

City of Atlantic
Board of Adjustment
Agenda

Monday, December 11, 2023; 5:30 P.M.
Atlantic City Hall, City Council Chambers

- I. Call to Order.
- II. Approval of Agenda.
- III. Introduction of New Board Members, Emily Kringel and Shawn Shouse.
- IV. Approval of the May 22, 2023, Minutes.
- V. Public Hearing to Consider a Conditional Use Permit Application by Cass County Animal Clinic, LLC for the Property 2309 Whitney Street (East 22nd Parcel) that Would Allow for the Operation of a Health and Medical Institution in a “R-2” Low Density Single Family Residential District as Allowed by Section 5.30(3) of the Zoning Ordinances of the City of Atlantic, Iowa.
- VI. Discussion and Vote to Determine if a Veterinary Clinic is a Use of Similar Character to Zoning Ordinance Section 5.30(3) “Health and Medical Institutions, Including Convalescent, Hospitals, Nursing, Retirement or Rest Homes.”
- VII. Discussion and Vote on the Conditional Use Permit Application by Cass County Animal Clinic, LLC for the Property 2309 Whitney Street (East 22nd Parcel) that Would Allow for the Operation of a Veterinary Clinic in a “R-2” Low Density Single Family Residential District as allowed by Section 5.30(3) of the Zoning Ordinances of the City of Atlantic, Iowa.
- VIII. Next Regular Meeting: Possibly January or February.
- IX. Adjournment.

Board of Adjustment
May 22, 2023
5:30 p.m.

The Board of Adjustment met in regular session at 5:33 P.M. with Ihnen presiding as Chair. Members present were: Cappel, Munson, Fleener. Absent: Ruge. Also present: Zoning Administrator Lund, Third Ward Councilman Pat McCurdy, and Fourth Ward Councilwoman Hartkopf by telephone.

Fleener moved, Munson seconded, to approve the agenda. Passed.

Fleener moved, Munson seconded, to approve the minutes of the March 13, 2023, meeting as presented. Passed.

Ihnen opened the public hearing to consider a Dimensional Variance Application by Jon Schmidt, for his property at 1200 Roosevelt Drive, that would allow for the construction of a garage in the R-2 Zoning District with a corner lot, street side yard setback of 8 feet, which is currently in violation of Sections 5.70(1)(B) and 17.30(3) of the Zoning Ordinance.

Mr. Jon Schmidt spoke regarding his application. He attested the property had been surveyed and that the eight-foot setback would be the minimum required to allow for two vehicles, lawnmower, snowblower, and room to walk. He said the house has been completely remodeled with improvements that would increase the assessed value of the home.

Fleener moved to close the public hearing, Munson seconded. Passed.

Ihnen proceeded to the question & answer period between the Board and Jon Schmidt.

Fleener stated the purpose of the street side yard setback was generally to protect motor vehicles by ensuring sight distances. Since this street side yard was merely a platted street with a very low likelihood of ever being developed into a paved street, she felt the protective nature of the regulations, in this instance, were not applicable. Questions regarding the various corner lot, side yard setbacks located throughout the Roosevelt neighborhood were asked. Ihnen stated that in conferring with Lund, it appeared most of these properties were older than 1960, which is when some of the regulations may have originated.

Munson moved, Cappel seconded, to grant the Dimensional Variance application by Jon Schmidt for 1200 Roosevelt Drive, that would allow for the construction of a garage in street side yard setback of 8 feet. All were in favor. None were opposed. Passed.

The next regular meeting is not scheduled.

Munson moved, Cappel seconded, to adjourn at 5:51 P.M. Passed.

Chair

Attest: _____
Secretary



CITY OF
Atlantic

CONDITIONAL USE PERMIT APPLICATION

Applicant must complete the following information

Address where the conditional use permit will be applied: 2309 Whitney St. Atlantic IA 50022
(Parcel along E 22nd St.)
Applicant's Name: Cass County Animal Clinic, LLC
Erin Conrad-Schwarte Applicant's current Phone: 641-751-6978

Applicant's Current Address: 908 E. 7th St. Atlantic, IA 50022

Affidavit: Are you, the applicant, authorized on behalf of the property owner to make an application for the conditional use permit being applied? YES NO

Legal Description of the Affected Premises

PARCEL ID# 317012799001003

Addition: Lot #1 Block: NA Lot: E 22nd St Add Lot #1

Zoning District: R-2 Property Use: Veterinary Clinic

Explanation for the Conditional Use Permit Sought by Applicant:

Applicant wishes to build a veterinary clinic on this lot as allowed under the current
city code for approved conditional uses under R-2 zoning.

This section to be completed by Applicant

Supporting Information

The Board of Adjustment may authorize the Zoning Administrator to issue a conditional use permit for conditional uses provided that such conditional uses or structures are in accordance with the purpose and intent of this Ordinance and are found not to be hazardous, harmful, offensive, or otherwise adverse to the environment, the applicant or the value of the neighborhood or community. While it is not required, a professional land use attorney may be consulted in drafting answers to these questions and/or submit answers in a paper that address these questions in substitution of the supporting information pages.

Will the establishment, maintenance, or operation of the proposed conditional use be detrimental to or endanger the public health, safety, morals, comfort, or general welfare?

No. The proposed facility/building is built toward the center of the large property with adequate distance and screening via fencing and vegetation to mitigate any noise, smells, or sights that might be considered undesirable to the adjacent properties.

