



## **AGENDA**

**PLANNING AND ZONING COMMISSION  
OF THE CITY OF WASHINGTON, IOWA  
TO BE HELD AT THE  
COUNCIL CHAMBERS  
215 E. WASHINGTON STREET  
6:00 P.M., TUESDAY, FEBRUARY 11, 2025**

To attend the meeting via Zoom go to:

<https://us02web.zoom.us/j/5077385758?pwd=HnP5mNpbXUczw62k2enfl845WV7vbo.1&omn=82668930208>

Meeting ID: 507 738 5758

Passcode: 6536584

### **CALL TO ORDER**

### **ROLL CALL**

### **APPROVAL OF THE AGENDA**

### **APPROVAL OF MEETING MINUTES FROM DECEMBER 10, 2024**

### **NEW BUSINESS**

1. APPOINTMENT OF OFFICERS FOR 2025
2. DISCUSS DUTIES OF THE PLANNING AND ZONING COMMISSION
3. PUBLIC HEARING AND POSSIBLE APPROVAL OF VACATING ALL PLATTED RIGHT-OF-WAYS BETWEEN 4<sup>TH</sup> AND 6<sup>TH</sup> AVENUES AND 11<sup>TH</sup> AND 13<sup>TH</sup> STREETS
4. PUBLIC HEARING AND POSSIBLE APPROVAL OF A REZONING REQUEST FROM DW DEVELOPMENT FROM R-2 TO R-3 FOR A PARCEL AT 13<sup>TH</sup> STREET AND 6<sup>TH</sup> AVE
5. REVIEW AND POSSIBLE APPROVAL OF PLAT OF SURVEY FOR LOTS 20A AND 20B OF COUNTRY CLUB VIEW SUBDIVISION
6. REVIEW AND POSSIBLE APPROVAL OF FINAL PLAT OF SUNRISE RIDGE SUBDIVISION
7. REVIEW AND POSSIBLE APPROVAL OF SITE PLAN FOR LOT 5 OF SOUTH BUSINESS PARK

### **ADJOURNMENT**

Joe Gaa, City Administrator  
Millie Youngquist, Mayor  
Kathy Kron, City Clerk  
Kelsey Brown, Finance Director



City of Washington  
215 East Washington Street  
Washington, Iowa 52353  
(319) 653-6584 Phone  
(319) 653-5273 Fax

## Planning & Zoning Meetings 2025

6:00 p.m., 2<sup>nd</sup> Tuesday of each month

Meeting Date	Application Deadline	Public Notice Deadline
February 11, 2025	January 22, 2025	February 3, 2025
March 11, 2025	February 19, 2025	March 3, 2025
April 8, 2025	March 19, 2025	March 31, 2025
May 13, 2025	May 21, 2025	May 5, 2025
June 10, 2025	June 3, 2025	June 2, 2025
July 8, 2025	July 23, 2025	June 30, 2025
August 12, 2025	August 5, 2025	August 4, 2025
September 9, 2025	August 20, 2025	September 1, 2025
October 14, 2025	September 24, 2025	October 6, 2025
November 11, 2025	October 22, 2025	November 3, 2025
December 9, 2025	November 19, 2025	December 1, 2025

Members	Email Address
Chad Shull	chadshull26@gmail.com
Connie Larson	conniehomes@yahoo.com
Darrell Steele	darrell-steele@hotmail.com
Deran DeLong	ddelong@delonginc.com
Jane Blieu	mbjb56cb@gmail.com
Merle Hagie	mhagie@iowatelecom.net
Rhonda Shelman	rshelman@agriwaypartners.com
Susan Fisher	catcrazy17@gmail.com
Tom Gaughan	tgaughan@wesleylife.org

Millie Youngquist, Mayor  
Joe Gaa, City Administrator  
Kelsey Brown, Finance Director  
Kathy Kron, City Clerk  
Kevin Olson, City Attorney



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215 East Washington Street  
Washington, Iowa 52353  
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MEMORANDUM

TO: Planning and Zoning Commission

FROM: Joe Gaa, City Administrator

DATE: February 5, 2025

SUBJECT: February 11<sup>th</sup> Agenda Item Summary

In preparation of the next Planning and Zoning Commission meeting on Tuesday February 11<sup>th</sup> at 6:00pm, I have provided the following summary of agenda items.

The meeting minutes from December 10, 2024 are attached for your review.

NB #1- The City code states that the Commission shall appoint a Chairperson and Vice Chairperson at its first meeting each year. The current Chairperson is Deran DeLong and the Vice Chairperson is Merle Hagie.

NB #2- Attached is Chapter 23 of the City Code setting forth duties of the Planning and Zoning Commission. This is informational only and will help explain some items on the agenda that I don't think always made it to the Commission. It is my intent to follow this ordinance as written.

NB #3- Public Hearing – Right-of-Way Vacation- DW Development has purchased a large area of land that encompasses nearly four complete city blocks from 4<sup>th</sup> the 6<sup>th</sup> Avenues and 11<sup>th</sup> to 13<sup>th</sup> Streets. The intention is to develop the area for housing. There are currently some platted, yet undeveloped right-of ways in the north half of the property. This will be the first of many steps in this development. Once vacated, a preliminary plat will be developed that will include new right-of ways, with the most significant change being the extension of 5<sup>th</sup> Street through the middle of the property.

NB #4- Public Hearing- Re-Zoning Request- DW Development is also requesting a re-zoning for the northeast corner of the property noted above. The rezone request is to change the zoning from R-2 to R-3 as noted on the attached map. The purpose of the rezone is to allow for construction of senior (age 55+) housing units. R-3 zoning allows for construction of three-to-six family dwelling units.

NB #5- Lot Split- Lot 20 of Country Club View Subdivision- A duplex is currently under construction at 204-204 Augusta National Drive. While the lots are zoned R-2 and allow for

duplexes, the lot needs to be officially split. Attached you will find a plat to split Lot 20 into Lots 20A and 20B.

NB #6- Final Plat Approval- Sunrise Ridge Subdivision- At the December 10, 2024 meeting you reviewed and approved a preliminary plat of the Sunrise Ridge Subdivision. While the plat stated "Final", this was actually the first review and required a few minor amendments. Those amendments have been made and is ready for approval as the Final Plat.

NB #7- Site Plan Review- Lot 5 of South Business Park. Attached you will find several documents related to a site plan review for Doggy Daycare. You will find a site plan review checklist indicating many deficiencies. I attached this as evidence that staff, the owners, and the contractor have put in quite a bit of work to get to this point. The engineer has reviewed this submission several times as well and agrees we have a sufficient plan in place. Following approvals, the building permit application process will move forward.

**City of Washington, Iowa**  
**Planning and Zoning Commission**  
**Minutes for December 10, 2024**

Vice-Chairperson Hagie called the meeting to order at 6:00 p.m.

**Item #1 Roll Call**

Members Present: Susan Fisher, Merle Hagie, Connie Larson, Rhonda Shelman,  
Chad Shull

Members Absent: Jane Blieu, Deran DeLong, Tom Gaughan, Darrell Steele

Also Present: City Administrator Joe Gaa

**Item #2-** Motion by Larson, seconded by Fisher to approve the agenda. Motion carried, 5-0.

**Item #3-** Motion by Larson, seconded by Shelman to approve the minutes from the August 13, 2024 meeting. Motion carried, 5-0.

**Item #4-** Review and discuss the request from the United Presbyterian Home to rezone a 2.6 acre portion of parcel # 11-16-354-027 from CCRC Continuous Care Retirement Community to R-1, Single Family Residential.

Gaa explained that the purpose of the rezone was to then subdivide the 2.6 acres into five single family building lots. Larsen stated there is a need for additional building lots in the city. Other members of the Commission echoed Larsen's sentiment.

Motion by Larson, seconded by Fisher to approve the rezoning request from the UP Home and forward to the City Council for final approval. Motion carried, 5-0.

**Item #5-** Review and discuss a Preliminary Plat of the Sunrise Ridge Subdivision from the United Presbyterian Home along East Adams Street.

Gaa explained that this subdivision would consist of five single family housing lots along East Adams Street. Each lot would be around 116' x 150' and will be listed for sale. The UP home does not intend to serve as the building contractor. A few Commission members noticed that some of the engineering comments did not

appear to be addressed in the plat. Gaa assured them this could be resolved before taking the plat to the City Council for consideration.

Motion by Larson, seconded by Shelman to approve the preliminary plat of Sunrise Ridge Subdivision and forward to the City Council for final approval. Motion carried, 5-0.

