

1. Board Of Adjustment Packet

Documents:

[SPECIAL USE PERMIT - ITEM 3.PDF](#)

[BOARD OF ADJUSTMENT AGENDA NOVEMBER 17, 2015 - ITEM 1.PDF](#)

[HOUSING AND COMMUNITY DEVELOPMENT MEMO - ITEM 2.PDF](#)

DATE SUBMITTED & FEE PAID: _____
HEARING DATE: _____

 the City of
Marshalltown
BOARD OF ADJUSTMENT

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:

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

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

X **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.

X **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: **2315 CAMPBELL DR.**

Owner: **ERVIN HARRE (SELLING TO CLIENT)**

Mailing Address: **304 E. LOWE AVE, FAIRFIELD, IA 52556**

Phone: **641-451-0898**

Email: **BENRTD@GMAIL.COM**

Owner's Agent (if applicable): **STEVE TROSKEY, CGA ENGINEERS**

Agent Address: **16 E. MAIN ST.**

Agent Phone: **752-6701**

Agent Email: **STROSKEY@CGACONSULTANTS.COM**

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: **Stephen Troskey**

Date: **10-26-15**

October 26, 2015

Michelle Spohnheimer
Housing Director
City of Marshalltown
36 North Center Street
Marshalltown, IA 50158



RE: The Willows – Marshalltown
Assisted Living and Memory Care facility
2315 Campbell Drive

Dear Michelle:

Please accept this application for a Special Use Permit for an assisted living and memory care facility at 2315 Campbell Drive in Marshalltown. Current zoning of this property is R2: Low density residential.

The Willows of Marshalltown will be an innovative Assisted Living and Memory Care community serving the unmet and fast-growing demand for senior care in Marshall County.

The Willows promises a modern facility with a mix of 40 studio, one and two bedroom choices for Assisted Living residents, and 18 apartments in the Memory Care neighborhood. Residents will be served three meals per day in a restaurant-style atmosphere and experience a vibrant and diverse social calendar. The site also includes an onsite beauty salon and other amenities.

With plenty of lawn and outside space, The Willows plans walking paths, sunrise views, and areas of vegetable gardens where residents can be involved with an activity that has been the heritage of rural Iowa for generations.

Our goal is to set a new standard of excellence in senior residential care, with high quality of life, social enrichment, community involvement, a state-of-the-art building, and beautiful landscaping.

The Willows will stimulate the local economy by adding as many as 50 new jobs and creating a significant contribution to the tax base.

The Willows leadership team has over 25 years of combined experience in the development and operations of successful Assisted Living communities in Iowa. The Willows is a new concept that gives special attention to the unique needs of individuals with Alzheimer's and dementia.

Please contact me at 641-752-6701, or stroskey@cgaconsultants.com if you have any questions.

Sincerely,

CLAPSADDLE-GARBER ASSOCIATES, INC.

A handwritten signature in black ink that reads "Stephen Troskey".

Stephen T. Troskey
Project Manager

Traffic:

Description / ITE Code	Units	Expected Units (variable)	Calculated Daily Trips	AM Peak Trips - Total	AM In	AM Out	PM Peak Trips - Total	PM In	PM Out
Nursing Home (620)	Beds	58.0	159	10	0	0	13	4	9
Nursing Home (620)	Employees	40.0	130	9	6	3	19	0	0

This was calculated on 40 employees at max shift. These totals are not added together, they are separate numbers based on each variable (i.e. beds OR employees).

The zeros represent no data collected from the national models. This generally means it's not enough traffic to get into specifics.

2315 Campbell Drive Legal description:

Lot 3 in the subdivision of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 9, Township 83 North, Range 18 West of the 5th P.M., Marshall County, Iowa.



Notice of Public Meeting
BOARD OF ADJUSTMENT

Agenda for Tuesday, November 17, 2015 – 5:00 p.m.
City Council Chambers, City Hall
10 West State Street, Marshalltown IA

Committee Members:

Kelli Thurston
Kevin Hitchins
G Ward Miller

David Schulze
Bob Wenner

Call to Order:

Roll Call:

1. Approve Agenda
2. Review and approval of the Minutes from 9/15/15

Old Business:

None

New Business:

3. PUBLIC HEARING:
Special Use Permit for The Willows – Assisted Living and Memory Care facility, 2315
Campbell Drive

Date Posted: 11/13/15

<http://ci.marshalltown.ia.us/meetings/view/MeetingID/1253>



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: Board of Adjustment

FROM: Michelle Spohnheimer, Housing & Community Development Director

A handwritten signature in black ink, appearing to be "MS", located to the right of the "FROM:" line.

DATE: November 17, 2015 Meeting

Public Hearing - Special Use Permit for The Willows – Assisted Living and Memory Care facility, 2315 Campbell Drive.

The Willows is a proposed assisted living and memory care facility requesting a special use permit from the City of Marshalltown. The property at 2315 Campbell Drive is zoned R-2, Low Density Residential which does allow for uses such as nursing homes to obtain a special use permit. This land had previously been considered for an Alzheimer care development by a previous company. The property went back to an R-2 designation when that project did not move forward.

Attached is an application form, cover letter, draft site layout, elevations and traffic projection information. The Plan Zoning Commission reviewed the request Thursday, November 12, 2015 and recommended approval.

We have had a few inquiries from citizens interested in information no concerns have been voiced to the City staff.

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

