

AGENDA
SPECIAL CITY COUNCIL MEETING
CITY OF CARTER LAKE
Monday, July 14, 2014 - 5:00 p.m.

Roll Call

- 1. Resolution to set date for Public Hearing regarding the proposed amendment to the Unified Land Development Ordinance and map.**
- 2. Review and discuss draft development agreement with Fleetpark, LLC.**

Adjourn

07-14-14
dm

01-05-04

dm

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE UNIFIED LAND DEVELOPMENT ORDINANCES
OF
THE CITY OF CARTER LAKE

BE IT ORDAINED BY THE CITY COUNCIL OF
THE CITY OF CARTER LAKE, IOWA

Section 1. That the Unified Land Development Ordinances of the City of Carter Lake Iowa are hereby amended to include new Section 20A, "P-I/ Planned Industrial District", which shall read as follows:

20A01 PURPOSE. The P-I District is intended to provide for the development of assemblage facilities, manufacturing facilities, research and development activities, business services, storage and distribution centers in an industrial park setting. The facilities in the planned industrial district are designed to be used in common by sharing ingress and egress roads, ensuring appropriate design with respect to traffic arteries and compatibility with surrounding uses. Final authority over development plans shall be retained by the City Council, with extensive review by the Planning Board.

20A02 PERMITTED USES. Reference Table 4-1 Use Matrix for the types of uses permitted.

20A03 SITE DEVELOPMENT REGULATIONS. Minimum tract size, lot size, setback requirements, height, lot coverage, signage and landscaping shall be determined through the development plan review procedures described in this chapter. The components of an approved development plan shall prevail over conflicting standards or regulations elsewhere in this title. The P-I District must comply with BP (Business Park) District regulations and performance point requirements of that district.

20A04 DEVELOPMENT PLAN REVIEW PROCEDURE.

The development plan review procedure shall be as follows:

- A. Application. Applications for approval must conform to the application requirements applicable to a MU (Mixed Use District), with the following additions:
1. A letter of intent stating the proposed uses, improvements necessary to serve the development, construction time frame and proposed phasing of the project;
 2. The development name and legal description of the boundary;

3. A north arrow, scale, bar scale and date;
 4. The names and addresses of the owner, and the architect or engineer preparing the plan;
 5. All established floodway or floodway fringe encroachment limits;
 6. A soils and drainage report prepared by the engineer. The report shall show the general soil and drainage conditions and include preliminary recommendations pertaining to the adaptability of the property proposed for development;
 7. Proposed landscaping plan;
 8. Proposed signage plan;
 9. Architectural drawings, renderings, or other visual documents which illustrate proposed building design.
- B. Review by Planning Board. The Planning Board, in reviewing the development plan, shall take into consideration conformance with the comprehensive plan, recognized principles of land use planning, landscaping, architecture, the conservation and stabilization of the value of property, adequate open space for light and air, congestion of public streets, the promotion of public safety, health, convenience and comfort and the general welfare of persons using the facility. In addition to the proposed use meeting the general requirements herein set forth, the board in recommending approval of the proposed development plan may recommend certain conditions to be attached to such use which the board deems necessary in order to carry out the intent and purpose of this title. Such conditions may include, but are not limited to an increase in the required lot or yard area, control of the location and number of vehicular access points to the property, limitations on the net square footage of signs, lot coverage limitations and/or height of buildings because of obstruction to view and reduction of light and air to adjacent property, required screening and landscaping where necessary to reduce noise and glare and designation of responsibility for maintenance of the property.
- C. Review by City Council. The recommendation of the Planning Board shall be transmitted to the City Council for final action. The City Council, after proper notice, shall hold a public hearing and act upon any ordinance establishing a P-I district. Proper notice shall mean the same notice established for any other zoning amendment.
- D. Building Permit Review. The Building Inspector shall review all building and public works construction permits for compliance with the approved development plan. The building permit review shall otherwise conform to Section 29 – Administration and Procedures.

20A05 SIGNS AND LANDSCAPING AND SCREENING

In addition to signage and landscaping and screening approved in the development plan, signage and landscaping and screening in this district shall comply with Section 27, "Sign Regulations" and Section 25, "Landscaping and Screening" per the BP (Business Park District).

20A06 SUPPLEMENTAL USE REGULATIONS

Developments within the P-I District shall conform to Section 23, Supplemental Use Regulations. Performance standards for industrial uses shall conform to the more restrictive provisions of either District M-1 or M-2.

SECTION 2. Table 4-1 (Use Matrix) of the Unified Land Development Ordinance of the City of Carter Lake, Iowa, is amended to read as the attached Table.

SECTION 3. Repealer. All ordinances or parts of ordinances in conflict with the provisions of the ordinance are hereby repealed.

