



PLAN ZONING COMMISSION

Notice of Special Meeting
Thursday, November 15, 2018 at 5:00 PM
10 W. State Street - Council Chambers

1. Call To Order & Roll Call
 - Bloomquist
 - Boston
 - Brodin
 - Deimerly-Snyder
 - Lins-Eich
 - Greer
 - Valbracht
2. Recommendation To Amend The Comprehensive Plan Of 2030 For The Property East Of Wal-Mart (Parcel 8318-11-426-005 And 8318-11-426-007)

Documents:

[MEMO_AMEND COMPREHENSIVE PLAN_111518.PDF](#)

3. PUBLIC HEARING & RECOMMENDATION: To Rezone Property East Of Wal-Mart (Parcel 8318-11-426-005 And 8318-11-426-007)
Public Hearing: Written or verbal comments may be presented to the Board during the public hearing. Please state your name and address for the record.

Documents:

[MEMO_CONLIN_111518.PDF](#)
[CONLIN REZOING APPLICATION.PDF](#)
[CONLIN PROJECT PLAT.PDF](#)
[CONLIN DESCRIPTION.PDF](#)
[STALZER SUPPORT LETTER.PDF](#)

4. Recommendation To The Board Of Adjustment For A Special Use Permit For Casey's Marketing Company - 305 Bromley Street

Documents:

[MEMO_CASEYS_111518.PDF](#)
[CASEYS SPECIAL USE PERMIT.PDF](#)

MARSHALLTOWN

I O W A

FROM: Michelle Spohnheimer, Housing & Community Development Director

DATE: November 14, 2018 Meeting

RE: **Recommendation to amend the Comprehensive Plan of 2030 for the Property East Of Wal-Mart (Parcel 8318-11-426-005 And 8318-11-426-007)**

Currently the Comprehensive Plan shows this area as Low Density Residential. Based on the discussion at the previous Plan Zoning Commission meeting it was proposed to amend the Comprehensive Plan. Staff would recommend a change to a Mixed Use classification.



-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Mobile Home Park
-  Medical
-  Commercial
-  Downtown Mixed Use
-  Mixed Use

If you have questions please do not hesitate to contact me at 641-754-5756 or e-mail me at mspohnheimer@marshalltown-ia.gov.

MARSHALLTOWN

I O W A

FROM: Michelle Spohnheimer, Housing & Community Development Director

DATE: November 14, 2018 Meeting

RE: **PUBLIC HEARING & RECOMMENDATION: To Rezone Property East Of Wal-Mart (Parcel 8318-11-426-005 And 8318-11-426-007)**

We have had a request to discuss rezoning of property generally located East of Wal-mart which is currently zoned R-2 Low Density Residential. Conlin Properties, Inc. has interest in developing a portion of the property on the South West corner of the area.

The current owner is supportive of a rezoning for the following two parcels: Parcel 8318-11-426-005 and 8318-11-426-007 to Traditional Neighborhood.

This is the Public Hearing at the Commission level and a recommendation can be forwarded on to the City Council for November 26th consideration.

If you have questions please do not hesitate to contact me at 641-754-5756 or e-mail me at mspohnheimer@marshalltown-ia.gov.

Date Submitted & Fee Paid: _____

Rezoning Request Application Form

36 N. Center Street, Marshalltown, IA 50158 Ph: 641-754-5756 Fax: 641-754-5742

www.marshalltown-ia.gov

All items listed must be submitted with this application:

Failure to complete and submit all the required materials as a part of this application will result in a delay in accepting your application until it is complete.

X

Legal description of the property. The property owner must provide a copy of the full legal description. If you do not have a copy, you can obtain one from the Marshall County Recorder's Office for a fee. The tax description found on the County Assessor's website is not the full legal description.

