



**City of Oskaloosa  
Planning and Zoning Commission  
Special Meeting  
Council Chambers  
City Hall, 220 S. Market Street  
Oskaloosa IA, 52577  
Agenda  
3/19/2015  
5:30 P.M.**

**1. Roll Call**

Chair: Barnhart\_\_\_\_; Members: Blomgren\_\_\_\_;Campbell;\_\_\_\_ Collins\_\_\_\_;  
Jensen\_\_\_\_; Keep\_\_\_\_; Tarbell\_\_\_\_;

**2. Site Plans**

**A. Consider a site plan for the property located at 2055 238th Street  
for a new maintenance building**

Documents: [PZ AGENDA 3-19-2014.PDF](#)

**3. 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: March 19, 2015  
Requested By: Public Works Dept.

**Item Title:**

Consider a site plan for the property located at 2055 238<sup>th</sup> Street for a new maintenance building.

**Explanation:**

Mahaska Community Recreation Foundation (MCRF) has submitted a site plan for a new maintenance building located at 2055 238<sup>th</sup> Street. The site in consideration is 7.32 acres in area and is presently zoned R-1 (Single Family Residential). The site plan illustrates a new 6,480 square foot maintenance building and the demolition of five existing structures.

The current land use of this property includes public assembly, which is not permitted in an R-1 district. However, the current land use existed prior to the annexation of this property as part of the Northwest Annexation to the City of Oskaloosa in 2011. Therefore, re-zoning is not required at this time since the current land use has been grandfathered.

A variance request of 10 feet will need to be made for the height of the proposed building at the next Board of Adjustments meeting.

Staff recommends that the Planning & Zoning Commission approve the site plan for a new maintenance building at 2055 238<sup>th</sup> Street pending approval of the variance for the height of the proposed building from the Board of Adjustments.

**Budget Consideration:**

A fee of \$100 for the site plan application.

**Attachments:**

Site Plan and Application

SITE PLAN APPLICATION  
City of Oskaloosa  
Public Works Department  
804 South D Street  
Oskaloosa, IA 52577  
Phone number 641-673-7472

APPLICANT NAME: Mahaska Community Recreation Foundation

APPLICANT ADDRESS: 2055 238<sup>th</sup> Street, Oskaloosa, Iowa 52577

PHONE NUMBER: (641)672-2499

FAX NUMBER: (641)569-4242

EMAIL ADDRESS: sherry.vavra@mcrf.mahaska.org

OWNER NAME: Mahaska Community Recreation Foundation

ADDRESS OF PROPERTY: Same as Applicant

LEGAL DESCRIPTION: Part of the South 562 feet of the West 588 feet of the Northwest Quarter of the Southeast Quarter of Section 11, Township 75 North, Range 16 West of the 5<sup>th</sup> P.M. in the City of Oskaloosa, Mahaska County, Iowa

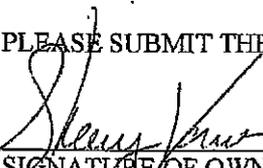
ZONING OF PROPERTY: R-1 (Single Family Residential)

CURRENT USE OF LAND: Recreation

INDICATE THE NATURE AND OPERATING CHARACTERISTICS FOR THE SITE PLAN CHANGE AND THE PROPOSED USE: The project involves demolishing several old sheds and barns and replacing them with a new 120'x54' maintenance building. The characteristics and use of the property will not change.

NOTE: ANY GRAPHIC INFORMATION, INCLUDING SITE PLANS, ELEVATIONS, OTHER DRAWINGS, OR OTHER MATERIALS DETERMINED BY ZONING ADMINISTRATOR TO BE NECESSARY TO DESCRIBE THE PROPOSED USE TO THE PLANNING AND ZONING COMMISSION AND/OR THE CITY COUNCIL WILL BE INCLUDED WITH THIS APPLICATION.  
\*PROVIDE 15 COPIES OF REQUESTED DOCUMENTS\*

PLEASE SUBMIT THE \$100.00 APPLICATION FEE WITH THIS REQUEST.

