

City of Carlisle, Iowa
Planning and Zoning Commission
Regular Meeting
November 21, 2022
7:00 P.M.
City Council Chambers – 100 N. 1st Street

Join Zoom Meeting - <https://zoom.us/j/9951930479>

Meeting ID: 995 193 0479

One tap mobile – Call 1-312-626-6799, enter 995 193 0479# when prompted

We encourage all videoconferencing or calling in to let staff know who you are for the record and then mute your microphone or phone until you would like to speak to provide a better overall experience.

Call to order

Determine quorum

New Business and Action Items

1. Discussion and Possible Action on Preliminary Plat for Scotch Ridge Industrial Park Plat 1
2. Approval of 2023 Submission Schedule

Administrator/Engineer/Commission Reports

Adjournment

**** PLEASE NOTE THAT THIS AGENDA MAY CHANGE UP TO 24 HOURS PRIOR TO THE MEETING ****

DATE: November 17, 2022

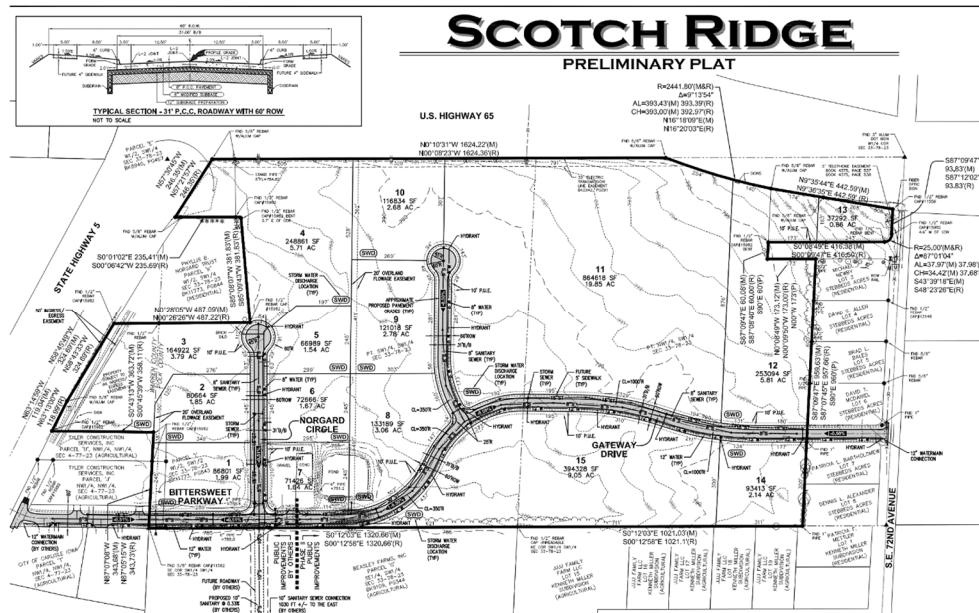
TO: Deven Markley
City Administrator, City of Carlisle
100 N. 1st Street
Carlisle, IA 50047

RE: Scotch Ridge Industrial Park Plat 1 – Preliminary Plat Review
PROJECT #7023.060

Thank you for submitting your project for review. FOX Strand has completed the second review of the Scotch Ridge Industrial Park Plat 1 Preliminary Plat, dated November 16, 2022 and offer the following comments:

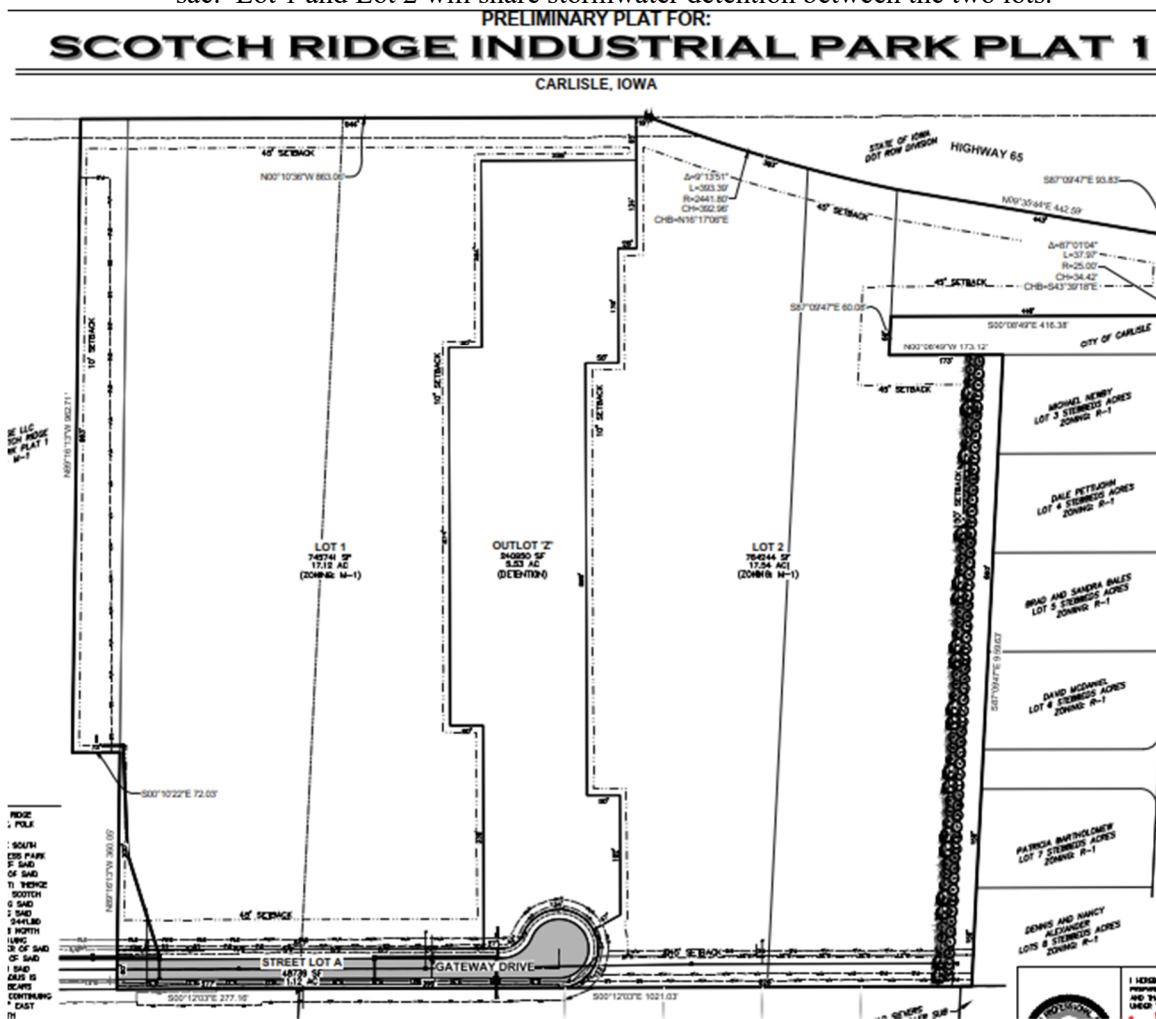
General Notes (for P&Z/Council):

1. The following general comments are in regard to the Preliminary Plat:
 - a. Scotch Ridge has had several master plans over the years. In 2013 the City approved the Scotch Ridge Plat 1 Preliminary Plat (see below). Gateway Drive and a 12-inch water main is shown extending to SE 72nd Ave. Sanitary sewer is shown extending to the north property line. This preliminary plat has expired. Per 180.04, the approval of the preliminary plat shall be null and void unless the final plat is presented to the Commission within 180 days after date of approval. In the past, the City has used previously approved preliminary plats as a guide for future preliminary plats for the same land parcel.



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 Scotch Ridge Industrial Park Plat 4 -
 Preliminary Plat Review
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 November 17, 2022

- b. Scotch Ridge Industrial Park Plat 4 - Preliminary Plat consists of 41.32 acres of which the Developer desires two (2) large light industrial (M-1) lots consisting of approximately 20 acres each. Gateway Drive is shown a cul-de-sac. In the past, Gateway Driveway was shown extending north through the existing residential development reserved right of way to SE 72nd Avenue. The proposed 8-inch sanitary sewer and 12-inch water main is currently shown as extending to the end of the cul-de-sac. Lot 1 and Lot 2 will share stormwater detention between the two lots.

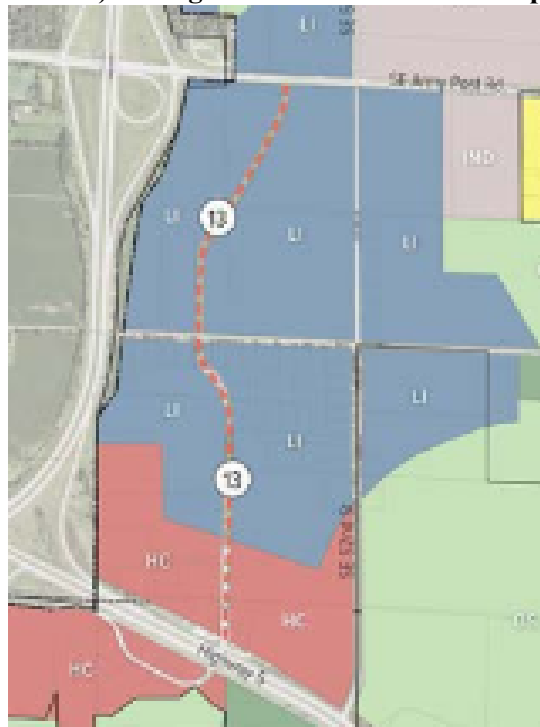


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Preliminary Plat Comments:

2. 180.05, FOX Strand has reviewed the proposed lot layout in relation to the Comprehensive Plan and have no further comments.

