



**City of Oskaloosa
Planning and Zoning Commission
Special Meeting
Lower Level Conference Room
City Hall, 220 S. Market Street
Oskaloosa, IA 52577
Agenda
5/24/2016
5:00PM**

1. Roll Call

Chair: Campbell____; Members:Blomgren;____;Jensen____; Keep____;
Tarbell____; Tews____;Wagner____;

2. Citizens to be Heard

3. Public Hearings

A. Consider amending Table 17.08 B, pertaining zoning district regulations and permitted uses for medium retail services.

Documents: [EXPLANATION MEDIUM RETAIL CODE AMENDMENT.DOCX](#),
[ORDINANCE RETAIL SERVICES.DOCX](#), [RESOLUTION RETAIL SERVICES.DOCX](#)

4. Adjournment

If you require special accommodations, please contact the City Manager's Office at least 24 hours prior to the meeting at (641) 673-9431.



Planning & Zoning Commission

Meeting Date: May 24, 2016

Requested By: City Council

Item Title:

Consider amending Table 17.08 B, pertaining zoning district regulations and permitted uses for medium retail services.

Explanation:

The Oskaloosa Municipal Code, section 17.06.070, classifies the retail services into four different categories:

- limited retail services includes facilities occupying 3,000 SF or less,
- medium retail services includes facilities occupying between 3,000 SF and 10,000 SF
- large retail services includes facilities occupying between 10,000 SF and 40,000 SF
- mass retail services includes facilities occupying over 40,000 SF

Thus the zoning code establishes a land use classification for Medium Retail Services. However, there are no provisions for zoning district regulations and permitted uses for medium retail services. Staff believes that the zoning district regulations for medium retail services were left out by error.

The proposed code update includes the following amendment (indicated in red color font) to provide the zoning district regulations and permitted uses for medium retail services.

Use Types	AG	RR	R-1	R-2	R-3	R-4	UC	LC	CC	DC	GC	HC	BP	LI	GI	Additional Regulations
Retail services (limited)							P	P	P	P	P	P	C			
Retail services (medium)							P	P	P	C	P	P				
Retail services (large)								C	P	C	P	P				
Retail services (mass)									C	C	P	P				

Budget Consideration:

There will be minimal impact to the City Budget for the cost associated with drafting revisions to Chapter 17.08 of Oskaloosa Municipal Code.

Attachments:

Resolution and Ordinance.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF OSKALOOSA, IOWA BY AMENDING TABLE 17.08B – “PERMITTED USES BY ZONING DISTRICTS” OF THE CITY OF OSKALOOSA ZONING ORDINANCE PROVIDING AMENDMENTS FOR LAND USE PLANNING AND ZONING REGULATIONS OF MEDIUM RETAIL SERVICES.

BE IT ENACTED by the City Council of the City of Oskaloosa, Iowa:

SECTION 1. Add permitted uses for Medium Retail Services for commercial uses on Table 17.08B. The medium retail services will be permitted in the Urban Corridor (UC) district, Limited Commercial (LC) district, Community Commercial (CC) district, General Commercial (GC) district, and Highway Gateway Commercial (HC) district. The medium retail services will be conditionally permitted in Downtown Commercial (DC) district.

Proposed - Permitted Uses by Zoning Districts (Commercial Uses)

Use Types	AG	RR	R-1	R-2	R-3	R-4	UC	LC	CC	DC	GC	HC	BP	LI	GI	Additional Regulations
Retail services (medium)							P	P	P	C	P	P				

SECTION 2. REPEALER. All other ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

SECTION 4. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval, and publication by law.

Passed by the Council the _____ day of _____ 2016, and approved this _____ day of _____ 2016.

David Krutzfeldt, Mayor

ATTEST: _____
Amy Miller, City Clerk

I certify that the foregoing was published as Ordinance No. _____ on the
_____ day of _____ 2016.

Signed _____

RESOLUTION NO. _____

RESOLUTION SETTING DATE FOR A PUBLIC HEARING TO AMEND THE ZONING ORDINANCE OF THE CITY OF OSKALOOSA, IOWA BY AMENDING TABLE 17.08B – “PERMITTED USES BY ZONING DISTRICTS” OF THE CITY OF OSKALOOSA ZONING ORDINANCE PROVIDING AMENDMENTS FOR LAND USE PLANNING AND ZONING REGULATIONS OF MEDIUM RETAIL SERVICES.

WHEREAS, the City of Oskaloosa has deemed it advisable to consider amending Table 17.08B – “Permitted Uses by Zoning Districts” of the City Of Oskaloosa Zoning Ordinance providing amendments for land use planning and zoning regulations of medium retail services for commercial uses. The amendments are as follows:

Add permitted uses for Medium Retail Services for commercial uses on Table 17.08B. The medium retail services will be permitted in the Urban Corridor (UC) district, Limited Commercial (LC) district, Community Commercial (CC) district, General Commercial (GC) district, and Highway Gateway Commercial (HC) district. The medium retail services will be conditionally permitted in Downtown Commercial (DC) district.

Proposed - Permitted Uses by Zoning Districts (Commercial Uses)

Use Types	AG	RR	R-1	R-2	R-3	R-4	UC	LC	CC	DC	GC	HC	BP	LI	GI	Additional Regulations
Retail services (medium)							P	P	P	C	P	P				

WHEREAS, said proposed text amendment will be reviewed by the Planning and Zoning Commission at their meeting on _____, 2016, and

WHEREAS, section 17.34.040 of Oskaloosa Municipal Code requires a public hearing on such text amendment process.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Oskaloosa, Iowa that a public hearing shall be conducted on Monday, _____, 2013 at 6:00 p.m. in the City Council Chambers, City Hall, Oskaloosa, Iowa at which time persons may appear and speak for or against the zoning change as legally described in the preamble hereof.

PASSED AND APPROVED this _____ day of _____, 2016.

David Krutzfeldt, Mayor

ATTEST:

Amy Miller, City Clerk