

MINUTES
MARSHALLTOWN BOARD OF ADJUSTMENT
NOVEMBER 17, 2015

Call to order: 5:00 PM

Members Present:

G. Ward Miller, Chair
David Schulze
Bob Wenner
Kelli Thurston
Kevin Hitchins

Members Absent:

1. Approval of Agenda –

Motion to approve by Hitchins, second by Wenner. All Aye. Motion Carried.

2. Review and approval of minutes from 09/15/15

Motion to approve by Schulze, second by Thurston. All Aye. Motion Carried.

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

Public hearing declared open.

Michelle Spohnheimer, Housing & Community Development Director discussed the request indicating that the Plan & Zoning Commission unanimously recommended approval and that the use was listed as a permitted Special Use within the R-2 district and the Board could consider conditions on the approval to address concerns such as buffering or additional landscaping.

Tom Diemerley, Ex. Dir. MEDIC presented the request to the board. He discussed the housing needs assessment completed in October 2014 which identified need for housing of all varieties. Tom introduced Ben Daniels for The Willows and Steve Troskey with CGA to make further presentation.

Daniels, from Fairfield Iowa, presented information about the project and site selected. The Project includes a 58 unit building. 40 planned assisted living and 18 designated for memory care. Daniels has worked in residential care for seniors in Iowa previously. He was in operations of assisted living and has moved on to starting his own development. The first step to identify a town with need, market research supported unmet demand for assisted living in Marshalltown. He evaluated several sites and found this site which he believes will have positive impact and be a beautiful home for residents. The proposed building is approximately 60,000 sf in size.

David Day, 2110 Stratford Ln. strongly opposed special use and presented a petition signed by residents who were not in favor of request. He commented that there was plenty of property in town this for this project.

Thad Lents, 2001 Westwood Dr. opposed project stating this is residential area and not good for a very large facility.

Peggy Hannam 2320 Stratford Ln., stands opposed to facility, when purchased her home because it was a residential area and Gethmann protected land around them to be residential. Concern for ambulance, police and fire response. There are children in area and a special needs person. Feel this would affect value of the home. Also concerned about lighting, parking and increased traffic. She did not feel well informed. Didn't see the sign and would at least request tabling the item.

Daniels and Troskey presented information about traffic generated from a facility of this type and size compared to that of commercial developments and single family residential developments. This

facility would generate less than a single family development built to the R-2 standards. Information on traffic numbers was based on institute of traffic engineers national standards.

Daniels addressed the proposed lighting plan for the project. His architect is opposed to obtrusive lighting so all exterior lighting will be shielded and very controlled to minimize light pollution.

Hitchins, asked about parking for the facility. Daniels indicated they were planning for 58 spaces allowing for residents, employees and visitors. It is anticipated that there would be no more than 20 employees on shift at a time. Schulze, asked about parking needs of residents and Daniels indicated about 20% of residents still drive. They do plan to have a bus or van for organized transportation to things like Dr. appointments or outings.

Daniels indicated they did consider other sites such as West Southridge but sites were eliminated for various reasons including infrastructure needs, development costs or proximity to things such as the race track. Tom Deimerly, MEDIC, discussed site alternatives and the impact of things like lacking infrastructure.

Hitchins asked Daniels to explain to the residents why they should accept the plan when he was avoiding a site based on the racetrack? Daniels tried to explain that his facility is quiet and they would be good neighbors.

Daniels described more about the project including that the building will be a single story and sets lower than much of the area. The entry is tallest area of the building.

Heather Vanburen, 2015 Gethmann Drive, opposed to location, as a nurse she supports the proposal but not location. She is concerned about decreased value of homes.

Resident on Gethmann Dr, questioned the safety of the curve and the planned entrance locations as people come around the corner going into the site. Support project not area.

Thad Lents, commented again indicating they should move the project further down the road and that this is a residential area. He also commented on the Westwood Drive special assessment from a number of years ago.