Will the conditional use be injurious to the use and enjoyment of other property in the immediate vicinity? Will the conditional use permit substantially diminish and impair property values within the neighborhood?

Q#1: No, see previous question.

Q#2: No

This section to be completed by Applicant

This section to be completed by Applicant

Have adequate measures been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets?

Yes, please see the attached site plan.

Does the conditional use, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance, be modified as provided in Article 23?

Yes

This section to be completed by Applicant

Is the proposed use consistent with the comprehensive plan?

Yes

Affidavit: I hereby claim that all the above statements and statements contained in any attached papers are true.

Applicant's Signature: Erin Conrad Schwarte Date: 11/30/2023

Attach the following if Necessary:

- A. A letter of authorization from the owner or lessee
- B. Additional justification for the request.
- C. Site plans or building permit applications that may be relevant to the application.

BOARD OF ADJUSTMENT

Approved Denied Date: _____ Fees: _____

PRESIDING CHAIR OF THE BOARD OR BOARD SECRETARY: _____

Comments:

This section to be completed by Zoning Administrator



23 East 4th Street
Atlantic, IA 50022
City Hall: (712) 243-4810
Fax: (712) 243-4407
www.atlanticiowa.com

CITY OF ATLANTIC STAFF ANALYSIS

Topic: Conditional Use Permit for Cass County Animal Clinic, LLC at 2309 Whitney Street (East 22nd Parcel)
Prepared For: Board of Adjustment
Date: December 7, 2023
Staff Contact: John Lund (712) 243-4810 johnlund@cityofatlantic.com

Analysis

Cass County Animal Clinic, LLC has submitted a conditional use permit application for the property at 2309 Whitney Street (East 22nd Parcel) that would allow for the operation of a health and medical institution (veterinary clinic) in a “R-2” Low Density Singly Family Residential District as may be allowed by Section 5.30(3) of the Atlantic Zoning Ordinance.

The Board of Adjustment will have to hold a public hearing before discussion can commence on the conditional use permit application.

The Board will then have to make two decisions during this meeting. The first will be to determine if a veterinary clinic is a use of similar character to conditional use 5.30(3) “Health and Medical Institutions, Including Convalescent, Hospitals, Nursing, Retirement or Rest Homes.” If the Board affirms the inclusion of the veterinary clinic under Section 5.30(3), it will then proceed to the review of the conditional use permit itself, using the standards outlined in the Zoning Ordinance and listed in this analysis.

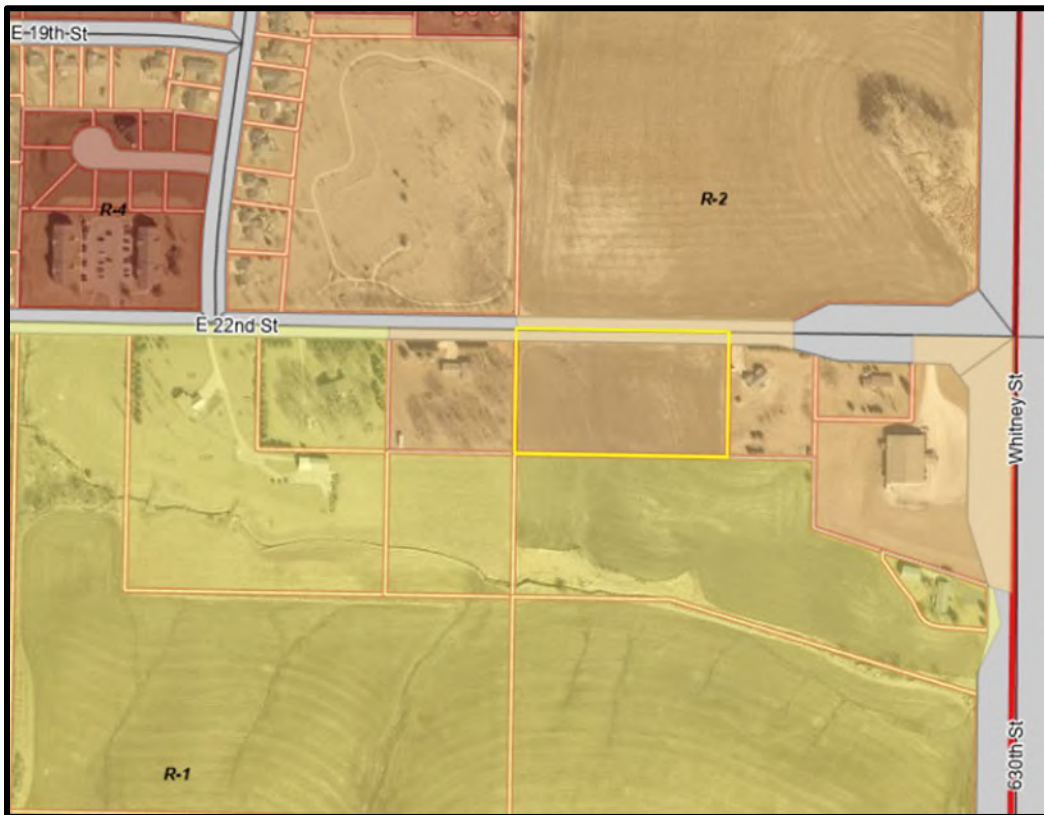
If the Board votes to not include veterinary clinics under “health and medical institutions.” The Board will need to proceed and vote against the conditional use permit. To clarify, the Board may include veterinary clinics as health and medical institutions, and still vote against the conditional use permit if it does not meet the standards found in the Zoning Ordinance, but the Board cannot vote against the inclusion of veterinary clinics as health and medical institutions, and then vote to approve the conditional use permit.

