



The Planning and Zoning Commission of the City of Marion, Iowa, will meet **Tuesday, November 10, 2020 at 6:00 p.m.** for their regular monthly meeting. The agenda is as follows:

NOTE: Based on COVID-19 guidance from Linn County Public Health and the State of Iowa to limit the size of groups gathering, this meeting is able to be viewed online. To watch, go to Zoom.com, select Join a Meeting, and enter the Meeting ID # 827 6160 6134. A link is also provided at www.cityofmarion.org. Audio only can be heard by calling 1-646-558-8656 and enter the same Meeting ID listed above.

Anyone who wishes to comment on an agenda item, including public hearings, may submit the question or comment to the Planning Division by 4:00 p.m. on Tuesday, November 10th via phone at 319-743-6320 or email abartlett@cityofmarion.org. Comments can also be provided during the Zoom meeting by clicking the Q&A option and entering your comment. All comments will be acknowledged during the meeting.

1. CALL TO ORDER
2. ROLL CALL
3. MINUTES
 - a. Planning and Zoning – October 13, 2020
4. CITIZEN PRESENTATIONS
5. DIRECTOR'S REPORT
6. FINAL PLAT – CHANDLER COURT 1ST ADDITION – HEARTLAND INVESTMENT PARTNERS, LLC
 - a. CPC Resolution No. 20-37 recommending approval of Chandler Court 1st Addition Final Plat for property located at 4850 Chandler Court, Marion, Iowa. (Heartland Investment Partners, LLC)
7. BOWMAN MEADOW'S 7TH ADDITION - COMPREHENSIVE PLAN AMENDMENT, PRELIMINARY PLAT, PRELIMINARY SITE DEVELOPMENT PLAN
 - a. Public hearing regarding an amendment to the Future Land Use Map of the Marion Comprehensive Plan from Single-Family Detached Residential to Multi-Family Residential for Bowman Meadows 7th Addition, Marion, Iowa.
 - b. CPC Resolution No. 20-38 recommending approval of the amendment to the Future Land Use Map of the Marion Comprehensive Plan from Single-Family Detached Residential to Multi-Family for Bowman Meadows 7th Addition, Marion, Iowa. (Midwest Development Co.)

- c. CPC Resolution No. 20-39 recommending approval of a preliminary site development plan for Bowman Meadows 7th Addition, Marion, Iowa. (Midwest Development Co.)
 - d. CPC Resolution No. 20-40 recommending approval of a preliminary plat for Bowman Meadows 7th Addition, Marion, Iowa. (Midwest Development Co.)
- 8. GREEN PARK APARTMENT LIVING – COMP PLAN, REZONING, PRE AND FINAL SITE DEVELOPMENT PLAN AND PRELIMINARY PLAT
 - a. Public hearing regarding an amendment to the Future Land Use Map of the Marion Comprehensive Plan, rezoning request and Preliminary Site Development Plan for property located at 3100 10th Avenue, Marion, Iowa.
 - b. CPC Resolution No. 20-41 recommending approval of the amendment to the Future Land Use Map of the Marion Comprehensive Plan from Public/Semi Private to Multi-Family Residential for property located at 3100 10th Avenue, Marion, Iowa. (Green Park Apartment Living, LLC)
 - c. CPC Resolution No. 20-42 recommending approval of a rezoning from R-2, Medium Density Single Family Residential to PD-R, Multi-Family Residential for property located at 3100 10th Avenue, Marion, Iowa. (Green Park Apartment Living, LLC)
 - d. CPC Resolution No. 20-43 recommending approval of a Preliminary Site Development Plan for Green Park Apartment Living, Marion, Iowa. (Green Park Apartment Living, LLC)
 - e. CPC Resolution No. 20-44 recommending approval of a Final Site Development Plan for Green Park Apartment Living, Marion, Iowa. (Green Park Apartment Living, LLC)
 - f. CPC Resolution No. 20-45 recommending approval of a Preliminary Plat for Green Park Apartment Living, Marion, Iowa. (Green Park Apartment Living, LLC)
- 9. ZONING CODE AMENDMENT – BJORNSEN FAMILY
 - a. Public Hearing regarding an amendment to section 176.51-Table 6 of the Marion Zoning Ordinance to permit “Assisted Living Facility”, “Dwelling Upper Level” and “Nursing Homes” in the BR, Business Regional zoning district and amend 176.51-Table 8 of the Marion zoning Ordinance to permit the following dwelling types in the OS, Office Services zoning district: Townhouse, two-unit (duplex), three-unit (triplex), four-unit, upper level and independent living facility.
 - b. CPC Resolution No. 20-46 recommending approval of an amendment to section 176.51-Table 6 of the Marion Zoning Ordinance to permit “Assisted Living Facility”, “Dwelling Upper Level” and “Nursing Homes” in the BR, Business Regional zoning district and amend 176.51-Table 8 of the Marion zoning Ordinance to permit the following dwelling types in the OS, Office Services zoning district, upper level and independent living facility.
- 10. OTHER BUSINESS
 - a. Project update on the Tower Terrace Road corridor project.
- 11. ADJOURN