

**CITY OF STORM LAKE
PLANNING AND ZONING
CITY HALL COUNCIL CHAMBERS
SEPTEMBER 14, 2017
5:30 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 August 3, 2017 Meeting**
3. **Public Hearing On A Proposed Zoning Change To The Storm Lake Zoning Ordinance Official Zoning Map**
4. **Proposed Zoning Change To The Storm Lake Zoning Ordinance Official Zoning Map**
5. Adjourn



Find us on Facebook <https://www.facebook.com/cityofstormlake>



Follow us on Twitter

@Storm_Lake



Find us on the Web at <http://www.stormlake.org>

Staff Summary

9/14/2017
Agenda Item # 2.



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

REPORT TO: Planning & Zoning Commission

FROM: Mayra Martinez, City Clerk

SUBJECT: **Approval Of Minutes From August 3, 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 August 3, 2017 Planning and Zoning Minutes

ATTACHMENTS:

Description	Type
☐ Minute - August 3, 2017 Meeting	Minutes

**PLANNING AND ZONING COMMISSION, AUGUST 3, 2017, 5:00 P.M., CITY HALL
COUNCIL CHAMBERS, STORM LAKE, IOWA**

MEMBERS PRESENT: David Walker, Maria Ramos (by phone), Andriette Wickstrom, and Matt Ricklefs (arrived at 5:15 pm).

ABSENT: Tony Statz

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

Chairman Walker called the meeting to order at 5:07

Item 1: Hear the public- none

Item 2: Approval of Minutes from July 6, 2017.

Moved by Commissioner Wickstrom to approve the minutes from the July 6, 2017 meeting. Seconded by Commissioner Ramos. Vote: All Ayes with Commissioner Statz and Ricklefs absent. Motion carried.

Item 3 – Remove from the Table, the proposed zoning change to the Storm Lake Zoning Ordinance Official Zoning Map Application 2017-7- Moved by Commission Member Ramos to remove from the table the proposed zoning change to the Storm Lake Zoning Ordinance Official Zoning Map application 2017-7. Seconded by Commission Member Wickstrom. Vote: All ayes with Commission Member Statz and Ricklefs absent. Motion carried.

Moved by Commission Member Ramos to approve the applicant's withdrawal application 2017-7 for the proposed zoning change to the Storm Lake Zoning Ordinance Official Zoning map application 2017-7. Seconded by Commission Member Wickstrom. Vote: All ayes with Commission Member Statz and Ricklefs absent. Motion carried.

Matt Ricklefs arrived at 5:15 pm.

Item 4 – Public Hearing on a proposed zoning change to the Storm Lake Zoning Ordinance Official Zoning Map. Chairman Walker opened the public hearing on a proposed zoning change to the Storm Lake Zoning Ordinance official Zoning Map for property located at 2900, 2902, 2904, and 3000 Howard Road, and 1204 and 1205 Kelvin Road stating this was the time and place for any comments. David York (809 Kelvin Road) asked if there are interested parties for the duplex. Linda York (809 Kelvin Road) stated the need for a stop sign at the corner of Kelvin and Howard Road and also her concern about the standing water at the intersection specifically in regards to a safety issue during the winter time. She also, asked if the City or the DNR determined if this is a wetland and would there be lake access or docks accessible to the duplex. Duane Queen (804 Kelvin Road) asked if the DNR needs to approve these changes. Kevin McKinney (2900 Alvin Place) commented to say that five years later these lots could be requested to be changed to R-3 and that an apartment building would be built. Sue Speers (1113 Emerald) concern is if the lift station by her house stopped working then her house would be the first one to get sewer backup in her home. Kim asked if the existing lots can be re-plotted. Sue Lyngaas (1000 Emerald Drive) asked what kind of foundations these houses would have. Jason Hayes (1109 Pierce Drive) asked if these could be owner occupied and not rentals. Julie McKinney (2900 Alvin Road) is concerned with the increased traffic in the area. Betty Grover (812 Kelvin Road) asked what is the motivation that these have to be townhomes instead of single family homes and why not stay with single

family homes as there is more of a need for a single family homes. Steve Brashears was present representing the applicant. He commented that these are not big enough lots to build apartment buildings. The owner has too much of an investment for these properties to be as rentals and had tried selling these lots as single family homes but have not had any luck.

