CITY OF HUXLEY

MONDAY ** MAY 9, 2016 **7 P.M.

NORD KALSEM COMMUNITY CENTER --- 204 WEST 5TH

SPECIAL 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 AT THE NORD KALSEM COMMUNITY CENTER, 204 W. 5TH STREET , HUXLEY, IOWA, IN A SPECIAL SESSION AT 7 P.M. ON TUESDAY THE *9TH 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) APRIL 4, 2016 – Meeting

COMMISSION AGENDA ITEMS:

3.0) PUBLIC HEARING : NONE

4.0) DISCUSSIONAND POSSIBLE ACTION

4.1) **Motion** to approve a request for the elimination of requirement for basements for the Bi-Attached homes in Prairie Ridge.

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

05/05/2016 10:36 AM

BULK REGULATIONS

AREA A: SINGLE FAMILY DETACHED LOTS 1-41

* Zoning items not addressed within these Bulk Regulations shall refer to City of Huxley, R-2: Single Family and Duplex Residential District zoning regulations.

Permitted Uses - Principal

* One-story, two-story, and one and one-half story homes with basements and optional attached or optional detached garages.

Permitted Uses - Accessory

* Rear yard setbacks for detached garage accessory buildings shall be a minimum of 5 feet and side yard setbacks shall be a minimum of 3 feet. For double frontage lots the garage accessory building shall be set back to the required front yard setback.

Area and Size Regulations

* The minimum lot area shall be 7,000 square feet.
* The single-family detached lots shall be a minimum 65 feet wide and have a minimum depth of 110 feet.
* Front yard setbacks along all public streets shall be a minimum of 25 feet to the front of the home. All lots shall front the home from the east/west streets.
* Side yard setbacks shall be a minimum of 5 feet allowable on each side. Side yard setbacks along street frontages (double fronted corner lots) shall have the corner of the setback line "squared-off" as opposed to rounded parallel the right-of-way.
* On corner lots, side yard setbacks shall be a minimum of 15-feet along the street side: these streets shall be the north/south streets.
* Rear yard setbacks shall be a minimum of 25 feet for principal structures.
* Minimum finish area for the single-family homes shall be 900 square feet for a ranch plan and 1,100 square feet for a two-story plan.
* Two parking stalls shall be provided for each unit within the lot.

AREA B: SINGLE FAMILY BI-ATTACHED LOTS 42-51

* Zoning items not addressed within these Bulk Regulations shall refer to City of Huxley, R-2: Single Family and Duplex Residential District zoning regulations.
* If market conditions dictate, single family detached residential homes may be constructed in this area. The regulations associated with these homes shall conform to the regulations mandated for Area A as previously listed with a minimum width of 65-feet.

Permitted Uses - Principal

* One-story, two-story, and one and one-half story homes with basements and optional attached or optional detached garages.

Permitted Uses - Accessory

* Rear yard setbacks for detached garage accessory buildings shall be a minimum of 5 feet and side yard setbacks shall be a minimum of 3 feet. For double frontage lots the garage accessory building shall be set back to the required front yard setback.

Area and Size Regulations

* The minimum lot area shall be 8,500 square feet for bi-attached lots (total per structure).
* All single-family bi-attached lots shall be a minimum 70 feet wide by 115 feet deep.
* Front yard setbacks along all public streets shall be a minimum of 25 feet to the front of the home.
* Side yard setbacks shall be a minimum of 5 feet allowable on each side. Side yard setbacks along street frontages (double fronted corner lots) shall have the corner of the setback line "squared-off" as opposed to rounded parallel the right-of-way.
* Rear yard setbacks shall be a minimum of 25 feet for principal structures.
* Minimum finish area for the bi-attached units shall be 800 square feet for a ranch plan and 1,000 square feet for a two-story plan per unit.
* Two parking stalls shall be provided for each within the lot.
* The landscape buffer requirement shall be constructed in the rear 15 feet of the rear yard setback adjacent the mobile home residential district. The landscape buffer shall meet the requirements for plant material only and not berm height as illustrated on the "Landscape Buffer" sketch. Each 100-foot plant unit shall be constructed according to the requirements shown. No structure shall be allowed in the landscape buffer.

