

AGENDA
PUBLIC HEARING
SPECIAL CITY COUNCIL MEETING
COUNCIL WORKSHOP
CITY OF CARTER LAKE
Monday, August 11, 2014 - 7:00 p.m.

Roll Call

PUBLIC HEARING

Application to change zoning by Fleetpark, LLC from the current zoning of Business Park to “P-I/Planned Industrial District”

SPECIAL CITY COUNCIL MEETING

1. An Ordinance to amend the Unified Land Development Ordinances and Maps to change zoning for Fleetpark, LLC from Business Park District to “P-I/Planned Industrial District” (1st consideration).*

Adjourn

08-08-14

dm

* It is anticipated that the council may suspend the requirement that an ordinance must be considered and voted upon for passage at two council meetings prior to the meeting at which it is to be finally passed; and have the second and third considerations of the ordinance at this meeting.

NOTICE OF PUBLIC HEARING OF THE CITY COUNCIL
OF THE CITY OF CARTER LAKE

The City Council of the City of Carter Lake, Iowa, will hold a public hearing on Monday, August 11, 2014, commencing at 7:00 P.M. in the City Hall, 950 Locust Street, Carter Lake, Iowa, regarding an Application to Change Zoning by Fleetpark, LLC from the current zoning of a Business Park District to P-I/Planned Industrial District. The address of the properties is as follows:

2200 Abbott Dr., Carter Lake, Iowa
Carter Lake – Owen Parkway Add LT 7 Lots 6, 7, and 8

For all of the particulars of the Application, see the Application now on file at the Carter Lake City Hall with the City Clerk of the City of Carter Lake.

At said time and place, individuals may appear and speak in favor of or against the proposals to rezone the property. Written comments on the Application must be received by the City Clerk prior to the start of the public hearing. At the conclusion of the public hearing, the City Council will consider the Application and take appropriate action thereon.

Published at the direction of the City Council of the City of Carter Lake, Iowa.

Doreen Mowery, City Clerk

FOR OFFICE USE: CASE # _____ Receipt # _____
Z.B.A. Public Hearing: _____ Amount _____

CITY OF CARTER LAKE
APPLICATION FOR PLANNING BOARD AGENDA

1. APPLICANT: Lone Mountain Truck Leasing Phone: 866-512-5685
Address: 222 S. 15th St. suite 1302S Omaha, NE 68102 *Status: C.P.
2. REPRESENTED BY: Wayne Hoovestol Phone: 612-720-3500
Address: 1641 S 186th Cir. Omaha, NE 68130
3. STREET ADDRESS/LOCATION: 2200 Abbott Dr. Carter Lake, IA 51510
4. LEGAL DESCRIPTION: Carter Lake - Owen Parkway Add LT 7 Lots 6, 7, and 8
5. OWNERS NAME: Infogroup Inc., Info USA
6. OWNERS ADDRESS: 5711 S. 68th Cir. Omaha, NE 68127
7. REASONS FOR REQUEST AND INTENDED USES: Truck/Tractor sales, leasing, and storage
8. ZONING DISTRICT: P-I Planned Industrial District
9. PRESENT USE: Business Park District
10. COPY OF BLUEPRINTS OF INTENDED STRUCTURE. _____
11. ADMINISTRATIVE DECISION ISSUED: _____

FOR OFFICE USE

12. ATTACHED TO THE APPLICATION ARE:
- a. Denied "Building Permit Application" Form..... _____
 - b. Approves..... _____
 - c. Restrictions..... _____

THE FACTS PRESENTED ABOVE ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE:

13. SIGNATURE:  Date: 7/21/2014

TYPED OR PRINTED NAME: Wayne Hoovestol *Status: C.P.

*NOTE: P.O. = Property Owner C.P. = Contract Purchaser
O.H. = Legal Optionholder A. = Owner's authorized agent

FOR OFFICE USE: CASE # _____
C.P.C. Public Hearing: _____
C.P.C. Regular Meeting: _____

Receipt # _____
Amount \$ _____
By _____ Date _____

APPLICATION FOR ZONING MAP AMENDMENT

1. APPLICANT Lone Mountain Truck Leasing Phone: 866-512-5685

Address: 222 S. 15th St. suite 1302S Omaha, NE 68102 *Status: C.P.

