

# CITY OF HUXLEY

TUESDAY \*\* MAY 17, 2016 \*\* CITY HALL \*\* 7:15 P.M.

## CITY COUNCIL CHAMBERS

### REGULAR SESSION OF THE CITY OF HUXLEY'S PLANNING AND ZONING COMMISSION

#### AGENDA

---

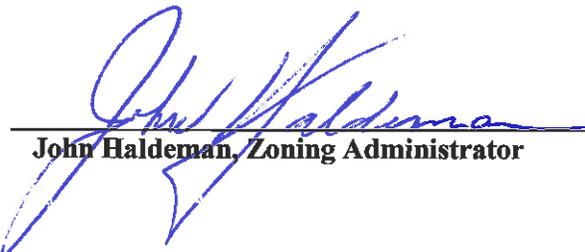
PUBLIC NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF HUXLEY, IOWA, WILL MEET IN THE **HUXLEY CITY COUNCIL CHAMBERS**, 515 NORTH MAIN AVE., HUXLEY, IOWA, IN A REGULAR SESSION AT 7:15 P.M. ON TUESDAY THE 17TH DAY OF MAY, 2016 TO CONSIDER THE MATTERS ENUMERATED IN THE AGENDA BELOW:

- 1.0) ROLL CALL
- 2.0) MOTION TO APPROVE THE MINUTES FROM THE FOLLOWING MEETINGS:
  - 2.1) MAY 9, 2016 – Regular Meeting

#### COMMISSION AGENDA ITEMS:

- 3.0) PUBLIC HEARING : NONE
- 4.0) DISCUSSION AND POSSIBLE ACTION
  - 4.1) Motion to approve Site Plan for Casey's South.
  - 4.2) Motion to schedule Public Hearing on request for rezoning of property in Prairie Ridge.
  - 4.3) Discussion on Solar Arrays
- 5.0) COMMENTS AND UPDATES  
City Staff and Engineer, Mayor and Council and Public
- 6.0) ADJOURNMENT

THIS NOTICE IS HEREBY GIVEN AT LEAST 24 HOURS PRIOR TO THE COMMENCEMENT OF THE MEETING SPECIFIED ABOVE. THIS WAS DONE BY ADVISING THE NEWS MEDIA WHO HAVE FILED A REQUEST FOR NOTICE AND BY POSTING THE NOTICE ON THE FRONT WINDOW IN THE LOBBY AREA IN CITY HALL THAT IS ACCESSIBLE TO THE PUBLIC. THIS WAS ALL PURSUANT TO CHAPTER 21 OF THE CODE OF IOWA.



---

John Haldeman, Zoning Administrator

## John Haldeman

---

**From:** Dave Chapin [DaveC@sgadesigngroup.com]  
**Sent:** Tuesday, April 26, 2016 2:58 PM  
**To:** John Haldeman  
**Cc:** Hal Staples  
**Subject:** Casey's - Huxley, IA  
**Attachments:** 03\_AL-101-AL-101.pdf

Mr. Haldeman,

Attached is the proposed Casey's Site Plan for your review.  
As discussed, the existing building and proposed addition are both located 10'-7" from the east property line.  
Please review and let us know if you see any issues with the attached Site Plan.

Also, if you would, please reply to this e-mail and attach the Site Plan Application.

Thank you for your assistance.

Respectfully,

**David Chapin, Sr. Project Manager**  
**SGA Design Group**

1437 South Boulder Ave., Suite 550  
Tulsa, OK 74119.3609  
918.587.8602, ext. 236 (direct)  
918.587.8600 (office)  
918.587.8601 (fax)  
[davec@sgadesigngroup.com](mailto:davec@sgadesigngroup.com)  
[www.sgadesigngroup.com](http://www.sgadesigngroup.com)

Like/Subscribe:



This message is for the designated recipient only and may contain privileged, proprietary, copyrighted, or otherwise private information. If you have received it in error, please notify the sender immediately and delete the original. Any other use of the email by you is prohibited.





**VEENSTRA & KIMM, INC.**

3000 Westown Parkway • West Des Moines, Iowa 50266-1320

515-225-8000 • 515-225-7848 (FAX) • 800-241-8000 (WATS)

---

May 10, 2016

John Haldeman  
City Administrator  
City of Huxley  
515 N. Main Avenue  
Huxley, Iowa 50124

HUXLEY, IOWA  
CASEY'S BUILDING ADDITION  
SITE PLAN REVIEW

We have reviewed the proposed Casey's Building Addition site plan and offer the following comments:

1. (167.09.1) The boxed notes at the top of the sheet referencing the 8-inch sanitary sewer installation should be removed as this sewer is existing.
2. (167.09.1) There is an existing stormwater flume and intake in the northeast corner of the site. The stormwater sewer system for the site needs to be shown. How will the relocated dumpster impact the flume and stormwater drainage?
3. (167.09.6) The location of the existing trees and bushes need to be shown as well as a note or statement they are to be protected.
4. (167.10.8) Required number of parking stalls is 11. Thirteen (13) stalls will be provided including one handicap stall.

