

1. Agenda

Documents:

[AGENDA.PDF](#)

2. Supporting Meeting Documents

Documents:

[EAGLE VIEW - CONCEPT PLAN COLOR.PDF](#)

[EAGLE VIEW - CONCEPT PLAN.PDF](#)

[EAGLE VIEW - COVER.PDF](#)

[EAGLE VIEW - ELEVATION-1.PDF](#)

[EAGLE VIEW - ELEVATION-2.PDF](#)

[MEMO.PDF](#)

[MINUTES.PDF](#)

Notice of Public Meeting
Plan & Zoning Commission – AGENDA
Agenda for Thursday, February 11, 2016 – 5:00 PM
City Hall, Council Chambers
10 West State Street, Marshalltown

Call to Order:

Committee Members:

Jon Boston, Chair
Sharon Greer, Vice-Chair
Tammy Lawson,
Keith Bloomquist

Angela Lins-Eich
Fauna Nord
Steve Valbracht

Roll Call.

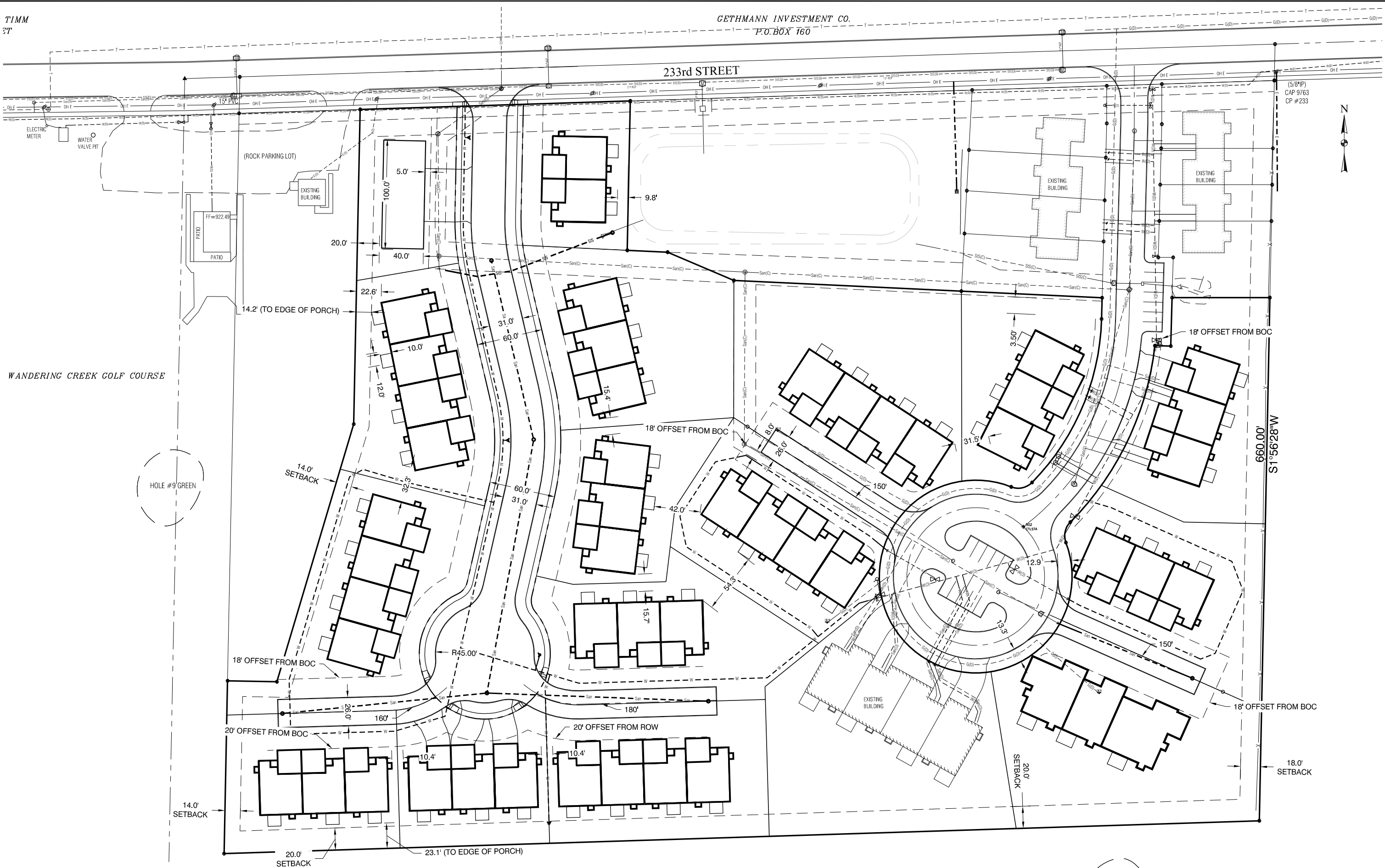
Business:

1. Review and approval of the minutes from 01/14/2016
2. **PUBLIC HEARING:** Recommendation to City Council on an amendment to Concept Plan for Eagle View at Wandering Creek Planned Unit Development (formerly Wandering Creek P.U.D.)



TIMM
3T

GETHMANN INVESTMENT CO.
P.O. BOX 160



J:\5574\dwg\Exhibits\5574 - Concept #4B - 12-30-15.dwg - CGA Plan - 12-30-15 - 3:14pm - gjl282



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE



Clapsaddle-Garber Associates, Inc.
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-753-6701
www.cgaconsultants.com

DESIGNED: _____ DATE: _____
DRAWN: _____ DATE: 12-30-15
CHECKED: _____ DATE: _____
APPROVED: _____ DATE: _____

EAGLE VIEW DEVELOPMENT
MARSHALLTOWN, IOWA

CONCEPT #4B

PROJECT NO.
5574.04
SHEET NO.
1

WOODLANDS
CONSTRUCTION COMPANY



1496 Hwy 30 * Suite 300 * Tama, IA 52339

Ms. Michelle Spohnheimer
Housing & Community Development Director
City of Marshalltown
36 N. Center St.
Marshalltown, IA 50158

Dear Michelle,

Allow me to reintroduce myself and our company. I'm Jeff Denniston, General Manager of Woodlands Construction Company based in Tama. We are a division of Meskwaki, Inc.; a multifaceted company dealing in residential to industrial construction, real estate holdings & management, professional services, warehousing, wholesale supply, and fuel blending & transportation.

We have purchased the property east and adjacent to Wandering Creek golf course in Marshalltown and are currently in the process with CGA Engineers for site design. This will be a Planned Unit Development zoning district and we anticipate a two-phased subdivision to develop the site. The first phase will be finishing the 24 townhome units along the existing Eagle Ridge Road and the second phase will be constructing a new street and 29 townhomes as the market allows.

The project is named Eagle View at Wandering Creek and will consist of approximately 53 ranch style townhomes in 2, 3, and 4 unit per building configurations. Each unit is approximately 1,600 sq. ft. with upgraded standard amenities including granite tops, Maytag appliances, Diamond Cabinetry, and many other high-end features our buyers expect. Additionally, there will be a single building of the same architecture to house the H.O.A., rental, and sales offices, as well as maintenance equipment storage. These homes will be primarily for sale but we will make units available for lease if that need arises.

CGA has done traffic impact research and anticipates 160 daily trips per phase. After full build-out we would expect 320 trips per day. A round trip counts as two trips (one trip out, one trip in).

I have included elevations of the buildings and the conceptual layout for the entire site. Our plan is to submit a preliminary plat for the entire site and a final plat for phase one shortly so we can begin building in the spring. These will be based off the concept plan and only amended as necessary due to topographic or other infrastructure needs.

Thank you for your assistance and consideration. We look forward to working through this process with you and the City of Marshalltown.

