

MARSHALLTOWN

— I O W A —

March 25, 2019

To: Mayor, Members of the City Council and City Administrator

From: Michelle Spohnheimer, Housing & Community Development Director

Re: Ordinance Amendment to Chapter 29 Table of Permitted & Special Uses related to the RC Regional Commercial District

Policy Issue: A request has been to amend the Table of Permitted and Special Uses related to the Regional Commercial District to allow for personal storage units as a permitted use. U-HAUL has requested an amendment in order to develop storage units within the former K-Mart store which is zoned RC Regional Commercial. They also requested the ability to develop up to 3 additional buildings with exterior accessed units as traditional storage units are throughout the community. The original application and requested language was included in the attachments for the 2/25/19 Council meeting.

Recommendation: The Commission met and discussed the proposed in January and then held a public hearing in February. After a detailed discussion about the corridor and the desired appearance and uses the Commission moved to recommend a revised amendment to the permitted uses compared to the original request.

Original Request: Permitted Use - Personal storage rental spaces, which are primarily accessed from the interior of a building with no more than three exterior accessed storage buildings.

Plan Zoning Commission Recommendation: Permitted Use - Personal storage rental spaces, which are accessed from the interior of a building.

Council 1st Amendment - 1st Reading Approval: Permitted Use - Personal storage rental spaces, which are primarily accessed from the interior of a building with no more than two exterior accessed storage buildings.

Public Hearing Posted with language from 1st reading: Permitted Use - Personal storage rental spaces, which are primarily accessed from the interior of a building with no more than two exterior accessed storage buildings.

Council 2nd Amendment – 2nd Reading Approval (back to the Plan Zoning Commission recommendation): Permitted Use - Personal storage rental spaces, which are accessed from the interior of a building.

Scheduled Public Hearing & 3rd Reading for March 25, 2019

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I have consulted with legal counsel over the procedure options moving forward and have identified those options below for reference.

- The Council may adopt the 3rd reading of the ordinance as currently proposed not allowing any exterior buildings.
- The Council may move to amend the ordinance again allowing for up to two exterior buildings and then pending that decision adopt the 3rd reading of the ordinance as amended, if applicable.
- The Council may vote against any changes to the ordinance at this time and allow the applicant to submit a new request with the consideration of allowing exterior buildings as a Special Use Permit with conditions instead of permitted. This process will go back to the Plan Zoning Commission.

U-HAUL has submitted a response letter and will be present to discuss the options with the Council on the 25th.

Background: The Commission members had concerns as this is a primary corridor for the Community and it would not be in-line with some of the other community visioning including the Comprehensive Plan of 2030. Public comments have been expressed at prior meetings related to similar concerns about appearance along a primary corridor and written comments have been received by the City Clerk.

Budget Impact: N/A