1. Agenda

    Documents:

        AGENDA.PDF

2. Supporting Meeting Documents

    Documents:

        BENNETT CONCEPT.PDF
        BENNETT FINAL PLAT.PDF
        BENNETT PRELIMINARY PLAT.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, January 14, 2016 – 5:00 PM
City Hall, Council Chambers
10 West State Street, Marshalltown

Call to Order:

Committee Members:

| | |
|---|---|
| Jon Boston, Chair | Angela Lins-Eich |
| Sharon Greer, Vice-Chair | Fauna Nord |
| Tammy Lawson, | Steve Valbracht |
| Keith Bloomquist | |

Roll Call.

Business:

1. Review and approval of the minutes from 12/10/15
2. Recommendation to City Council on Preliminary and Final Plat for Bennetts 2nd Addition
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.)

Date posted: 01/11/16

http://ci.marshalltown.ia.us/meetings/view/MeetingID/1271

December 30, 2015

Dear Michelle,

Ken Bennett is applying for a subdivision for a property in the PC Planned Commercial District at 102 Iowa Ave West. The approximate location of this land is directly adjacent west to Culver's. Currently the property is 4.33 acres. This application consists of a preliminary plat and final plat at the same time as there is no new infrastructure to be built

The PC District requires a lot size minimum of 60,000 square feet but allows the City to administratively make exceptions on a project-by-project basis. Mr. Bennett is requesting a split to create one lot of 54,616.5 square feet for the immediate development of a commercial property. Because this request is smaller than the 60,000 square feet minimum I have attached a concept plan* for the entire property showing that, if allowed, there is adequate room for future growth. If the proposed lot size is increased it will not leave as much land for future projects. Approving a smaller lot size is not contrary to the intent of the zoning ordinance nor will it cause any hardships in regard to parking.

I hope you will consider allowing a smaller lot size based on the attached concept plan, preliminary, and final plats.

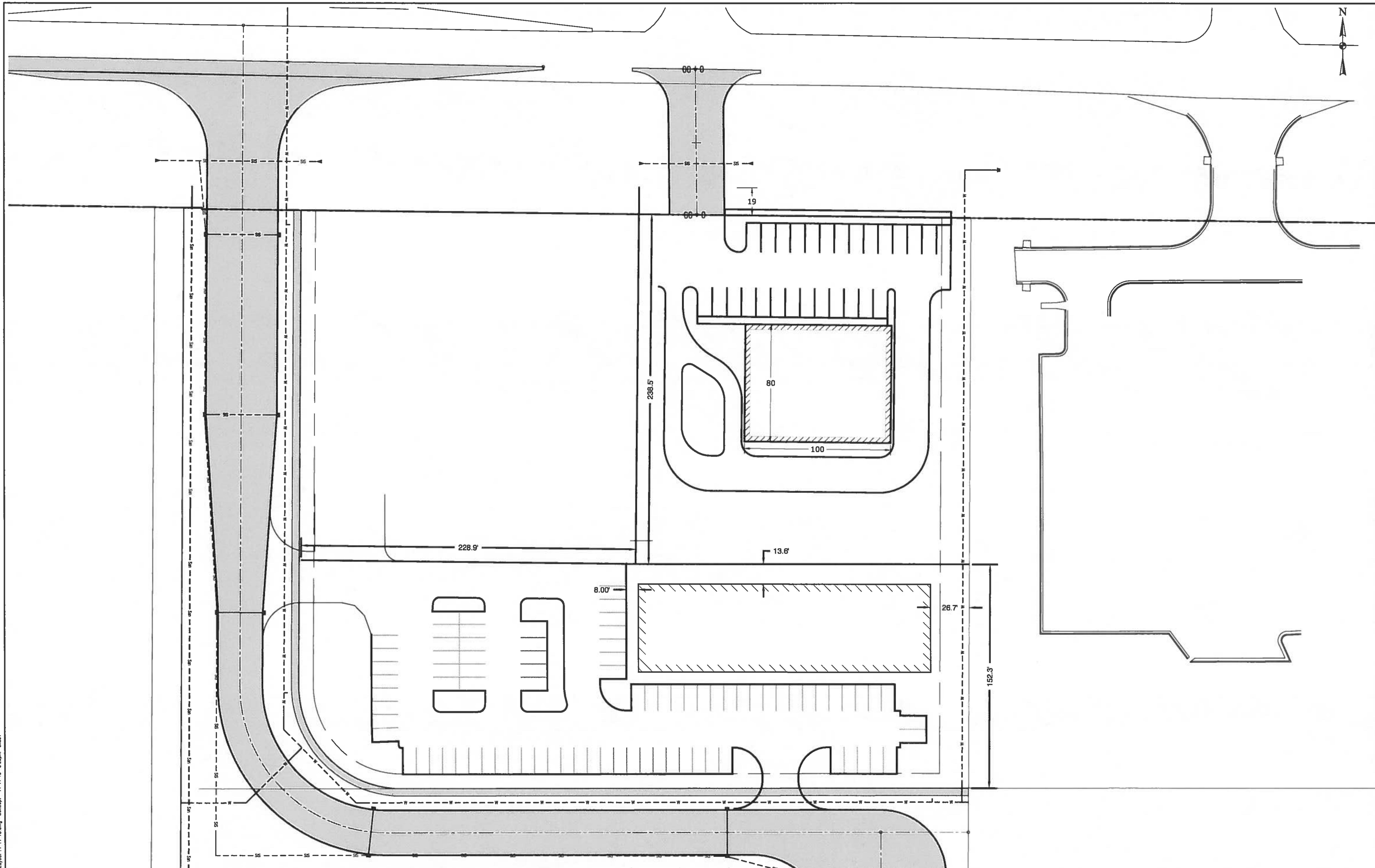
*The concept plan is not necessarily indicative of future plans but rather a general guide to what may be built as the market allows.

