

PLANNING AND ZONING COMMISSION

Thursday, June 4, 2020

Electronic Formal Meeting – 7:00 PM

Zoom Meeting Platform

Electronic Meeting

(Pursuant to Iowa Code section 21.8)

An electronic meeting is being held because a meeting in person is impossible or impractical due to concerns for the health and safety of Commission members, staff and the public presented by COVID-19.

You can participate in the meeting and can comment on an agenda item by going to: [https://zoom.us/meeting/register/tJUtc-
uqqT8tHtYEC6z0gG8E1FG0lvsDT8tz](https://zoom.us/join/joinMeeting?zmt=91042274742&mt=91042274742) to visit the Zoom meeting's registration page and submitting the required information. Once approved, you will receive an email message with a link to join the meeting. If you are asked for a meeting or webinar ID, enter the ID number found in the email. If you have no computer or smartphone, or a computer without a microphone, you can call in by phone by dialing (312) 626-6799 and entering the meeting ID 910 4227 4742 when prompted. Providing comment in person is not an option.

Agenda:

1. Call to Order
2. Roll Call
3. Public Discussion of Any Item Not on the Agenda
4. Case No. SUB20-03
Applicant: Watts Group Development Inc.
Location: North of Rohret Road SW, West of Yuma Drive

An application submitted by Watts Group Development Inc. for a preliminary plat of the West Side Estates - Phase Two subdivision, a 13.10-acre subdivision consisting of 39 residential lots located north of Rohret Road SW and west of Yuma Drive.

5. Case No. CU20-01
Applicant: Nick Hemann
Location: 3037 and 3031 IWW Road SW; Unincorporated Johnson County

An application submitted by Nick Hemann for a conditional use permit to allow for a commercial storage facility at 3037 and 3031 IWW Road SW in unincorporated Johnson County.

6. Consideration of Meeting Minutes: May 21, 2020
7. Planning & Zoning Information
8. Adjournment

If you will need disability-related accommodations to participate in this meeting, please contact Anne Russett, Urban Planning, at 319-356-5251 or anne-russett@iowa-city.org. Early requests are strongly encouraged to allow sufficient time to meet your access needs.

Upcoming Planning & Zoning Commission Meetings

Formal: June 18 / July 2 / July 16

Informal: Scheduled as needed.

STAFF REPORT

To: Planning and Zoning Commission

Prepared by: Ray Heitner, Associate Planner

Item: SUB20-03
Westside Estates

Date: June 4, 2020

GENERAL INFORMATION:

Applicant and Property Owner:

Watts Group Development Inc.
c/o Adam Hahn
425 E. Oakdale Blvd.
Coralville, IA 52241
319-338-4100
adam@wattsgroup.com

Requested Action:

Approval of preliminary plat

Purpose:

Westside Estates subdivision; To create 39 residential lots

Location:

North of Rohret Road and west of Yuma Drive

Location Map:



Size:	13.10 Acres
Existing Land Use and Zoning:	Undeveloped, RS-5 – Low Density Single-Family Residential
Surrounding Land Use and Zoning:	North: RS-5 – Low Density Single-Family Residential RR-1 – Rural Residential South: AR – County Agricultural Residential R – County Residential East: RS-5 – Low Density Single-Family Residential R – County Residential West: A – County Agricultural
Comprehensive Plan:	2-8 DU/A
District Plan:	Southwest District, Public/Private Open Space
Neighborhood Open Space District:	SW5
Public Meeting Notification:	Property owners located within 300’ of the project site received notification of the Planning and Zoning Commission public meeting. Subdivision signs were also posted on the site.
File Date:	March 23, 2020
45 Day Limitation Period:	Waived by the applicant

BACKGROUND INFORMATION:

The applicant, Watts Group Development Inc., is requesting approval of the preliminary plat of West Side Estates - Phase Two, a 39-lot, 13.10-acre residential subdivision located north of Rohret Road, west of Yuma Drive. The subject property went through the preliminary plat process in 2017. At the time of the original platting, the subdivision was called Country Club Estates Eighth Addition. Preliminary plats expire after 24 months unless the applicant seeks an extension from City Council, so the preliminary plat for Country Club Estates Eighth Addition expired in 2019. At this time, the applicant is seeking approval for the newly named, West Side Estates - Phase Two subdivision. The subject property was rezoned from Interim Development Single-Family Residential (ID-RS) to Low Density Single-Family Residential (RS-5) in 2017.

The subject property was rezoned with the following conditions:

1. Upon subdividing any of the property hereby rezoned, the Developer shall enter into a subdivider’s agreement with the City for the installation of Rohret Road as a public improvement for the first street that will serve the development (a point approximately 200’ west of Lake Shore Drive).

2. Prior to the issuance of a building permit, the Developer shall pay 50% of the cost of improving Rohret Road to the western city limits as determined by the City Engineer.

A Good Neighbor Meeting and Open House was held in 2017 for the West Side Estates Phase One Subdivision, however, the applicant has chosen not to hold a Good Neighbor Meeting for West Side Estates Phase Two Subdivision.

ANALYSIS:

Compliance with Comprehensive Plan: The Southwest District Plan identifies this area as appropriate for single-family/duplex residential development. The Comprehensive Plan envisions a density between 2-8 dwelling units per acre. The preliminary plat shows 39 single-family residential lots, and a proposed density of 4.52 dwelling units per acre, which meets the intended land use and density of the Comprehensive Plan. The preliminary plat also allows for the extension of streets from the West Side Estates Phase One subdivision. In the event that subsequent development to the west is needed, Luke Drive will provide a stub street for future westward development.

Subdivision Design: The subdivision includes 39 single-family lots and two outlots. In the RS-5 zone, the minimum lot frontage is 45 feet and the minimum lot width measured at the setback is 60 feet. The majority of single-family lots meet the minimum dimensional requirements of the RS-5 zone. Nine lots that front Rohret Road are sized below the lot size minimum of 8,000 square feet for detached single-family homes. However, Section 14-2A-7A of the zoning code provides a density bonus that reduces minimum lot size for dwellings whose vehicular access to garages and off-street parking is restricted to an alley or private rear lane. Under this provision, minimum lot size is reduced to 6,000 square feet with a minimum width of 50 feet. In this subdivision, the lots along Rohret Road are in compliance with this provision. Because Rohret Road is designated as a future arterial road, dwellings along Rohret Road must also meet a 40' setback requirement. The houses that are currently situated along Rohret Road to the east (built during Phase One of the subdivision) meet this setback requirement. Per section 14-2A-4E-2b of the City Code, all lots in the subdivision, including lots that front Rohret Road, will be required to have at least 500 square feet of open space in the rear yard. All remaining lots in the subdivision comply with the regulations for single-family lots without private rear lane access.

Overall, the proposed plat maintains a similar layout and number of lots as the Country Club Estates Eighth Addition Plat that was approved in 2017. Tumbleweed Terrace has since been named to Luke Drive. The subdivision design includes the extension of Luke Drive, Sedona Street, and the private rear drive. Sedona street extends westward before turning south to connect with Rohret Road. Block lengths within the subdivision fall within the appropriate range of 300'-600' in length for local streets, and over 600' in length for Rohret Road (designated as an arterial street). The subdivision shows 5' wide internal sidewalk connections throughout. An 8' wide sidewalk along the north side of Rohret Road is shown as well. City staff requested an 80' wide right-of-way for Rohret Road during its analysis of the previously submitted subdivision. This right-of-way width matches the existing right-of-way to the east.

Outlot "A", shown on the preliminary plat as private open space, consists of 1.28 acres and will be accessed via Sedona Street. Outlot "B" would be private open space, and act as a means to access sanitary sewer and storm water easements.

Traffic Implications: City Engineering have made note of a deficiency on the plat regarding grading near the intersection of Sedona Street and Luke Drive. City staff have requested that the grade in this area be less than 2%, so that crosswalk infrastructure in this location may meet ADA standards. Upon review, transportation planning staff found no apparent traffic complications as a result of the proposed subdivision.

Environmentally Sensitive Areas: The subject property does not contain any environmentally sensitive areas.

Neighborhood Open Space: Open space dedication or fees in lieu of are addressed at the time of final platting. Based on the 13.1 acres of RS-5 zoning, the developer would be required to dedicate .28 acres of land or pay fees in-lieu. Parks and Recreation staff has determined that an in-lieu fee payment would be appropriate.

Storm Water Management: The previous phase of Country Club Estates was designed to manage stormwater for this development with a stormwater detention basin located north of the subject area.

Sanitary Sewer Service: Sanitary sewer service is available to serve this property as a result of the lift station installed for earlier phases of Country Club Estates.

Infrastructure Fees: Rohret Road is a rural cross section with chip seal surface and drainage ditches. When Irving Weber School was built, the City improved Rohret Road to a point approximately 500 feet west of Phoenix Drive. When Country Club Estates Part Three was developed, the developer extended the improvements of Rohret Road up to Lake Shore Drive.

As a condition of rezoning the property, the applicant must pay 50% of the cost of improving the street to the western city limits. The City and/or future private development to the south will be responsible for the other 50%. Payment to the City will occur after the final plat is approved.

Until Rohret Road is fully improved, trash and recycling collection for the lots along Rohret Road must be done via the private rear alley. Because the City does not collect trash and recycling from private alleys, trash and recycling from these lots must be collected by a private hauler.

The applicant has submitted a water pressure study demonstrating that water pressure is adequate to serve the proposed subdivision.

NEXT STEPS:

Upon recommendation of approval of the preliminary plat by the Planning and Zoning Commission, the preliminary plat will be considered for approval by the City Council.

STAFF RECOMMENDATION:

Upon resolution of the deficiencies listed below, staff recommends approval of SUB20-03, an application submitted by Watts Group Development Inc. for a preliminary plat of the

West Side Estates – Phase Two subdivision, a 39-lot, 13.10-acre residential subdivision located north of Rohret Road and west of Yuma Drive.

DEFICIENCIES AND DISCREPANCIES:

1. Applicant must work with Engineering staff to address the issue related to the grade of the street near the intersection of Sedona Street and Luke Drive to ensure ADA compliance.

ATTACHMENTS:

1. Location Map
2. Zoning Map
3. Preliminary Plat
4. Grading Plan

Approved by: _____

A handwritten signature in black ink that reads "D. Sitzman". The signature is written in a cursive style with a large, looped initial "D".

Danielle Sitzman, AICP, Development Services Coordinator
Department of Neighborhood and Development Services



0 0.05 0.1 0.2 Miles

SUB20-03 Westside Estates - Preliminary



Prepared By: Jade Pederson
Date Prepared: April 2020



An application submitted by Watts Group Development Inc., c/o Adam Hahn, for preliminary plat approval of Westside Estates, a 13.10 acre subdivision located N of Rohret Rd and W of Yuma Dr.

