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The Planning and Zoning Commission of the City of Marion, Iowa, will meet Tuesday, March 12, 2019 at 6:00 p.m. in the Council Chambers of Marion City Hall, 1225 6<sup>th</sup> Avenue, Marion, Iowa for their regular monthly meeting. The agenda is as follows:

1. CALL TO ORDER
2. ROLL CALL
3. MINUTES
  - a. Planning and Zoning – February 12, 2019
4. CITIZEN PRESENTATIONS
5. DIRECTOR'S REPORT
6. NEIGHBORHOOD AT INDIAN CREEK PLAN – CITY OF MARION
  - a. Public Hearing regarding The Neighborhood at Indian Creek Master Plan for property between 35<sup>th</sup> Avenue & Tower Terrace Road extended and 35<sup>th</sup> Street & 44<sup>th</sup> Street extended.
  - b. CPC Resolution No. 19-08 recommending adoption of The Neighborhood at Indian Creek Master Plan for property between 35<sup>th</sup> Avenue & Tower Terrace Road extended and 35<sup>th</sup> Street & 44<sup>th</sup> Street extended. (City of Marion)
7. COMPREHENSIVE PLAN AMENDMENT AND ZONING - THE NEIGHBORHOOD AT INDIAN CREEK PLAN – CITY OF MARION
  - a. Public hearing regarding an amendment to the Future Land Use Map of the Marion Comprehensive Plan located between 35<sup>th</sup> Avenue & Indian Creek Road/Indian Creek Way and 35<sup>th</sup> Street/Lucre Road & Highway 13 from Single-Family Detached Residential to Single-Family Attached Residential, Parks/Open Space, Business Park/Office, Multi-Family Residential, Neighborhood Commercial and Public/Semi-Public; from Single-Family Attached Residential to Single-Family Detached Residential, Transitional Residential, Corridor Commercial, and Public/Semi-Public; from Multi-Family Residential to Single-Family Detached Residential, Single-Family Attached Residential, Transitional Residential, Business Park/Office, Corridor Commercial and from Neighborhood Commercial to Single-Family Attached Residential and Business Park/Office and a zoning request from Undesignated to PD-S, Planned Development Special for property between 35<sup>th</sup> Avenue & Tower Terrace Road extended and 35<sup>th</sup> Street & 44<sup>th</sup> Street extended.

- b. CPC Resolution No. 19-09 recommending approval of an amendment to the Future Land Use Map of the Marion Comprehensive Plan from Single-Family Detached to Single-Family Attached, Park/Open Space, Business Park/Office, Multi-Family Residential, Neighborhood Commercial and Public/Semi-Public; from Single-Family Attached to Single-Family Detached, Transitional Residential, Corridor Commercial; and Public/Semi-Public; from Multi-Family Residential to Single-Family Detached, Single-Family Attached, Transitional Residential, Business Park/Office, Corridor Commercial and Neighborhood Commercial to Single Family Attached and Business Park/Office for property between 35<sup>th</sup> Avenue & Indian Creek Road/Indian Creek Way and 35<sup>th</sup> Street/Lucre Road & Highway 13. (City of Marion)
  - c. CPC Resolution No. 19-10 recommending approval of a zoning from Undesignated to PD-S, Planned Development Special for property between 35<sup>th</sup> Avenue & Tower Terrace Road extended and 35<sup>th</sup> Street & 44<sup>th</sup> Street extended. (City of Marion)
8. ZONING AND PRELIMINARY PLAT – 35<sup>TH</sup> AVENUE LINN-MAR INTERMEDIATE SCHOOL – LINN-MAR COMMUNITY SCHOOL DISTRICT
- a. Public hearing regarding a zoning request from Undesignated to PI, Public Institutional District located north of 35<sup>th</sup> Avenue, east of 35<sup>th</sup> Street.
  - b. CPC Resolution No. 19-11 recommending approval of a zoning request north of 35<sup>th</sup> Avenue, east of 35<sup>th</sup> Street from Undesignated to PI, Public Institutional District. (Linn-Mar Community School District)
  - c. CPC Resolution No. 19-12 recommending approval of a preliminary plat for Linn-Mar 35<sup>th</sup> 1<sup>st</sup> Addition to Marion, Iowa north of 35<sup>th</sup> Avenue, east of 35<sup>th</sup> Street. (Linn-Mar Community School District)
9. CONDITIONAL USE – LINN-MAR COMMUNITY SCHOOL DISTRICT
- a. Public hearing regarding Linn-Mar Community School District’s conditional use request pursuant to Section 176.08-3A of the Marion Code of Ordinances to permit for construction of an intermediate school in the A-1, Rural Restricted zoning district located directly east of 400 Echo Hill Road.
  - b. CPC Resolution No. 19-13 recommending approval of a conditional use for the Linn-Mar Community School District pursuant to Section 176.08-3A of the Marion Code of Ordinances to permit construction of an intermediate school in the A-1, Rural Restricted zoning district located directly east of 400 Echo Hill Road. (Linn-Mar Community School District)
10. CONDITIONAL USE – THOMAS SCHMIDT
- a. Public hearing regarding a conditional use requested by Thomas Schmidt pursuant to Section 176.49-9 of the Marion Code of Ordinances to permit accessory keeping of honey bees to be located at 1860 Agate Circle, Marion, Iowa.

- b. CPC Resolution No. 19-14 recommending approval of a conditional use for Thomas Schmidt pursuant to Section 176.49-9 of the Marion Code of Ordinances to permit accessory keeping of honey bees to be located at 1860 Agate Circle, Marion, Iowa. (Thomas Schmidt)
- 11. CENTRAL CORRIDOR INTERIM DEVELOPMENT OVERLAY - FIRST FEDERAL & RETAIL SITE DEVELOPMENT PLAN – GENESIS EQUITIES LLC
  - a. CPC Resolution No. 19-15 recommending approval of the Central Corridor Interim Development Overlay review regarding the First Federal & Retail Site Development Plan for property located south of 7<sup>th</sup> Avenue east of 25<sup>th</sup> Street. (Genesis Equities LLC)
- 12. FINAL PLAT – CARRIAGE SQUARE 1<sup>ST</sup> ADDITION - CARRIAGE SQUARE PARTNERSHIP
  - a. CPC Resolution No. 19-16 recommending approval of a final plat for Carriage Square 1<sup>st</sup> Addition to Marion, Iowa located north of Twixt Town Road and west of Southview Drive. (Carriage Square Partnership)
- 13. ADJOURN