

**CITY OF STORM LAKE
PLANNING & ZONING MEETING
CITY HALL - COUNCIL CHAMBERS
FEBRUARY 9, 2026
5:15 PM**



City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
p (712) 732-8000
f (712) 732-4114

AGENDA

Access to the official meeting can also be done through the following ways:

BY TELEPHONE

Dial: 1-312-626-6799 or toll-free 1-888-475-4499

Zoom Meeting ID: **826 8482 2818**

BY COMPUTER:

<https://us06web.zoom.us/j/82684822818>

A. New Business

- 1. Review And Approve Minutes From November 20, 2025 Planning And Zoning Meeting**
- 2. Public Hearing For Application 2026-1: A Request For A Zoning Map Amendment Change In the R-1 Low Density Residential Zoning District To Allow For A Change To IN-3 Hospital Medical Facility**
- 3. Application 2026-1: A Request For A Zoning Map Amendment Change In The R-1 Low Density Residential Zoning District To Allow For A Change To IN-3 Hospital Medical Facilities.**
- 4. Public Hearing For Application 2026-2: A Request For A Zoning Map Amendment Change In The IN-1 Public Services Zoning District To Allow A Change To R-4: High Density Residential.**
- 5. Application 2026-2: A Request For A Zoning Map Amendment Change In The IN-1 Public Services Zoning District To Allow A Change To R-4 High Density Residential Zoning District.**

B. Adjourn

Meeting Protocol

If you wish to speak today, please:

- To speak on an agenda item, please approach the podium when that agenda item is called, and upon recognition by the Chair, identify yourself by stating your name and address.
- If your issue is not a topic on the agenda, please approach the podium under the "Hear the Public" agenda item, and upon recognition by the Chair, identify yourself by stating your name and address.
- Please keep your remarks to three (3) minutes or less.
- If you require accommodation for this meeting, including but not limited to translation services, hearing assistance, or accessibility, please contact the City Clerk at least four (4) hours prior to the start of the meeting.

Staff Summary

2/9/2026
Agenda Item # A.1.



REPORT TO: Commissioners

FROM: Scott Olesen, Building and Code Compliance Director

SUBJECT: **Review And Approve Minutes From November 20, 2025 Planning And Zoning Meeting**

BACKGROUND: .

COMPREHENSIVE PLAN RELATIONSHIP: .

POTENTIAL FINDINGS: .

RECOMMENDATION: Review and Approve Minutes from November 20, 2025 Planning and Zoning Meeting

ATTACHMENTS:

1. [11202025minutes](#)

**PLANNING AND ZONING COMMISSION,
November, 20 2025
City Hall Council Chambers and Teleconference**

MEMBERS PRESENT: Andriette Wickstrom, , Duane Miller, Daniel Eisenstein, Dalton Walker, Aaron Ramos (via zoom link).

ABSENT: Wilmer Flores, Angie Andrade

OTHERS PRESENT: Chris Chambers (Building Official), Colette Baker (Code Enforcement Officer) Lee Dutefield (City of Storm Lake)

Chairperson Wickstrom called the meeting to order at 5:06 PM

Welcome to new member Aaron Ramos.

Item 1: Motion to Review and Approve Minutes From The August 2, 2025 Planning And Zoning Meeting

Moved by Commissioner Eisenstein to **Approve Minutes From The August 2, 2025**

Planning And Zoning Meeting. Second by Commissioner Walker. Roll call vote:

Chairperson Wickstrom, Commissioner Walker, Commissioner Eisenstein, Commissioner Miller, Commissioner Ramos, all ayes Commissioners Flores and Andrade absent. Motion carried.

Minutes approved.

Item 2: Public Hearing Public Hearing Storm Lake Zoning Code Article 10 - Sign Regulations

Lee Dutfield explains background of Article 10 updates. The Downtown Master plan and IEDA's Downtown Assessment Report both touched on improving signage in the Central Business District. The City Council approved a Resolution in 2024, and an Ad Hoc Committee was formed. The following members: Terrie Eddie, Laura Hanks, Jeanyleen John, Joe Kelly, Rhonda Ringgenberg, Holly Schipper, Liz Smith, Adilene Soto, Brent Ulrich, Ruth Whitmore, and Rick Wimer participated in four meetings facilitated by Scott Olesen and Lee Dutifield. In March of 2025 staff provided the Mayor and City Council with a summary of recommendations.

After discussion from the Commissioners two edits were made to the current draft.

Page 1 1001 Purpose The regulations recognize the need to protect public health, safety, and welfare; to maintain **and enhance** the city's attractive appearance:

Page 3 Definitions Ghost Sign: : A historic sign that is faded, hand-painted advertisement on the exterior wall of a building, a remnant of a past business or product that ~~has long since disappeared~~ **is 55 years or older.**

Commissioner Wickstrom closes the Public Hearing.

Item 3: Storm Lake Zoning Code Article 10 - Sign Regulations

No further discussion Chairperson Wickstrom call for a motion.

Motion Commissioner Miller: The Planning & Zoning Commission has reviewed the foregoing Storm Lake Zoning Code Article 10-Sign Regulations Updates and we hereby recommend to the City Council that the request be approved as amended.

Seconded by Commissioner Eisenstein. Roll call vote: Chairperson Wickstrom, Commissioner Walker, Commissioner Eisenstein, Commissioner Miller, Commissioner Ramos, all ayes Commissioners Flores and Andrade absent. Motion carried.