Trevina Jefferson left at 5:40 pm.

Hearing no additional comments Chairman Walker closed the public hearing.

Item 5. Proposed Zoning Change To The Storm Lake Zoning Ordinance Official Zoning Map

Moved by Commissioner Ramos to approve the proposed zoning change to the Storm Lake Zoning Ordinance official Zoning Map for the property described located at 2900, 2902, 2904, and 3000 Howard Road, and 1204 and 1205 Kelvin Road. Change in the zoning of these properties from the R-1 Low Density Residential District to the R-3, Medium Density Residential Zoning District. Seconded by Commissioner Ricklefs.

Roll Call Vote:

Tony Statz – Absent

Trevina Jefferson – Absent

David Walker – Approve

Matt Ricklefs – Approve

Andriette Wickstrom – Approve

Maria Ramos - Approve

Motion carried.

Item 5. Adjourn

Moved by Commissioner Wickstrom to adjourn the meeting at 6:08 pm. Seconded by Commissioner Ramos. Vote: All ayes with Commissioner Statz and Jefferson absent. Motion carried.

David Walker, Chairman

Secretary, Mayra A. Martinez

Staff Summary

9/14/2017

Agenda Item # 3.



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

REPORT TO: Planning & Zoning Commission

FROM: Scott Olesen, Building Official

SUBJECT: **Public Hearing On A Proposed Zoning Change To The Storm Lake Zoning Ordinance Official Zoning Map**

BACKGROUND: James Prichard owns the property generally located south of East Milwaukee Avenue and between the abandoned railroad right of way to the south and east of the homes located on the east side of Hickory Lane and west of the homes located on the west edge of Rose, Tulip, and Violet Lanes.

The proposal is to rezone a parcel in the south part of Lot 2-90-37, Storm Lake Corporation, Hayes Township, E 1/2 NW N of RR, more particularly described as starting in the southeast corner of the parcel, then west 861'-7" along the south lot line, then generally northeast 267'-9", then then generally southeast 652' to the east property line at a point 419'-11" from the point of beginning from the southeast corner of the parcel.

The request by James Prichard asks for the above property to be rezoned from R-1, Low Density Residential, to R-4, High Density Residential.

If the property is rezoned, the proposal would be to construct two apartment structures on this parcel.

COMPREHENSIVE PLAN RELATIONSHIP: The Storm Lake Comprehensive Plan on page 5-6, lists "Housing Goals and Policies". Goal 1 is to "Provide a variety of housing options to attract and retain households of varying sizes, ages, diversity, incomes, and needs." Policy 6 is "Regularly review zoning and subdivision ordinances to ensure maximum opportunities for the development of housing."

FISCAL IMPACT: Cost of public notices and legal fees estimated at \$200.00.

RECOMMENDATION: Open the Public Hearing
Receive Public Input
Close the Public Hearing

ATTACHMENTS:

Description	Type
 Public Hearing Notice	Backup Material

**NOTICE OF PUBLIC HEARING FOR PUBLICATION
PLANNING AND ZONING COMMISSION
CITY OF STORM LAKE**



File number: 2017-9

Date: September 6, 2017

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

A petition for a change in the official Zoning Map for a rezoning in the R-1, Single Family Dwelling District as applied to the property described as 2-90-37, Storm Lake Corporation, Hayes Township, E 1/2 NW N of RR, more particularly described as starting in the southeast corner of the parcel, then west 861'-7" along the south lot line, then generally northeast 267'-9", then then generally southeast 652' to the east property line at a point 419'-11" from the point of beginning from the southeast corner of the parcel has been filed by James Prichard.