Thank you,

Stephen Troskey

Stephen Troskey

CGA Engineers




GRAPHIC SCALE
0 30' 60' 90'

| NO. | REVISION | BY | DATE | NO. | REVISION | BY | DATE |
|---|---|---|---|---|---|---|---|
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

CGA
Clapsaddle-Garber Associates, Inc
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-6701
www.cgaconsultants.com

DESIGNED XXX DATE XX-XX-XX
DRAWN XXX DATE XX-XX-XX
CHECKED XXX DATE XX-XX-XX
APPROVED XXX DATE XX-XX-XX

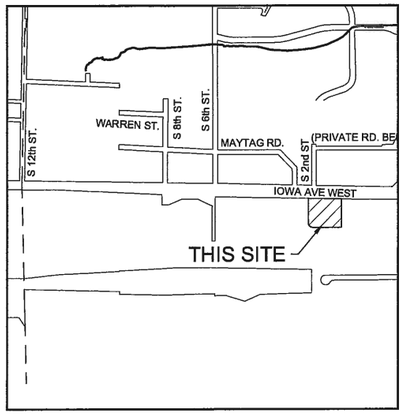
# Bennett Concept
MARSHALLTOWN, IOWA

CONCEPT PLAN

PROJECT NO. 5538.04
SHEET NO. 1 OF 1

J:\5538\dwg\Exhibits\Layout 11-11-15.dwg - Concept - 11-11-15 - 3:26pm - stt301

# FINAL PLAT
# BENNETTS 2ND ADDITION




VICINITY MAP
NOT TO SCALE

## LEGAL DESCRIPTION

BENNETT'S 2ND ADDITION LOCATED IN A PART OF LOT 1 AND LOT 2 OF THE SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 83 NORTH, RANGE 18 WEST OF THE 5TH P.M., MARSHALL COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14, ALSO BEING THE NORTHWEST CORNER OF LOT 1 OF THE SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14; THENCE, N89°54'17"E 526.45' ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14 TO THE NORTHEAST CORNER OF LOT 2 OF THE SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14 ; THENCE, S0°21'32"W 412.28' ALONG THE EAST LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE, S89°53'58"W 388.20' ALONG THE SOUTH LINE OF SAID LOT 2, ALSO BEING THE NORTH RIGHT OF WAY LINE OF SOUTH 2ND STREET; THENCE, ALONG THE EASTERLY RIGHT OF WAY LINE OF SOUTH 2ND STREET, NORTHWESTERLY 110.58' ALONG THE ARC OF A 70.00' RADIUS CURVE, CONCAVE NORTHEASTERLY, HAVING A CHORD BEARING OF N44°51'19"W AND A CHORD DISTANCE OF 99.43'; THENCE, N0°23'56"E 323.76' ALONG THE EAST RIGHT OF WAY LINE OF SOUTH 2ND STREET TO THE SOUTH RIGHT OF WAY LINE OF IOWA AVENUE WEST; THENCE, N89°21'21"W 67.91' ALONG SAID SOUTH RIGHT OF WAY LINE TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14; THENCE, N0°23'56"E 17.07' ALONG SAID WEST LINE TO THE POINT OF BEGINNING, CONTAINING 4.34 ACRES INCLUDING 0.25 ACRES OF PRESENTLY ESTABLISHED ROAD RIGHT OF WAY. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

## SURVEYOR AND ENGINEER

TRAVIS R. STEWART, P.L.S.
ADAM DATERS, P.E.
CLAPSADDLE-GARBER ASSOCIATES
P.O. BOX 754 - 16 E. MAIN STREET
MARSHALLTOWN, IOWA 50158
(641)752-6701

## OWNERS OF RECORD

KB525IOWA, LLC
MARSHALLTOWN, IOWA 50158

## SURVEY REQUESTED BY:

KENNETH BENNETT
MARSHALLTOWN, IOWA
DATE: 11-25-2015

## ZONING INFORMATION:

PLANNED COMMERCIAL

FRONT YARD: 50'
SIDE YARDS: 30'
REAR YARD: 30'
FRONTAGE: -
LOT AREA: 60,000 SQ FT

## FLOOD ZONE:

ZONE A
PANEL# 19127C 0170C
EFFECTIVE DATE NOVEMBER 16, 2011

## SURVEY LEGEND

- ▲ GOVERNMENT CORNER MONUMENT FOUND
- △ GOVERNMENT CORNER MONUMENT SET 1/2" x 30" REBAR w/ORANGE PLASTIC ID CAP #17162
- ● PARCEL OR LOT CORNER MONUMENT FOUND 1/2" x 30" REBAR w/ORANGE PLASTIC ID CAP #17162 UNLESS NOTED OTHERWISE
- o SET 1/2" x 30" REBAR w/ORANGE PLASTIC ID CAP #17162
- ( ) RECORDED AS

## CLOSURE:

- ALL SUBDIVISION BOUNDARIES ARE WITHIN THE 1:10,000 ERROR OF CLOSURE REQUIREMENT
- ALL LOTS ARE WITHIN THE 1:5000 ERROR OF CLOSURE REQUIREMENT.

## NOTE:

ALL BEARINGS ARE THE RESULT OF G.P.S. OBSERVATIONS USING NAD83 IOWA STATE PLAN NORTH ZONE

TRAVIS R. STEWART LICENSED 17162 PROFESSIONAL LAND SURVEYOR IOWA

I hereby certify that this land surveying document was prepared and related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Iowa.

