

**PUBLIC HEARING
AND
SPECIAL PLANNING BOARD MEETING
Monday, June 30, 2014 - 7:00 P.M.
City Hall - 950 Locust St., Carter Lake, Iowa**

PUBLIC HEARING

1. Proposed adoption of an ordinance to amend the Unified Land Development Ordinances to include a new section entitled P-I – Planned Industrial District to add a new zoning classification.

Roll Call

1. Review the proposed zoning classification Planned Industrial District.
2. Recommendation to the city council regarding proposed ordinance and zoning classification.

Adjourn

06/27/14
dm

From: [Ed Palandri](#)
To: [Doreen Mowery](#)
Subject: Re: Planned Industrial District
Date: Thursday, June 19, 2014 5:31:19 PM

Hi Doreen,
Nice work on making the changes to the ordinance!
Here a a few suggestions, all minor stuff.
Thanks,
Ed

Paragraph 20A03, Line 6, BP in lieu of B-P
Paragraph 20A04, Line 1, Planning Board in lieu of city Planning Board
Paragraph 20A05, Line 4, Landscaping and Screening in lieu of Landscaping and BP
in lieu of B-P
Paragraph 20A06, Line 1 & 2 "Supplemental Use Regulations" in lieu of Supplemental
Use Regulations.

On Thu, Jun 19, 2014 at 10:22 AM, Doreen Mowery <Doreen.Mowery@carterlake-ia.gov> wrote:

Here is the proposed ordinance for the new Planned Industrial District. This reflects the proposed changes made by the planning board on June 12. The Planning Board will be having a public hearing on June 30, 2014 at 7:00 PM and then they will make a recommendation to the council.

Planning Board – Please review to make sure I made the changes discussed.

Doreen Mowery

City Clerk

City of Carter Lake

950 Locust St.

Carter Lake, IA 51510

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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: _____