Adjourn: Chairperson Wickstrom calls for a motion to adjourn. Moved by Commissioner Eisenstein, Seconded by Commissioner Walker. Vote: All ayes. Motion carried. adjourned at 5:41 pm

Staff Summary

**2/9/2026
Agenda Item # A.2.**



City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
p (712) 732-8000
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REPORT TO: Commissioners
FROM: Scott Olesen, Building and Code Compliance Director
SUBJECT: **Public Hearing For Application 2026-1: A Request For A Zoning Map Amendment Change In the R-1 Low Density Residential Zoning District To Allow For A Change To IN-3 Hospital Medical Facility**

BACKGROUND: A petition for a Zoning Map Amendment Change Request in the R-1 :Low Density Residential Zoning District as applied to the properties located at 706 Highview Drive, 707 Highview Drive, 710 Highview Drive, 711 Highview Drive, 714 Highview Drive and 1520 Lochedem Drive and legally described as: Blocks Two (2), And Three (3) Of Lots One (1), Two (2), And Three (3) First Pleasant View Addition To The City Of Storm Lake, Iowa to allow for a change to IN-3 Medical Hospital Facility has been submitted by Buena Vista Regional Medical Center.

Buena Vista Regional Medical Center is planning on constructing a Clinic addition to the northeast side of the Hospital. The six lots listed above are currently zoned as R-1, Low Density Residential and Hospitals and Clinics are not a permitted use in this Zoning District. Therefore, BVRMC has made a request to re-zone the above lots to the IN-3 District which permits the requested use. These lots are adjacent to the IN-3 Zone to the south of these parcels.

The Future Land Use Map located in the Comprehensive Plan does not show these lots to be Zoned IN-3. However, Goal 1 on page 59 of the Comprehensive Plan states: "Support and expand the City's existing economic base. Work with existing businesses to maintain or expand their current sites or relocate to more appropriate sites."

This re-zoning will expand the essential services that the Hospital provides on one "campus". The ability for BVRMC to expand is a benefit to the entire community and increases the economic benefits by bringing patients from other surrounding communities as well.

COMPREHENSIVE PLAN RELATIONSHIP: Page 59 Goal 1: Support and expand the City's economic base. "Work with existing businesses to maintain or expand their current sites or relocate to more appropriate sites."

Goal 2: Provide adequate land and infrastructure to make locations within Storm Lake attractive to future businesses. "Ensure an adequate supply of land for business locations and target new areas for businesses in the Land Use Plan."

POTENTIAL FINDINGS: **The Planning and Zoning Commission shall determine the following:**

1) Whether the current classification of the property to be re-zoned is valid.

The area under consideration is currently Zoned R-1, Low density Residential. This is still a valid zoning classification in this area, but it is not unusual for medical facilities to be located adjacent to residential areas and would not preclude a change to the IN-3 District.

2) Whether there is a need for additional land zoned for the purpose requested.

According to Table 2.1 of the Comprehensive Plan, Public and Institutional property is currently only 9.3 percent of the total land area of the City. The current Hospital property does not have adequate space for the proposed addition and the intent is to provide the proposed services at one location, so moving these "off campus" would not be desirable.

3) Whether the proposed change is consistent with the current land use plan, considering such factors:

i. Whether the re-zoning would result in a population density or development which would in turn cause a demand for services and utilities in excess of the capacity planned for the area.

The current sewer and water mains in the area should be adequate to serve future development. The area is served by a 12-inch sanitary sewer main and has access to a 6-inch plastic and 8-inch cast iron water mains. The storm sewer must comply with the new requirements for post-construction storm sewer runoff control. Additionally, the project is being designed by a Civil Engineering

firm and the City Infrastructure Engineer will review the proposal as well to ensure the utilities are adequate.

ii. Whether the re-zoning would result in the generating of traffic in excess of the capacity of existing and planned streets in the vicinity.

The streets adjacent to the project are sized for a local street and the project has multiple accesses to reduce traffic congestion.

iii. Whether there is intent on the part of the applicant to develop the property diligently and within a reasonable time.

The project is intended to begin this spring or summer.

RECOMMENDATION: Open Public Hearing, Receive Public Input, Close Public Hearing

ATTACHMENTS:

1. 2026-1 Application
2. Highview Map
3. NOTICE OF PUBLIC HEARING FOR PUBLICATION 2026-1,2026-2



Zoning Ordinance Request

Planning & Zoning and City Council

The City of Storm Lake Zoning Ordinance Article 12 Section 1209 establishes the powers and duties of the Board of Adjustment including reviewing variance request. The applicant should submit the following information, which must accompany this application before it can be considered by the Board of Adjustment.

- The full legal description and local address of the property/properties.
- The present zoning classification and the requested zoning classification.
- The existing use of the property and the proposed use of the property.
- A statement of the reasons why the applicant feels the present zoning classification is no longer valid.
- The request will be heard by the Planning & Zoning Commission and the City Council at separate meetings.
- The City of Storm Lake will notify all adjoining property owners to the applicant's property of the upcoming hearing.
- The City of storm Lake will notify the applicant of the hearing date.
- The City of Storm Lake will publish a public hearing notice in a locally circulated newspaper not less than 7 and no more than 20 days prior to the meeting.
- A non refundable application fee of \$300.00 is required at the time of application. The fee will not be refunded if the request is denied by the Planning and Zoning Commission or the City Council..