3. 180.05(5), FOX Strand has reviewed the proposed regional street network in relation to the Comprehensive Plan and have the following comments:
 - a. Gateway Drive is shown as a cul-de-sac and does not extend north to SE 72nd Avenue. The Carlisle Future Streets and Land Use Plan shows Gateway Drive extending from Hwy 5 north to SE Army Post Road (ID 13 - see below). Thus, the proposed preliminary plat is not in compliance with the Future Streets Plan. However, **Staff is in support of ending the proposed roadway in a cul-de-sac within the development (not extending to SE 72nd Avenue) as long as Summertime Potato is provided access.**



- b. The proposed pavement depth of 8-inches with CD baskets, drainable base, and subdrains is consistent with the previous construction of Gateway Drive.

- c. **Discussion is necessary** regarding the existing public right of way stubs between the subject parcel and SE 72nd Avenue. It may make sense to vacate the public right of ways and give ownership to the Owners of Scotch Ridge Plat 4.

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 Scotch Ridge Industrial Park Plat 4 -
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4. 180.07(2), FOX Strand has reviewed the proposed storm sewer within this development in relation to the Comprehensive Plan and have the following comments:
 - a. A stormwater management plan (SWMP) will be required as part of the Construction Plans.
5. 180.05, FOX Strand has reviewed the proposed sanitary sewer within this development in relation to the Comprehensive Plan and have no further comments.
6. 180.07(8), FOX Strand has reviewed the proposed water main within this development in relation to the Comprehensive Plan, Zoning Requirements and Subdivision Requirements and have no further comments.
7. 180.07(5), FOX Engineering has reviewed the proposed bike paths and sidewalks within this development in relation to the Comprehensive Plan, Zoning Requirements and Subdivision Requirements and have the following comments:
 - a. The proposed development and the Comprehensive Plan do not show any parks or trails in this portion of the proposed preliminary plat.
 - b. 5-ft sidewalks are proposed along both sides of Gateway Drive. As part of this development the 5-ft sidewalk along the east side of Gateway Drive shall be installed. The 5-ft sidewalk along the west side of Gateway Drive can be installed as part of the site plan development of Lot 1 and Lot 2. Deferring installation of sidewalks as part of a requested waiver may be done as part of the Construction Drawings process.

PRELIMINARY PLAT REVIEW SCHEDULE:

PLANNING & ZONING: November 21, 2022 at 7PM at the Carlisle City Hall

COUNCIL MEETING: November 28, 2022 at 6:30PM at the Carlisle City Hall

If you have any questions or concerns, please contact Mitch Holtz at 515-233-0000. The City reserves the right to modify or add to these comments.

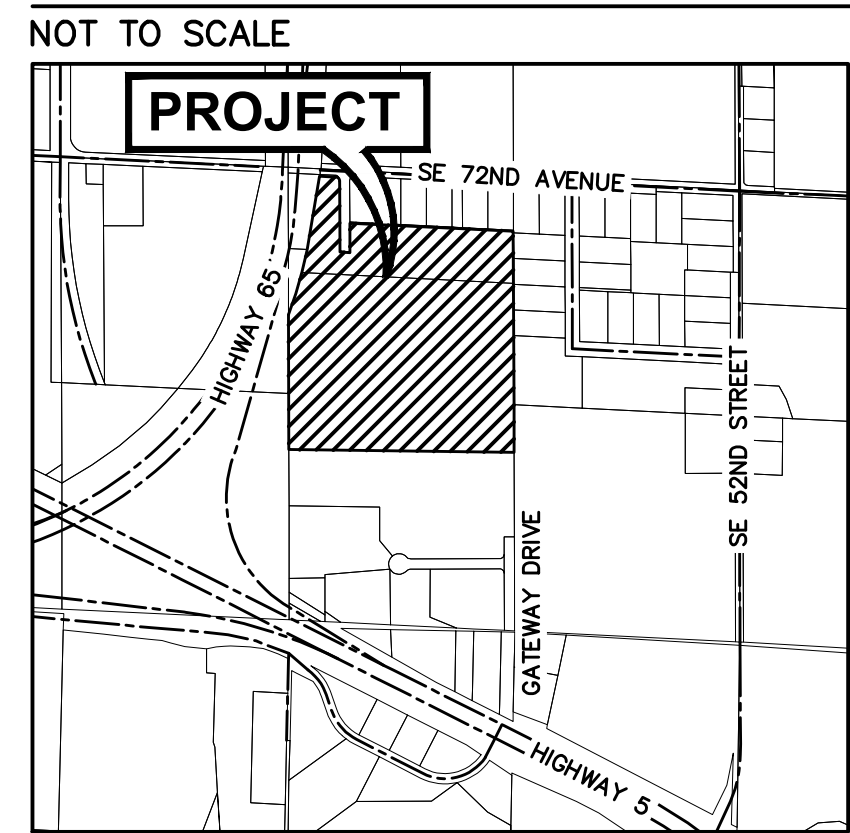
FOX Strand



Mitch Holtz, P.E.

