PLANNING AND ZONING COMMISSION
TENTATIVE AGENDA

Wednesday, September 2, 2020
4:00 PM

Originating from Story County Administration Building - Story County Administration (900 6th Street) – Nevada, Iowa*

SPECIAL NOTE TO THE PUBLIC: Due to recommendations to social distance in order to help slow the spread of the COVID-19 virus, public access to the meeting will be provided via Zoom. Members of the public can participate by using the information at the end of this agenda.

1. CALL TO ORDER; REGULARLY SCHEDULED COMMISSION MEETING

2. ROLL CALL/QUORUM DETERMINED

3. APPROVAL OF AGENDA

4. APPROVAL OF MINUTES

   Documents:

   080520.PDF

5. PUBLIC COMMENT
   This is the time for members of the public to offer comments concerning matters not scheduled to be heard before the Planning and Zoning Commission.

6. PUBLIC HEARINGS

   6.I. Discussion And Consideration Of REZ02-10 B AND L Properties, LLC Rezoning - Amelia Schoeneman

   Documents:

   STAFF REPORT.PDF
   APPLICATION DOCUMENTS.PDF

   6.II. Discussion And Consideration Of CUP06-20 Nevada Wastewater Treatment Facility - Amelia Schoeneman
   STAFF REPORT
   APPLICATION AND NARRATIVE
   FACILITY PLAN
   PHASE 1 90% CONSTRUCTION DOCUMENTS
   PHASE 2 90% CONSTRUCTION DOCUMENTS
   PRELIMINARY INTERCEPTOR SEWER ALIGNMENT

7. COMMENTS
   Staff
   Commission

8. ADJOURNMENT

9. INSTRUCTIONS TO PARTICIPATE IN ZOOM MEETINGS
   Join Zoom Meeting
   https://zoom.us/j/91920041789?pwd=a0xoTng3cW9kM3pRL3laUG5JUDVQUT09

Meeting ID: 919 2004 1789
Passcode: 957451

One tap mobile
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- **We ask that you mute your phone if possible**.
- To request to speak when allowed on the agenda, participants must click "**Raise Hand**" if connected by smartphone or computer, or press ***9** if connected by telephone. All participants will be muted by the meeting host when not actually speaking.
- Audio recordings of all Board meetings will be posted on the STORY COUNTY WEBSITE
  shortly after the meeting is concluded. You may access
  these recordings at any time by clicking on the Meetings and Agendas button on
  the home page.
- **How to Participate in Meeting Discussions**
  If you would like to watch a meeting as it happens and participate in the discussion, you can do so via Zoom (www.zoom.us). Zoom is a videoconferencing
  platform that works across different internet-enabled devices and standard telephones. Meetings that are being held via Zoom will have information at the top
  of the agenda regarding how to find the meeting in Zoom. Each meeting is assigned a meeting ID (sometimes called a "webinar ID") that you will need to use
  to access the meeting.
- **Zoom video conferencing** – You can access the meeting by either clicking the link in the agenda, or by opening the Zoom application and entering the meeting ID number found on the agenda.You will need to press the "unmute" button and provide your comments.
  - Meeting participants will be able to watch and hear the meeting as it takes place. For portions of the meeting where public input is accepted,participants interested in speaking can press the button called "Raise Hand." This will notify the staff that you wish to speak. When it is your turn,staff will announce your name and notify you it is your turn to speak.
  - You will need to press the "unmute" button and provide your comments.
    Once you are complete, you will be muted again by the staff.
- **Zoom phone conferencing** – As an alternative to video conferencing, participants may
  call in to a phone conference using their touch-tone phone. Call-in telephone numbers are
  provided at the top of each meeting agenda (you can select from any of the phone

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numbers.) Unless otherwise indicated, the number is a long-distance phone number;
charges may apply depending on your telephone provider. Once you have dialed the
telephone number provided, you will be prompted to enter the Meeting ID number (found
on the agenda).

- During the meeting, you will be able to hear the discussion live, but will not
  be able to see any content (e.g., maps, text, or other visual materials) that
  may be displayed for video conference users. For portions of the meeting
  where public input is accepted, participants interested in speaking can
  press *9 on their phone." This will notify the staff that you wish to speak.
  When it is your turn, staff will announce the last four digits of your phone
  number and notify you it is your turn to speak. You will hear an automated
  announcement that your line has been unmuted, then you can begin your comments. Once you are complete, you will be muted again by the staff.

*Story County strives to ensure that its programs and activities do not discriminate on the basis of race, color, national origin, sex, age or disability. Persons requiring assistance, auxiliary aids or services, or accommodation because of a disability may contact the county's ADA coordinator at (515)382-7204.

**For further information on these cases, contact the Story County Planning and Development Department at PZWeb@storycounty.com or by phone at (515) 382-7245. Case Files, including exact property locations, may be inspected in the Story County Planning and Development Department located in the Story County Administration Building, 900 6th Street, Nevada, Iowa.

STORY COUNTY PLANNING AND DEVELOPMENT
STORY COUNTY ADMINISTRATION
900 6TH STREET
NEVADA, IOWA 50201-2087
515-382-7245

"Commitment, Vision, Balance"

MINUTES
STORY COUNTY
PLANNING AND ZONING COMMISSION

AN AUDIO RECORDING OF THE FULL MEETING MAY BE FOUND IN THE PLANNING AND DEVELOPMENT DEPARTMENT, OR BY VISITING WWW.STORYCOUNTYIOWA.GOV

DATE: August 5, 2020

CALL TO ORDER: 4:00 PM
PLACE: Zoom Meeting Originating From Administration Building

Kathy Mens (Zoom)	2022
PJ McBride (Zoom)	2021
Cheryl Moss (Zoom)	2020
Wendie Schneider (Zoom)	2023
*Absent	

Special Note: Due to recommendations to social distance in order to help slow the spread of the COVID-19 virus, public access to the meeting was provided via Zoom. Members of the public could participate by using the information at the end of the agenda.

STAFF PRESENT: Jerry Moore, Director; Stephanie Jones, Recording Secretary

PUBLIC PRESENT: None

APPROVAL OF AGENDA (MCU)
Motion by McBride, Second by Schneider to approve agenda with moving item 7 before item 6.

