

SPECIAL PLANNING BOARD MEETING
Thursday, June 12, 2014 - 7:00 P.M.
City Hall - 950 Locust St., Carter Lake, Iowa

Roll Call

1. Review the proposed zoning classification Planned Industrial District.
2. Set date for public hearing regarding the proposed amendment to the Unified Land Development Ordinance and map.

Adjourn

06/11/14

lr

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. Business and industrial activities shall be primarily enclosed operations with significant screening and landscaping of exterior operations and storage. Final authority over development plans shall be retained by the city council, with extensive review by the planning commission.

20A02 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.

20A03 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 city 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. Adoption of a district by the Planning Board shall otherwise conform to the rules for adoption of a MU or PUD overlay district.

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. No building or public works construction permit shall be issued if it is determined by the Building Inspector to be inconsistent with the approved development plan. However, the Building Inspector shall have the authority to approve minor changes to the development plan. If the Building Inspector determines that major changes are requested, review and approval by the Planning Board and City Council shall be required.

20A04 SIGNS.

In addition to the signage approved in the development plan, signage in this district shall comply with Section 27, "Sign Regulations."

20A05 ADDITIONAL REGULATIONS.

Business and industrial activities shall be primarily enclosed operations with significant screening and landscaping of exterior operations and storage.

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.

Attest:

PASSED
AND _____, 2014
APPROVED

DOREEN MOWERY, City Clerk

GERALD WALTRIP, Mayor

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, Carter Lake Hardware, Peoples 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	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	
Hospitals*			C			C	C	C	P	P	P	C	C	
Maintenance Facility*						C		C		C		P	P	
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	
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	
Secondary Educ*	C	C	P		C	P	C	C	C	C				
Utilities*	C	C	C	C	C	C	C	C	C	P		P	P	P

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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	Addl Reg
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	
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	P
Consumer Service						P	P	P	P	P	P	P		P
Convenience Storage*												P	P	P
Food Sales (Convenience)*						C	C	C		C	C	P	P	
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	Addl Reg
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	
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	P
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	P
Parking Structure*						C	C	C	C	C	C	P	P	P

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C Permitted by Conditional Use Permit

***** Use Permitted after Site Plan Approval

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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	Addl Reg
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	P
Light Industry												P	P	P
General Industry*												P	P	C
Heavy Industry*													C	
Recycling Collection*													C	
Recycling Processing*													C	
Vehicle Storage (Long- term)*												C	C	
Warehousing (Enclosed)												P	P	
Warehousing (Open)*												C	C	P
Aviation*											C	C	P	
Railroad Facilities													C	
Truck Terminal*												C	P	P
Transportation Terminal*								P		P		P	P	P
Alternative Energy Production Devices													C	
Amateur Radio Tower	C	C	C	C	C									
Communications Tower*												C	C	C
WECS*													C	

