

**CITY OF STORM LAKE
PLANNING AND ZONING
CITY HALL COUNCIL CHAMBERS
FEBRUARY 14, 2017
5:00 PM**



City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
p (712) 732-8000
f (712) 732-4114

AGENDA

1. Agenda Items
2. **Approval Of Minutes From January 23, 2017 Meeting**
3. **Application 2017-2, Request For A Conditional Use Permit For A Single Family Dwelling (Detached) In The Central Business District**
4. Adjourn



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Staff Summary

2/14/2017

Agenda Item # 2.



City of Storm Lake
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REPORT TO: Planning & Zoning Commission

FROM: Mayra Martinez, City Clerk

SUBJECT: **Approval Of Minutes From January 23, 2017 Meeting**

BACKGROUND: The Planning and Zoning Commission needs to review and approve the previous meeting minutes.

COMPREHENSIVE PLAN RELATIONSHIP: None

FISCAL IMPACT: None

RECOMMENDATION: Approve the Januray 23, 2017 Planning and Zoning Minutes

ATTACHMENTS:

Description	Type
☐ Minutes - January 23, 2017	Minutes

**PLANNING AND ZONING COMMISSION, JANUARY 23, 2017, 5:30 P.M., CITY HALL
COUNCIL CHAMBERS, STORM LAKE, IOWA**

MEMBERS PRESENT: Matt Ricklefs, Tony Statz, Maria Ramos, and David Walker

ABSENT: Andriette Wickstrom and Trevina Jefferson

OTHERS PRESENT: Scott Olesen (Building Official), Keri Navratil (Asst. City Manager), Jim Patrick (City Manager), and Mayra A. Martinez (City Clerk).

David Walker called the meeting to order at 5:30 pm.

Item 1 – Hear the Public - None

Item 2: Approval of Minutes from September 20, 2016

Moved by Commissioner Statz to approve the minutes from the September 20, 2016 meeting. Seconded by Commissioner Ricklefs. Vote: All Ayes with Commissioner Wickstrom and Jefferson absent. Motion carried.

Item 3: Application 2017-1,

Chairperson Walker opened the public hearing on a request on a proposed text amendment to the Storm Lake Zoning Ordinance requested by the City of Storm Lake staff.

Hearing no comments Commissioner Walker closed the public hearing.

Item 4: Moved by Commissioner Statz to recommend approval of the City Council for additional permitted use as of right in the GI, General Industrial Zoning District to allow for large scale automotive rental and sales, because it complies with the Storm lake Comprehensive plan. Seconded by Commissioner Ramos

Roll Call Vote:

Tony Statz – approve

David Walker – approve

Maria Ramos – approve

Motion Carried

Item 7: Adjourn

Moved by Commissioner Ricklefs to adjourn the meeting at 5:41 pm. Seconded by Commissioner Statz. Vote: All ayes with Commissioner Wickstrom and Jefferson absent. Motion carried.

David Walker, Chairman

Secretary, Mayra A. Martinez

Staff Summary

2/14/2017
Agenda Item # 3.



City of Storm Lake
PO Box 1086
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REPORT TO: Planning & Zoning Commission

FROM: Scott Olesen, Building Official

SUBJECT: **Application 2017-2, Request For A Conditional Use Permit For A Single Family Dwelling (Detached) In The Central Business District**

BACKGROUND: Scott & Anna Mae Robbins own the structure located at 609 Ontario Street and wish to re-establish a detached single family dwelling at this location.

The current Zoning Ordinance allows detached single family dwellings to be located in the Central Business District as a Conditional Use. Normally, dwellings are only permitted on the second story of buildings (downtown residential) or behind or alongside of a business (commercial residential).

The property in question was originally a dwelling, but was up to now, used for an Accountant's Office.

The Planning and Zoning Commission and the Board of Adjustment are required to review Conditional Use applications on a case by case basis to determine if the proposed use would be compatible with the surrounding uses. As a part of this review, the Planning and Zoning Commission may recommend and the Board of Adjustment may require reasonable site development regulations to mitigate any potential differences between properties. I have attached Table 12-1 of the Storm Lake Zoning Ordinance, which provides a list of criteria for review of Conditional Use Permits for your use.

The Planning and Zoning Commission will need to review this application for a Conditional Use and provide a recommendation to the Board of Adjustment who will review the application and the Planning and Zoning Commission's recommendation and make a final determination on the application.

