



HUXLEY
—HEART OF THE PRAIRIE—

PLANNING & ZONING COMMISSION ZOOM MEETING
Monday October 16, 2023
City Council Chambers—515 N Main Ave
6:00 PM

AGENDA

1. Roll Call
2. Motion to approve the minutes from the September 18, 2023 Planning & Zoning Commission Meeting.
3. Public Comments (5-minutes limit for items not on this agenda)
4. Business Items
 - a. Approval of Site Plan for 104 Campus Dr. Lot 10- HDC Plat No. 2, Hedrick Commercial Properties
5. Informational Items for Planning & Zoning Consideration/Input
 - a. Council Action Update
 - i. Final Plat- Red Drive Subdivision, Lot 7 approved by City Council on September 26, 2023
6. Planning and Zoning Commission Comments
 - a. Next meeting is Monday November 13, 2023 via Zoom
Please Note the Date Change
7. Adjournment

For more information on this and other agenda items, please call the City Clerk's Office at 515-597-2561 or visit the Clerk's Office, City Administration Building at 515 N. Main Ave. Agendas are available to the public at the City Clerk's Office on Friday morning preceding Monday's Planning & Zoning Commission meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email.

Huxley Planning & Zoning Commission Minutes

September 18, 2023

Chairman Roger Bierbaum called the meeting to order at 6:00 P.M.

ROLL CALL: Bierbaum, Patterson, Frantz, Schonhorst, Murphy--present. Ebel and Mosher--absent.

CITY STAFF PRESENT: Amy Kaplan- Zoning Clerk, Dave Haugland- City Administrator.

CONSULTANTS PRESENT: Forrest Aldrich—City Engineer.

MINUTES APPROVAL: Motion by Schonhorst, second by Murphy to approve the minutes from the August 21, 2023 meeting. 5 Aye. 0 Nay. MCU.

PUBLIC COMMENTS: None.

BUSINESS ITEMS:

Approval of Final Plat--Red Drive Subdivision, Lot 7: Lot will be split in half. ½ will be kept by Pro Commercial, the other ½ will be sold to MMHF. City Staff and the City Engineer reviewed the subdivision and found the lot split acceptable. Motion by Birnbaum, second by Frantz, to recommend approval of the final plat to City Council. Bierbaum, Patterson, Frantz, Schonhorst, Murphy voted yes. MCU.

INFORMATIONAL ITEMS FOR PLANNING & ZONING CONSIDERATION/INPUT:

- *Council Action Update:* Haugland gave a re-cap of the action taken at the city council meetings on topics that were discussed at last month's Planning & Zoning meeting.
- *Discussion regarding "as built" requirements with Forrest Aldrich, City Engineer:* Aldrich explained the City's current process and discussed the option to require a grading plan. Aldrich will research what other communities do and the costs involved and report back at a future meeting.

PLANNING AND ZONING COMMISSION COMMENTS:

- Next meeting is October 16, 2023.
- Meetings will move to Zoom during the winter months to accommodate our snowbirds on the Commission.
- Several homes are under construction in the Westview and Blue Sky Estates developments.
- Paving will begin in the 120 South development in the next few weeks.
- 210 bridge project is still set to begin mid-December.
- Several projects are in the works and the Commission will see these in the upcoming months.

ADJOURNMENT: Motion -Schonhorst, second- Frantz to adjourn meeting at 6:58 P.M. 5 ayes, 0 nays. MCU.

Amy Kaplan, Zoning Clerk

Roger Bierbaum, Chairman

Date of Approval



VEENSTRA & KIMM INC.

3000 Westown Parkway
West Des Moines, Iowa 50266

515.225.8000 // 800.241.8000
www.v-k.net

October 11, 2023

Dave Haugland
City Administrator
City of Huxley
515 N. Main Ave
Huxley, Iowa 50124

HUXLEY, IOWA
HEDRICK
HEDRICK WAREHOUSE
SITE PLAN REVIEW

We have reviewed the Hedrick Warehouse site plan and find it acceptable.

This property does not have sidewalks along either Campus Drive or Main Avenue. The properties to the north, east and south of this property all have sidewalks. Consideration should be given to installing sidewalks on both sides of the property adjacent to both streets as part of the warehouse project.

If you have any questions or comments, please contact us at 515-225-8000.

VEENSTRA & KIMM, INC.

A handwritten signature in blue ink, appearing to read 'Forrest S. Aldrich', is written over a light blue horizontal line.

Forrest S. Aldrich

FSA:rsb
45229-084

cc: Jeff Peterson, City of Huxley (e-mail)
Keith Vitzthum, City of Huxley (e-mail)
Mat Kahler, City of Huxley (e-mail)
AJ Strumpfer, City of Huxley (e-mail)
Scott Renaud, Renaud Engineering (e-mail)



HUXLEY
- - LEARN OF THE PRAIRIE - -

Site Plan/Landscape Plan Application

Date submitted: 10-4-23

Board review date: _____

Property Owner: Hedrick Commercial Properties County Parcel Number: 1326220190

Property Address: 104 Campus Drive

Property zoning: M-1 Industrial

Legal description: Lot 10, HDC Plat No. 2, Huxley, Story County, Iowa

Site plan prepared by: Scott Renaud, P.E., Renaud Engineering LLC Ph: 515-418-1877 Email renaudeng@gmail.com

Address: PO Box 662, Ames, Iowa 50010

Site plan review - \$100/reimburse City for any cost (legal and engineering) and \$50 for amendments to the original site plan.

