utility meters will be screened (Section 165.05(5)(I)).
10. Any plans for site lighting on the site? If so, please show conformance with Section 165.05(5)(J).
11. Please provide for pervious vs impervious numbers for the property.
12. Please calculate the Equivalent Residential Unit (ERU) for the property per Section 165.06(4)(B)(5).
13. Any plans for signage on the site? Please show on site plan.

Please note that your application has been deemed incomplete due to the items noted herein. Please submit an updated site plan for review at your earliest convenience. If you have any questions, please do not hesitate to contact me at (515) 962-5276 or at cdissell@indianolaiaowa.gov.

Regards,



Charlie E. Dissell, AICP
Director of Community & Economic Development
City of Indianola