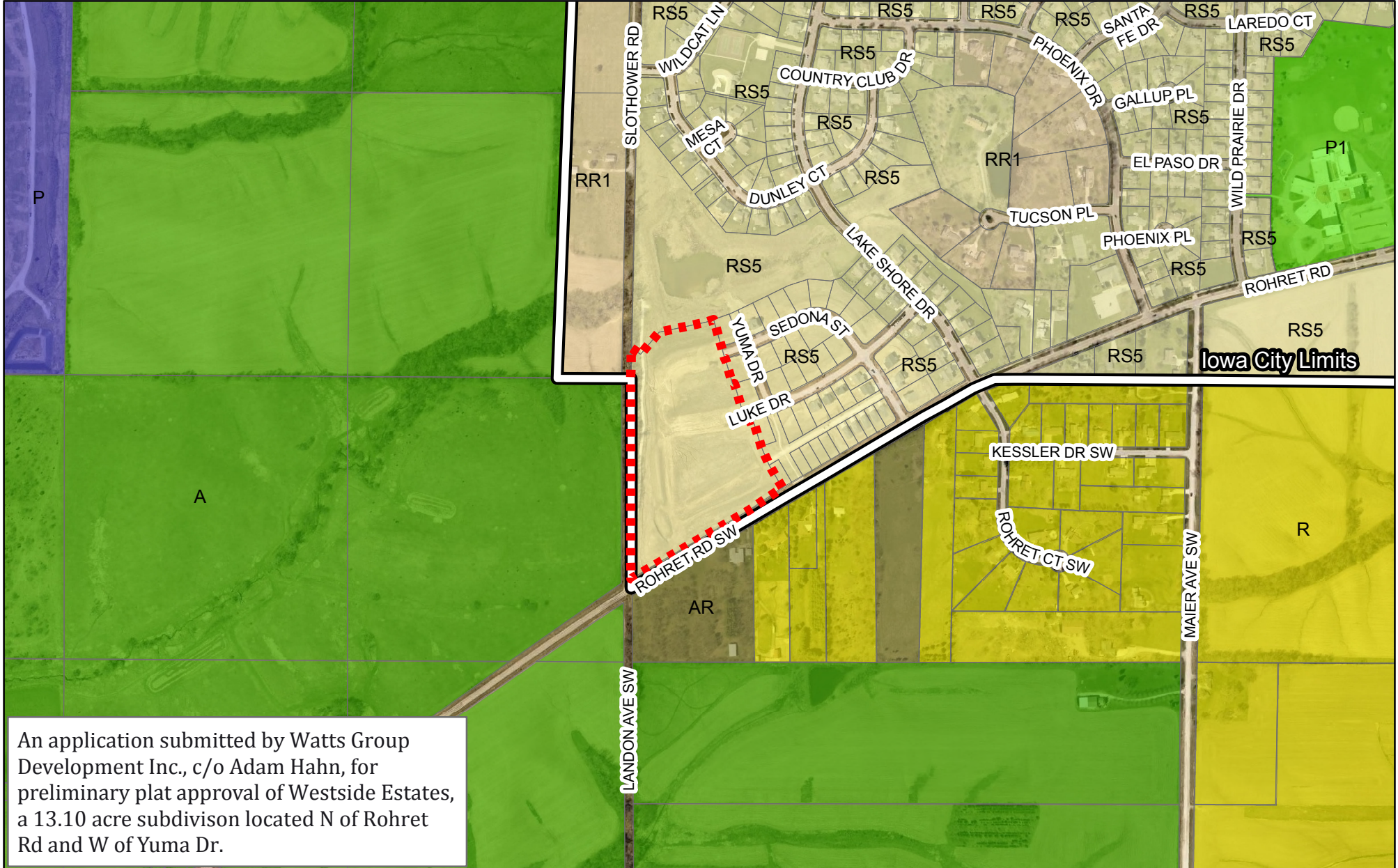


0 0.05 0.1 0.2 Miles

SUB20-03 Westside Estates - Preliminary



Prepared By: Jade Pederson
Date Prepared: April 2020



An application submitted by Watts Group Development Inc., c/o Adam Hahn, for preliminary plat approval of Westside Estates, a 13.10 acre subdivision located N of Rohret Rd and W of Yuma Dr.

PRELIMINARY PLAT WEST SIDE ESTATES - PHASE TWO IOWA CITY, IOWA

PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IOWA 52240

OWNER & SUBDIVIDER:
WATTS GROUP CONSTRUCTION
425 E. OAKDALE BOULEVARD
CORALVILLE, IOWA 52241

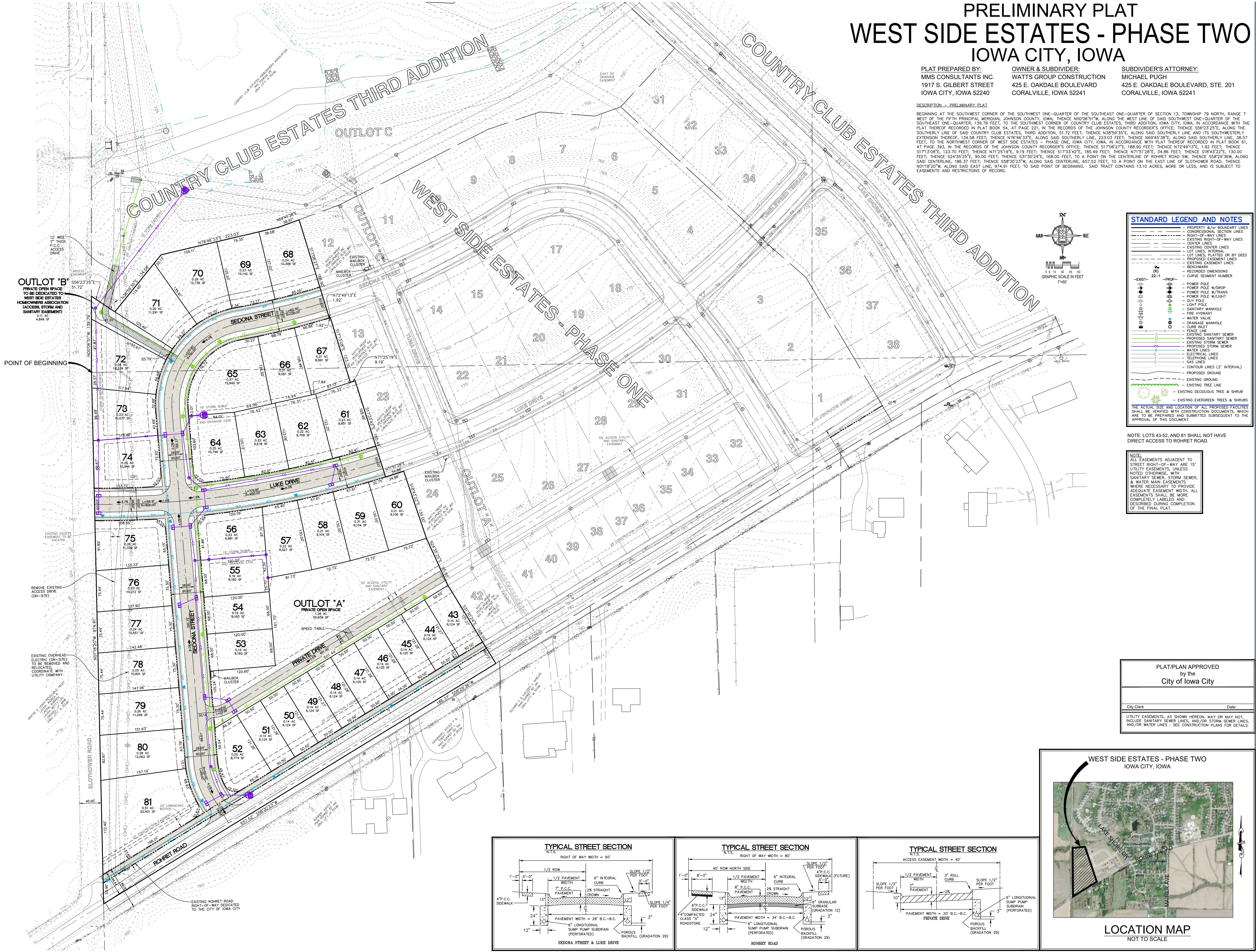
SUBDIVIDER'S ATTORNEY:
MICHAEL PUGH
425 E. OAKDALE BOULEVARD, STE. 201
CORALVILLE, IOWA 52241



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS
1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(515) 351-6282
www.mmsconsultants.net

DESCRIPTION - PRELIMINARY PLAT

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 79 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA; THENCE N00°05'11"W, ALONG THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER, 139.79 FEET, TO THE SOUTHWEST CORNER OF COUNTRY CLUB ESTATES, THIRD ADDITION, IOWA CITY, IOWA, IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 54, AT PAGE 221, IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE; THENCE S86°23'25"E, ALONG THE SOUTHERLY LINE OF SAID COUNTRY CLUB ESTATES, THIRD ADDITION, 51.72 FEET; THENCE N38°59'25"E, ALONG SAID SOUTHERLY LINE AND ITS SOUTHWESTERLY EXTENSION THEREOF, 134.58 FEET; THENCE N76°46'33"E, ALONG SAID SOUTHERLY LINE, 223.03 FEET; THENCE N69°45'38"E, ALONG SAID SOUTHERLY LINE, 38.57 FEET; TO THE NORTHWEST CORNER OF WEST SIDE ESTATES - PHASE ONE, IOWA CITY, IOWA, IN ACCORDANCE WITH PLAT THEREOF RECORDED IN PLAT BOOK 61, AT PAGE 393, IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE; THENCE S17°08'27"E, 188.90 FEET; THENCE N72°49'13"E, 1.92 FEET; THENCE S17°13'08"E, 123.70 FEET; THENCE N71°51'28"E, 9.19 FEET; THENCE S17°33'42"E, 185.49 FEET; THENCE N71°51'28"E, 34.86 FEET; THENCE S18°43'22"E, 130.00 FEET; THENCE S24°35'29"E, 95.00 FEET; THENCE S31°52'24"E, 168.00 FEET, TO A POINT ON THE CENTERLINE OF ROHRET ROAD SW; THENCE S38°29'30"W, ALONG SAID CENTERLINE, 186.37 FEET; THENCE S58°30'23"W, ALONG SAID CENTERLINE, 657.52 FEET, TO A POINT ON THE EAST LINE OF SLOTHOWER ROAD; THENCE N01°18'20"W, ALONG SAID EAST LINE, 974.91 FEET, TO SAID POINT OF BEGINNING. SAID TRACT CONTAINS 13.10 ACRES, MORE OR LESS, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



STANDARD LEGEND AND NOTES

- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- EXISTING RIGHT-OF-WAY LINES
- EXISTING CENTER LINES
- LOT LINES, PLATTED OR BY DEED
- PROPOSED EASEMENT LINES
- EXISTING EASEMENT LINES
- BENCHMARK
- RECORDED DIMENSIONS
- CURVE SEGMENT NUMBER
- EXIST - POWER POLE
- PROPP - POWER POLE W/DROP
- EXIST - POWER POLE W/TRANS
- PROPP - POWER POLE W/TRANS
- EXIST - GUY POLE
- PROPP - GUY POLE
- EXIST - LIGHT POLE
- PROPP - LIGHT POLE
- EXIST - SANITARY MANHOLE
- PROPP - SANITARY MANHOLE
- EXIST - FIRE HYDRANT
- PROPP - FIRE HYDRANT
- EXIST - WATER VALVE
- PROPP - WATER VALVE
- EXIST - DRAINAGE MANHOLE
- PROPP - DRAINAGE MANHOLE
- EXIST - FENCE LINE
- PROPP - FENCE LINE
- EXIST - EXISTING SANITARY SEWER
- PROPP - PROPOSED SANITARY SEWER
- EXIST - EXISTING STORM SEWER
- PROPP - PROPOSED STORM SEWER
- EXIST - WATER LINES
- PROPP - WATER LINES
- EXIST - ELECTRICAL LINES
- PROPP - ELECTRICAL LINES
- EXIST - TELEPHONE LINES
- PROPP - TELEPHONE LINES
- EXIST - GAS LINES
- PROPP - GAS LINES
- EXIST - CONTOUR LINES (2' INTERVAL)
- PROPP - CONTOUR LINES (2' INTERVAL)
- EXIST - EXISTING GROUND
- PROPP - EXISTING GROUND
- EXIST - EXISTING TREE LINE
- PROPP - EXISTING TREE LINE
- EXIST - EXISTING DECIDUOUS TREE & SHRUB
- PROPP - EXISTING DECIDUOUS TREE & SHRUB
- EXIST - EXISTING EVERGREEN TREES & SHRUBS
- PROPP - EXISTING EVERGREEN TREES & SHRUBS

NOTE: ALL EASEMENTS ADJACENT TO STREET RIGHT-OF-WAY ARE 15' UTILITY EASEMENTS, UNLESS NOTED OTHERWISE, WITH SANITARY SEWER, STORM SEWER, & WATER MAIN EASEMENTS WHERE NECESSARY TO PROVIDE ADEQUATE EASEMENT WIDTH. ALL EASEMENTS SHALL BE MORE COMPLETELY LABELED AND DESCRIBED DURING COMPLETION OF THE FINAL PLAT.