The petition requests approval of a rezoning request from R1, Low Density Residential District to a R-4, High Density Residential District.

A public hearing will be held by the **Planning and Zoning Commission** on **Thursday, September 14, 2017 at 5:30 p.m.** in the City Hall Council Chambers at which time you may appear if you so desire, either in person or by agent or attorney, in opposition to or support of the proposed request for rezoning from an R-1, Low Density Residential District to a R-4, High Density Residential District.

Respectfully submitted,

Scott Olesen
Zoning Administrator

Staff Summary

9/14/2017
Agenda Item # 4.



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

REPORT TO: Planning & Zoning Commission

FROM: Scott Olesen, Building Official

SUBJECT: **Proposed Zoning Change To The Storm Lake Zoning Ordinance Official Zoning Map**

BACKGROUND: James Prichard owns the parcel located at 2-90-37, Storm Lake Corporation, Hayes Township, E 1/2 NW N of RR. Mr. Prichard is requesting that the south portion of the lot be rezoned from R-1 Low Density Residential to R-4, High Density Residential. The parcel to be rezoned is more particularly described as 2-90-37, Storm Lake Corporation, Hayes Township, E 1/2 NW N of RR, more particularly described as starting in the southeast corner of the parcel, then west 861'-7" along the south lot line, then generally northeast 267'-9", then then generally southeast 652' to the east property line at a point 419'-11" from the point of beginning from the southeast corner of the parcel.

There is a proposal to construct two apartment buildings, and the property must be re-zoned to accomplish this.

Since the proposed project is subject to Government funding, approval of the request for rezoning must be provided prior to the funding being approved.








Therefore, it is requested that approval is contingent upon funding being provided for this project. If funding does get approved for this project, then the Zoning of the parcel will revert back to the current, R-1, Low Density Residential Zoning District.

COMPREHENSIVE PLAN RELATIONSHIP: The Storm Lake Comprehensive Plan on page 5-6, lists "Housing Goals and Policies". Goal 1 is to "Provide a variety of housing options to attract and retain households of varying sizes, ages, diversity, incomes, and needs." Policy 6 is "Regularly review zoning and subdivision ordinances to ensure maximum opportunities for the development of housing."

FISCAL IMPACT: Cost of public notices and legal fees estimated at \$200.00.

RECOMMENDATION: Review the application for re-zoning submitted by James Prichard and conditionally recommend approval to the Storm Lake City Council.

ATTACHMENTS:

Description	Type
 Applications Request	Application
 1st Floor Plan	Image
 2nd Floor Paln	Image
 2-Br Plan	Image
 3-Br Plan	Image
 Storm Lake Rendering	Image
 Site Plan	Image

ZONING ORDINANCE AMENDMENT REQUEST

CITY OF STORM LAKE

PLANNING AND ZONING COMMISSION and CITY COUNCIL



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

PROPERTY ADDRESS:

PROPERTY OWNER:

OWNER ADDRESS (if different than property owner):

OWNER'S PHONE NUMBER:

The City of Storm Lake Zoning Ordinance Article 12 Section 1204 establishes the amendment procedure for the Zoning Ordinance and 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 City Council.

The legal description and local address of the property.

The present zoning classification and the requested zoning classification.

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

A statement of the reasons why the applicant feels the present zoning classification is no longer valid.

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 rezoning request will be heard by the Planning and Zoning Commission and the City Council at separate meetings.

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 7 and no more than 20 days prior to the meeting.

A non refundable application fee of **\$200.00** 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 City Council.

ZONING ORDINANCE AMENDMENT REQUEST

CITY OF STORM LAKE

PLANNING AND ZONING COMMISSION and CITY COUNCIL



☐ Text Amendment to the Zoning Ordinance

☒ Zoning Map Amendment to the Zoning Ordinance

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

Current Zoning Ordinance Section:

Text
Amendment
Request:

Address of the Property:

Legal Description
of the Property:

Southern most 7 acres of APN 14-02-131-001 bordering the former railroad ROW.