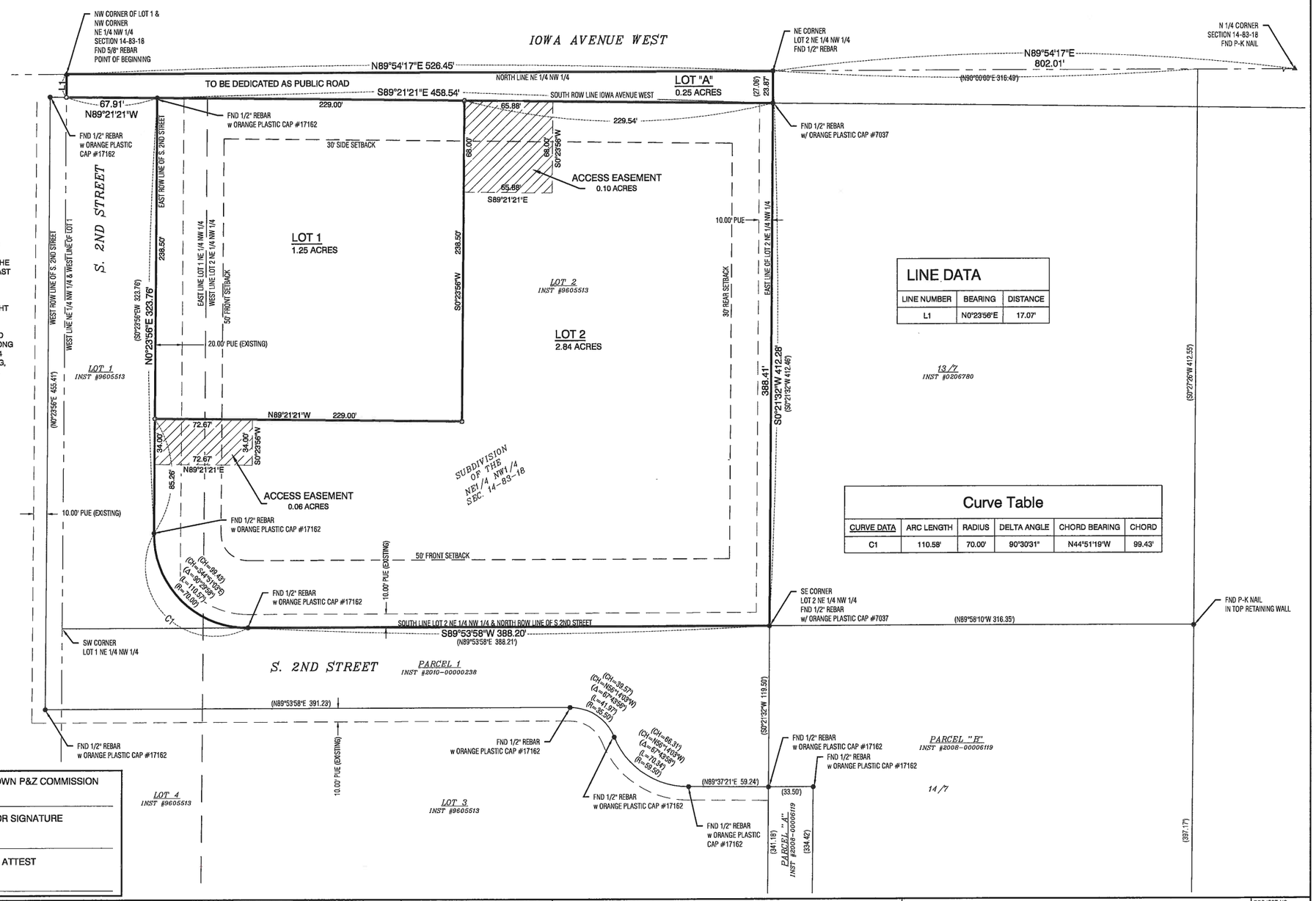
Signature — Date 12/20/2015
Travis R. Stewart, PLS
Iowa License Number 17162
My license renewal date is December 31, 2015.

Pages or sheets covered by this seal: _____

MARSHALLTOWN P&Z COMMISSION

MAYOR SIGNATURE

ATTEST




## LINE DATA

| LINE NUMBER | BEARING | DISTANCE |
|---|---|---|
| L1 | N0°23'56"E | 17.07' |

## Curve Table

| CURVE DATA | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD |
|---|---|---|---|---|---|
| C1 | 110.58' | 70.00' | 90°30'31" | N44°51'19"W | 99.43' |

GRAPHIC SCALE
0 40' 80' 120'

| NO. | REVISION | BY | DATE | NO. | REVISION | BY | DATE |
|---|---|---|---|---|---|---|---|
| | | | | | | | |

CGA Clapsaddle-Garber Associates, Inc
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-6701
www.cgaconsultants.com