APPROVAL OF MINUTES
May 6, 2020
July 1, 2020 (strike that May 6, 2020 were approved on July 1, 2020)

Motion by Mens, Second by McBride to approve the May 6, 2020 minutes and July 1, 2020 minutes with striking that the May minutes were approved in July.
Voting Aye: Mens, McBride, Moss, Schneider
Voting Nay: None
Absent: None

PUBLIC COMMENTS: None

NEW BUSINESS

Story County Planning and Zoning Commission Training

Ethan Anderson provided information about conflict of interest.

- Determining if someone is able to serve on the board.
- Determining if a commission member should abstain from a vote.
- Liability

  Moss asked if liability issues would be linked to commission members if there is a personal benefit to an action for voting a certain way. Moss gave an example as her boss deciding to propose a new housing development where she was not aware ahead of time the person (applicant) would be presenting at a meeting. Ethan did not think that situation would disqualify a commission member from being able to take action. Anderson stated that as long as they are doing their duty as a commission member and that there is not a financial benefit to gain from the vote they are protected.

  Jerry Moore provided background information about the instances that the Planning and Development staff contact the County Attorney's Office for legal assistance. The interest in this item was generated when the County was responded to HF2512 where several Planning and Zoning Commissioners and Board of Adjustment members who didn't reside in the unincorporated area of the County were required to vacate their positions and a few Planning and Zoning Commissioners requested a legal opinion from the County's Attorney's Office staff. Areas where Planning and Development staff contact the County Attorney's Office for legal assistance include:

- Development Case Applications
- Code Enforcement Actions
- Work Program Items
- Records Requests
- County Civil Attorney Request Form submittals

OLD BUSINESS

Ames Urban Fringe Plan Amendment Process Draft Letter To the Cities of Ames and Gilbert

Moore stated that the letter to the Mayors of Ames and Gilbert and City Councils would be placed on the BOS August 11, 2020 agenda and asked if the commissioners have any questions or revision suggestions. The Commission thought the letter looked good and appreciated that suggestions from the July meeting had been incorporated in the letter. If the letter was supported by the Planning and Zoning Commission, it would be placed on the Board of Supervisors agenda for action.

MOTION: The Story County Planning and Zoning Commission supports approval of the draft letter.

Motion: Mens
Second: McBride
Voting Aye: Mens, McBride, Moss, Schneider
Voting Nay: None
Absent: None
(4-0)

COMMENTS

Staff: Moore updated that services have continued by our department. The BOS have approved that appointments can be made for services that cannot be provided by phone or electronically. Within two weeks department heads and elected officials will be meeting to discuss a plan to find additional ways to interact with the general public. In September, additional training will be provided on areas of importance to Commissioners to assist with the review of development cases.

COMMISSION: Schneider stated that she has not heard any public complaints about the building being closed to the public. Mens stated that she had a unique situation with titling a vehicle that had to be sent to another state to be signed. She stated it is easier in person, but the situation was worked out. Moss stated she appreciated the ISU Extension training being offered and she recommends that new members participate in the training. Mens stated that she does not think she will be available for the September 2, 2020 Planning and Zoning Commission meeting.

ADJOURNMENT: 5:01 PM

_____

Approval of Minutes

_____

Title and Date

Staff Report

Story County
Planning and Zoning Commission

Date of Meeting:
September 2, 2020

Case Number REZ02-20
Story County Zoning Map Amendment request from the C-LI Commercial/Light Industrial District with the condition that "the uses shall be limited to a warehouse for the storing and distribution of seed, research plots with an associated office building and commercial storage" to the C-LI Commercial/Light Industrial District, removing the use restrictions, the property located at 11261 US Highway 69, Story City, Iowa (parcel number 01-10-200-275). The property will be the location of Maverick, Inc., which refurbishes and sells Ditch Witch trenchers and directional drills, reel trailers, and tile locators. The subject property was zoned to a commercial district with a condition limiting permitted uses in 1994. The proposed rezoning is consistent with the C2C plan, which identifies the area as part of Story City's Urban Expansion Area. The City had no concerns other than ensuring that the outdoor display area of products for sale is kept neat. Staff recommends approval of the request.

APPLICANT/PROPERTY OWNER:
Bart Clark
B & L Properties, LLC
PO Box 466
Slater, Iowa, 50244

STAFF PROJECT MANAGER:
Amelia Schoeneman, Planner

PROPERTY INFORMATION

GENERAL PROPERTY LOCATION
11261 US Highway 69, Story City, Iowa

LEGAL DESCRIPTION OF THE PARCEL
Parcel B in the Northeast Quarter of the Northeast Quarter of Section 10 of Lafayette Township

PARCEL IDENTIFICATION NUMBER
Parcel number 01-10-200-275

PARCEL SIZE
10 net-acres

CURRENT ZONING
C-LI Commercial/Light Industrial District with the condition that "the uses shall be limited to a warehouse for the storing and distribution of seed, research plots with an associated office building and commercial storage"

FUTURE LAND USE MAP DESIGNATION
The Story County Cornerstone to Capstone C2C Plan designates the area as an Urban Expansion Area for the City of Story City. According to the C2C plan, "The Urban Expansion Area designation reflects those areas identified by certain communities as future growth areas. Development proposed in these areas should be encouraged to be annexed into the neighboring city in order for an urban level of service to be provided. Proposed land use and regulations should comply with that city's plans and standards as appropriate."

CITIES WITHIN TWO MILES
Story City

BACKGROUND

HISTORY AND CURRENT LAND USE
The subject property is 10 acres and is located on Highway 69. It is approximately an eighth of a mile south of 110th Street and a quarter of a mile north of 115th Street. It is three-fifths of a mile northwest of the City of Story City.

The subject property includes two metal buildings. The first (southernmost) was constructed in 1994, with additions in 1997, 2001, and 2009. The building is 400-feet-by-150-feet with a 50-foot-by-100-foot office addition on the south side. Loading docks are located on the east and south side of the building. Parking is also located south of the building.

The second building (northernmost) is 150-feet by 250-feet and was constructed in 2000. It also includes loading docks on the east side. The buildings are connected by two access ways.

The buildings went through a site planning process for their construction and met General Site Planning Requirements in the Story County Land Development Regulations in place at the time of their construction, for example, parking lot tree and landscaping requirements. There are 12 total

parking spaces and one space meeting ADA-standards. This is within the maximum amount of parking permitted for implement sales, office, and warehouse uses. Loading zone requirements (one loading space plus one for every 20,000 square feet) are met. The total area of the buildings is 102,936 square feet. There are ten loading spaces. Under current screening requirements, the loading docks would be required to be screened. However, the docks were installed prior to the current requirements and are legal nonconforming. If they are altered or additional docks added, they will be required to be screened to meet the County's requirement.

