

ARNOLDS PARK SPECIAL EXCEPTION USE PERMIT REVIEW

Application No. _____ This permit application is: Recommended Not Recommended

Need Additional Information before Approval: _____

Comments: _____

Signed: _____ Date: _____

NWIPDC Zoning Reviewer

City of Arnolds Park, Iowa Application for Special Exception Use Permit

Phone: (712) 332-2341 ~ 156 N. Highway 71, PO Box 437 ~ Arnolds Park, Iowa 51360 ~ Office Hours: 8am – 4pm

For questions, contact Darren Bumgarner, NWIPDC, Zoning Permit Reviewer, (712)262-7225 x143

1. APPLICATION IS MADE BY

Name: _____ owner/developer/agent
(Please circle one)

If applicant is not the owner, please list owner's name and address: _____

Street Address: _____

City, State, Zip: _____

Phone or Contact Number: _____

Contractor (Name & Phone #): _____

2. PREMISES AFFECTED ARE LOCATED AT

Street Address _____

Legal Description _____ (Lot) _____ (Block) _____ (Subdivision)

3. REASON FOR SPECIAL EXCEPTION USE PERMIT

Current Zoning District: _____

Has any previous application or appeal been filed in connection with these premises? _____

What is the applicant's interest in the premises affected? _____

What is the approximate cost of the work involved? _____

State the reason such Special Exception Use Permit is necessary _____

Please include the following attachments:

A site plan of the property showing all existing buildings and all proposed improvements indicated in such special exception use permit; and a list of names and addresses all property owners within 200 ft. of property involved in this appeal.

Disclosure:

Members of the Board of Adjustment and the Zoning Administrator or authorized representative of the city may stop and view the property where the special exception use permit is requested. Filing this application will be considered permission for them to enter the property.

Required Fee: This petition shall be accompanied by a non-refundable Special Exception Use Fee of \$ _____ payable to the *City of Arnolds Park*.

4. CERTIFICATION

The undersigned applicant, by signature, indicates his/her agreement to the conditions outlined in this permit, and will adhere to the Arnolds Park Zoning Regulations. The applicant also acknowledges and certifies under oath that the foregoing information is true and correct.

Applicant Signature (or Authorized Representative) _____ ***Date*** _____

**From the Arnolds Park Zoning Ordinance, Section 165.25.5 – Standards (for Special Exceptions):
The Board of Adjustment shall take into account the following items in making its findings.**

- 1) The establishment, maintenance, or operation of the special exception use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the community.
- 2) The special exception use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminishes and impairs property values within the neighborhood.
- 3) In the case of existing relocated single family dwellings or any other structure or building proposed to be moved or relocated to a new site, that the proposed use aesthetically blends in with the neighboring existing permitted uses and special attention is given to the architectural style, size and quality of construction of the proposed use, structure or building to be moved in.
- 4) The special exception will not impede normal and orderly development of the surrounding property for uses permitted in the district.
- 5) Adequate utilities, access roads, drainage, parking, and/or necessary facilities have been or will be provided.
- 6) Adequate measures are taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- 7) The use shall not include noise that is objectionable due to volume, frequency, or beat unless muffled or otherwise controlled.
- 8) The use shall not include any activity involving the use or storage of flammable, or explosive material unless protected by adequate firefighting and fire suppression equipment and by such safety devices as are normally used in the handling of any such material.
- 9) The use shall not include vibration which is discernable without instruments on any adjoining lot or property.
- 10) The use shall not involve any malodorous gas or matter which is discernable on any adjoining property.
- 11) The use shall not involve any pollution of the air by fly-ash, dust vapors, or other substance which is harmful to health, animals, vegetation or other property or which causes soiling, discomfort or irritation.
- 12) The use shall not involve any direct or reflected glare visible from any adjoining property or from any public street, road, or highway.
- 13) The use shall not involve any activity substantially increasing the movement of traffic on public streets.
- 14) The use shall not involve any activity substantially increasing the burden on public utilities or facilities.
- 15) Such proposed use shall be analyzed in relation to the city’s comprehensive plan and the future goals of the community.
- 16) The use shall not interfere with the use or enjoyment of neighboring permitted uses. If such interference is found, provisions must be made for increased setbacks from property lines or screening of incompatible use by the use of fences or hedges.
- 17) The ground coverage shall be such that no additional dust or storm water run-off is generated by the special exception use.
- 18) The use shall not create a hazard to vehicular traffic, unless provisions are made to increase the required setbacks for open-air storage.
- 19) The use shall not cause any permanent, irreparable environmental damage to the parcel or neighboring lands.
- 20) The special exception use permit may be reviewed after a specified period of time for compliance and for possible additional conditions.
- 21) Residential uses listed as special exceptions in commercial districts may be required to provide the setbacks required in the R-2 District for the safety and comfort of residents and for the provision of open space and off-street parking.
- 22) Prior to a Special Exception being approved by the Zoning Board of Adjustment, the Board may require and shall consider the impact of low impact development projects or activities on the subject property. Especially in instances of where special exception uses are reviewed in relation to the property density or regarding the amount of land cover and impervious surface of the property, the Board shall be within its right to request and the developer or owner shall install such proposed low impact development projects or activities on the subject property. Low impact projects may include, but not be limited to, the use of bio-retention cells, bioswales, rain gardens, erosion control measures, the use of pervious paving and other low impact development activities that are designed to infiltrate, filter, store, evaporate, and detain excess storm water runoff close to the site.

In addition to the general standards outlined above, specified uses shall adhere to these standards and operate only after the issuance of a special exception use permit.

ARNOLDS PARK SPECIAL EXCEPTION USE PERMIT REVIEW (FOR USE BY THE CITY OF ARNOLDS PARK ONLY)	
This special exception use permit is: <input type="checkbox"/> Approved <input type="checkbox"/> Denied as presented on this date: _____	
Signed: _____ Arnolds Park Zoning Administrator	
Copy Sent to Applicant on: _____	
Special exception use permit fee paid: <input type="checkbox"/> Yes <input type="checkbox"/> No \$ _____	
In review of the proposed Conditional Use Permit Application, the Board of Adjustment is within their right to place imposed conditions or special requirements on the proposed use, building or activity.	
Conditions Imposed by the Board of Adjustment: _____	

The above stated conditions must be met and followed in order for this Special Exception Use Permit to remain valid.	