Item #6- Motion to adjourn by Larson, seconded by Shelman. Motion passed, 5-0. Meeting adjourned at 6:24 p.m.

Minutes prepared by Joe Gaa, City Administrator

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## CHAPTER 23

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### PLANNING AND ZONING COMMISSION

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23.01 Planning and Zoning Commission

23.02 Term of Office

23.03 Vacancies

23.04 Compensation

23.05 Powers and Duties

#### 23.01 PLANNING AND ZONING COMMISSION.

The City Planning and Zoning Commission, hereinafter referred to as the Commission, consists of nine members, seven of whom are residents of the City. The resident members shall be appointed by the Council and shall not hold any elective office in the City government. The additional two members of the Commission are one member of the County Board of Supervisors, or a person designated by the Board, and one resident of the area outside the City over which the zoning jurisdiction of the City has been extended, both appointed by the County Board of Supervisors. A person designated by the Board shall also be a resident of the County in which such extended area is located.

(Code of Iowa, Sec. 414.6, 414.23 & 392.1)

#### 23.02 TERM OF OFFICE.

The term of office of the members of the Commission shall be five years. The terms of not more than one-third of the members will expire in any one year.

(Code of Iowa, Sec. 392.1)

#### 23.03 VACANCIES.

If any vacancy exists on the Commission, caused by resignation or otherwise, a successor for the residue of the term shall be appointed in the same manner as the original appointee.

(Code of Iowa, Sec. 392.1)

#### 23.04 COMPENSATION.

All members of the Commission shall serve without compensation, except their actual expenses, which shall be subject to the approval of the Council.

(Code of Iowa, Sec. 392.1)

#### 23.05 POWERS AND DUTIES.

The Commission shall have and exercise the following powers and duties:

1. Selection of Officers. The Commission shall choose annually at its first regular meeting one of its members to act as Chairperson and another as Vice Chairperson, who shall perform all the duties of the Chairperson during the Chairperson's absence or disability.

(Code of Iowa, Sec. 392.1)

2. Adopt Rules and Regulations. The Commission shall adopt such rules and regulations governing its organization and procedure as it may deem necessary.

(Code of Iowa, Sec. 392.1)

3. Zoning. The Commission shall have and exercise all the powers and duties and privileges in establishing the City zoning regulations and other related matters and may from time to time

recommend to the Council amendments, supplements, changes or modifications, all as provided by Chapter 414 of the *Code of Iowa*.

*(Code of Iowa, Sec. 414.6)*

4. Recommendations on Improvements. The design and proposed location of public improvements shall be submitted to the Commission for its recommendations prior to any actions being taken by the City for the construction or placement of such improvements. Such requirements and recommendations shall not act as a stay upon action for any such improvement if the Commission, after 30 days' written notice requesting such recommendations, has failed to file the same.

*(Code of Iowa, Sec. 392.1)*

5. Review and Comment on Plats. All plans, plats, or re-plats of subdivisions or re-subdivisions of land in the City or adjacent thereto, laid out in lots or plats with the streets, alleys, or other portions of the same intended to be dedicated to the public in the City, shall first be submitted to the Commission and its recommendations obtained before approval by the Council.

*(Code of Iowa, Sec. 392.1)*

6. Fiscal Responsibilities. The Commission shall have full, complete, and exclusive authority to expend, for and on behalf of the City, all sums of money appropriated to it and to use and expend all gifts, donations, or payments that are received by the City for City planning and zoning purposes.

*(Code of Iowa, Sec. 392.1)*

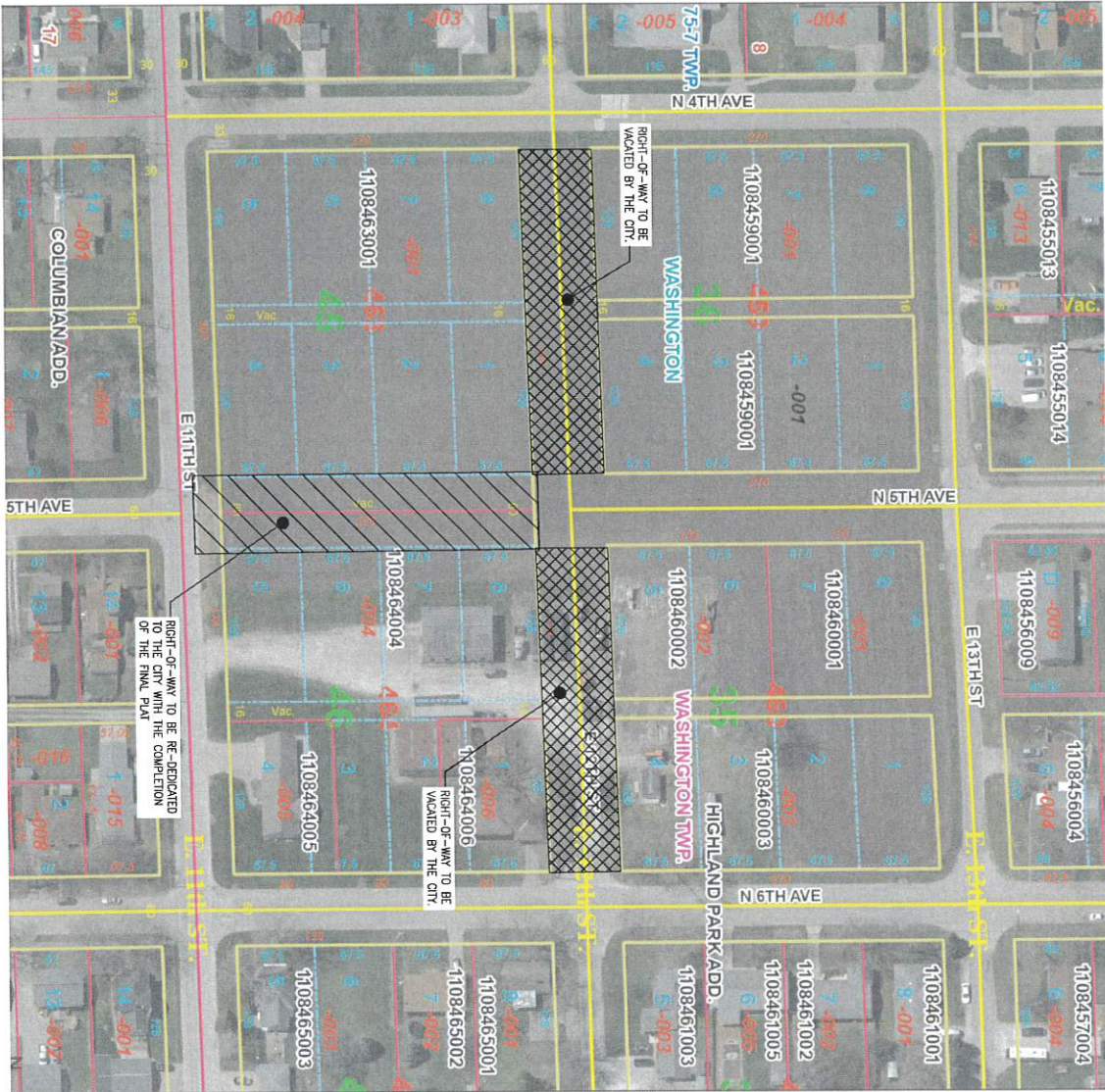
7. Limitation on Entering Contracts. The Commission shall have no power to contract debts beyond the amount of its original or amended appropriation as approved by the Council for the present year.

*(Code of Iowa, Sec. 392.1)*

8. Annual Report. The Commission shall each year make a report to the Mayor and Council of its proceedings, with a full statement of its receipts and disbursements and the progress of its work during the preceding fiscal year.

*(Code of Iowa, Sec. 392.1)*





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# City of Washington

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## Rezoning Petition

Regulations for Rezoning can be found under Chapter's 23 and 165 of the Municipal Code of the City of Washington.

Name DW Developments LLC

Phone 319-939-2591

Address PO Box 662, Washington, IA 52353

Address / Legal Description of Area to be Rezoned

35 Highland Park Addition Lots 1-3, 6-8

Reason for Request / Intended Use of Property

We would like the ability to use the lot for multi-family housing. Lot # 17 in Preliminary Concept Plan.

Current Zoning R2

Requested Zoning R3

Petition is to be accompanied by a non-refundable fee of \$150.

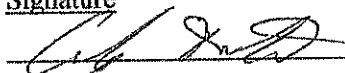
The undersigned owner(s) of the property described in the above, request the City of Washington to amend the present *Zoning District Map* of the Zoning Code. The undersigned has reviewed the requirements of the Zoning Code and understands the uses permitted in the zoning classification sought for the property. (Attach additional sheet if necessary).