**COMPREHENSIVE PLAN
RELATIONSHIP:**

The Storm Lake Comprehensive Plan's Guiding Principles, item 7, lists "ADD NEW HOUSING CHOICES". Diversifying the housing stock through new type of homes and redevelopment of aging homes provides housing options as residents' needs change.

Page 5-6, Goal 1, Policy 4 lists "Expand the housing stock to address the unmet needs of potential residents and employees."

Policy 5, lists "Ensure redevelopment and infill projects add to the community's housing diversity while maintaining the integrity of the neighborhood." Page 5-7 provides Implementation Step 1- Expand housing opportunities in and adjacent to downtown Storm Lake.

FISCAL IMPACT:

The fiscal impact for this request is estimated at \$60.00.

RECOMMENDATION:

Review and approve the application for a Conditional Use Permit to allow a detached single family dwelling to be re-established in the Central Business District by Scott & Anna Mae Robbins to the Storm Lake Board of Adjustment.

ATTACHMENTS:

Description	Type
▣ Application	Application
▣ Adjoining Property Owners	Map
▣ Zoning Ordinance Table 12-1	Backup Material

CONDITIONAL USE REQUEST

CITY OF STORM LAKE

PLANNING AND ZONING COMMISSION and BOARD OF ADJUSTMENT



City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
p (712) 732-8000
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PROPERTY ADDRESS: 609 ONTARIO, STORM LAKE, IOWA 50588

PROPERTY OWNER: SCOTT & ANNA MAE ROBBINS

OWNER ADDRESS (if different than property owner):

884 500TH ST., REMBRANDT, IA 50576

OWNER'S PHONE NUMBER: 7122992128

The City of Storm Lake Zoning Ordinance Article 1203 requires the property owner to submit the following information, which must accompany this application before it can be considered by the Planning and Zoning Commission and the Board of Adjustment.

The legal description and local address of the property.

The present zoning classification.

The existing use of the property and the proposed use of the property.

A description of the nature and operating characteristics of the proposed use.

Any graphic information, including site plans, elevations, other drawings, or other materials determined by the Zoning Administrator to be necessary to describe the proposed use to approving agencies.

Attach a plat showing the locations, dimensions and use of the applicant's property and all property within three hundred (300') feet including streets, alleys, railroads, and other physical features.

The request for a conditional use will be heard by the Planning and Zoning Commission and the Board of Adjustment at separate meetings.

Table 12-1 of the Zoning Ordinance outlines the criteria for applying for a Conditional Use Permit.

The City of Storm Lake will notify all property owners within three hundred (300') feet of the applicant's property notifying them of the upcoming hearing.

The City of Storm Lake will notify the applicant of the hearing date.

The City of Storm Lake will publish a public hearing notice in a locally circulated newspaper not less than 4 and no more than 20 days prior to the meeting.

A non refundable application fee of \$300.00 is required at time of the application. The fee will not be refunded if the request is denied by the Planning and Zoning Commission or the Board of Adjustment.

CONDITIONAL USE REQUEST

CITY OF STORM LAKE

PLANNING AND ZONING COMMISSION and BOARD OF ADJUSTMENT



City of Storm Lake
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Address of the Property: 609 ONTARIO, STORM LAKE, IA, 50588

Legal Description of the Property:

08-12 STORM LAKE CORP HAYES

Zoning District: CBD: Central Business District

Existing Use of the Property: CURRENTLY VACCANT. PREVIOUSLY CPA OFFICE

Proposed Use of the Property: SINGLE FAMILY RESIDENTIAL HOME

Additional Information: Highest and best use for this property may be Residential based on the shortage of affordable residential homes. Residential units extend to the North End of the block, and East along 7th St. to the alley. The block North is all residential (see map)