I understand that the City of Huxley requires a site plan prior to issuance of any building permits within any zoning districts except R-1 and R-2. The site plan must include the 36 points as noted on the checklist and it must be presented at least 15 days prior to the Planning and Zoning scheduled meeting. Ten copies are required to be submitted and will be subject to City Engineer review at the expense of the developer. I hereby understand these conditions and agree to comply with all City of Huxley Code requirements.

Signed: *Steve Renaud*

Date: 10-4-23

(City use only)

Date of P&Z Meeting: _____ City Council Meeting date: _____

Fee Check Number: _____ Receipt number _____

Decision of the board:

Decision of the council:

RENAUD Engineering LLC

*Site Plan Information
Hedrick Warehouse Addition
104 Campus Avenue*

Required site plan information as per City Ordinances Chapters 166 and 167 and the City of Huxley's Site Plan Application:

1. Project Name - Hedrick Warehouse Addition
2. Owner - Hedrick Commercial Properties, 104 Campus Avenue, Huxley, Iowa 50124
3. Applicant - Property Owner - Shawn Hedrick for Hedrick Commercial Properties
4. Site Plan Preparation - Scott Renaud, P.E., Renaud Engineering. PO Box 662, Ames, Iowa. Email renaudeng@gmail.com. Phone 515-418-1877
5. Address - 104 Campus Avenue
6. Legal Description - Lot 10 of HDC Plat 2, Huxley, Story County, Iowa
7. Present Zoning - M-1 Light Industrial
8. Proposed Zoning - No change. M-1
9. Development Schedule - Start Oct/Nov. 2023 and complete by May 2024
10. Total Site Area = 2.12 Acres
11. Total Number and Types of Buildings - See information in Item 12 and 13 below.
12. Number of Stories of Each Building:
 - a. Current Building - Single-story Warehouse and Two-story Office.
 - b. Proposed Building - Single story
13. Total Floor area of Each Building:
 - a. Current Warehouse - 11,025 s.f.
 - b. Current Office - 7,950 s.f.
 - c. Proposed Warehouse - 60' x 154' = 9,240 square feet.
14. Total Number of Dwelling Units - Not Applicable.
15. Estimated Number of Employees - Not applicable. Service business that does offsite work.
16. Total Number of Parking Spaces:

City ordinance requirements - 1 parking space per 300 s.f. for office and 1 parking space for 5,000 s.f warehouse (Ord. 167.10):

Existing Warehouse - $11,025 \text{ s.f.} / 5,000 = 2.21 \text{ spaces.}$

Existing Office (2 stories with 3,975 s.f. per story) - $7,950 \text{ s.f.} / 300 = 26.5 \text{ spaces.}$

Proposed Warehouse - $9,240 \text{ s.f.} / 5,000 = 1.85$ spaces.