If you have any questions or comments, please contact us at 225-8000.

VEENSTRA & KIMM, INC.

Original Signed By  
Forrest S. Aldrich

Forrest S. Aldrich

FSA:dml  
45229-008

Cc: Jeff Peterson, City of Huxley  
David Chapin, SGA Design Group

West Des Moines, IA • Coralville, IA • Mason City, IA • Sioux City, IA • Moline, IL • Springfield, IL • Liberty, MO

## John Haldeman

---

**From:** Dave Chapin [DaveC@sgadesigngroup.com]  
**Sent:** Thursday, May 12, 2016 4:53 PM  
**To:** 'Forrest S. Aldrich'  
**Cc:** Jeff Peterson; John Haldeman; Hal Staples  
**Subject:** Huxley Casey's Site Plan Review  
**Attachments:** 03\_AL-101.pdf

Mr. Aldrich,

Please see the attached Site Plan from Casey's that addresses your comments.

Regarding item #1, the boxed note referencing the 8" sanitary sewer has been removed.

Regarding item #2, a curb cut will be installed at the back corner of the dumpster enclosure to allow the storm water to drain.

Regarding item #3, existing landscaping has been added to the plan. Additionally a note has been added to protect the existing landscaping.

I hope the attached file addresses your concerns and can be placed on the agenda for the May 17<sup>th</sup> Planning and Zoning meeting.

Please let us know if we can be of further assistance at this time.

Thank you

Respectfully,

**David Chapin, Sr. Project Manager**  
**SGA Design Group**  
918.587.8602, ext. 236 (direct)

---

**From:** Forrest S. Aldrich [<mailto:faldrich@v-k.net>]  
**Sent:** Thursday, May 12, 2016 10:27 AM  
**To:** Dave Chapin  
**Cc:** Jeff Peterson; John Haldeman  
**Subject:** RE: Huxley Casey's Site Plan Review

Dave,

Any questions on the site plan comments? The City has a P&Z meeting scheduled for Tuesday May 17<sup>th</sup>. Any concerns with addressing these comments by tomorrow so this can be placed on the agenda?

Forrest Aldrich, P.E.  
VEENSTRA & KIMM, INC.  
3000 Westown Parkway  
West Des Moines, Iowa 50266



**VEENSTRA & KIMM, INC.**

3000 Westown Parkway • West Des Moines, Iowa 50266-1320

515-225-8000 • 515-225-7848 (FAX) • 800-241-8000 (WATS)

---

May 13, 2016

John Haldeman  
City Administrator  
City of Huxley  
515 N. Main Avenue  
Huxley, Iowa 50124

HUXLEY, IOWA  
CASEY'S BUILDING ADDITION  
SITE PLAN REVIEW

We have reviewed the proposed Casey's Building Addition revised site plan and find them acceptable.

If you have any questions or comments, please contact us at 515-225-8000.

VEENSTRA & KIMM, INC.

A handwritten signature in black ink that reads "Forrest Aldrich". The signature is written in a cursive, flowing style.