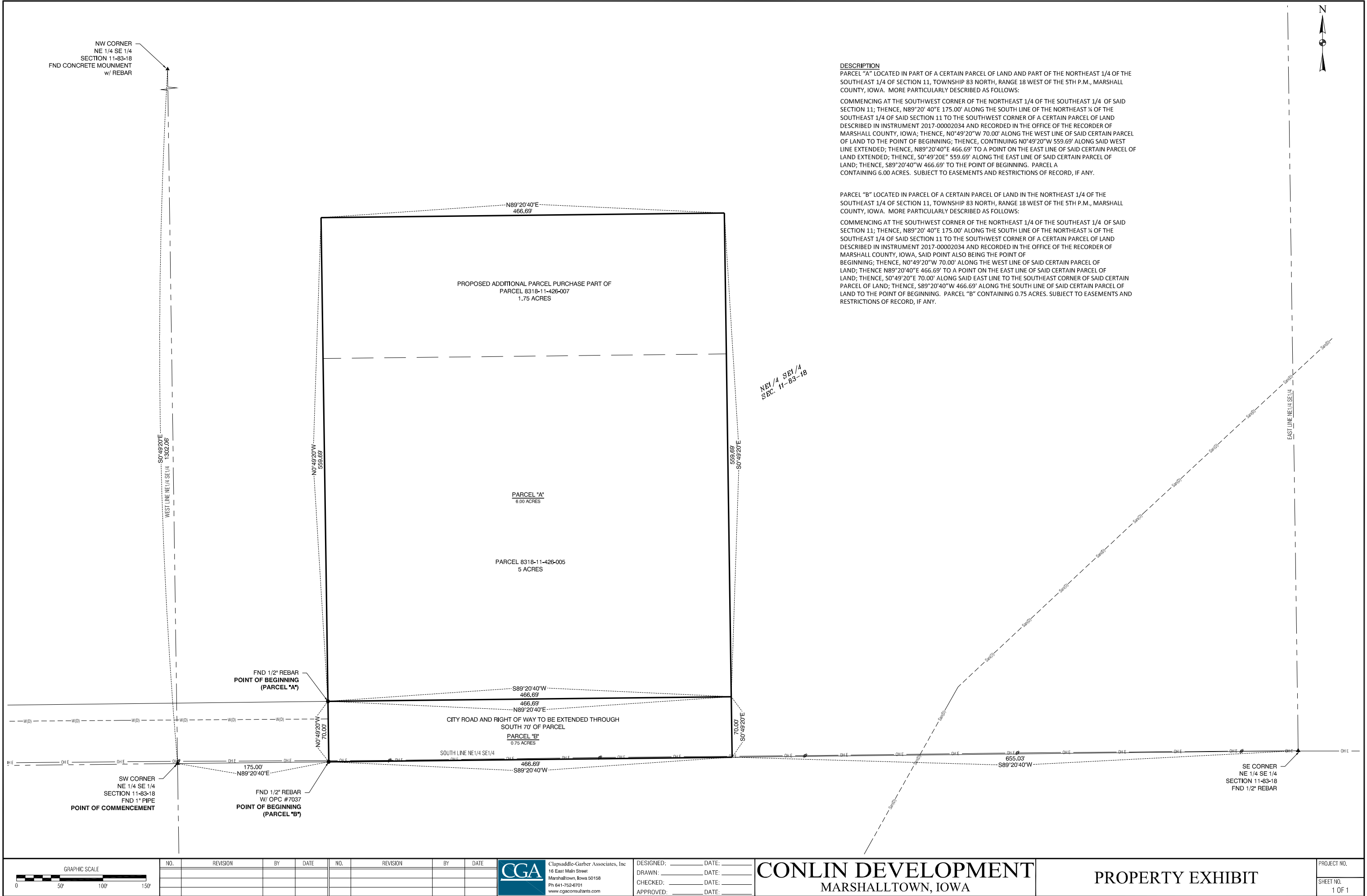
X

Application fee. A \$500 fee is required payable to "City of Marshalltown." The fee must be paid when the application is submitted to the Zoning Office.

Please type or print legibly in ink.