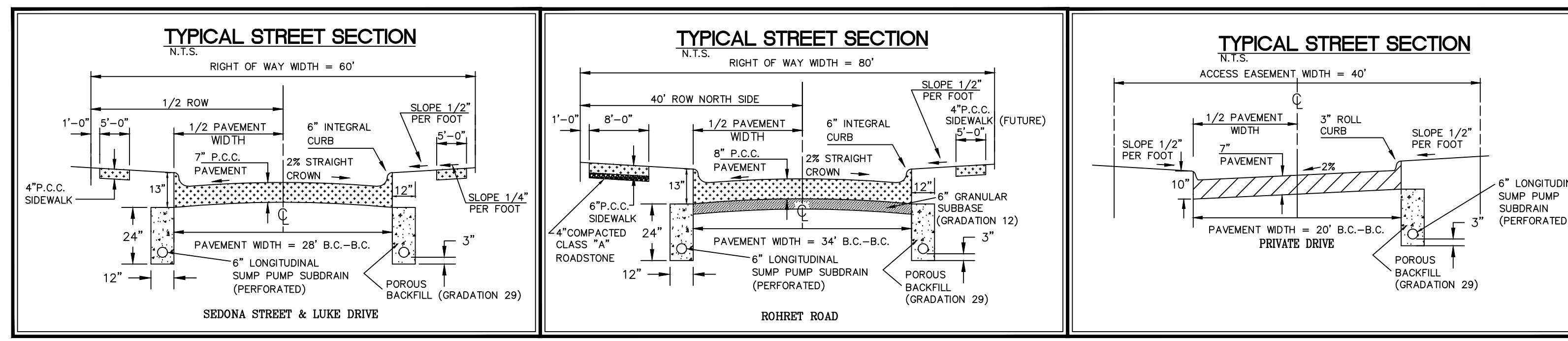
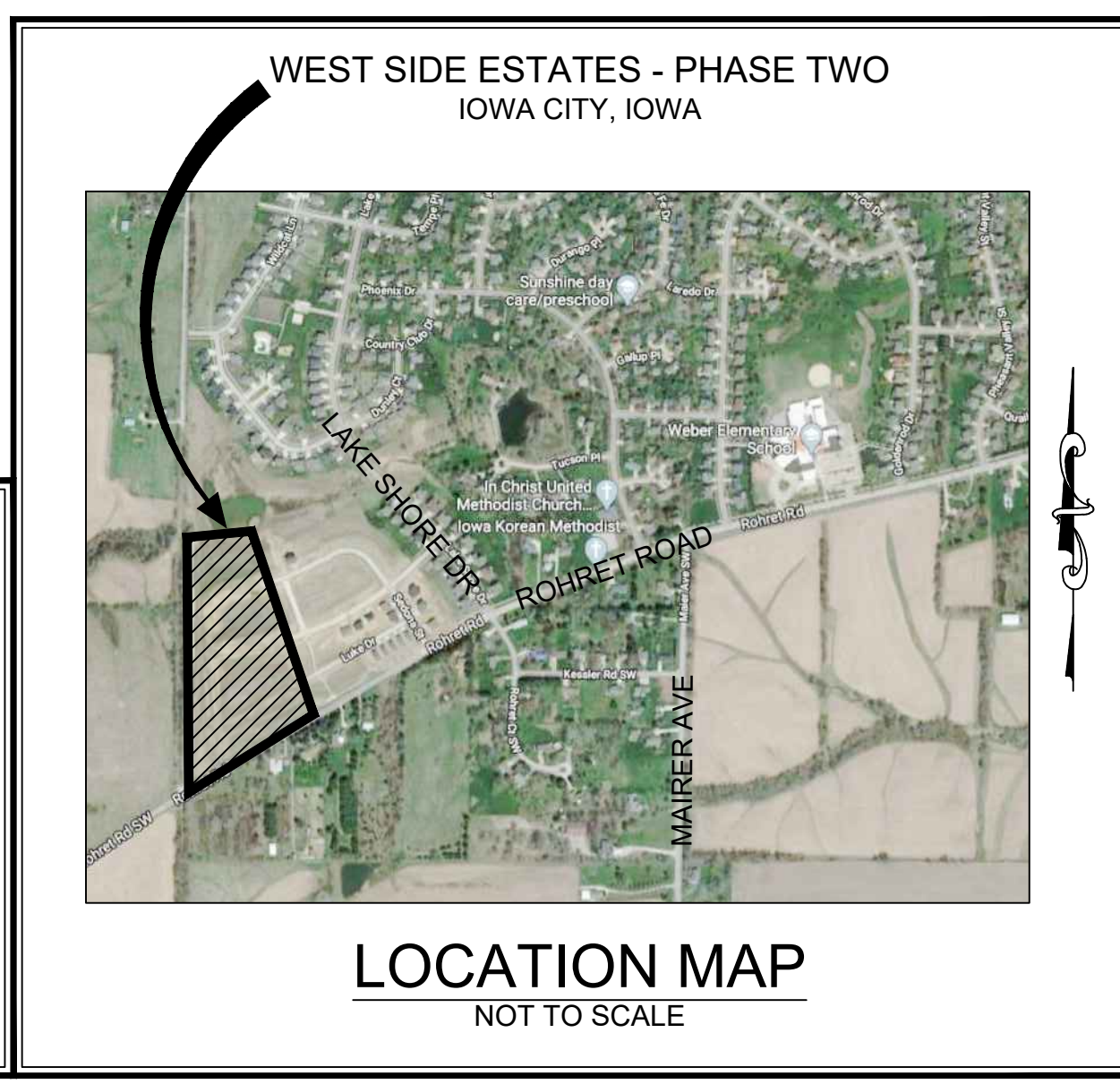
NOTE: LOTS 43-52, AND 81 SHALL NOT HAVE DIRECT ACCESS TO ROHRET ROAD.

NOTE: ALL EASEMENTS ADJACENT TO STREET RIGHT-OF-WAY ARE 15' UTILITY EASEMENTS, UNLESS NOTED OTHERWISE, WITH SANITARY SEWER, STORM SEWER, & WATER MAIN EASEMENTS WHERE NECESSARY TO PROVIDE ADEQUATE EASEMENT WIDTH. ALL EASEMENTS SHALL BE MORE COMPLETELY LABELED AND DESCRIBED DURING COMPLETION OF THE FINAL PLAT.

PLAT/PLAN APPROVED by the City of Iowa City

City Clerk: _____ Date: _____

UTILITY EASEMENTS, AS SHOWN HEREON, MAY OR MAY NOT INCLUDE SANITARY SEWER LINES, AND/OR STORM SEWER LINES, AND/OR WATER LINES: SEE CONSTRUCTION PLANS FOR DETAILS.



Date	Revision
05-15-20	PER CITY COMMENTS -JDM
05-28-20	PER CITY COMMENTS -JDM

PRELIMINARY PLAT

WEST SIDE ESTATES - PHASE TWO

IOWA CITY JOHNSON COUNTY STATE OF IOWA

MMS CONSULTANTS, INC.
Date: 03-26-2020
Designed By: RLA Field Book No: 756.1186
Drawn By: MAK Scale: 1"=60'
Checked By: JDM Sheet No: 1
Project No: IOWA CITY 1331-651 of 1

SITE GRADING AND EROSION CONTROL PLAN WEST SIDE ESTATES - PHASE TWO IOWA CITY, IOWA

STANDARD LEGEND AND NOTES

- PROPERTY &/or BOUNDARY LINES
- CONVEYANCE SECTION LINES
- RIGHT-OF-WAY LINES
- EXISTING RIGHT-OF-WAY LINES
- EXISTING CENTER LINES
- LOT LINES, PLATTED OR BY DEED
- PROPOSED EASEMENT LINES
- EXISTING EASEMENT LINES
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- CURVE SEGMENT NUMBER
- EXISTING CENTER LINE
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- POWER POLE
- POWER POLE W/DROP
- POWER POLE W/TURNS
- GUY POLE
- LIGHT POLE
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE MANHOLE
- CURB INLET
- FENCE LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- WATER LINES
- ELECTRICAL LINES
- TELEPHONE LINES
- GAS LINES
- CONTOUR LINES (2' INTERVAL)
- PROPOSED GROUND
- EXISTING GROUND
- EXISTING TREE LINE
- EXISTING DECIDUOUS TREES & SHRUBS
- EXISTING EVERGREEN TREES & SHRUBS

NOTE: ALL TREES ON SITE SHALL BE CLEARED AND GRUBBED DURING CONSTRUCTION.

MINIMUM LOW OPENING	LOT NO.	ELEVATION
	68	739.9
	69	739.9
	70	739.9
	71	739.9
	72	739.9

**CIVIL ENGINEERS
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Date	Revision
05-15-20	PER CITY COMMENTS -JDM
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OWNER & SUBDIVIDER:
WATTS GROUP CONSTRUCTION
425 E. OAKDALE BOULEVARD
CORALVILLE, IOWA 52241

SUBDIVIDER'S ATTORNEY:
MICHAEL PUGH
425 E. OAKDALE BOULEVARD, STE. 201
CORALVILLE, IOWA 52241

EROSION CONTROL LEGEND

- SILT FENCE/FILTER SOCK
- PERIMETER SILT FENCE
- TEMPORARY SOIL STOCKPILE AREA
- EROSION CONTROL BLANKET
- TEMPORARY ROCK CONSTRUCTION ENTRANCE/EXIT
- TEMPORARY PARKING AND STORAGE
- CONCRETE TRUCK/EQUIPMENT WASHOUT
- PORTABLE RESTROOM
- DOCUMENT LOCATION (PERMITS, SWPPP, INSPECTION FORMS, ETC.)
- FILTER SOCK INLET PROTECTION
- FILTER SOCK BEHIND CURB AT CURB RAMP
- DIRECTION OF OVERLAND FLOW
- COVERED DUMPSTER FOR CONSTRUCTION WASTE
- RIP RAP OUTLET PROTECTION
- OTHER MEASURE
- OTHER MEASURE

THE ABOVE LISTED ITEMS ARE SHOWN IN THEIR RECOMMENDED LOCATIONS. IF A CONTROL MEASURE IS ADDED OR MOVED TO A MORE SUITABLE LOCATION, INDICATE THE REVISION ON THIS SHEET. THE BLANKS LEFT FOR OTHER MEASURES SHOULD BE USED IF AN ITEM NOT SHOWN ABOVE IS IMPLEMENTED ON SITE. ADDITIONAL PRACTICES FOR EROSION PREVENTION AND SEDIMENT CONTROL CAN BE FOUND IN APPENDIX D OF THE SWPPP.

GRADING AND EROSION CONTROL NOTES

SITE DISCHARGES TO THE PHEBE CREEK

TOTAL SITE AREA: 13.10 ACRES
TOTAL AREA TO BE DISTURBED: 12.25 ACRES

EROSION CONTROL MEASURES SHOWN SHALL BE USED DURING FILL ACTIVITIES. EROSION CONTROL MEASURES SHALL BE RE-EVALUATED AND MODIFIED, IF NECESSARY, AT THE TIME OF SITE DEVELOPMENT.

ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES THAT COULD BE USED ON SITE, IF NEEDED, CAN BE FOUND IN APPENDIX D OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) BINDER PREPARED FOR THE SITE. IF ADDITIONAL MEASURES ARE USED, INDICATE THE TYPE AND LOCATION OF SAID MEASURES ON THIS PLAN.

CONTRACTOR SHALL INSTALL A ROCK ENTRANCE AND PERFORM REGULAR CLEANING OF VEHICLES THAT LEAVE THE SITE.

FOLLOWING INSTALLATION OF PERIMETER SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR TO SCHEDULE A SITE INSPECTION PRIOR TO ANY SOIL DISTURBING ACTIVITIES.

THE CONTRACTOR SHALL FOLLOW THE NPDES PERMIT, SWPPP, AND THE CITY CSR REGULATIONS.

THE EROSION CONTROL CONTRACTOR SHALL INSTALL FILTER SOCKS OR OTHER APPROVED FORM OF INLET PROTECTION AT EACH STREET IN TAKE ADJACENT TO THE SITE.

ALL BARE AREAS THAT WILL NOT BE DISTURBED FOR 14 DAYS SHALL BE SEED.

- ### INSTALLATION
- POSTS SHALL BE 1.33 POUNDS PER LINEAL FOOT STEEL WITH A MINIMUM LENGTH OF 5 FEET. STEEL POSTS SHALL HAVE PROTECTIONS FOR FASTENING WIRE TO THEM.
 - SILT FENCE FABRIC SHALL CONFORM TO I.D.I.T. STANDARD SPECIFICATION SECTION 4196.01.A AND 4196.01.B. SILT FENCING SHALL BE A MINIMUM WIDTH OF 36".
 - THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL, CUT TO THE LENGTH OF THE FENCE TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, THE FILTER CLOTH SHALL BE SPUN TOGETHER ONLY AT A SUPPORT POST.
 - POSTS SHALL BE SPACED A MAXIMUM OF 8 FEET APART AND DRIVEN SECURELY INTO THE GROUND ALONG THE FENCE ALIGNMENT. POSTS SHALL BE DRIVEN INTO THE GROUND A MINIMUM OF 24".
 - A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4" WIDE BY 12" DEEP ALONG THE UPSLOPE SIDE OF THE POSTS.
 - POSTS SHALL BE SPACED A MAXIMUM OF 8 FEET APART AND DRIVEN SECURELY INTO THE GROUND ALONG THE FENCE ALIGNMENT. POSTS SHALL BE DRIVEN INTO THE GROUND A MINIMUM OF 24".
 - THE TRENCH SHALL BE BACK FILLED WITH EXCAVATED MATERIAL AND THOROUGHLY COMPACTED.
- ### MAINTENANCE
- SILT FENCES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL EVENT OF 0.5 INCHES OR MORE. DURING PERIODS OF PROLONGED RAIN INSPECTIONS SHALL BE AT LEAST DAILY. ANY REPAIRS NEEDED TO MAINTAIN THE SILT FENCE'S EFFECTIVENESS SHALL BE MADE IMMEDIATELY.
 - SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO STABILIZING THE UPSLOPE AREAS THE FABRIC SHALL BE REPLACED PROMPTLY.
 - SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN THE DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE FENCE. SILTS REMOVED SHALL BE PLACED IN A PROTECTED PLACE THAT WILL PREVENT THEIR ESCAPE FROM THE CONSTRUCTION SITE.
 - ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER NEEDED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEED.
 - ALL SWPPP FOR EROSION AND SEDIMENT CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION IS ACHIEVED. FINAL STABILIZATION IS DEFINED AS: "ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% SUFFICIENT TO PRECLUDE EROSION, FOR THE ENTIRE DISTURBED AREA OF THE PERMITTED PROJECT HAS BEEN ESTABLISHED OR EQUIVALENT STABILIZATION MEASURES HAVE BEEN EMPLOYED OR WHICH HAS BEEN RETURNED TO AGRICULTURAL PRODUCTION".