Forrest S. Aldrich

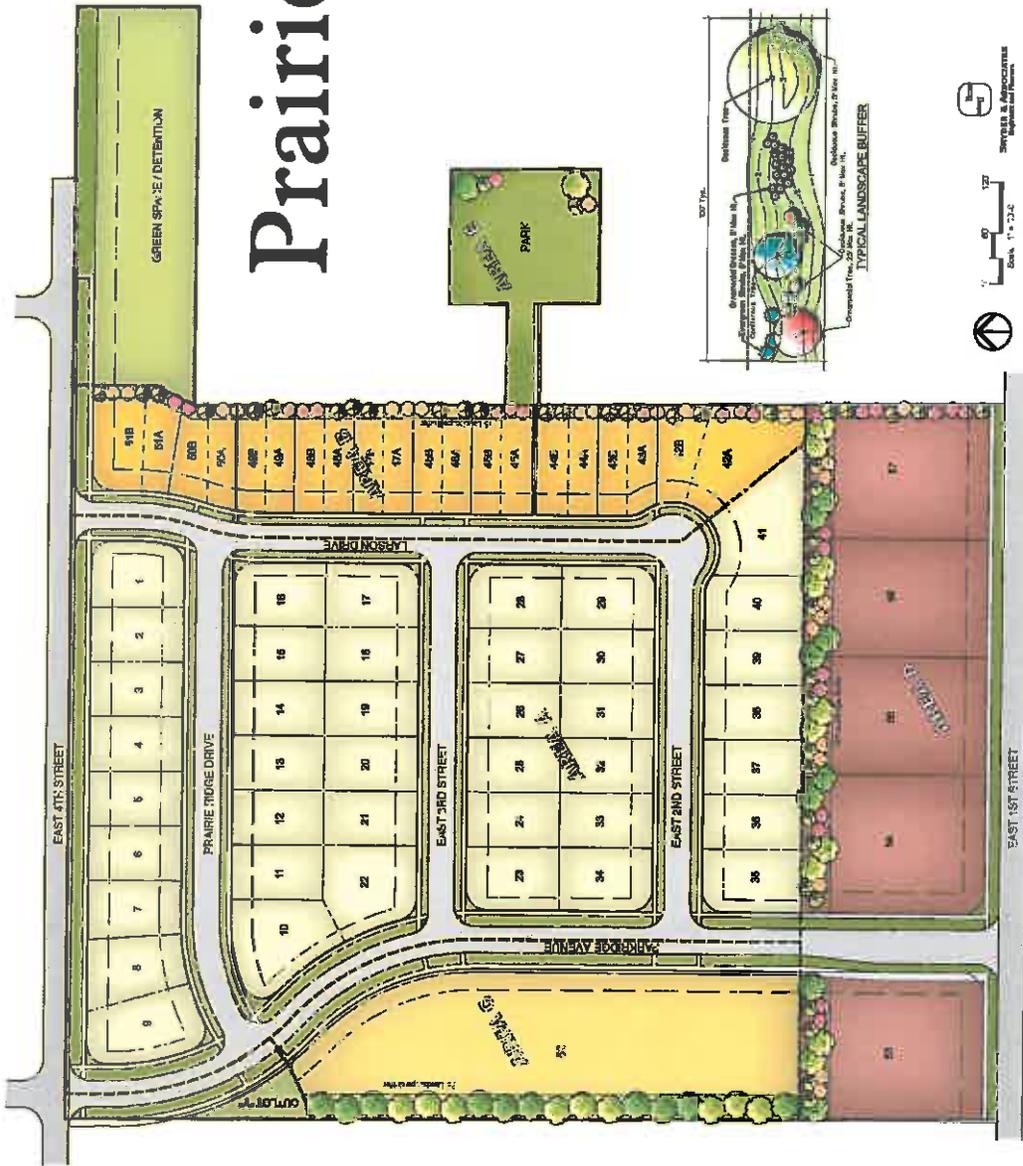
FSA:dml  
45229-008

cc: Jeff Peterson, City of Huxley  
David Chapin, SGA Design Group



# Prairie Ridge

HUXLEY, IOWA



**PUD ZONING AREAS**

<b>Area A</b>	Single Family Detached
	• 65' x 110'
	• 41 Lots
<b>Area B</b>	Single Family Bi-Attached
	• 70' x 125'
	• 20 Lots
<b>Area C</b>	Multiple Family
	• 2.28 Acres
	• 24 DU/Acres
<b>Area D</b>	Commercial
	• 3.94 Acres Total
	• 5 Lots
<b>Area E</b>	Park
	• 0.76 Acres

December 2011



Prepared by: [Logo]

**Area C: Multiple Family Area Lot 52**

- Zoning items not addressed within these Bulk Regulations shall refer to City of Huxley, R-3: Multifamily Residential District zoning regulations;
- The following uses shall be prohibited in the Prairie Ridge Estates PUD District:

Chapter 165.24.1

- D. Boarding houses and rooming houses.
- E. Nursing, Convalescent and retirement homes.

- Maximum density shall be 24 units per acre.
- Minimum of 2 parking spaces per unit, including garage spaces.
- Front yard setbacks along all private drives shall be a minimum of 25' from the back of curb (when in front of the garage) and 10 feet when at the side.
- Rear yard setbacks shall be a minimum of 50 feet along the existing commercial zoning.
- Minimum building separation to meet fire code requirements.
- The landscape buffer requirements shall be constructed in the rear 25 feet of the rear yard setback adjacent the existing commercial district. The landscape buffer shall meet the requirements for berm height and plant material as illustrated on the "Landscape Buffer" sketch. Each 100-foot plant unit shall be constructed according to the requirements shown. Parking, pavement or accessory structures shall be allowed in the landscape buffer in locations where there are no residential units adjacent the existing commercial district.