Property Address:	
A PORTION OF PARCEL # 8318-11-426-005 + 8318-11-426-007	
Owner:	
STALZER FARMS, INC. CGA ENGINEERS, APPLICANT	
Mailing Address:	
16 E. MAIN ST. MARSHALLTOWN, IA 50158	
Phone:	E-mail:
641-752-6701	STROSKEY@CGACONSULTANTS.COM
Current Zoning Classification:	
A1 AGRICULTURE	
Current Use:	
FARM	
Proposed Zoning Classification:	
TN TRADITIONAL NEIGHBORHOOD	
Proposed Use:	
MULTI-FAMILY RESIDENTIAL	
Please list the uses of surrounding properties:	
CC. COMMUNITY COMMERCIAL - WEST A1-AGRICULTURAL - EAST	
Signature and Date:	
Stephen Trasky 11.6.18	

K:\J. Storm\BD - Project Planning\Walmart Apartments\Contin Placdwg - CGA Plan - 10-31-18 - 350pm - cad288



DESCRIPTION

PARCEL "A" LOCATED IN PART OF A CERTAIN PARCEL OF LAND AND PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 83 NORTH, RANGE 18 WEST OF THE 5TH P.M., MARSHALL COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11; THENCE, N89°20' 40"E 175.00' ALONG THE SOUTH LINE OF THE NORTHEAST ¼ OF THE SOUTHEAST 1/4 OF SAID SECTION 11 TO THE SOUTHWEST CORNER OF A CERTAIN PARCEL OF LAND DESCRIBED IN INSTRUMENT 2017-00002034 AND RECORDED IN THE OFFICE OF THE RECORDER OF MARSHALL COUNTY, IOWA; THENCE, N0°49'20"W 70.00' ALONG THE WEST LINE OF SAID CERTAIN PARCEL OF LAND TO THE POINT OF BEGINNING; THENCE, CONTINUING N0°49'20"W 559.69' ALONG SAID WEST LINE EXTENDED; THENCE, N89°20'40"E 466.69' TO A POINT ON THE EAST LINE OF SAID CERTAIN PARCEL OF LAND EXTENDED; THENCE, S0°49'20"E 559.69' ALONG THE EAST LINE OF SAID CERTAIN PARCEL OF LAND; THENCE, S89°20'40"W 466.69' TO THE POINT OF BEGINNING. PARCEL A CONTAINING 6.00 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

PARCEL "B" LOCATED IN PARCEL OF A CERTAIN PARCEL OF LAND IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 83 NORTH, RANGE 18 WEST OF THE 5TH P.M., MARSHALL COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11; THENCE, N89°20' 40"E 175.00' ALONG THE SOUTH LINE OF THE NORTHEAST ¼ OF THE SOUTHEAST 1/4 OF SAID SECTION 11 TO THE SOUTHWEST CORNER OF A CERTAIN PARCEL OF LAND DESCRIBED IN INSTRUMENT 2017-00002034 AND RECORDED IN THE OFFICE OF THE RECORDER OF MARSHALL COUNTY, IOWA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE, N0°49'20"W 70.00' ALONG THE WEST LINE OF SAID CERTAIN PARCEL OF LAND; THENCE N89°20'40"E 466.69' TO A POINT ON THE EAST LINE OF SAID CERTAIN PARCEL OF LAND; THENCE, S0°49'20"E 70.00' ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID CERTAIN PARCEL OF LAND; THENCE, S89°20'40"W 466.69' ALONG THE SOUTH LINE OF SAID CERTAIN PARCEL OF LAND TO THE POINT OF BEGINNING. PARCEL "B" CONTAINING 0.75 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

Stalzer Farms Inc
PO Box 127 Haverhill IA 50120
641-475-3293

11-08-18

Michelle Spohnheimer
Planning & Zoning
Marshalltown IA 50158

Michelle Spohnheimer,

Stalzer Farms Inc. is in agreement with the zoning request to re zone to TN, Traditional Neighborhood for Parcel 8318-11-426-005 with legal descriptions of 11-83-18 E 466.69' of W 641.69' NE SE and Parcel 8318-11-426-007 with legal description of 11-83-18 NE SE EX W 175' & EX E 466.69' of W 641.69' of S 466.69' NE SE.