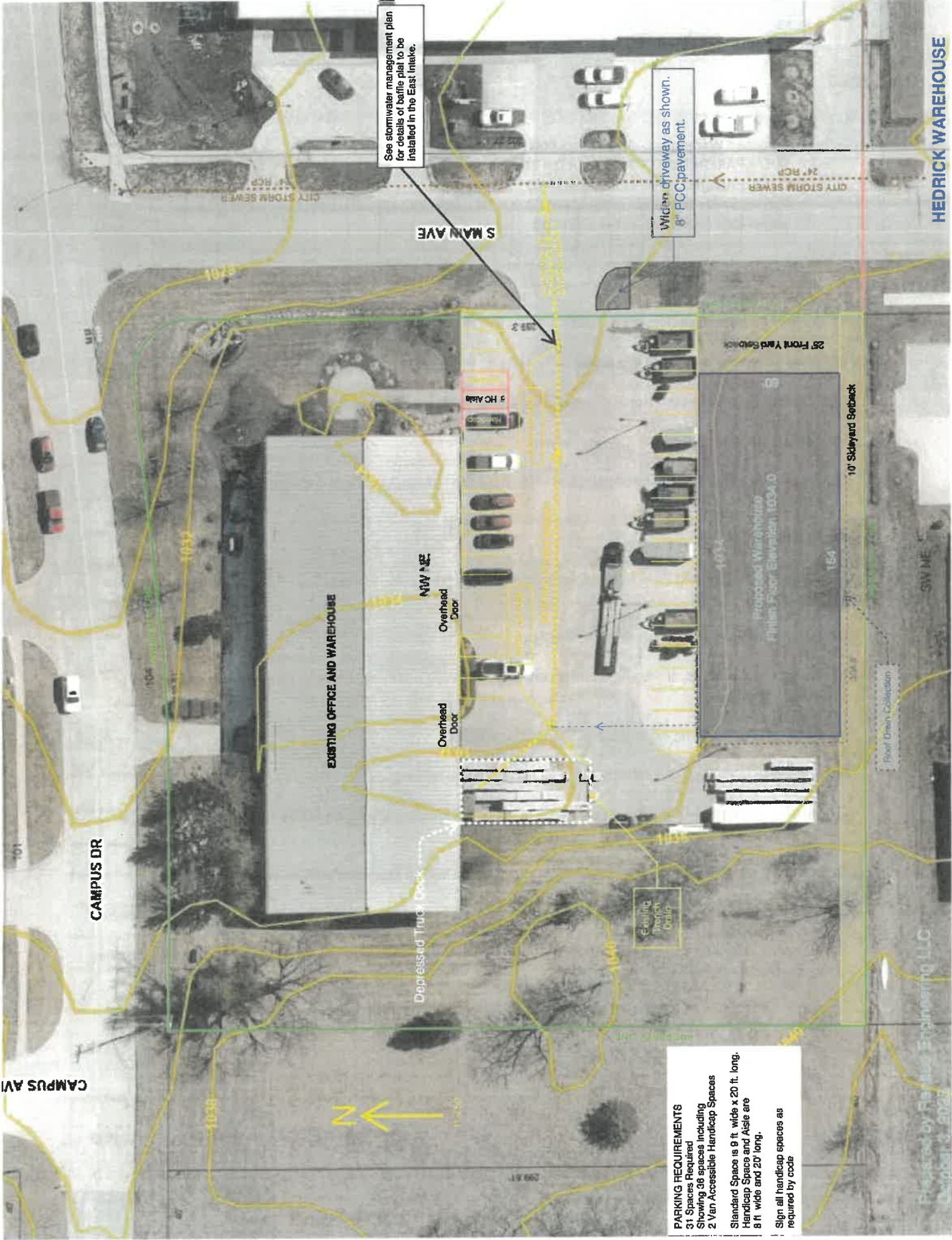
TOTAL PARKING SPACES PROVIDED = 36

TOTAL PARKING SPACES PROVIDED = 31

Parking Space Allocation - (29) Standard 9' x 20' spaces and (2) van-accessible handicap spaces with 8' access aisle (as shown on the site plan).

NOTE - the site plan shows 36 spaces but will lose 3-5 spaces with addition of 3 overhead access doors on the new warehouse.

17. Date of Preparation - October 3, 2023
18. Vicinity Sketch - Reference site plan.
19. Licensed Land Surveyor - Not applicable. Not changing the property lines.
20. Existing Utilities - Reference City Utility Map.
21. Proposed Connection to Existing Utilities - No change to connection of existing utilities. Warehouse does not have water or sewer.
22. Reference Site Plan
23. Setbacks - M-1 District Zoning Requirements: Front - 25 feet; Side - 10 feet, Rear -10 feet. Reference also the site plan.
24. Location of Street, et. al. - Reference Site Plan
25. Traffic circulation, et. al. - Using existing curb cut. Widening driveway throat to facilitate truck access. Reference site plan.
26. Proposed Signs - Using existing sign. No additional signs.
27. Proposed Lighting - Using existing lighting. No additional lighting.
28. Location of Existing Trees - No trees in area of proposed building expansion. Existing trees remain and are preserved.
29. Proposed Landscaping - Areas disturbed by construction will be seeded or sodded with turf grass.
30. Location and Size of Solid Waste Enclosures - No change to current system. No exterior solid waste enclosure.
31. Proposed Sidewalks - Site is currently not served by sidewalks. Not planning on adding any sidewalks. Site has existing retaining wall and slopes that make sidewalk construction difficult.



See stormwater management plan for details of batfile pit to be installed in the East Intake.

Wider driveway as shown. 8" PCC pavement.

PARKING REQUIREMENTS
 31 Spaces Required
 Showing 38 spaces including
 2 Van Accessible Handicap Spaces