Best Regards,


Jeffrey D. Denniston
General Manager



Marshalltown, Iowa

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SET

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Date:	11/09/2015
Scale:	As indicated

Sheet Title

Elevations

Sheet Number

A04







James L. Lowrance, Mayor
Randy A Wetmore, City Administrator
36 North Center Street
Marshalltown, IA 50158-4911
Tel - (641) 754-5756
Fax - (641) 754-5742

Housing & Community Development

TO: Plan & Zoning Commission

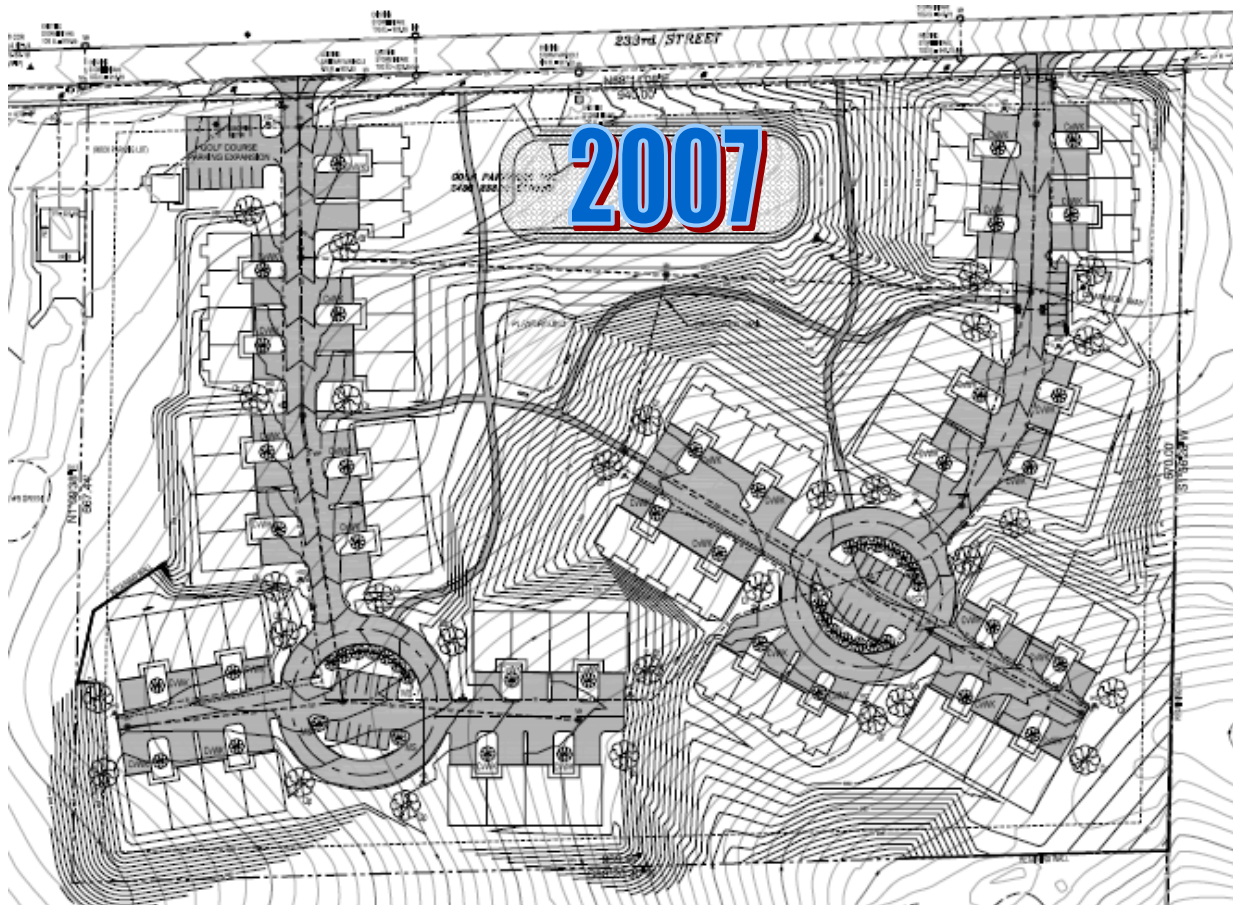
FROM: Michelle Spohnheimer, Housing & Community Development Director

DATE: February 11, 2016 – Meeting Date

Recommendation to City Council on an amendment to Concept Plan for Eagle View at Wandering Creek Planned Unit Development (formerly Wandering Creek P.U.D.)

The Wandering Creek Planned Unit Development was created in 2007. Only eight units were constructed under the previous ownership. The property has remained undeveloped and ownership was deeded to Pinnacle Bank in 2011.