Present Zoning District:

Requested Zoning District:

Why Present Zoning
Is No Longer Valid:

See attached comments

Existing Use of the Property:

Proposed Use of the Property:

Signature of Property Owner

Date

City of Storm Lake Use

Meeting Date:

Appeal No.:

Application Fee Paid:

Date Received:

ZONING ORDINANCE AMENDMENT REQUEST

CITY OF STORM LAKE

PLANNING AND ZONING COMMISSION and CITY COUNCIL



☐ Text Amendment to the Zoning Ordinance

☐ Zoning Map Amendment to the Zoning Ordinance

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

Current Zoning Ordinance Section:

Text
Amendment
Request:

Address of the Property:

Legal Description
of the Property:

Present Zoning District:

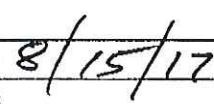
Requested Zoning District:

Why Present Zoning
Is No Longer Valid:

Existing Use of the Property:

Proposed Use of the Property:


Signature of Property Owner


Date

City of Storm Lake Use

Meeting Date:

Appeal No.:

Application Fee Paid:

Date Received:

REZONING REQUEST

The Prichard family (owners) has granted an Option to Purchase on 7 acres of a 20-acre parcel that lays between E. Milwaukee Ave on the north, 4 Street on the south and is east of Hickory Street. This parcel is the southernmost 7 acres that runs along the former railroad ROW. The buyer intends to develop a 60-unit LMI apartment complex.

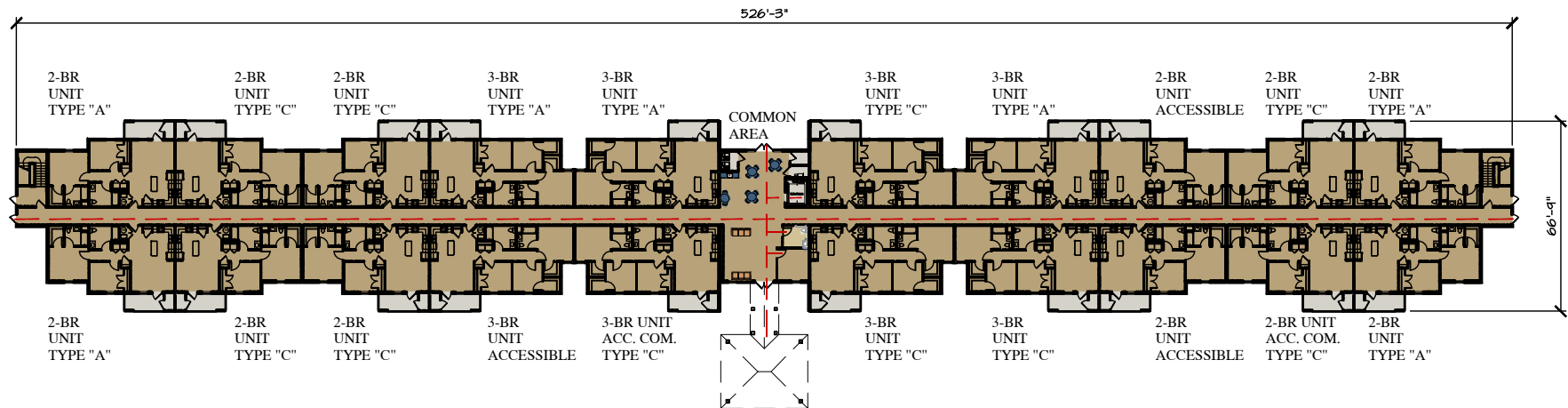
In order to accommodate this project, the property needs to be rezoned and re-platted. The owner hereby requests a change of zoning from the existing R-1 to R-4. The buyer will submit a separate application for re-platting.

The request to rezone is being made conditionally. For this project to materialize the developer must receive an allocation of Low Income Housing Tax Credits. If the developer is unsuccessful in obtaining the allocation, the owner hereby requests that the zoning remain R-1.