To the south of the buildings and parking area is a large gravel area. To the north and east of the buildings is an area in row crop production.

The property was rezoned to a commercial district, which is now the Commercial Light-Industrial District, in 1994 with the condition that "the uses shall be limited to a warehouse for the storing and distribution of seed, research plots with an associated office building and commercial storage." At the time of the rezoning, the property was undeveloped, zoned A-1 Agricultural, and in row crop production. It was also identified as "low to moderate value for agriculture" by the County Development Plan. There was no record of the conditions being removed from the property since 1994.

The rezoning was requested to allow the existing warehouses to be built on the property for seed storage and other general commercial storage. The condition limiting the use of the property was related to a concern that the County Development Plan, which designated the south-half of the northeast quarter of the northeast quarter as Commercial Infill, was inaccurate due to the size of the area. The southeast of the northeast was also designated as Commercial Infill (40 acres). Additionally, the request was to rezone the entire northeast quarter of the northeast quarter and the north half of the property was designated as Agricultural-Residential at this time. The properties to the west and across US Highway 69 to the east were also designated Agricultural-Residential. To ensure compatibility with the Commercial Infill designation and Agricultural-Residential Designation, the rezoning was limited in the size of the area rezoned (only the southeastern 10 acres of the northeast quarter of the northeast quarter) and a condition placed on the rezoning limiting permitted uses to the use proposed at the time of the rezoning.

PROPOSED USE

If the zoning map amendment is approved, a business (Maverick, Inc.) that refurbishes and sells Ditch Witch trenchers, directional drills, and parts; reel trailers; and tile locators will be established on the property in the southernmost building. Equipment repair is also proposed. Maverick, Inc., is currently located inside the City of Slater. The applicant indicates that most sales are completed on the internet or phone. Three to five customers may be in-person per week. There are currently four full-time employees of the business. The applicant anticipates adding one-to-two additional full-time employees when they are operating from the new location. There is typically a daily UPS delivery and a weekly truck delivery.

No site improvements, additions, or expansions are proposed besides a fence to screen equipment waiting for repair. The equipment will be parked south of the building and west of the office addition so that it is only required to be screened by the fence on the south side.

Interior improvements will be limited to the addition of a wall inside the building with the office to enclose a 3,000 square foot shop area for refurbishing and equipment repair work. A portion of the

office space will also serve as a showroom. The remainder of the warehouse and northernmost building will be used/leased for commercial storage. A gravel area south of the buildings, at the southeastern corner of the property, will be used to display equipment that is for sale. The City of Story City commented that they would recommend a condition that this area is kept neat. The applicant anticipates five to ten pieces of equipment and ten trailers will be displayed in the area. The applicant provided a drawing to show that the equipment will be organized in straight rows. Staff has concluded that the requested condition met by the submitted site plan. Further, staff will complete a site inspection after site improvements are completed.

C2C PLAN

The C2C Plan designates the subject property as part of Story City's Urban Expansion Area. "The Urban Expansion Area designation reflects those areas identified by certain communities as future growth areas. Development proposed in these areas should be encouraged to be annexed into the neighboring city in order for an urban level of service to be provided. Proposed land use and regulations should comply with that city's plans and standards as appropriate." These areas were developed in coordination with cities in Story County when the C2C Plan was drafted in 2016.

On the northwest side of Story City, the Urban Expansion Area that contains the subject property extends from the corporate limits west to a quarter-mile west of Highway 69 and between 110th and 120th Streets. There are several other Urban Expansion Area on the north side, east side, and southwest side of the city that are identified as priority growth and annexation areas. The C2C Plan also identifies that Story City "would want to discuss and review any proposed residential developments that would be located north of 130th Street and east of US Highway 69", east and across Highway 69 from the subject property.

The City of Story City reviewed the request commented that they would recommend a condition that the outdoor display area is kept neat.

Principles for the designation include:

> Principle 1: Development in the Urban Expansion Area occurs in accordance with the applicable city's future land use plans and goals.
>
> Principle 3: Where annexation is not appropriate at that time of a development proposal, coordinate a cooperative review/approval between Story County and the city according to the following standards:
>
> 1. Development occurs at an urban density/scale using city development standards where applicable.
>
> 2. Use conditional rezoning agreements and annexation agreements to ensure development is built so as to facilitate a seamless transition into the city when the area is annexed.

Principle 4: Review design and development standards to ensure that conflicts between proposed development and agricultural and natural resources are minimized. Design new residential development to maintain the open character of rural areas and to protect and maintain agricultural uses and sensitive environmental features.

Principle 5: When development is located adjacent to agricultural uses, provide adequate buffers to minimize conflicts.

Principle 6: Encourage proposed development to take access off existing paved roads unless it can be demonstrated that Minimum Levels of Service requirements may be met or development can mitigate impacts.

Principle 7: Mitigate and manage stormwater run-off, soil erosion, and wastewater discharge according to IDNR and Story County standards.

SITE AND SURROUNDING AREA

The property is located approximately 750 feet north of a commercial node at the intersection of Highway 69 and 115th. This area is zoned C-LI, is approximately 20 acres in size, and was zoned commercial beginning in 1958 with the adopting of zoning in Story County. It contains several parcels with various uses: a fruit and vegetable market, a former livestock auction barn that now serves as a horse boarding facility, and self-storage and mini-storage uses.

The 31.24 net-acre parcel to the north of and adjacent to the commercial node, and to the south of and adjacent to the subject property, is also zoned C-LI. The property is under the same ownership as the subject property. It was rezoned C-LI from A-1 Agricultural in 2009 when Prairie Brand Seeds purchased the property. They planned to build an additional warehouse on the parcel. The expansion did not occur and the property is in row crop production. At the time of the rezoning, the County Development Plan and Story City's Future Land Use Plan designated the parcel as Cooperative Planning Area—Tier Two and Highway Commercial. The staff report further identified that a commercial zoning district would be more appropriate than an agribusiness district due to the proposed use of the property and so that it was compatible with the commercial node to the south. No conditions were placed on the use of the property as part of the rezoning.