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. Boardinghouses 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 feet 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 requirement 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.

AREA D: COMMERCIAL AREA LOTS 53-57

* The provisions of Chapter 17.36, C-2 General Commercial District zoning regulations, City of Huxley Municipal Zoning Code are incorporated as the basis for zoning except where listed as follows.
* The following uses shall be prohibited in the Prairie Ridge Estates PUD District:

  Chapter 165.28.1.

  B. Animal hospitals, veterinary clinics and kennels with indoor runs only,

  E. Automobile display/sales/new parts and, where in conjunction with sales, repair,

  F. Bakeries, must include retail sales and have maximum total floor space of 5,000 square feet,

  I. Commercial amusements,

  AA. Locker plants for storage and retail sales only,

  EE. Pet shops,

  LL. Service stations where pumps are at least 25 feet from street and at least 100 yards from a City well,

  QQ. Taverns/nightclubs,

  CCC. Agricultural uses, provided that no offensive odors or dust are created.
* Area and Size regulations shall be as follows:

Lot Area:	No Minimum
Lot Width:	No Minimum
Front Yard:	25 Feet
Side Yard:	No Minimum; except, 25' when adjacent residential
Rear Yard:	50 Feet adjacent residential
Max. Height:	35 Feet
Max. Stories:	3 Stories
Landscape Buffer:	35 feet (located within rear yard setback)

* The landscape buffer requirement shall be constructed in the rear 35 feet of the rear yard setback adjacent the residential districts. The landscape buffer shall meet the requirements for minimum 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. No parking, pavement, or structure shall be allowed in the landscape buffer.

AREA E: PARK AREA LOT P

* The park area shown shall meet the open space requirements for the development.
* This parcel may also be incorporated into the New Horizons development to allow for housing opportunity expansions within New Horizons.

CURVE TA

CURVE NO.
A-1
A-2
A-3
A-4
A-5
A-6
A-7
A-8
A-9
B-1
B-2
B-3
B-4
B-5
B-6
B-7
B-8
C-1
C-2
C-3
C-4
C-5
D-1
D-2
D-3
D-4
D-5
D-6
D-7
D-8
D-9
E-1
E-2
E-3
E-4
E-5
E-6
F-1
F-2
G-1
G-2
G-3
G-4
G-5
G-6
G-7
G-8
G-9
G-10
H-1
H-2
H-3
H-4
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H-12
H-13
H-14
H-15
H-16