1ST FLOOR

(12) 2-BR UNITS: (2) ACC.; (4) TYPE "A"; (5) TYPE "C"; (1) ACC. COMMUNICATION TYPE "C"
(8) 3-BR UNITS: (1) ACC.; (3) TYPE "A"; (3) TYPE "C"; (1) ACC. COMMUNICATION TYPE "C"
(20) UNITS TOTAL

DWELLING AREA = 22,152 SF
NON-DWELLING AREA = 4,889 SF
1ST FLOOR TOTAL AREA = 27,041 SF



LEGEND

--- ACCESSIBLE ROUTE

1ST FLOOR

SCALE: 1"=60'-0"

AUGUST 2017

STORM LAKE FAMILY APARTMENTS

Storm Lake, Iowa

Wallace
ARCHITECTS LLC
COPYRIGHT © 2017

2ND FLOOR

(12) 2-BR UNITS: (1) ACC.; (4) TYPE "A"; (7) TYPE "C"

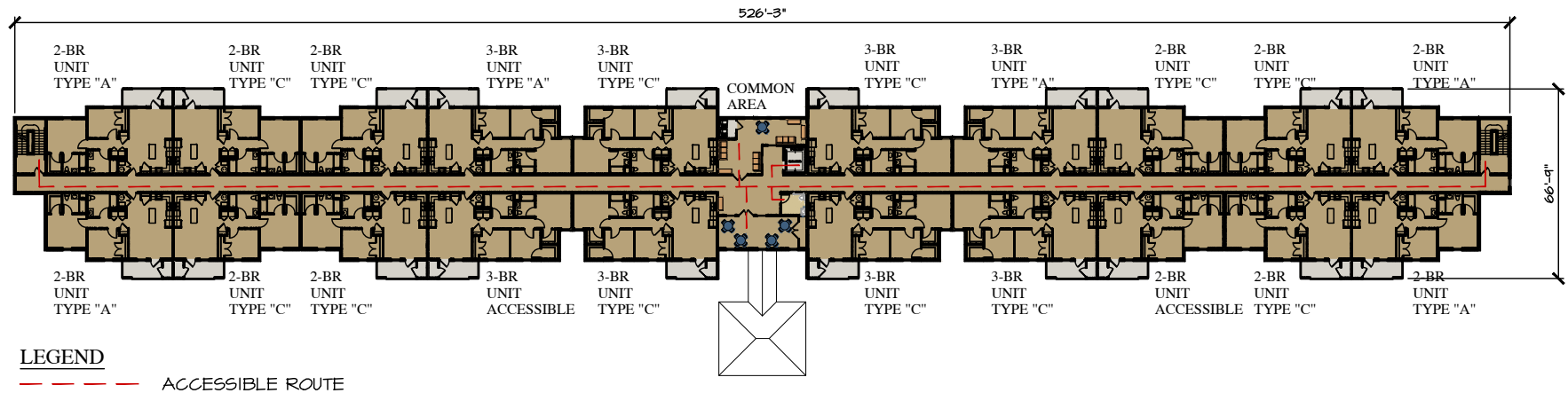
(8) 3-BR UNITS: (1) ACC.; (2) TYPE "A"; (5) TYPE "C"