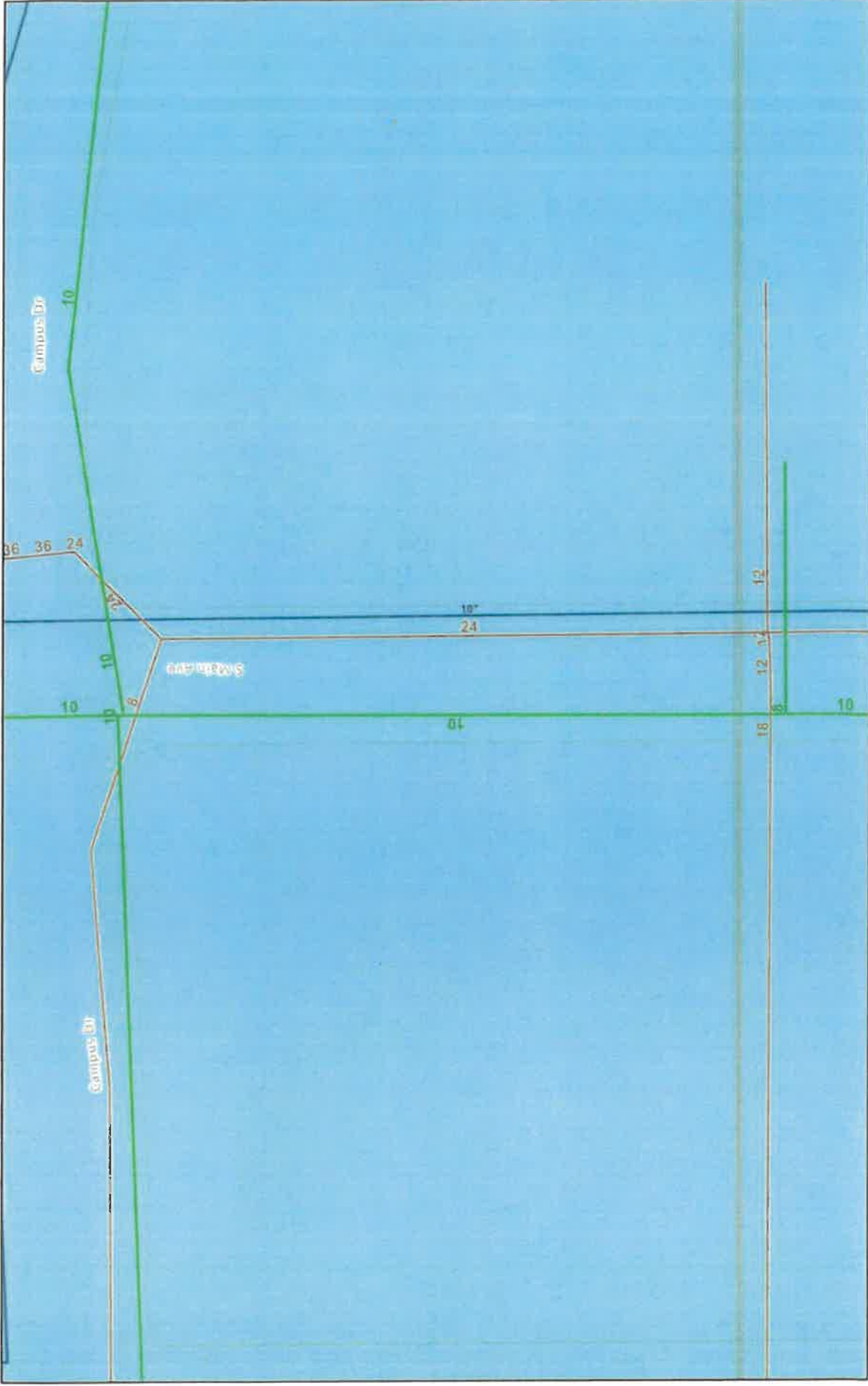
Standard Space is 9 ft. wide x 20 ft. long.
 Handicap Space and Aisle are
 8 ft. wide and 20' long.

Sign all handicap spaces as
 required by code

HEDRICK WAREHOUSE

Prepared by Field Engineering LLC
 02/20/2024

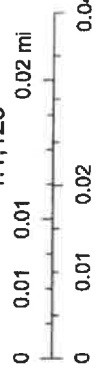
City of Huxley GIS



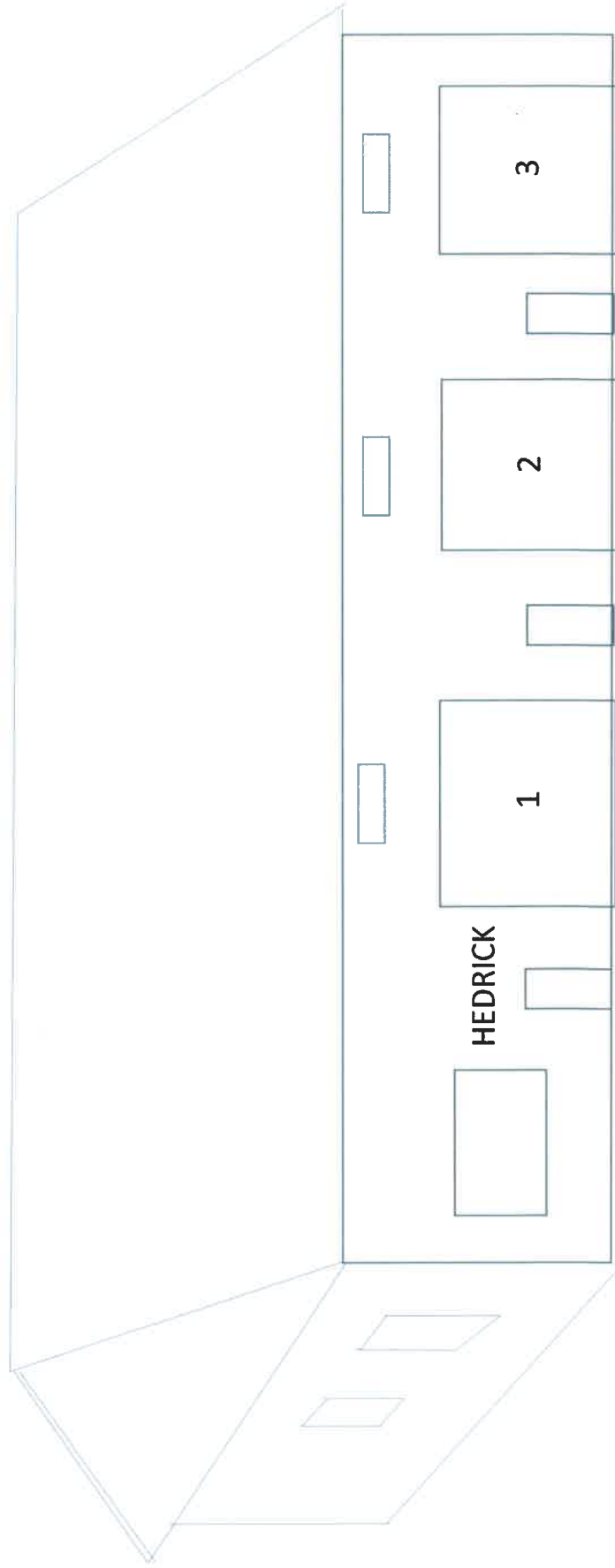
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- saGravityMain
- stGravityMain
- wPressurizedMain
- Two Mile Jurisdictional Boundary
- Zoning Districts
- M-1 Industrial
- Parcels
- Subdivisions
- City Limits