First Name	Buena Vista Regional Medical Center
Last Name	BVRMC
Address	1525 W 5th St
City	Storm Lake
State	IA
ZIP Code	50588
Phone Number	7122138600
Email Address	colerick.rob@bvrmc.org
Type of Request	Zoning Map Amendment to the Zoning Ordinance
Property Address	714, 711, 710, 707 & 706 Highview Drive and 1520 Lochedem Drive
Full Legal Description	TBD
Present Zoning District	R-1- Residential
Requested Zoning District	IN-3-Hospital Medical Facilities
Why Present Zoning is no Longer Valid:	Change of property use
Existing Use of Property:	Residential lot
Proposed Use of Property	Hospital usage

Signature Agreement

By affixing your signature in the box below, you agree that such signature will be the electronic representation of your signature to be valid and binding upon you for all purposes when you (or your agent) affix below, including on legally binding contracts, just the same as a hand-written signature.

Signature

S R C

Date

01/13/2026

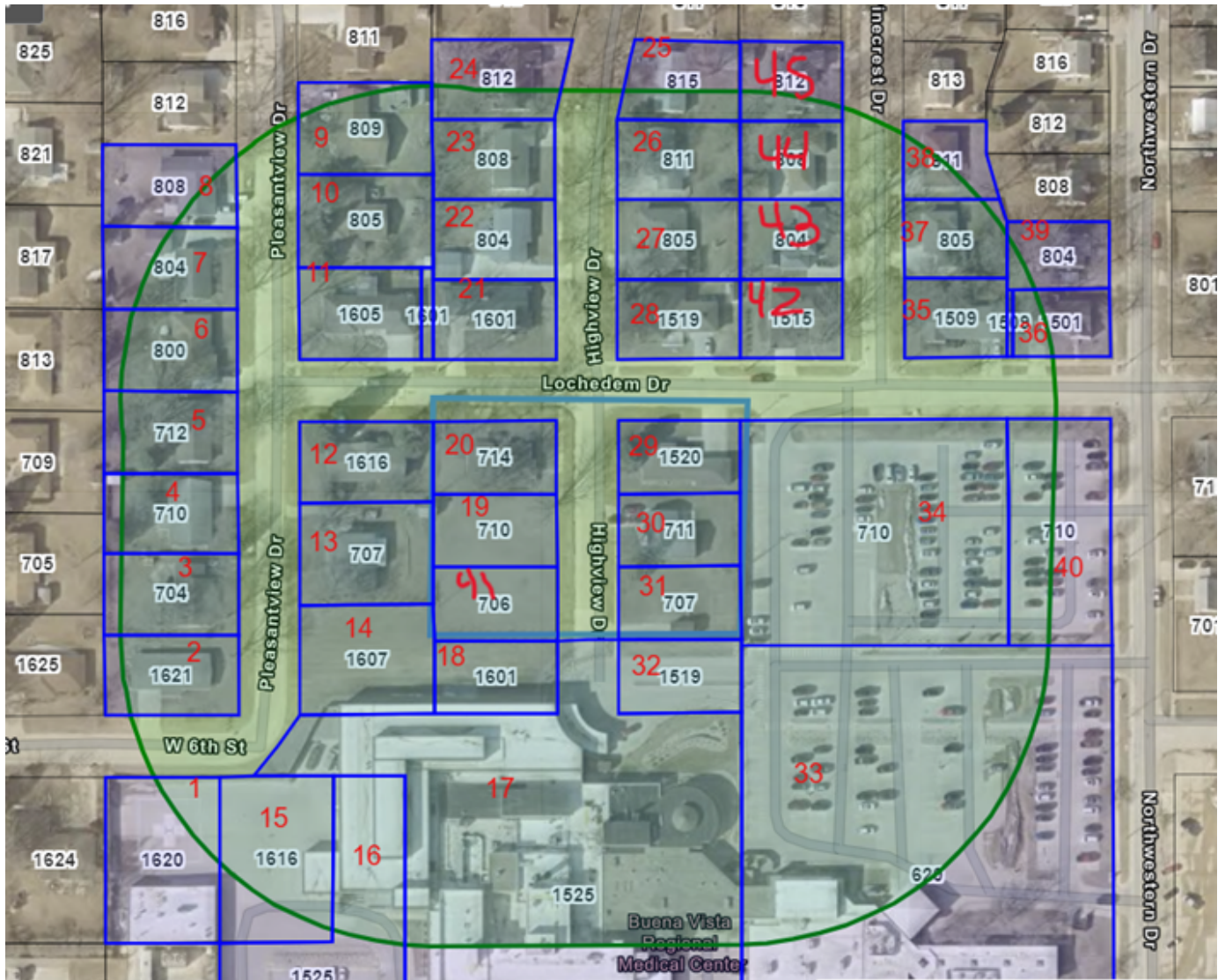
Thank you for providing this information. After clicking 'Submit' you will receive a Submission ID number that can be retained for future reference.

You will be updated by our staff, if necessary, as your submission is processed.

Have a great day!

