



Planning Division
1225 6th Avenue, Suite 210
Marion, Iowa 52302
www.cityofmarion.org

The Planning and Zoning Commission of the City of Marion, Iowa, will meet Tuesday, August 13, 2019 at 6:00 p.m. in the Council Chambers of Marion City Hall, 1225 6th 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 – June 11, 2019
4. CITIZEN PRESENTATIONS
5. DIRECTOR'S REPORT
6. CONDITIONAL USE – ITC MIDWEST LLC
 - a. Public hearing regarding a conditional use request by ITC Midwest LLC pursuant to Section 176.08-3D of the Marion Code of Ordinances to permit an electric transmission substation in the A-1, Rural Restricted zoning district located at 102 44th Street, Marion, Iowa
 - b. CPC Resolution No. 19-35 recommending approval of a conditional use request pursuant to Section 176.08-3D of the Marion Code of Ordinances to permit an electric transmission substation in the A-1, Rural Restricted zoning district located 102 44th Street, Marion, Iowa. (ITC Midwest LLC)
7. PRELIMINARY PLAT – ITC MIDWEST LLC
 - a. CPC Resolution No. 19-36 recommending approval of Marion South Substation Preliminary Plat located 102 44th Street, Marion, Iowa. (ITC Midwest LLC)
8. REZONING – SEVEN HILLS EAST LLC
 - a. Public hearing regarding a rezoning request from R-5, Moderate Density Multiple Family Residential, to PDR, Planned Development Residential at 356 9th Street, Marion, Iowa.
 - b. CPC Resolution No. 19-37 recommending approval of a rezoning request from R-5, Moderate Density Multiple Family Residential, to PDR, Planned Development Residential at 356 9th Street, Marion, Iowa. (Seven Hills East LLC)
 - c. CPC Resolution No. 19-38 recommending approval of a preliminary site development plan at 356 9th Street, Marion, Iowa. (Seven Hills East LLC)

- d. CPC Resolution No. 19-39 recommending approval of a final site development plan at 356 9th Street, Marion, Iowa. (Seven Hills East LLC)
- 9. FINAL PLAT – NATHAN J. CARAWAY AND LISA M. CARAWAY
 - a. CPC Resolution No. 19-40 recommending approval of Land and Sky 1st Addition Final Plat located at 2270 Hindman Road, Linn County, Iowa. (Nathan J. Caraway and Lisa M. Caraway)
- 10. CENTRAL CORRIDOR REVIEW – WHADDAYAWANT, INC.
 - a. CPC Resolution No. 19-41 recommending approval of a Central Corridor Review for a multi-tenant/commercial property at 1204 7th Avenue, Marion, Iowa. (Whaddayawant, Inc.)
- 11. CENTRAL CORRIDOR REVIEW – TWG DEVELOPMENT LLC
 - a. CPC Resolution No. 19-42 recommending approval of the Marion Lofts - Central Corridor Review for property located at 2274 5th Avenue, Marion, Iowa. (TWG Development LLC)
- 12. REZONING – MARION MUNICIPAL AIRPORT/CITY OF MARION
 - a. Public hearing regarding an amendment to the Marion Code of Ordinances establishing Chapter 176.53 Marion Municipal Airport Land Use and Height Overlay Zoning.
 - b. CPC Resolution No. 19-43 recommending the establishment of Chapter 176.53 Marion Municipal Airport Land Use and Height Overlay Zoning.
- 13. URBAN RENEWAL PLAN AMENDMENT – COLLINS ROAD EXTENSION URBAN RENEWAL AREA
 - a. CPC Resolution No. 19-44 recommending approval of an amendment to the Collins Road Urban Renewal Area and finding that said amendment is consistent with the City of Marion Comprehensive Plan.
- 14. ADJOURN