1:1,128

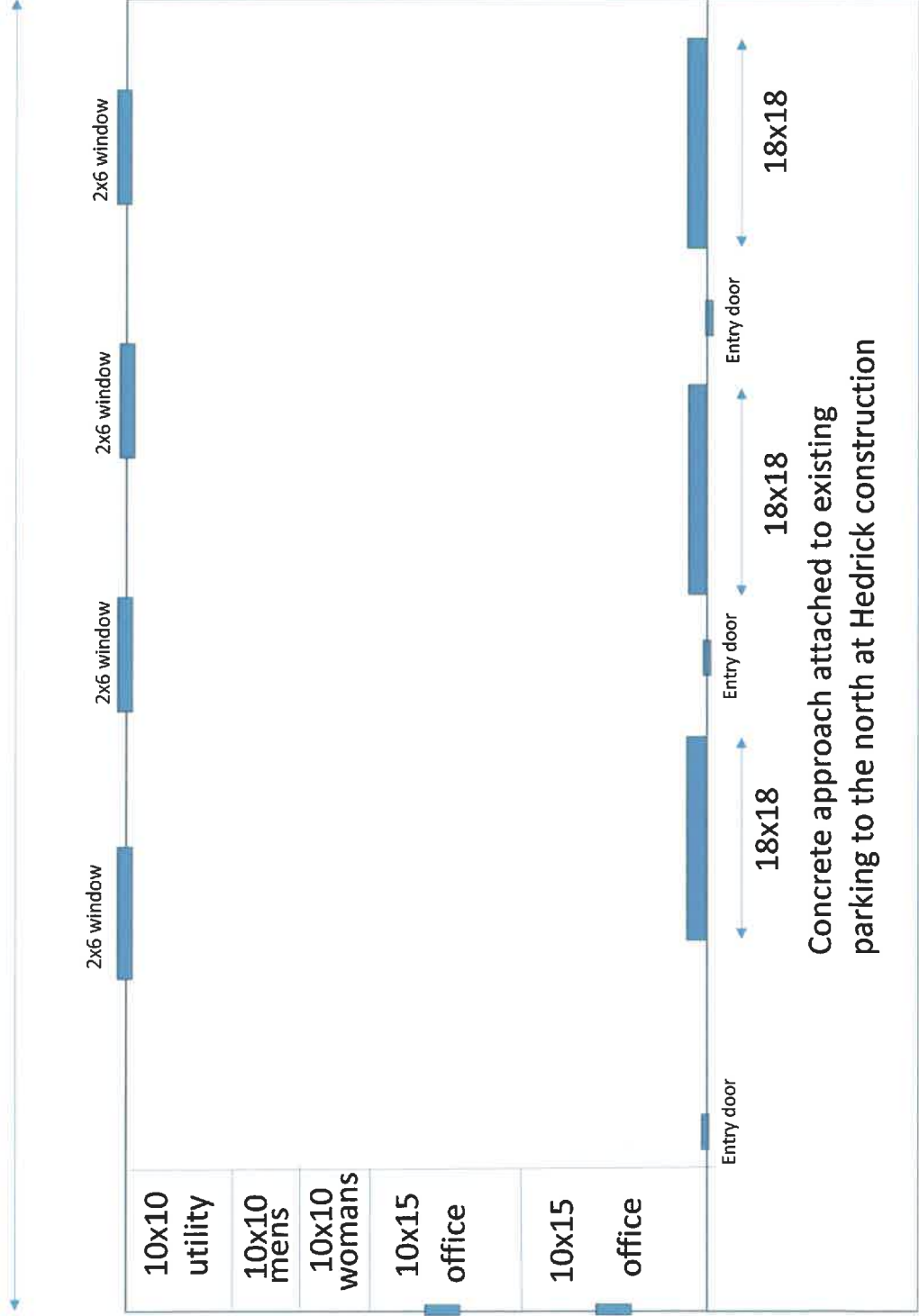


Esri Community Maps Contributors, County of Story, Iowa DNR, ©
 OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph,
 City of Huxley
 City of Huxley Iowa GIS



Exposed fastener Agg steel

154 ft



60 ft

RENAUD Engineering LLC

*Storm Water Management Report
Hedrick Warehouse Addition
104 Campus Avenue*

October 3, 2023

City of Huxley
315 Main Street
Huxley, Iowa 50124

**RE: Stormwater Management Plan
104 Campus Avenue
Hedrick Warehouse Addition
Hedrick Commercial Properties
Huxley, Iowa**

City of Huxley:

The purpose of this letter report is provide a stormwater management report for the Hedrick Warehouse addition at 104 Campus Avenue. Accompanying this letter are maps and calculations in support of this report. This report and calculations are in general conformance with the SUDAS requirements applied by the City of Huxley.

