City of Carroll

112 E. 5th Street Carroll, Iowa 51401-2799 (712) 792-1000 FAX: (712) 792-0139

MEMO TO: Honorable Mayor and City Council Members

FROM: Mike Pogge-Weaver, City Manager MSPW

DATE: June 20, 2018

SUBJECT: Re-Subdivision of Lot B of Lot 3 & Lot 4 Eastview First Subdivision, Preliminary and Final Plats

Al's Corner Oil Co and Jeffrey M Schaben of Pit Stop Auto Wash, L.L.C., have submitted and are requesting approval of an application for a preliminary and final plat to be named Re-Subdivision of Lot B of Lot 3 & Lot 4 Eastview First Subdivision. The plat contains 3.82 acres of land and is located on the north side of Plaza Drive just west of Griffith Road.

The property is identified in the 2013 Carroll Comprehensive Plan as Business. The existing zoning is B-2, General Business District.

The development consists of 2 business lots. Lot B of Lot 3 is .62 acres in size and Lot 4 (Except Parcel "A") is 3.20 acres in size. The lots meet the minimum requirements for B-2 zoning.

No new streets or right-of-ways are proposed as part of this development. Both lots will have access to Plaza Drive (frontage road to Highway 30) while Lot 4 (Except Parcel "A") will continue to have access to Griffith Road.

No new City owned utilities are proposed in the development. The lots will be served by City of Carroll water, sanitary sewer, and storm sewer systems.

PLANNING AND ZONING COMMISSION RECOMMENDATION: That the Carroll City Council approve the Re-Subdivision of Lot B of Lot 3 & Lot 4 Eastview First Subdivision Preliminary and Final Plats with conditions as noted on the staff report.

STAFF RECOMMENDATION: Staff recommends City Council approval of the Re-Subdivision of Lot B of Lot 3 & Lot 4 Eastview First Subdivision, Preliminary and Final Plats with conditions as noted on the staff report as recommended by the Planning and Zoning Commission.

CITY OF CARROLL
SUBDIVISION DATA

NAME OF PLAN: Re-Subdivision of Lot B of Lot 3 and Lot 4 Eastview First Subdivision – Preliminary and Final Plats
NAME OF OWNER/DEVELOPER: Al's Corner Oil Co and Jeffrey M Schaben of Pit Stop Auto Wash, L.L.C.

GENERAL INFORMATION:

PLAT LOCATION:	The north side of Plaza Drive just west of Griffith Road
SIZE OF PLAN:	3.82 Acres
ZONING:	B-2, General Business District

LOTS:

NUMBER:	2 Business Lots
SIZE/DENSITY:	1.91 units per acre
USE:	General Business
BUILDING LINES:	Front Yard – None Side Yard - None, except in the case of a commercial use lot adjoining a residential district, then the side yard shall be a minimum of 10 feet Rear Yard - None, except in the case of a commercial use lot adjoining a residential district, then the rear yard shall be a minimum of 20 feet.

ADJACENT LANDS:

NORTH:	Residential (R-3)
SOUTH:	General Industrial (I-2)
EAST:	General Industrial (I-2)
WEST:	Business (B-2)

STREET DEVELOPMENT:

No new streets or right-of-ways are proposed as part of this development. All lots will have access to Plaza Drive.

WASTE WATER:

No new City owned water utilities are proposed in the development.

WATER SYSTEM:

No new City owned sanitary sewer utilities are proposed in the development.

PRELIMINARY AND FINAL PLAT DRAWINGS:

Approval subject to the following conditions:

1) That the Preliminary and Final Plat subdivision requirements as noted on the attached checklist are waived.
2) That a 10-foot-wide trail easement be shown on the east side of Lot 4 (Except Parcel "A") along Griffith Road and a revised preliminary and final plan showing this change be submitted prior to City Council review.

