

**AGENDA
PLANNING AND ZONING COMMISSION
REGULAR MEETING
June 25, 2018**

**HIAWATHA COUNCIL CHAMBERS
(101 Emmons Street-Upper Floor) – 5:30 P.M.**

1. Call to Order - Roll Call
2. Consider Approval of:
 - a. Agenda
 - b. Minutes of May 21, 2018
3. Business
 - a. 2112 Robins Rd.
 - # Consider Resolution for recommendation to City Council to approve the Rezoning request submitted by Sue Young, to rezone the property located 2112 Robins Rd. from A (Agriculture District) to C-4 (Central Service District)

Adjourn

Items that have to go on to City Council for final vote
• Items that Planning and Zoning Commission have final vote
** Items that have to go on to Board of Adjustment for final vote*

2B-1

HIAWATHA PLANNING AND ZONING COMMISSION
REGULAR MEETING
May 21, 2018

The Hiawatha Planning and Zoning Commission met on May 21, 2018. Chairperson, Mark Powers called the meeting to order at 5:30 P.M. Members present: Kenny Jones, Terry Trimpe and Mark Ross. Members Absent: Reta Saylor, Darryl Cheney, Eric Hoover. Staff present: Building Official, Pat Parsley and City Engineer, John Bender. Guests in Attendance: Lee Wickwire and Cassy, Dave Brost.

Board Member, Mark Ross moved to approve the Agenda. Second by Kenny Jones. Motion carried.

Board Member, Kenny Jones moved to approve the meeting minutes of February 26, 2018. Second by Mark Ross. Motion carried.

Consider Resolution for recommendation to City Council to approve the Design Guidelines request submitted by Wickwire Chiropractic for 655 N Center Point Rd., Hiawatha, IA.

Mark Powers asked if there were any questions or concerns. There was some short discussion about the driveway locations to save a light pole. Kenny Jones asked if there was a septic system and well. Pat explained there was not a septic system, and the well was capped.

Kenny Jones moved to recommend to City Council to approve the Design Guidelines request submitted by Wickwire Chiropractic for 655 N Center Point Rd., Hiawatha, IA.

Second by Terry Trimpe.

AYES: MARK POWERS, KENNY JONES, TERRY TRIMPE AND MARK ROSS

NAYS: NONE

ABSENT: RETA SAYLOR, DARRYL CHENEY, ERIC HOOVER

Motion Carried

Resolution #18-006 Approved

Consider Resolution for recommendation to City Council to approve the Final Plat submitted by Brain Engineering for Sherman Square 9th Addition, Hiawatha, IA.

Pat Parsley gave a short overview of boundaries and improvements to the lot in question and John Bender showed the board the location on the overhead. There was some discussion regarding the developer's agreement that will be submitted before the Council meeting.

Mark Ross moved to recommend to City Council to approve the Final Plat submitted by Brain Engineering for Sherman Square 9th Addition, Hiawatha, IA.

Second by Kenny Jones.

AYES: MARK POWERS, KENNY JONES, TERRY TRIMPE AND MARK ROSS

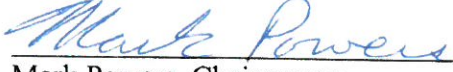
NAYS: NONE

ABSENT: RETA SAYLOR, DARRYL CHENEY, ERIC HOOVER

Motion Carried

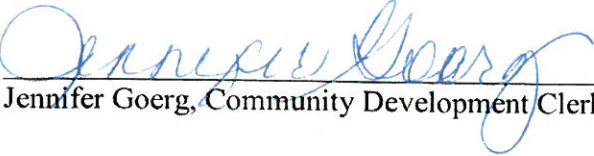
Resolution #18-007 Approved

Mark Powers moved to adjourn the meeting at 5:46 p.m. Second by Mark Ross.



Mark Powers, Chairperson

ATTEST:



Jennifer Goerg, Community Development Clerk

3A-1

City of Hiawatha
Community Development Department
Building, Zoning, Code Enforcement & Development
101 Emmons St., Hiawatha Iowa, 52233-1697
PHONE (319) 294-2929 FAX (319) 393-1516

Purpose: Rezoning Request: A to C-4

Date: 6/15/2018

To: Planning & Zoning Commission

Name of Plan: JANETTE H AMES

Address: 2112 Robins Road

Number of Lots: 2 parcels: 21 total acres

Reviewed by: Patrick Parsley, Community Development Director

Description: This development encompasses two lots currently zoned for Agricultural use. The property is currently an agricultural use and contains one single a family dwelling. The lots to the north remain in an agricultural zone; to the south is C-4; to the west is I-2 and across Robins Road to the east is R-MH and C-4.