DESIGNED: CAQ DATE: 11-25-15
DRAWN: CAQ DATE: 11-25-15
CHECKED: TRS DATE: 11-30-15
APPROVED: TRS DATE: 11-30-15

BENNETTS 2ND ADDITION
MARSHALLTOWN, IOWA

FINAL PLAT

PROJECT NO. 5538.05
SHEET NO. 1 OF 1

J:\5538\dwg\Survey\5538 Final Plat.dwg - CGA Plan - 01-04-16 - 4:41pm - ca0288

# PRELIMINARY PLAT
# BENNETTS 2ND ADDITION

VICINITY MAP
NOT TO SCALE

## LEGAL DESCRIPTION

BENNETT'S 2ND ADDITION LOCATED IN A PART OF LOT 1 AND LOT 2 OF THE SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 83 NORTH, RANGE 18 WEST OF THE 5TH P.M., MARSHALL COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14, ALSO BEING THE NORTHWEST CORNER OF LOT 1 OF THE SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14; THENCE, N89°54'17"E 526.45' ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14 TO THE NORTHEAST CORNER OF LOT 2 OF THE SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14 ; THENCE, S0°21'32"W 412.28' ALONG THE EAST LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE, S89°53'58"W 388.20' ALONG THE SOUTH LINE OF SAID LOT 2, ALSO BEING THE NORTH RIGHT OF WAY LINE OF SOUTH 2ND STREET; THENCE, ALONG THE EASTERLY RIGHT OF WAY LINE OF SOUTH 2ND STREET, NORTHWESTERLY 110.58' ALONG THE ARC OF A 70.00' RADIUS CURVE, CONCAVE NORTHEASTERLY, HAVING A CHORD BEARING OF N44°51'19"W AND A CHORD DISTANCE OF 99.43'; THENCE, N0°23'56"E 323.76' ALONG THE EAST RIGHT OF WAY LINE OF SOUTH 2ND STREET TO THE SOUTH RIGHT OF WAY LINE OF IOWA AVENUE WEST; THENCE, N89°21'21"W 67.91' ALONG SAID SOUTH RIGHT OF WAY LINE TO THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14; THENCE, N0°23'56"E 17.07' ALONG SAID WEST LINE TO THE POINT OF BEGINNING, CONTAINING 4.34 ACRES INCLUDING 0.25 ACRES OF PRESENTLY ESTABLISHED ROAD RIGHT OF WAY. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY..

## SURVEYOR AND ENGINEER


TRAVIS R. STEWART, P.L.S.
ADAM DATERS, P.E.
CLAPSADDLE-GARBER ASSOCIATES
P.O. BOX 754 - 16 E. MAIN STREET
MARSHALLTOWN, IOWA 50158
(641)752-6701


## OWNERS OF RECORD

KB525IOWA, LLC
MARSHALLTOWN, IOWA 50158

## SURVEY REQUESTED BY:

KENNETH BENNETT
MARSHALLTOWN, IOWA
DATE: 11-25-2015

## ZONE INFORMATION:

PLANNED COMMERCIAL

FRONT YARD: 50'
SIDE YARDS: 30'
REAR YARD: 30'
FRONTAGE: -
LOT AREA: 60,000 SQ FT

## FLOOD ZONE:

ZONE A
PANEL# 19127C 0170C
EFFECTIVE DATE NOVEMBER 16, 2011

## SURVEY LEGEND

- ▲ GOVERNMENT CORNER MONUMENT FOUND
- △ GOVERNMENT CORNER MONUMENT SET 1/2" x 30" REBAR w/ORANGE PLASTIC ID CAP #17162
- ● PARCEL OR LOT CORNER MONUMENT FOUND 1/2" x 30" REBAR w/ORANGE PLASTIC ID CAP #17162 UNLESS NOTED OTHERWISE
- ○ SET 1/2" x 30" REBAR w/ORANGE PLASTIC ID CAP #17162
- ( ) RECORDED AS

## CLOSURE:

- ALL SUBDIVISION BOUNDARIES ARE WITHIN THE 1:10,000 ERROR OF CLOSURE REQUIREMENT
- ALL LOTS ARE WITHIN THE 1:5000 ERROR OF CLOSURE REQUIREMENT.

## NOTE:

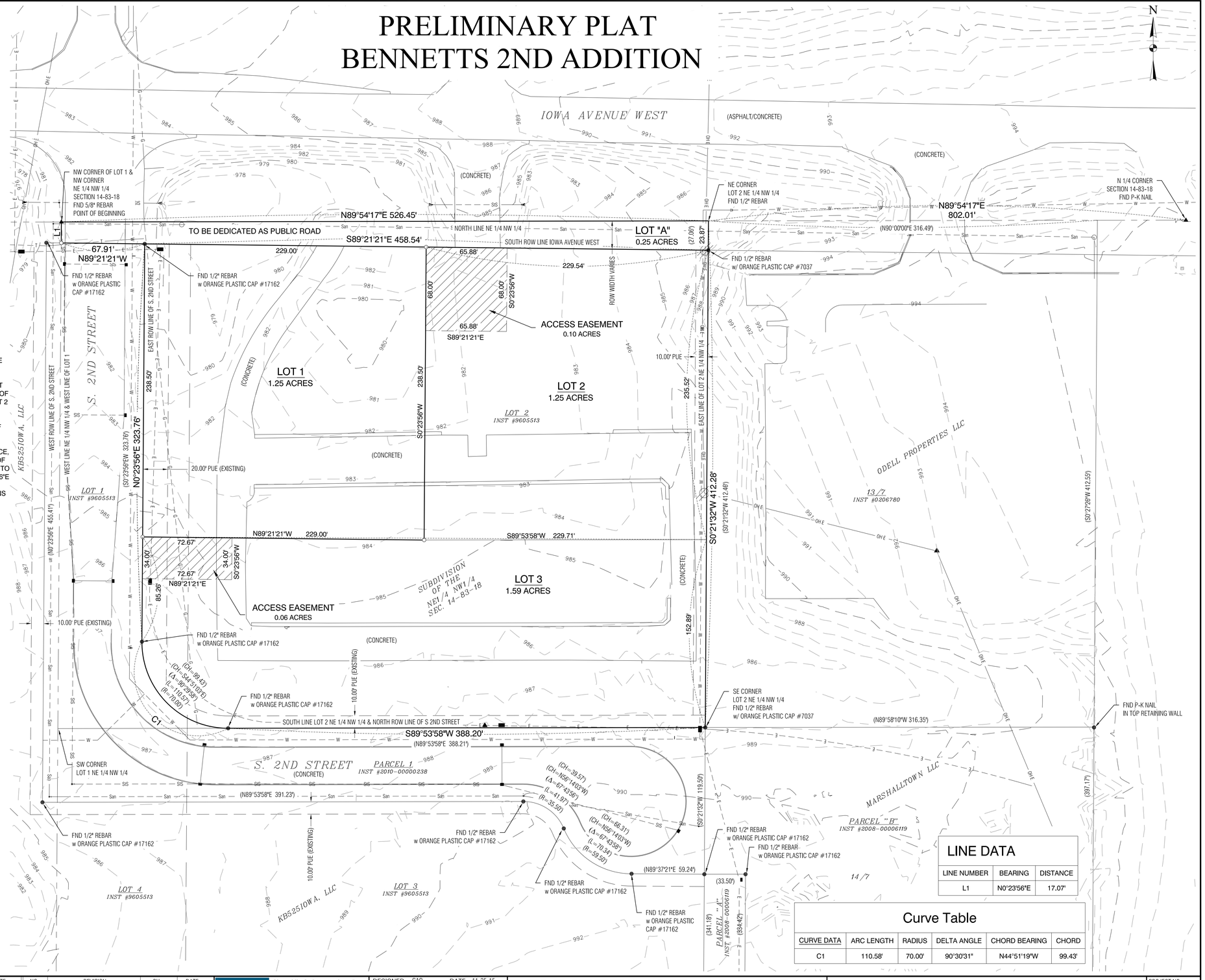
ALL BEARINGS ARE THE RESULT OF G.P.S. OBSERVATIONS USING NAD83 IOWA STATE PLAN NORTH ZONE

