

AMERCO[®]

REAL ESTATE COMPANY

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March 15, 2019

Michelle Spohnheimer
The City of Marshalltown
Housing & Community Development Director
24 N Center Street
Marshalltown, IA 50158

Michelle,

Amerco Real Estate Company is requesting to amend the Zoning Change Ordinance application that was submitted in January of 2019. We requested to amend the table of permitted uses for the RC, Regional Commercial District to allow for the use of self-storage to be permitted in the RC district.

Since going through this process, we have received comments from the Planning and Zoning commissions about our proposed Ordinance change. Due to these comments we would like the change the proposed language to read "*Personal storage rental spaces which are primarily accessed from the interior of a building, with two exterior accessed storage buildings, not greater than 3,000 SF each, permitted with a SUP.*"

If you need anything further from us, please don't hesitate to ask.

Thank you,

Holly Reading

March 8, 2019

City Council Members
36 N. Center Street
Marshalltown, IA 50158

Dear Council Members:

Please know how much we appreciate your service to represent and support Marshalltown through your leadership as Council Members. The decisions you make have a significant impact on the trajectory of our community. For that reason, we would like to share our perspective and ask that you honor the recommendation from Planning and Zoning to not allow storage units in the parking lot of K-Mart.

We understand the importance of bringing business to the old K-Mart building and are in support of U-Haul occupying that space. U-Haul has taken occupancy of old K-Mart buildings in Ames as well as Des Moines. Neither of those locations will house exterior storage units. U-Haul's business model apparently remains successful even without the outside units and of equal importance; these cities maintain their high aesthetic standards.

Significant investments have been made to enhance the image and aesthetics of Marshalltown. As you know, Vision Marshalltown is in unison with the City's strategic plan to enhance Marshalltown's public image. Your support of enhancing the medians along South Highway 14 as well as the development of quality signage are examples of such. However, approving the zoning change would diminish the trajectory of quality standards we are beginning to see come to fruition.

Although we understand U-Haul's intentions are to create attractive units, there would be no authority to enforce such. Furthermore, the zoning change would include the entire Marshalltown mall property. The lack of control over the location of storage units beyond typical setbacks further jeopardizes our current relationship with other businesses such as Hobby Lobby and Jimmy Johns. The potential adverse conditions would not speak well to our appreciation and respect to our existing businesses.

We are on the cusp of completing a downtown master plan that will provide our desired direction to bring pride and potential back to Marshalltown. On March 30th we will celebrate the final Round House renovation, which includes a state-of-the-art addition. These facilities will house a multitude of athletic events, which will draw attendees from around the state. Their entry along South Highway 14 will be critical to their perception of Marshalltown. This summer we will witness your well-planned enhancements to South Highway 14. Now is not the time to lower our standards and diminish the aesthetics of the route.

On behalf of Vision Marshalltown, we ask that the recommendation from Planning and Zoning be honored.

Thank you for your consideration,
Vision Marshalltown

Terry Buzbee, Heidi Dalal, Jenny Etter, Karn Gregoire, Julie Hitchins, Kyley Leger, Mike Miller, Abigail Pelzer, Theron Schutte

From: [Monte Eaton](#)
To: clerk@marshalltown-ia.gov
Subject: Proposed Uhaul variance
Date: Monday, March 11, 2019 11:34:24 AM

Please present this at tonight's Council meeting, thank you.

First, I apologize for not being able to present these comments in person prior comments prevent me from doing so.

That being said, I am unsure as to why the City Council members are not following the Planing and Zoning recommendations and guidelines. The location is not zoned for the proposed request for out buildings to be used as storage, this proposed development also violates the City's Master Plan that the City Council and City employees have taken time to create not to mention the countless dollars spent on doing so.

If the City Council votes to allow out side storage in this location it will be setting a precedent for further storage units in this area along with others, such as, the Marshalltown Mall / Marshalltown Center also located on Center Street at 2502 S. Center Street

There has been discussion about possibly using greenery to partially obstruct the unsightlyness of these proposed out buildings, not to mention there is no ordinance in effect that would require this, it would be completely voluntary. Uhaul may voluntarily install the greenery bit will the next owner in the same or another location? This, along with the Uhaul representative's comments that they want the out building to be used to advertise their presence. How can this be done if the proposed out buildings are hidden behind greenery?

I also believe that the City Council and it's committees have been advised by the City's Legal Counsel to stop making spot variances, and spot re-zoning.

To the positive, the proposed inside climate controled storage is an acceptable alternative to having an open building and may fill a nitch that is not currently avalible (to my knowledge).

Although, there are many other options that should be explored prior to blindly committing to such a change to the City's Master plan.

Thank you,
Monte Eaton
2460 A Reed Ave
Marshalltown