

MARSHALLTOWN

— I O W A —

PLAN ZONING COMMISSION

Notice of Regular Meeting
Thursday, February 11, 2020 at 5:00 PM
10 W. State Street - Council Chambers

Planning & Zoning Commission
Thu, Feb 11, 2021 5:00 PM - 6:00 PM (CST)

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/541075013>

You can also dial in using your phone.
(For supported devices, tap a one-touch number below to join instantly.)

United States: +1 (872) 240-3212
- One-touch: tel:+18722403212,,541075013#

Access Code: 541-075-013

New to GoToMeeting? Get the app now and be ready when your first meeting starts: <https://global.gotomeeting.com/install/541075013>

1. Call To Order & Roll Call

Boston
Brodin
Eilers
Gruendler
Medina
Valbracht
Wittkop

2. Minutes From January 14 Meeting

Documents:

[02112021_PZ_MIN.PDF](#)

3. Public Hearing And Recommendation: Rezone 802 E Southridge From PUD To R-2A

Rezone to R-2A Low Density

Public Hearing: Written or verbal comments may be presented to the Commission during the public hearing. Please state your name, address for the record, and keep comments brief. Limit repetitive comments so all may have a chance to speak.

Recommendation: A recommendation is made to the City Council following the Public Hearing.

Documents:

802 E SOUTHRIDGE REZONE APP.PDF
SUGAR CREEK PUD.PDF
02112021_PZ_MEMO_REZONE 802 E SOUTHRIDGE RD PUBLIC
HEARING.PDF

MISSION STATEMENT

The City of Marshalltown collaborates to provide a welcoming, safe, vibrant and growing community.

Plan Zoning Commission

Meeting Minutes from January 14, 2020

Meeting location: City Council Chambers, 10 W. State Street, Marshalltown, IA 50158

Meeting time: 5 PM

1) Call to order and roll call

Commission members present: Boston, Brodin, Eilers, Medina, Gruendler, Valbracht, Wittkop

Commission members absent:

2) 802 E Southridge Rezone

Knutson: background

Ya Qiu: Presentation

Boston: Why R-2A

Knutson: R-2A is the adjacent zoning district

Valbracht: Motion to set Public Hearing for February 11th

Wittkop: 2nd

Set Public Hearing for February 11th

3) Zoning Comprehensive Review & Rewrite Introduction Presentation

Knutson: Introduction of David Baird from Kendig Keast Collaborative

Boston: Please explain

Spohnheimer: Zoning Code has not had a review or rewrite in 20 years.

Baird: Presentation

Meeting adjourned at 5:38 pm.

Date Submitted & Fee Paid: 12-28-2020

Rezoning Request Application Form

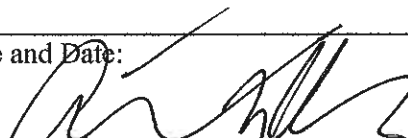
36 N. Center Street, Marshalltown, IA 50158 Ph: 641-754-5756 Fax: 641-754-5742
www.marshalltown-ia.gov

All items listed must be submitted with this application:

Failure to complete and submit all the required materials as a part of this application will result in a delay in accepting your application until it is complete.

- Legal description of the property.** The property owner must provide a copy of the full legal description. If you do not have a copy, you can obtain one from the Marshall County Recorder's Office for a fee. The tax description found on the County Assessor's website is not the full legal description.
- Application fee.** A \$500 fee is required payable to "City of Marshalltown." The fee must be paid when the application is submitted to the Zoning Office.

Please type or print legibly in ink.

Property Address: 802 E SOUTHRIDGE RD, MARSHALLTOWN, IA 50158	
Owner: Yan Qiu & Jing Jing Chen	
Mailing Address: 1203 S. 3rd St, Marshalltown, IA 50158	
Phone: 626-382-8503	E-mail: chadwickchiu@hotmail.com
Current Zoning Classification: Planned Unit Development (PUD)	
Current Use: Single vacant lot	
Proposed Zoning Classification: R-2A Low Density Residential District	
Proposed Use: Single Family Lot	
Please list the uses of surrounding properties: West and north side: Anson Creek (majority within property). West side of Anson Creek: SUGAR CREEK TOWN HOME and vacant lot. East side: AGRICULTURAL land. South side: E Southridge Rd.	
Signature and Date:  Chen Jingjing 12/28/2020 12/28/2020	

Unique Doc ID: 2714440
Recorded: 12/4/2020 at 11:24:49.577 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$9.60
Marshall County, Iowa
Nan Benson - Recorder
Doc. Number: 20200006785

Return To: Eric R. Bidwell, 106A S. 1st Avenue, Marshalltown, Iowa 50158
Taxpayer: Yan Qiu and Jing Jing Chen, 1203 S 3rd Street, Marshalltown, IA 50158
Preparer: Eric R. Bidwell, 106A S. 1st Avenue, Marshalltown, Iowa 50158, Phone: (641) 753-3648



WARRANTY DEED - JOINT TENANCY

For the consideration of One (\$1.00) Dollar and other valuable consideration, Gary D. Rubenbauer, a single person does hereby Convey to Yan Qiu and Jing Jing Chen, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Marshall County, Iowa:

Lot Sixty-one, in Sugar Creek Estates 7th Addition to Marshall, Marshall County, Iowa.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: December 31, 2020.


Gary D. Rubenbauer, Grantor

STATE OF IOWA, COUNTY OF MARSHALL

This record was acknowledged before me on December 4, 2020, by Gary D. Rubenbauer.