TRAVIS R. STEWART LICENSED 17162 IOWA PROFESSIONAL LAND SURVEYOR

I hereby certify that this land surveying document was prepared and related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Iowa.

Signature Date
Travis R. Stewart, PLS
Iowa License Number 17162
My license renewal date is December 31, 2015.

Pages or sheets covered by this seal: _____




## LINE DATA

| LINE NUMBER | BEARING | DISTANCE |
|---|---|---|
| L1 | N0°23'56"E | 17.07' |

## Curve Table

| CURVE DATA | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD |
|---|---|---|---|---|---|
| C1 | 110.58' | 70.00' | 90°30'31" | N44°51'19"W | 99.43' |

GRAPHIC SCALE
0 40' 80' 120'

| NO. | REVISION | BY | DATE | NO. | REVISION | BY | DATE |
|---|---|---|---|---|---|---|---|
| | | | | | | | |


CGA
Clapsaddle-Garber Associates, Inc
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-6701
www.cgaconsultants.com


DESIGNED: CAQ DATE: 11-25-15
DRAWN: CAQ DATE: 11-25-15
CHECKED: TRS DATE: 11-30-15
APPROVED: TRS DATE: 11-30-15

# BENNETTS 2ND ADDITION
MARSHALLTOWN, IOWA

PRELIMINARY PLAT

PROJECT NO. 5538.05
SHEET NO. 1 OF 1

J:\5538\dwg\Survey\5538 Preliminary Plat.dwg - CGA Plan - 12-17-15 - 10:44am - caq268

TIMM
ST

GETHMANN INVESTMENT CO.
P.O. BOX 160

233rd STREET

(5/8"IP)
CAP 9763
CP #233

N

ELECTRIC METER

WATER VALVE PIT

15" PVC

(ROCK PARKING LOT)

EXISTING BUILDING

FF=922.49

PATIO

PATIO

WANDERING CREEK GOLF COURSE

HOLE #9 GREEN

5.0'

100.0'

9.8'

20.0'

40.0'

22.6'

14.2' (TO EDGE OF PORCH)

10.0'

12.0'

31.0'

60.0'

15.4'

18' OFFSET FROM BOC

14.0' SETBACK

60.0'

31.0'

42.0'

15.7'

54.3'

R45.00'

18' OFFSET FROM BOC

26.0'

160'

180'

20' OFFSET FROM BOC

20' OFFSET FROM ROW

10.4'

10.4'

14.0' SETBACK

20.0' SETBACK

23.1' (TO EDGE OF PORCH)

EXISTING BUILDING

EXISTING BUILDING

3.50'

31.5'

18' OFFSET FROM BOC

8.0'

26.0'

150'

852
CTLSTA

12.9'

13.3'

150'

18' OFFSET FROM BOC

660.00'

S1°56'28"W

EXISTING BUILDING

20.0' SETBACK

18.0' SETBACK

GRAPHIC SCALE
0 40' 80' 120'

| NO. | REVISION | BY | DATE | NO. | REVISION | BY | DATE |
|---|---|---|---|---|---|---|---|
| | | | | | | | |

CGA
Clapsaddle-Garber Associates, Inc
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-6701
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

J:\5574\dwg\Exhibits\5574 - Concept #4B - 12-30-15.dwg - CGA Plan - 12-30-15 - 3:14pm - ajb082

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.

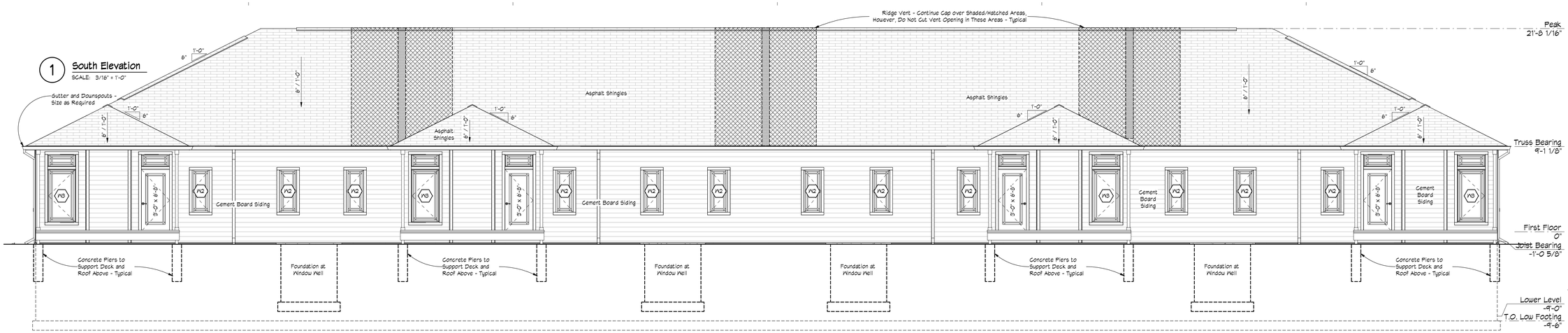
CGA has done traffic impact research and anticipates 160 daily trips per phase. After full build-out we would expect 320 trips per day. A round trip counts as two trips (one trip out, one trip in).