Signature

Address

Phone

Date

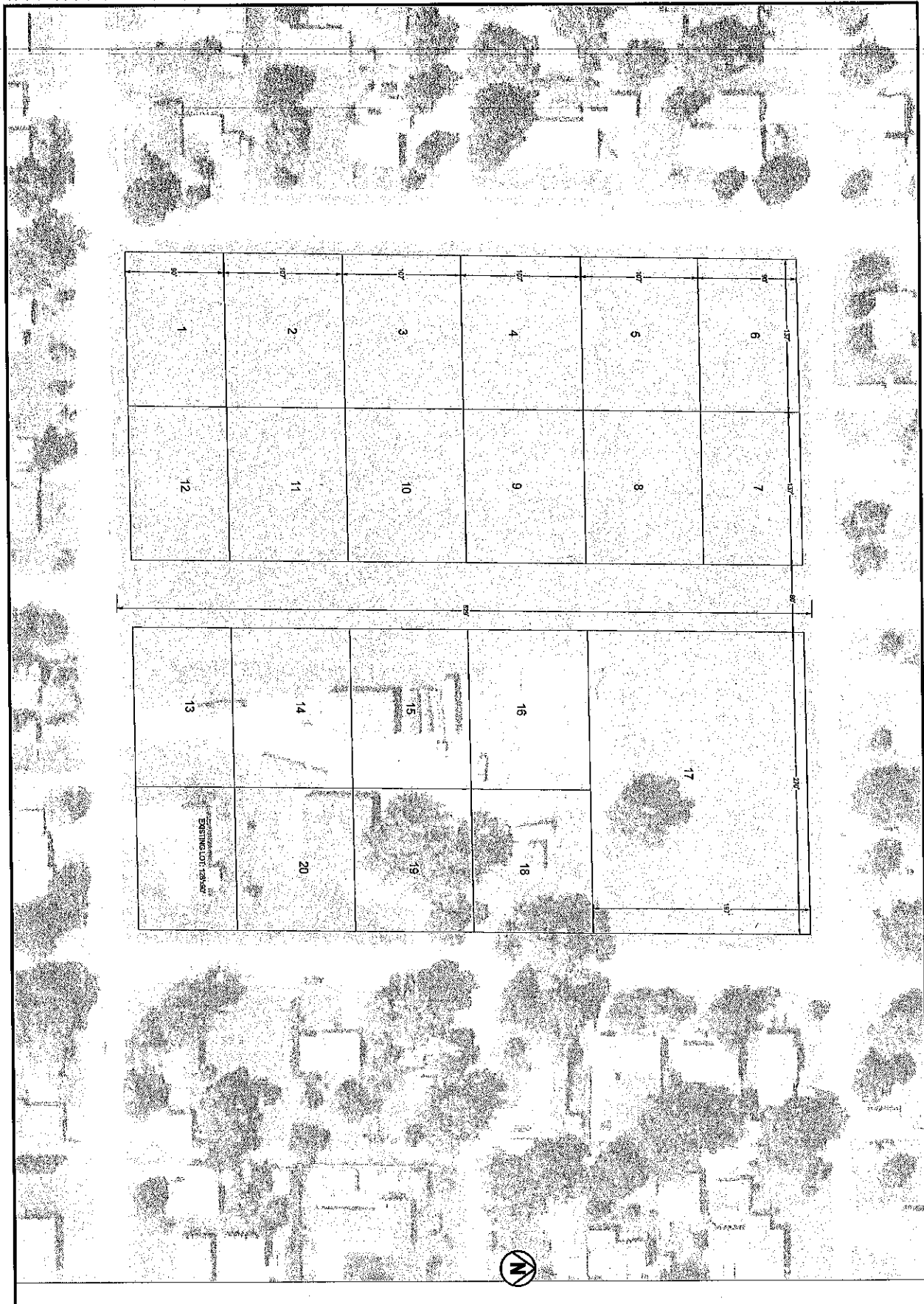


PO Box 662

319-939-2591

2-3-25

Rezoning Application



SHEET NO. <b>D.01</b>	PROJECT NO. <b>PROJ001</b>	DATE <b>OCT 25, 2014</b>	REVISIONS	DRAWN BY <b>APPROVED</b>	SCALE 	SUBMITTED <b>PRELIMINARY</b> CONCEPT	DW DEVELOPMENTS, LLC SUBDIVISION WASHINGTON, IOWA © COPYRIGHT 2014 GARDEN & ASSOCIATES, LTD.	<b>GARDEN &amp; ASSOCIATES, LTD.</b> <b>ENGINEERS &amp; SURVEYORS</b> 1701 3rd Avenue East, Suite 1 P.O. Box 451 Oakbrook, Iowa 52557 641.672.2656 Phone 641.672.2658 Fax 800.481.2624 Iowa Toll Free email@gardenassociates.net

INDEX LEGEND	
LOCATION:	LOT 20 COUNTRY CLUB VIEW SUBDIVISION WASHINGTON, IOWA
PROPRIETOR:	BRYAN D. & JESSICA M. JOHNSON
REQUESTED BY:	DDJ HOSPITALITY, INC.
PREPARED BY:	BOBBY J. MADDALENO
COMPANY:	GARDEN & ASSOCIATES, LTD.
RETURN TO:	P.O. BOX 451, OSKALOOSA, IOWA 52577

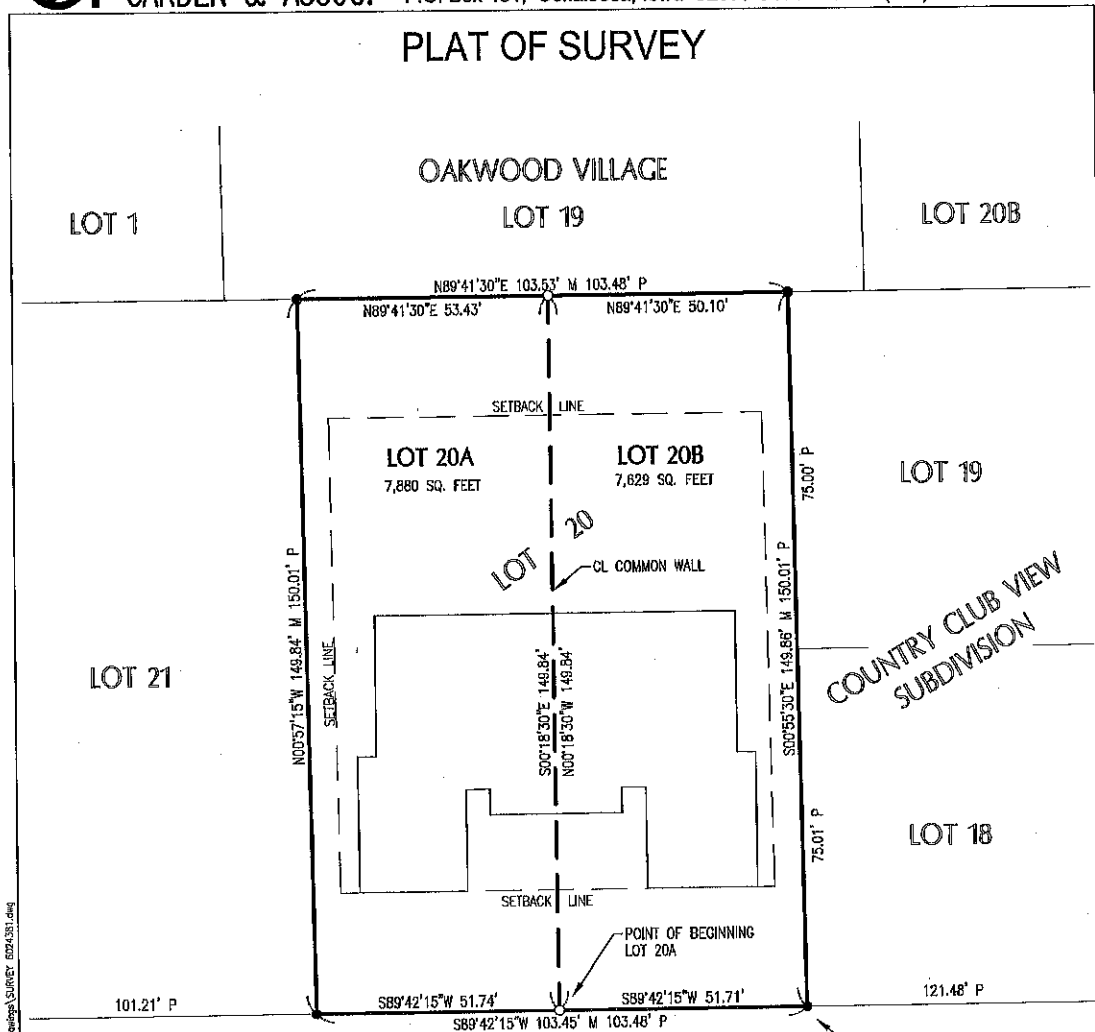


GARDEN & ASSOC.