2. REPRESENTED BY: Wayne Hoovestol Phone: 612-720-3500

Address: 1641 S. 186th Cir. Omaha, NE 68130

3. ADDRESS OR LOCATION 2200 Abbott Dr. Carter Lake, IA 51510
OF PROPERTY: _____

4. LEGAL DESCRIPTION: Carter Lake – Owen Parkway Add L.T 7 lots 6, 7, and 8

5. PRESENT ZONING DISTRICT: Business Park District

6. PROPOSED ZONING DISTRICT: P-I Planned Industrial District

7. REASONS FOR CHANGE Truck/ Tractor sales, leasing, and storage
AND INTENDED USE: _____

ATTACHED to the application are:

- A. Exhibit A – Rezoning plat (13 copies)
- B. Exhibit B – Titleholders and/or contract purchasers within 200 feet
- C. Exhibit C – Filing fee or receipt

For
Office Use

I verify I have discussed the proposed zoning map change with planning department staff and understand the permitted uses from the property, if rezoned.

The above facts are true and correct to the best of my knowledge.

Signed:  Date: 7/21/2014

(Attach a list if there is more than one petitioner.)

* Status:
(Designate one)

P.O. = Property Owner
L.H. = Legal Option Holder

C.P. = Contract Purchaser
A. = Owner's Authorized Agent

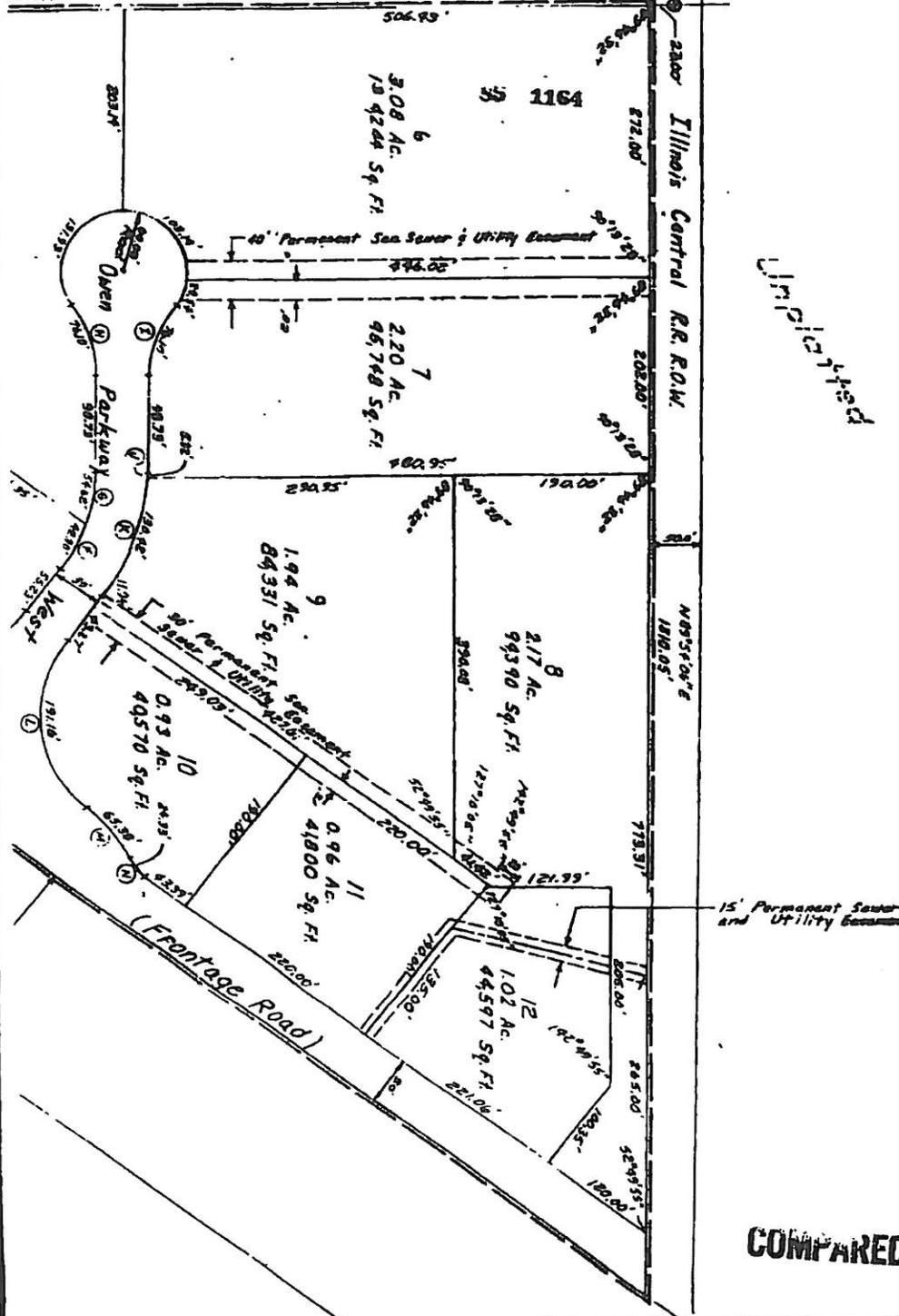
KWAY

COMPARED

Unplatted

N. 22° 14' 22" W
1276.07'

Point of Beginning



FINAL PLAT

Law, Pymmer & Associates, P.C.
 200 West 12th Street, Suite 200
 Des Moines, Iowa 50319
 Phone: 515-281-1000
 Fax: 515-281-1001