In 2007 when the PUD was first established the plan included the construction of 70 townhome units as shown below.

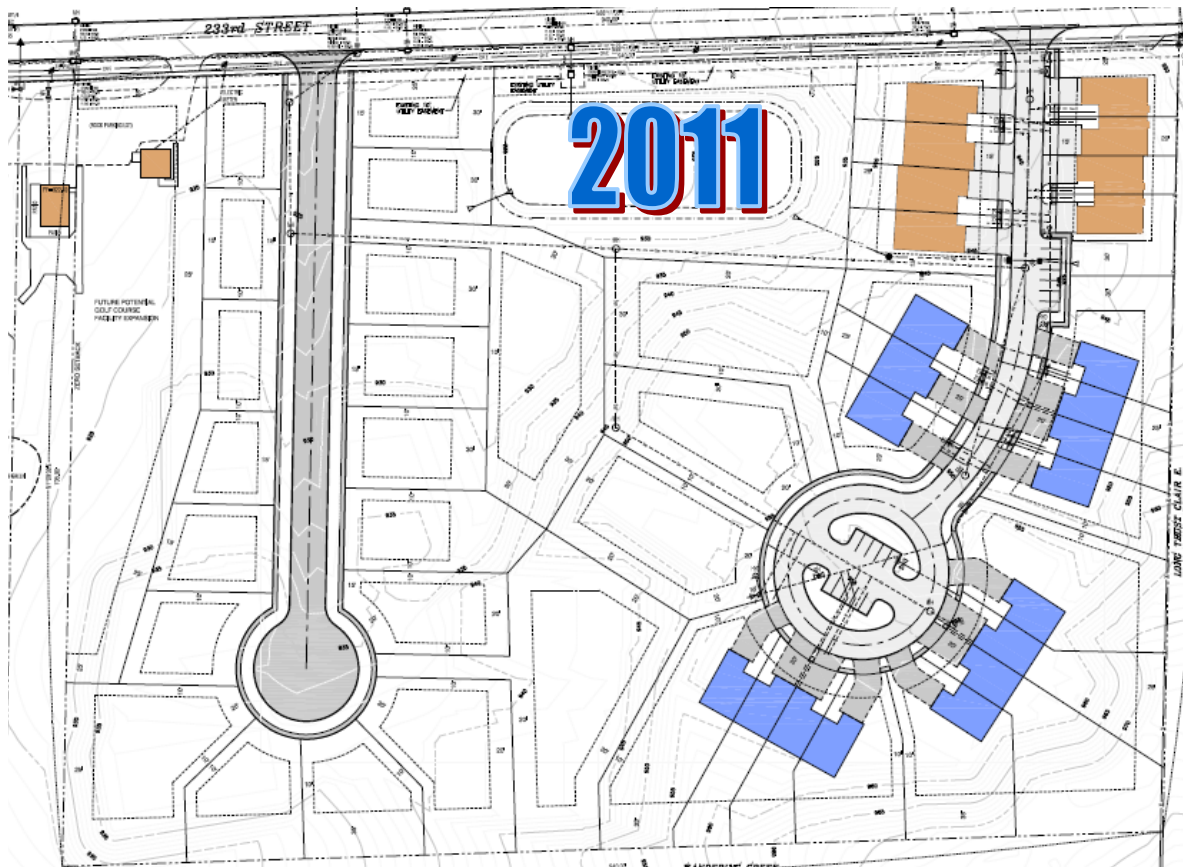


City Council
Leon Lamer, Mike Gowdy, Al Hoop, Joel Greer
Robert Schubert, Bill Martin, Bethany Wirin

Marshalltown



In 2011 the PUD was amended to include a combination of unit styles including single family units and townhomes. A total of 45 units were included in this layout.



In 2015 the property was sold and Woodlands Construction Company, a division of Meskwaki, Inc. would like to continue the development in a manner most comparable to the original plan. The new Eagle View at Wandering Creek would include an additional 53 townhome units to be constructed resulting in 61 total units in the development.

According to the Chapter 32, Section 5.4 of City Zoning Ordinance when a PUD is amended and an increase in density by more than 10% is proposed the concept plan must be amended using the same process as a rezoning.