RESERVED FOR RECORDER'S USE

P.O. Box 451, Oskaloosa, Iowa 52577-0451 Phone: (641)672-2526

## PLAT OF SURVEY

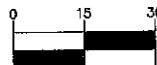


PLAT APPROVED  
BY CITY OF WASHINGTON

CITY OF WASHINGTON

DATE

- ▲ = SECTION CORNER FOUND
- △ = SECTION CORNER SET  
(5/8" X 30" REBAR #19960)
- = PROPERTY CORNER FOUND  
(5/8" X 30" REBAR #19960)
- = PROPERTY CORNER SET  
(5/8" X 30" REBAR #19960)
- M = MEASURED DIMENSION
- R = RECORDED DIMENSION
- P = PLATTED DIMENSION



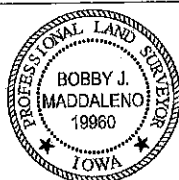
DATE OF FIELDWORK: DEC. 17, 2024  
BASIS OF BEARINGS: IOWA RCS, ZONE 13-FAIRFIELD

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

Bobby J. Maddaleno, P.L.S.  
License number: 19960

Date

My license renewal date is December 31, 2025  
Pages or sheets covered by this seal:



DDJ HOSPITALITY, INC  
LOT 20 COUNTRY CLUB VIEW  
SUBDIVISION  
WASHINGTON, IOWA

DATE: 12-18-24 DRN. AML APP.

FLD.BK.

PROJ.NO. 6024381



GARDEN & ASSOC.

P.O. Box 451, Oskaloosa, Iowa 52577-0451 Phone: (641)672-2526

## PLAT OF SURVEY

### LOT 20A LEGAL DESCRIPTION:

A tract of land being a portion of Lot 20 in Country Club View Subdivision, in the City of Washington, Washington County, Iowa, being more particularly described as follows:

Commencing at the Southeast corner of Lot 20 of said County Club View Subdivision as shown on the Final Plat recorded in Book 31 on Page 158 in the Office of the Washington County Recorder; thence South 89°42'15" West 51.71 feet along the South line thereof to the Southerly extension of the common wall dividing an existing building, said point being the Point of Beginning; thence continuing South 89°42'15" West 51.74 feet along said South line to the Southwest corner of said Lot 20; thence North 00°57'15" West 149.84 feet along the West line of said Lot 20 to the Northwest corner thereof; thence North 89°41'30" East 53.43 feet along the North line of said Lot 20 to the intersection with the Northerly extension of said common wall dividing an existing building; thence South 00°18'30" East 149.84 feet along said common wall and the Northerly and Southerly extension thereof to the Point of Beginning, containing 7,880 square feet (0.18 acres).

### LOT 20B LEGAL DESCRIPTION:

A tract of land being a portion of Lot 20 in Country Club View Subdivision, in the City of Washington, Washington County, Iowa, being more particularly described as follows:

Beginning at the Southeast corner of Lot 20 of said County Club View Subdivision as shown on the Final Plat recorded in Book 31 on Page 158 in the Office of the Washington County Recorder; thence South 89°42'15" West 51.71 feet along the South line thereof to the Southerly extension of the common wall dividing an existing building; thence North 00°18'30" West 149.84 feet along said common wall and the Northerly and Southerly extension thereof to the intersection with the North line of said Lot 20; thence North 89°41'30" East 50.10 feet along said North line to the Northeast corner of said Lot 20; thence South 00°55'30" East 149.86 feet along the East line of said Lot 20 to the Point of Beginning, containing 7,629 square feet (0.18 acres)

SHEET 2 OF 2

DDJ HOSPITALITY, INC  
LOT 20 COUNTY CLUB VIEW  
SUBDIVISION  
WASHINGTON, IOWA

DATE: 12-18-24	DRN. AML	APP.
FLD.BK.	PROJ.NO. 6024381	



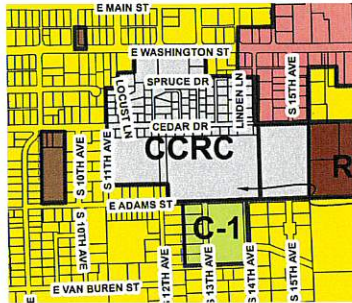
## INDEX LEGEND

Property Location: part Lot F in SW1/4 Section 16  
Township 75 North, Range 7 West, City of Washington, Iowa  
Surveyor: Robert H. Lance, Iowa P.L.S. #21980, rob@lancesurveying.com  
Return Document to: Lance Surveying Services (319) 986-6779  
1505 North Broadway Street, Mt. Pleasant, IA 52641  
Survey Requested by: Lonnie Litchfield  
Proprietor: United Presbyterian Home of Washington, Iowa  
Survey Completed: 25 August 2024  
Sheet 1/1 | Basis of Bearing: IA RTK, ISPS Zone | Litchfield, Lonnie.dwg

# Sunrise Ridge Subdivision

## R-1 ONE-FAMILY RESIDENCE DISTRICT setbacks

Building Height	Minimum Lot Width	Minimum Front yard depth	Minimum side yard depth	Minimum Rear yard depth
1 and 1 1/2 stories	70 feet	25 feet	7 feet	35 feet
2 and 2 1/2 stories	70 feet	25 feet	9 feet	35 feet



Zoning: Current - CCRC  
Proposed - R-1

Out Lot A is intended for use as a future street if development occurs north of Sunrise Ridge Subdivision.

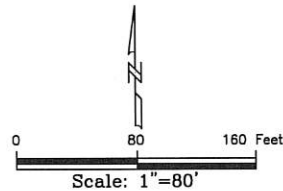
### Perimeter Description

In part of Lot F, in the SW1/4 of Section 16, Township 75 North, Range 7 West of the 5th P.M., City of Washington, Washington County, Iowa, described as follows:

Commencing at the SW corner of Lot 9, Prairie Ridge Subdivision on the east line of Lot F, said point being also the **POINT OF BEGINNING**;  
thence North 00°16'34" East, 150.11 feet;  
thence South 88°04'52" West, 643.80 feet to a point on the east line of Auditor Parcel R;  
thence, along said line, South 01°10'51" East, 150.01 feet to a point on the north line of East Adams Street;  
thence, along said line, North 88°04'52" East, 639.98 feet to the **POINT OF BEGINNING**, containing 2.21 acres.

The above bearings are based on Iowa State Plane South Coordinates and all distances are horizontal ground distances.

End of Description



Auditor Parcel R  
Richard S & Virginia A Bordwell

Legend:

- set 1/2"x30" rebar/orange cap #21980
- found 5/8" rebar
- property line
- W — water line
- - - building setback line (R-1)
- road centerline
- (#) dimension from previous record

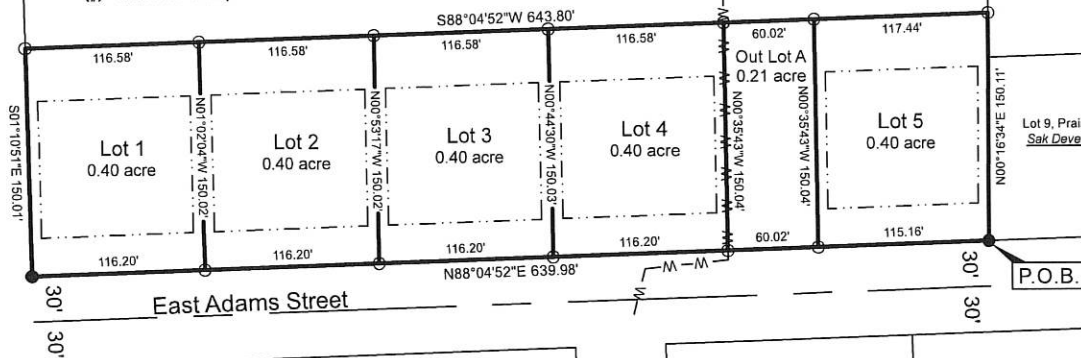
20' wide water main easement  
Misc. Bk. 49 Page 317

The United Presbyterian Home of Washington, Iowa

Owner/Subdivider:  
United Presbyterian Home of  
Washington, Iowa.  
1203 East Washington St.  
Washington, IA 52353

Lot 8, Prairie Ridge Sub  
Sak Development, Inc.