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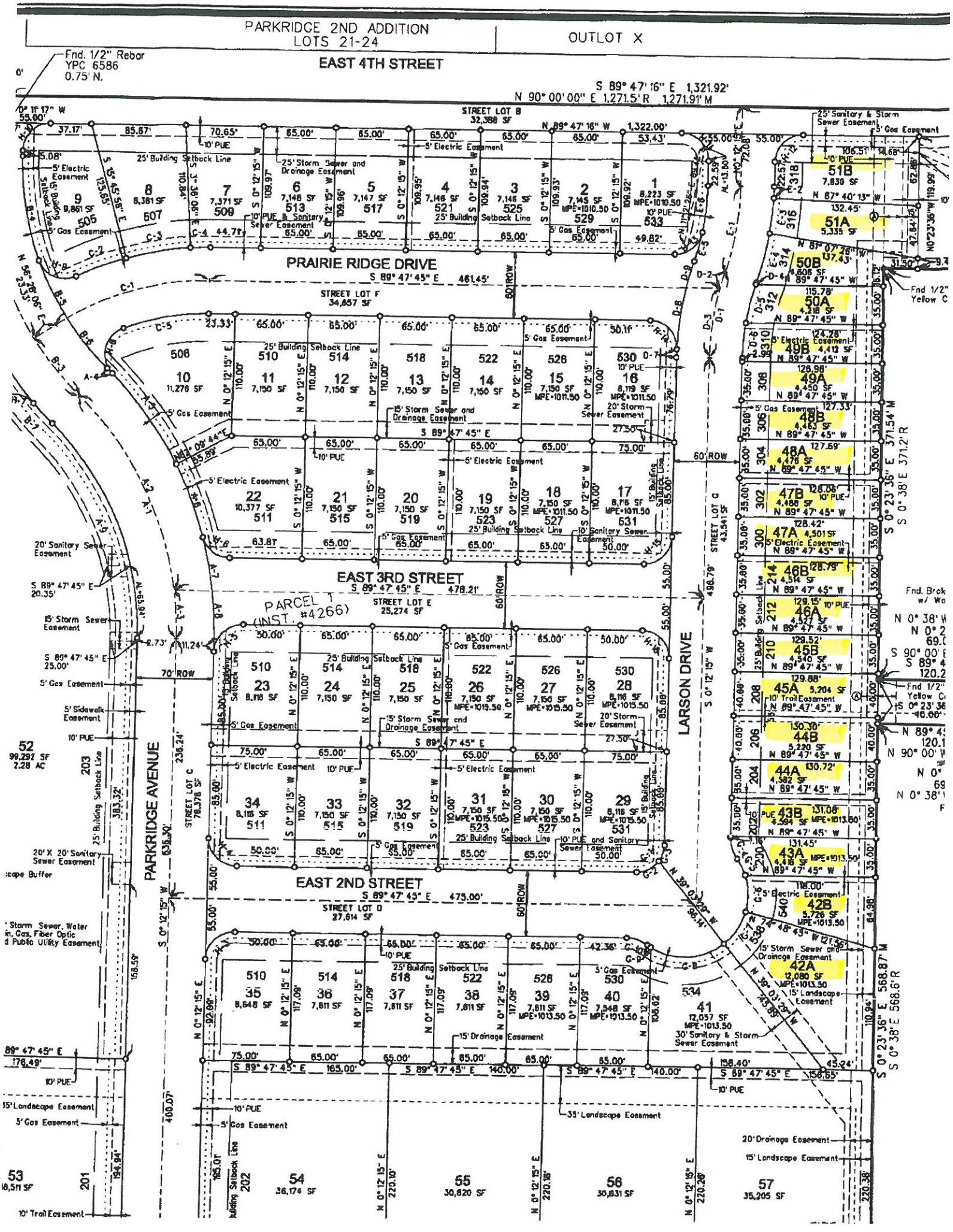
PARKRIDGE 2ND ADDITION
LOTS 21-24
OUTLOT X
EAST 4TH STREET
S 89° 47' 16" E 1,321.92'
N 90° 00' 00" E 1,271.5' R 1,271.91' M
Fnd. 1/2" Rebar
YPC 6586
0.75' N.
STREET LOT B
32,388 SF
PRAIRIE RIDGE DRIVE
S 89° 47' 45" E 461.45'
STREET LOT F
34,657 SF
EAST 3RD STREET
S 89° 47' 45" E 478.21'
STREET LOT E
25,274 SF
PARCEL T
(INST. #4266)
EAST 2ND STREET
S 89° 47' 45" E 475.00'
STREET LOT D
27,614 SF
PARKRIDGE AVENUE
LARSON DRIVE
STREET LOT C
78,378 SF
STREET LOT G
43,541 SF
25' Building Setback Line
5' Electric Easement
5' Gas Easement
10' PUE
25' Storm Sewer and Drainage Easement
15' Storm Sewer and Drainage Easement
20' Storm Sewer Easement
10' PUE & Sanitary Sewer Easement
10' Sanitary Sewer Easement
25' Sanitary & Storm Sewer Easement
20' Sanitary Sewer Easement
15' Storm Sewer Easement
5' Sidewalk Easement
20' X 20' Sanitary Sewer Easement
35' Landscape Easement
15' Landscape Easement
20' Drainage Easement
15' Drainage Easement
30' Sanitary & Storm Sewer Easement
10' Trail Easement
10' PUE and Sanitary Sewer Easement
Storm Sewer, Water
Gas, Fiber Optic
Public Utility Easement
Fnd 1/2" Yellow C
Fnd. Brok
w/ Wa
S 0° 23' 36" E 371.54' M
S 0° 38' E 371.2' R
S 0° 23' 36" E 568.87' M
S 0° 38' E 568.6' R
N 0° 38' W
S 90° 00' E
S 89° 4
120.2
N 89° 4
120.1
N 90° 00' W
N 0° 38'
52
99,292 SF
2.28 AC
53
18,511 SF
54
36,174 SF
55
30,820 SF
56
30,831 SF
57
35,205 SF
51B
7,830 SF
51A
5,335 SF
50B
4,606 SF
50A
4,218 SF
49B
4,412 SF
49A
4,450 SF
48B
4,463 SF
48A
4,476 SF
47B
4,488 SF
47A
4,501 SF
46B
4,514 SF
46A
4,527 SF
45B
4,540 SF
45A
5,204 SF
44B
5,220 SF
44A
4,582 SF
43B
4,594 SF
43A
4,416 SF
42B
5,726 SF
42A
12,080 SF
41
12,057 SF