(20) UNITS TOTAL

DWELLING AREA = 22,152 SF

NON-DWELLING AREA = 4,889 SF

2ND FLOOR TOTAL AREA = 27,041 SF



2ND FLOOR

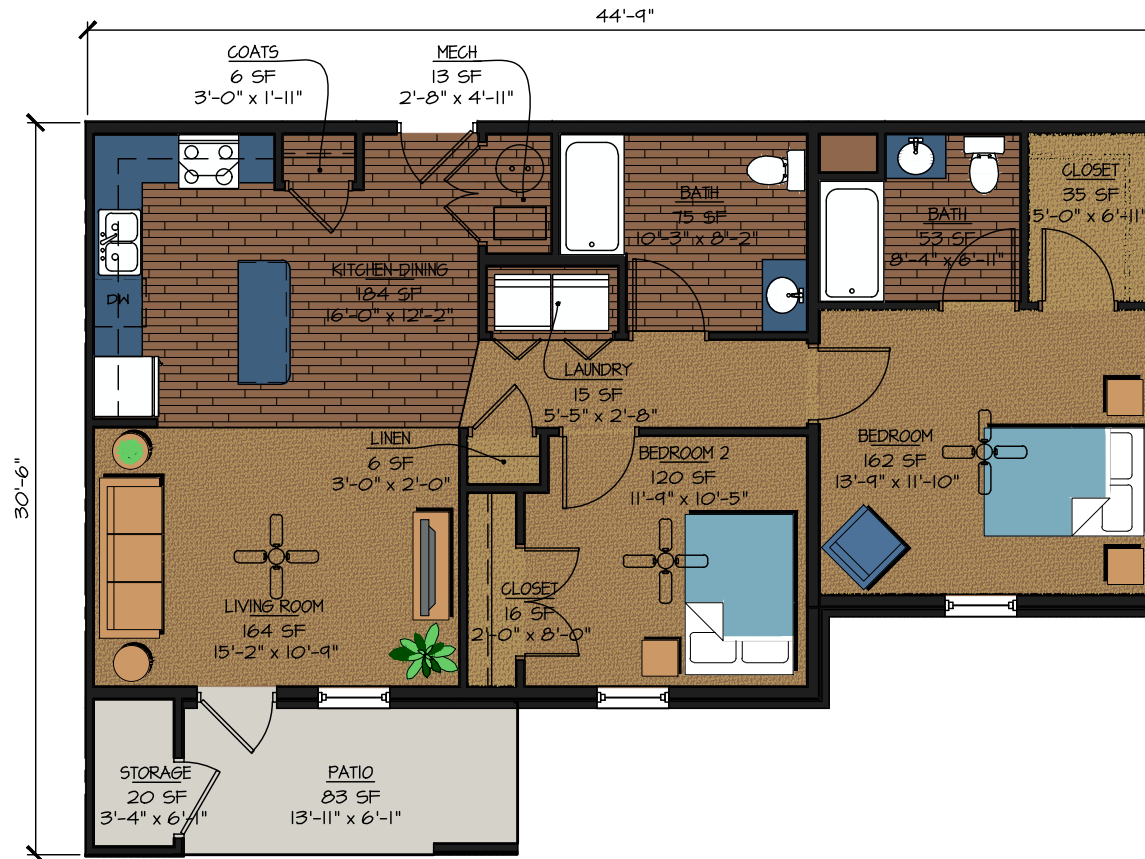
SCALE: 1"=60'-0"