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.

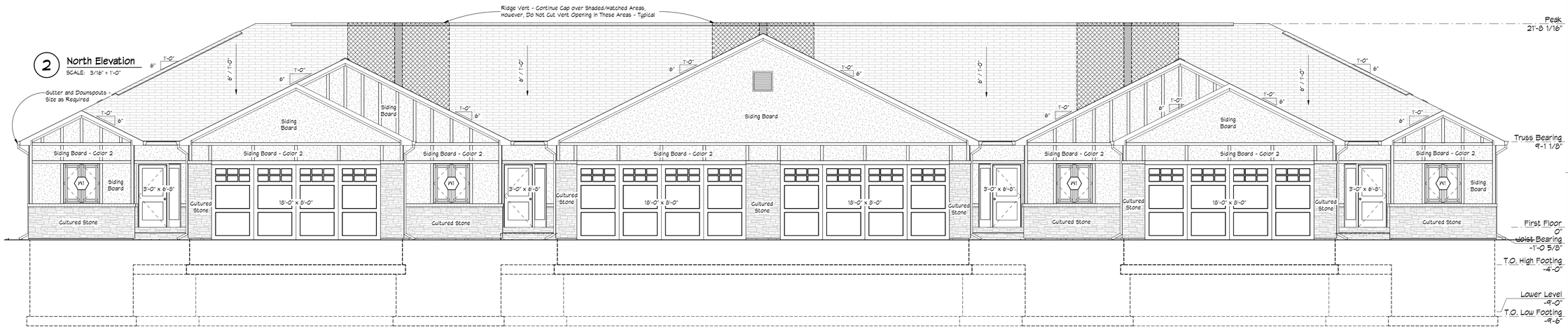
Thank you for your assistance and consideration. We look forward to working through this process with you and the City of Marshalltown.

Best Regards,

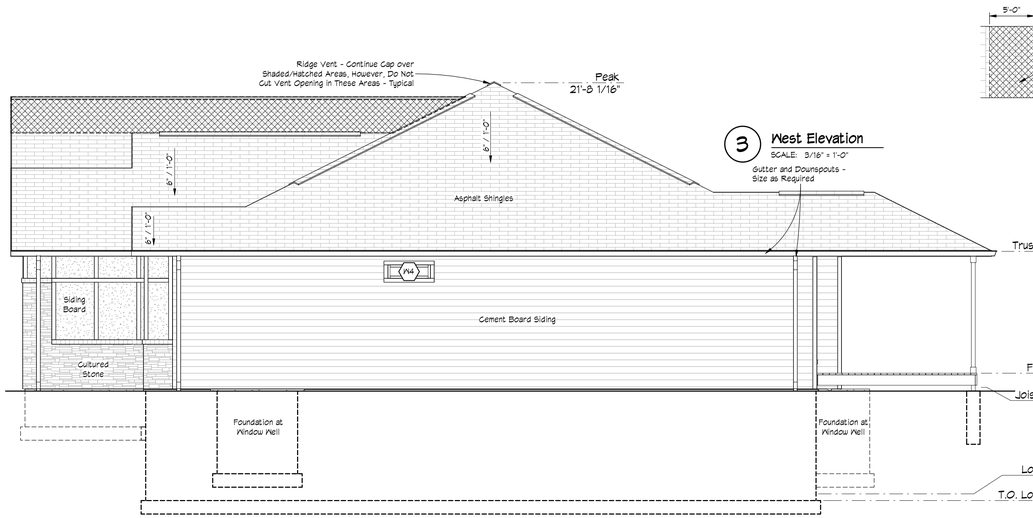
Jeffrey D. Denniston
General Manager



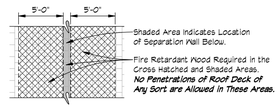

1 **South Elevation**
SCALE: 3/16" = 1'-0"

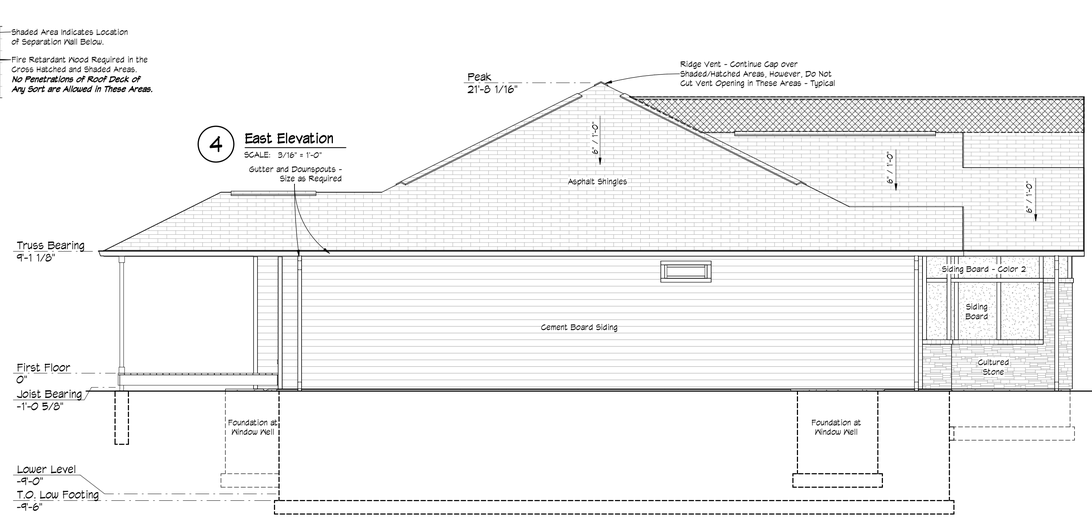



2 **North Elevation**
SCALE: 3/16" = 1'-0"




3 **West Elevation**
SCALE: 3/16" = 1'-0"




4 **East Elevation**
SCALE: 3/16" = 1'-0"


WERTZBERGER ARCHITECTS P.C.
107 NICHOLAS DRIVE
MARSHALLTOWN, IA 50158
TEL: 641.753.0866
FAX: 641.753.3136
www.wertzbergerarchitects.com


# Eagle View Townhomes

Marshalltown, Iowa

Project No: 15035

| # | Description | Date |
|---|---|---|


This drawing and the details on it are the sole property of the architect and may be used for this specific project only. It shall not be loaned, copied, or reproduced, in whole or in part, for any other purpose or project without the written consent of the architect.