Copy to: Deven Markley, City Administrator, Carlisle

VICINITY MAP



CARLISLE, IOWA

OWNER
SCOTCH RIDGE LLC
544 4TH STREET
WEST DES MOINES, IA 50265-4620

APPLICANT
MCGOUGH
CONTACT: ANDY MCINTOSH
2737 FAIRVIEW AVENUE NORTH
ST PAUL, MN 55113
PH: (651) 634-7787

ENGINEER / SURVEYOR
CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: ERIN OLLENDIKE
EMAIL: ERINO@CDA-ENG.COM
PH. (515) 369-4400
FX. (515) 369-4410

ZONING
EXISTING: C-2: COMMERCIAL DISTRICT
M-1: LIGHT INDUSTRIAL DISTRICT
R-2: MEDIUM DENSITY RESIDENTIAL DISTRICT
PROPOSED: M-1: LIGHT INDUSTRIAL DISTRICT

BULK REGULATIONS
LIGHT INDUSTRIAL DISTRICT (M-1):
MIN. LOT WIDTH: 75'
FRONT SETBACK: 45'
SIDE SETBACK: 10', UNLESS ADJACENT TO ANY R DISTRICT, THEN NO LESS THAN 50'
REAR SETBACK: 45', UNLESS ADJACENT TO ANY R DISTRICT, THEN NO LESS THAN 50'
MIN. LOT SIZE: 10,000 SF

NOTES
1. ALL ACCESS DRIVES SHALL BE APPROVED BY THE CITY ENGINEER.
2. LOTS 1 AND 2 SHALL HAVE ON-SITE DETENTION LOCATED ON LOT 1 AND OUTLOT 'Z'.
3. STORM SEWER EXTENSIONS ALONG GATEWAY DRIVE SHALL BE FINAL DESIGNED WITH THE PREPARATION OF CONSTRUCTION DRAWINGS. SIZES SHOWN ARE APPROXIMATE.