Signature of Notary Public





LEGAL DESCRIPTION

THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 12, TOWNSHIP 83 NORTH, RANGE 18 WEST OF THE 5th P.M., MARSHALL COUNTY, IOWA, EXCEPTING THE WEST 270.0 FEET THEREOF AND EXCEPT THE NORTH 320.0 FEET THEREOF, CONSISTING OF 23.7 ACRES, MORE OR LESS.

ZONING

EXISTING ZONING PUD (PLANNED UNIT DEVELOPMENT)
 PROPOSED ZONING PUD (PLANNED UNIT DEVELOPMENT)

SETBACKS

FRONT YARD
 30' MINIMUM (SINGLE FAMILY)
 20' MINIMUM (OTHER UNITS)

SIDE YARD
 8' MINIMUM (ALL UNITS)

REAR YARD
 25' (SINGLE FAMILY)
 20' (OTHER UNITS)

DEVELOPMENT DATA

TOTAL AREA	23.2 ACRES
TOTAL UNITS	140 UNITS
GROSS DENSITY	6.4 UNITS/ACRE

SINGLE FAMILY (LOTS 1-17)

17 UNITS
 4.1 ACRES

DUPLEX TYPE A (LOTS 18-23, 28-33)

28 UNITS
 4.6 ACRES

DUPLEX TYPE B (LOTS 24-27)

14 UNITS
 1.9 ACRES

APARTMENTS/INDEPENDENT LIVING (LOT 60)

45 UNITS
 2.7 ACRES

APARTMENTS (LOT 61)

45 UNITS
 2.7 ACRES

PUBLIC ROAD R/W

4.9 ACRES

PUBLIC OPEN SPACE

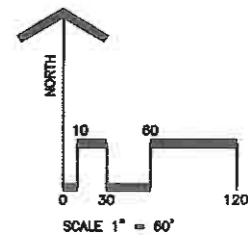
2.3 ACRES

PROJECT PHASING

PHASE ONE (EDGERBROOK DRIVE, EDGERBROOK COURT, CRAIG CIRCLE)	LOTS 1-59
PHASE TWO (APARTMENTS)	LOT 60
PHASE THREE (APARTMENTS)	LOT 61

LEGEND

- WATER
- SANITARY SEWER
- STORM SEWER
- ELECTRIC
- TELEPHONE
- GAS
- EASEMENT
- PROPERTY LINE
- STREET LIGHT
- ◇ HYDRANT
- STORM INTAKE
- MANHOLE



Engineers
 Planners
 Land Surveyors
 Landscape Architects
ENGINEERING PLUS, INC.
 Ames, Iowa
 515-232-8853
 FAX 515-232-9978

FINAL PLAN
 SUGAR CREEK ESTATES 7th ADDITION PLANNED UNIT DEVELOPMENT
 MARSHALL TOWN, IOWA
 OWNER/DEVELOPER: SCHEID CONSTRUCTION, INC. MONTOUR, IOWA

Project 95002.02
 File FINAL PLAN
 Design PRP
 Check
 Date 03/06/98

Revisions
 01/13/99 (FINAL)

Sheet
1
 of 2 Sheets

MARSHALLTOWN

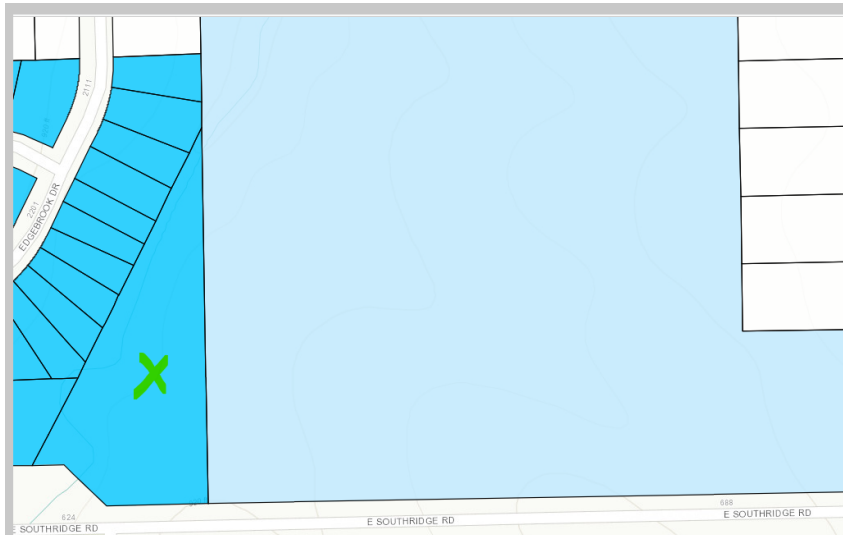
— I O W A —

TO: Plan Zoning Commission
FROM: Caleb Knutson, City Planner
DATE: February 11 – Meeting Date

Rezone

FROM: Yan Qiu & Jing Jing Chen
SUBJECT: Rezone from PUD to R-2A

February 11th's Public Hearing is to allow the community to comment with question and concerns before the Plan Zoning Commission makes a recommendation to City Council. Yan Qiu, and Jing Jing Chen are applying to rezone their newly acquired property at 802 E Southridge Rd to R-2A Low Density. Presently 802 E Southridge Rd is zoned as Planned Unit Development. As defined in the Marshalltown code *“The purpose of the planned unit development (PUD) is for more efficient use of land and public services...”* In order for any resident to built upon this property they will have to go through the full PUD process.



Background: 802 E South Ridge is a part of the Sugar Creek PUD. Originally designed for multifamily housing, apartments.

Recommendation: Public hearing will inform the recommendation of the Plan Zoning Commission to the City Council and a Public Hearing at the Council level.

Housing & Community Development
36 North Center Street, Marshalltown, IA 50158
Tel. (641) 754-6583 - Fax (641) 754-5742