The facts of the application are as follows.

- The proposed site of the veterinary clinic is 2309 Whitney Street (East 22nd Parcel). This is indicated in the yellow box on the image found on the top of page 2.



- 2309 Whitney Street (East 22nd Parcel) is in the “R-2” Low Density Singly Family Residential District. The zoning for the surrounding property is R-2 and “R-1” Residential/Agricultural/Open Space District.



- 2309 Whitney Street (East 22nd Parcel) is owned by Robert A Harris, Sr.
- Dr. Erin Conrad-Schwarte has provided an Agency Disclosure Agreement and Iowa Purchase Agreement between her and Robert A Harris Sr. A key provision in this agreement is “This offer is contingent upon final approval of the Planning & Zoning Commission, Board of Adjustment, and the City of Atlantic.” This document provides

proof that Dr. Conrad-Schwarte is acting with the permission of the current property owner in making the conditional use permit application.

- Cass County Animal Clinic LLC states the following concerning their proposed use of the property:

“The site plans are for a new veterinary clinic for the Cass County Animal Clinic LLC. The Cass County Animal Clinic LLC, owned by Dr. Erin Conrad-Schwarte, is a mixed animal practice. The clinic provides services for dogs, cats, cattle, sheep, goats, and pigs. Normal hours of operation are 8am to 5pm Monday through Friday. Some afterhours calls are taken at the clinic (less than 1 case per week currently but will have a seasonal increase particularly around calving season). The clinic does offer boarding services for dogs and cats. The boarding animals will be housed in the kennel room on the southwest corner of the building. There are plans for outdoor dog runs on the west side of the building that would only be used during business hours and weekend chore hours weather permitting. Any dogs or cats visiting the clinic are to be on a leash or in a kennel. Any livestock visiting the clinic will be contained within the fenced area on the south side of the clinic and within the clinic where there will be an alleyway, tub, and chute system. Livestock would not typically be housed on the premises overnight (exception would be neonatal calves/kids/lambs). Flow of livestock/truck and trailers through the clinic is variable by season-higher numbers of livestock are processed during the spring and fall. Any areas housing animals will be cleaned on a daily basis, as is standard of care. Any manure accumulated at the clinic will be spread on the remainder of the 4.41 acres or hauled off the property if preferred. The clinic will have an annual inspection by the State of Iowa to ensure all animal health and cleanliness regulations are being met.”

- Cass County Animal Clinic LLC, has provided a site plan and full explanation of the site plan according to the site plan requirements of Section 26.40 of the Zoning Ordinance. All regulations within the Zoning Ordinance concerning the development are met under the site plan itself and its supporting notes on the official site plan checklist.
- The only potential issues on the site plan concern the location of the solid waste bins, and the location of the monument sign (depending on the dimensions of the sign). These are minor issues that are typically addressed by the Planning & Zoning Commission during the site plan review process.
- Veterinary clinics are not a permitted use in the R-2 district, but it may be a conditional use.
- Conditional uses for the R-2 Zone are found under Section 5.30 of the Zoning Ordinance. A veterinary clinic could potentially fall under subsection 3.

“Health and medical institutions, including convalescent, hospitals and nursing, retirement or rest homes”

- The Board of Adjustment has the authority to make the determination on the inclusion or exclusion of a veterinary clinic as a health or medical institution per subsection 5.30(14).

“All other uses of a similar character as may be determined by the Board of Adjustment.”

- Article 2 of the Zoning Ordinance, “Definitions” does not contain a definition for either the words “health” or “medical.” This leaves the determination to the Board of Adjustment to decide on whether “health” and “medical” would be exclusive to human beings or would include the health and medical care of animals.
- At the time of writing this analysis, two phone calls in opposition to the veterinary clinic was received by City Hall. The two abutting homeowners to the west and east of the proposed site voiced their opposition to the clinic during the public forum during the December 6, 2023, City Council meeting. Any further letters or comments of support or opposition to the conditional use permit will be provided to the Board during the meeting.
- All required notices and mailings have been issued within the timelines outlined under Section 25.080(4).

Atlantic Zoning Ordinance, Comprehensive Plan, and Standards of Review

The duties of the Board and how a decision is to be arrived at are outlined in our Zoning Ordinance and Iowa Case law, with case law largely focused on the Board being bound to its own ordinances.

Regarding our ordinances, Section 25.080(1) of the Zoning Ordinance states:

“The Board of Adjustment may authorize the Zoning Administrator to issue a conditional use permit for conditional uses provided that such conditional uses or structures are in accordance with the purpose and intent of this Ordinance and are found not to be hazardous, harmful, offensive, or otherwise adverse to the environment, the applicant or the value of the neighborhood or community.”

That is the first, and broadest standard the Board will need to consider.

Section 25.080(3) outlines the process of review and approval process.

“The Board of Adjustment shall review the site, existing and proposed structures, architectural plans, neighboring uses, parking areas, driveway locations, highway access, traffic generation and circulation, drainage, sewerage and water systems and the proposed operation.”