Signature of Property Owner

Date

City of Storm Lake Use

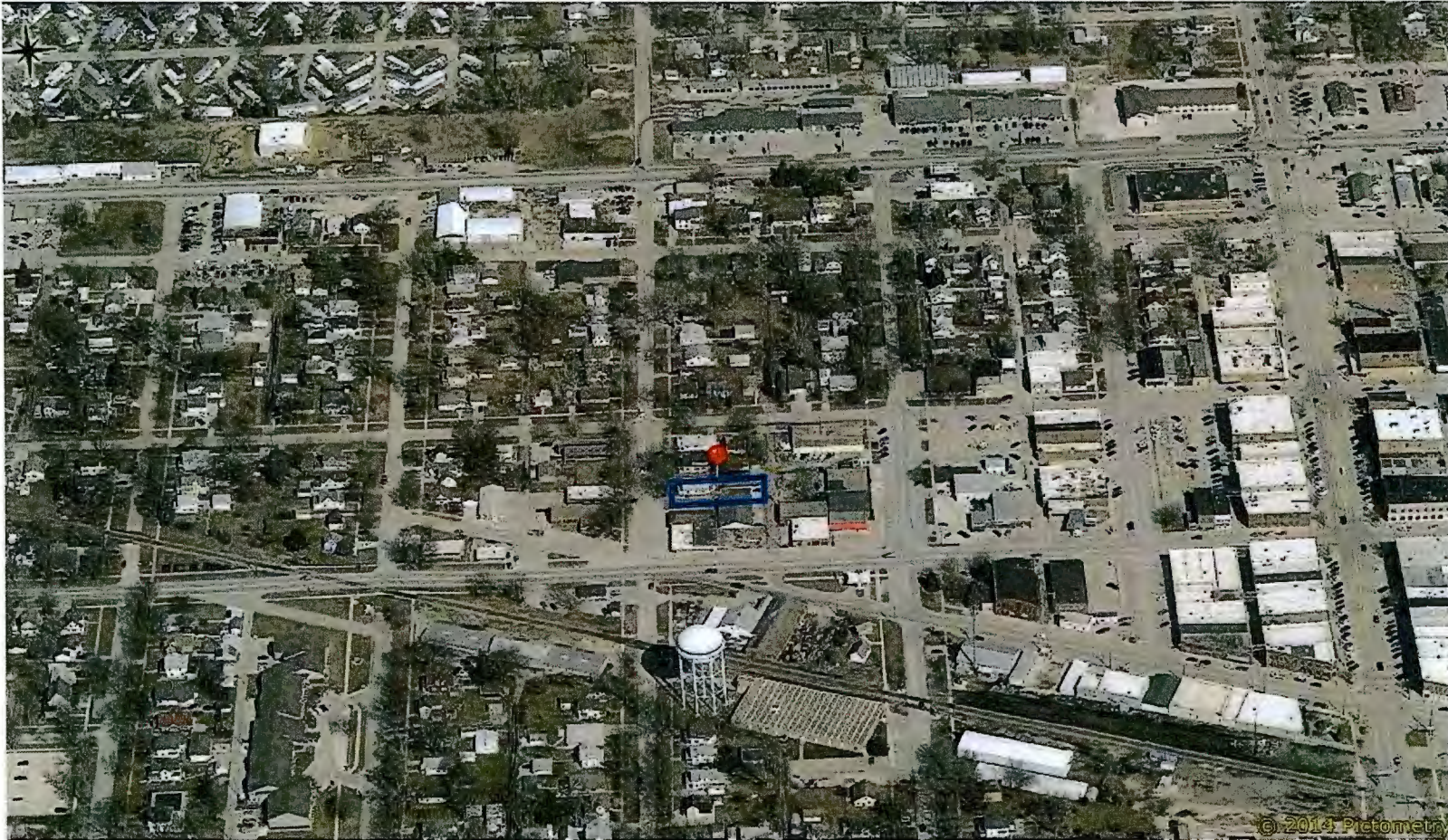
Meeting Date:

Appeal No.:

Application Fee Paid:

Date Received:

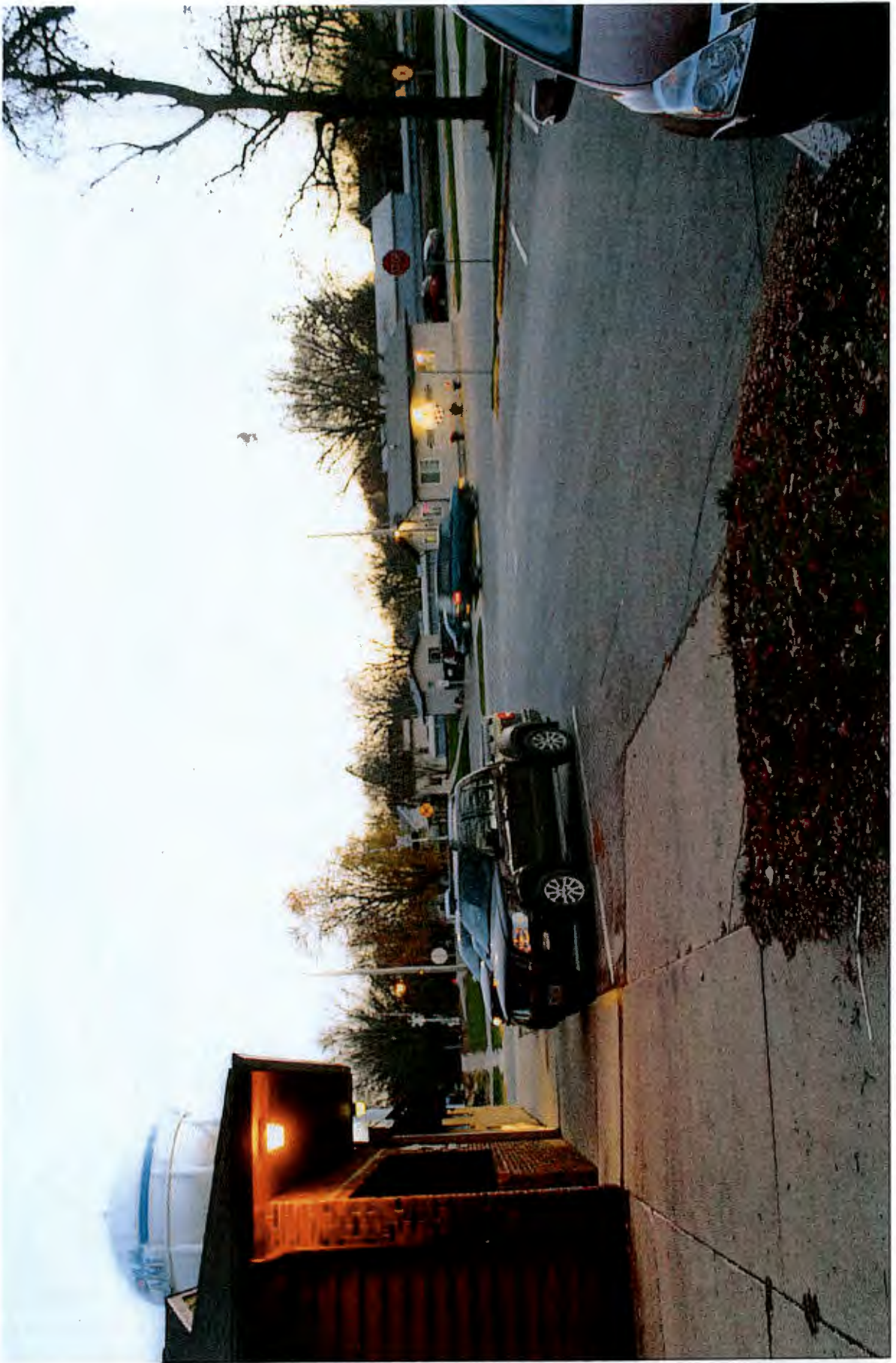
609 Ontario Over Head View



13/22/2014













ALT ID	ADDRESS	DISTRICT	REF	CLASS	GIS/PARCEL
0403800	609 ONTARIO	00090		C COMMERCIAL	14-03-135-004

Property Details [Map](#)