The area is projected to be commercial use in the Comprehensive Plan. It is located next to a project "Neighborhood Village Center" which is envisions a mix of commercial uses and dense residential. As the development moves closer to Tower Terrace the plan calls for additional C-3 and possible R-7 zones.

Report: *In determining zoning uses for a particular property, the City will take into account both the property's physical characteristics and the location of the property relative to available services and facilities such as roads, water, sewer, utility services, fire protection, the degree and intensity of development in the vicinity, the surrounding neighborhood character, and Comprehensive Plan policies regarding land use applicable to the property. It is the City's intent to obtain the best possible harmony between the physical characteristics of a site and the type and intensity of development proposed for the site. Land having development constraints due to topography and location within a flood plain shall be avoided or used for lower intensity development unless constraints are mitigated to the satisfaction of the City.*

(Summary of Reclassification of Property: Unified Development Code Section
165.92)

Site Considerations: This site contains no topography requiring specific restraints for the development of commercial uses. This property is not in a flood plain and there are no steep slopes. Complying with the SUDAS standards, storm water management standards and the Unified Development code will facilitate appropriate land and infrastructure development.

This site has ready access to city water and the sanitary sewer system. This location along the arterial streets of Robins Road and Tower terrace will accommodate the commercial uses permitted in a C-4 zone.

Zoning Use Consideration: This site is adjacent to I-2, C-4 and R-MH zones. The proposed C-4 classification provides the necessary transition from industrial uses to the residential use. In addition, The 2016 Comprehensive Plan envisions the area between this site and Tower Terrace as a "village center" which will incorporate a variety of mixed uses including professional services, limited retail and residential. This mix will fit well next to this highway commercial zone.

3A-2

Reasonable Restrictions on Rezoning. Restrictions are required on the property to be rezoned at this time since it is next to an A zone and it is located within the Design Guidelines overlay. These restrictions will be implemented as part of the specific site development.

- To protect the adjacent property from adverse affects, screening will be required along the north lot line since it is a transitional yard adjacent to agricultural use.
- The property is in the Design Guidelines and issues regarding parking screening and building finishes must be addressed.

Recommendation: Community Development supports a recommendation for approval of this rezoning request.