OWEN PARKWAY, CARTER LAKE, IOWA

Unplatted

COMPARED

830048-02
 2-28-12



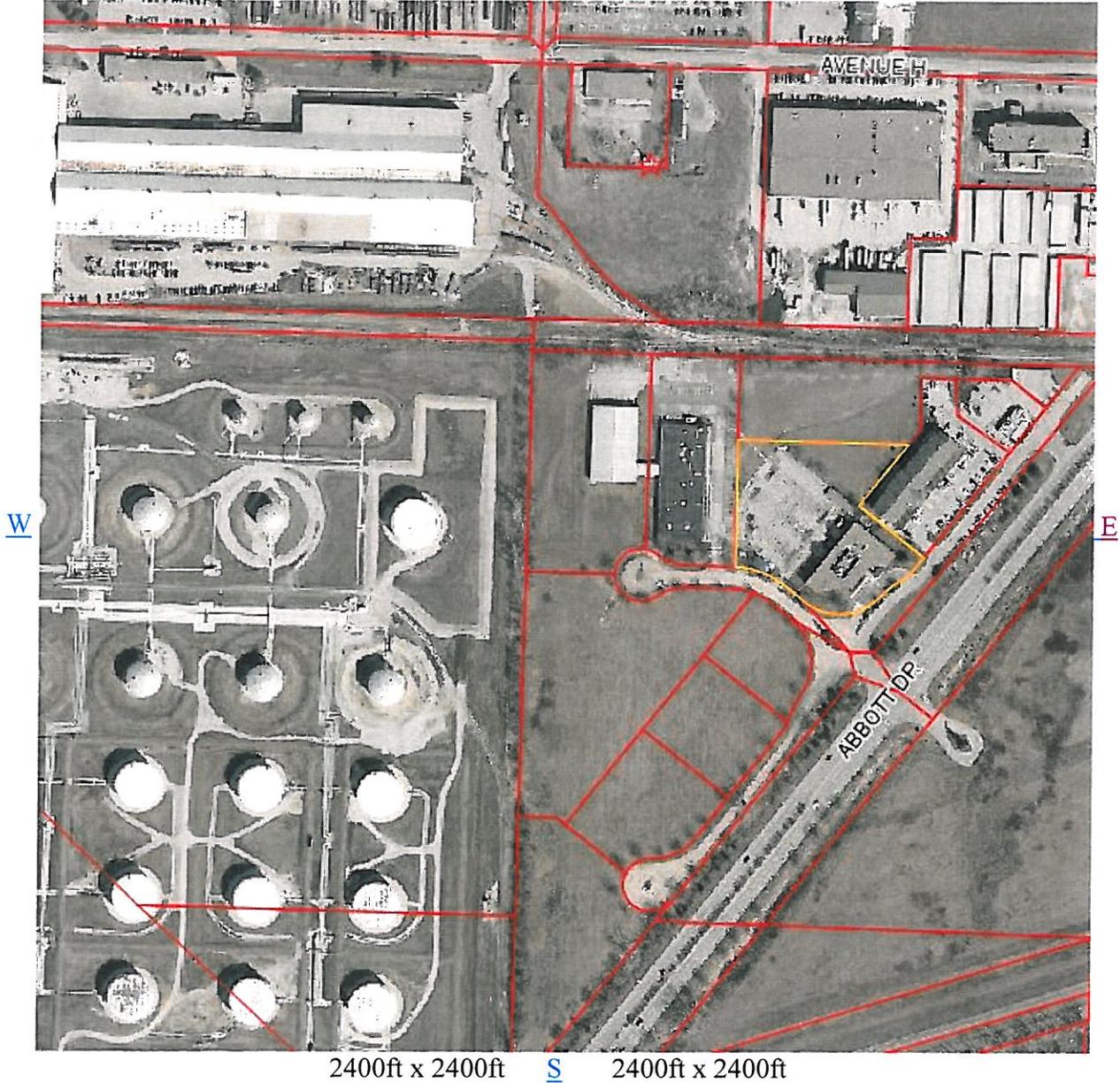
Building 3
3.08 Acres

Building 2
2.20 Acres