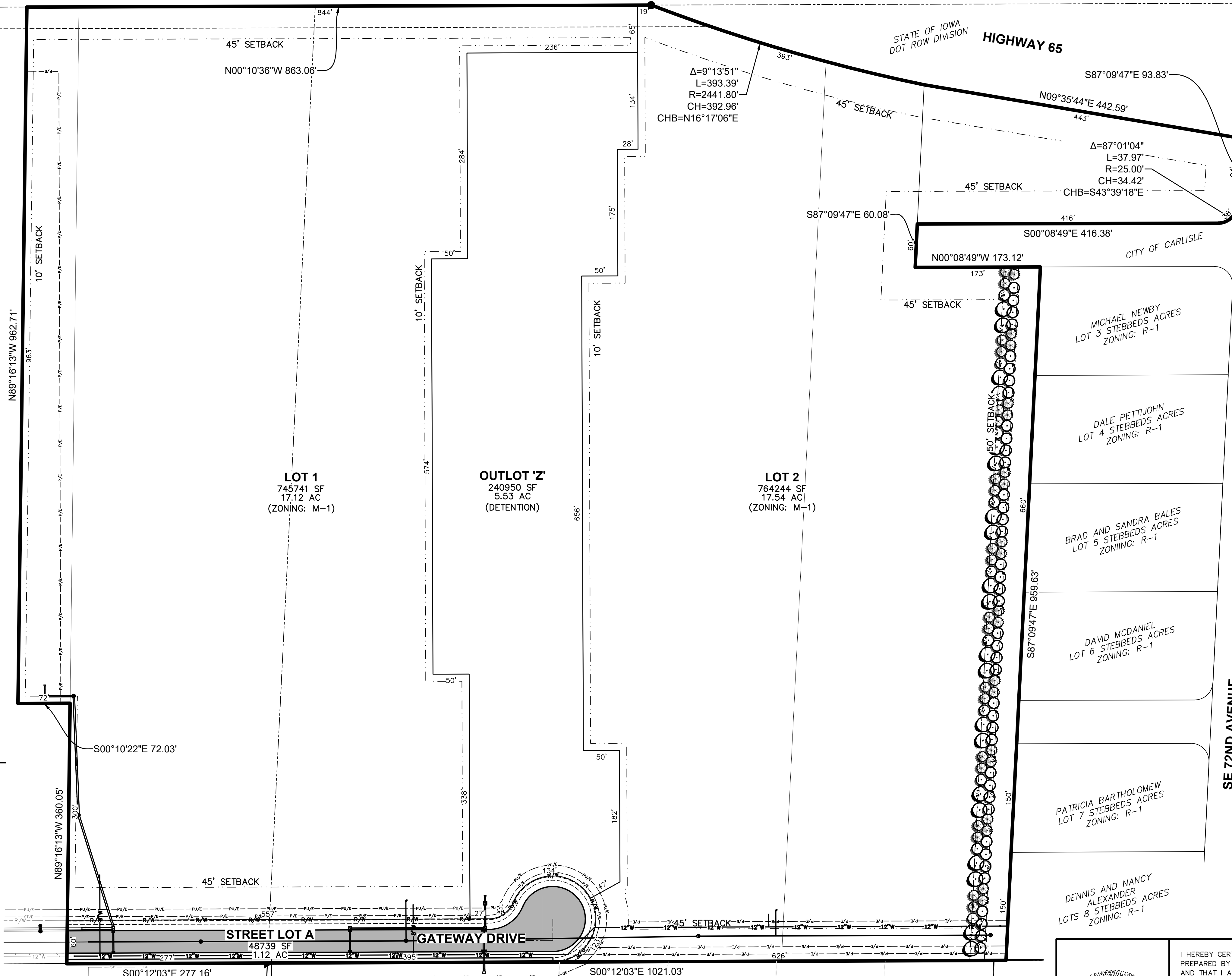
PRELIMINARY PLAT DESCRIPTION

OUTLOT 'X', OUTLOT 'Y' AND A PART OF OUTLOT 'Z', ALL IN SCOTCH RIDGE BUSINESS PARK PLAT 1, AN OFFICIAL PLAT IN THE CITY OF CARLISLE, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID OUTLOT 'X'; THENCE SOUTH 00°12'03" EAST ALONG THE EAST LINE OF SAID SCOTCH RIDGE BUSINESS PARK PLAT 1, A DISTANCE OF 1298.19 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 'Y'; THENCE NORTH 89°16'13" WEST ALONG THE SOUTH LINE OF SAID OUTLOT 'Y', 360.05 FEET; THENCE SOUTH 00°10'22" EAST, 72.03 FEET; THENCE NORTH 89°16'13" WEST, 962.71 FEET TO THE WESTERLY LINE OF SAID SCOTCH RIDGE BUSINESS PARK PLAT 1; THENCE NORTH 00°10'36" WEST ALONG SAID WESTERLY LINE, 863.06 FEET; THENCE NORTHERLY CONTINUING ALONG SAID WESTERLY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 2441.80 FEET, WHOSE ARC LENGTH IS 393.39 FEET AND WHOSE CHORD BEARS NORTH 16°17'06" EAST, 392.96 FEET; THENCE NORTH 09°35'44" EAST CONTINUING ALONG SAID WESTERLY LINE, 442.59 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 'X'; THENCE SOUTH 87°09'47" EAST ALONG THE NORTH LINE OF SAID OUTLOT 'X', 93.83 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 37.97 FEET AND WHOSE CHORD BEARS SOUTH 43°39'18" EAST, 34.42 FEET; THENCE SOUTH 00°08'49" EAST CONTINUING ALONG SAID NORTHERLY LINE, 416.38 FEET; THENCE SOUTH 87°09'47" EAST CONTINUING ALONG SAID NORTHERLY LINE, 173.12 FEET; THENCE SOUTH 87°09'47" EAST CONTINUING ALONG SAID NORTHERLY LINE, 959.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 41.32 ACRES (1,799,809 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

PRELIMINARY PLAT FOR: SCOTCH RIDGE INDUSTRIAL PARK PLAT 1

CARLISLE, IOWA



LEGEND

FEATURES	PROPOSED
GROUND SURFACE CONTOUR	
TYPE SW-501 STORM INTAKE	
TYPE SW-502 STORM INTAKE	
TYPE SW-503 STORM INTAKE	
TYPE SW-505 STORM INTAKE	
TYPE SW-506 STORM INTAKE	
TYPE SW-512 STORM INTAKE	
TYPE SW-513 STORM INTAKE	
TYPE SW-401 STORM MANHOLE	
TYPE SW-402 STORM MANHOLE	
FLARED END SECTION	
TYPE SW-301 SANITARY MANHOLE	
STORM/SANITARY CLEANOUT	
WATER VALVE	
FIRE HYDRANT ASSEMBLY	
SIGN	
DETECTABLE WARNING PANEL	
SANITARY SEWER	
STORM SEWER	
WATERMAIN WITH SIZE	
PERMANENT EASEMENT	
EXISTING	
GROUND SURFACE CONTOUR	
SANITARY MANHOLE	
WATER VALVE BOX	
FIRE HYDRANT	
STORM SEWER MANHOLE	
STORM SEWER SINGLE INTAKE	
STORM SEWER DOUBLE INTAKE	
FLARED END SECTION	
DECIDUOUS TREE	
CONIFEROUS TREE	
DECIDUOUS SHRUB	
CONIFEROUS SHRUB	
ELECTRIC POWER POLE	
GUY ANCHOR	
STREET LIGHT	
POWER POLE W/ TRANSFORMER	
UTILITY POLE W/ LIGHT	
ELECTRIC BOX	
ELECTRIC TRANSFORMER	
ELECTRIC MANHOLE OR VAULT	
TRAFFIC SIGN	
TELEPHONE JUNCTION BOX	
TELEPHONE MANHOLE/VAULT	
TELEPHONE POLE	
GAS VALVE BOX	
CABLE TV JUNCTION BOX	
CABLE TV MANHOLE/VAULT	
MAIL BOX	
BENCHMARK	
SOIL BORING	
UNDERGROUND TV CABLE	
GAS MAIN	
FIBER OPTIC	
UNDERGROUND TELEPHONE	
OVERHEAD ELECTRIC	
UNDERGROUND ELECTRIC	
FIELD TILE	
SANITARY SEWER W/ SIZE	
STORM SEWER W/ SIZE	
WATER MAIN W/ SIZE	