Sincerely,



Don Stalzer, Secretary & Treasure

MARSHALLTOWN

I O W A

FROM: Michelle Spohnheimer, Housing & Community Development Director

DATE: November 14, 2018 meeting

RE: **Recommendation to Board of Adjustment for a Special Use Permit for Casey's Marketing Company - 305 Bromley Street**

We have had a request to allow a Special Use Permit for a parking lot adjacent to the Casey's on N. 3rd Avenue on the property locally known as 305 Bromley Street. This property is currently zoned R-4 Medium Density Residential and Casey's has purchased the lot as part of their rebuilding project and would like to expand parking.

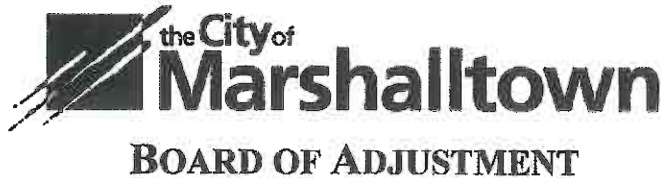
Previously we have discussed the general zoning in the area as part of the Highway 14 Corridor study. Casey's chose to pursue the Special Use Permit at this point of time understanding that a larger rezoning effort may come in the future.

Recommendation should be made to the Board of Adjustment with any proposed conditions.

Additional materials attached.

If you have questions please do not hesitate to contact me at 641-754-5756 or e-mail me at mspohnheimer@marshalltown-ia.gov.

DATE SUBMITTED & FEE PAID: _____
HEARING DATE: _____



Special Use & Home Occupation Special Use Permit Application

36 N. Center Street, Marshalltown, IA 50158 Ph: 641-754-5756 Fax: 641-754-5742

All items listed must be submitted with this application:

_____ A site plan, drawn in ink to scale. This site plan shall not be larger than 11" X 17."

_____ Any other applicable drawings or diagrams. Home Occupation Special use permits must submit a floor plan diagram.

_____ Application fee. A \$300 fee is required for a special use request (\$50 for a Home Occupation Special Use request). Make check payable to "City of Marshalltown." The fee must be paid when the application is submitted to the Housing Department.

_____ Legal description of the property. The property owner should have a copy of the legal description of the property. *Please note that the tax description on the Marshall County assessor's webpage is NOT the legal description.* The legal description is listed on the property's abstract or owners may obtain a copy of the recorded deed from the Marshall County Recorder's Office for a fee.

It is the burden of the applicant to provide sufficient facts with this application and at the Board of Adjustment meeting to support a finding that all the standards for approval have been met. For all special use requests, with the exception of a Home Occupation Special Use request, the Plan & Zoning Commission shall first review the proposal and make a recommendation to the Board of Adjustment.

Attendance at all meetings is required.

Please type or print legibly in ink.

Property Address: 305 Bromley Street, Marshalltown, IA 50158

Owner: Casey's Marketing Company

Mailing Address: One SE Convenience Blvd, Ankeny, IA 50021

Phone: 515-965-6100

Email: heather.hennick@caseys.com

Owner's Agent (if applicable):

Agent Address:

Agent Phone:

Agent Email:

The board will use this information to review your request. Please attach any additional supporting information. If you have any questions, please contact the Zoning Department at 754-5756.

Please describe the request and what justification there is for the proposal. Attach additional pages if necessary. If applicable, please provide a description of the business or use, discuss any signage to be used, and parking issues.

Owner/Agent Signature:

Date:

11/7/18

Douglas M. Beech

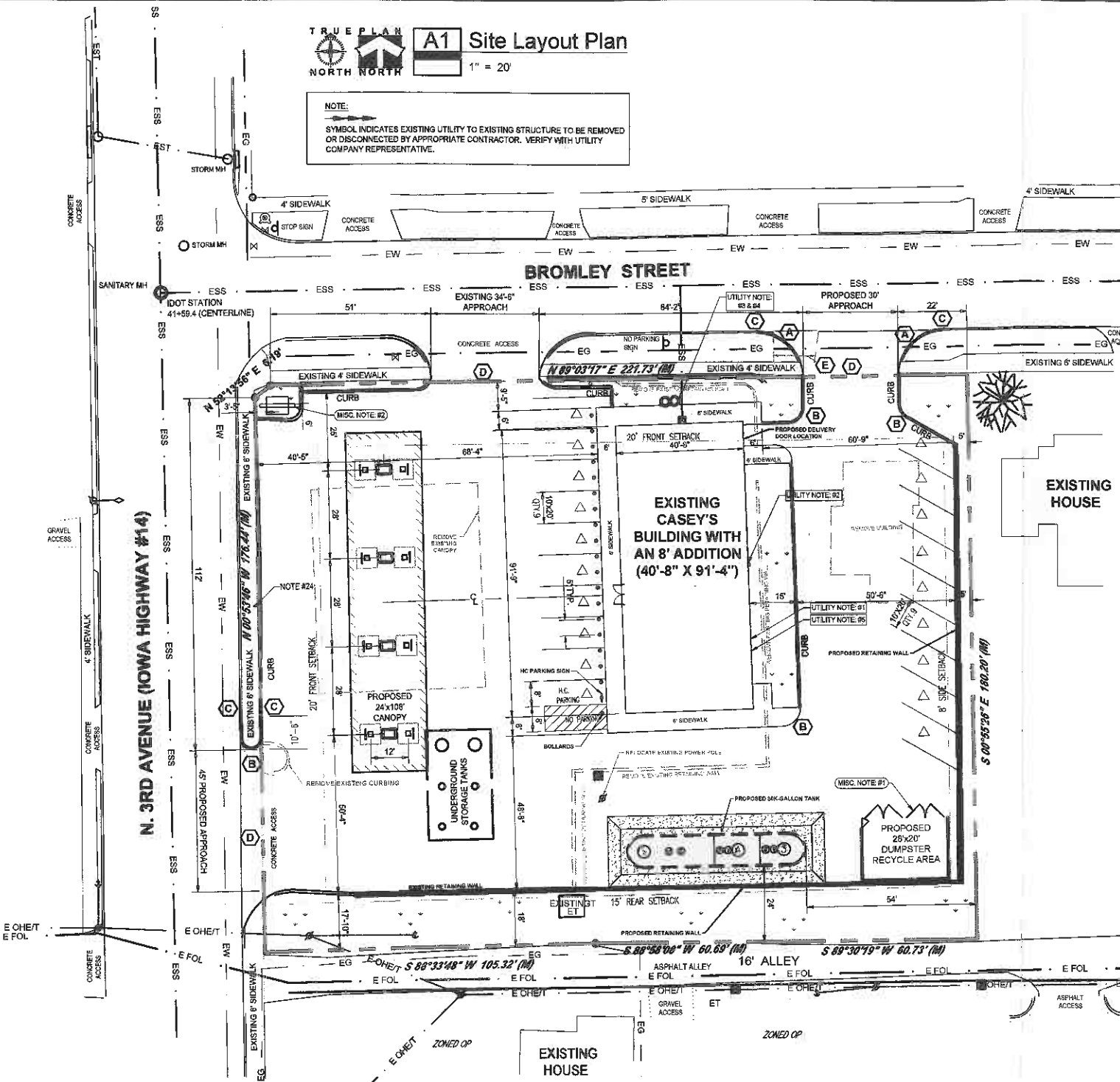
Douglas M. Beech
Assistant Secretary

Legal Description:

Lot 4, Block 4, Town of Marshalltown, Marshall County, Iowa, subject to easements and restrictions of record.

TRUE PLAN A1 Site Layout Plan 1" = 20'

NOTE:
SYMBOL INDICATES EXISTING UTILITY TO EXISTING STRUCTURE TO BE REMOVED OR DISCONNECTED BY APPROPRIATE CONTRACTOR. VERIFY WITH UTILITY COMPANY REPRESENTATIVE.