Other adjacent properties include a 27.18 net-acre property to the north, a 41.68 net-acre property to the east, and a 38.05 net-acre property to the southeast zoned A-1 Agricultural and in row crop production. These parcels are also part of Story City's Urban Expansion Area and the C2C Plan identifies that the two properties to the east are part of the area where the city would review any proposed residential developments. The closest dwelling to the site is approximately 1,230 feet to the northwest.

ANALYSIS

REZONING STANDARDS OF APPROVAL

According to Section 92.06(2) of the *Story County, Iowa Code of Ordinances*, applicable standards for approval include:

1. The proposed rezoning shall conform to the Story County Development Plan (C2C).

Applicant Comment: This property is part of the Story City Urban Expansion Area and is in accordance with their future land use plans. This property is located next to other CLI district's without conditions and as such we feel that our property (without conditions) would fit into the C2C Comprehensive Plan.

Staff Comment: The C2C Plan designates the subject property as part of Story City's Urban Expansion Area. These areas were developed in coordination with cities in Story County when the C2C Plan was drafted in 2016 and are encouraged to be annexed or developed under the neighboring city's standards.

The Urban Expansion Area that contains the subject property extends from the corporate limits west to a quarter-mile west of Highway 69 and between 110th and 120th Streets. This is not a primary area for Story City's growth. To the east of the subject property and Highway 69, the city would review any proposed residential development. The City of Story City reviewed the plans and had no comments other than they would recommend a condition that the display area is kept neat. The applicant anticipates five to ten pieces of equipment and ten trailers will be kept in the location and kept in rows. Staff recommends that if any changes to this area occur (additional gravel, use changes), they be reviewed through a site planning submittal process rather than placing a condition on the zoning. If the outdoor display area was used for equipment or material storage, screening requirements would apply and could be addressed through a site plan review. Alternatively, if there were an issue with junk vehicle storage, staff could address it through a code enforcement process. Staff does not anticipate any issues with junk vehicles or equipment as the applicant is not disassembling/salvaging equipment. Staff has concluded that a condition is not necessary given the submitted site plan showing the arrangement of the outdoor display area. Further, staff will complete a site inspection after site improvements are completed.

Principles for the Urban Expansion Area designation include:

> Principle 1: Development in the Urban Expansion Area occurs in accordance with the applicable city's future land use plans and goals.
>
> Principle 3: Where annexation is not appropriate at that time of a development proposal, coordinate a cooperative review/approval between Story County and the city according to the following standards:
>
> 1. Development occurs at an urban density/scale using city development standards where applicable.
> 2. Use conditional rezoning agreements and annexation agreements to ensure development is built so as to facilitate a seamless transition into the city when the area is annexed.

Staff response to Principles 1 and 3: The City of Story City reviewed the plans and had no comments other than they would recommend a condition that the outdoor display area is kept neat. Staff recommends that if any changes to this area occur (additional gravel, use changes),

it be reviewed through a site planning submittal process rather than placing a condition on the zoning. If the outdoor display was used for equipment or material storage, screening requirements would apply and could be addressed through a site plan review. Alternatively, if there were an issue with junk vehicle storage, staff could address it through a code enforcement process. Staff does not anticipate any issues with junk vehicles or equipment as the applicant is not disassembling/salvaging equipment. Staff has concluded that a condition is not necessary given the submitted site plan showing the arrangement of the outdoor display area. Further, staff will complete a site inspection after site improvements are completed.

Principle 4: Review design and development standards to ensure that conflicts between proposed development and agricultural and natural resources are minimized. Design new residential development to maintain the open character of rural areas and to protect and maintain agricultural uses and sensitive environmental features.

Principle 5: When development is located adjacent to agricultural uses, provide adequate buffers to minimize conflicts. .

Staff response to Principles 4 and 5: Two warehouse buildings were constructed on the property between 1994 and 2000. There are currently no expansion plans. The current site has a buffer of over 100 feet from the buildings and parking lot to the agricultural field that surrounds the subject property on the north and west sides. This property is also part of Story City's Urban Expansion Area. The property to the south is under common ownership with the subject property and zoned C-LI. Both the property to the south and the buffer areas on the subject property are in row crop production and will continue to be farmed for the foreseeable future.

Principle 6: Encourage proposed development to take access off existing paved roads unless it can be demonstrated that Minimum Levels of Service requirements may be met or development can mitigate impacts.

Staff response to Principle 6: The subject property is located on Highway 69.

Principle 7: Mitigate and manage stormwater run-off, soil erosion, and wastewater discharge according to IDNR and Story County standards.

Staff response to Principle 7: If work occurs to construct additions or add gravel/paved area that disturbs over one acre, a stormwater management plan prepared by a professional engineer will be required to meet Story County's standards. Any grading work or other development will require a site plan, permit, and erosion control plan meeting Story County's Standards.

2. The proposed rezoning shall conform to the Statement of Intent for the proposed district and district requirements.

The statement of intent for the C-LI district is:

> *This district is intended to accommodate the full range of retail commercial services and products, wholesaling and warehousing, as well as light industrial, laboratory, manufacturing, fabricating and institutional activities in industrial locations. The*

intended uses are generally characterized by a minimum of obnoxious characteristics which might adversely affect surrounding development.

Applicant Comment: Our intended use for this property is for retail commercial services and products as well as warehousing. This fits with the CLI district limits.

Staff Comment: Maverick, Inc., refurbishes and sells Ditch Witch trenchers, directional drills, and parts; reel trailers; and tile locators. Equipment repair is also proposed. These activities are all permitted/related to permitted uses in the C-LI District. All repair work will occur inside and equipment in for repair that is stored outside will be screened by a fence until it is brought into the shop.

The proposed use is more consistent with the C-LI District than the previous use of a seed warehouse and research facility, which would be more typical of the A-2 Agribusiness District. By removing the condition limiting the use of the property to a seed warehouse and research facility, it brings the property into greater conformity with the C-LI District by allowing more general commercial uses and the uses are similar in character to those in the surrounding area.

3. **The proposed rezoning shall be compatible with surrounding land uses and development patterns.**

Applicant Comment: The land (32 acres) immediately to the south of this property is zoned CLI without restrictions. To the south of that there are seven more lots that are also zoned CLI without restrictions. These seven lots have active commercial business currently operating on them. Thus, this property would be compatible with surrounding land uses and development patterns.