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DATE: 11/16/2022 3:10 PM
DRAWN BY: ERIN OLLENDIKE
CHECKED BY: ANDY MCINTOSH

BEASLEY FARMS INC
PARCEL G
BK. 9109, PG. 344
ZONING: C-2

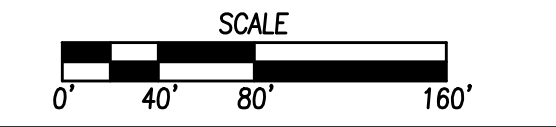
SUMMERTIME FARMS LLC
LOT 1 SUMMERTIME PLAT 1
ZONING: M-1

DONALD SIEVERS
LOT 1 KENNETH MILLER SUB
DIV
ZONING: R-1

PRELIMINARY
NOT FOR CONSTRUCTION

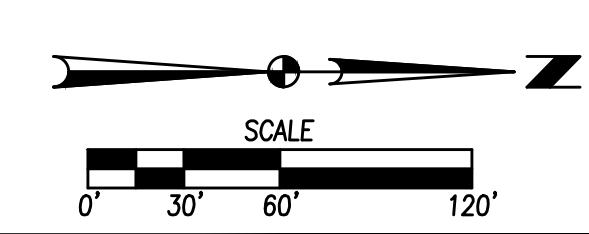
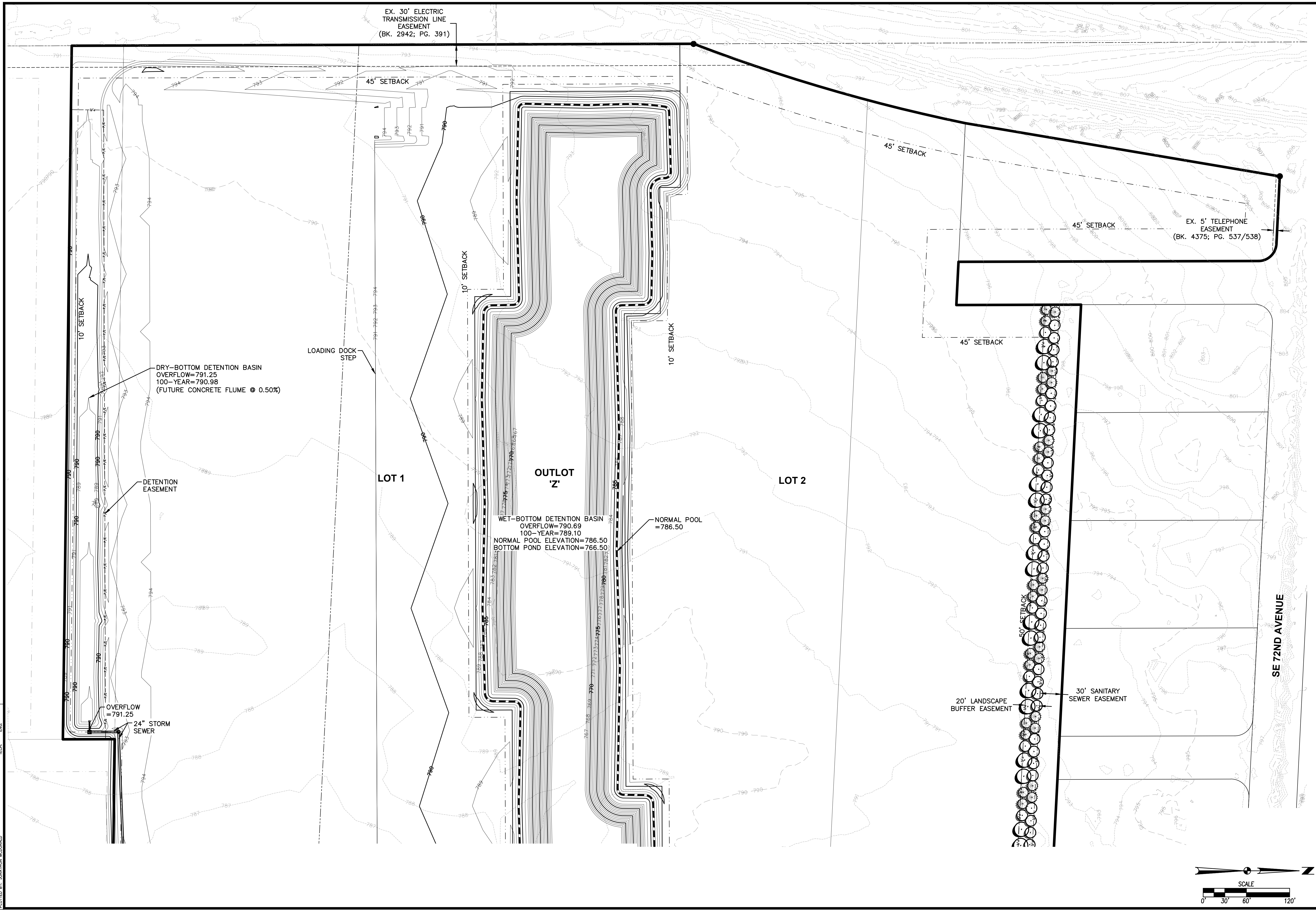
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