Prepared by: City of Carroll, 112 E. 5th Street, Carroll, IA 51401 712-792-1000

RESOLUTION NO.: _____

WHEREAS, Al's Corner Oil Co. and Pit Stop Auto Wash, L.L.C. have filed a Preliminary Plat for Re-Subdivision of Lot B of Lot 3 & Lot 4 Eastview First Subdivision, City of Carroll, Carroll County, Iowa; and,

WHEREAS, the Preliminary Plat was given tentative approval Approval subject to the following conditions, by the City Planning and Zoning Commission at their meeting of June 13, 2018;

1) That the Preliminary and Final Plat subdivision requirements as noted on the City of Carroll Subdivision Applicaiton are waived.
2) That a 10-foot-wide trail easement be shown on the east side of Lot 4 (Except Parcel "A") along Griffith Road and a revised preliminary and final plan showing this change be submitted prior to City Council review.

NOW, THEREFORE, BE IT RESOLVED that the Council does hereby tentatively approve the Preliminary Plat for Re-Subdivision of Lot B of Lot 3 & Lot 4 Eastview First Subdivision, City of Carroll, Carroll County, Iowa. Council gives authorization to proceed with preparation of the Final Plat pursuant to Section 6-6.0308 of the City of Carroll Subdivision Ordinance.

Passed and adopted by the Carroll City Council this 25th day of June, 2018.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

By: _____
Eric P. Jensen, Mayor

ATTEST:

By: _____
Laura A. Schaefer, City Clerk

CERTIFICATE

State of Iowa)
ss.
Carroll, County)

We, Eric P. Jensen, Mayor and Laura A. Schaefer, City Clerk of the City of Carroll, Iowa hereby certify that at a meeting of the City Council of the City of Carroll, Iowa, held on the 25th day of June, 2018 the attached Resolution was adopted by the City Council of the City of Carroll, Iowa, approved by the Mayor, duly entered into the record of the City Council meeting of that date, and we further certify that the Preliminary Subdivision Plat is found to conform to the law as approved and accepted and we hereby certify this Resolution and cause the same to be affixed to the Preliminary Subdivision Plat as provided by law.

_____
Eric P. Jensen, Mayor

ATTEST:

_____
Laura A. Schaefer, City Clerk

State of Iowa)
ss.
Carroll County)

On this 25th of June, 2018, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Eric P. Jensen and Laura A. Schaefer, to me personally known, who, being by me duly sworn did say that they are the Mayor and City Clerk respectively, of the City of Carroll, Iowa, executing the within and foregoing instrument, and that said instrument was signed and sealed on behalf of the City of Carroll, Iowa, by authority of its City Council and that said Mayor and City Clerk, as such officers acknowledged the execution of said instrument to be the voluntary act and deed of the City of Carroll, Iowa, by it and by them voluntarily executed.

_____
Notary Public in and for the State of Iowa

Prepared by/Return to: City of Carroll 112 E. 5th Street Carroll, Iowa 51401 712/792-1000

RESOLUTION NO. _____

WHEREAS, Al's Corner Oil Co. and Pit Stop Auto Wash, L.L.C., owners of certain real estate described in a certain plat filed by them with the City Clerk of the City of Carroll, Iowa, known as the Re-Subdivision of Lot B of Lot 3 & Lot 4 Eastview First Subdivision, City of Carroll, Carroll County, Iowa; and,

WHEREAS, the said Plat has been duly examined by the City Planning and Zoning Commission, which has recommended approval, subject to the following conditions: 1) That the Preliminary and Final Plat subdivision requirements as noted on the City of Carroll Subdivision Application are waived, 2) That a 10-foot-wide trail easement be shown on the east side of Lot 4 (Except Parcel "A") along Griffith Road and a revised preliminary and final plan showing this change be submitted prior to City Council review, of the same on June 13, 2018, and found same to conform to the general plan of the City; and,

WHEREAS, said Plat has been examined by the City Council and found to conform to the City of Carroll Subdivision Ordinance and falls within the general plan of the City of Carroll, Iowa, and is found to comply with Chapter 354 of the 2017 Code of Iowa.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Carroll, Iowa:

1. That the plat of Re-Subdivision of Lot B of Lot 3 & Lot 4 Eastview First Subdivision, City of Carroll, Carroll County, Iowa, is found to conform with the law and is hereby accepted.

2. That this Resolution shall be fully binding upon the owners, their assigns, purchasers or successors in interest.

3. That the Mayor and City Clerk of the City of Carroll, Iowa, are hereby directed to certify this Resolution and cause the same to be affixed to the said Plat as provided by law.