City of Storm Lake Use

Request Number: _____ Meeting Date: _____ Application Fee Paid: _____





**NOTICE OF PUBLIC HEARING FOR PUBLICATION
PLANNING AND ZONING COMMISSION
CITY OF STORM LAKE**

File number: 2026-1 and 2026-2

Date: Monday, February 9, 2026

2026-1

A petition for a Zoning Map Amendment Change Request in the R-1: Low Density Residential Zoning District as applied to the properties located at 706 Highview Drive, 707 Highview Drive, 710 Highview Drive, 711 Highview Drive, 714 Highview Drive and 1520 Lochedem Drive and legally described as:

Blocks Two (2), And Three (3) Of Lots One (1), Two (2), And Three (3) First Pleasant View Addition To The City Of Storm Lake, Iowa

to allow for a change to IN-3 Medical Hospital Facility.

2026-2

A petition for a Zoning Map Amendment Change Request in the IN-1: Public Services Zoning District as applied to the property located at 942 Oneida and legally described as:

06-00 STORM LAKE CORP WASH ONEIDA ADD & LOT 7

to allow for a change to R-4: High Density Residential Zoning District.

A public hearing will be held by the Planning and Zoning Commission on February 9, 2026 at 5:15 pm at which

time you may appear if you so desire, either in person or by agent or attorney, in opposition to or support of the proposed changes. **You may attend in person at City Hall, by Telephone: Dial: 1-312-626-6799 or tollfree: 1-888-475-4499 Zoom Meeting ID 826 8482 2818, or by Computer: <https://us06web.zoom.us/j/82684822818>.**

Respectfully submitted,

Scott Olesen
Zoning Administrator



Staff Summary

2/9/2026
Agenda Item # A.3.



City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
p (712) 732-8000
f (712) 732-4114

REPORT TO: Commissioners

FROM: Scott Olesen, Building and Code Compliance Director

SUBJECT: **Application 2026-1: A Request For A Zoning Map Amendment Change In The R-1 Low Density Residential Zoning District To Allow For A Change To IN-3 Hospital Medical Facilities.**

BACKGROUND: A petition for a Zoning Map Amendment Change Request in the R-1 :Low Density Residential Zoning District as applied to the properties located at 706 Highview Drive, 707 Highview Drive, 710 Highview Drive, 711 Highview Drive, 714 Highview Drive and 1520 Lochedem Drive and legally described as: Blocks Two (2), And Three (3) Of Lots One (1), Two (2), And Three (3) First Pleasant View Addition To The City Of Storm Lake, Iowa to allow for a change to IN-3 Medical Hospital Facility has been submitted by Buena Vista Regional Medical Center.

Buena Vista Regional Medical Center is planning on constructing a Clinic addition to the northeast side of the Hospital. The six lots listed above are currently zoned as R-1, Low Density Residential and Hospitals and Clinics are not a permitted use in this Zoning District. Therefore, BVRMC has made a request to re-zone the above lots to the IN-3 District which permits the requested use. These lots are adjacent to the IN-3 Zone to the south of these parcels.

The Future Land Use Map located in the Comprehensive Plan does not show these lots to be Zoned IN-3. However, Goal 1 on page 59 of the Comprehensive Plan states: "Support and expand the City's existing economic base. Work with existing businesses to maintain or expand their current sites or relocate to more appropriate sites." This re-zoning will expand the essential services that the Hospital

provides on one "campus". The ability for BVRMC to expand is a benefit to the entire community and increases the economic benefits by bringing patients from other surrounding communities as well.

COMPREHENSIVE PLAN RELATIONSHIP: Page 59 Goal 1: Support and expand the City's economic base. "Work with existing businesses to maintain or expand their current sites or relocate to more appropriate sites."

Goal 2: Provide adequate land and infrastructure to make locations within Storm Lake attractive to future businesses.

"Ensure an adequate supply of land for business locations and target new areas for businesses in the Land Use Plan."

POTENTIAL FINDINGS: **The Planning and Zoning Commission shall determine the following:**

1) Whether the current classification of the property to be re-zoned is valid.

The area under consideration is currently Zoned R-1, Low density Residential. This is still a valid zoning classification in this area, but it is not unusual for medical facilities to be located adjacent to residential areas and would not preclude a change to the IN-3 District.

2) Whether there is a need for additional land zoned for the purpose requested.

According to Table 2.1 of the Comprehensive Plan, Public and Institutional property is currently only 9.3 percent of the total land area of the City. The current Hospital property does not have adequate space for the proposed addition and the intent is to provide the proposed services at one location, so moving these "off campus" would not be desirable.

3) Whether the proposed change is consistent with the current land use plan, considering such factors:

i. Whether the re-zoning would result in a population density or development which would in turn cause a demand for services and utilities in excess of the capacity planned for the area.

The current sewer and water mains in the area should be adequate to serve future development. The area is served by a 12-inch sanitary sewer main and has access to a 6-inch plastic and 8-inch cast iron water mains. The storm sewer must comply with the new requirements for post-construction storm sewer runoff control. Additionally, the project is being designed by a Civil Engineering firm and the City Infrastructure Engineer will review the proposal

as well to ensure the utilities are adequate.

ii. Whether the re-zoning would result in the generating of traffic in excess of the capacity of existing and planned streets in the vicinity.

The streets adjacent to the project are sized for a local street and the project has multiple accesses to reduce traffic congestion.

iii. Whether there is intent on the part of the applicant to develop the property diligently and within a reasonable time.

The project is intended to begin this spring or summer.