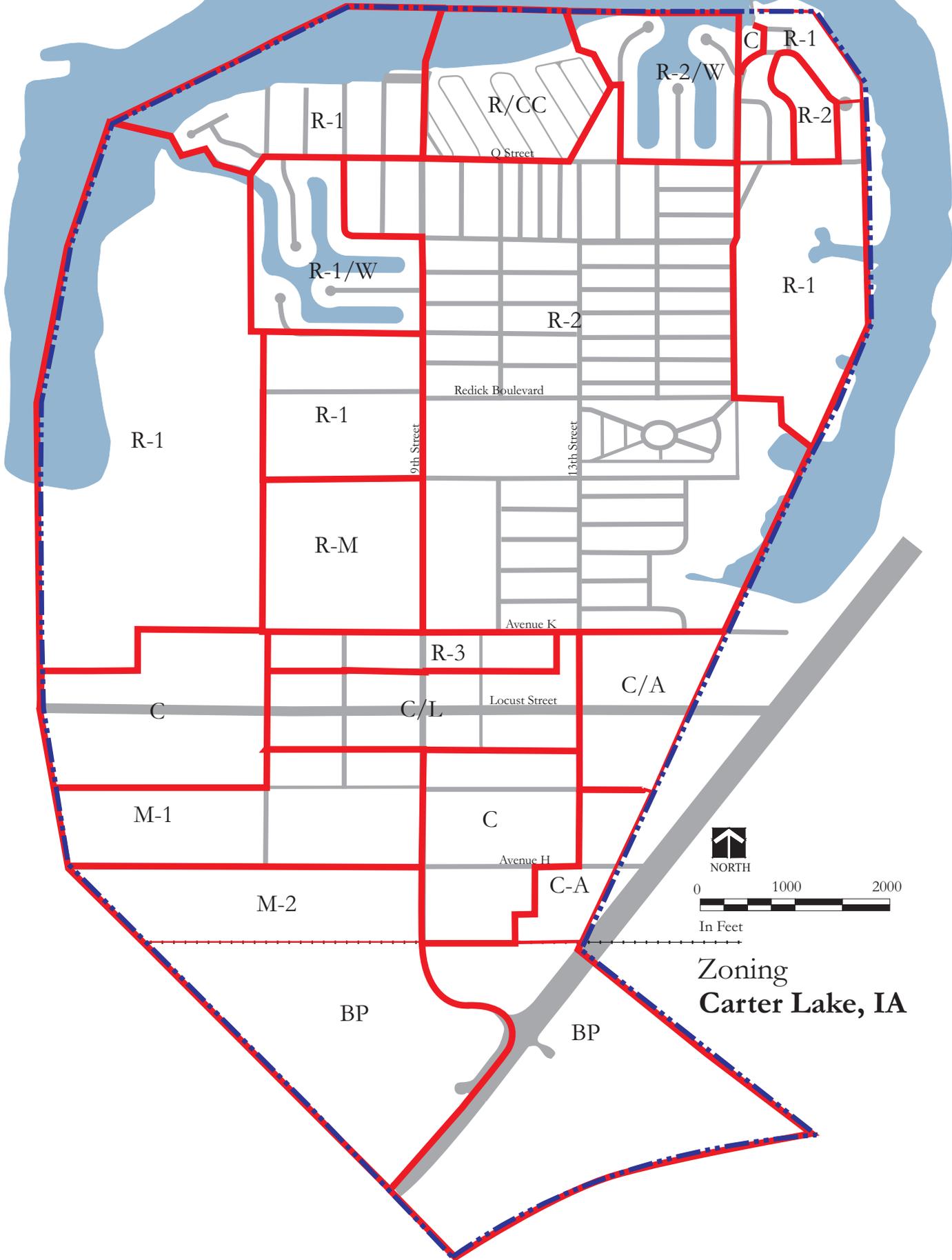
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C Permitted by Conditional Use Permit