VICINITY MAP

NTS



- EXISTING NOTES:
- 2 - 12,000 GALLON SINGLE WALL FIBERGLASS TANK 7'-11" x 35'-11"
 - 1 - UNLEADED; 1 - SUPER UNLEADED GASOLINE PRODUCTS
 - TANK SETTING DETAILS PAGE G2
 - FILL PIPE AND MANHOLE DETAIL PAGE G2
 - CIRCUIT BREAKER PANEL PAGE E7
 - REFRIGERATION WIRING PAGE M6, M7 & M8
 - GILBARCO WIRING PAGE G1
 - ISLAND SIZE - 4 DOGBONE @ 8' W/DUAL GUARD PIPE
 - 4 - 4 HOSE GILBARCO QUAD (ADVANTAGE) DISPENSERS W/CRIND
 - ISLAND DETAILS PAGE C3
 - ISLAND CONDUIT DETAIL PAGE E6
 - DO NOT PLACE PRODUCT PIPING UNDER ISLAND
 - 18" MIN. FROM TANK PIPING TO FINISH SURFACE
 - SIGN BASE DETAILS PAGE C5
 - SIGN DETAILS PAGE C4
 - DRIVEWAY JOINTS TO BE PACKED & CAULKED
 - CONCRETE DRIVE TROWELED WITH LIGHT BROOM FINISH
 - CONTROL JOINTS - MIN. 100 sq.ft. - MAX. 125 sq.ft. - 25% DEEP
 - CONSTRUCTION JOINTS - PINNED 4" O.C. 12" EACH WAY WITH 1/2" REBAR #4
 - APPROACHES TO BE 7" NONREINFORCED OR AS PER STATE/CITY SPEC.
 - SLOPE RAMP FOR BUILDING SIDEWALK 1:20; H.C. PARKING 1:50 ALL DIRECTIONS
 - ALL NO PARKING/ACCESS AISLE STRIPING @45° ANGLE
 - RUN VENT LINES UP SEPARATE CANOPY COLUMN
 - VERIFY ALL UTILITY LOCATIONS & DIMENSIONS
 - PARKING SPACES (PAINT LINES) (19 SPACES REQUIRED) 19 SPACES SHOWN INCLUDING SPACES AT THE PUMPS.
 - DO NOT PAINT PARKING SPACES AT ISLANDS
 - EXISTING ELEVATIONS
 - PROPOSED ELEVATIONS (SUBJECT TO CHANGE) 1008.73
 - INTERCOM SYSTEM AT EACH ISLAND G3
 - DUMPSTER/RECYCLE ENCLOSURE DETAIL C8
 - CONCRETE
 - SOD AREA

- U.C.S.T. NOTES:
- FILL CATCH BASIN W/OVERSPILL PROTECTION (TYP.)
 - TANK POBE
 - TURBINE ENCLOSURE TYP. CONTAINS: SUB-PUMP W/ LINE DETECTION, VENT EXTRACTOR W/BALL FLOAT W/OVERFILL PROTECTION.

PROPOSED IMPROVEMENTS: 10/10/18

ADDITIONAL PROPERTY WITH PARKING LOCATED BEHIND THE STORE.
DUMPSTER RELOCATED BEHIND THE STORE.
ADDITIONAL 30,000 GALLON GAS TANK ADDED.
RETAINING WALL RELOCATED TO EAST & SOUTH PROPERTY LINES.
RELOCATE EXISTING POWER POLE.
8' BUILDING ADDITIONAL ONTO ORIGINAL PLAN.
DELIVERY DOOR LOCATED BEHIND THE STORE.
REPLACE EXISTING PYLON SIGN WITH NEW 4-PRODUCT PYLON SIGN.

FUELS OFFERED:

- EXISTING TANK 1 - 10,000 GALLONS DIESEL
- EXISTING TANK 2 - 10,000 GALLONS 87c
- PROPOSED TANK 3 - 8,000 GALLONS 91c
- PROPOSED TANK 4 - 8,000 GALLONS e85
- PROPOSED TANK 5 - 14,000 GALLONS 87e