Lastly, there are seven requirements to satisfy for the consideration of a conditional use permit as outlined in Section 25.080(5).

To grant a conditional use permit, the Board of Adjustment must find that:

- a.** That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.
- b.** That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted and will not substantially diminish and impair property values within the neighborhood.
- c.** That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- d.** Those adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.
- e.** That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- f.** That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance, be modified as provided in Article 23.
- g.** That the proposed use shall be consistent with the comprehensive plan.

The Board must come to a conclusion on each of these standards. Each of the standards must be satisfied in order to approve the conditional use permit. Even the failure of one standard would be fatal to the application.

Regarding the Zoning Regulations that concern the standards outlined in f. and g., the following information is relevant.

Section 5.010 of the ordinance states the purpose and intent of the “R-2” Low Density Single Family Residential District:7

“The "R-2" District is established for the purpose of low and medium density single-family dwelling control and to allow home occupations, certain public facilities, and certain special uses. This district takes into account areas which were platted into smaller lots during early years of City growth. It is intended that no uses be permitted in this district which will devalue property for residential purposes or to interfere with the health, safety, and order, or general welfare of persons residing in the district. Regulations are intended to control population density and to provide adequate open space around buildings and structures.”

Permitted uses in this zone include:

- Single family detached dwelling.

- Public parks, playgrounds and recreation areas, and related buildings operated by a public agency.
- Schools, public and private.
- Church or similar place of worship.
- Public libraries, museums or similar public buildings.

Conditional uses in R-2 are as follows:

- Two Family Attached Dwellings.
- Cemeteries.
- Health and medical institutions, including convalescent, hospitals and nursing, retirement or rest homes
- Privately operated country clubs, golf courses, swimming clubs, riding stables, and similar recreation uses provided that any principal accessory building in connection therein shall be located not less than 200 feet from any lot in an "R" District.
- Public or private utility and service uses, including but not limited to electric sub-stations, gas regulator stations, radio and television transmitting towers.
- Sewage treatment plants and lagoons.
- Telephone transmission equipment buildings.
- Filtration plants.
- Railroad right-of-way.
- Water reservoirs.
- Philanthropic and charitable institutions.
- Day care centers and nursery schools.
- Bed and Breakfast Homes and Bed & Breakfast (Expanded Services).
- Communications tower.
- Solar energy system.
- Farming and similar agricultural uses provided
- All other uses of a similar character as may be determined by the Board of Adjustment

Standard g addresses the Comprehensive Plan. The Comprehensive Plan is a document the State requires us to have for the long-term planning and development of the community. Our Comprehensive Plan was updated in 2018 and addresses many different issues.

Unfortunately, the document does not provide much guidance on conditional uses. A search of the document with Microsoft Word does not show the word “conditional use” appearing anywhere in the document. In reading through the plan, there does not appear to be any guidance to where medical institutions, clinics, including veterinary clinics should be located. The only information relevant to this permit application exists in the definitions and description of the R-2 Zone.

Page 35 of the Comprehensive Plan provides the following information about the R-2 Zone.

“Low Density Single Family Residential Development: The low-density single family residential district can include single family detached dwellings, parks/recreational areas, schools, churches, and libraries. This area is meant to promote single family dwellings while controlling the density and maintaining adequate open space. Much of the land

between 14th and 22nd Street is currently zoned for this low density and in years to come, land south of 22nd Street will likely be added as it comes time to develop new housing.”

Page 37 further provides land use categories and characteristics that give further guidance on R-2.

Land Use Category	Use Characteristics	Features and Location Criteria
Low Density (Single Family) Residential	Restrictive land uses, emphasizing single family detached development. Innovative single family forms may be permitted with special review.	Density is 1 to 4 units per acre, although these areas may include some single family attached projects with densities up to 6 units per acre in small areas
	Civic uses are generally allowed, with special permission for higher intensity uses.	Should be insulated from adverse environmental effects, including noise, smell, air pollution, and light pollution.
	Manufactured units with certification from the United States Department of Housing and Urban Development (post-1976 units) that comply with other criteria in the State statute may be treated as conventional single family construction.	Should provide a framework of streets and open spaces. Developments will be provided with full municipal services. Commonly zoned as A1 (Agricultural) or Rural Residential (RR)

The Board will have to interpret what guidance, if any, the Comprehensive Plan offers in regard to a change in property use within the R-2 District and what the appropriate place health and medical institutions play this district.

Case Law Guidance from the Iowa Supreme Court on Conditional Use Permits and the Role of the Board of Adjustment

The Iowa Supreme Court has provided critical guidance to local government Boards of Adjustment over the decades through their various rulings. The following cases outline the duties of the Board and where the burden of evidence and review reside in adjudicating a conditional use permit.

First, in *Johnson v. Board of Adjustment (1976)* the Supreme Court determined the burden of proof resides on the applicant, not the Board, in justifying why a conditional use permit should be issued.

Second, the *Citizens Against the Lewis and Clark (Mowery) Landfill v. Pottawattamie County Board of Adjustment (1979)* states that the Board of Adjustment must make written findings on its proceedings and that these findings must be sufficient to allow any Court reviewing the Board’s ruling to determine if factual basis and legal principles upon which the board acted were indeed factual, legal, and reasonable.