Staff Comment: When the property was first rezoned to C-LI in 1994, Planning and Development Staff were concerned about the accuracy of the future land use plan showing the area as commercial infill. Further, while there was an established commercial node to the south, there were not adjacent properties zoned C-LI.

In 2009, the 31.24 net-acre parcel to the south was rezoned C-LI without conditions, providing a connection between the commercial node to the south and the subject property.

With the adoption of the C2C Plan in 2016, Story County worked with cities to develop Urban Expansion Areas. The Urban Expansion Area that contains the subject property extends from the corporate limits west to a quarter-mile west of Highway 69 and between 110th and 120th Streets. This includes the adjacent property to the north and east, which is still zoned A-1 Agricultural.

Over time, the locale of the subject property has slowly changed to encourage and allow more commercial development. By removing the condition limiting the use of the property to a seed warehouse and research facility, the property becomes more compatible with the adjacent properties where more general commercial and light-industrial uses are permitted.

4. **The proposed rezoning shall protect environmental resources. Rezoning of parcels containing more than fifty (50) percent of the gross acreage as lands identified with areas designated Natural Resource Areas on the Story County Development Plan (C2C) shall not be approved unless such requested action results in a district designation more restrictive than the current designation, the R-C Residential Conservation Design (Overlay) District is applied to the property, or conditions protecting the identified areas are attached to the rezoning request. (Ordinance No. 184)**
5. **Staff Comment:** Not Applicable—no natural resources are present on the property. Any activities that would require a zoning permit will be required to meet environmental protection provisions for stormwater and erosion control in the Land Development Regulations General Site Planning Standards Chapter 88.

6. **In areas where the petition to rezone requests a change from A-1 District or A-2 District to another district, lands scoring 267 or above for total LESA score, as determined by a Land Evaluation Site Assessment (LESA) as adopted for Story County, shall not be approved. (Ordinance No. 208)**

   Staff Comment: Not Applicable. The property is already zoned C-LI, with conditions.

Comments

The following comments are part of the official record of the proposed **Story County Zoning Map Amendment, Case No. REZ02-20**. <u>If necessary, conditions of approval may be formulated based off these comments.</u>

Comments from the Conceptual Review Team
A conceptual Review meeting was held for the proposed rezoning and minor subdivision on June 23, 2020. The following comments were not already addressed in this report.

Environmental Health: What types of waste will be generated and how will the waste be disposed? Will the shop increase the water use? *Waste generated (used oil/hydraulic fluid) will be used in oil burner. On Xenia water-don't anticipate major increase in H2O usage.*

Planning and Development: If future additions are proposed, the following requirements from Chapter 88 would apply.

1. Chapter 88.08 Parking and Circulation Standards
    a. A maximum of one parking space for every 1,000 square feet is permitted for warehouse uses. A maximum of one space for every 200 square feet is permitted for office uses.
1. Chapter 88.05 Environmental and Natural Resource Standards
    a. If work occurs to construct additions or add gravel/paved area that disturbs over one acre, a stormwater management plan prepared by a professional engineer will be required.
    b. Any grading work will require a permit and erosion control plan (including how you will stabilize the area if work will not occur for two weeks and permanently stabilize site when work is completed).
2. Chapter 88.08 Parking and Circulation Standards

   a. It appears that loading zone requirements (one loading space plus one for every 20,000 square feet) are met currently.
3. Chapter 88.09 Site Lighting: lighting over 1,800 lumens must be shielded.
4. Chapter 88.10 Screening: under current screening requirements, the loading docks would be required to be screened. However, the docks were installed prior to the current requirements and are legal nonconforming. If they are altered or additional docks added, they will be required to be screened.
5. Chapter 88.11 Landscaping:
   a. It appears that there is one tree per every five parking spaces, meeting the requirement for parking lot trees. Additional parking spaces will require additional trees to be planted following this ratio.
   b. An area equivalent to 20% of any impervious surfaces added is required to be landscaped.
6. 88.13 Traffic Impact Analysis and Study: a traffic impact analysis is required to be submitted with the zoning permit. The analysis would be prepared by a professional engineer and include the trips per day generated by the use, and, for roads within a quarter mile, the number of trips generated, existing street and intersection conditions, and crash data. If more than 100 new trips are generated, a full traffic study may be required.
7. A sign permit will be required for any new signage on the property.

Comments from the General Public
A rezoning sign was placed on the property on August 28, 2020.

Notice letters were sent to property owners within a ¼ mile of the proposed rezoning on August 26, 2020, and legal notice was published in the Ames Tribune, Nevada Journal, and Story County Sun on August 27, 2020.

No comments were received prior to the writing of this report.

POINTS TO CONSIDER

1. The C2C Plan designates the subject property as part of Story City's Urban Expansion Area. The City of Story City reviewed the plans and had no comments other than they would recommend a condition that the display area is kept neat. If any changes to the property occur, they will be reviewed through a site planning submittal process rather than placing a condition on the zoning. Staff has concluded that a condition is not necessary given the submitted site plan showing the arrangement of the outdoor display area. Further, staff will complete a site inspection after site improvements are completed.
2. The property was rezoned to C-LI in 1994 with the condition that "the uses shall be limited to a warehouse for the storing and distribution of seed, research plots with an associated office building and commercial storage." Two warehouse buildings were constructed on the property between 1994 and 2000. There was no record of the conditions being removed from the property since 1994.
3. By removing the condition limiting the use of the property to a seed warehouse and research facility, it brings the property into greater conformity with the C-LI District and surrounding area by allowing more general commercial uses.

4. If the zoning map amendment is approved, a business (Maverick, Inc.) that refurbishes and sells Ditch Witch trenchers, directional drills, and parts; reel trailers; and tile locators will be established on the property in the southern-most building. Equipment repair is also proposed. These activities are all permitted/related to permitted uses in the C-LI District.
5. There are no current expansion plans and the business will use the existing buildings.
6. In 2009, the 31.24 net-acre parcel to the south was rezoned C-LI without conditions, providing a connection between the commercial node to the south and the subject property. The commercial node at the intersection of Highway 69 and 130th has been commercially zoned since the adoption of zoning in Story County in 1958.