SECTION 4. Severability Clause. If any of the provisions of this Ordinance are for any reason declared illegal or void, the lawful provisions of this Ordinance which are severable from said unlawful provisions shall remain in full force and effect.

SECTION 5. Effective Date. This Ordinance shall be in full force and effect from and after its final passage and publication.

PASSED
AND _____, 2014
APPROVED

GERALD WALTRIP, Mayor

Attest:

DOREEN MOWERY, City Clerk

The undersigned as City Clerk of Carter Lake, Iowa does hereby certify that on _____, 2014, I posted true and exact copies of the foregoing ordinance in four public places to-wit: City Hall, Senior Center, American National Bank and Owen Memorial Library all within the limits of the City of Carter Lake, Iowa.

DOREEN MOWERY, City Clerk

FIRST CONSIDERATION: _____

SECOND CONSIDERATION: _____

THIRD CONSIDERATION: _____

414 Pole Buildings

No pole buildings shall be erected on any lot in Carter Lake without regard to the zoning of said lot. "Pole Building" is defined as a structure with wooden or metal poles as main supports, without a continuing permanent foundation, with studs, which are greater than 16 inches off of center, and with siding made of metal and/or wood material.

Table 4-1: Use Matrix: Agricultural and Residential Types

Use Types	R-1	R-2	R-3	R/ CC	RM	C/L	C-1	C-2	TC	C/A	BP	M-1	M-2	P-I
Agricultural Uses														
Horticulture						P	P	P				P	P	
Crop Production														
Animal Production														
Commercial Feedlots														
Livestock Sales														
Residential Uses														
Single-Family Detached	P	P	P	P	P									
Single-Family Attached	P	P	P	P										
Duplex	P	P	P											
Townhouse		P	P						C					
Multiple-Family*			P						C					
Manufactured Housing Residential	P	P	P	P	P									
Mobile Home Park*					P									
Mobile Home Subdivision*					P									
Retirement Residential*	C	C	P				P	P	C					

P Permitted by right or by right subject to supplemental regulations

C Permitted by Conditional Use Permit

* Use Permitted after Site Plan Approval

Blank Use not permitted in zoning district, unless established as a lawful nonconforming use

Zoning District Regulations

Use Matrix: Civic Use Types

Use Types	R-1	R-2	R-3	R/CC	RM	C/L	C-1	C-2	TC	C/A	BP	M-1	M-2	P-I
Civic Uses														
Administration						P	P	P	P	P	P	P	P	P
Clubs (Recreational)*	C	C	C	C	C	P	P	P	C	P	C	P	P	
Clubs (Social)*	C	C	C	C	C	P	P	P	P	P	P	P	P	
College/Univ*						P	P	P	P	P	P	P		
Convalescent Services		C	P		C	P	P	P	C					
Cultural Services	C	C	P	C	C	P	P	P	P	P	P	P		
Day Care (Limited)	P	P	P	P	P	P	P	P	P	C	C	C	C	
Day Care (General) *	C	C	P	C	C	P	P	P	P	P	P	C	C	C
Elder Home	C	C	P	C	C	P								
Emergency Residential	C	C	P	C	C	P	P	P	P					
Family Home	C	C	P	C	C	P	P							
Group Care Facility*			P			P	P	P	P	P				
Group Home		C	P			P	P	P	P	P				
Guidance Services						P	P	P	P	P	P	C	C	
Health Care						P	P	P	P	P	P	C	C	P
Hospitals*			C			C	C	C	P	P	P	C	C	
Maintenance Facility*						C		C		C		P	P	C
Park and Recreation	P	P	P	P	P	P	P	P	P	P	P	P	P	
Postal Facilities						C	P	P	P	P	P	P	P	P
Primary Education*	P	P	P		P	P	P	P	P	C				
Public Assembly*						C	C	C	P	P	C			
Religious Assembly*	P	P	P		P	P	P	P	P	P		C		
Safety Services	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Secondary Educ*	C	C	P		C	P	C	C	C	C				
Utilities*	C	C	C	C	C	C	C	C	C	P		P	P	C