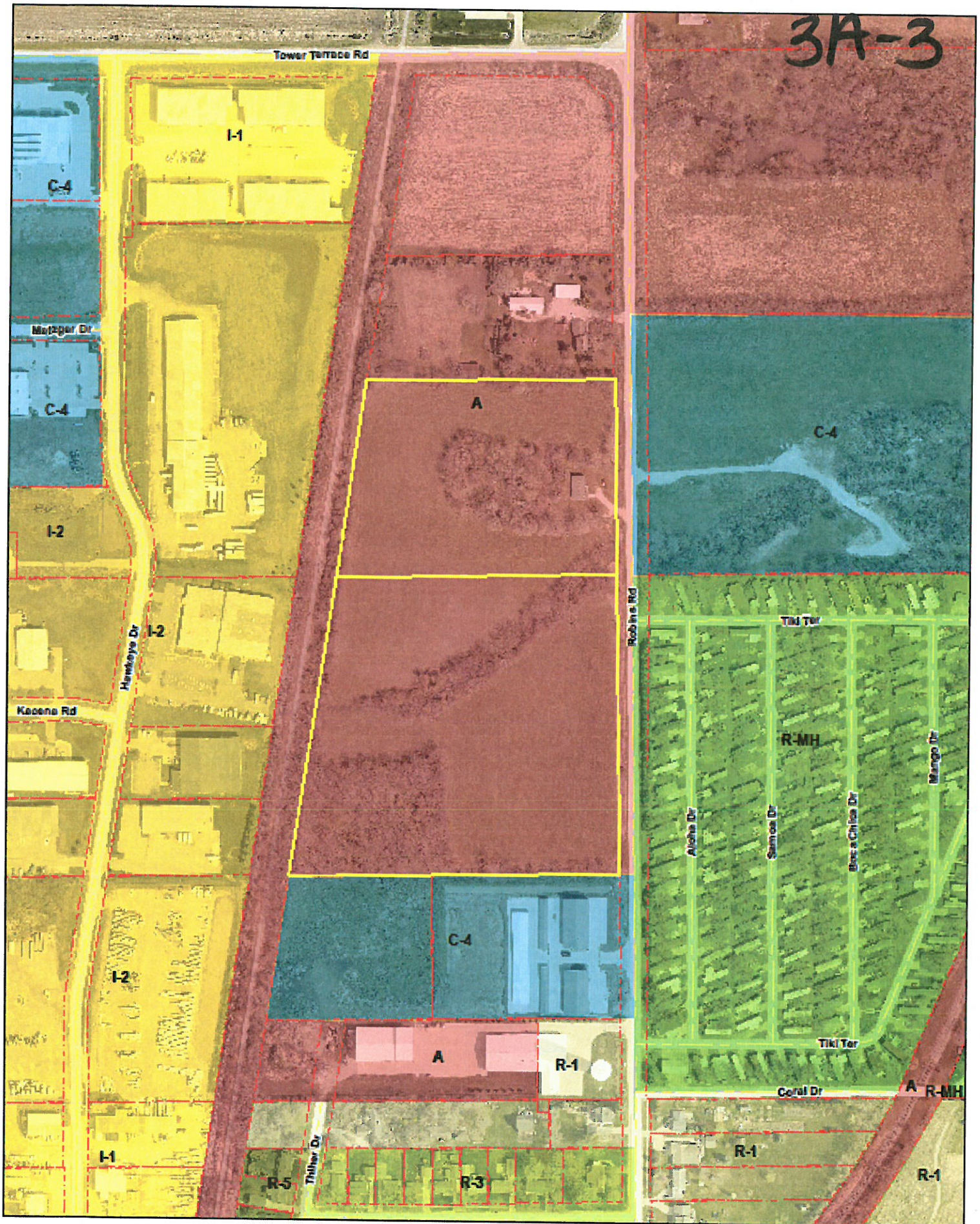
Attachments:

Zoning Map

Contours Map

Utility Access Map

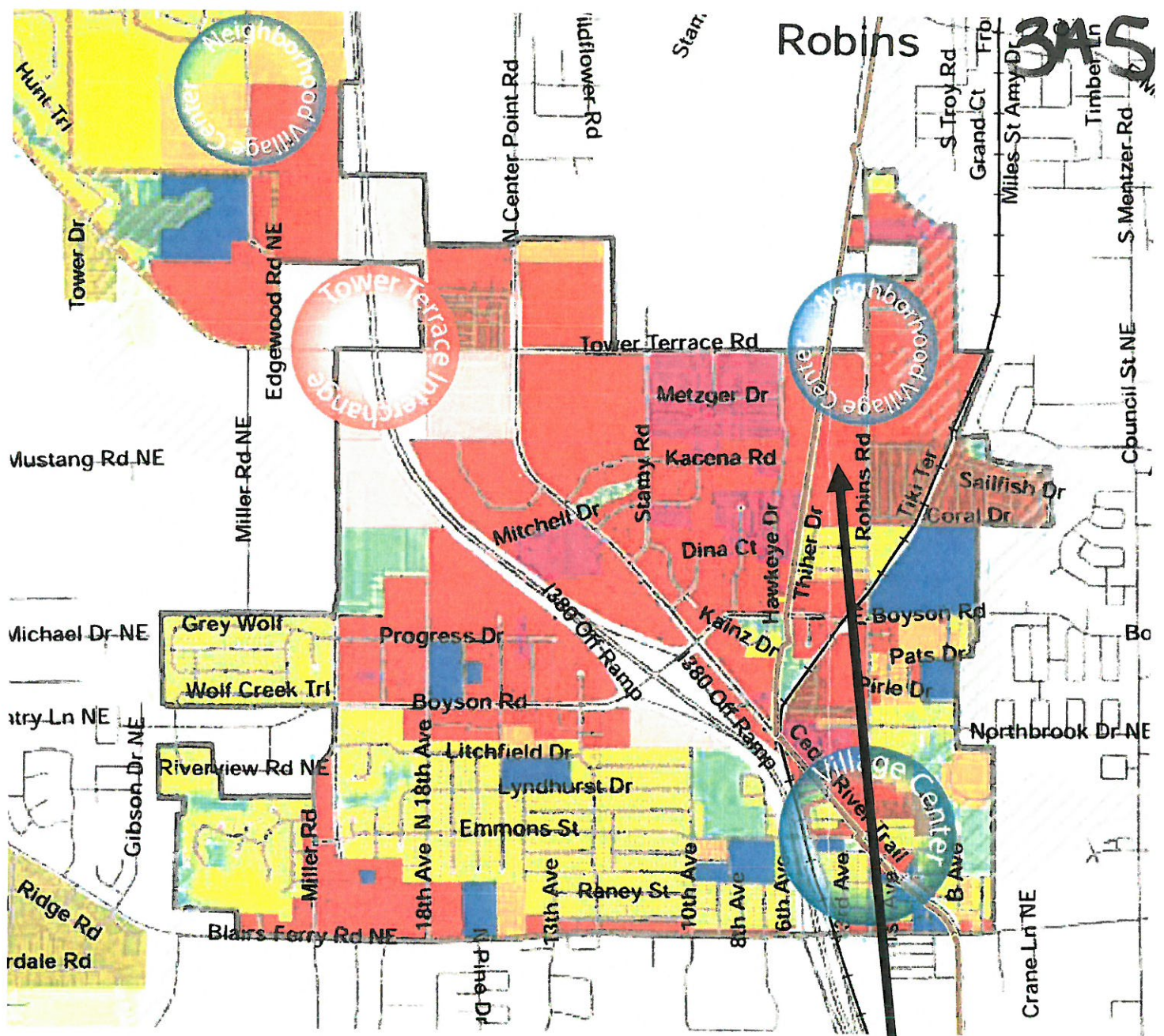
Future Land Use Map





3A-4





Future Land Use

- County Rural Lands
- County Natural Resource Area
- County Residential
- Civic/Institutional
- Commercial
- Industrial
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Manufactured Home

2112 Robins Road

3A-6

City of Hiawatha
Engineering Department
101 Emmons St., Hiawatha Iowa, 52233-1697
PHONE (319) 393-1515 ext. 511 FAX (319) 393-1516

To: Planning and Zoning Commission

Date: June 20, 2018

From: John C Bender PE, City Engineer

Re: Rezoning of 2112 Robins Road

Description: Rezoning from A to C-4

Report:

Engineering has reviewed the request for the rezoning of the property located at 2112 Robins Road from Agriculture to Central Service District. This site is adjacent to I-2, C-4 and R-MH zones. The 2016 Comprehensive Plan shows this area north of Tower Terrace as a "village center" which will incorporate a variety of mixed uses. The proposed C-4 classification provides the necessary transition.

The new addition directly across Robins Road, Bali Hai Addition, recently installed a new sanitary sewer to this area and provide sewer to an area not previously served. With the existing water main in Robins Road, this area can develop without concern for access to public utilities.

This rezoning seems compatible with the comprehensive plan. Engineering recommends approval.

3A-1



May 24, 2018

HONORABLE MAYOR AND CITY COUNCIL

81 Emmons Street
Hiawatha, Iowa 52233

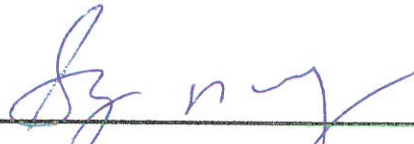
Honorable Mayor and Council Members:

We, the estate of Helen J. Ames, owners of the properties located at 2112 Robins Road, Hiawatha Iowa, 52233, more fully described as follows:

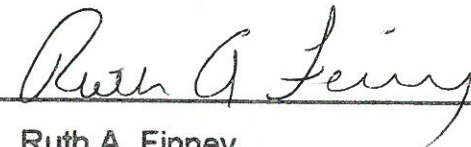
two platted properties, the first one being S RS NW SW-E of INTER SEC 28 TWP 84 R 7, the second property being N 45 7RDS SW SW-E of INTER SEC 28 TWP 84 R 7, respectfully request the rezoning of our properties from Agricultural to C-4.

We believe that this zoning change should be made because it would fit in with the City of Hiawatha's Comprehensive Plan. There are two properties located directly east, one is zoned as Commercial, the other is zoned as multi-residential. There is also an adjoining property directly south which is zoned commercial. This rezoning would also benefit us as we feel it will improve the marketability of said properties should we decide to put them on the market.

Respectfully submitted,




Suzanne M. Young (executor)



Ruth A. Finney



Joel A. Ames

DocuSigned by:

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Luke A. Ames