Next, the Court is largely deferential to the Board of Adjustment. The Board's decision is given similar weight as a verdict of a jury. The Courts generally confine their review to the substance of the local government's own ordinance, facts of the case and process in which the decision is rendered. Specifically, in *Cyclone Sand & Gravel Co. v. Zoning Board of Adjustment (1984)* the Supreme Court set a standard that if the reasonableness of the Board's decision is "open to a fair difference of opinion, the court may not substitute its decision for that of the Board."

In *Willet v. Cerro Gordo County Zoning Board of Adjustment (1992)* the Court accepted of the conditional use permit concept, understanding that these permits are to provide some flexibility in contrast to an otherwise rigid Zoning Ordinance. Further, they acknowledge the authority of a Board of Adjustment to place reasonable limitations on a conditional use permit to mitigate incompatible uses.

In *W & G McKinney Farms, L.P. v. Dallas County Board of Adjustment (2004)* the Court cites *Cyclone* stating "An application for a conditional use permit must meet all conditions of an ordinance. The failure to satisfy even one of the ordinance's conditions is fatal to a permit application." Further in *McKinney* the question of the Comprehensive Plan is addressed. The document itself is viewed as a legitimate document for evaluating applications and uses the words contained within as a basis for review.

Conclusion

The Board of Adjustment may accept the application without conditions, accept the application and place conditions of operation attached to the permit or may reject the application entirely. In arriving at a decision the Board should keep the following in mind:

- Two issues must be addressed by the Board. First, if a veterinary clinic is to be included in the definition of a health or medical institution. Second, it must evaluate the application based on the criteria provided by the Zoning Ordinance.
- Section 25.080(1) states that a permit shall not be issued that is "otherwise adverse to the environment, the applicant or the value of the neighborhood or community." This last sentence indicates that community desires and needs play a role with conditional use permits. However, caution is to be exercised, decisions narrowly based on passion and subjective feelings are unlikely to be given favorable consideration by a court, as opposed to those based on sound logic, professional knowledge, and broad consideration of multiple factors.
- The impact of the veterinary clinic on the existing, permitted uses of the abutting properties is relevant to the Board's deliberations.
- All requirements for a conditional use permit must be satisfied for the permit to be granted. Failure on any one requirement should result in a rejection of the application. Again, the burden is on the applicant to prove these are being satisfied.
- Whether the permit application is granted or denied, findings of fact should be made prior to the decision.

- A majority of the Board will be required to either approve or reject the application, meaning that three members must vote in favor of the motion on the floor for it to be adopted.
- Unlike variances, site plan reviews, or rezoning applications, I do not have a professional opinion to offer on this application. In those circumstances, Iowa Courts has set hidden standards in case law that really direct the Board of Adjustment or Planning & Zoning Commission to a legally defensible conclusion. However, when it comes to interpreting the definitions of the Zoning Ordinance and Conditional Use Permits, the Courts are deferential and treat the Board of Adjustment like a jury making a verdict. The only thing we will be held accountable for would be if we ignore our own ordinance or place arbitrary or capricious standards to this application in contrary to prior precedent.



Official Checklist for Site Plan Requirements

Project Name: 2309 Whitney St (E 22nd St. parcel), Cass County Animal Clinic LLC

Date: 11/30/2023

Notes: The site plans are for a new veterinary clinic for the Cass County Animal Clinic LLC. The Cass County Animal Clinic LLC, owned by Dr. Erin Conrad-Schwarte, is a mixed animal practice. The clinic provides services for dogs, cats, cattle, sheep, goats, and pigs. Normal hours of operation are 8am to 5pm Monday through Friday. Some after hours calls are taken at the clinic (less than 1 case per week currently, but will have a seasonal increase particularly around calving season). The clinic does offer boarding services for dogs and cats. The boarding animals will be housed in the kennel room on the southwest corner of the building. There are plans for outdoor dog runs on the west side of the building that would only be used during business hours and weekend chore hours weather permitting. Any dogs or cats visiting the clinic are to be on a leash or in a kennel. Any livestock visiting the clinic will be contained within the fenced area on the south side of the clinic and within the clinic where there will be an alleyway, tub, and chute system. Livestock would not typically be housed on the premises overnight (exception would be neonatal calves/kids/lambs). Flow of livestock/truck and trailers through the clinic is variable by season—higher numbers of livestock are processed during the spring and fall. Any areas housing animals will be cleaned on a daily basis, as is standard of care. Any manure accumulated at the clinic will be spread on the remainder of the 4.41 acres or hauled off the property if preferred. The clinic will have an annual inspection by the State of Iowa to ensure all animal health and cleanliness regulations are being met.

All site plans required under Section 26.040 shall include the following information:

- Date of preparation, north arrow and scale.**
11/28/2023, E 22nd St is situated north on the plans, scale 1"=30'
- Legal description and address of the property.**
East 22nd St Add Lot 1 (Exc E 15 1/2"), 1700-1899 E 22nd St. Atlantic IA 50022
- Name and address of the record property owner, the developer or builder, and preparer of the site plan.**

Property owner: Robert A Harris Sr.
2600 Avenue G
Council Bluffs, IA 51501

*The sale of the 4.41 acres to Cass County Animal Clinic LLC/ Erin Conrad-Schwarte is conditional upon the approval of the Conditional Use Permit by the City of Atlantic, IA.

Builder: Kirk Gross Company



CITY OF
Atlantic

4015 Alexandra Drive
PO Box 2097
Waterloo, IA 50704

Site plan preparer: Hal Snow, AIA, NCARB Architect, Kirk Gross Company
4015 Alexandra Drive
PO Box 2097
Waterloo, IA 50704

Existing and proposed zoning.

