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Housing & Community Development

TO: Plan Zoning Commission

FROM: Michelle Spohnheimer, Housing & Community Development Director 

DATE: October 12, 2017 – Meeting Date

Recommendation to City Council on Preliminary & Final Plat Marshalltown Mall First Addition

The mall owners are requesting approval of a Preliminary and Final subdivision plat to create 4 new parcels. Two of the lots front S. Center Street. They include Parcel H & Parcel G. In the Northeast corner of the property Parcel J is the 3.44 acres that is being considered for rezoning. In the Southeast corner Parcel L is proposed to be split to allow for right of way dedication in order to connect Melissa Lane and Glenda Drive. Currently these two streets dead end into the mall property.

PUBLIC HEARING and Recommendation to City Council on rezoning proposed parcel owned by Marshalltown Center IO LLC (Marshalltown Mall) from RC, Regional Commercial to R-4 Medium density Residential

The Marshalltown mall owners have requested a rezoning on a proposed new parcel at the Northeast corner of their property as shown on the attached map (Parcel J). Currently the entire area is zoned RC, Regional Commercial. The owners are interested in splitting the parcel and rezoning it to R-4, Medium Density Residential. The surrounding properties are a mix of CC, Community Commercial, R-3, Medium Density Residential and R-4, Medium Density Residential. The proposed parcel would be 3.44 acres (149,800 s.f.) which under the R-4 classification would allow for 59 housing units.

The Comprehensive Plan identifies this area Mixed Use, so the change would be consistent with the land use plan. In the plan we identified focus area 14 – South Center Street as an opportunity for redevelopment. I previously included a section out of the plan discussing this area.

At the initial review meeting the Commission discussed requiring buffering between the commercial and residential property. I consulted with our legal counsel on this question and they advised that the City has multiple ways that this may be addressed. The City can place a condition upon either the subdivision plat or the rezoning approval that the commercial property must put in the buffering as required.

2017 Tentative Meeting Schedule (Thursday following the 2nd Monday of the Month)

**Dates are tentative and may be changed or canceled in order to accommodate staff schedules or development need.*

October 12, 2017	November 16, 2017	December 14, 2017
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City Council
Leon Lamer, Mike Gowdy, Al Hoop, Joel Greer
Dan Kester, Bill Martin, Bethany Wirin