PERMANENT SEEDING OF URBAN AREAS

SEED TYPE 1 PERMANENT LAWN MIXTURE SHALL BE USED FOR PERMANENT SEEDING OF URBAN AREAS, INCLUDING ANY AREAS PREVIOUSLY MAINTAINED AS A LAWN. (SDAS 9010.06) THE APPLICATION RATE SHALL BE AS LISTED BELOW.

COMMON NAME	APPLICATION RATE lb/acre
CREEPING RED PEGOLE	25
TURF-TYPE PERENNIAL RYEGRASS (2)	20
TURF-TYPE PERENNIAL RYEGRASS (2)	20
KENTUCKY BLUEGRASS CULTIVAR (3)	65
KENTUCKY BLUEGRASS CULTIVAR (3)	65
KENTUCKY BLUEGRASS CULTIVAR (3)	65

(1) A COMMON MIXTURE WILL BE USED IF IT CONTAINS A HIGH PERCENTAGE OF PERENNIAL Ryegrasses. (2) 100% OF THE SEED SHALL BE PERENNIAL RYEGRASS. (3) 100% OF THE SEED SHALL BE PERENNIAL RYEGRASS. (4) SEED SHALL BE PERENNIAL RYEGRASS.

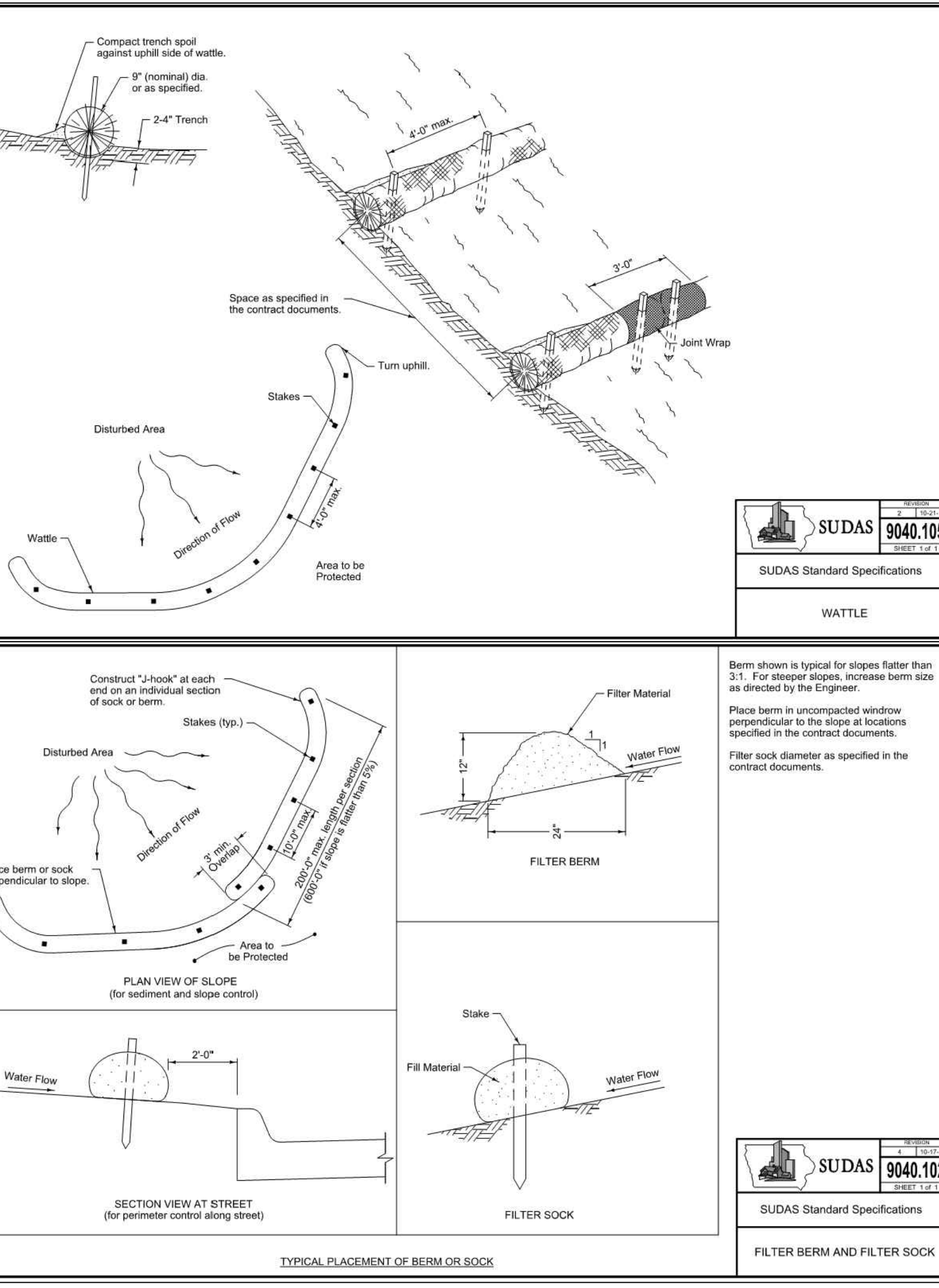
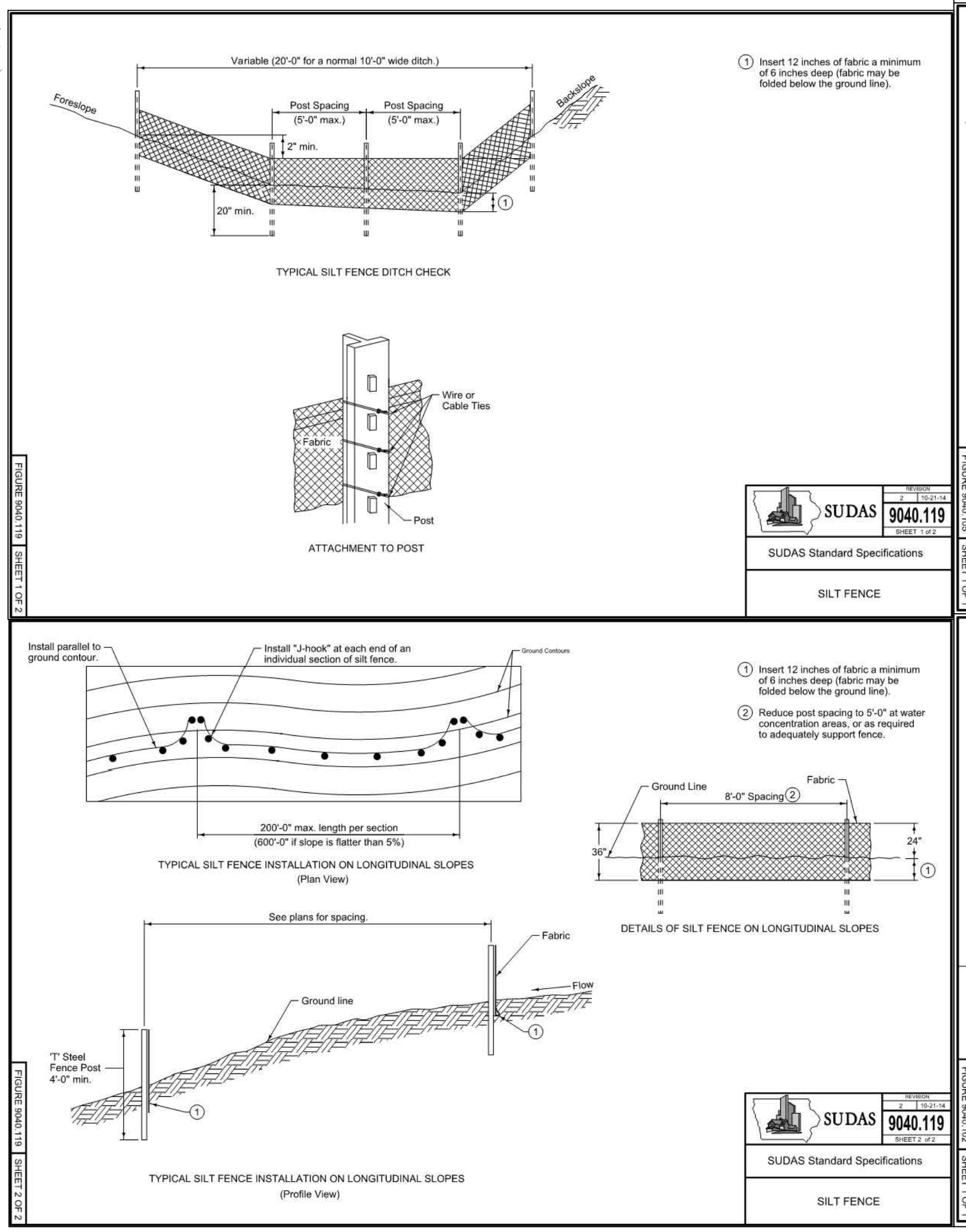
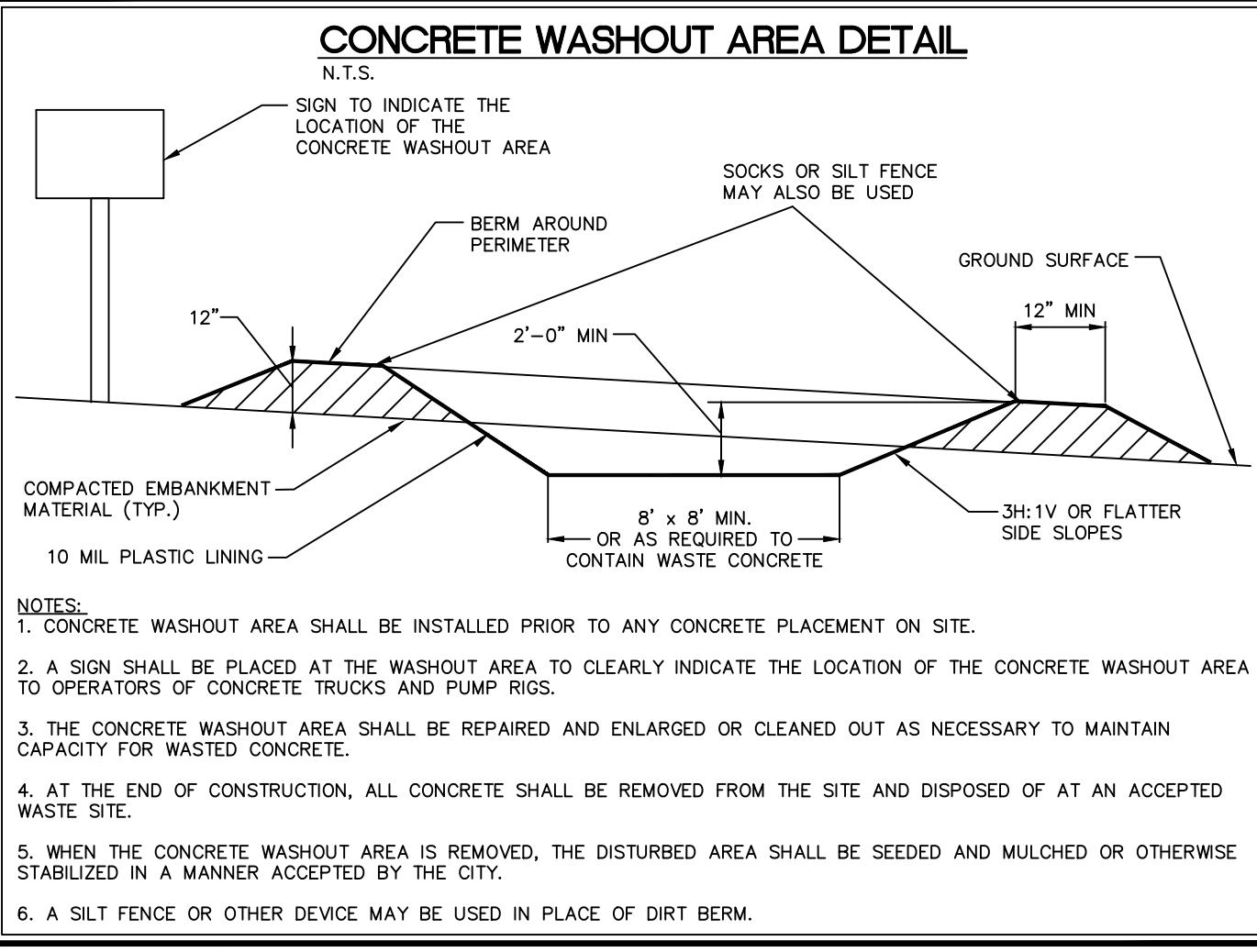
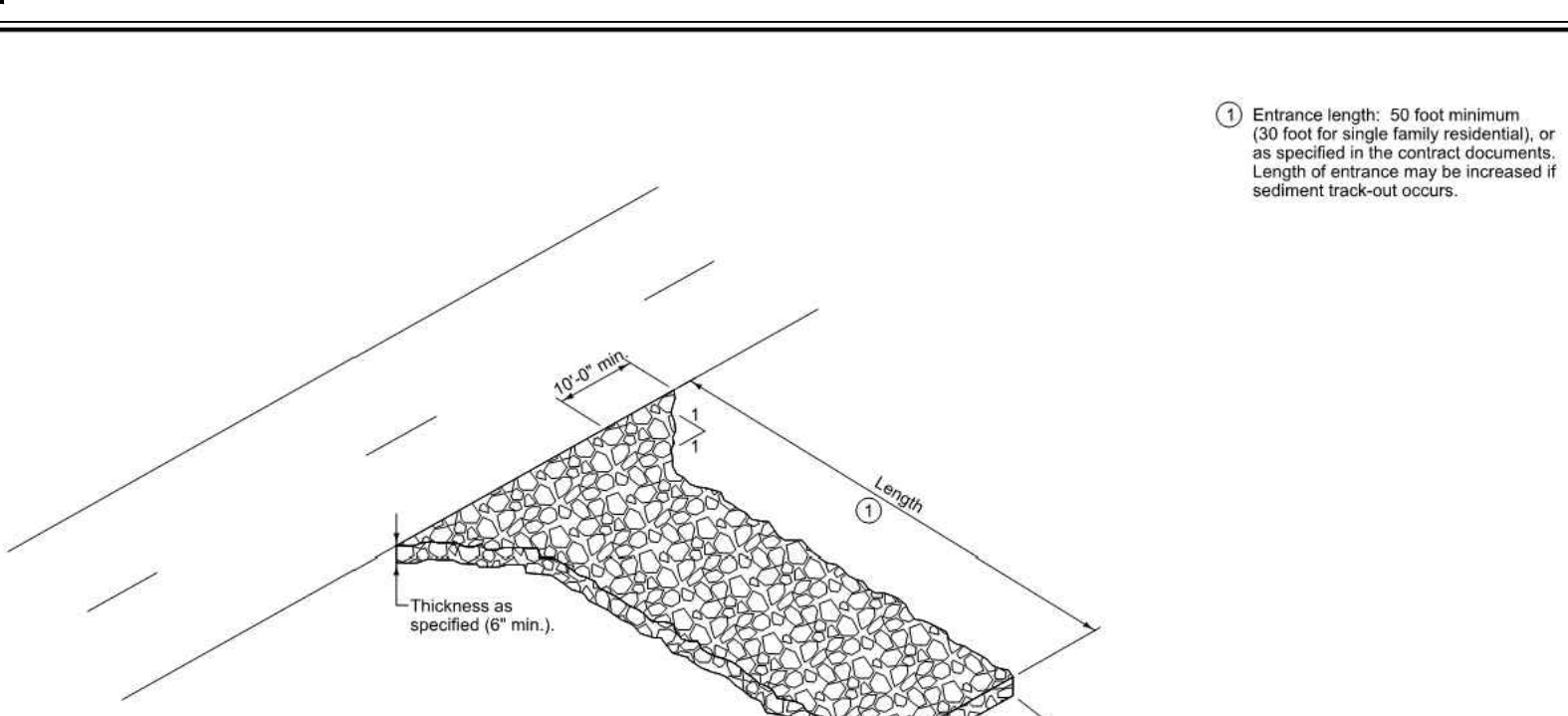
STABILIZATION SEEDING