Existing zoning: R-2

Proposed zoning: commercial use of existing R-2 zone pending conditional use permit approval

Total area of proposed site.

4.41 acres

Total number, type of and distance between all buildings to include floor area and number of stories for each building.

A single metal one story building will be erected with a floor area of 48' x 64' (approximately 3072 sq ft)

The number of dwellings, units, bedrooms, offices, etc.

one

Total number of parking spaces to include location and dimensions of all existing and proposed parking stalls, loading areas, entrance and exit drives, sidewalks, dividers, planters and other similar permanent improvements.

There will be 10 parking stalls (each 9' x 18' in dimension) located on the north side of the building. There will be two rows of 5 stalls each.

A large animal loading area will be located on the south east side of the building approximately 12' x 18' in dimension. The circle driveway will lead to the loading area behind the building where truck and trailer can park on the drive within gates. The gates can then be shut on either side of the truck and trailer so that livestock can be safely unloaded into the working facility and reloaded onto the trailer.

There will be two entrances/exits as part of the circle drive located on north side of the building off of E 22nd St. The entrances are 24' wide.

Building setback lines as required by zoning districts.

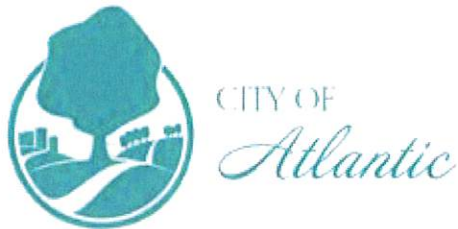
102.4'

Location of trees six (6) inches or larger in diameter and wooded areas featured on the site.

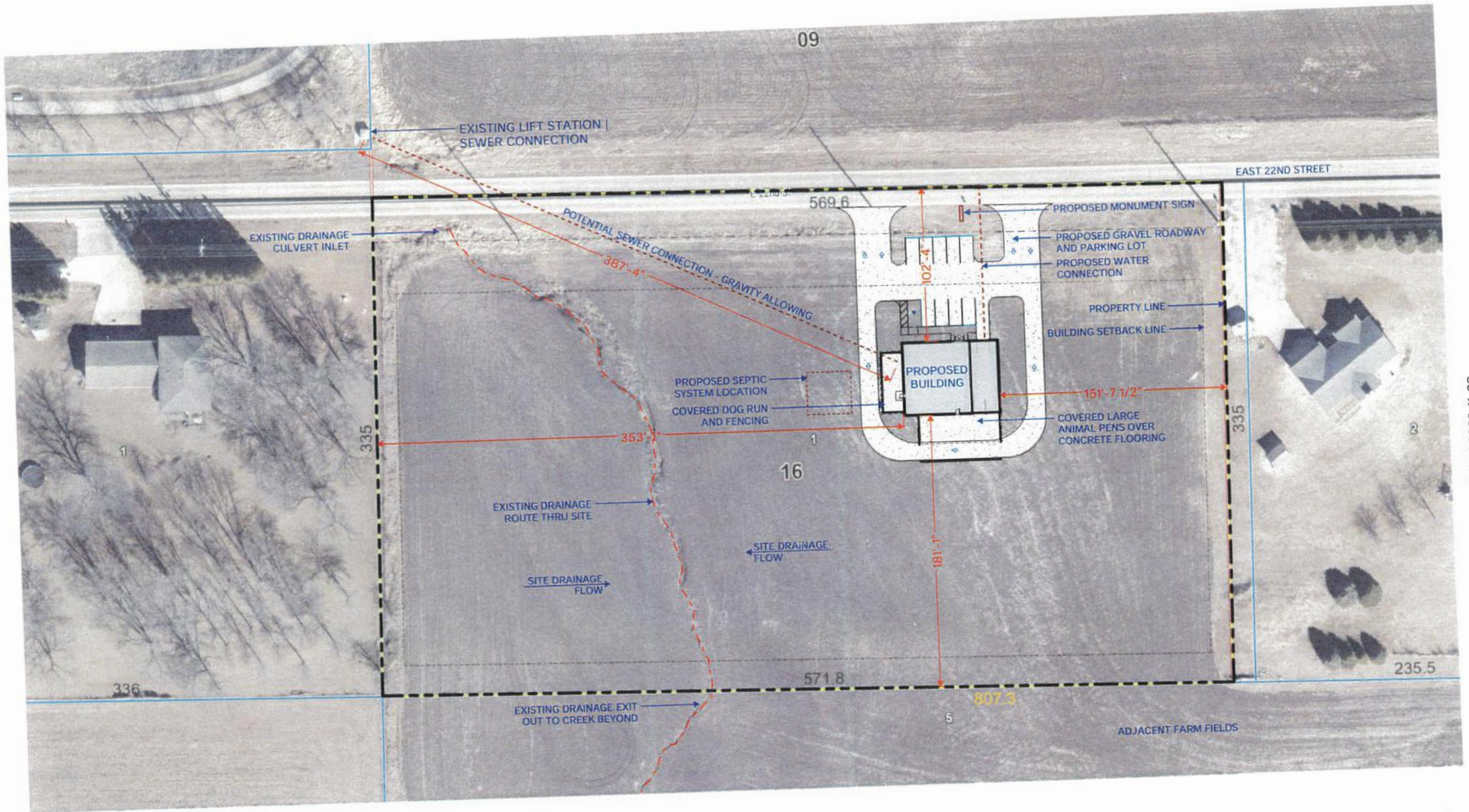
none

Location of any area subject to flooding by a one hundred (100) year storm.