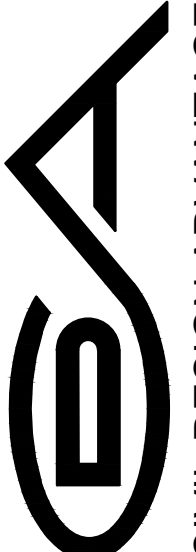
ERIN OLLENDIKE, P.E.
LICENSE NUMBER 16926
LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1-3

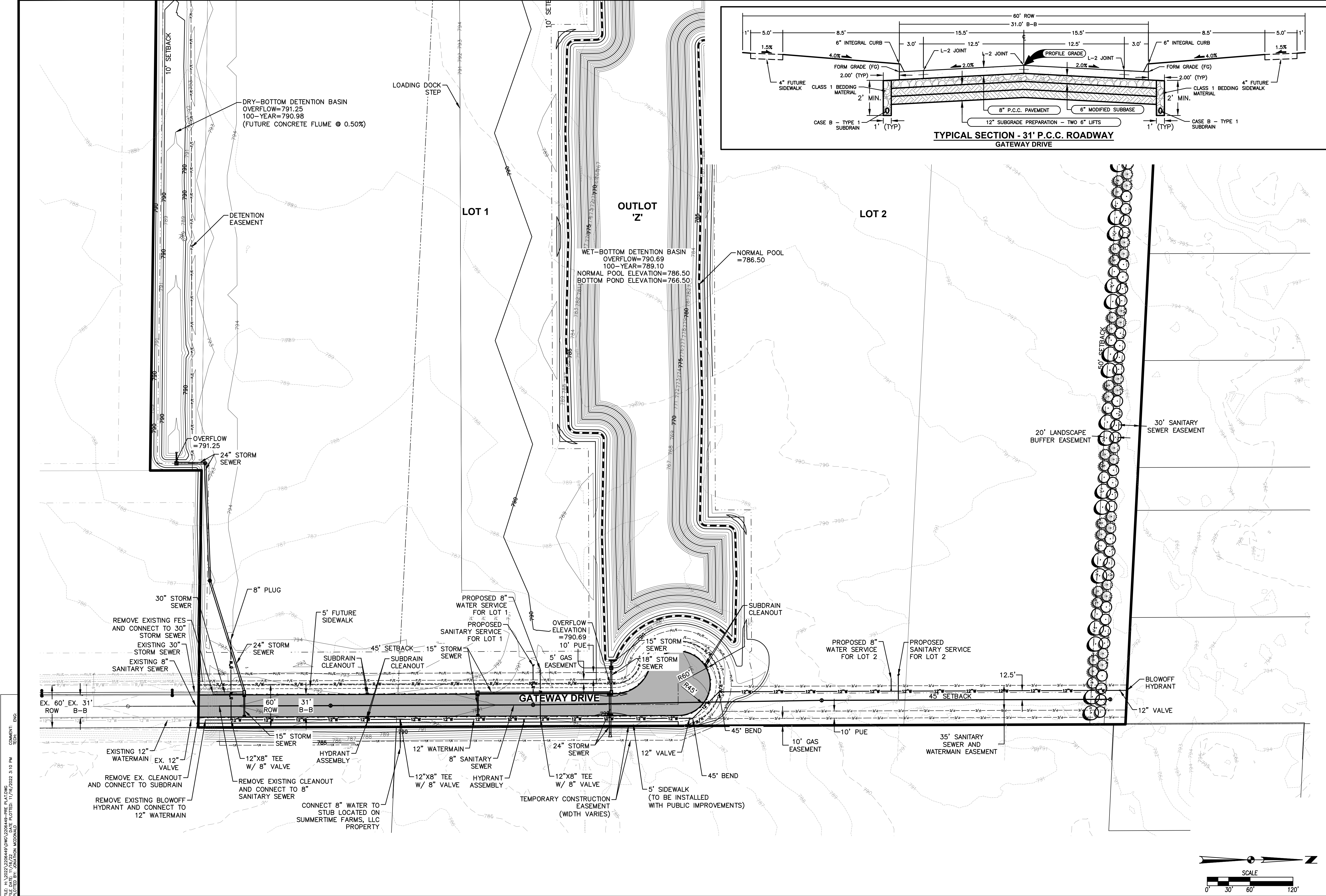


DATE: 11/16/2022
REVISIONS: SECOND SUBMITTAL, FIRST SUBMITTAL
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: JWM
ENGINEER: EKO
CIVIL DESIGN ADVANTAGE
CARLISLE, IOWA
PRELIMINARY PLAT
SCOTCH RIDGE INDUSTRIAL PARK PLAT 1
1/3
2206.449

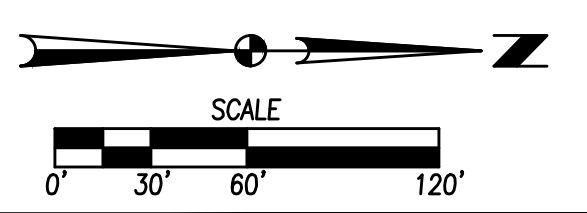
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 DATE: 11/16/2022 3:10 PM



DATE	11/16/2022
	09/30/2022
REVISIONS	SECOND SUBMITTAL
	FIRST SUBMITTAL
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400	
ENGINEER: JWM	ENGINEER: EKO
 CIVIL DESIGN ADVANTAGE	
CARLISLE, IOWA	
SCOTCH RIDGE INDUSTRIAL PARK PLAT 1 PRELIMINARY PLAT	
2	3
2206.449	

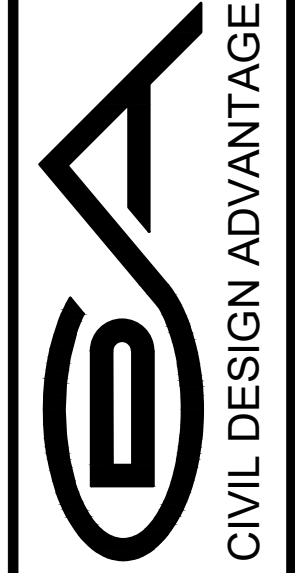


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 PLOTTED BY: ANTHONY MCDONALD
 PLOTTED ON: 11/16/2022 3:10 PM



DATE	REVISIONS
11/16/2022	SECOND SUBMITTAL
09/30/2022	FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400
 ENGINEER: JWM



CARLISLE, IOWA

SCOTCH RIDGE INDUSTRIAL PARK PLAT 1
PRELIMINARY PLAT



City of Carlisle Planning & Zoning Commission

2023 Meeting & Submittal Schedule (with applicable Council Dates)

P&Z Commission Meetings begin at 7:00 p.m.
in the Council Chambers, Carlisle City Hall, 100 N. 1st St.

Month	Submission Date (5:00 p.m.)	P&Z Packet Target	P&Z Meeting	Council Date No Public Hearing	Council Date Public Hearing (rezonings)