Kim Sogge, 2018 Campbell Drive, commented on a recently approved garage they built and keeping it residential area. Concerned about traffic and site distance.

Martha Brestel, 2220 Stratford Ln, commented that people in neighborhood have restrictive covenants. Her father is a resident of Bickford which is much more residential. Commented we do need this facility but this is not considered residential development.

Spohnheimer clarified that covenants are limited to those parcels included in the specified development and must be up kept by the property owners they apply to. They are not enforced by the City. There are not any known covenants that apply to this project.

David Day, commented again saying business go where business belong.

Clair Long, 2450 233rd St., stated he has lived out that way long time and only has an issue with the driveway on 233rd, increase in traffic multiplies danger, going west late afternoon challenge to see would rather see one drive off of Campbell instead. Acknowledged someone will want to build something and this facility is a better option than a bunch of houses. He doesn't believe there would be a deterioration of property values. Mainly has a safety concern regarding the southern entrance.

Schulze commented that there is a large buffer of space and asked about expansion. Troskey addressed setback and pushing it back addresses topography changes. 233rd entrance designed to be service entrance with Campbell as primary entrance. Daniels discussed possible expansion included the mirroring of one portion of the building.

Schulze asked about the outdoor spaces questioning how they were identified and if contained. Troskey and Daniels discussed the various spaces for residents including path and garden spaces.

Janet Craft 1908 Gethmann Ln., would like it all residential. Commented about the hill on Westwood.

Thad Lents commented again stating it is not realistic that someone will come and build 48 homes. Would like a condition that there is not a fence around the property.

Loraine Crow, 2450 233rd street, concern of safety on 233rd. Any increased traffic will be very dangerous. If possible it would be better to incorporate the service drive into Campbell entrance.

Wenner commented that he is very familiar with area. Concerns about the curves and other limited site areas. Has concerns about traffic. He was not concerned about the emergency vehicles and not concerned about noise.

Thurston, understands the traffic concerns and curves can be dangerous. She does not think that this would negatively impact homes, if built in accordance with what has been presented. It would not be a deterrent to the neighborhood.

Hitchins, having housing developed is goal of community; high end housing is a better option for this property.

David Day commented again that the west side of Stratford looks down at property. Gethmann plans to put in more high end housing.

Thurston, visited the site and area to see what visibility concerns there may be.

Resident asked if people would be walking on streets. Daniels comments that there would be public sidewalk installed however he anticipated residents likely staying closer to the building on the planned paths which are part of the site landscaping.

Resident comments they would support smaller complex like Bickford. This project is a commercial development.

Schulze indicated he was very familiar with many large facilities proposed around state, the character of this proposed project fits residential setting. Possible conditions he was considering include to build as shown with slopes, size, no plans for expansion beyond certain amount and can't subdivide sell off remaining lot area. Schulze commented that infrastructure development is a real concern in site selection

Harriet Parrate, 2110 Stratford Ln., commented that they all think wonderful project just should be in another area.

Public Hearing closed.

Motion by Thurston to approve the request with the following conditions.

- Square footage of the structure would not exceed the general plan as presented including the possible expansion.
- The property perimeter would not be fenced.
- The land cannot be further split off, subdivided or sold separate from the project.
- The building design, roof pitches and appearances should be built in accordance with the designs presented so that they have a residential character.
- The setbacks should remain consistent with the plan presented at approximately 130' allowing for slight adjustments due to final grading.
- The site shall include landscaping and trees throughout increasing the visual appearance.
- Exterior lighting throughout the site should be designed to minimize light pollution and be directed as discussed in the presentation.

Second by Schulze.

Roll Call:

Wenner – No: due to traffic concerns and visibility on the street with the curves,

Thurston – Yes,

Hitchins – No: due to better suited for high-end residential and traffic concerns,

Schulze – Yes,

Miller – No: due to traffic and neighbor objections and concerns.

With no further business the Board adjourned.

Respectfully submitted,

Michelle Spohnheimer, Housing & Community Development Director