none



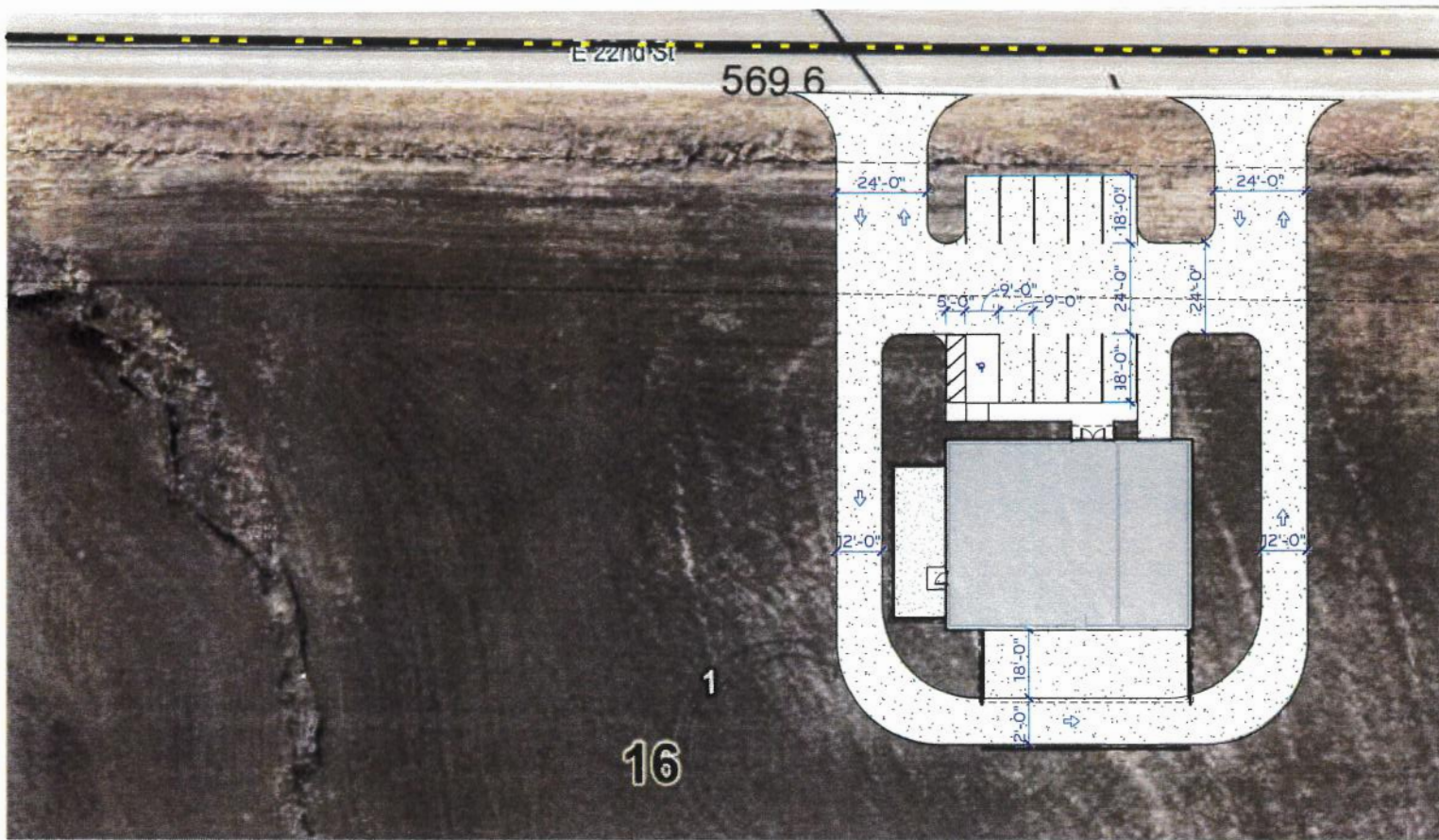
- Location of proposed and existing wells and septic systems.**
Proposed septic system to be placed to the west of the building. There are no existing wells.
- Location, amount and type of any proposed landscaping, plantings, fences, walls, monuments, statues, location and size of all solid waste containers and other manmade features to be used in the landscape.**
There will be a fenced in area off the south side of the building that is part of the large animal working facility and a covered outdoor kennel space attached to the west side of the building for dogs.
There are no current plans for plantings/landscaping/walls, but are open to any required by neighboring properties.
- Location and type of any existing and proposed signs.**
Proposed sign placement near E 22nd St. north of the building between the two entrance/exits.
- Existing and proposed utility lines and easements to include location, size and capacity of existing public utilities.**
Proposed water line hook up to the north of the building/E 22nd St.
Proposed potential sewer connection (gravity allowing) to the north west of the property on the north side of E 22nd St on the south east corner off East Ridge Park.
- Location and dimensions of all existing and proposed paved surfaces and all abutting streets to include vehicle circulation pattern.**
There will be two entrances/exits off of E 22nd St. as part of a circle drive around the building. There will be no paved surfaces—only gravel.
- The site plan shall include a drainage plan to show area, slopes and runoff of the site. This plan shall also indicate the connections to existing storm sewers or drainage ditches and the courses surface water shall take for exit from the property.**
Please see site plan. There is an existing drainage ditch that runs north and south on the west $\frac{1}{3}$ of the property. The property drains to the south. There is a creek on the neighboring property to the south.



