



# City of Windsor Heights

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9-4-15 SUN

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City of  
Windsor  
Heights  
*the heart of it all*

## CONDITIONAL USE PERMIT APPLICATION

✓ pd ck # 40018

Date of Submission: 09-03-15

Fee Amount: \$200

Application No. CU03-15

The Conditional Use and Special Use Permit Procedures provide for Planning and Zoning Commission review and discretionary Board of Adjustment action for uses within zoning districts which have unusual site development or operating characteristics that could adversely affect surrounding properties.

**\*\* Attach any graphic information, including site plans, elevations, other drawings, or other materials determined by the Zoning Administrator to be necessary to describe the proposed use to approving agencies.**

**\*\* Provide names, property addresses, and mailing addresses of all surrounding property owners within 200 feet for residential projects or 300 feet for commercial projects of the subject property. Intervening streets and alleys are not to be included in computing the 200 and 300 feet requirement. Names and mailing addresses can be obtained by contacting the Polk County Recorder and providing the property addresses. You do not need to obtain these property owners' permission.**

**Applicant Name:** ISG, Inc. - Andy Brandel

**Applicant Address:** 7900 International Drive, Suite 550, Faribault, MN 55021

**Applicant Phone Number:** 952-426-0699

**Property Owner:** Colby Interests

**Property Address, Zoning Classification, & Legal Description:** Address: 7204 University Avenue

Zoning District: UC - University Avenue Mixed Use

### A description of the nature and operating characteristics of the proposed use.

New grocery store and associated parking. Anticipated hours of operation are 9:00 a.m. - 9:00 p.m. daily.

**A written statement as to how the proposed project fits within the character of the neighborhood and that meets the intent of the City's Comprehensive Plan.**

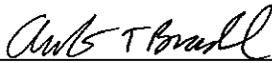
The overall building and site plan were previously submitted and approved without uses. The proposed building and use fits with overall the neighborhood character and is a complementary use to the surrounding retail businesses. The building design and character fit the University Ave Mixed Use Zoning District guidelines, and the overall intent of the City's Comprehensive Plan when placing this proposed use within the existing similar uses.

**Abutting Property Owner Names and Addresses:**

1. Please see attached.
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_

The undersigned hereby certifies that all information provided is complete and accurate to the best of undersigned's knowledge, and that all information required by this application or by the Board's staff on its behalf has been provided.

Printed name of applicant: Andrew T. Brandel

Signature of applicant: 

Date: 09-03-15

**Note: The Applicant or an authorized agent must personally be present for the request before the Planning and Zoning Commission and Board of Adjustment meetings.**

**Please contact the Zoning Administrator to obtain a list of meeting dates and submittal deadlines. 515-645-6826**