STABILIZATION SEEDING SHALL BE IN ACCORDANCE WITH SDAS TABLE 9010.06: TYPE 4 SEED MIXTURE

COMMON NAME	APPLICATION RATE lb/acre
SPRING - MARCH 1 - MAY 20	40
ANNUAL RYEGRASS	65
FALL - MAY 21 - AUGUST 14	50
ANNUAL RYEGRASS	65
FALL - AUGUST 15 - SEPTEMBER 30	40
ANNUAL RYEGRASS	65
CRACK FEE	65

SEEDER MAY DEVIATE FOR PREVIOUSLY ESTABLISHED URBAN AREAS.

FERTILIZER SHALL BE APPLIED AT A RATE OF 300 LBS PER ACRE. USE ONLY ORGANIC FERTILIZERS. AT 20 LBS/Acre EACH. FERTILIZER (SDAS SECTION 9010.03 A.2)



SITE GRADING AND EROSION CONTROL PLAN

WEST SIDE ESTATES - PHASE TWO

IOWA CITY JOHNSON COUNTY STATE OF IOWA

MMS CONSULTANTS, INC.

Date: 03-26-2020
Designed by: RLA Field Book No: 756.1186
Drawn by: MAK Scale: 1"=60'
Checked by: JDM Sheet No:
Project No: IOWA CITY 1331-651



CITY OF IOWA CITY MEMORANDUM

Date: June 4, 2020

To: Planning and Zoning Commission

From: Ray Heitner, Associate Planner

Re: **CU20-01 Conditional Use Permit – Storage Facilities for 3037 and 3031 IWV Road SW**

Background:

Nick Hemann has submitted a Conditional Use Permit application to the Johnson County Board of Adjustment for the allowance of a 20+ unit commercial storage facility to be used for boats and recreational vehicles on property located at 3037 and 3031 IWV Road SW., in Johnson County. It is the role of the Planning and Zoning Commission to determine if the conditional use that is being applied for, a commercial storage facility within the City's Fringe Area, should be recommended for approval to the City Council.

The subject property is within Fringe Area "C" of the Fringe Area Policy Agreement, and outside of the City's growth boundary. The Johnson County Zoning Ordinance requires that cities be allowed to review Conditional Use Permits within their extraterritorial jurisdiction (the area covered by the Fringe Area Agreement). Conditional Use Permits in Johnson County require a 4/5 majority vote of the Board of Adjustment to approve if the use is opposed by a vote of the City Council.

The subject property is zoned County Agricultural (A). Adjacent properties to the north, east, and west are also zoned County Agricultural (A). The property to the south is zoned Public (P) and is in the City's landfill area.

Proposed Land Use:

The Johnson County Unified Development Ordinance (UDO) defines a Commercial Storage Facility as "A facility, including a building or group of buildings, used for the storage of personal property where individual owners control individual storage spaces. A commercial storage facility may include outdoor storage for boats, recreational vehicles, or other vehicles."

As the subject property is located outside of the City's Growth Boundary, the property is not discussed in the City's Comprehensive Plan. The existing neighborhood character features large plots of farmland and scattered rural residences. The subject property contains over 37 acres. The proposed commercial storage facility use would be setback at least 50' from the IWV Road SW. right-of-way, and over 150' from the eastern property line.

The proposed storage facility use must comply with supplemental conditions from section 8.1.23 of the Johnson County Unified Development Ordinance pertaining to Commercial Storage Facilities. As the applicant is proposing a facility with more than 20 storage units, the facility would need to comply with the following County supplemental requirements.

1. Road Access: Shall be accessed off of a paved road.
2. A Site Plan Review approved by the Zoning Administrator in accordance with the provisions of subsection 8:1.25 shall be required to obtain a building permit.

3. Off-street parking shall be provided in accordance with subsection 8:1.24.
4. The application shall comply with all Environmental Standards in Chapter 8.3.
5. The application shall comply with all Johnson County Public Health requirements and all other applicable federal, state, and local regulations.

The proposed storage units will not feature commercial contractor bays and will therefore not be supplied with water or septic systems. The units will be 14' x 50' in size. The County requires the applicant to disclose the number of storage units that will be built at the time of site plan review. The proposed location of the building will result in the removal of two existing outbuildings. A concept of the proposed building layout is attached to this memo.

City Analysis:

City Transportation Planning staff have reviewed the application and found no apparent issues with respect to site access or volume of use. The County's parking code requires one off-street parking space for every ten storage units.

As noted above, the proposed site is within the Iowa City Fringe Area, but outside of the City's future projected Growth Area. The subject property is not likely to be annexed into the City in the future. While the City is in the process of revising its Fringe Area Agreement and the shape of the City's Growth Boundary, the subject property is not currently envisioned to be included in any Growth Boundary expansion efforts.

Despite the subject property sharing a common border with the City's Landfill property to the south, City staff have not expressed any concern with the subject use's adjacency to the City landfill property.

While City staff have typically expressed a desire to locate commercial land uses within the City limits, the Conditional Use Permit process allows the City to have a more precise understanding of the purpose, scale, and intensity of any potential future land use. In this instance, we know that the proposed use is for a commercial storage facility, with upwards of 20 storage units, to be located on a remotely traveled and sparsely populated portion of the County that is outside of the City's future Growth Boundary plans. As far as the use is concerned, it could be argued that the scale and nature of the proposed end use, one that will not require water and sewer supply, is fitting for an Agricultural zone. Furthermore, the County's Site Plan Review process provides a formal process for ensuring that development of the site will meet pertinent codes related to storm water management, accommodation of parking, and compliance with the County's sensitive areas ordinance.

Staff Recommendation:

Staff recommends approval of an application submitted by Nick Hemann for a conditional use permit to allow for a commercial storage facility at 3037 and 3031 IWV Road SW in unincorporated Johnson County.



Approved by: _____
Danielle Sitzman, Development Coordinator,
Department of Neighborhood and Development Services

Attachments: 1. Location Map
2. Application Information



0 0.2 0.4 0.8 Miles

CUP20-01 3037 & 3031 IWV Rd SW



Prepared By: Jade Pederson
Date Prepared: May 2020



An application submitted by B7 Property LLC for a conditional use permit for storage units for RV's, boats, etc. on property located at 3037 & 3031 IWV Rd SW.



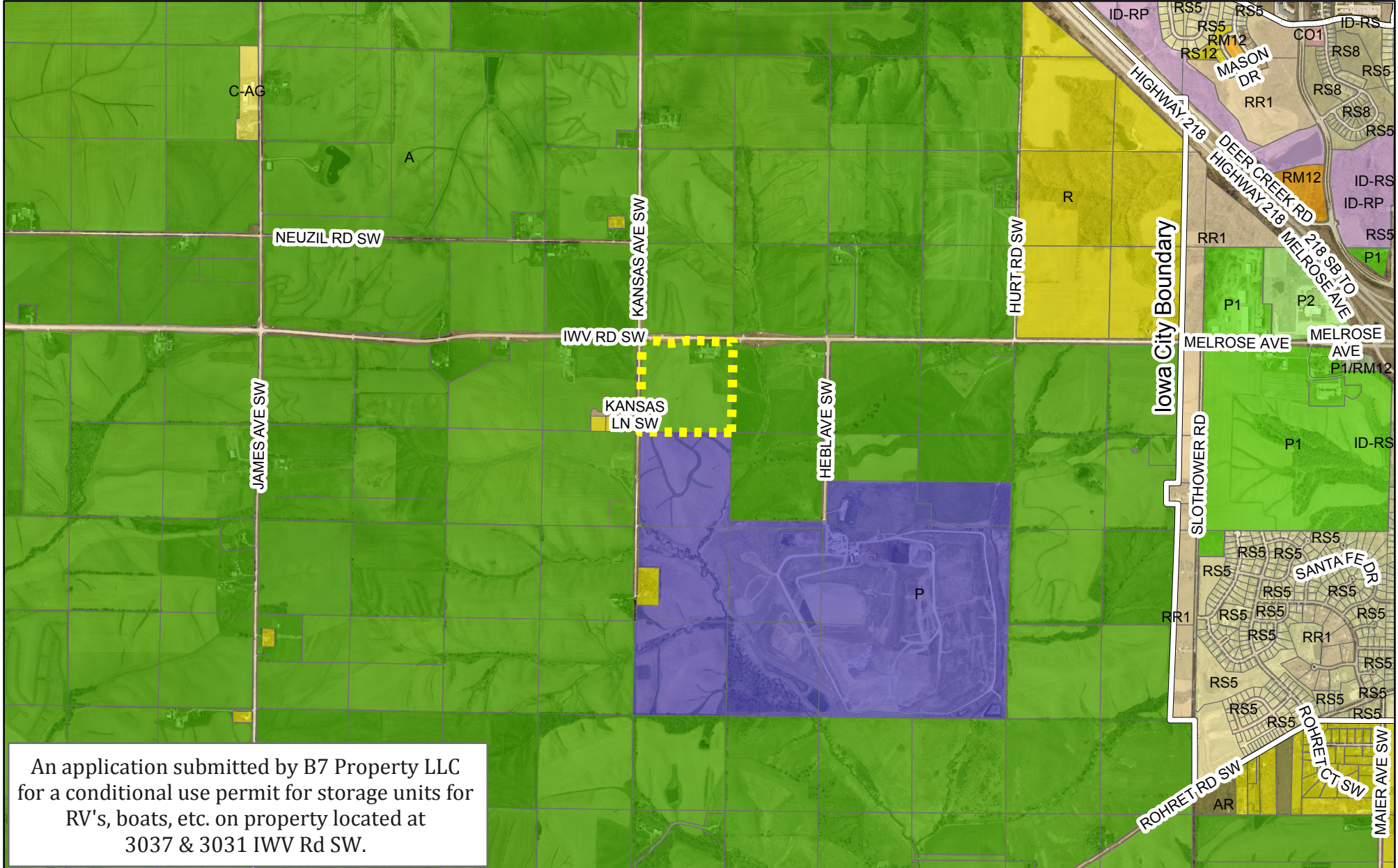
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CUP20-01

3037 & 3031 IWV Rd SW



Prepared By: Jade Pederson
Date Prepared: May 2020



An application submitted by B7 Property LLC for a conditional use permit for storage units for RV's, boats, etc. on property located at 3037 & 3031 IWV Rd SW.