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Overall Site Plan
Not to Scale
Vet Clinic
Atlantic, Iowa





PROPERTY ADDRESS: 1700 - 1899 E 22ND ST.

LEGAL DESCRIPTION: EAST 22ND ST ADD
LOT 1 (EXC E 15 1/2')

PROPERTY OWNER: HARRIS A ROBERT, SR

PREPARED BY: HAL SNOW, AIA, NCARB
ARCHITECT
KIRK GROSS COMPANY
4015 ALEXANDRA DR.
WATERLOO, IA 50704
319.433.6508
halsnow@kirkgross.com

EXISTING ZONING: R-2

SITE AREA: 4.41 ACRES

PROPOSED PARKING STALLS: 10
REQUIRED BY CODE: 10

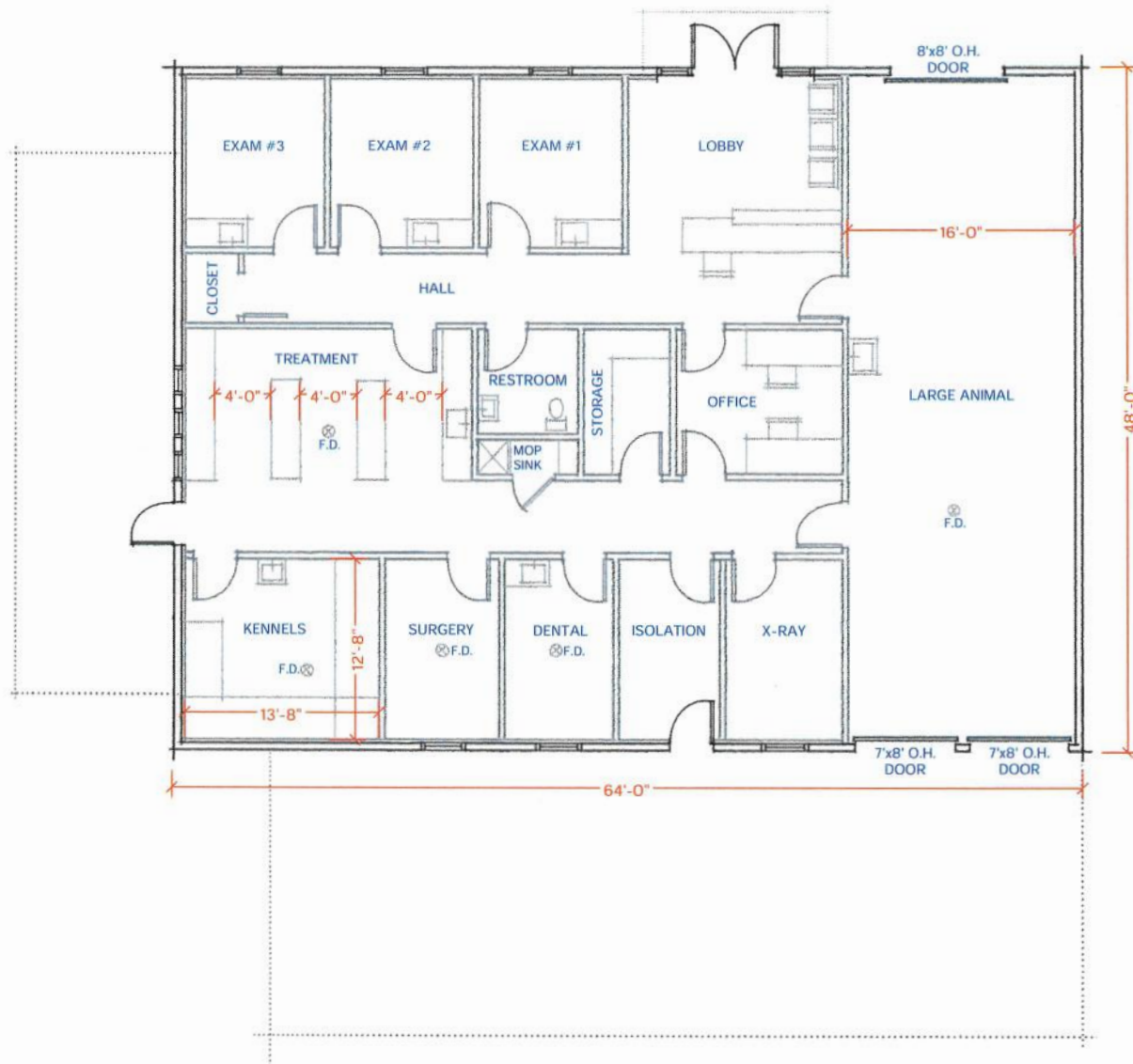
EXISTING TREES ON SITE: NONE

AREAS SUBJECT TO 100
YEAR STORM EVENT: NONE

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Enlarged Site Plan
Scale: 1" = 30'-0"
Vet Clinic
Atlantic, Iowa





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PAPER SIZE 11" X 17" | SCALE 1/8"=1'-0"

Preliminary Plan

Scale: 1/8" = 1'-0"