Passed and approved by the Carroll City Council this 25th day of June, 2018.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

By: _____
Eric P. Jensen, Mayor

ATTEST:

By: _____
Laura A. Schaefer, City Clerk

CERTIFICATE

State of Iowa)
ss.
Carroll, County)

We, Eric P. Jensen, Mayor and Laura A. Schaefer, City Clerk of the City of Carroll, Iowa hereby certify that at a meeting of the City Council of the City of Carroll, Iowa, held on the 25th day of June, 2018 the attached Resolution was adopted by the City Council of the City of Carroll, Iowa, approved by the Mayor, duly entered into the record of the City Council meeting of that date, and we further certify that the Final Subdivision Plat is found to conform to the law as approved and accepted and we hereby certify this Resolution and cause the same to be affixed to the Final Subdivision Plat as provided by law.

_____
Eric P. Jensen, Mayor

ATTEST:

_____
Laura A. Schaefer, City Clerk

State of Iowa)
ss.
Carroll County)

On this 25th day of June, 2018, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Eric P. Jensen and Laura A. Schaefer, to me personally known, who, being by me duly sworn did say that they are the Mayor and City Clerk respectively, of the City of Carroll, Iowa, executing the within and foregoing instrument, and that said instrument was signed and sealed on behalf of the City of Carroll, Iowa, by authority of its City Council and that said Mayor and City Clerk, as such officers acknowledged the execution of said instrument to be the voluntary act and deed of the City of Carroll, Iowa, by it and by them voluntarily executed.

_____
Notary Public in and for the State of Iowa

Index Legend	
Location:	LOTS 3 & 4 EASTVIEW FIRST SUBDIVISION
Requestor:	
Proprietor:	AL'S CORNER OIL CO./ PIT STOP AUTO WASH
Surveyor:	MATTHEW A. FOUTS
Surveyor Company:	JEO CONSULTING GROUP INC.
Return To:	724 SIMON AVE. CARROLL, IA 51401