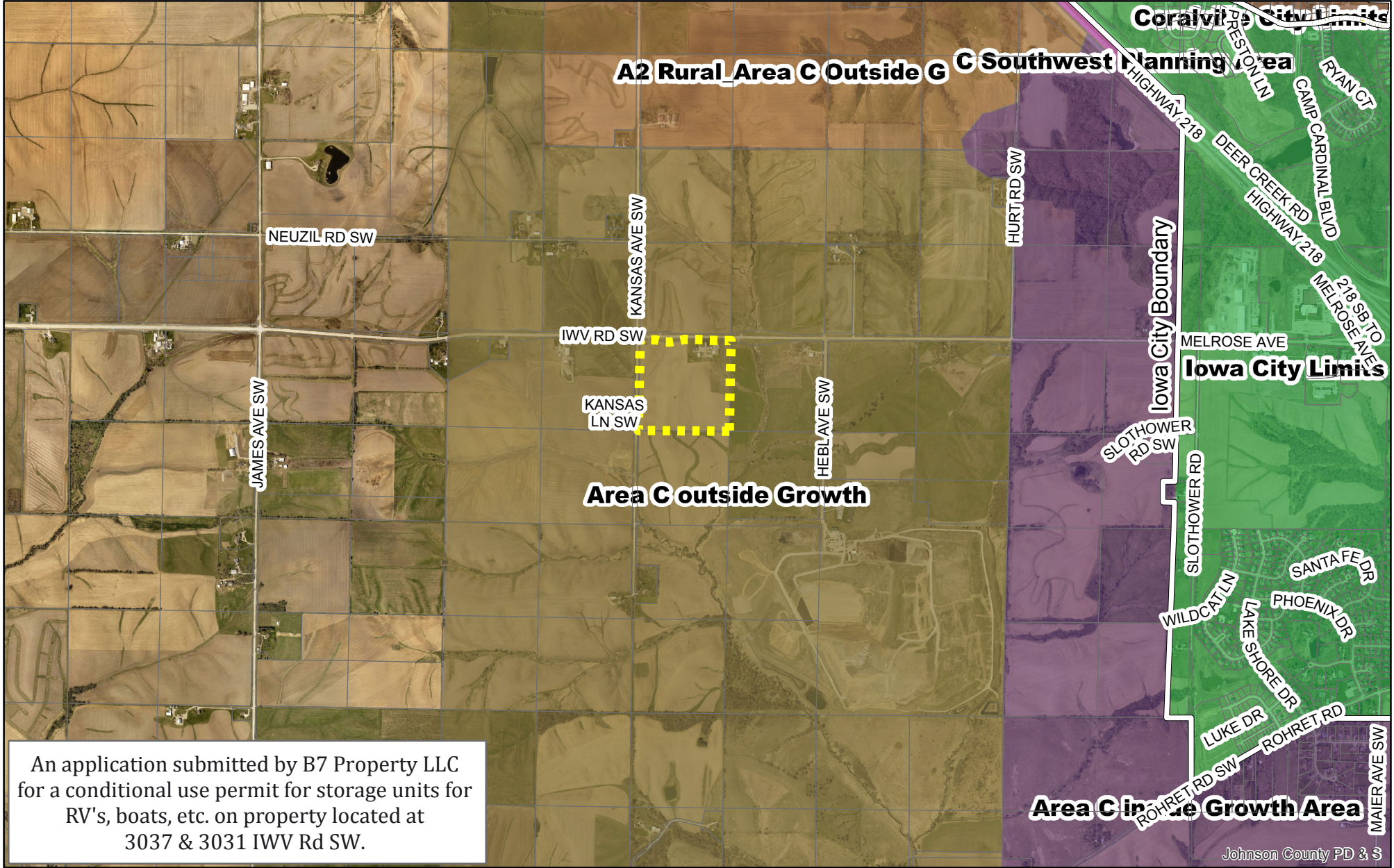


0 0.2 0.4 0.8 Miles

CUP20-01 3037 & 3031 IWV Rd SW



Prepared By: Jade Pederson
Date Prepared: May 2020



An application submitted by B7 Property LLC for a conditional use permit for storage units for RV's, boats, etc. on property located at 3037 & 3031 IWV Rd SW.

Conditional Use Permit Request

JOHNSON COUNTY BOARD OF ADJUSTMENT - APPLICATION FOR PUBLIC HEARING

Date of Application: 5/21/2020

Parcel ID #: 1114226001

Application #: _____

In accordance with Chapter 8:1.20 of the Johnson County Unified Development Ordinance, the undersigned requests consideration and approval of a Conditional Use Permit located on the property herein described:

the NE corner of the NW NW of Section 14-79-7

Proposed Use storage units for RV's, boats etc.

Address of Location 3037 & 3031 IWV Rd SW, Iowa City, IA

Owner of Record and Address: B7 Property LLC, PO Box 152, Solon, IA 52333

This application shall be filed with the Johnson County Planning, Development and Sustainability Administrator complete with the following information:

1. A location map for the proposed site.
2. A document explaining the proposed use including but not limited to the number of employees, parking facilities, days and hours of operation, provisions for water and wastewater, type of equipment to be used, and signage.
3. 10 copies of the required site plan identifying the access, the structure(s) to be used for the proposed business, and any Supplemental Conditions as required.
4. The names and addresses of all owners of property within 500 feet of the property described in this application.
5. \$250.00 application fee plus a \$10 sign fee (\$260.00 total). Cash or check only. Please make checks payable to the Johnson County Treasurer.
6. Applications within two (2) miles of any city must notify that city.

Nick Hemann

Applicant or Representative (Please Print)

Nick Hemann

B7 Property LLC

Signature of Applicant, owner, contract purchaser, or agent

PO Box 152, Solon, IA 52333

Address

319-321-6133

Telephone number



May 21, 2020

Project # 9414-014

Johnson County
Planning, Development & Sustainability
Attn: Josh Busard
913 S Dubuque Suite 204
Iowa City, IA 52240

Re: Conditional Use Application – 3037 IWV Road SW

Dear Josh:

On behalf of our client, Nick Hemann, we are submitting an application for a Conditional Use for storage facilities to be located on Parcel 1114226001. The land has two residential structures on it (3037 and 3031), both are rentals and the owner intends for those homes to stay, partly so someone is always on the site to watch over things because there will be no employees on site. The proposed storage units are intended to be for RV's, boats, etc. not commercial contractor bays, therefore there will be no bathrooms or water. There will be a smaller sign close to the road, on the existing bank, in front of the pine trees along the west side of the driveway. There will also be signage along the east side of the building as well. The units will be 14' x 50' and there will be more than 20 units. The proposed location of the building will mean the removal of 2 existing outbuildings. This property is within the City of Iowa City's Fringe Area - Area C Outside Growth and this application will be sent to Iowa City staff for review.

Sincerely,

Sandy Steil
MMS Consultants Inc.

cc: City of Iowa City

Adjacent Property Owners List
3037 & 3031 IWV Rd
Within 500'
MMS Project #9414-014

B7 PROPERTY LLC
PO BOX 152
SOLON, IA 52333

CITY OF IOWA CITY
410 E WASHINGTON ST
IOWA CITY, IA 52240-1826

DENNIS M HEBL
3915 JAMES AVE SW
IOWA CITY, IA 52246

HAROLD PAUL NEUZIL
2963 NEUZIL RD SW
OXFORD, IA 52322

MARY L HURT
PO BOX 220
HILLS, IA 52235-0220

TIMOTHY ROGERS
3688 KANSAS AVE SW
OXFORD, IA 52322

TYLER R ROGERS
2965 IWV RD SW
IOWA CITY, IA 52240



MARY L HURT
MARGARET DANIELS
DONALD HURT
JAMES HURT
ZONED AGRICULTURAL

TIMOTHY J ROGERS
ZONED AGRICULTURAL

HAROLD PAUL NEUZIL
ZONED AGRICULTURAL

TYLER R ROGERS
ZONED AGRICULTURAL

DENNIS M HEPL
ZONED AGRICULTURAL

TYLER R ROGERS
ZONED RESIDENTIAL

TYLER R ROGERS
ZONED AGRICULTURAL

CITY OF IOWA CITY
ZONED PUBLIC

DENNIS M HEPL
ZONED AGRICULTURAL

REQUESTED BY:

B7 Property LC
Attn: Nick Hemann
P.O. Box 152
Solon, IA 52333

LOCATION:

Parcel #1114226001

Current Zoning: AG

Iowa City-Fringe Area C
Outside Growth

PROPOSED BUILDING:

22,500 SQFT

Unit size: 14' x 50'



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282

www.mmsconsultants.net

Date	Revision
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CONDITIONAL USE PERMIT EXHIBIT

IWW ROAD
NW1/4, NW1/4 SEC14-T79N-R7W
IOWA CITY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: **05/20/2020**

Designed by: LRS Field Book No:

Drawn by: LRS Scale: 1"=150'

Checked by: SAS Sheet No: 1

Project No: 9414-014 of: 1

**MINUTES
PLANNING AND ZONING COMMISSION
MAY 21, 2020 – 7:00 PM
ELECTRONIC FORMAL MEETING**

PRELIMINARY

MEMBERS PRESENT: Larry Baker, Carolyn Dyer, Mike Hensch, Phoebe Martin, Max Parsons, Mark Signs, Billie Townsend

MEMBERS ABSENT:

STAFF PRESENT: Ray Heitner, Sara Hekteon, Anne Russett

OTHERS PRESENT: Chris Thompson, Kevin Monson, John Yapp, Steve Gordon

Electronic Meeting

(Pursuant to Iowa Code section 21.8)

An electronic meeting was held because a meeting in person was impossible or impractical due to concerns for the health and safety of Commission members, staff and the public presented by COVID-19.

RECOMMENDATIONS TO CITY COUNCIL:

By a vote of 7-0 the Commission recommends approval of SUB20-04, an application submitted by Pleasant Valley LP for a preliminary plat of the Pleasant Valley Preserve subdivision, a 7-lot, 7.6 acre residential subdivision in unincorporated Johnson County.

By a vote of 7-0 the Commission recommends approval of REZ20-02, an application submitted by Tailwind College St. IC, LLC for a rezoning from Central Business (CB-10) zone to CB-10 with a Historic District Overlay (CB-10/OHD) for the properties located at 109, 111-113, 115, and 117-121 E. College Street.

By a vote of 6-1 (Martin dissenting) the Commission recommends approval of SUB20-05, an application submitted by Allen Homes, Inc. for a preliminary plat for Community View subdivision, a 35.21-acre subdivision consisting of one public lot, three multi-family lots, and 57 single-family lots located east of Scott Boulevard and north of American Legion Road.

CALL TO ORDER:

Hensch called the meeting to order at 7:00 PM.

PUBLIC DISCUSSION OF ANY ITEM NOT ON THE AGENDA:

None.

CASE NO. SUB20-04:

Applicant: Pleasant Valley LP

Location: 4390 Sand Road SE

An application submitted by Pleasant Valley LP for a preliminary plat of the Pleasant Valley Preserve subdivision, a 7-lot residential subdivision in unincorporated Johnson County.

Russett began the staff report with an aerial of the project site which is located just off Sand Road and just west of the Pleasant Valley golf course. Next she showed the zoning map and where the City boundaries are and what is unincorporated Johnson County. The land in question is currently zoned residential.

In terms of background this property is in the Iowa City/Johnson County Fringe Area, Area B, which is outside of the City's growth boundary. The request is to subdivide the parcel into seven lots and one outlot and this would be subject to the rural design standards.