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Zoning District Regulations

Use Matrix: Office and Commercial Use Types

Use Types	R-1	R-2	R-3	R/CC	RM	C/L	C-1	C-2	TC	C/A	BP	M-1	M-2	P-I
Office Uses														
Corporate Offices*			C			P	P	P	P	P	P	P	P	P
General Offices			C			P	P	P	P	P	P	P	P	P
Financial Offices*			C			P	P	P	P	P	P	P	P	P
Medical Offices*			C			P	P	P	P	P	P	P	C	P
Commercial Uses														
Ag Sales/Service*								C				P	P	
Auto Services*						C	C	C				P	P	
Body Repair*								C				P	P	
Equipment Repair*								C				P	P	
Bed and Breakfast						P	P	P	P	P				
Business Support Services						P	P	P	P	P	P	P	P	P
Business/Trade School						C	C	P	P	P	P	P	P	
Campground*														
Cocktail Lounge						C	C	C	C	C	C	C	C	
Commercial Rec* (Indoor)						C	C	P	P	P	P	P	P	
Commercial Rec* (Outdoor)										P		P	P	
Communication Service						P	P	P	P	P	P	P	P	P
Construction Sale/Service*							C	C				P	P	C
Consumer Service						P	P	P	P	P	P	P		P
Convenience Storage*												P	P	
Food Sales (Convenience)*						C	C	C		C	C	P	P	C
Food Sales (Limited)						P	P	P	P	P	P	P	P	

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** Missouri River corridor

Zoning District Regulations

Use Matrix: Commercial (continued) and Parking Use Types

Use Types	R-1	R-2	R-3	R/CC	RM	C/L	C-1	C-2	TC	C/A	BP	M-1	M-2	P-I
Commercial Uses														
Food Sales (General)						P	P	P	C	P	P	P	P	
Food Sales (Super markets)*						C	C	C	C	C	C	P	P	
Funeral Service			C			P	P	P		P		P	P	
Kennels*												P	P	
Laundry Services												P	P	
Liquor Sales						C	C	C	C	C	C	C	C	
Lodging*						P	P	P	P	P	P	C	C	
Personal Improvement						P	P	P	P	P	P	P	P	
Personal Services						P	P	P	P	P	P	P	P	
Pet Services						P	P	P	P	P	P	P	P	
Research Services						P	P	P	P	P	P	P	P	P
Restaurants (Drive-in)*						C	C	P		P	C	C	C	
Restaurants (General)*						P	P	P	P	P	P	C	C	
Restricted Business														
Retail Services (Limited)						P	P	P	P	P	C			
Retail Services (Large)*						C	C	C	C	C	C	P	P	
Retail Services (Mass)*						C	C	C		C		P	P	
Stables*														
Surplus Sales*												C	C	
Trade Services						C	C	C				P	P	C
Veh. Storage (Short-term)*												C	C	
Veterinary Services						C	C	C	C	C	C	C	C	
Parking Uses														
Off-Street Parking*						C	C	C	C	C	C	P	P	
Parking Structure*						C	C	C	C	C	C	P	P	

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Zoning District Regulations

Use Matrix: Industrial and Transportation Uses

Use Types	R-1	R-2	R-3	R/CC	RM	C/L	C-1	C-2	TC	C/A	BP	M-1	M-2	P-I
Industrial Uses														
Agricultural Industry*												C	C	
Auto rental/Sales*												C		
Construction Yards*												C	C	
Custom Manufacturing						C		C	C	C		P	P	P
Equip Rental/Sales												C	C	C
Light Industry												P	P	C
General Industry*												P	P	
Heavy Industry*													C	
Recycling Collection*													C	
Recycling Processing*													C	
Vehicle Storage (Long-term)*												C	C	
Warehousing (Enclosed)												P	P	C
Warehousing (Open)*												C	C	
Aviation*											C	C	P	C
Railroad Facilities													C	
Truck Terminal*												C	P	
Transportation Terminal*								P		P		P	P	C
Alternative Energy Production Devices													C	
Amateur Radio Tower	C	C	C	C	C									
Communications Tower*												C	C	C
WECS*													C	

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Resolution # _____

RESOLUTION SETTING DATE FOR A PUBLIC HEARING ON THE ADOPTION OF AN ORDINANCE AMENDING THE UNIFIED LAND DEVELOPMENT ORDINANCES OF THE CITY OF CARTER LAKE, IOWA TO INCLUDE A NEW SECTION FOR A P-I PLANNED INDUSTRIAL DISTRICT.

WHEREAS, the Planning board has considered and recommended an amendment to the Unified Land Development Ordinance to add a new section P-I Planned Industrial District; and

WHEREAS, the City Council will hold a public hearing to receive input regarding the proposed amendment to the Unified Land Development Ordinance; and

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CARTER LAKE, IOWA:

That the City Council will meet in the Council Chambers, City Hall, 950 Locust Street, Carter Lake, Iowa at _____ o'clock ____ .M., on the _____ day of July, 2014, for the purpose of holding a public hearing on the proposed amendment to the Unified Land Development Ordinance to include a new section for a P-I Planned Industrial District.

BE IT FURTHER RESOLVED:

That the City Clerk of the City of Carter Lake, Iowa is directed to publish notice of the set date and time for the Public Hearing.

PASSED AND APPROVED THIS 14th day of July, 2014.

Gerald Waltrip – Mayor

ATTEST:

Doreen Mowery, City Clerk

