

MARSHALLTOWN

— I O W A —

BOARD OF ADJUSTMENT

Notice of Public Meeting

Tuesday, November 20, 2018 at 5:00 PM

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

1. Call To Order & Roll Call

Frederick
Hitchins
Schulze
Thurston
Wenner

2. PUBLIC HEARING & ACTION: Special Use Permit Request From Casey's Marketing Company For The Property Located At 305 Bromley Street

Public Hearing: Written or verbal comments may be presented to the Board during the public hearing. Please state your name and address for the record.

Documents:

[MEMO_CASEYS_112018.PDF](#)
[CASEYS SPECIAL USE PERMIT.PDF](#)

MARSHALLTOWN

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FROM: Michelle Spohnheimer, Housing & Community Development Director

DATE: November 15, 2018 meeting

RE: **PUBLIC HEARING & ACTION: Special Use Permit Request from Casey's Marketing Company - 305 Bromley Street**

We have had a request to allow a Special Use Permit for a parking lot adjacent to the Casey's on N. 3rd Avenue on the property locally known as 305 Bromley Street. This property is currently zoned R-4 Medium Density Residential and Casey's has purchased the lot as part of their rebuilding project and would like to expand parking.

Previously we have discussed the general zoning in the area as part of the Highway 14 Corridor study. Casey's chose to pursue the Special Use Permit at this point of time understanding that a larger rezoning effort may come in the future.

The Plan Zoning Commission met Thursday, November 15, 2018 and recommended approval to the Board of Adjustment.


Application materials attached.

Parking lots are permitted as a Special Use in the R-4, Medium Density Residential District. The Board may place any conditions on the request.

Chap. 15.3.10. Parking lots used for regular customer parking of automobiles and light trucks located not more than 300 feet from the boundary of any business or industrial district, under such conditions as will protect the character of the surrounding property. Lots shall not store materials, goods, vehicles for sale, rent, storage, or any other business purpose.

If you have questions please do not hesitate to contact me at 641-754-5756 or e-mail me at mspohnheimer@marshalltown-ia.gov.

DATE SUBMITTED & FEE PAID: _____
HEARING DATE: _____

 the City of
Marshalltown
BOARD OF ADJUSTMENT

Special Use & Home Occupation Special Use Permit Application
36 N. Center Street, Marshalltown, IA 50158 Ph: 641-754-5756 Fax: 641-754-5742

All items listed must be submitted with this application:

_____ A site plan, drawn in ink to scale. This site plan shall not be larger than 11" X 17."

_____ Any other applicable drawings or diagrams. Home Occupation Special use permits must submit a floor plan diagram.

_____ Application fee. A \$300 fee is required for a special use request (\$50 for a Home Occupation Special Use request). Make check payable to "City of Marshalltown." The fee must be paid when the application is submitted to the Housing Department.

_____ Legal description of the property. The property owner should have a copy of the legal description of the property. *Please note that the tax description on the Marshall County assessor's webpage is NOT the legal description.* The legal description is listed on the property's abstract or owners may obtain a copy of the recorded deed from the Marshall County Recorder's Office for a fee.

It is the burden of the applicant to provide sufficient facts with this application and at the Board of Adjustment meeting to support a finding that all the standards for approval have been met. For all special use requests, with the exception of a Home Occupation Special Use request, the Plan & Zoning Commission shall first review the proposal and make a recommendation to the Board of Adjustment.

Attendance at all meetings is required.

Please type or print legibly in ink.

Property Address: 305 Bromley Street, Marshalltown, IA 50158

Owner: Casey's Marketing Company

Mailing Address: One SE Convenience Blvd, Ankeny, IA 50021

Phone: 515-965-6100

Email: heather.hennick@caseys.com

Owner's Agent (if applicable):

Agent Address:

Agent Phone:

Agent Email:

The board will use this information to review your request. Please attach any additional supporting information. If you have any questions, please contact the Zoning Department at 754-5756.

Please describe the request and what justification there is for the proposal. Attach additional pages if necessary. If applicable, please provide a description of the business or use, discuss any signage to be used, and parking issues.