Copyright 2015 by Wertzberger Architects, P.C.


Seal

PERMIT SET

The Professional Architects seal affixed to this sheet applies only to the material and items shown on this sheet. All drawings, instruments or other documents prepared by the architect for this project are instruments of the architect and the architect expressly disclaims any and all responsibility for such plans, drawings, or documents not exhibiting this seal.

| | |
|---|---|
| Date: | 11/09/2015 |
| Scale: | As indicated |

Sheet Title

Elevations

Sheet Number

A04


Current Date: 11/9/2015 10:55:35 AM Project Path: I:\15035 Meskwaki Townhomes - Eagle View\15035.rvt

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 MS

DATE: January 14, 2016 – Meeting Date

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

The City of Marshalltown requires owners to go through the subdivision process when a new lot or parcel is being created from a previously platted parcel. We have seen portions of the land develop including the Hampton Inn in 2010 and Menards in 2011. Today there is interest in a portion of the vacant parcel locally known as 102 Iowa Avenue West (PIN: 11-14-126-018) for commercial development. Approximately 4.33 acres is being platted as part of Bennetts 2nd Addition.

The property is zoned PC, Planned Commercial. The district has the following bulk requirements.

**Section 3. Bulk Requirements.**

1. Lot dimensional requirements, density limitations, and height limits in the PC district shall be established with the site plan review and approval process. The standards noted below are guidelines and recommendations and may be changed by the City or developer for each site plan.

| | |
|---|---|
| Minimum Lot Area | 60,000 square feet |
| Front Yard | 50' Where no Frontage Road Required; 130-150' Where Frontage Road is not built but will be required |
| Side Yard | 30' |
| Rear Yard | 30' |
| Minimum Lot Width | 200' |
| Minimum Open Space | Percentage 25% |

The proposed plat includes a conceptual development plan that could include three commercial buildings. This would result in a variation from the minimum standards which can be approved by the City as part of the review process. In order to allow for orderly development of this property staff is agreeable to the reductions to bulk requirements including lot area and minimum setbacks if necessary to accommodate traffic flow and parking requirements.

The proposed development does conform to the City's Comprehensive Plan which identifies this are as Commercial.

The applicant is requesting approval of the Preliminary and Final Plat at this time. A recommendation should be made by the Plan Zoning Commission to the City Council. The plats are tentatively scheduled to go before the Council on January 25, 2016.

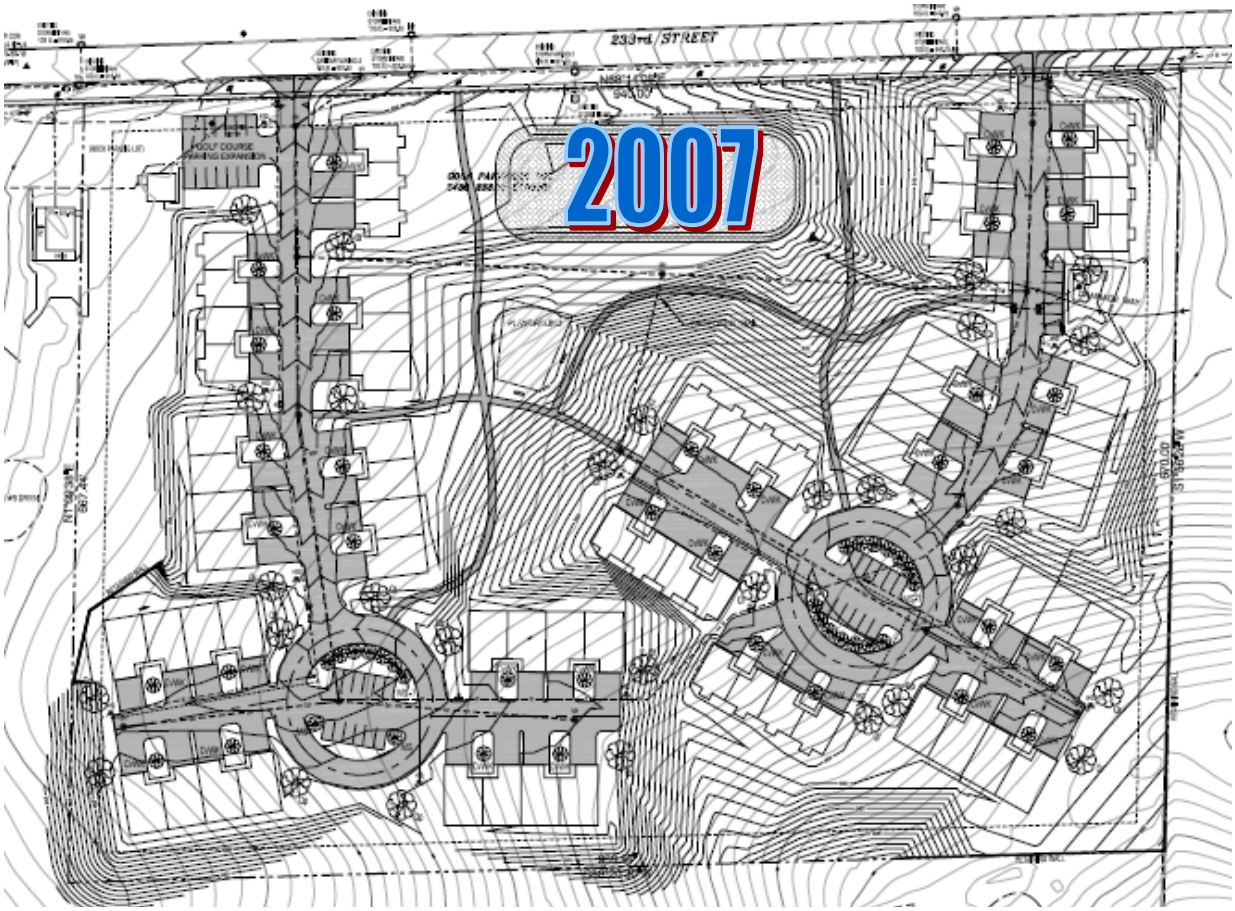
City Council
Leon Lamer, Mike Gowdy, Al Hoop, Joel Greer
Robert Schubert, Bill Martin, Bethany Wirin