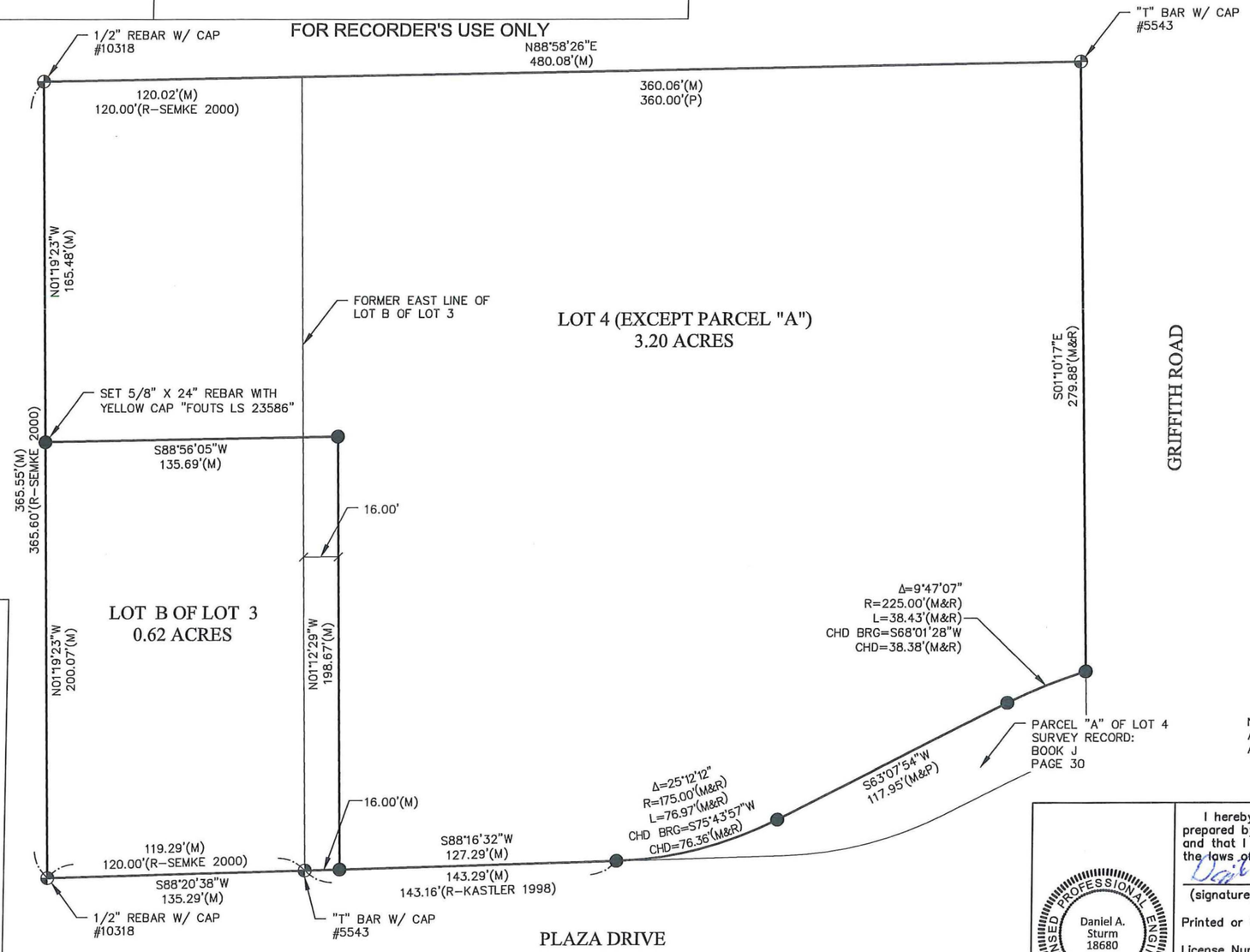
FOR RECORDER'S USE ONLY

LEGEND
- MONUMENT FOUND
- MONUMENT SET
- CALCULATED POINT
- D DEEDED DISTANCE
- G GOVERNMENT DISTANCE
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- R RECORDED DISTANCE

GRAPHIC SCALE
0 15 30 60 120

PRELIMINARY PLAT
RE-SUBDIVISION OF LOT B OF LOT 3 & LOT 4 EASTVIEW FIRST SUBDIVISION
CITY OF CARROLL
CARROLL COUNTY, IOWA

JEO CONSULTING GROUP INC
800.723.8567



OWNER, SUBDIVIDER
AL'S CORNER OIL CO.
12053 HWY. 71 NORTH,
CARROLL, IA 51401

PIT STOP AUTO WASH, L.L.C.
JEFFREY M. SCHABEN
2771 X AVE., MANILLA, IA 51454

ENGINEER
DANNY STURM, PE
724 SIMON AVENUE
CARROLL, IOWA 51401
712-792-9711

ACREAGE TABLE

TOTAL ACREAGE	3.82 ACRES
NUMBER OF LOTS	2
MIN. LOT AREA	0.62 ACRES
AVG. LOT AREA	1.91 ACRES
MAX. LOT AREA	3.20 ACRES
PUBLIC LAND AREA	0 ACRES
ROW LAND AREA	0 ACRES

ZONING

EXISTING ZONING	I-1
PROPOSED ZONING	I-1

SETBACKS

FRONT YARD	NONE
REAR YARD MIN.	NONE
SIDE YARD MIN.	NONE

*NOTE: ALL FRONT YARD BUILDING SETBACK LINES ARE TO BE MEASURED FROM THE STREET RIGHT-OF-WAY.

FLOODING
COMMUNITY-PANEL NUMBER 19027C0153C
EFFECTIVE DATE 9/15/2017
ZONE X - OUTSIDE THE 500 YEAR FLOOD PLAIN

NOTE:
ALL BEARINGS ARE ASSUMED, ALL MONUMENTS SET ARE A "PK" NAIL, UNLESS OTHERWISE NOTED.