**Lot 9, Prairie Ridge Sub**  
**Sak Development, Inc.**



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

Robert H. Lance  
Iowa Professional Land Surveyor #21980  
License renewal date: December 31, 2025  
Pages covered by this seal: 1

The City of Washington

APPROVED BY THE CITY OF WASHINGTON

Planning and Zoning Chair, City of Washington	Date
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The City of Washington

APPROVED BY THE CITY OF WASHINGTON

Mayor, City of Washington	Date
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[illegible]

**DOUBLE K ENTERPRISES LLC**  
1325 West 5th St  
Washington, IA 52353  
(319) 461-7962

**ENCITE architecture + design LLC**  
105 S Ave H, Washington, IA 52353  
319.331.7424  
lhalld@encitearchitecture.com

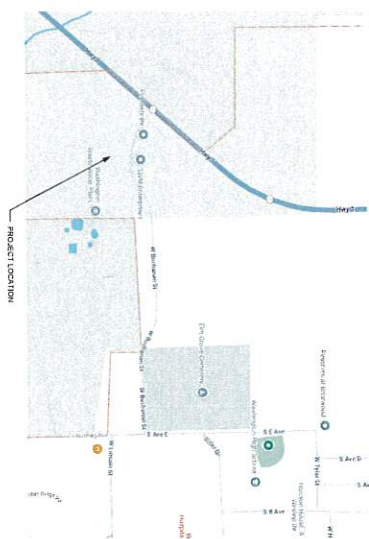
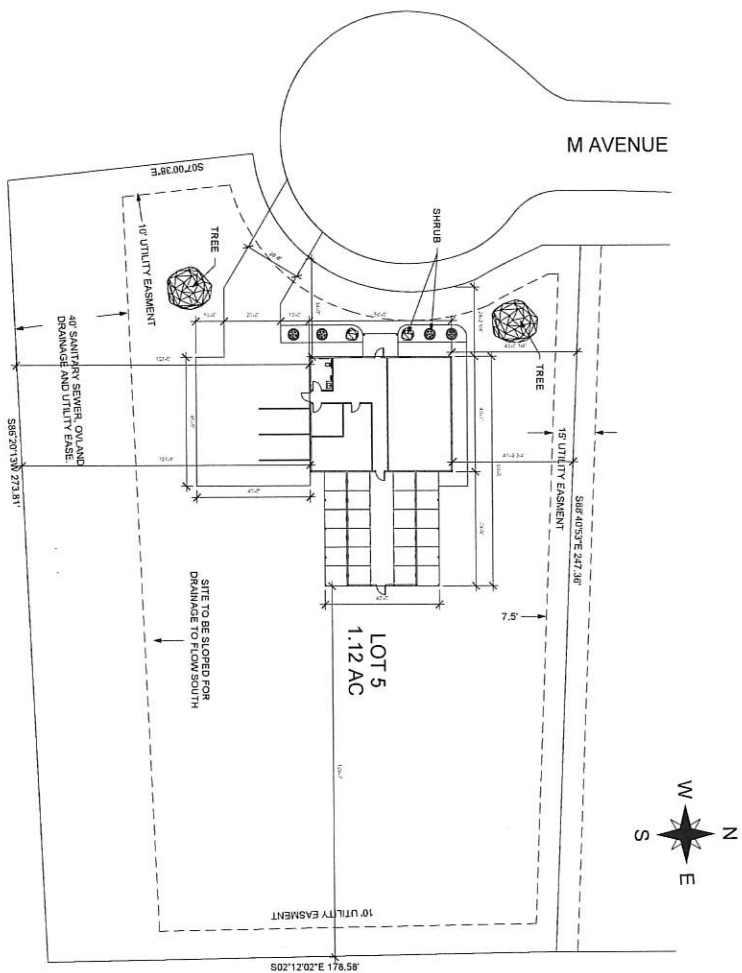
**ENCITE**  
architecture  
+ design

# ENCLOSURE

Project number	25-005
Date	2-03-2025
Drawn by	AL / LL
Checked by	LL
G0.00	
Scale	

ROPER BUILDINGS	
CODE REVIEW AND LIFE AND SAFETY	
Project number	25-003
DWG	2-00-003
Version	ALL
Category	11
G0.01	
SWR	As indicated





### PLAN INFORMATION

Owner : RODER GROUP L.L.C.

Address of Property: M AVE

Legal Description : 05 WASHINGTON BUSINESS PARK SD PHASE 1

Parcel Number : 11-19-301-005

LatLon: 41.2832621055455, -91.7098283075899

**Zoning : I-2 Light Industrial**

**Proposed Use : Animal Bo**

Site Plan Area : 48,787.20

Building Footprint : 2,993 sq. ft.

1000

Paved area: 2,129 sf

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MINIMUM REQUIREMENT	PERMITTED	PERMITTED USES OUTSIDE CITY LIMITS
Lot Area	None	100,000 square foot*
Lot Width	None	200 feet
Front Yard Depth	30 feet	60 feet
Front Yard Width	3 squares or 95 ft	3 squares or 95 ft
Height	Equal to building height	Equal to building height
Sign Yard Width	Equal to building height	Equal to building height
Sign Yard Depth	Height of building not less than 30 feet	Height of building not less than 30 feet
Sign Yard Depth	Height of building not less than 30 feet	Height of building not less than 30 feet

\*As lots may be measured by public surveying, some smaller or wider areas, larger lots may be required. Lot sizes for each lot will be determined by the Board of Adjustment as set forth under Section 165.55.

\* As lots may be unserved by public sanitary sewer and/or a water supply, larger lots may be required. Lot size for such lots will be determined by the Board of Adjustment as set forth under Section 155.20.

[illegible]

CD'S 2-03-2025

**DOUBLE K ENTERPRISES LLC**  
1325 West 5th St  
Washington, LA 70363  
(318)461-7062

**ENCITE**  
architecture  
+ design

ENCITE architecture • design LLC  
105 S. Ave H, Wabash, IN 46783  
317.331.7424  
info@encitearchitecture.com

## SITE PLAN

RODER BUILDING

Project number	25-005
Date	2-03-2025
Drawn by	AL/L
Checked by	LL
C1.00	
Scale	1" = 20'-0"

[illegible]

DOUBILE K ENTERPRISES LLC  
7325 West 6th St  
Minneapolis, MN 55425  
(612) 465-7062