Marshalltown
All-America City
2012

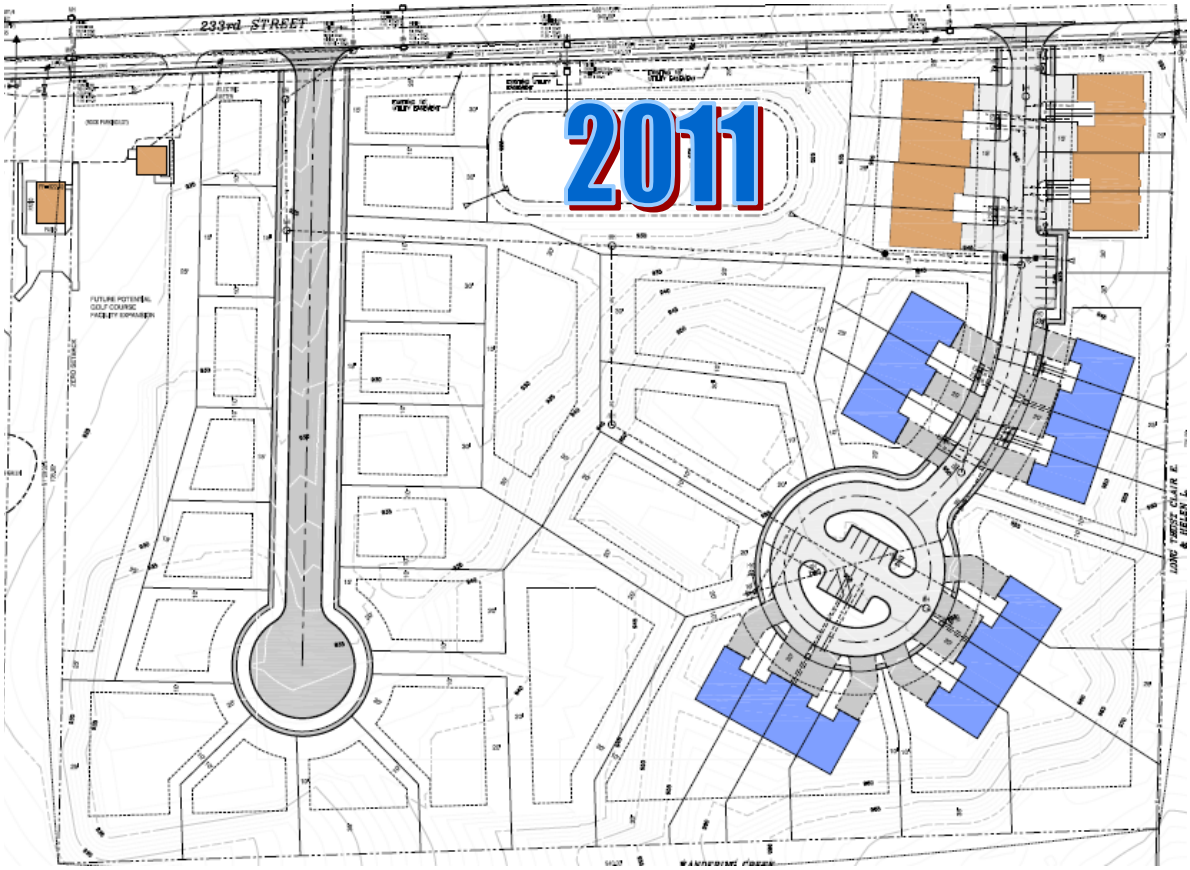
**Set Public Hearing for Thursday, February 11, 2016 for an amendment to Concept Plan for Eagle View at Wandering Creek Planned Unit Development (formerly Wandering Creek P.U.D.)**

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.



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.*

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 which staff is proposing to hold February 11, 2016. 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 February 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

February 11, 2016
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

MINUTES
MARSHALLTOWN PLAN & ZONING COMMISSION
DECEMBER 10, 2015

Call to order: 5:00 PM

**Members Present:** Jon Boston-Chair, Keith Bloomquist, Tammy Lawson, Fauna Nord, Stephen Valbracht

**Members Absent:** Sharon Greer-Vice-Chair and Angela Lins-Eich

1. **Review and approval of the minutes from 11/12/15**
   Approved as distributed.

2. **Recommendation to Board of Adjustment on Sidewalk Deferment request for Heidi J. Cessford Revocable Trust for 1402 W. Olive Street.**

   Paul Peglow was present to discuss his request for a sidewalk deferment at the property. They are building a new home and the street does not currently have curb and gutter. City Engineer's office has no objections to the request.

   **Motion to recommend approval of the sidewalk deferment request as presented to the Board of Adjustment by Valbracht. Second by Lawson. All Aye. Motion Carried 5-0.**

**With no further business the Commission adjourned.**
Respectfully submitted,
Michelle Spohnheimer, Housing & Community Development Director