PRELIMINARY PLAT APPROVED

AL'S CORNER OIL CO. DATE

PIT STOP AUTO WASH, L.L.C. DATE

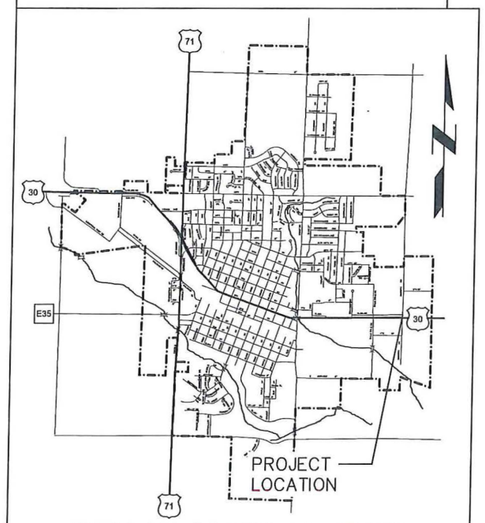
CITY APPROVALS

RECOMMEND TENTATIVE PLAT APPROVAL - PLANNING & ZONING COMMISSION

CHAIRMAN DATE

TENTATIVE PLAT APPROVAL - CITY OF CARROLL, IOWA

CLERK DATE



CITY OF CARROLL, IOWA

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Daniel A. Sturm 5/29/18
(signature) (date)

Printed or typed name: Daniel A. Sturm

License Number 18680

My license renewal date is December 31, 2019

Pages or sheets covered by this seal:

SHEET 1.0

LICENSED PROFESSIONAL ENGINEER Daniel A. Sturm 18680 IOWA

2018 PRELIMINARY PLAT

REPLAT OF LOT B OF LOT 3 & LOT 4 EASTVIEW FIRST SUBDIVISION

PROJECT NO. 151073
DATE 5/29/2018
DRAWN BY MAF
FILE NAME SV-151073.dwg
FIELD BOOK CARROLL #47
FIELD CREW MAF
REVIEW BY JJS
REVIEW DATE 5/21/18
SURVEY FILE NO.

1.0

Index Legend	
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FINAL PLAT
RE-SUBDIVISION OF LOT B OF LOT 3 & LOT 4 EASTVIEW FIRST SUBDIVISION
CITY OF CARROLL
CARROLL COUNTY, IOWA