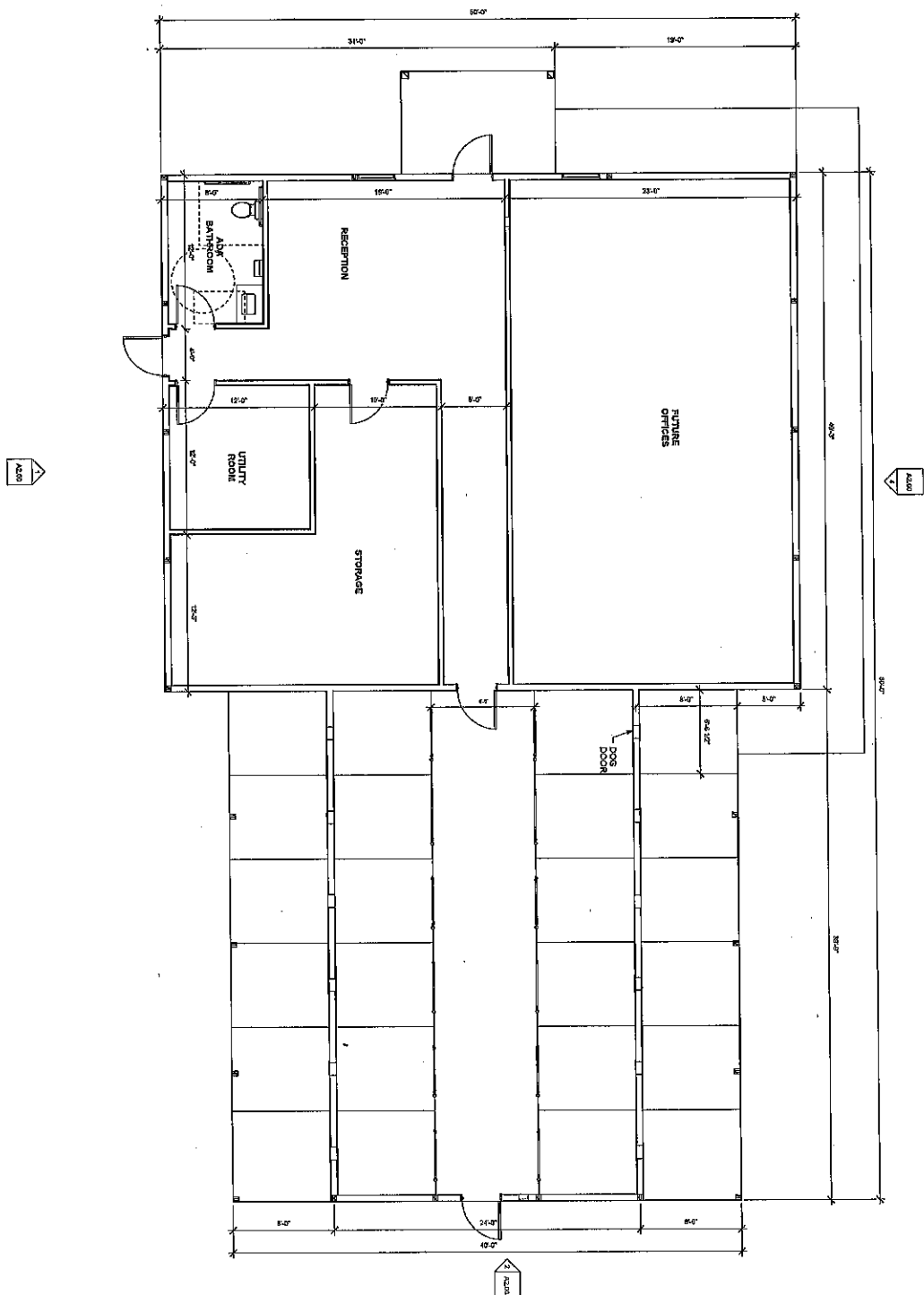
**ENCITE**  
architecture  
+ design  
ENCITE architecture + design, LLC  
108 S. Ave. N., Washington, VA 22026  
570.333.1293  
info@encitearchitect.com

RODER BUILDING

VICINITY ZONING

Project number	25-005
Date	2-03-2025
Drawn by	ALL
Checked by	LL

A0.10



① FLOOR PLAN  
1/4" = 1'-0"

LEVEL 1 FLOOR  
PLAN

Project number	25-005
Date	2-03-2025
Drawn by	ALU
Checked by	LL
A1.10	
Route	As indicated

[illegible]

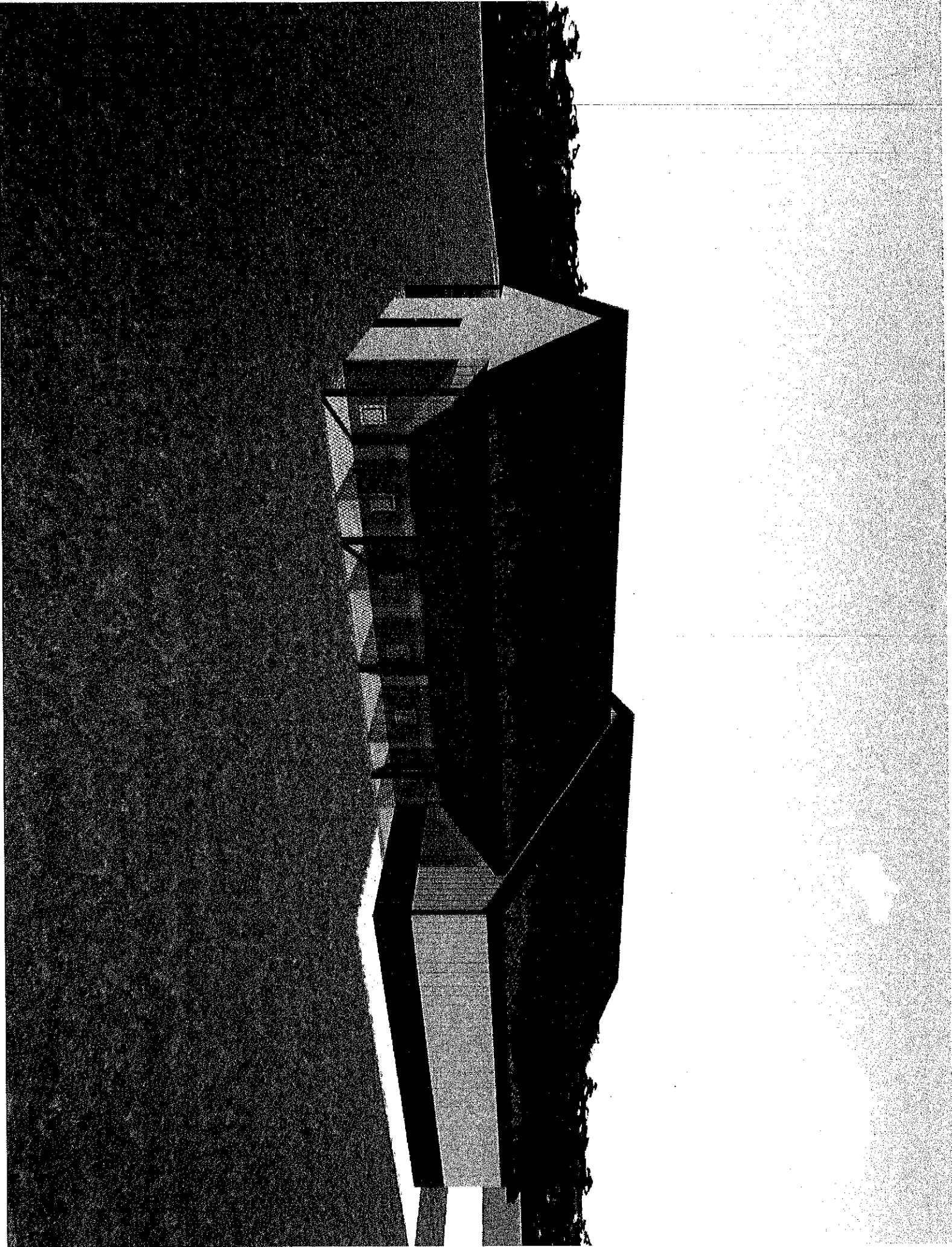
CD'S 2-03-2025

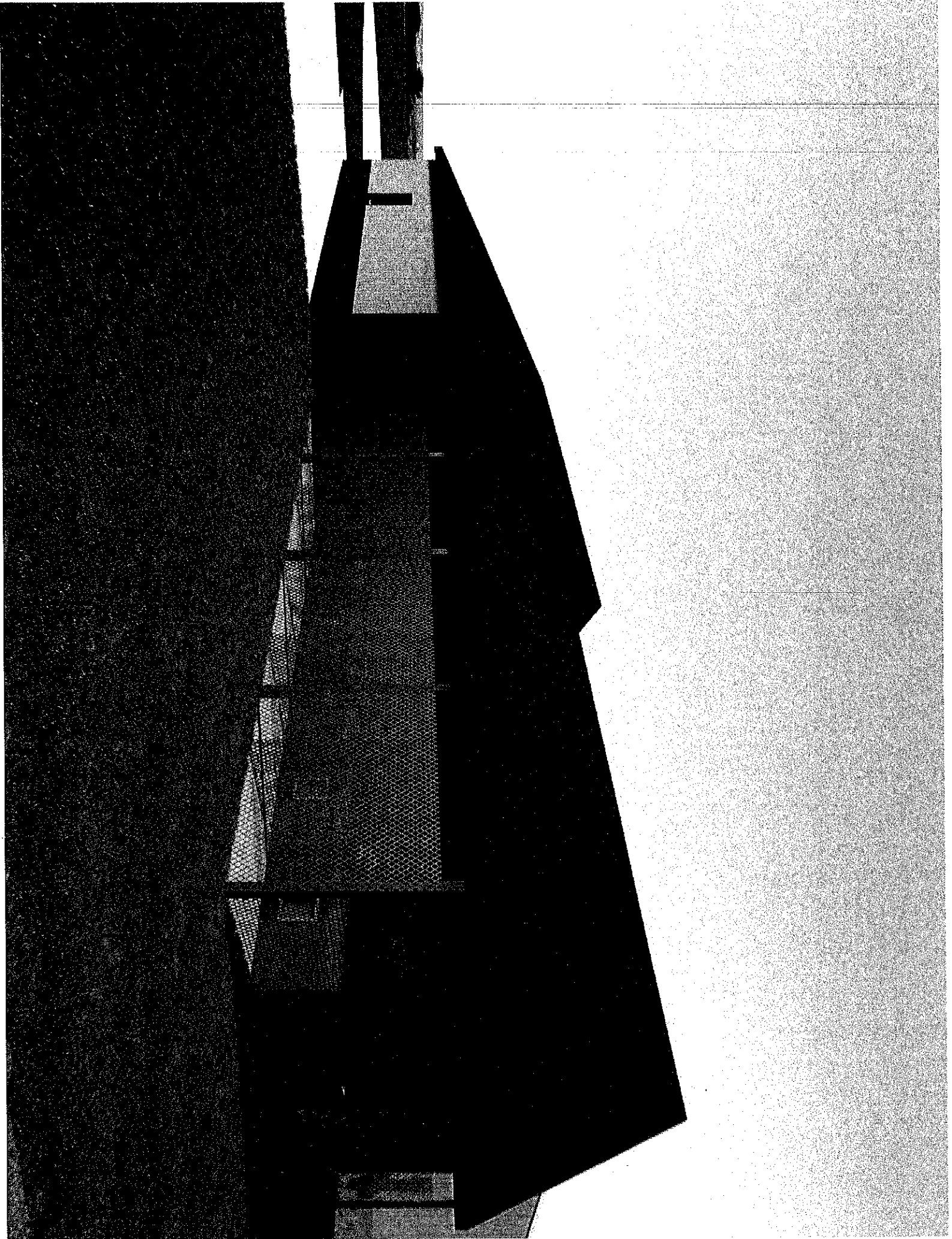
COLLIER KENTON PAPER LLC  
4005 West 5th St  
Vernon, LA 70560  
(504) 881-7902