RECOMMENDATION: Review The Application And Make Recommendation To The City Council Concerning The Request.

ATTACHMENTS:

1. 2026-1 Application
2. Highview Map
3. NOTICE OF PUBLIC HEARING FOR PUBLICATION 2026-1,2026-2



Zoning Ordinance Request

Planning & Zoning and City Council

The City of Storm Lake Zoning Ordinance Article 12 Section 1209 establishes the powers and duties of the Board of Adjustment including reviewing variance request. The applicant should submit the following information, which must accompany this application before it can be considered by the Board of Adjustment.

- The full legal description and local address of the property/properties.
- The present zoning classification and the requested zoning classification.
- The existing use of the property and the proposed use of the property.
- A statement of the reasons why the applicant feels the present zoning classification is no longer valid.
- The request will be heard by the Planning & Zoning Commission and the City Council at separate meetings.
- The City of Storm Lake will notify all adjoining property owners to the applicant's property of the upcoming hearing.
- The City of storm Lake will notify the applicant of the hearing date.
- The City of Storm Lake will publish a public hearing notice in a locally circulated newspaper not less than 7 and no more than 20 days prior to the meeting.
- A non refundable application fee of \$300.00 is required at the time of application. The fee will not be refunded if the request is denied by the Planning and Zoning Commission or the City Council..

First Name	Buena Vista Regional Medical Center
Last Name	BVRMC
Address	1525 W 5th St
City	Storm Lake
State	IA
ZIP Code	50588
Phone Number	7122138600
Email Address	colerick.rob@bvrmc.org
Type of Request	Zoning Map Amendment to the Zoning Ordinance
Property Address	714, 711, 710, 707 & 706 Highview Drive and 1520 Lochedem Drive
Full Legal Description	TBD
Present Zoning District	R-1- Residential
Requested Zoning District	IN-3-Hospital Medical Facilities
Why Present Zoning is no Longer Valid:	Change of property use
Existing Use of Property:	Residential lot
Proposed Use of Property	Hospital usage

Signature Agreement

By affixing your signature in the box below, you agree that such signature will be the electronic representation of your signature to be valid and binding upon you for all purposes when you (or your agent) affix below, including on legally binding contracts, just the same as a hand-written signature.

Signature

S R C

Date

01/13/2026

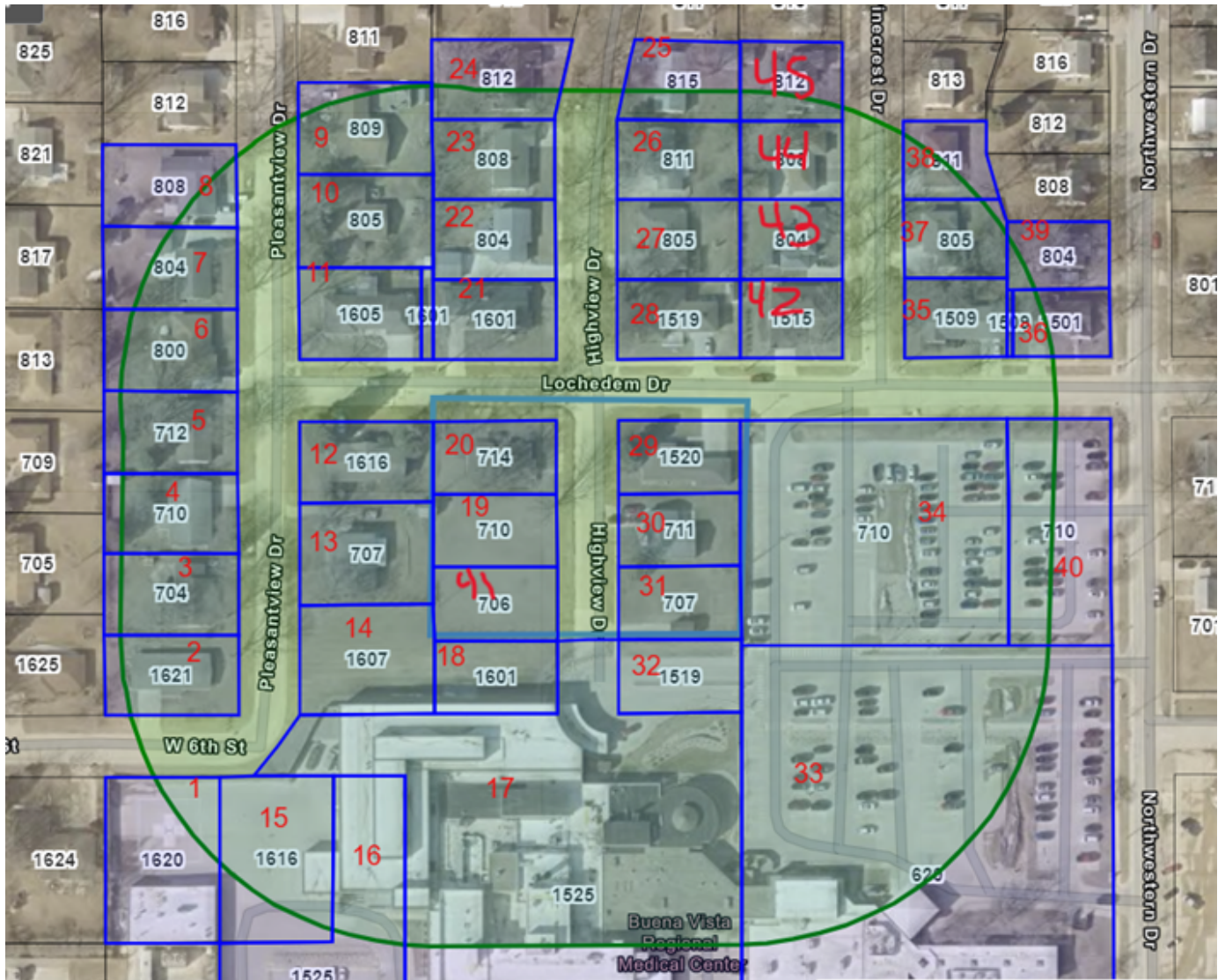
Thank you for providing this information. After clicking 'Submit' you will receive a Submission ID number that can be retained for future reference.