* Use Permitted after Site Plan Approval

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Attachment A
August 8, 2006

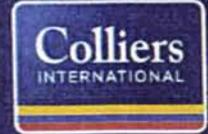


Zoning
Carter Lake, IA

FOR SALE OR LEASE > OFFICE SPACE

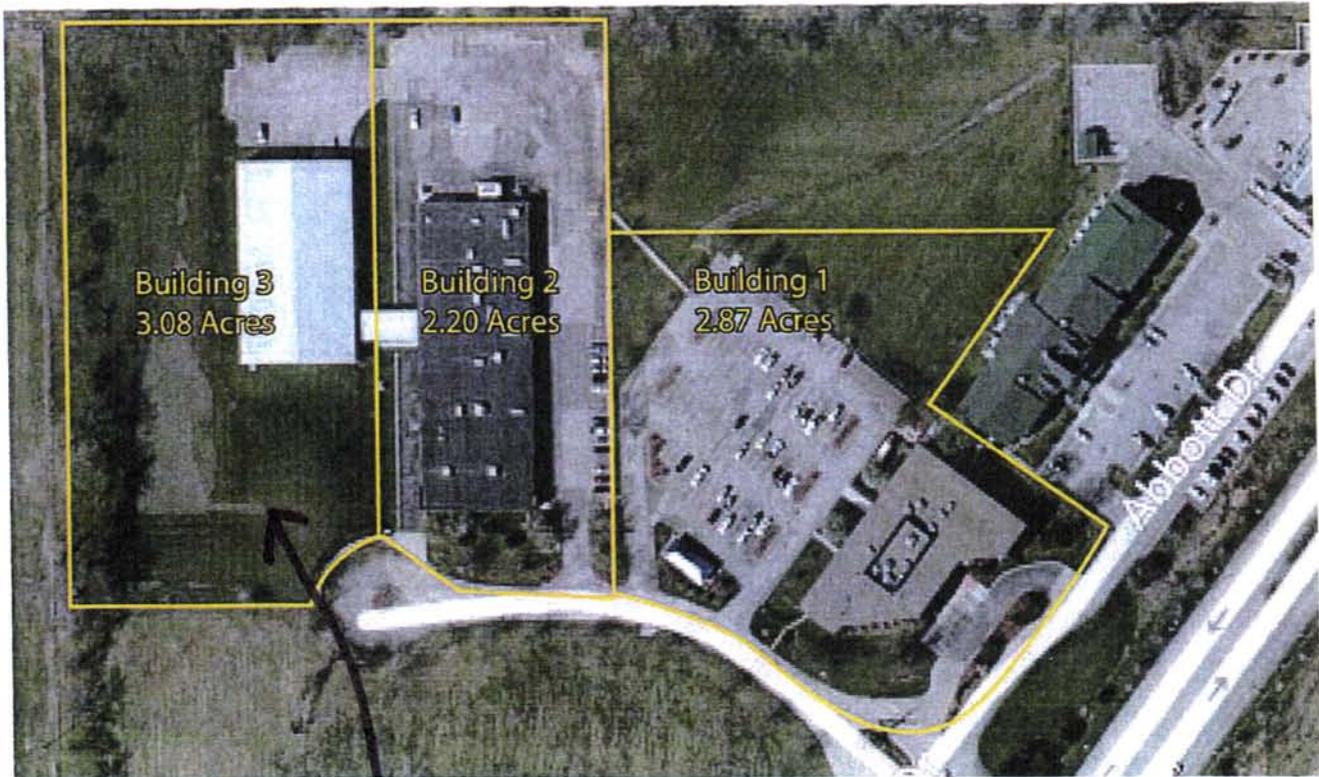
CARTER LAKE EAST OFFICE BUILDING

2200 ABBOTT DRIVE, CARTER LAKE, NE 51510



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Aerial



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Council Bluffs, Iowa, Code of Ordinances >> Title 15 - ZONING* >> Chapter 15.19 P-I/PLANNED INDUSTRIAL DISTRICT >>

Chapter 15.19 P-I/PLANNED INDUSTRIAL DISTRICT

Sections:

- [15.19.010 Statement of intent.](#)
- [15.19.020 Principal uses.](#)
- [15.19.030 Conditional uses.](#)
- [15.19.040 Accessory uses.](#)
- [15.19.050 Site development regulations.](#)
- [15.19.060 Development plan review procedure.](#)
- [15.19.470 Signs.](#)
- [15.19.080 Additional regulations.](#)

15.19.010 Statement of intent.

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. Business and industrial activities shall be primarily enclosed operations with significant screening and landscaping of exterior operations and storage. Final authority over development plans shall be retained by the city council, with extensive review by the planning commission.

(Ord. 5688 § 1 (part), 2002).

15.19.020 Principal uses.

The following principal uses shall be permitted outright in a P-I district:

- (1) Business, professional office;
- (2) Business goods and service establishment;
- (3) Equipment sales and rental;
- (4) General government use;
- (5) Local utility services;
- (6) Manufacturing, light;
- (7) Warehousing and distribution, limited.

(Ord. 5688 § 1 (part), 2002).