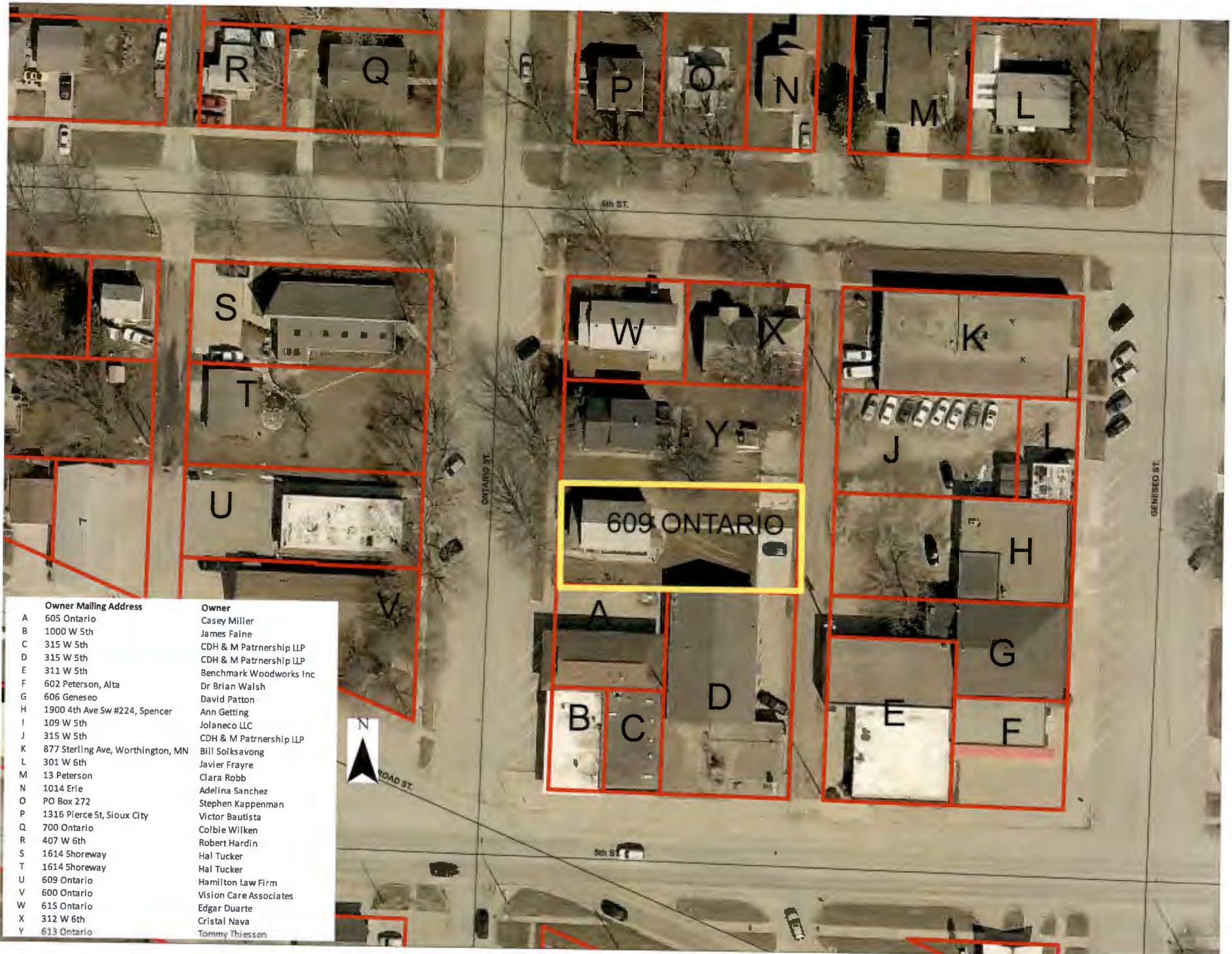


LEGAL DESCRIPTION	LAND
08-12 STORM LAKE CORP HAYES	Gross Acres Roads D.D. R.R. Misc Net Acres CSRs
	.00

OWNER					
Deed Holder	Date	Ref	Contract Holder	Date	Ref
ROBBINS SCOTT R ROTERT-FLINK ANNA MAE 884 500TH ST REMBRANDT IA 50576	05-17-2005	6			
STEFFEN MARY A 511 ONTARIO STORM LAKE IA 50588	05-17-2005	5			
HAUSMAN IONA E LIFE USE STEFFEN MARY A	08-06-2002	4			
HAUSMAN IONA E LIFE USE STEFFEN MARY A STEFFEN WILLIAM J DE PUMA PETER C		3			

ASSESSMENT		
CURRENT	Code	Value Acres
LAND BLDG DWLG TOTAL NET TX		
2016		
LAND 16,520(1) BLDG 56,060(1) DWLG TOTAL 72,580 NET TX		
2015		
LAND 16,520(1) BLDG 56,060(1) DWLG TOTAL 72,580 NET TX		
2014		
LAND 16,520(1) BLDG 56,060(1) DWLG TOTAL 72,580 NET TX		
2013		
LAND 16,520(1) BLDG 56,060(1) DWLG TOTAL 72,580 NET TX		
2013		
LAND 15,300(1) BLDG 51,910(1) DWLG TOTAL 67,210 NET TX		
2012		
LAND 15,300(1) BLDG 51,910(1) DWLG TOTAL 67,210 NET TX		

REMARKS
3 Q.C.D. #990953 03-25-99 4 W.D. #022605 07-29-02 5 DEATH CERT FILED BK 12 PG 802 6 W.D. #051076 04-07-05 \$42,500 (D000)