*It should be noted the original development of the subdivision and lot did **not** require stormwater detention. To bring the site up to current stormwater standards would prohibit the development of the proposed warehouse. Furthermore, the absence of any stormwater detention on this site should not be an issue given its location in the watershed and downstream conditions. There are no known issues with drainage downstream.*

The warehouse is a hard surface addition to the south of the existing parking lot. The drainage area of the contributing area as shown on the drainage map is 1.51 acres. The proposed warehouse adds 9,240 s.f. (0.21 acre) of hard surface to the existing site. There is no other additional paving added to the site. *There is no offsite drainage to be addressed.*

There were two methods considered to meet the *intent* of the City's stormwater ordinance and to provide detention:

1. Provide stormwater detention for the new building alone. The existing site would remain unchanged and there would be no modifications to the existing site.
2. Provide stormwater detention for the existing paved site that discharges to the City's storm sewer on S. Main Street. This would also include the new warehouse.

For the first option either a depression or tank would needed to provide the required detention. The depression would be small, deep and hard to maintain. The underground storage tank would be prohibitively expensive.

The second option was to restrict flow from the existing site and new warehouse to the 5 year current discharge condition (which is partially paved). This option was chosen and the calculations reflect restricting flow from the site to the 5 year event for the *existing* condition. Composite runoff coefficients and curve numbers (CN) were developed for the existing condition and proposed condition with the addition of the warehouse.

The rational formula was used to determine the allowable discharge rate from the existing site. **The allowable discharge is 6.26 cfs as shown on the calculations.** A composite C factor of 0.58 was used for the existing site.

Time of concentration used was 5 minutes. Storm intensity for the 5 year event for a 5 minute duration is 6.91 inches per hour.

The SCS TR-55 methodology was used to determine runoff volumes. The calculations show that no storage is needed for the site. However, to restrict the flow to the 5 year discharge rate a baffle plate will be installed in the west intake to limit the flow rate to less than 6.26 cfs to utilize the parking lot's depression storage (truck dock and natural parking lot detention) in the event of a severe rainfall event. The baffle plate covers 11.5 inches of the top of 18 inch dia. outlet pipe leaving 6.5 inches to allow flow as shown on the schematic included in the plans.

The owner plans to install roof drain collection for the new building and tie into to either the east or west parking lot intakes. The baffle plate restriction is placed on the last intake (east) in the parking lot before discharge to the City's storm sewer in S. Main St. The roof drain collection on the north side prevents the formation of ice on the parking lot in the winter. The roof drain collection on the south side prevents water intrusion in the narrow, 10' wide, space between the new warehouse building and the adjacent property to the south. The south roof drains also move the drainage from the south side of the building to the north side and the parking lot's storm sewer.

Secondary and overflow discharge is over the existing parking lot to the street. It should be noted the overflow elevation is 1.8 feet lower than the finished floor elevation of the existing buildings and the proposed warehouse.

This completes my stormwater management report. Let me know if further information is needed.