**EXCITE and Incentive •** **dashin LLC**  
705 S Ave N, Vandalia, IL 62455  
318.501.7424  
dashin@dashinllc.com

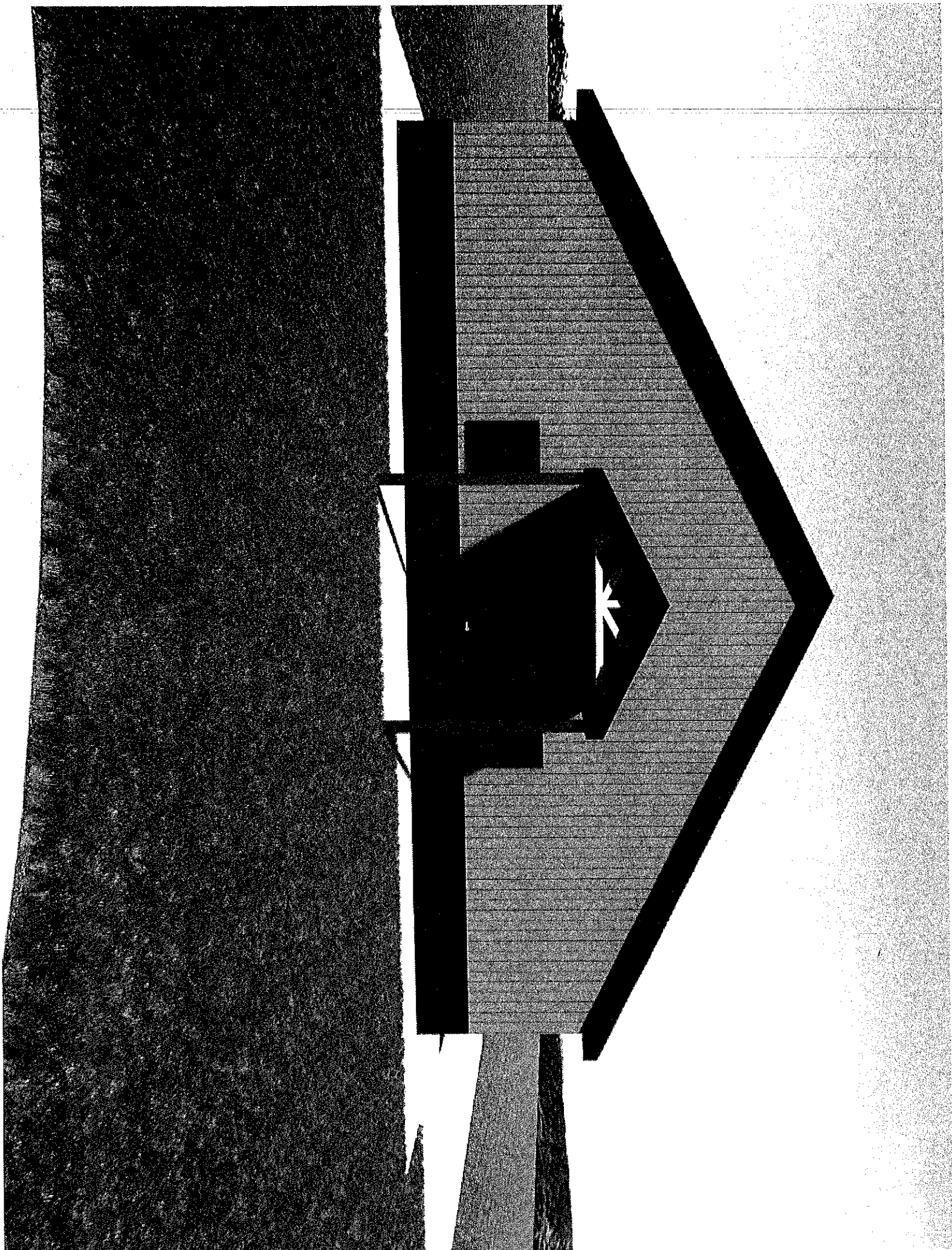
**ENOTTE**  
architecture  
+ design

RODER BUILDING	
BUILDING ELEVATIONS	
Project number	25-005
Date	2-6-2025
Drawn by	AL
Checked by	LL
A2.00	
Total 14" x 22"	





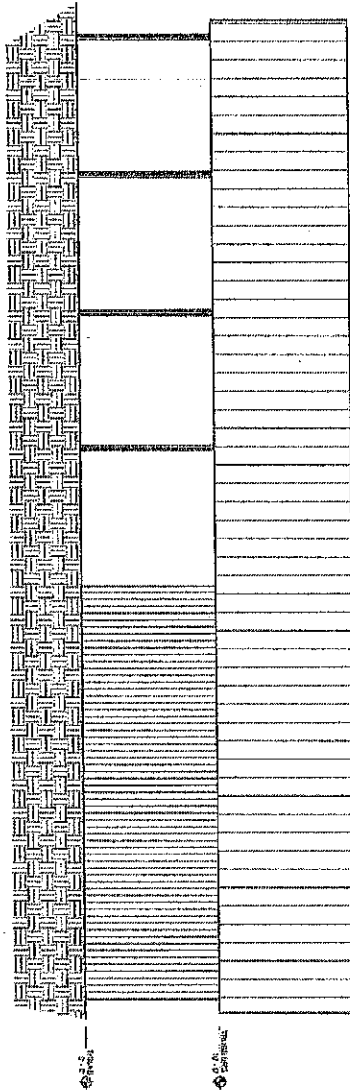




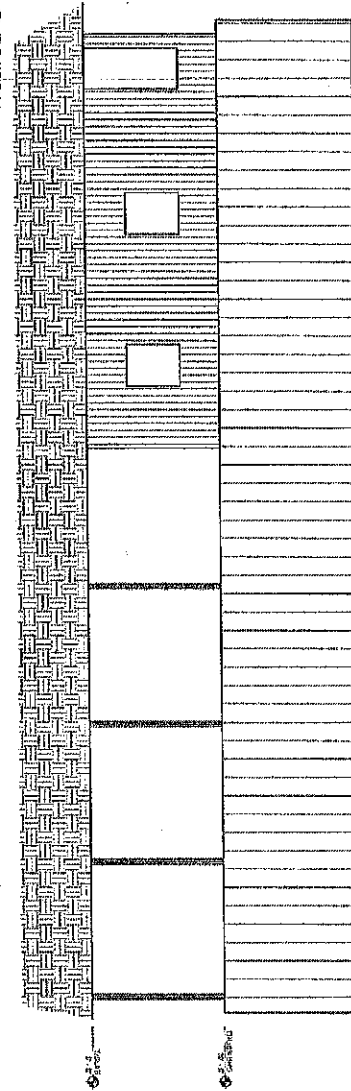
506 14TH AVE. NW  
CHICAGO, ILL. 60604  
312-324-1150