Building 1
2.87 Acres

[Find Property](#) [Res Sales](#) [Com DOVs](#)

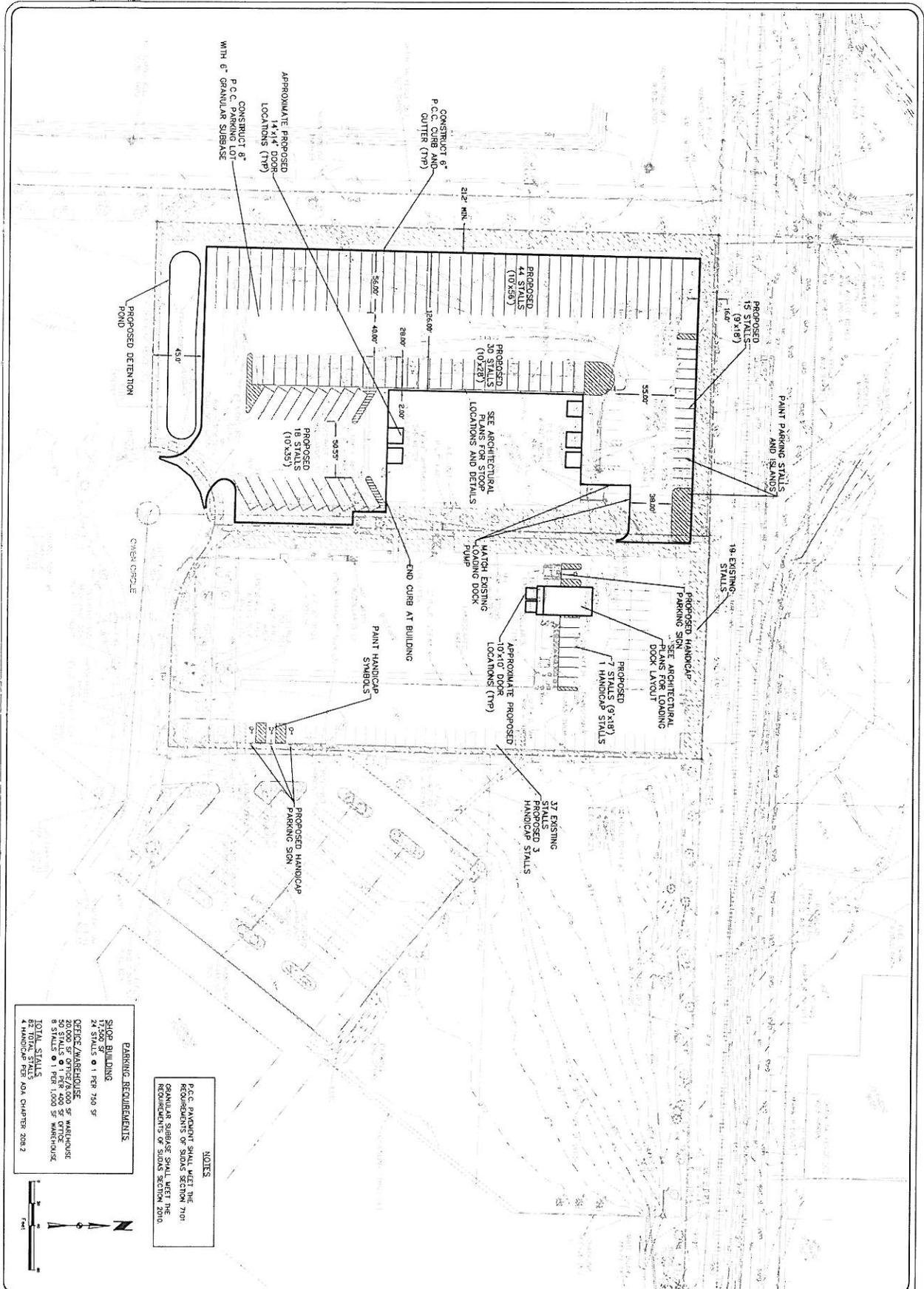
[Zoom Out](#) [Move North](#) [Zoom In](#)