ALTERNATIVES

Planning and Development Staff recommends approval of the rezoning request (alternative one). The Story County Planning and Zoning Commission may consider the following alternatives for the rezoning request:

1. **The Story County Planning and Zoning Commission recommends approval of the proposed Story County Zoning Map Amendment from the C-LI Commercial/Light Industrial District with the condition that "the uses shall be limited to a warehouse for the storing and distribution of seed, research plots with an associated office building and commercial storage" to the C-LI Commercial/Light Industrial District with no use restrictions for the property located at 11261 US Highway 69, Story City, Iowa (parcel number 01-10-200-275) as put forth in case REZ02-20.**
2. The Story County Planning and Zoning Commission recommends approval of the proposed Story County Zoning Map Amendment from the C-LI Commercial/Light Industrial District with the condition that "the uses shall be limited to a warehouse for the storing and distribution of seed, research plots with an associated office building and commercial storage" to the C-LI Commercial/Light Industrial District with no use restrictions for the property located at 11261 US Highway 69, Story City, Iowa (parcel number 01-10-200-275) as put forth in case REZ02-20 with conditions.
3. The Story County Planning and Zoning Commission recommends denial of the proposed Story County Zoning Map Amendment from the C-LI Commercial/Light Industrial District with the condition that "the uses shall be limited to a warehouse for the storing and distribution of seed, research plots with an associated office building and commercial storage" to the C-LI Commercial/Light Industrial District with no use restrictions for the property located at 11261 US Highway 69, Story City, Iowa (parcel number 01-10-200-275) as put forth in case REZ02-20.
4. The Story County Planning and Zoning Commission remands the proposed Story County Zoning Map Amendment from the C-LI Commercial/Light Industrial District with the condition that "the uses shall be limited to a warehouse for the storing and distribution of seed, research plots with an associated office building and commercial storage" to the C-LI Commercial/Light

Industrial District with no use restrictions for the property located at 11261 US Highway 69, Story City, Iowa (parcel number 01-10-200-275) as put forth in case REZ02-20 back to the applicant and/or staff for additional information, and directs staff to place the second consideration on the October 7, 2020, Story County Planning and Zoning Commission Agenda.

Story County Planning and Development
900 6th Street, Nevada, Iowa 50201
(515) 382-7245 — pzweb@storycountyiowa.gov — www.storycountyiowa.gov

TEXT, ZONING, AND C2C PLAN AMENDMENTS

1. Property Owner*

(Last Name) B&L Properties, LLC
(First Name)
(Address) P.O. Box 466
(City) Slater (State) IA (Zip) 50244
(Phone) 515-290-1838 (Email) bart@gomaverickinc.com

2. Applicant (if different than owner)

(Last Name)
(First Name)
(Address)
(City) (State) (Zip)
(Phone) (Email)

3. Property Address 11261 US Hwy 69, Story City Parcel ID Number(s) 0110200275

4. Certification and Signature

I/we certify that the information and exhibits submitted are true and correct to the best of my knowledge and that in filing this application I am acting with the knowledge, consent and authority of the owners of the property. Pursuant to said authority, I hereby permit County officials to enter upon the property for the purpose of inspection.

***Acknowledgement of property owner is required and may occur via email or by signature of this application.**

Property Owner Signature [signature] **Date** 7/29/20 **Applicant Signature** **Date**

☐ Code of Ordinances (Text)

Amended Section(s):

Submittal Requirements:

- ☐ Attend conceptual review meeting**
- ☐ Filing Fee (required prior to processing): $325
- ☐ Proposed text language showing red-lines & strikeouts of the proposed changes
- ☐ Written narrative explaining justification for proposed amendment and conformance to the standards for approval outlined in Section 92.07 of the Story County Code of Ordinances

☒ Official Zoning Map (Rezoning)***

Current District: CLI w/ Conditions
Proposed District: CLI

Submittal Requirements:

- ☐ Attend conceptual review meeting**
- ☐ Filing Fee (required prior to processing): $350
- ☐ Legal description of area to be amended (submit as Word document)
- ☐ Written narrative explaining justification for proposed amendment and response to the standards for approval outlined in Section 92.06(2) of the Story County Code of Ordinances
- ☐ All submittal requirements as outlined in Section 92.06(3) of the Story County Code of Ordinances

☐ Cornerstone to Capstone Plan***

Current Designation:
Proposed Designation:

Submittal Requirements:

- ☐ Attend conceptual review meeting**
- ☐ Filing Fee (required prior to processing): $350
- ☐ Legal description of area to be amended (submit as Word document)
- ☐ Written narrative explaining existing and proposed plan designations, as well as justification for amendment