City of Huxley
Planning and Zoning Commission

April 4, 2016 Meeting
6:00 PM-City Council Chambers, Huxley City Hall

1.0) CALL TO ORDER AND ROLL CALL:

Chairman Roger Bierbaum called the P&Z Meeting to order at 6:00 PM. P&Z members present:

Roger Bierbaum	☑	Larry Wilson	☑
Seana Godbold	☑	Mark Johnson	☑
Leila Gardunia	☐	Nate Easter	☑
Gordon Mosher	☐		

Quorum Present

Guests present: Bob Gibson, Civil Design Advantage
Chris Gardner, Bella Homes
Forrest Aldrich, V& K

Staff present: John Haldeman, Zoning Administrator
Amy Kaplan, Planning & Zoning
Jeff Peterson, Public Works Director

2.0) MOTION TO APPROVE THE MINUTES FROM THE FOLLOWING MEETING:

2.1) MARCH 29, 2016 REGULAR MEETING - Motion by Easter and seconded by Johnson to approve minutes. Roll was taken. 5 AYE. 0 NAY

AGENDA ITEMS:

3.0) PUBLIC HEARING: NONE

4.0) COMMISSION AGENDA ITEMS:

4.1) MOTION TO APPROVE PRELIMINARY PLAT AND STORM WATER PLAN FOR BELLA VISTA. –Motion by Easter to approve a favorable recommendation to the City Council with revisions:

a.) Waiver submitted in regards to sidewalk being installed on the west side of Fifth Avenue being replaced with a sidewalk connecting to the east side of Fifth Avenue between lots 14 and 15.
b.) The sidewalk between lots 14 and 15 will be an odd shape easement to allow for maintenance of the sidewalk and water main.
c.) Waiver submitted to allow cul-de-sac to be longer than 500 feet.
d.) Revisions must be made to preliminary plat prior to being presented at the April 12th City Council meeting.

Second by Wilson. 5 Aye. 0 Nay.

5.0) COMMENTS AND UPDATES
City Staff and Engineer, Mayor and Council and Public

The next Planning and Zoning meeting is projected to be in June. Wilson noted that he would be unavailable for a June 20th meeting.

6.0) ADJOURNMENT – Motion by Johnson to adjourn, seconded by Godbold. Meeting adjourned at 6:39 PM.

_____
Amy Kaplan, Planning & Zoning

_____ _____
Roger Bierbaum, Chairman Date of Approval