Sincerely,
Renaud Engineering, LLC

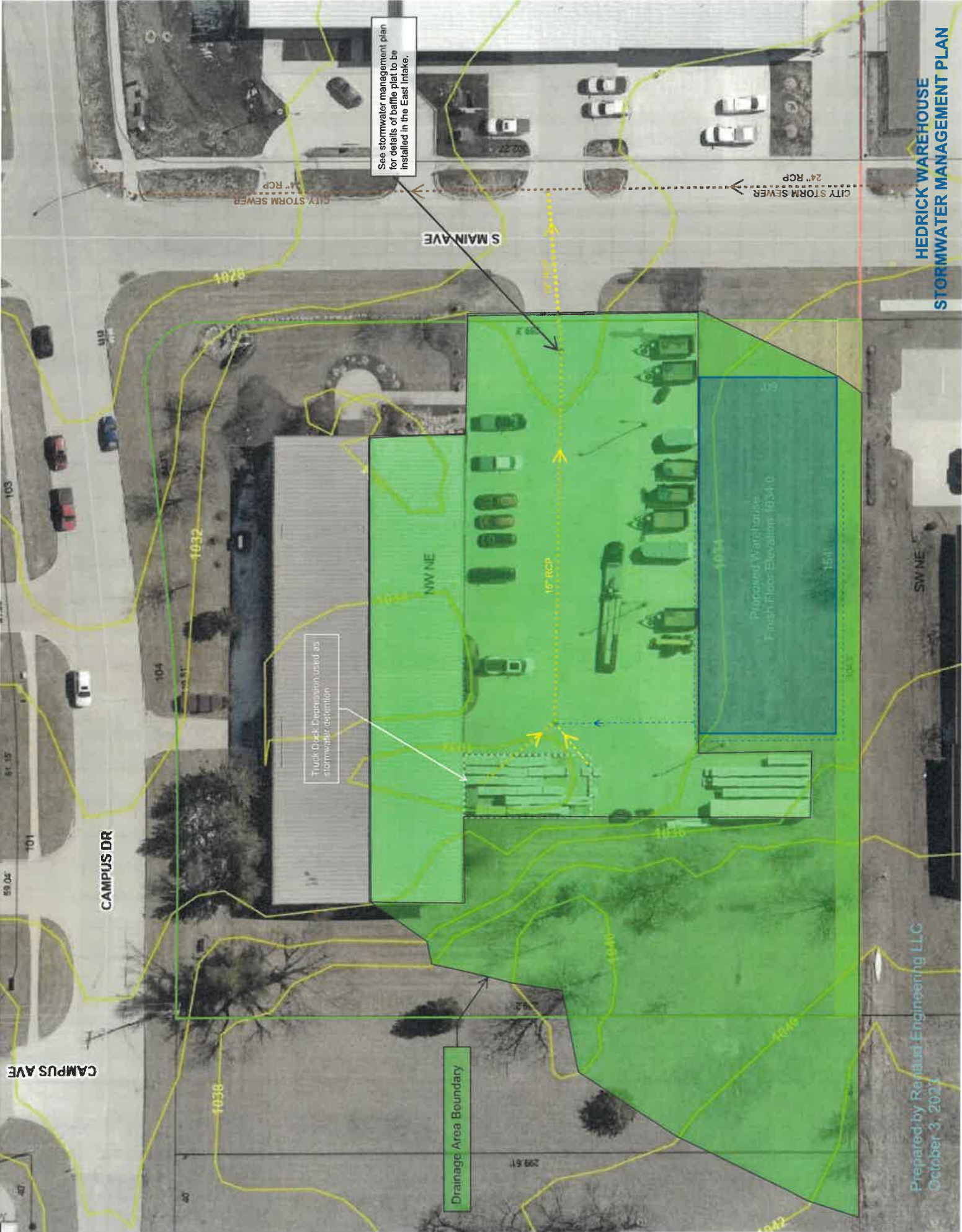
Scott Renaud

Scott Renaud, P.E.
Iowa PE License 12109
My license expires December 31, 2024

cc: Shawn Hedrick, Hedrick Commercial Properties

attach: Maps and Calculations

C:\Users\Scott\Documents\2023 Projects\Hedrick Huxley\SWMP\2023 10 03 Storm Report.wpd



See stormwater management plan for details of battle plat to be installed in the East Intake.

Truck Deck. Elevation used as stormwater detention

Drainage Area Boundary

**HEDRICK WAREHOUSE
STORMWATER MANAGEMENT PLAN**

Prepared by Reinsud Engineering LLC
October 3, 2023

Hedrick Warehouse Addition
 Stormwater Management Plan
 Prepared by Scott Renaud, P.E.
 Renaud Engineering, LLC
 September 28, 2023

Depth in Inches
 Intensity in Inches Per Hour
 Based on Table 2B-2.06, Chapter 2 of SUDAS Design Manual - Region No. 5 (Central Iowa)

General Comments
 All CN values for Hydrologic Group B
 Grass CN = 61
 Pavement CN = 98

Drainage Area 1.56 Acres
Weighted Curve Number for Developed Condition 68.00

This is a tabular method of determining peak storage requirements using the TR-55 Method. Storm increments from 5 minutes to 24 hours have been evaluated for the 100 year storm event. The peak storage requirement is near or slightly later than the calculated time of concentration for the watershed. Negative storage required values indicate the pond is never full and never overtops in this scenario.

POND INFORMATION

Storage Available in the Pond = 3,000 CF
 Normal Pool Elevation = 1028.00
 Pond Full Elevation = 1034.00
 Allowable Head on Outlet = 5.00 FT

Rational Runoff Calculations

Hydrologic Soil Group B
 Recurrence Interval 5 Years Exst. Cond.
 Current Development Runoff Coefficient 0.58 Calc. Composite
 Current Development Runoff Coefficient 0.58
 Time of Concentration (5 Year Event) 5 minutes
 Rainfall Density for given Tc = 6.91 in/hr.
 Developed Area (Acres) = 1.56 acre
 5 Year Existing Conditions Discharge Rate = 6.26 cfs

Rain Fall Duration Minutes	Hours	Days	5 Year Event Depth	100 Year Event Depth
5	0.0833		0.57	1.04
10	0.1667		0.84	1.52
15	0.2500		1.03	1.86
30	0.5000		1.45	2.63
60	1	1	1.89	3.55
120	2	2	2.33	4.46
180	3	3	2.6	5.07
360	6	6	3.03	5.98
720	12	12	3.44	6.62
1,440	24	24	3.81	7.12
2,880	48	48	4.25	7.71
4,320	72	72	4.63	8.25
5,760	96	96	4.96	8.74
10,080	168	168	5.82	9.98
14,400	240	240	6.58	11.00