JEO CONSULTING GROUP INC
800.723.8567

FOR RECORDER'S USE ONLY

FINAL PLAT APPROVED

AL'S CORNER OIL CO. DATE

PIT STOP AUTO WASH, L.L.C. DATE

CITY APPROVALS

RECOMMEND FINAL PLAT APPROVAL - PLANNING & ZONING COMMISSION

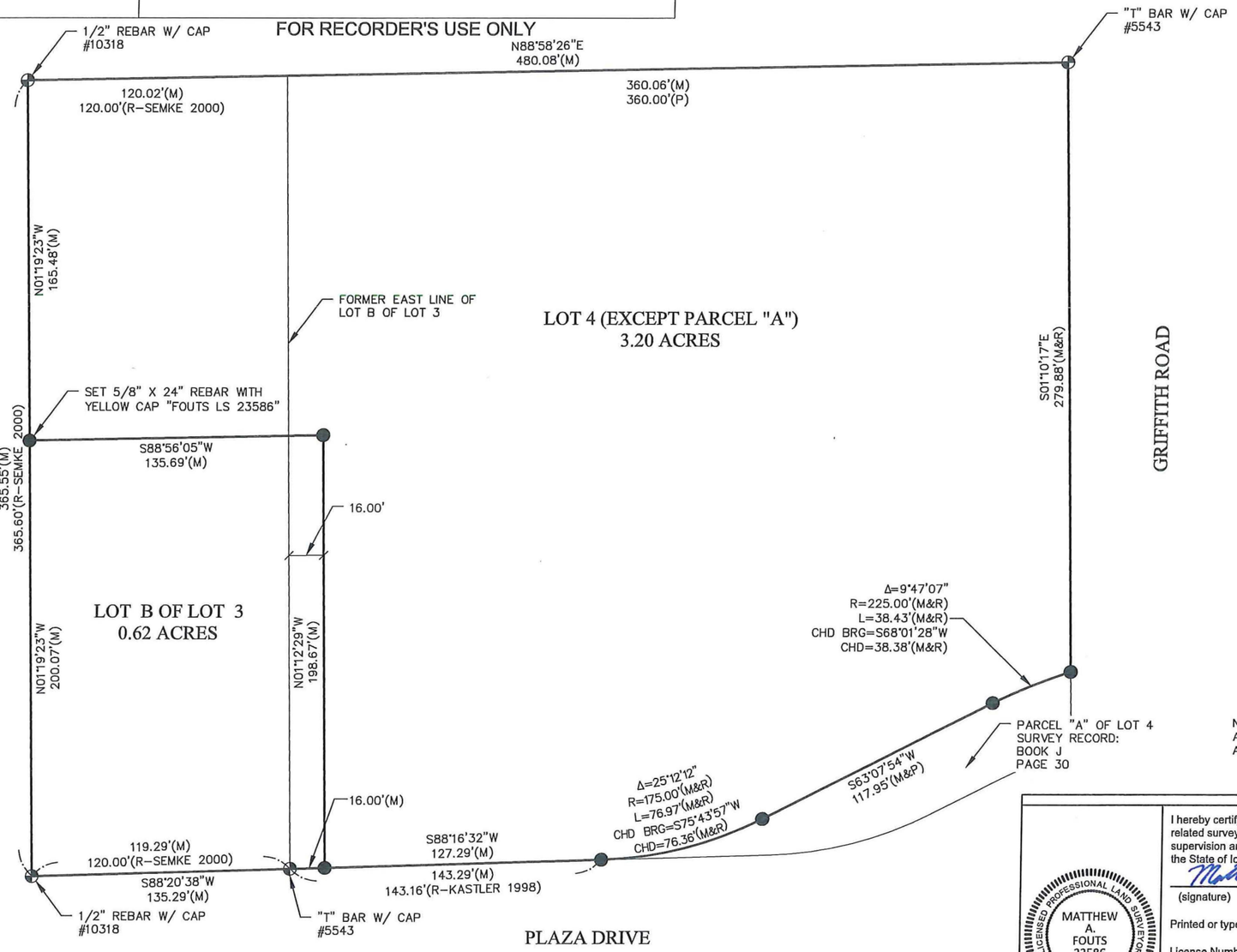
CHAIRMAN DATE

SECRETARY DATE

FINAL PLAT ACCEPTED - CITY OF CARROLL, IOWA

MAYOR DATE

CLERK DATE



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ZONING

EXISTING ZONING	B-2
PROPOSED ZONING	B-2

SETBACKS

FRONT YARD	NONE
REAR YARD MIN.	NONE
SIDE YARD MIN.	NONE

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FLOODING

COMMUNITY-PANEL NUMBER 19027C0153C
EFFECTIVE DATE 9/15/2017
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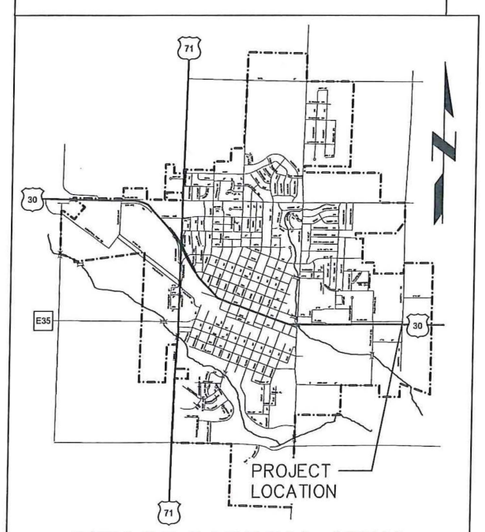

CITY OF CARROLL, IOWA

I hereby certify that this land surveying document was prepared and the related survey was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

(signature) (date) 5-29-18

Printed or typed name: Matthew A. Fouts

License Number: 23586

My license renewal date is December 31, 2019

Pages or sheets covered by this seal:
SHEET 1 OF 1

LICENSED PROFESSIONAL LAND SURVEYOR MATTHEW A. FOUTS 23586 IOWA

PROJECT NO.	151073
DATE	5/29/2018
DRAWN BY	MAF
FILE NAME	SV-151073.dwg
FIELD BOOK	CARROLL #47
FIELD CREW	MAF
REVIEW BY	JJS
REVIEW DATE	5/21/18
SURVEY FILE NO.	

2018 FINAL PLAT

REPLAT OF LOT B OF LOT 3 & LOT 4 EASTVIEW FIRST SUBDIVISION

1.0