Owner/Agent Signature:

Date:

11/7/18



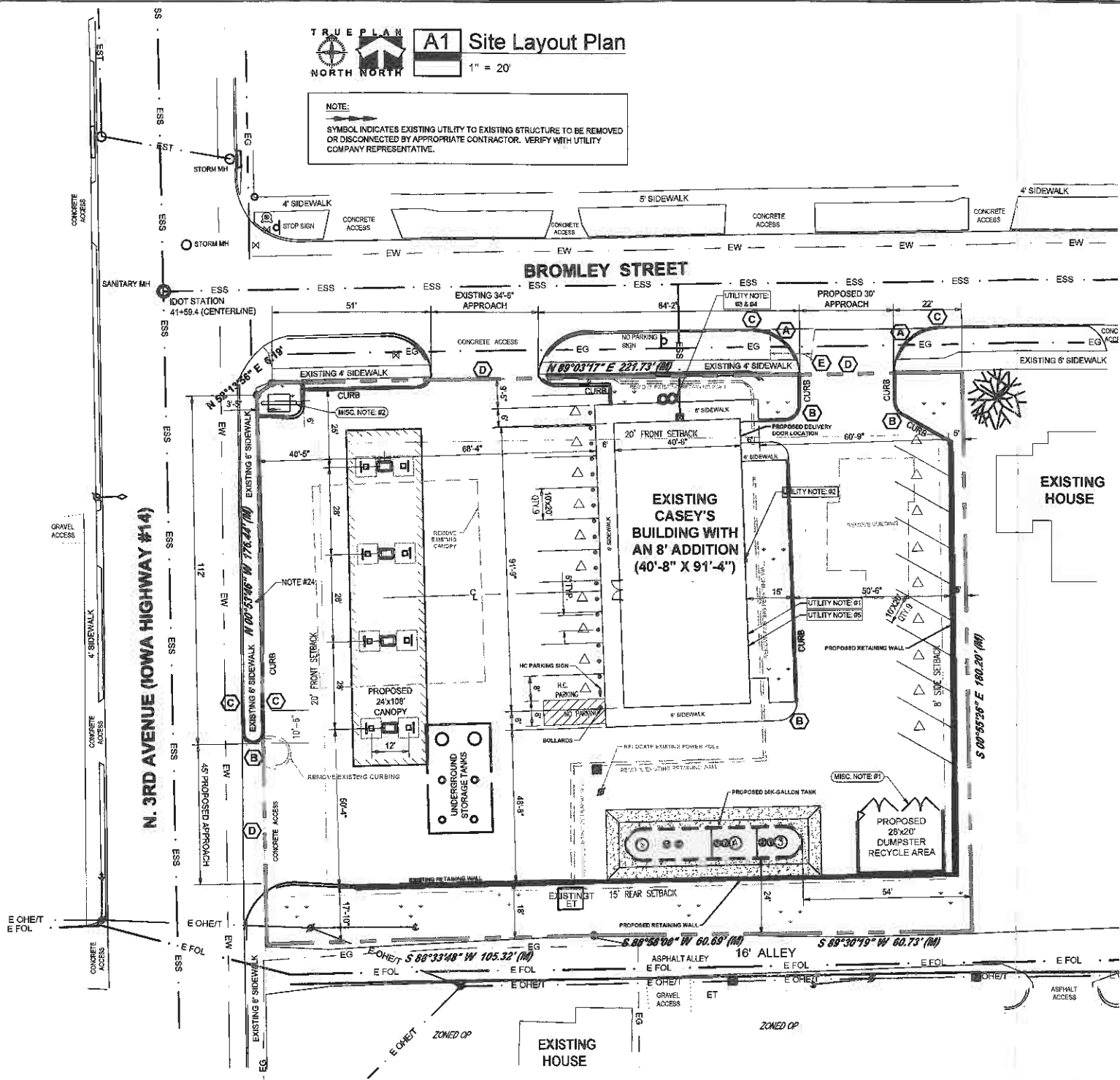
Douglas M. Beech
Assistant Secretary

Legal Description:

Lot 4, Block 4, Town of Marshalltown, Marshall County, Iowa, subject to easements and restrictions of record.

TRUE PLAN A1 Site Layout Plan
1" = 20'

NOTE:
SYMBOL INDICATES EXISTING UTILITY TO EXISTING STRUCTURE TO BE REMOVED OR DISCONNECTED BY APPROPRIATE CONTRACTOR. VERIFY WITH UTILITY COMPANY REPRESENTATIVE.