Zoning Information

CURRENT ZONING	OP OFFICE PARK DISTRICT R-4 MEDIUM DENSITY RESIDENTIAL	STATUS	SOURCE INFORMATION	City of Marshalltown
ITEM	REQUIRED (OP)	OBSERVED	ADDRESS	36 N. Center Street Marshalltown, IA 50158
MINIMUM LOT AREA	20,000 sq.ft.	37,681 sq.ft.	PERSON CONTACTED	Michelle Spohnheimer
MINIMUM FRONTAGE	---	176.44 ft	DATE CONDUCTED	09-24-2018
MINIMUM LOT WIDTH	100 ft	130 ft	PHONE NUMBER	641-754-5756 x 107
MAX. FLOOR AREA RATIO	---	---	EMAIL	ispohnheimer@ci.marshalltown,ia.us
MINIMUM SETBACKS FRONT	40 ft	28 ft	NOTES:	The subject site is located in Section 26-84N-18W
MINIMUM SETBACKS CORNER LOTS	10 ft	14 ft		Per FEMA Panel # 190890170C the site is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain.
MINIMUM SETBACKS INTERIOR LOTS	0 ft or *8 ft	32 ft		
MINIMUM SETBACKS REAR	0 ft or *15 ft	107 ft		
MAX. BUILDING HEIGHT	5 Stories	2 Stories		
REQUIRED PARKING	1/300 SF GFA	1 sp. + pump parking		Iowa One-Call Design Ticket #551806848

Legend

- MARKED PARKING SPACES (PAINT LINES AS INDICATED)
- CONCRETE PAVING OR SIDEWALKS (0.0000 SQ. FT.)
- AREA TO BE SOD
- AREA LIGHTS (SHOW) REFER TO LIGHTING PLAN XX-XXXX-XX DONE BY RED LEONARD

Keyed Construction Notes

- NOTICE: ALL WORK IN THE R.O.W. AREA IS SUBJECT TO THE CITY OF MARSHALLTOWN AND IOWA D.O.T. APPROVAL AND SPECIFICATIONS.
- PROPOSED 15' RADIUS
 - PROPOSED 5' RADIUS
 - TIE INTO AND MATCH EXISTING CURB AND FLOW LINE.
 - 2% MAX. CROSS SLOPE IN SIDEWALK AREA.
 - REMOVE EXISTING APPROACH

Utility Notes

- UTILITY NOTE #1: ELECTRICAL (C-STORE) ELECTRICAL SERVICE ENTRANCE. ELECTRIC 3 PHASE, 800 AMP, 208 VOLTS, 4 WIRE. TELEPHONE 20 PAIR, 8 LINES.
- UTILITY NOTE #2: GAS (C-STORE) 1.5" SCHEDULE 40 IRON PIPE GAS SERVICE CONNECTION. CONNECTION LOAD IS 880 MBH. TOTAL CONNECTED LOAD IS 880,000 BTU PER CUFT. HR. HOUSE PRESSURE IS 7" W.C.
- UTILITY NOTE #3: SANITARY SEWER (C-STORE) 4" SCHEDULE 40 PVC SANITARY SEWER CONNECTION.
- UTILITY NOTE #4: SANITARY SEWER (C-STORE) 1,000 GALLON BELOW GRADE GREASE INTERCEPTOR WITH 2 MANHOLES.
- UTILITY NOTE #5: WATER (C-STORE & CAR WASH) 1.5" CTS, HDPE, SDR9 CS200 PSI WATER SERVICE CONNECTION.

Misc. Notes

- Misc. #1: DUMPSTER AREA 6' HEIGHT CHAIN LINK W/VINYL SLATES 4-6 GATES AND 4 SERVICE GATE
- Misc. #2: STANDARD PYLON SIGN 4 PRODUCT PRICE SIGN HEIGHT 26'-8" @ 103.5 Sq. Ft.

Legal Description

All of Lots 6 and 7 and North 130 feet of Lot 5, Block 4, Town of Marshalltown, Marshall County, Iowa, Except a right triangle in the Northwest corner of said Lot 7 with 5 foot legs along North and West thereof containing 26,920 Sq.Ft. more or less.

Existing Building

BEHLEN BUILDING SYSTEMS JOB D-8466 APRIL 2001

CASEY'S CONSTRUCTION DIVISION One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-9100			
PROJECT MARSHALLTOWN, IA #3 #1303 111 N. 3rd Ave. Replacement / Addition	DATE 10/09/18 10/10/18	DATE 10/10/18	
CONSTRUCTION DIVISION R. STEVENS		SITE PLAN AL-101	