



Zoning Division

Conditional Use Permit Application

Owner Information:		Applicant Information:	
Owner	Linn County	Applicant	Prospect Meadows, Inc.
Address	935 2nd Street SW Cedar Rapids, IA 52404	Address	1890 County Home Road Marion, IA 52302
Phone		Phone	319-393-1684
Surveying Co: Hall and Hall Engineers		E-Mail	brent@halleng.com
Engineer: Brent Jackman		Phone	319-362-9548
Property Information:			
Property Address or Address Range (block)		1850 Prospect Drive, Marion, IA	
Brief legal(s) (Sec./Twp./Range)		NE 1/4 46-84-6	
GPN(s)		101617600100000	
Rural Land Use Map Designation		AA - Agricultural	
Current Zoning	GC - General Commercial	Total Acres	10
Proposed Development Information	Prospect Meadows Paintball Park		
Submittal Requirements: <i>See attached pages for additional submittal requirements</i>			
The undersigned is/are the owner(s) of the described property on this application, located in the unincorporated area of Linn County, Iowa, assuring that the information provided herein is true and correct. I hereby give my consent for the office of Linn County Planning and Development to conduct a site visit and photograph the subject property. This development is subject to and shall be required, as a condition of final development approval, to comply with all Unified Development Code policies, requirements, and standards that are in effect at the time of final development approval. Conditional Use Permits granted by the Board of Adjustment do not supersede deed restrictions, restrictive covenants, or rules adopted by a homeowners' association.			
Owner		Applicant	A. Paul Ruffalo
Date		Date	01/15/20
Case #	JC20-0002	Date Received LINN COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT JAN 15 2020 RECEIVED	
Receipt#	38459		

Description of Proposed Use:

Proposed Paintball Park - Approximately 2-acres dedicated to tournament-focused activities with the remaining used for check-in, staging, and recreational play. Total recreational fields is subject to playable space based on topology and materials used. The fields will be open to the general public for recreational paintball as well as open for special events for local businesses and clubs and fundraising events.

What are your proposed days and hours of operation?

Hours of Operation: 9 am - 6 pm

Seasonal: April - October

Primary Days: Friday, Saturday, Sunday - Open 7 days per week.

What type of county, state and/or federal permits will be needed to conduct the business?

County - Conditional Use, building permit

How many employees will be coming to the site?

Full -time #2 Part-time #10

Estimate the amount and type of traffic generated on a daily basis:

Average daily traffic - possible 224 total trips but typically much less.

Describe the types and quantities of materials stored on site:

Paintball guns and accessories, personal protective equipment. Playfield bunkers - portable, inflatable bunkers, wood bunkers, cable spools, wrecked vehicles, plastic pipe.

Will there be any odors, vibrations, glare, fumes, or electrical interference generated by the use? If so, please explain in detail.

No odors, vibrations, glare, fumes or electrical interference expected.

Describe the type and quantities of water and sewage demands generated by proposed use:

Max persons at one time approximately 75 people, 8 portable restrooms proposed, paintball patrons will have access to the existing concessions. Most players will bring bottled water.

Please add any other information that will be useful in better understanding the proposed use:

Please address the following standards in the Unified Development Code for a Conditional Use Permit. Attach additional sheets if needed.

- a. Does the proposed use conform to the Comprehensive Plan?

Yes, part of the Prospect Meadows Sports Complex.

- b. Is the site suitable for the proposed use? Such factors as size and shape of the property, topographic conditions, soil conditions to support water and septic systems, accessibility to transportation facilities, diversion of prime agricultural land (CSR above 65) to non-agricultural uses, and soil erosion problems shall be considered.

Shape and topography are idea for paintall fields, minimal grading will be needed, a lot of the area can be used as is. Existing roadway infrastructure (as developed by Prospect Meadows) is adequate for potential increased traffic. Portable restrooms and concessions are adequate.

- c. Is the proposed use compatible with surrounding property use? Such factors as the activities and function of the proposed use should be considered to determine if the proposed use conflicts with or reduces the usefulness or value or creates other negative impacts on adjoining property or properties in the general area, including public health, safety and welfare.

No negative impacts of surrounding property anticipated. The existing Prospect Meadows Sports Complex layout and function is complements the proposed paintball facility.

- d. Is the adjoining road system adequate to accommodate the proposed use in terms of the present traffic volume vs. road capacity and the general condition of the road system?