VICINITY MAP



- EXISTING NOTES:**
- 2 - 12,000 GALLON SINGLE WALL FIBERGLASS TANK 7'-11" x 35'-11"
 - 1 - UNLEADED; 1 - SUPER UNLEADED GASOLINE PRODUCTS
 - TANK SETTING DETAILS PAGE G2
 - FILL PIPE AND MANHOLE DETAIL PAGE G2
 - CIRCUIT BREAKER PANEL PAGE E7
 - REFRIGERATION WIRING PAGE M6, M7 & M8
 - GILBARCO WIRING PAGE G1
 - ISLAND SIZE - 4 DOGBONE @ 8' W/DUAL GUARD PIPE
 - 4 - 4 HOSE GILBARCO QUAD (ADVANTAGE) DISPENSERS W/CRIND
 - ISLAND DETAILS PAGE C3
 - ISLAND CONDUIT DETAIL PAGE E6
 - DO NOT PLACE PRODUCT PIPING UNDER ISLAND
 - 18" MIN. FROM TANK PIPING TO FINISH SURFACE
 - SIGN BASE DETAILS PAGE C5
 - SIGN DETAILS PAGE C4
 - DRIVEWAY JOINTS TO BE PACKED & CAULKED
 - CONCRETE DRIVE TROWELED WITH LIGHT BROOM FINISH
 - CONTROL JOINTS - MIN. 100 sq.ft. - MAX. 125 sq.ft. - 25% DEEP
 - CONSTRUCTION JOINTS - PINNED 4" O.C. 12" EACH WAY WITH 1/2" REBAR #4
 - APPROACHES TO BE 7" NONREINFORCED OR AS PER STATE/CITY SPEC.
 - SLOPE RAMPS FOR BUILDING SIDEWALK 1:20; H.C. PARKING 1:50 ALL DIRECTIONS
 - ALL NO PARKING/ACCESS AISLE STRIPING @45° ANGLE.
 - RUN VENT LINES UP SEPARATE CANOPY COLUMN.
 - VERIFY ALL UTILITY LOCATIONS & DIMENSIONS
 - PARKING SPACES (PAINT LINES) ▽ (19 SPACES REQUIRED) 19 SPACES SHOWN INCLUDING SPACES AT THE PUMPS.
 - DO NOT PAINT PARKING SPACES AT ISLANDS ▽
 - EXISTING ELEVATIONS.....1008.73
 - PROPOSED ELEVATIONS (SUBJECT TO CHANGE) 1012.50
 - INTERCOM SYSTEM AT EACH ISLAND G3
 - DUMPSTER/RECYCLE ENCLOSURE DETAIL C8
 - CONCRETE
 - SOD AREA

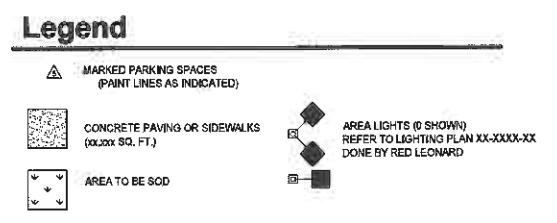
- U.G.S.T. NOTES:**
- ① FILL CATCH BASIN W/OVERSPLL PROTECTION (TYP.)
 - ② TANK POBE
 - ③ TURBINE ENCLOSURE TYP. CONTAINS: SUB-PUMP W/ LINE DETECTION, VENT EXTRACTOR W/BALL FLOAT W/OVERFILL PROTECTION.

- PROPOSED IMPROVEMENTS: 10/10/18**
- ADDITIONAL PROPERTY WITH PARKING LOCATED BEHIND THE STORE.
 - DUMPSTER RELOCATED BEHIND THE STORE.
 - ADDITIONAL 30,000 GALLON GAS TANK ADDED.
 - RETAINING WALL RELOCATED TO EAST & SOUTH PROPERTY LINES.
 - RELOCATE EXISTING POWER POLE.
 - 8' BUILDING ADDITIONAL ONTO ORIGINAL PLAN.
 - DELIVERY DOOR LOCATED BEHIND THE STORE.
 - REPLACE EXISTING PYLON SIGN WITH NEW 4-PRODUCT PYLON SIGN.
- FUELS OFFERED:**
- EXISTING TANK 1 - 10,000 GALLONS DIESEL
 - EXISTING TANK 2 - 10,000 GALLONS 87c
 - PROPOSED TANK 3 - 8,000 GALLONS 91c
 - PROPOSED TANK 4 - 8,000 GALLONS e85
 - PROPOSED TANK 5 - 14,000 GALLONS 87e