15.19.030 Conditional uses.

The following conditional uses shall be permitted in a P-I district in accordance with the requirements set forth in Chapter 15.27:

- (1) Communication tower;
- (2) Manufacturing, general;
- (3) Day care services.

(Ord. 5688 § 1 (part), 2002).

15.19.040 Accessory uses.

The following accessory uses shall be permitted in a P-I district:

- (1) Uses of land or structures customarily incidental and subordinate to one of the principal uses in the P-I district, unless otherwise excluded.

(Ord. 5688 § 1 (part), 2002).

15.19.050 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.

(Ord. 5688 § 1 (part), 2002).

15.19.060 Development plan review procedure.

The development plan review procedure shall be as follows:

- (1) Application. A completed application form and ten (10) copies of the development plan along with the required fee shall be submitted to community development department. The development plan shall be reviewed in accordance with the procedures outlined below. The following information shall be submitted to the community development department:
 - (A) A letter of intent stating the proposed uses, improvements necessary to serve the development, construction time frame and proposed phasing of the project;
 - (B) The development name and legal description of the boundary;
 - (C) A north arrow, scale, bar scale and date;
 - (D) The names and addresses of the owner, and the architect or engineer preparing the plan;
 - (E) A location map showing the proposed development and its relationship to existing abutting subdivisions and community facilities such as streets, schools, parks and commercial areas;
 - (F) All established floodway or floodway fringe encroachment limits;
 - (G) 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;
 - (H) Location and size of any sites to be considered for dedication for public use;
 - (I) Layout, numbers and dimensions of all proposed lots;
 - (J) The location, width, name, grade and typical cross-sections of all proposed streets within the development and the width and name of any platted street located within two hundred (200) feet of the site;
 - (K) The location and width of other public ways, railroad right of ways, utility and all other easements, existing or proposed within the development and within two hundred (200) feet;
 - (L) Existing and proposed contour intervals of not more than five feet;
 - (M) All existing and proposed underground installations within the proposed development or adjacent thereto or the location of the nearest available facilities;
 - (N) The location of all existing and proposed structures, proposed parking areas, pedestrian

- ways, private and public streets and landscaping;
- (O) Proposed landscaping plan;
 - (P) Proposed signage plan;
 - (Q) On projects twenty (20) acres or more in area, or as deemed necessary by the community development director, a traffic impact study to include: (i) data on existing peak hour traffic volumes and conditions; (ii) directional distribution estimates of added traffic; (iii) projections of added traffic volumes for all of the appropriate critical hours; determination of needed improvements, controls, driving locations, and their design; (iv) and identification of any need for additional right-of-way which could be secured from the developer, shall be submitted;
 - (R) Architectural drawings, renderings, or other visual documents which illustrate proposed building design.

The community development department director shall determine the adequacy and completeness of the development plan application. The community development department director may require additional information prior to scheduling review by the city planning commission.

- (2) Review by City Planning Commission. The city planning commission, 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 commission in recommending approval of the proposed development plan may recommend certain conditions to be attached to such use which the commission 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.
- (3) Review by City Council. After review of the development plan by the city planning commission, it shall be forwarded to the city council, with its written recommendations whether for approval or denial, whereupon the city council may take action on the plan. Approval of the development plan shall be by city council resolution.
- (4) Building Permit Review. The community development department director shall review all building and public works construction permits for compliance with the approved development plan. No building or public works construction permit shall be issued if it is determined by the community development department director to be inconsistent with the approved development plan. However, the community development department director shall have the authority to approve minor changes to the development plan. If the community development department director determines that major changes are requested, review and approval by the city planning commission and city council shall be required.

(Ord. 5688 § 1 (part), 2002).

15.19.470 Signs.

In addition to the signage approved in the development plan, signage in this district shall comply with Chapter 15.33, "Signs."

(Ord. 5688 § 1 (part), 2002).

15.19.080 Additional regulations.

Business and industrial activities shall be primarily enclosed operations with significant screening and landscaping of exterior operations and storage.

(Ord. 5688 § 1 (part), 2002).