January	12/26/2022	01/12/2023	01/16/2023	01/23/2023	02/06/2023
February	01/30/2023	02/16/2023	02/20/2023	02/27/2023	03/13/2023
March	02/27/2023	03/16/2023	03/20/2023	03/27/2023	04/10/2023
April	03/27/2023	04/13/2023	04/17/2023	04/24/2023	05/08/2023
May	04/24/2023	05/11/2023	05/15/2023	05/22/2023	06/05/2023
June	05/29/2023	06/15/2023	06/19/2023	06/26/2023	07/10/2023
July	06/26/2023	07/13/2023	07/17/2023	07/24/2023	08/07/2023
August	07/31/2023	08/17/2023	08/21/2023	08/28/2023	09/11/2023
September	08/28/2023	09/14/2023	09/18/2023	09/25/2023	10/09/2023
October	09/25/2023	10/12/2023	10/16/2023	10/23/2023	11/06/2023
November	10/30/2023	11/16/2023	11/20/2023	11/27/2023	12/11/2023
December	11/27/2023	12/14/2023	12/18/2023	12/25/2023	01/08/2024

* Meeting dates are subject to change at the discretion of the Planning & Zoning Commission and the City Council, respectively

* City staff creates the agenda and is given discretion to forego including submissions for review on the agenda after consulting with the submitting party and the P&Z Chairperson or the Mayor, respectively.

* Failure to meet any of the above deadlines with the proper submittal materials may cause the project to be delayed until the next scheduled P&Z or Council meeting. The submission schedule may be adjusted to accommodate late submission of an application if circumstances exist that are beyond the control of the applicant, as determined by city staff.