AUGUST 2017

STORM LAKE FAMILY APARTMENTS

Storm Lake, Iowa

Wallace
ARCHITECTS LLC
COPYRIGHT © 2017



TYPE "C" & ACC. COMMUNICATION 2-BR UNIT

1020 SF HEATED
1046 SF GROSS

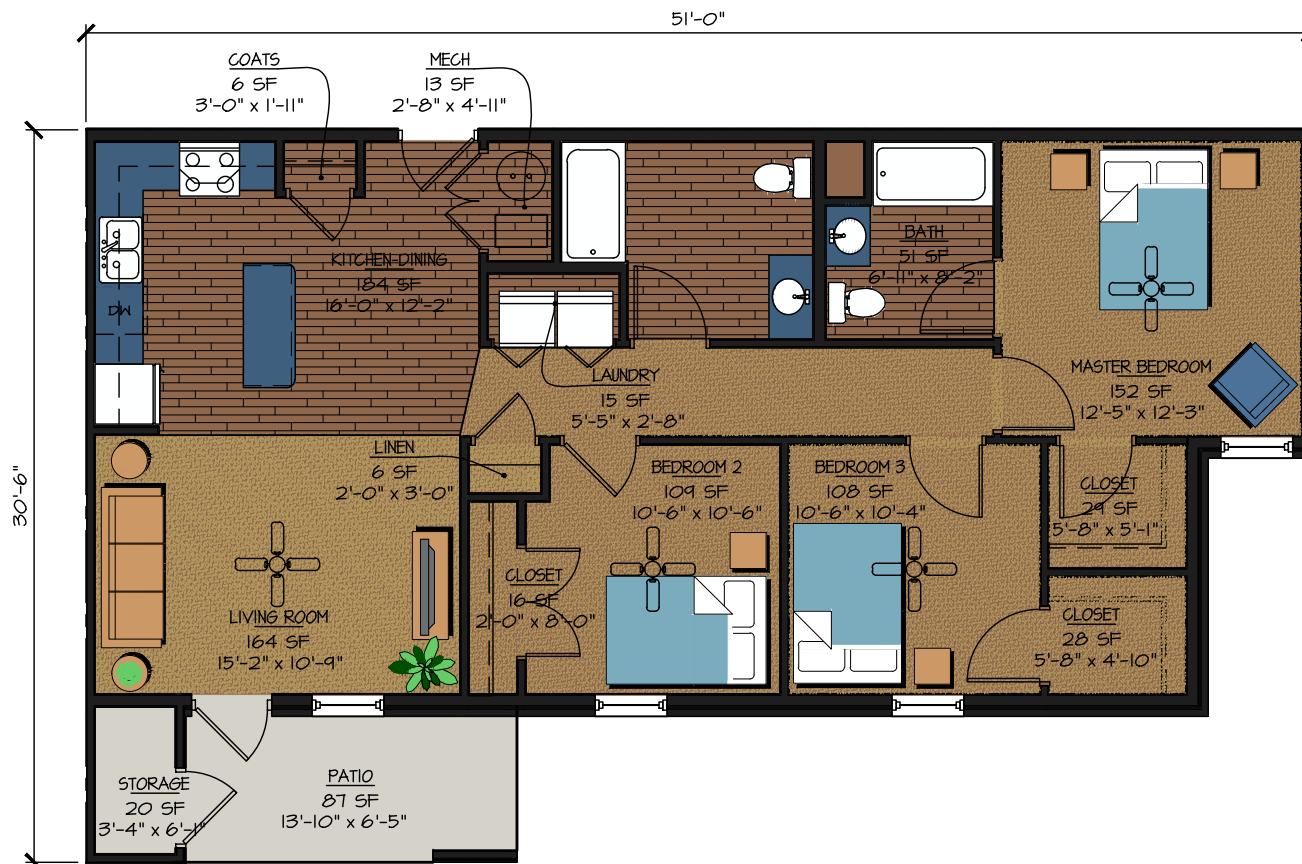
SCALE: 1/8" = 1'-0"