You will be updated by our staff, if necessary, as your submission is processed.

Have a great day!

City of Storm Lake Use

Request Number: _____ Meeting Date: _____ Application Fee Paid: _____





**NOTICE OF PUBLIC HEARING FOR PUBLICATION
PLANNING AND ZONING COMMISSION
CITY OF STORM LAKE**

File number: 2026-1 and 2026-2

Date: Monday, February 9, 2026

2026-1

A petition for a Zoning Map Amendment Change Request in the R-1: Low Density Residential Zoning District as applied to the properties located at 706 Highview Drive, 707 Highview Drive, 710 Highview Drive, 711 Highview Drive, 714 Highview Drive and 1520 Lochedem Drive and legally described as:

Blocks Two (2), And Three (3) Of Lots One (1), Two (2), And Three (3) First Pleasant View Addition To The City Of Storm Lake, Iowa

to allow for a change to IN-3 Medical Hospital Facility.

2026-2

A petition for a Zoning Map Amendment Change Request in the IN-1: Public Services Zoning District as applied to the property located at 942 Oneida and legally described as:

06-00 STORM LAKE CORP WASH ONEIDA ADD & LOT 7

to allow for a change to R-4: High Density Residential Zoning District.

A public hearing will be held by the Planning and Zoning Commission on February 9, 2026 at 5:15 pm at which

time you may appear if you so desire, either in person or by agent or attorney, in opposition to or support of the proposed changes. **You may attend in person at City Hall, by Telephone: Dial: 1-312-626-6799 or tollfree: 1-888-475-4499 Zoom Meeting ID 826 8482 2818, or by Computer: <https://us06web.zoom.us/j/82684822818>.**

Respectfully submitted,

Scott Olesen
Zoning Administrator



Staff Summary

2/9/2026
Agenda Item # A.4.



REPORT TO: Commissioners

FROM: Scott Olesen, Building and Code Compliance Director

SUBJECT: **Public Hearing For Application 2026-2: A Request For A Zoning Map Amendment Change In The IN-1 Public Services Zoning District To Allow A Change To R-4: High Density Residential.**

BACKGROUND: Buena Vista University has agreed to sell the property located at 942 Oneida Street to the Storm Lake Public School District, contingent on the property being re-zoned. The lot is currently Zoned IN-1, Public Services Zoning District. The request is to change the Zoning to the R-4, High Density Residential Zoning District.

The Storm Lake Community School District intends to use the lot for its Building Trades Program and, if approved for re-zoning, will construct a new single-family dwelling.

The Storm Lake Comprehensive Plan, on page 13, lists: "2022 Strategic Plan, High/Medium Priority, Keep building houses (especially single family dwellings). On page 26, Goal 1 states: "Provide an array of housing options to attract households, residents, and families of varying sizes, ages, diversities, cultures, incomes, and needs."

COMPREHENSIVE PLAN RELATIONSHIP: Page 24 Goal 1: "Provide an array of housing options to attract and retain households, residents, and families of varying sizes, ages, diversities, cultures, incomes and needs."

POTENTIAL FINDINGS: **The Planning and Zoning Commission shall determine the following:**

1) Whether the current classification of the property to be re-zoned is valid.

The area under consideration is currently Zoned IN-1, Public Services Zoning District. This is still a valid zoning classification in this area, but it is not unusual for public services facilities to be located adjacent to residential areas and would not preclude a change to the R-4 Zoning District.

2) Whether there is a need for additional land zoned for the purpose requested.

According to Table 2.1 of the Comprehensive Plan, single-family residential land use is 17.1% of the total land use in the City and future residential land use is intended to increase as shown in Table 2.2.

3) Whether the proposed change is consistent with the current land use plan, considering such factors:

i. Whether the re-zoning would result in a population density or development which would in turn cause a demand for services and utilities in excess of the capacity planned for the area.

The current sewer and water mains in the area should be adequate to serve future development. The area is served by an 8-inch sanitary sewer main and has access to a 12-inch plastic water mains. Storm water will be directed to the street.

ii. Whether the re-zoning would result in the generating of traffic in excess of the capacity of existing and planned streets in the vicinity.

The streets adjacent to the project are sized for a local street and the proposed development will not exceed its capacity.

iii. Whether there is intent on the part of the applicant to develop the property diligently and within a reasonable time.

The project is intended to begin this fall.