Zoning Information

CURRENT ZONING	OP OFFICE PARK DISTRICT R-4 MEDIUM DENSITY RESIDENTIAL	STATUS	SOURCE INFORMATION	City of Marshalltown
ITEM	REQUIRED (OP)	OBSERVED	ADDRESS:	36 N. Center Street Marshalltown, IA 50158
MINIMUM LOT AREA	20,000 sq.ft.	37,681 sq.ft.	PERSON CONTACTED:	Michelle Spohnheimer
MINIMUM FRONTAGE	---	176.44 ft	DATE CONDUCTED:	09-24-2018
MINIMUM LOT WIDTH	100 ft	130 ft	PHONE NUMBER:	641-754-5756 x 107
MAX. FLOOR AREA RATIO	---	---	EMAIL:	mspohnheimer@ci.marshalltown,ia.us
MINIMUM SETBACKS FRONT	40 ft	28 ft	NOTES:	The subject site is located in Section 26-84N-18W
MINIMUM SETBACKS CORNER SET	10 ft	14 ft		Per FEMA Panel # 190890170C the site is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain.
MINIMUM SETBACKS INTERIOR COR	0 ft or *8 ft	32 ft		
MINIMUM SETBACKS REAR	0 ft or *15 ft	107 ft		
MAX. BUILDING HEIGHT	5 Stories	2 Stories		
REQUIRED PARKING	1/300 SF/GFA	1 sp. + pump parking		Iowa One-Call Design Ticket #5518068-8

* ADJACENT TO RESIDENTIAL DISTRICT



- Keyed Construction Notes**
- NOTICE: ALL WORK IN THE R.O.W. AREA IS SUBJECT TO THE CITY OF MARSHALLTOWN AND IOWA D.O.T. APPROVAL AND SPECIFICATIONS.
- (A) PROPOSED 16' RADIUS
 - (B) PROPOSED 6' RADIUS
 - (C) TIE INTO AND MATCH EXISTING CURB AND FLOW LINE.
 - (D) 2% MAX. CROSS SLOPE IN SIDEWALK AREA.
 - (E) REMOVE EXISTING APPROACH

- Utility Notes**
- UTILITY NOTE #1: ELECTRICAL (C-STORE) ELECTRICAL SERVICE ENTRANCE. ELECTRIC 3 PHASE, 400 AMP, 277 VOLTS, 4 WIRE. TELEPHONE 20 PAIR, 8 LINES.
 - UTILITY NOTE #2: GAS (C-STORE) 1.5" SCHEDULE 40 IRON PIPE GAS SERVICE CONNECTION. CONNECTION LOAD IS 680 MBH. TOTAL CONNECTED LOAD IS 880,000 BTU PER CUFT. HR. HOUSE PRESSURE IS 7" W.C.
 - UTILITY NOTE #3: SANITARY SEWER (C-STORE), 4" SCHEDULE 40 PVC SANITARY SEWER CONNECTION.
 - UTILITY NOTE #4: SANITARY SEWER (C-STORE), 1,000 GALLON BELOW GRADE GREASE INTERCEPTOR WITH 2 MANHOLES.
 - UTILITY NOTE #5: WATER (C-STORE & CAR WASH), 1.5" CTS, HDPE, SDR9 CS4000 PSI WATER SERVICE CONNECTION.

- Misc. Notes**
- Misc. #1: DUMPSTER AREA 6' HEIGHT CHAIN LINK W/VINYL SLATES 4-6 GATES AND 4' SERVICE GATE
 - Misc. #2: STANDARD PYLON SIGN 4 PRODUCT PRICE SIGN HEIGHT 26'-6" @ 103.5 Sq. Ft.

Legal Description

All of Lots 6 and 7 and North 130 feet of Lot 5, Block 4, Town of Marshalltown, Marshall County, Iowa, Except a right triangle in the Northwest corner of said Lot 7 with 5 foot legs along North and West thereof containing 26,920 Sq.Ft. more or less.

Existing Building

BEHLEN BUILDING SYSTEMS JOB D-8466 APRIL 2001

CASEY'S Custom Store

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-9100

PROJECT: MARSHALLTOWN, IA #3 #1303
111 N. 3rd Ave.
Replacement / Addition

DATE: 10/09/18
REVISED: 10/10/18

CONSTRUCTION DIVISION
R. STEVENS

SITE PLAN
AL-101