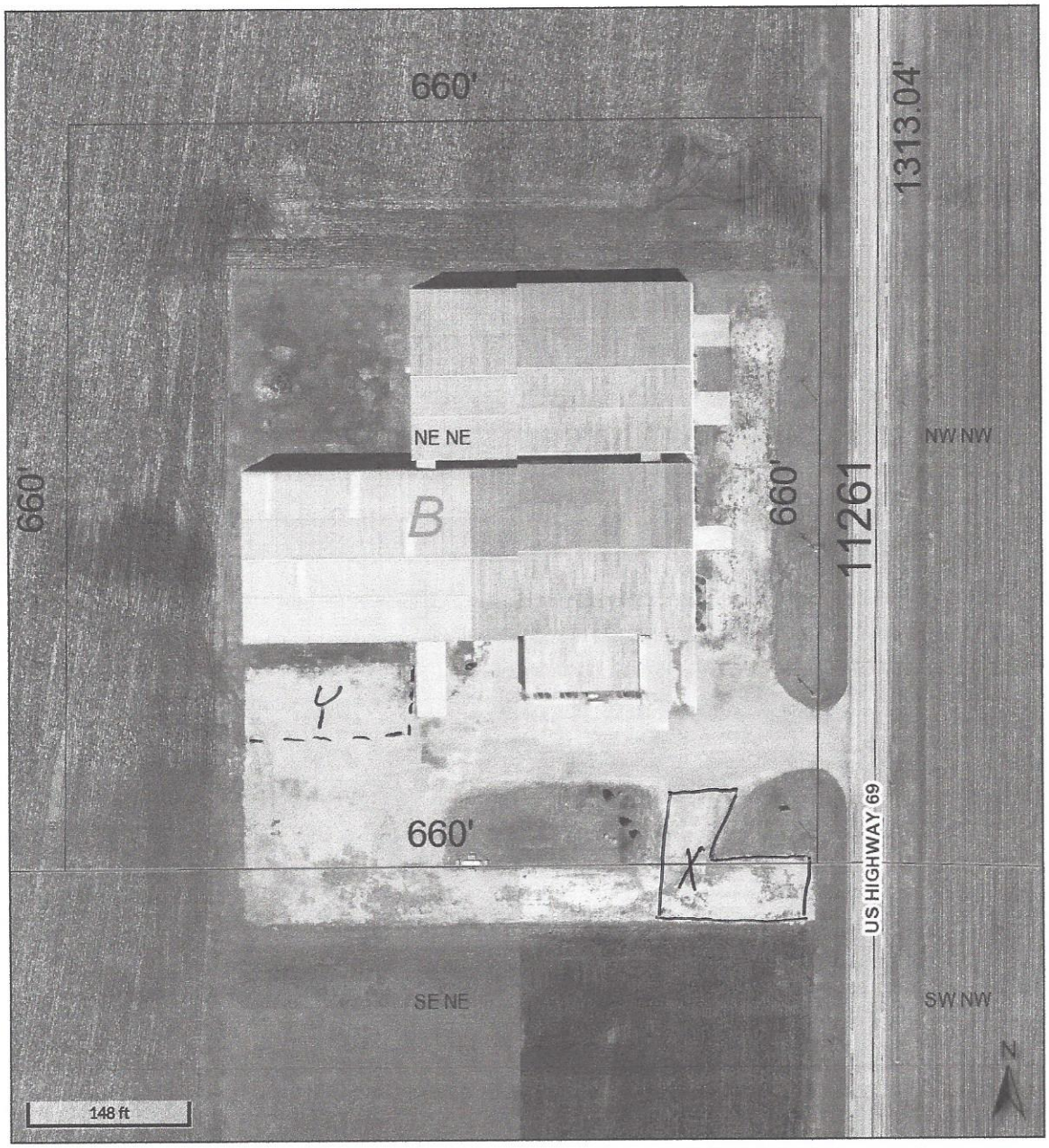
***Prior to submittal of a Text, Zoning, or C2C Plan Amendment application, see conceptual review application and deadline on Planning and Development website.*
****If applying for Zoning and C2C Plan Amendments, only 1 filing fee is required.*

Receipt No. 570349
Receipt Amount ~~$350~~

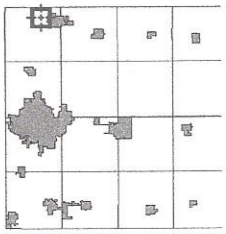
Response to the standards for approval outlined in Section 92.06(2) of the Story County Code of Ordinances.

A. This property is part of the Story City Urban Expansion Area and is in accordance with their future land use plans. This property is located next to other CLI district's without conditions and as such we feel that our property (without conditions) would fit into the C2C Comprehensive Plan.
B. Our intended use for this property is for retail commercial services and products as well as warehousing. This fits with the CLI district limits.
C. The land (32 acres) immediately to the south of this property is zoned CTI without restrictions. To the south of that there are seven more lots that are also zoned CTI without restrictions. These seven lots have active commercial business currently operating on them. Thus, this property would be compatible with surrounding land uses and development patterns.
D. This item does not apply.
E. This item does not apply.

Beacon™ Story County, IA / City of Ames



Overview



Legend

- Parcels
- Lots
- Townships
- Corporate Limits
- Road Centerlines

X - Area for outdoor display of trailers & equipment for sale.

Y - Equipment storage area w/ proposed fence area.

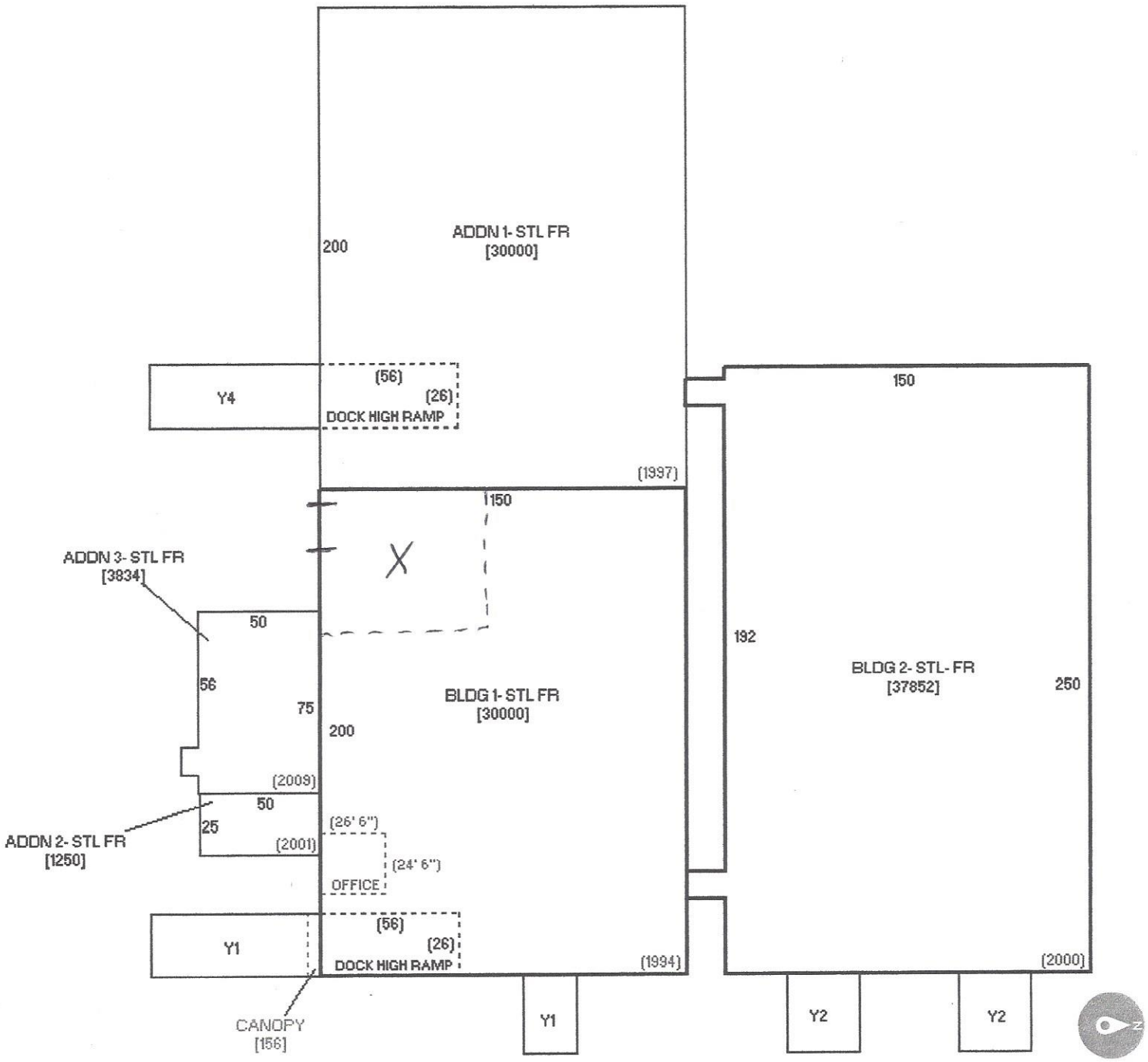
Concerning Assessment Parcels and Platted Lots Within the City of Ames Jurisdiction:
The solid parcel boundary lines represent the legal description as recorded and are not necessarily the official platted lot lines. Dashed lines are official platted lots. If a parcel contains dashed lines, please contact the Ames Planning & Housing Department (515-239-5400) to determine which lines can be recognized for building permit or zoning purposes. If you have questions regarding the legal description or parcel measurements, please contact the Story County Auditor's office (515-382-7210).