RECOMMENDATION: .Open Public Hearing, Receive Public Input, Close Public Hearing

ATTACHMENTS:

1. Application 2026-2
2. 2026-2 Map
3. NOTICE OF PUBLIC HEARING FOR PUBLICATION 2026-1,2026-2



Zoning Ordinance Request

Planning & Zoning and City Council

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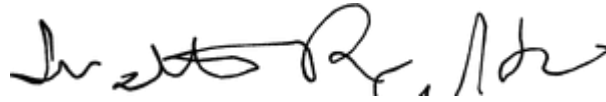
- The full legal description and local address of the property/properties.
- The present zoning classification and the requested zoning classification.
- The existing use of the property and the proposed use of the property.
- A statement of the reasons why the applicant feels the present zoning classification is no longer valid.
- The request will be heard by the Planning & Zoning Commission and the City Council at separate meetings.
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- The City of storm Lake will notify the applicant of the hearing date.
- The City of Storm Lake will publish a public hearing notice in a locally circulated newspaper not less than 7 and no more than 20 days prior to the meeting.
- A non refundable application fee of \$300.00 is required at the time of application. The fee will not be refunded if the request is denied by the Planning and Zoning Commission or the City Council..

First Name	Buena Vista University
Last Name	by Suzette Radke
Address	610 West 4th St
City	Storm Lake
State	Iowa
ZIP Code	50588
Phone Number	712-749-2044
Email Address	radkes@bvu.edu
Type of Request	Zoning Map Amendment to the Zoning Ordinance
Property Address	942 Oneida
Full Legal Description	Lot 6 Oneida Addition
Present Zoning District	IN-1-Public Services
Requested Zoning District	R-4-Residential
Why Present Zoning is no Longer Valid:	For construction of Storm Lake Community School Building Trades House
Existing Use of Property:	Bare lot
Proposed Use of Property	Single Family Residential home

Signature Agreement

By affixing your signature in the box below, you agree that such signature will be the electronic representation of your signature to be valid and binding upon you for all purposes when you (or your agent) affix below, including on legally binding contracts, just the same as a hand-written signature.

Signature



Date

01/27/2026

Thank you for providing this information. After clicking 'Submit' you will receive a Submission ID number that can be retained for future reference.

You will be updated by our staff, if necessary, as your submission is processed.

Have a great day!

City of Storm Lake Use

Request Number: _____ Meeting Date: _____ Application Fee Paid: _____





**NOTICE OF PUBLIC HEARING FOR PUBLICATION
PLANNING AND ZONING COMMISSION
CITY OF STORM LAKE**

File number: 2026-1 and 2026-2

Date: Monday, February 9, 2026

2026-1

A petition for a Zoning Map Amendment Change Request in the R-1: Low Density Residential Zoning District as applied to the properties located at 706 Highview Drive, 707 Highview Drive, 710 Highview Drive, 711 Highview Drive, 714 Highview Drive and 1520 Lochedem Drive and legally described as:

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to allow for a change to IN-3 Medical Hospital Facility.

2026-2

A petition for a Zoning Map Amendment Change Request in the IN-1: Public Services Zoning District as applied to the property located at 942 Oneida and legally described as:

06-00 STORM LAKE CORP WASH ONEIDA ADD & LOT 7

to allow for a change to R-4: High Density Residential Zoning District.

A public hearing will be held by the Planning and Zoning Commission on February 9, 2026 at 5:15 pm at which

time you may appear if you so desire, either in person or by agent or attorney, in opposition to or support of the proposed changes. **You may attend in person at City Hall, by Telephone: Dial: 1-312-626-6799 or tollfree: 1-888-475-4499 Zoom Meeting ID 826 8482 2818, or by Computer: <https://us06web.zoom.us/j/82684822818>.**

Respectfully submitted,

Scott Olesen
Zoning Administrator



Staff Summary

2/9/2026

Agenda Item # A.5.



City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
p (712) 732-8000
f (712) 732-4114

REPORT TO: Commissioners

FROM: Scott Olesen, Building and Code Compliance Director

SUBJECT: **Application 2026-2: A Request For A Zoning Map Amendment Change In The IN-1 Public Services Zoning District To Allow A Change To R-4 High Density Residential Zoning District.**

BACKGROUND: Buena Vista University has agreed to sell the property located at 942 Oneida Street to the Storm Lake Public School District, contingent on the property being re-zoned. The lot is currently Zoned IN-1, Public Services Zoning District. The request is to change the Zoning to the R-4, High Density Residential Zoning District.

The Storm Lake Community School District intends to use the lot for its Building Trades Program and, if approved for re-zoning, will construct a new single-family dwelling.

The Storm Lake Comprehensive Plan, on page 13, lists: "2022 Strategic Plan, High/Medium Priority, Keep building houses (especially single family dwellings). On page 26, Goal 1 states: "Provide an array of housing options to attract households, residents, and families of varying sizes, ages, diversities, cultures, incomes, and needs."

COMPREHENSIVE PLAN RELATIONSHIP: Page 24 Goal 1: "Provide an array of housing options to attract and retain households, residents, and families of varying sizes, ages, diversities, cultures, incomes and needs.

POTENTIAL FINDINGS: **The Planning and Zoning Commission shall determine the following:**

1) Whether the current classification of the property to be re-zoned is valid.

The area under consideration is currently Zoned IN-1, Public Services Zoning District. This is still a valid zoning classification in this area, but it is not unusual for public services facilities to be located adjacent to residential areas and would not preclude a change to the R-4 Zoning District.