Owner Mailing Address

A	605 Ontario	Owner	Casey Miller
B	1000 W 5th		James Faine
C	315 W 5th		CDH & M Patnrship LLP
D	315 W 5th		CDH & M Patnrship LLP
E	311 W 5th		Benchmark Woodworks Inc
F	602 Peterson, Alta		Dr Brian Walsh
G	606 Geneseo		David Patton
H	1900 4th Ave Sw #224, Spencer		Ann Getting
I	109 W 5th		Jolaneco LLC
J	315 W 5th		CDH & M Patnrship LLP
K	877 Sterling Ave, Worthington, MN		Bill Soiksavong
L	301 W 6th		Javier Frayre
M	13 Peterson		Clara Robb
N	1014 Erie		Adelina Sanchez
O	PO Box 272		Stephen Kappenman
P	1316 Pierce St, Sioux City		Victor Bautista
Q	700 Ontario		Colbie Wilken
R	407 W 6th		Robert Hardin
S	1614 Shoreway		Hal Tucker
T	1614 Shoreway		Hal Tucker
U	609 Ontario		Hamilton Law Firm
V	600 Ontario		Vision Care Associates
W	615 Ontario		Edgar Duarte
X	312 W 6th		Cristal Nava
Y	613 Ontario		Tommy Thieson

TABLE 12-1: Criteria for Site Plan Review and Conditional Use Permits

	CRITERION	APPLICATIONS TO	
		Site Plan Review	Conditional Use Permit
Land Use Compatibility			
Use Compatibility	That the use is so designed located and proposed to be operated that the public health, safety, welfare and convenience will be protected.		X
Property Valuation	That the use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.		X
Fire Safety	That the use will not substantially increase fire hazards.		X
Zoning Compatibility	That the use will be compatible with adjoining development and the proposed character of the zone district where it is to be located.		X
Development Density	Site area per unit or floor area ratio should be similar to surrounding uses if not separated by major natural or artificial features.		X
Height and Scale			
Height and Bulk	Development should minimize differences in height and building size from surrounding structures. Differences should be justified by urban design considerations.	X	X
Setbacks	Development should respect pre-existing setbacks in surrounding area. Variations should be justified by site or operating characteristics.	X	X
Building Coverage	Building coverage should be similar to that of surrounding development if possible. Higher coverage should be mitigated by landscaping or site amenities.	X	X
Site Development			
Frontage	Project frontage along a street should be similar to lot width.	X	X
Parking and Internal Circulation	Parking should serve all structures with minimal conflicts between pedestrians and vehicles.	X	X
	All structures must be accessible to public safety vehicles.	X	X
	Development must have access to adjacent public streets and ways. Internal circulation should minimize conflicts and congestion at public access points.	X	X
Landscaping	Landscaping should be integral to the development, providing street landscaping breaks in uninterrupted paved areas, and buffering where required by surrounding land uses. Parts of site with sensitive environmental features or natural drainage ways should be preserved.	X	X

	CRITERION	APPLICATIONS TO	
		Site Plan Review	Conditional Use Permit
Building Design	Architectural design and building materials should be compatible with surrounding areas or highly visible locations		X
Operating Characteristics			
Traffic Capacity	Project should not reduce the existing level of traffic service on adjacent streets. Compensating improvements will be required to mitigate impact on street system operations.	X	X
External Traffic Effects	Project design should direct non-residential traffic away from residential areas.	X	X
Operating Hours	Projects with long operating hours must minimize effects on surrounding residential areas.	X	X
Outside Storage	Outside storage areas must be screened from surrounding streets and less intensive land uses.	X	X
Public Facilities			
Sanitary Waste Disposal	Developments within 500 feet of a public sanitary sewer must connect to sewer system.	X	X
	Sanitary sewer must have adequate capacity to serve development	X	X
Storm Water Management	Development should handle storm water adequately to prevent overloading of public storm water management system.	X	X
	Development should not inhibit development of other properties.	X	X
	Development should not increase probability of erosion, flooding, landslides, or other run-off related effects.	X	X
Utilities	Project must be served by utilities.	X	X
	Rural estate subdivisions should be located in designated areas that can accommodate utility and infrastructure installation consistent with the need to protect the environment and public health.	X	X
Comprehensive Plan	Projects should be consistent with the City of Storm Lake's Comprehensive Plan.		X