AUGUST 2017

STORM LAKE FAMILY APARTMENTS

Storm Lake, Iowa

Wallace
ARCHITECTS L.L.C.
COPYRIGHT © 2017



TYPE "C" & ACC. COMMUNICATION 3-BR UNIT

1174 SF HEATED
1200 SF GROSS
SCALE: 1/8" = 1'-0"

AUGUST 2017

STORM LAKE FAMILY APARTMENTS

Storm Lake, Iowa

Wallace
ARCHITECTS L.L.C.
COPYRIGHT © 2017



BUILDING ELEVATION

AUGUST 2017

STORM LAKE FAMILY APARTMENTS

Storm Lake, Iowa

Wallace
ARCHITECTS L.L.C.
COPYRIGHT © 2017

UNIT COUNT
(24) 3-BR UNITS
(36) 2-BR UNITS
(60) UNITS TOTAL

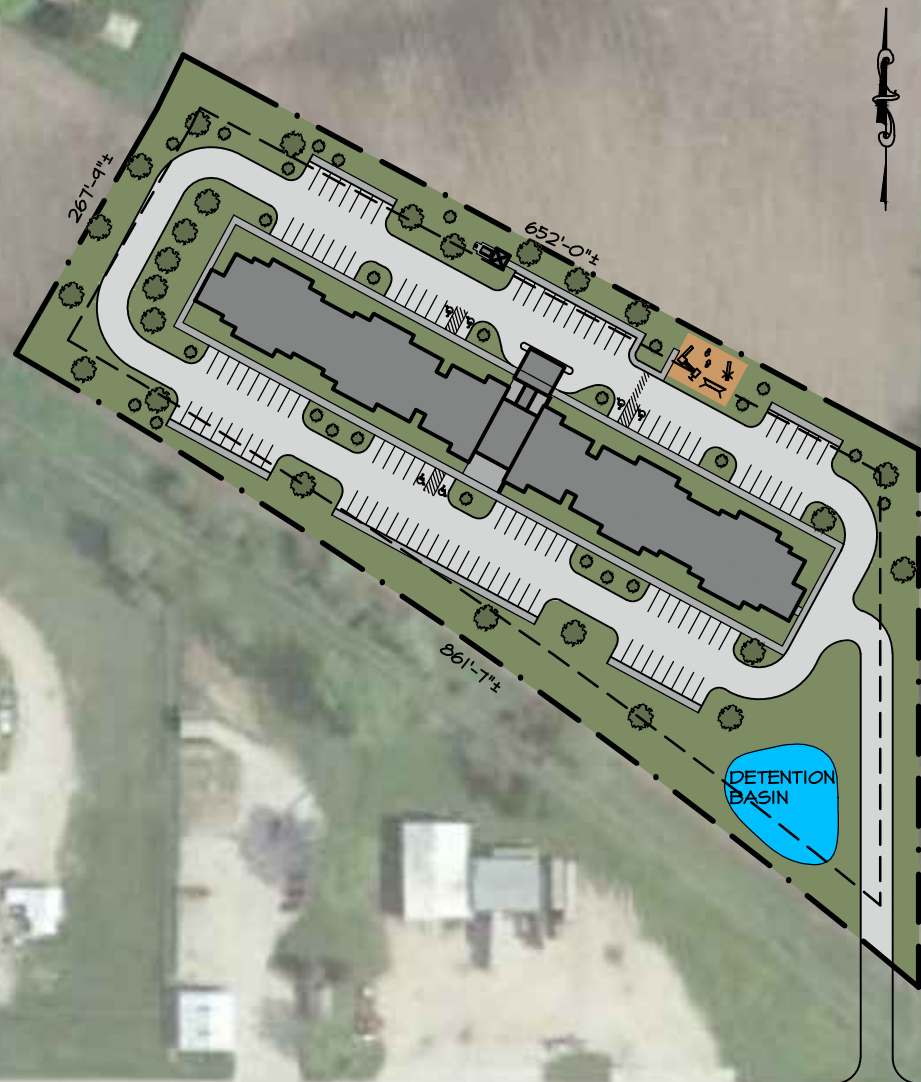
UNIT TYPE MIX
(11) TYPE "A" 2-BR UNITS,
(20) TYPE "C" 2-BR UNITS,
(1) TYPE "C" 2-BR ACC.
COMMUNICATION UNIT
(4) ACCESSIBLE 2-BR UNITS

(7) TYPE "A" 3-BR UNITS,
(14) TYPE "C" 3-BR UNITS,
(1) TYPE "C" 3-BR ACC.
COMMUNICATION UNIT
(2) ACCESSIBLE 3-BR UNITS,

AMENITIES:
BIKE RACK
PLAYGROUND
PICNIC TABLES
PAVILION

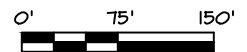
PARKING
(120) TYP. SPACES
(6) ACC. SPACES
(126) TOTAL PARKING SPACES
(2) SPACES/UNIT MIN.

5.14± ACRES



EAST 4TH STREET

SITE PLAN



AUGUST 2017

STORM LAKE FAMILY APARTMENTS

Storm Lake, Iowa

Wallace
ARCHITECTS LLC
COPYRIGHT © 2017