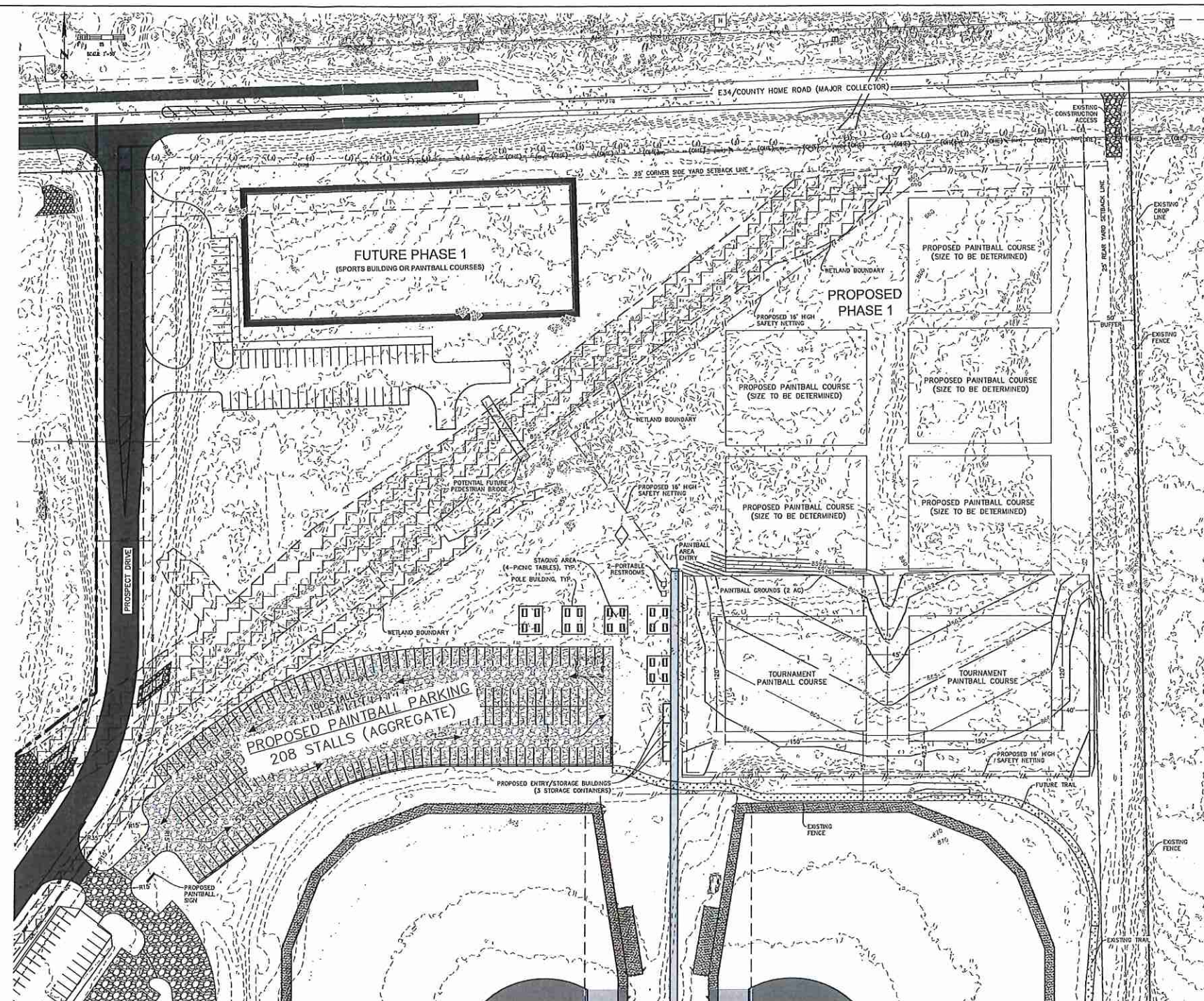
Yes, the adjoining road network was upgraded to support the Prospect Meadows Sports Complex and no additional roadway upgrades or improvements are anticipated.

- e. Can adequate measures be taken to minimize any potential adverse impacts on adjoining property? If so, stipulate such measures as required by the ordinance or special conditions that would be required.

Yes, protective netting will surround the paintball fields for protection of adjacent parking lots, baseball fields, neighboring property and roadways.

For office use only:

Applicable Article: Section _____ SS _____



Revision	Description

Revision Number
& Date

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MAJOR SITE DEVELOPMENT PLAN
FOR
PROSPECT MEADOWS
PAINTBALL PARK ADDITION
LINN COUNTY, IOWA

Sheet Title:	
Designed by:	BWJ
Drawn by:	DAL
Checked by:	BWJ
Date:	01/15/2020
Field Book No:	
Scale:	1"=50'
Sheet:	2 OF 2
Project Number:	9587-PB

CAD File: I:\projects\9500\9587-PB Prospect Meadows Point Ball\DWG\Site Plans\9587-PB SITE PLAN.dwg Date Plotted: Jan 15, 2020 - 3:30pm Plotted By: DLAWSON

1070.0002

LINN COUNTY DEPARTMENT
OF PLANNING & DEVELOPMENT

JAN 15 2020

RECEIVED

EXISTING PROSPECT MEADOWS SPORTS COMPLEX

JAN 15 2020

RECEIVED