Russett next showed the preliminary plat which shows the seven lots front along the new street, Pleasant Valley Drive, which has access off Sand Road. All the lots are about an acre in size. She noted the portion of the plat that shows the stormwater management, the stormwater management will be provided in two detention basins one at the northwest corner and the other at the northeast corner and the stormwater will be subject to the Johnson County stormwater management regulations.

In terms of consistency with the Comprehensive Plan, this parcel is outside the growth boundary and within fringe Area B and the recommended land use direction is to maintain agricultural land uses. However, this area was rezoned to residential in the 1960s and the Fringe Area Agreement allows development to occur consistent with current zoning.

In terms of next steps, this will move forward to City Council and then onto the Johnson County Planning and Zoning Commission and then finally the Johnson County Board of Supervisors.

Staff recommends approval of SUB20-04, an application submitted by Pleasant Valley LP for a preliminary plat of the Pleasant Valley Preserve subdivision, a 7-lot residential subdivision in unincorporated Johnson County.

Hensch opened the public hearing.

Chris Thompson (Cooper, Crawford & Associates) is representing Pleasant Valley LP and stated Russett did a great job of presenting the project and they are in agreement with all staff recommendations.

Martin asked what is happening on the other side of Pleasant Valley Drive that is not yet plated. Thompson replied at this time nothing's planned, there is a larger portion of property but it's kind of oddly shaped and they don't plan to do anything with that area.

Signs noted that the road is already there. Russett confirmed that is correct and it currently is access to the golf course and they're following the current alignment of that drive.

Parson noted he is an avid golfer and for the longest time thought Pleasant Valley owned that area so was a little surprised when he saw this. He asked if ownership the same, both north and south of that drive. Hensch noted it is all, including the golf course, owned by the same family.

Hensch closed the public hearing.

Parsons moved to approve SUB20-04, an application submitted by Pleasant Valley LP for a preliminary plat of the Pleasant Valley Preserve subdivision, a 7-lot, 7.6 acre residential subdivision in unincorporated Johnson County.

Townsend seconded the motion.

Parsons sees no reason not to approve this application.

Hensch agrees with Parsons, this is in compliance with the Fringe Area Agreement and he doesn't have any concerns at all about this.

Signs agreed, it is pretty straightforward.

A vote was taken and the motion passed 7-0.

CASE NO. REZ20-02:

Applicant: Tailwind College St. IC, LLC

Location: 109, 111, 115, and 117-121 E. College Street

An application submitted by Tailwind College St. IC, LLC for a rezoning from Central Business (CB-10) zone to CB-10 with a Historic District Overlay (CB-10/OHD) for the properties located at 109, 111, 115, and 117-121 E. College Street.

Russett reiterated this is a rezoning application for a historic district overlay for several properties within the Ped Mall on East College Street. She reminded the Commission that these local landmark rezonings ensure the preservation of historic resources in the community and require upon approval that exterior changes to these buildings undergo historic review, which could be a review by the City Preservation Planner or the Historic Preservation Commission (HPC). The HPC did review this application at their meeting last week and recommended approval of the landmark designation. Russett added although this item isn't related to the development project, the applicant is seeking to preserve the existing buildings that front East College Street and build a new building behind those historic structures and that review of the development, the new buildings, would be subject to historic review upon approval of this rezoning.

Russett next showed an aerial of the site and then the zoning map. All of the area is zoned CB-10, which is the downtown zoning designation. She pointed out property which is currently Martinis is currently a local historic landmark.

Russett next went through the properties and showed some current photographs and some historic photographs. First is 109 East College Street, which is the west bay which was constructed in 1874. Next are the central bays of the Dooley Block at 111 through 113 East College Street and the east bay of the Dooley block at 115 East College Street.

Next is a historic photograph that shows the Dooley block prior to the demolition of the central bays. The central bays were demolished, and the Sears company built there as a three-bay

building in 1929. Moving on to the Crescent block, 117 and 123 East College Street, which is currently Revival and Union Bar, Russett showed a historic photograph of the Crescent block at the left side of the screen and the Dooley block in the center. Russett pointed out Martinis, which is currently a local historic landmark. Russett noted the storefront at 121 E. College Street was remodeled, so it is not the original facade of the building. It was remodeled in 1930 to reflect an art deco styling, so even though it's not the original facade, it was remodeled during the period of significant, so the art deco storefront is an important feature of this building.

Russett noted the next steps after the Planning Commission makes a recommendation, City Council will have a public hearing and if approved, exterior modifications will be subject to the historic review process.

Staff does recommend approval of REZ20-02 for a rezoning from Central Business (CB-10) zone to CB-10 with a Historic District Overlay (CB-10/OHD) for the properties located at 109, 111-113, 115, and 117-121 E. College Street.

Martin asked how this historic overlay will affect the restaurants there, the current restaurant signage, and patio seating. Is there anything that can negatively impact the current business. Russett replied if they wanted to make any changes to the size or the signs that would be subject to historic review. Martin noted the original Sears sign shown she thinks is far too large for current sign standards, so could someone then decide to put a sign like that up since that was original. Russett replied yes and noted they had a project similar to that on the Historic Preservation Commission agenda last week where a historic sign was larger than the current signage standards and HPC recommended approval of it, but it needs to also get a special exception from the Board of Adjustment to approve the signage size requirements.

Martin wanted confirmation they wouldn't see a negative impact on the current businesses because it's just a facade and signage restraints and there could potentially be benefits. Russett replied there's definitely benefits if the buildings become local historic landmarks, there's a grant program that the projects could potentially be eligible for so there are financial resources as well, but only for the exterior of the buildings.

Signs noted in the report comments the developer is planning to build a new structure behind the historical structure. From the overview it looks like some of those buildings go all the way back to the alley and so is it okay if they demolish parts of those buildings in the rear. Russett noted that the demolitions would have to be reviewed by the HPC prior to the demolition. Hekteon noted the whole property will be zoned historic, not just the facades.

Hensch asked if this historic designation then allows these properties to become eligible for the State Historic property tax credits. Russett noted that was correct.

Baker asked about the redevelopment behind the façade and what regulations kick in controlling the height of the redevelopment and can something go above the current facade behind it higher. Russett said that would have to be reviewed by the Historic Preservation Commission and staff has reviewed some preliminary designs, and the applicant has already submitted a historic review application. The City Historic Preservation Planner did a sightline study and provided some recommendations on what might work in terms of height but the HPC will make those final decisions. The only reason City Council would be involved in this is if the applicant is seeking TIF funding otherwise Council would not have a say in the project.

Hensch opened the public hearing.

Kevin Monson (Neumann Monson Architects) is representing Tailwind and noted this project has been in the works for probably a year and a half and they've had multiple opportunities to review the project with City staff and with the City administration. He noted it's a very complex project and some of these storefronts have been vacant for a very long time and one of the issues with the current size is that local businesses cannot utilize that large of a footprint. With this project for instance the Sears and Roebuck building it is going to be reduced in size to the original footprint of the adjoining Dooley block buildings and thereby making it much more advantageous for local businesses to be able to use that footprint. The Union Bar will be reduced in this project, again, downsizing the size of the building. Additionally the Union Bar has been selling its equipment so there'll be another use for that facility. Monson stated this it is a good project for the Ped Mall to get it alive again and get appropriate businesses back in that block. It's an exciting project but they have a lot of steps to go before they make it happen.

Signs asked what they are envisioning, will there be residential in the rear. Monson confirmed that is correct, they are looking at a residential facility. They've been guided by City to the height restriction and their building will be no taller than the Graduate Hotel. He added the beautiful thing about this is there actually will be a garden space between the existing buildings and the new building, so they will be separated and that separation actually helps differentiate the older historic buildings from what is a contemporary building to be placed at the rear of the site.

Hensch asked if these buildings facades have all been remodeled, although very long ago, so will the facades have stay as they are now, or any improvements would have to be as close to the original construction prior to remodels. Monson noted the façades have been greatly altered over the years and stated they are going to be kept as they are now except for the Union Block where the Union Bar is as they would like to restore that section closer to the Montgomery Ward era of the building, rather than the Union Bar era of the building. He noted the upper elevations above the first floor are fairly intact and very similar to the conditions when they were first built, so those will be maintained and restored to continue on that heritage. They will also be following the Secretary of Interior's guidelines for Historic Preservation with the new construction and not match the existing building with the new structure because that would be historically incorrect. The Secretary of Interior guidelines states it is not appropriate and can be confusing for the public as what was there and what wasn't there.

Baker asked if they are envisioning the development behind the facade to be as high as the Graduate Hotel. Monson confirmed the guidelines that they've received says they can go no higher than the Graduate Hotel. He noted it's interesting when looking at the sight lines, because of the distance of that building setting back from the Ped Mall, there are very few views of a new building. Because the existing buildings are so close when one is in the Ped Mall there isn't much of a glimpse of anything behind it. Monson also stated they promise not to put any plaid on their building either like the Graduate Hotel did.

Townsend asked if Monson has any idea what other businesses would be interested in residing in these buildings. Monson is not sure but they do have a not-for-profit that they've been talking to for over a year about occupying the Crescent Block building, the top floors of it, and that is looking promising.

Signs noted by taking off the back parts of some of those larger buildings they are going to end up with more reasonably sized units as far as potential rentals go. Monson replied that's right and they think it is the right way of preserving downtown but also making it viable. They to restore these buildings and get them back into service and building the buildings behind the current structures is the answer.

Dyer asked if the new building have windows on all sides. Monson confirmed it will.

Hensch asked if some of the upper floors of the structures are unoccupied presently or have been for some time. Monson confirmed that's correct.

Hensch closed the public hearing.

Parsons moved to approve REZ20-02, an application submitted by Tailwind College St. IC, LLC for a rezoning from Central Business (CB-10) zone to CB-10 with a Historic District Overlay (CB-10/OHD) for the properties located at 109, 111-113, 115, and 117-121 E. College Street.

Baker seconded the motion.

Townsend noted her surprise that those buildings weren't on the historic society already. She does wonder what will happen to the ones on the other side of the street and if they are going to try to put those on historic society. Russett mentioned they are working on a nomination to the National Register right now for the entire Downtown District to hopefully be listed in the National Register of Historic Places. Townsend added she would hate to see some funky high rise right across the street. Signs stated it is already there, the one on the corner is a relatively new structure from the 70s or 80s, so part of the blocks already been redone by the Plaza Center One.

Signs stated it sounds like an interesting project and a way to maintain the street character in the Ped Mall and take better advantage of the rest of that space. He agrees there's a positive to reducing the size of some of those massive buildings with it'll probably help limit some of the massive uses of those buildings. He is intrigued and thinks there could be some real good things happening there.

Hensch supports this application now even more than when he was reading it because he thinks it's very important to maintain the character and history of Iowa City and now learning that a lot of those spaces are unoccupied anyway, that is not the best use to get more people downtown. They need places to live, they need more businesses and more variety of businesses. Plus, this will allow the property to be eligible for tax credits.

A vote was taken and the motion passed 7-0.

CASE NO. SUB20-05:

Applicant: Allen Homes, Inc.

Location: East of Scott Blvd and north of American Legion Road

An application submitted by Allen Homes, Inc. for a preliminary plat for Community View subdivision, a 35.21-acre subdivision consisting of one public lot, three multi-family lots, and 57 single-family lots located east of Scott Boulevard and north of American Legion Road.

Russett began the staff report noting this is a preliminary plat application for the Community View subdivision. She showed the location of the subdivision and noted this area has been before the Commission a couple times in the recent past. Currently it is zoned ID-RS.

In terms of background, the Commission should remember the annexation and rezoning that was before them a few months ago. Those were also adopted by City Council earlier this year. Since the approval of the annexation and rezoning to ID-RS the applicant submitted another rezoning application requesting that this land be zoned RM-12, which is a multifamily zone, and P-1, which is a public zone and intended use as a future City Fire Station. The remainder is 22.5 acres would be zoned RS-5, a single-family zone. That rezoning is currently going through City Council and the second reading of this rezoning occurred at Tuesday's meeting and the third reading would be scheduled for June.

Russett showed the rezoning exhibit to show the location of the single-family versus multifamily versus the public zone. She reminded them this rezoning is pending and there are several conditions that are associated with this rezoning. First is that the development generally conforms with the concept plan that was submitted to staff in February. Another condition is that there are trail connections to the City park and trail networks. The next is that there's a permanent drainage easement from the American Legion Road improvement project, and lastly that traffic calming measures are incorporated. Russett showed the concept plan that's associated with the condition pointing out the proposed fire station, the multifamily units and the single-family lots. Overall there's one public lot, three multifamily lots and 57 single-family lots. There is also an outlet for stormwater management. The plat also shows an extension of Eastbrook Street, street connections to the existing single-family neighborhood to the east, and the addition of a new street, Aiden Street, which would run north/south through this subdivision. There are two trail connections, one at the western side of the plat which would connect into Scott Park and then another trail connection at the northeast end of the subdivision which will connect to an existing trail.