Date created: 8/20/2020
Last Data Uploaded: 8/20/2020 12:06:48 AM

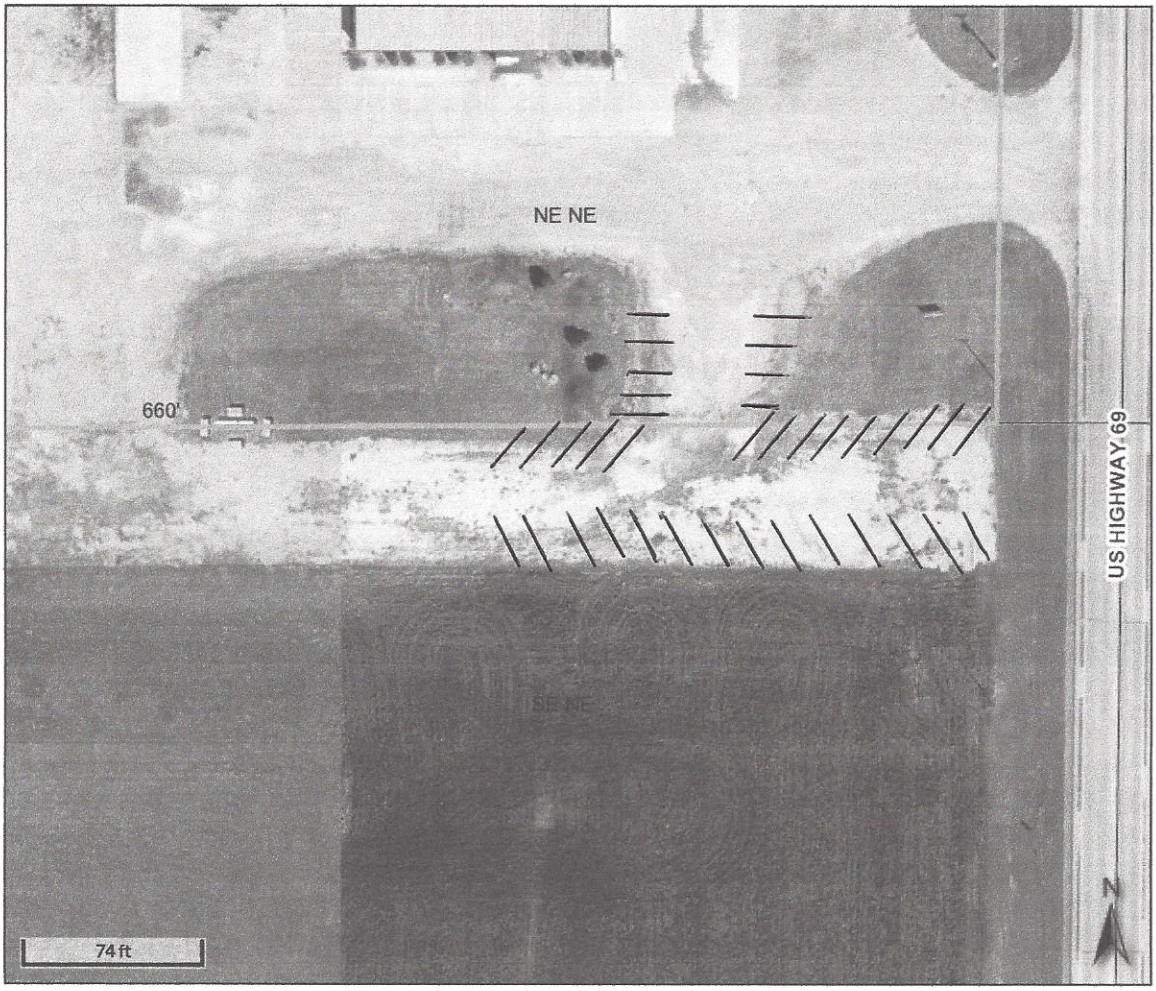
Developed by Schneider GEOSPATIAL

Building Sketch - 102,936 SF

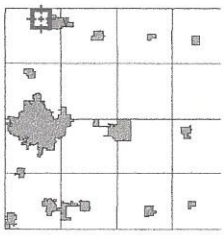
X- Proposed new shop area.



Beacon™ Story County, IA / City of Ames



Overview



Legend

- Parcels
- Lots
- Townships
- Corporate Limits
- Road Centerlines

Parcel ID	0110200275	**Alternate ID**	0110200275	**Owner Address**	B & L PROPERTIES LLC
Sec/Twp/Rng	10-85-24	**Class**	C - COMMERCIAL		PO BOX 466
Property Address	11261 US HIGHWAY 69	**Acreage**	10		SLATER IA 50244
	STORY CITY				

District 55093 - LAFAYETTE TWP/ROLAND-STORY SCH

Brief Tax Description SECTION:10 TOWNSHIP:85 RANGE:24 NE NE PARCEL B CFN 12-180
(Note: Not to be used on legal documents)

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Date created: 8/27/2020
Last Data Uploaded: 8/27/2020 12:31:27 AM

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