4. Modifications:

Any proposed modifications in the approved PUD shall first be reviewed by the Plan and Zoning Commission. Said proposed modification along with a report from the Commission shall then be forwarded to the City Council with appropriate recommendations. The City Council shall then take such appropriate action on the proposed modification and their decision shall be final. No modification may be considered that is more than a ten percent (10%) increase in the density or change of uses on the site without a public hearing as required of a rezoning procedure. A public hearing may be required before the City Council on any modification, if determined by the City Council.

City Council
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The proposal before the commission now falls between the original 2007 plan and the most recently adopted 2011 plan. There is an increase in density by approximately 35% compared to the most recent plan.

The amendment will require a public hearing in from of the Plan Zoning Commission. Following the hearing the Commission will make a recommendation to the Council. The Council will have an ordinance change before them in order to amend the PUD. There will be three readings and a public hearing. Tentative Council meeting dates include February 22nd, March 14th and March 28th.

The Commission will see a Preliminary Plat and Preliminary Master Plan for the entire development at the **March** meeting along with a Final Master Plan and Final Plat for the first phase of development.

Included in your packet at this time is a cover letter, the amended concept plan and elevation drawings.

Staff has met with the developer's team and reviewed the proposed concept amendment and is supportive of the proposal. We will have additional staff meetings to review the Master Plan and Plat documents prior to the February Plan Zoning meeting.

2016 Tentative Meeting Schedule

March 10, 2016

April 14, 2016

May 12, 2016

June 9, 2016

July 14, 2016

August 11, 2016

September 15, 2016

October 13, 2016

November 10, 2016

December 15, 2016

City Council
Leon Lamer, Mike Gowdy, Al Hoop, Joel Greer
Robert Schubert, Bill Martin, Bethany Wirin



MINUTES
MARSHALLTOWN PLAN & ZONING COMMISSION
JANUARY 14, 2016

Call to order: 5:00 PM

Members Present: Jon Boston-Chair, Sharon Greer-Vice-Chair (via telephone), Keith Bloomquist, Tammy Lawson, Fauna Nord, Stephen Valbracht and Angela Lins-Eich

Members Absent: None

1. Review and approval of the minutes from 12/10/15

Approved as distributed.

2. Recommendation to City Council on Preliminary and Final Plat for Bennetts 2nd Addition

Steve Troskey, CGA, was present to describe the proposed Preliminary and Final Plat for Bennetts 2nd Addition to the Commission. Spohnheimer provided information related to the zoning classification and bulk requirements. The proposed subdivision would allow for up to three lots to be created. The lots would have total lot areas less than 60,000 square feet provided they utilized shared access points off of the public streets. Some of the setbacks may also be reduced depending on site design.

Motion to recommend approval preliminary and final plats for Bennetts 2nd Addition by Valbracht. Second by Nord. All Aye. Motion Carried 6-0. Bloomquist not present.

3. Set Public Hearing for Thursday, February 11, 2016 for an amendment to Concept Plan for Eagle View at Wandering Creek Planned Unit Development (formerly Wandering Creek P.U.D.)

Terry Mogensen and Jeff Denniston presented the proposed amendment to the current Wandering Creek PUD. The new name will be Eagle View at Wandering Creek and will consist of 54 additional townhomes similar in site layout to the original PUD approved in 2007. This amendment is a reduction from the 2007 plan but an increase from the 2011 amendment approved when ownership of the property changed. Steve Troskey, CGA, presented information about the site and limitations since a portion of land was divided off and there are substantial topography changes. Boston expressed some concern about the number of units all lined up on the SW corner hoping for maybe fewer units or some variation in placement so they have more character. Denniston discussed that they were still finalizing design elements but they do plan to have variation in unit features so that they do not all look the same. The intention is to sell these units in the \$200,000 range.

Spohnheimer discussed the need to amend the concept plan which includes a public hearing at the Commission level followed by three readings with the City Council and a public hearing with them as well.

Motion to set public hearing for February 11, 2016 for Eagle View and Wandering Creek PUD by Nord. Second by Valbrecht. All Aye. Motion Carried 7-0.

With no further business the Commission adjourned.

Respectfully submitted,

Michelle Spohnheimer, Housing & Community Development Director