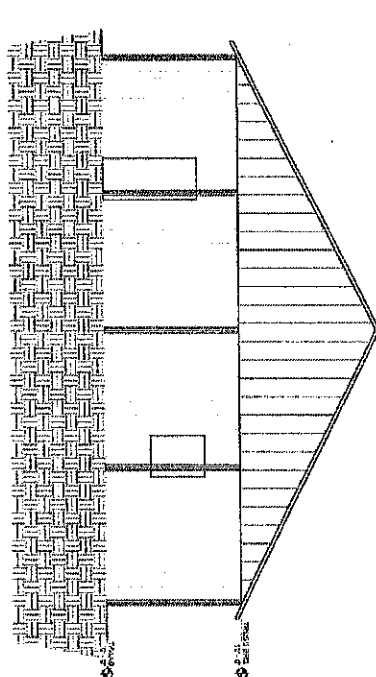
2  
 ELEVATION 2  
 1/2" = 1'-0"



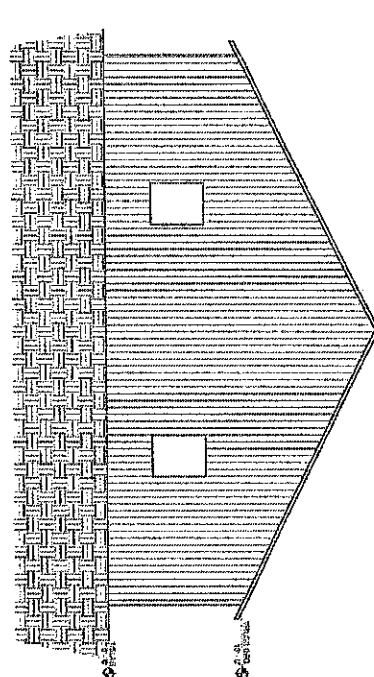
1  
 ELEVATION 1  
 1/2" = 1'-0"



4  
 ELEVATION 4  
 1/2" = 1'-0"



3  
 ELEVATION 3  
 1/2" = 1'-0"



PRELIMINARY DRAWING  
 NOT TO BE USED FOR CONSTRUCTION

426 14TH AVE. SW  
CEDAR RAPIDS, IA 52402  
319-386-1150

[illegible]



City of Washington  
215 East Washington Street  
Washington, IA 52353

### SITE PLAN REVIEW CHECKLIST (7-14-2023)

Project Name	Doggy Daycare
Project Location / Address	Lot 5, M Ave, Washington
Developer / Owner	Matt Roder
Development Engineer	Double K Enterprises, LLC
Reviewer	Leland Belding, PE, PTOE, Veenstra & Kimm, Inc.
Reviewed Date	12-23-2024
Submittal Number	1

<b>MINOR SITE PLAN</b> <input type="checkbox"/>	<b>Yes No NA</b>
1. New commercial, multi-family development, or pavement with a total site area <b>less than 10,000 sq. ft.</b>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
2. Existing commercial building, multifamily building, or pavement addition or replacement <b>less than 10,000 sq. ft.</b> in combined impervious surface area and not part of a phased development.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
3. Structures incidental to publicly owned parks, playgrounds, golf courses and recreation areas. Structures incidental to agricultural uses.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

<b>MAJOR SITE PLAN</b> <input checked="" type="checkbox"/>	<b>Yes No NA</b>
1. New commercial, multifamily development, or pavement with a total site area <b>more than 10,000 sq. ft.</b> <b>48,787 SF LOT (2,800 SF BUILDING)</b>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
2. Existing commercial building, multifamily building, or pavement addition or replacement <b>more than 10,000 sq. ft.</b> in combined impervious surface area.	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
3. Pavement or building addition with combined impervious area <b>less than 10,000 sq. ft.</b> and a part of a phased development <b>over 10,000 sq. ft.</b> and not previously reviewed.	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>

<b>MINOR &amp; MAJOR SITE PLAN REVIEW ITEMS</b>	<b>Yes No NA</b>
1. Date of preparation, North point and scale no smaller than 1"=100'. Comments:	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
2. A vicinity map at a scale of 1"=500' or larger, showing the general location of the property, and the adjoining land uses and zoning. Comments:	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
3. Legal description and address of the property to be developed. Comments:	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>



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MINOR & MAJOR SITE PLAN REVIEW ITEMS	Yes	No	NA
<p>4. Name and address of the record property owner, the applicant, and the person or firm preparing the site plan. Comments: <b>Owner address missing from plan set. There is no cover sheet.</b></p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5. Total number and type of dwelling units proposed, proposed uses for all building; total floor area of each building; estimated number of employees for each proposed use where applicable; and any other information, including peak demand, which may be necessary to determine the number of off-street parking spaces and loading spaces required by the zoning. Comments: <b>2,800 sf building.</b></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6. Off-street Parking calculation of required and provided stalls. Comments: <b>Missing</b></p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>7. Location and exterior dimensions of all existing and proposed structures or additions including setback distance from property boundary lines and distance between structures, including finished floor elevations, number of floors, and area of each floor. Comments: <b>Missing</b></p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>8. Existing and proposed contours. Comments: <b>Missing</b></p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>9. Property lines and dimensions to the nearest one-tenth of a foot and the total square footage and acre of the site. Comments: <b>Missing</b></p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>10. Location, grade and dimension of all existing and proposed paved surfaces including parking and loading areas, entrance and exit drives, pedestrian walkways, and other similar permanent improvements. Comments: <b>Missing</b></p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>11. Open space calculations. Lot area minus impervious area. Impervious area includes buildings accessory structures, and paved surfaces. Comments: <b>Missing</b></p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>12. Location, and type of existing or proposed signs and of any existing or proposed lighting on the property which illuminates any part of any required yard. Comments: <b>Missing</b></p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



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MINOR & MAJOR SITE PLAN REVIEW ITEMS		Yes	No	NA
13. Location of existing trees six (6) inches or larger in diameter, landslide areas, springs and streams and other bodies of water, any area subject to flooding by a one hundred (100) year storm on site and downstream off site. Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Location, amount and type of any proposed landscaping. Location of proposed plantings, fences, walls, or other screening as required by the zoning regulations and the design standards set forth in section 163.03. Comments: <i>Missing</i>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15. Soil test and similar information, if deemed necessary by the City Engineer, to determine the feasibility of the proposed development in relation to the design standards set forth in Section 163.03. Comments:		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Where possible ownership or boundary problems exist, as determined by the Zoning Administrator, a property survey by a licensed land surveyor may be required. Comments:		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Existing and proposed zoning. Comments: <i>City Zoning Map shows area as A-1.</i>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Existing and proposed utility lines such as water, sanitary sewer, storm sewer, gas, electric, and communication. Including fire hydrant locations.				
Utility	Comments			
Electric		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sanitary Sewer		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Storm Sewer		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Telephone / Cable		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hydrants		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Existing and proposed easements. Comments: <i>Missing</i>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Retaining wall 4ft tall or over submit design calculations. Comments:		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
21. Provide signature block for the Planning and Zoning Chairman and the City of Washington Mayor. <i>Missing</i>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



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MAJOR SITE PLAN REVIEW ITEMS		Yes	No	NA
1. Erosion Control Plan.				
Does the Site disturb one acre or more?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, is there a Pollution Prevention Plan?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, has the developer applied for NPDES General Permit No. 2 from the Iowa DNR?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments: <b>Unknown</b>				
2. Complete traffic circulation and parking plan, showing the location and dimensions of all existing and proposed parking stalls, loading areas, entrances and exit drives, sidewalks, dividers, planters, and other similar permanent improvements.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Comments: <b>Missing</b>				
3. Exterior elevations views of proposed buildings, for the purpose of understanding the structures and building material to be used, the location of windows, doors, overhangs, projection heights, etc. and the grade relationship to floor elevation, and the number of stories of each existing building to be retained and of each proposed building.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments:				
4. Storm Water Management Plan. <b>(NA – site drains to regional detention)</b>				
Storm Water Calculations.				
Predeveloped 5-year 24hr runoff rate.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Post development 5-year through 100-year runoff rates.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Detention Calculations.				
Water quality volume of 1.25 inches shall be managed through infiltration.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Detention stage-storage chart.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Emergency spillway / overflow route designated for the 100-year 24hr storm.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Stormwater easement identified.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Design approved and signed by a licensed engineer.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p style="text-align: center;"><b>Example Dry Detention Basin Profile (not to scale)</b></p>				