Press 'ESC' to reset feet.

S 89°E 1576'

[Find Property](#) [Res Sales](#) [Com DOVs](#)

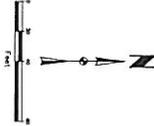


PARKING REQUIREMENTS

SHOP BUILDING	17,500 SF
24 STALLS @ 7 PER 750 SF	
OFFICE/WAREHOUSE	20,000 SF OFFICE/20,000 SF WAREHOUSE
8 STALLS @ 1 PER 1,000 SF WAREHOUSE	
TOTAL STALLS	42 TOTAL STALLS
	4 HANDICAP PER ADA CHAPTER 208.2

NOTES

P.C.C. PARKING SHALL MEET THE REQUIREMENTS OF SDAS SECTION 701. GRANULAR SUBBASE SHALL MEET THE REQUIREMENTS OF SDAS SECTION 2010.



project **LONE MOUNTAIN PARKING LOT**
 client **LONE MOUNTAIN**
 sheet **CML SITE PLAN**

Project No. **D03**
 Date **10/20/14**

DATE	REVISION
PLATT	
SIL	
B.R.	
W.C.	

hgm
 ASSOCIATES INC
 640 FIFTH AVENUE COUNCIL BLUFFS, IOWA
 PHONE: (712) 323-0530

This drawing is being made available by firm associated herewith for use on this project in accordance with legal requirements. It is intended for government use only. It is not to be used for any other purpose without the express written consent of the firm associated herewith.



P.O. Box 1085
Omaha, NE
68101-1085
712.347.5500
712.347.6166 FAX
800.831.9252 WATS
www.owenind.com

May 15, 2014

City of Carter Lake, Iowa
The Honorable Jerry Waltrip, Mayor
950 Locust Street
Carter Lake, Iowa 51510

Re: *One Owen Parkway* Development

Dear Mayor Waltrip:

It has come to our attention that a potential buyer is evaluating the purchase of several buildings adjacent to *One Owen Parkway* for the purpose of operating a trucking firm. We also understand that the buyer may periodically store truck tractors in an area located at the back of the property. As an adjoining land owner, and as a fervent supporter of the City of Carter Lake that recently decided to locate a \$35 million dollar Metals Service Center facility in Carter Lake, we would like to go on record supporting the city's approval of the trucking company plans. This opportunity provides the City a means to broaden its economic base and improve its stature with other, new prospective companies interested in relocation.

As you know the south side of the City of Carter Lake is prone to flooding. We do request that the new owner agree that before any new development involving construction, paving, or earthwork is approved, that the site be included in a comprehensive storm water control plan involving the city and all the area businesses to mitigate future flooding events.

Sincerely,

A handwritten signature in blue ink that reads "RE Owen".

Robert E. Owen, Chairman

Doreen Mowery

From: rfowenco@kc.rr.com
Sent: Thursday, August 07, 2014 4:18 PM
To: Doreen Mowery
Subject: notice of public hearing-zoning change

Doreen, please pass this on to the mayor, I know he does not use email. I received the notice of public hearing for the planning board and city council to discuss the potential zoning changes for 2200 Abbott Dr. Considering the covenants that are currently in place for all properties, it seems premature to consider any zoning changes at this time.