Detention Calculations using the SCS TR-55 Method for Runoff

Allowable Discharge = 6.26 cfs

Maximum Discharge Before Parking Lot is overtopped to Main Street

	5 Year Existing	100 Year Existing	100 Year Proposed	100 Year Proposed	100 Year Proposed	100 Year Proposed	100 Year Proposed	100 Year Proposed	100 Year Proposed
Storm Duration in Minutes	1440	1440	5	10	15	30	60	120	180
Storm Duration in Hours	24.00	24.00	0.08	0.17	0.25	0.50	1.00	2.00	3.00
Rainfall Depth in Inches	3.81	7.12	1.04	1.52	1.86	2.63	3.55	4.46	5.07
Rainfall Depth in Feet	0.32	0.59	0.09	0.13	0.16	0.22	0.30	0.37	0.42
Potential Maximum Retention - S	2.74	2.74	1.97	1.97	1.97	1.97	1.97	1.97	1.97
Existing Condition Curve Number	78.52	78.52							
Dev. Condition Curve Number	83.55	83.55							
Runoff, Q (in inches) =	1.77	4.64	0.16	0.41	0.63	1.19	1.94	2.74	3.29
Runoff, Q (in feet) =	0.15	0.39	0.01	0.03	0.05	0.10	0.16	0.23	0.27
Runoff Rate in CFS in Time Period (Volume)	0.1164	0.3044	3.0157	3.8698	3.9999	3.7434	3.0593	2.1561	1.7265
Storm Intensity for Time Period in In	12.48	9.12	7.44	5.26	3.55	2.23	1.69	1.00	0.55

Runoff Area in Acre = 1.5611
 Runoff Area in Sq. Ft. = 68,000

Runoff Volume in CF for Drainage Area to the Pond 905 2,322 3,546 6,738 11,014 15,524 18,646 23,405 26,804 29,483

Pond Discharge Amount in CF in the Time Period Based on the Allowable Discharge Value

Storage Required in the Time Period
 (Negative values indicate no storage is required in the pond for the allowable flowrate)

	-972	-1,432	-2,085	-4,523	-11,510	-29,522	-48,923	-111,734	-243,474	-511,079
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**Hedrick Warehouse Addition
 Stormwater Management Plan
 Prepared by Scott Renaud, P.E.
 Renaud Engineering, LLC
 September 28, 2023**

0

Composite Runoff Values

All values are for Hydrologic Soil Group B
 Grass Runoff Coefficient = 0.25
 Paving, Sidewalk & Building Runoff Coefficient = 0.95

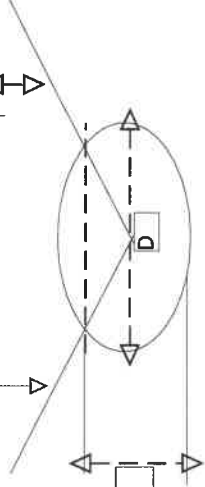
CN
 61
 98

Predevelopment Total	68,000 square foot	68,000 square foot	
Paved	32,200	98.00	3,155,600
Grass	35,800	61.00	2,183,800
	Composite CN =	78.52	5,339,400
			Composite RC =
			0.95
			0.25
			0.58
			30,590
			8,950
			39,540
Post Development Total	68,000		
Paved	41,440	98.00	4,061,120
Grass	26,560	61.00	1,620,160
	Composite CN =	83.55	5,681,280
			Composite RC =
			0.95
			0.25
			0.68
			39,368
			6,640
			46,008

MANNING'S EQUATION FOR PIPE FLOW

Project: Hedrick Warehouse
 Location: 104 Campus Drive
 By: Scott Renaud, P.E.
 Date: September 28, 2023
 Chk. By: mdo version 12.8.00

Clear Data
 Entry Cells



Mannings Formula

$$Q = (1.486/n) A R_h^{2/3} S^{1/2}$$

- $R = A/P$
- A = cross sectional area
- P = wetted perimeter
- S = slope of channel
- n = Manning's roughness coefficient

$$V = (1.49/n) R_h^{2/3} S^{1/2}$$

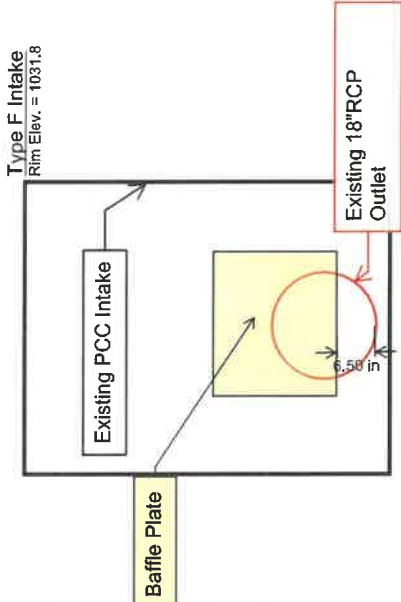
$$Q = V \times A$$

Solution to Mannings Equation

Area, ft ²	Wetted Perimeter, ft	Hydraulic Radius, ft	velocity ft/s	flow, cfs
0.56	1.93	0.30	7.20	4.14

Open area based on depth (d) shown above

Created by: Mike O'Shea



**BAFFLE PLATE INSTALLATION
 EAST PARKING LOT INTAKE**