In terms of differences between the plat and the concept plan, the concept plan did have a cul-de-sac which has been removed and staff supports the removal of that cul-de-sac. There's one additional lot on the plat than was in the concept. Russett said these are minor changes and staff finds that this plat does conform with the concept plan and compliance with the concept plan will also be further reviewed at the site plan stage, particularly for the multifamily buildings.

In terms of compliance with the Comprehensive Plan, through the condition that the plat conforms with the concept plan, there's an assurance that there's going to be a transition and density from west to east. The concept also identifies a variety of housing types which is encouraged by the Plan. Additionally, the subdivision shows an interconnected network of streets which is a goal of the Comprehensive Plan.

In terms of the condition related to traffic calming, the subdivision includes three different approaches. The first is the pavement width of the street is 26 feet wide. Then there is a traffic circle proposed at Tottenham Avenue and Aiden Street and there's a raised crosswalk mid-block on Eastbrook Street. All these options are agreeable to staff and they address the proposed

rezoning condition related to traffic calming.

Neighborhood open space is also required for residential subdivisions. Russett noted this will be addressed at final platting and dedication would be required of either 1.17 acres or a payment of an in-lieu-of-fee and based on the proximity of Scott Park an in-lieu-of payment would be appropriate.

Stormwater management is shown on the plat as outlot A, which is actually an existing storm water detention easement area, the applicant is proposing to decrease the land area of this easement but maintain the volume necessary for the proposed development. Public Works staff has approved the preliminary stormwater calculations and the grading plan and will review the final storm water detention designs at final platting.

The role of the Commission is to determine whether the plat complies with the subdivision regulations and the Comprehensive Plan. In terms of next steps, the third reading of the rezoning ordinance is scheduled for the June 2 Council meeting. The preliminary plat will also be reviewed by City Council after a recommendation from the Commission and after approval of the rezoning and preliminary plat the applicant can submit an application for final plat.

Martin asked if lots 16, 17, 18 and 24 through 28 in a flood zone currently. Russett replied that portions of the plat are. Martin asked if part of that stormwater management plan will help mitigate the flooding or is it just going to be the problem of the new owners. Russett noted there is an easement there for stormwater, but it doesn't necessarily take those lots out of the floodplain, and the development would need to be consistent with the City floodplain management ordinance. Additionally, the buildings would need to be built outside of the floodplain or raised. Martin noted if someone's trying to get a mortgage on that new construction, the lot being in the flood zone also plays a part of that, so that's still a problem for the new owners. Russett stated the City allows some development within the floodplain. Martin agreed but noted the homeowners would have to then get their own flood insurance, so that's just their problem.

Martin's next question is regarding the multifamily units, are those four-plex, duplex, townhouse style, or multistoried. Russett said they are stacked flats. At the time of site plan review, staff will review their plans for consistency with this concept here.

Signs asked if the buildings just to the west of this area would be considered stack flats. Russett doesn't believe so but thinks maybe the applicant can speak better to this. Martin noted those buildings Signs is referring to are more apartments looking like a condo/apartment complexes. Signs asked what designates a building a stack flat. Russett replied a stack flat maybe has one entrance into the building and maybe a communal staircase and there would be three units stacked on top of one another with a shared stairway for example.

Dyer asked if the stack flats have to be handicap accessible. Russett said they would need to be depending on the number of units and the height of the building. Dyer asked if there'll be elevators and Russett was unsure.

Baker asked for a quick clarification regarding the raised sidewalk and what is meant by that. Russett noted that it is kind of like a combination speed hump and crosswalk.

Hensch stated since City Council still hasn't improved the rezoning with the RM-12 designation, is there a problem if the Commission approves the preliminary plat and then Council disapproves the rezoning. Russett stated City Council will act on the rezoning before the plat.

Hensch opened the public hearing.

John Yapp (Allen Homes, Inc.) noted they worked with the City staff on designing the preliminary plat based on the concept plan. He feels they made some improvements through that process, both in the stormwater system design and with traffic calming and more detail on the trail connections. Regarding the question about the flood area he doesn't believe it is floodplain, it is a stormwater management easement. Regarding the apartment buildings to the west, the difference between those and a stack flat are in those buildings there's a center corridor with apartments on either side, a more traditional apartment building design, stack flats are just units off of each other, but there's no common corridor, just units on each side.

Dyer asked if the buildings will have elevators. Yapp replied they have not designed the buildings yet so cannot answer that.

Hensch asked for clarification that none of the residential lots would be in a floodplain. Yapp confirmed that was correct. Hensch then asked what's the cul-de-sac becoming. Yapp said it will be a backyard for the lots in that area.

Steve Gordon (4078 Buckingham) lives just to the east of this proposed development and wanted to discuss the pretty substantial line of trees and nature area that extends from lot 41 all the way down to lot 61. It's about a 20-foot area that is not farmed, and it has some wildflowers and some weeds of course and a substantial line of trees there. He wanted to see if there was any way that there could be some assurances that the trees are preserved as much as possible. He understands once lots are sold they lose control, so he's just hoping through some sort of conservation easement or parameters that say no grading and cutting down trees in that area or a 10 or 15 foot outlot in that area to preserve the area.

Hensch asked if the trees are right along where that fence line would have been and would they be in the back of the lots that are developed. Gordon replied they would be in the back of lots 41 through 61 and he imagines there was a fence line there at one point. There's no fence along the back of his lot or neighbor's lots, but yes, there could have been a fence line there at some point. Hensch stated the reason for his question is if the trees are far enough back the construction would not interfere with those trees. Gordon noted they are on the back of the lot lines so they are clearly within the rear yard setback area, so there would be no construction of a house or structure in the area, but it wouldn't prevent a homeowner from cutting them down and putting a fence along their backlot line or something like that.

Martin asked Yapp about the green squiggle line along all those lots that Gordon was just talking about and is that the row of trees. Yapp confirmed that is the traditional landscaping symbol for trees. Martin asked then if that means the intention is for those trees to stay. Russett replied that is not the case, the plat wouldn't require that, it is just showing that the trees exist. Hekteen noted there's actually a potential need for a drainage easement in that general area and that was one of the conditions of the conditional zoning agreement. Russett correct that it was not in that area.

Hensch closed the public hearing.

Parsons moved to approve SUB20-05, an application submitted by Allen Homes, Inc. for a preliminary plat for Community View subdivision, a 35.21-acre subdivision consisting of one public lot, three multi-family lots, and 57 single-family lots located east of Scott Boulevard and north of American Legion Road.

Baker seconded the motion.

Martin stated she would want a little more information about new construction being done in a flood zone. Obviously, there's a disconnect as if it is a flood zone or not. As they all know, Idyllwild was ordered to cease any further development after the after the 2008 flood, Normandy flooded many times until there was finally a buyout, and she just feels like before they jump into those muddy waters they have a little bit more information. Additionally, she is not totally comfortable with the apartments, condos, stack things, or whatever. Again, she would just like to have a little bit more information. Obviously, everybody knows that this is going to be developed at some point, but this is the point where they can ask these questions and help to make sure that they are going forward clearly, and not getting into a sticky situation where the City or the State ends up needing to bail people out should the floods continue. While it is true they have not had any anything like 2008, but the dog park certainly has flooded since then, in a very large way.

Signs acknowledged Martin's concerns but noted it is a pretty substantial rise up throughout those lots, 16, 17, and 18, they are going uphill pretty fast. Martin stated that is why she is asking that question because she thinks they need to have a clear answer to know for sure.

Hensch noted when they did the rezoning, he asked that question and in looking at the topo map it is pretty clear the residential lots were out of the floodplain. He is surprised by the confusion because he thought that had been resolved.

Russett noted that according to the plat she has, there are lots that are identified within the floodplain, portions of lots, and the thing is this area is going to be regraded so those flood boundaries may change. Martin asked whose responsibility would that be to get a certificate of elevation or to put forth a LOMA (Letter of Map Addendum), would that be the with the City or required of the builders to alleviate any future issue with the City or State needing to bail anybody out. Parsons believes it would be the homeowner or the developer.

Hekteon stated the City has their floodplain ordinances which developers have to comply with, and if they don't want to comply with it, then they need to grade it get themselves to get out of the floodplain. So it's up to them to decide how to proceed, whether they want to regrade it or construct improvements that they do allow in the floodplain. So those things are in place and it's up to the developer to choose how they want to proceed.

Signs pulled up the GIS mapping on the Johnson County's website and overlaid the floodplain plan and the hundred year plan and it does pretty significantly impact the area that Martin is concerned about from what he can tell which surprises him because he thought the typography there was significantly bit more rise. Hensch noted however it is the developers obligation to meet the requirements of the floodplain ordinance and the Commission has approved things before with properties in the floodplain knowing before any construction be allowed that would

have been mitigated.

Martin understands all that but is looking towards the future of making sure that the City is then not tasked or taxed with more water situations that then end up needing to buy out properties. Hekteon stated the City has a more robust floodplain management ordinance than they did when the areas around the river were developed.

Dyer asked when the floodplain ordinance was revised. Russett replied it was revised after 2008 but was unsure of the exact date.

Signs commented on Gordon's comment because he finds it funny because he's on the other side of the fence literally and figuratively and so to that point if he was building on either side of that line he would love to have those trees remain and suspects the developer is smart enough to realize that would be probably a favorable amenity to pretty much anybody who wants to buy those lots. But if there was somebody there and they didn't want the trees and they wanted to cut them down and put up a fence, he then goes over to personal property rights, that is their right.

Hensch agrees and thinks that's an amenity and a benefit for everybody, being a native Iowan they know that fence lines get filled with volunteer trees so the quality of those trees is likely not real high and people will probably want to clean them or reduce some of the numbers within the tree lines and put more beneficial species in there to encourage the growth of other things.

Hekteon noted the floodplain ordinance was amended in October of 2010.

Parsons asked if the flood concerns were because of Ralston Creek. Martin confirmed it was and can't remember if it was last year or two years ago when the dog park was underwater significantly for quite a while. That area has taken on a lot of water, which she understands was part of how they rerouted Ralston Creek was so that the dog park would flood and not other developed areas, and while things have been revised water doesn't seem to care what we say.

Dyer noted another issue as they've had a number of development projects come before them where the neighbors complain that it's their backyards, and nothing would be built behind them.

Hensch noted the dog park was designed to be a flood, water detention area and Outlot A for this subdivision is clearly part of that detention area for stormwater.

A vote was taken and the motion passed 6-1 (Martin dissenting).

CONSIDERATION OF MEETING MINUTES: MAY 7, 2020:

Signs moved to approve the meeting minutes of May 7, 2020.

Townsend seconded.

A vote was taken and the motion passed 7-0.

PLANNING AND ZONING INFORMATION:

Parsons noted his term was not renewed so there would need to be a new vice chair come July.

Hensch asked when will the Commission hold elections. Russett said it will be at the first meeting in July. Hensch noted then will be absent on vacation in North Carolina and won't be available on June 18 and July 2. He did note he would like to serve again as Chair, but his feelings will not be hurt if someone else wants to.

ADJOURNMENT:

Townsend moved to adjourn.

Parsons seconded.

A vote was taken and the motion passed 7-0.

**PLANNING & ZONING COMMISSION
ATTENDANCE RECORD
2019-2020**

	1/17	(W.S.) 2/4	2/21	3/7	3/21	4/4	4/18	5/16	6/6	6/20	7/18	8/15	9/5	10/3	10/17	11/7
BAKER, LARRY	X	X	X	X	X	X	X	O/E	X	X	X	X	X	O/E	X	X
DYER, CAROLYN	O/E	X	X	X	X	X	X	O/E	X	X	X	X	X	O/E	X	X
FREERKS, ANN	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
HENSCH, MIKE	X	X	X	X	O/E	X	X	X	X	O/E	X	X	X	X	X	X
MARTIN, PHOEBE	X	O/E	X	X	X	O/E	X	X	X	X	O/E	O/E	X	X	X	X
PARSONS, MAX	X	X	X	X	X	X	X	X	X	X	X	X	O/E	X	X	X
SIGNS, MARK	X	X	X	X	X	O/E	X	X	X	X	O/E	X	X	X	X	X
THEOBALD, JODIE	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
TOWNSEND, BILLIE	X	X	X	O/E	X	X	X	X	X	X	X	X	X	X	X	X

	12/5	1/16	2/6	4/2	5/7	5/21										
BAKER, LARRY	X	X	X	X	X	X										
DYER, CAROLYN	X	X	X	X	X	X										
HENSCH, MIKE	X	X	X	X	X	X										
MARTIN, PHOEBE	O/E	X	O/E	X	X	X										
PARSONS, MAX	X	X	X	X	X	X										
SIGNS, MARK	X	X	X	X	X	X										
TOWNSEND, BILLIE	O/E	X	X	X	X	X										

KEY:

X = Present

O = Absent

O/E = Absent/Excused

--- = Not a Member