2) Whether there is a need for additional land zoned for the purpose requested.

According to Table 2.1 of the Comprehensive Plan, single-family residential land use is 17.1% of the total land use in the City and future residential land use is intended to increase as shown in Table 2.2.

3) Whether the proposed change is consistent with the current land use plan, considering such factors:

i. Whether the re-zoning would result in a population density or development which would in turn cause a demand for services and utilities in excess of the capacity planned for the area.

The current sewer and water mains in the area should be adequate to serve future development. The area is served by an 8-inch sanitary sewer main and has access to a 12-inch plastic water mains. Storm water will be directed to the street.

ii. Whether the re-zoning would result in the generating of traffic in excess of the capacity of existing and planned streets in the vicinity.

The streets adjacent to the project are sized for a local street and the proposed development will not exceed its capacity.

iii. Whether there is intent on the part of the applicant to develop the property diligently and within a reasonable time.

The project is intended to begin this fall.

RECOMMENDATION: Review And Approve The Application And Make Recommendation To The City Council Concerning The Request

ATTACHMENTS:

1. Application 2026-2

2. 2026-2 Map

3. NOTICE OF PUBLIC HEARING FOR PUBLICATION 2026-1,2026-2



Zoning Ordinance Request

Planning & Zoning and City Council

The City of Storm Lake Zoning Ordinance Article 12 Section 1209 establishes the powers and duties of the Board of Adjustment including reviewing variance request. The applicant should submit the following information, which must accompany this application before it can be considered by the Board of Adjustment.

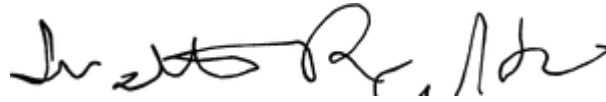
- The full legal description and local address of the property/properties.
- The present zoning classification and the requested zoning classification.
- The existing use of the property and the proposed use of the property.
- A statement of the reasons why the applicant feels the present zoning classification is no longer valid.
- The request will be heard by the Planning & Zoning Commission and the City Council at separate meetings.
- The City of Storm Lake will notify all adjoining property owners to the applicant's property of the upcoming hearing.
- The City of storm Lake will notify the applicant of the hearing date.
- The City of Storm Lake will publish a public hearing notice in a locally circulated newspaper not less than 7 and no more than 20 days prior to the meeting.
- A non refundable application fee of \$300.00 is required at the time of application. The fee will not be refunded if the request is denied by the Planning and Zoning Commission or the City Council..

First Name	Buena Vista University
Last Name	by Suzette Radke
Address	610 West 4th St
City	Storm Lake
State	Iowa
ZIP Code	50588
Phone Number	712-749-2044
Email Address	radkes@bvu.edu
Type of Request	Zoning Map Amendment to the Zoning Ordinance
Property Address	942 Oneida
Full Legal Description	Lot 6 Oneida Addition
Present Zoning District	IN-1-Public Services
Requested Zoning District	R-4-Residential
Why Present Zoning is no Longer Valid:	For construction of Storm Lake Community School Building Trades House
Existing Use of Property:	Bare lot
Proposed Use of Property	Single Family Residential home

Signature Agreement

By affixing your signature in the box below, you agree that such signature will be the electronic representation of your signature to be valid and binding upon you for all purposes when you (or your agent) affix below, including on legally binding contracts, just the same as a hand-written signature.

Signature



Date

01/27/2026

Thank you for providing this information. After clicking 'Submit' you will receive a Submission ID number that can be retained for future reference.

You will be updated by our staff, if necessary, as your submission is processed.

Have a great day!

City of Storm Lake Use

Request Number: _____ Meeting Date: _____ Application Fee Paid: _____





**NOTICE OF PUBLIC HEARING FOR PUBLICATION
PLANNING AND ZONING COMMISSION
CITY OF STORM LAKE**

File number: 2026-1 and 2026-2

Date: Monday, February 9, 2026

2026-1

A petition for a Zoning Map Amendment Change Request in the R-1: Low Density Residential Zoning District as applied to the properties located at 706 Highview Drive, 707 Highview Drive, 710 Highview Drive, 711 Highview Drive, 714 Highview Drive and 1520 Lochedem Drive and legally described as:

Blocks Two (2), And Three (3) Of Lots One (1), Two (2), And Three (3) First Pleasant View Addition To The City Of Storm Lake, Iowa

to allow for a change to IN-3 Medical Hospital Facility.

2026-2

A petition for a Zoning Map Amendment Change Request in the IN-1: Public Services Zoning District as applied to the property located at 942 Oneida and legally described as:

06-00 STORM LAKE CORP WASH ONEIDA ADD & LOT 7

to allow for a change to R-4: High Density Residential Zoning District.

A public hearing will be held by the Planning and Zoning Commission on February 9, 2026 at 5:15 pm at which

time you may appear if you so desire, either in person or by agent or attorney, in opposition to or support of the proposed changes. **You may attend in person at City Hall, by Telephone: Dial: 1-312-626-6799 or tollfree: 1-888-475-4499 Zoom Meeting ID 826 8482 2818, or by Computer: <https://us06web.zoom.us/j/82684822818>.**

Respectfully submitted,

Scott Olesen
Zoning Administrator