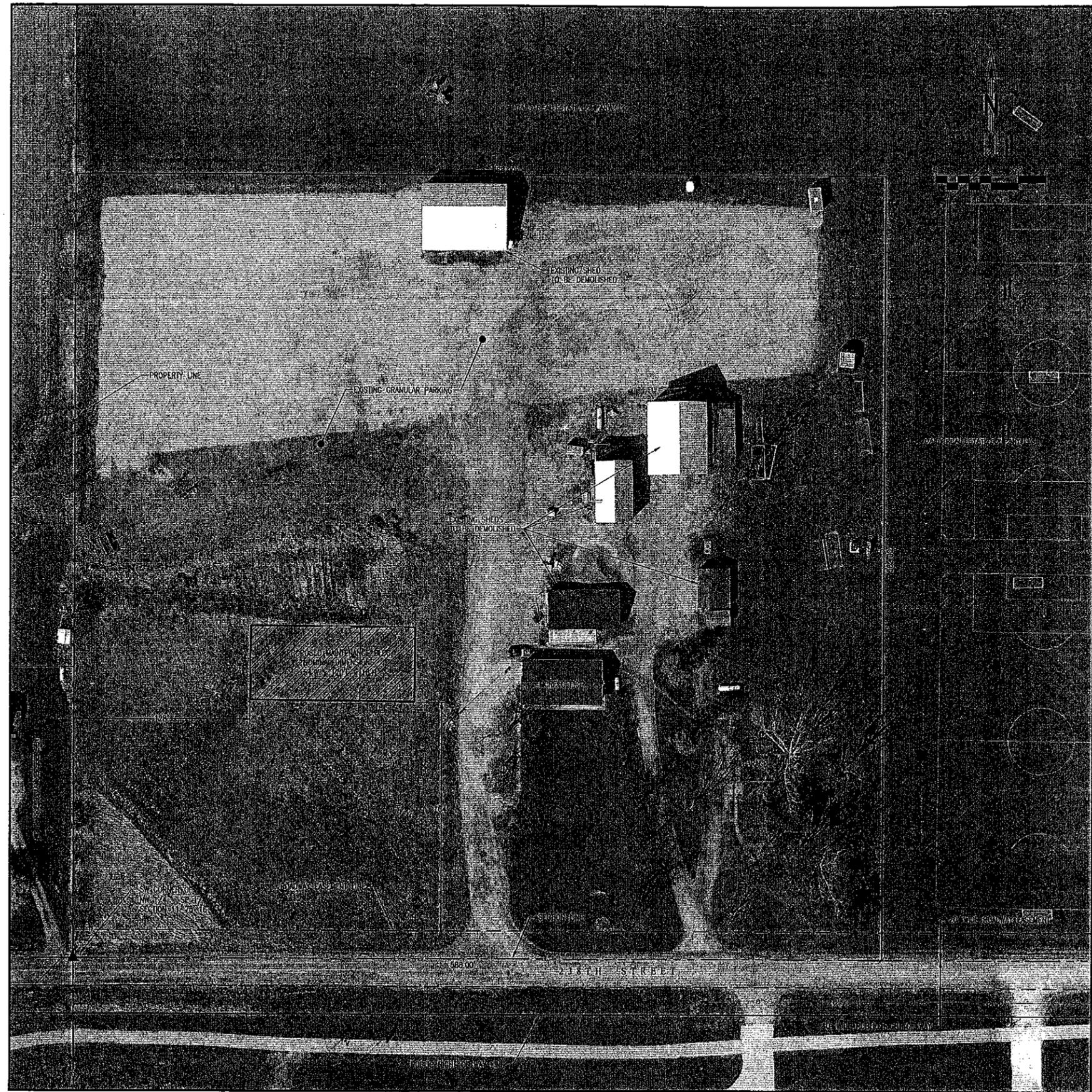
  
SIGNATURE OF OWNER *executive Director*

DATE: 3-4-15

\*\* PROPERTY OWNER LETTER OF APPROVAL FOR CHANGE IN SITE REQUIRED IF APPLICANT IS NOT OWNER \*\*

**FREE!**  
**\$100**

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**MISCELLANEOUS INFORMATION**

**LAND OWNER:**  
J & J FAMILY ENTERPRISE  
C/O MUSCO CORPORATION  
P.O. BOX 808  
OSKALOOSA, IOWA 52577

**APPLICANT:**  
MAHASKA COMMUNITY RECREATION FOUNDATION  
2055 238TH STREET  
OSKALOOSA, IOWA 52577

**LEGAL DESCRIPTION:**  
PART OF THE SOUTH 582 FEET OF THE WEST 588 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 76 NORTH, RANGE 16 WEST OF THE 5TH P.M. IN THE CITY OF OSKALOOSA, MAHASKA COUNTY, IOWA.

**SITE PLAN PREPARED BY:**  
GARDEN & ASSOCIATES, LTD.  
P.O. BOX 451  
OSKALOOSA, IOWA 52577

**CURRENT ZONING:**  
R-1 SINGLE FAMILY RESIDENTIAL

**BUILDING SETBACK REQUIREMENTS:**  
FRONT YARD 30 FEET  
STREET SIDE YARD 25 FEET  
INTERIOR SIDE YARD 7 FEET  
1 TO 1.5 STORIES 7 FEET  
2 TO 2.5 STORIES 10 FEET  
REAR YARD 25 FEET

**CURRENT LAND USE:**  
RECREATION

**PROPOSED BUILDING FLOOR AREA:**  
6,480 SQUARE FEET

**SIGNAGE:**  
NONE

**SITE LIGHTING:**  
NO ADDITIONAL SITE LIGHTING IS PROPOSED

**GARBAGE FACILITIES:**  
NO ADDITIONAL GARBAGE COLLECTION FACILITIES ARE PROPOSED



LOCATION MAP  
SCALE: 1" = 1000'

**GARDEN & ASSOCIATES, LTD.**  
**ENGINEERS & SURVEYORS**

500 E. Taylor, Suite C  
P.O. Box 451  
Oskaloosa, Iowa 52577  
641.782.2526 Phone  
641.782.2051 Fax  
email@gardenassociates.net

1703 3rd Avenue East, Suite 1  
P.O. Box 451  
Oskaloosa, Iowa 52577  
641.782.2526 Phone  
641.782.2051 Fax  
800.681.2524 Iowa Toll Free

**PROPOSED MCRF  
MAINTENANCE BUILDING  
OSKALOOSA, IOWA**

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**SHEET TITLE**  
SITE LAYOUT  
PLAN

**SCALE:**  
AS NOTED

**FIELD BOOK:**  
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**DRAWN BY:**  
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**APPROVED:**  
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**REVISIONS:**

**DATE:**  
MARCH 4, 2015

**PROJECT NO.:**  
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**SHEET NO.:**  
1 OF 1