

Bishop Farms

June 25, 2020

Jerry L. Moore
Planning and Development Director
Story County Planning and Development
Administration Building
900 Sixth Street
Nevada, Iowa 50201

Dear Mr. Moore,

We recently received a communication dated June 23, 2020 sent to Brad Stumbo, Fox Engineering Associates. Subject: Proposed Ames Urban Fringe Plan amendment request from Rural Transitional Residential Area to General Industrial Area for the Bishop Farms property located at Parcel #05-23-400-255, in Franklin Township.

You asked for a response by the property owner by June 25, 2020 in order to put the matter before the Story County Planning & Zoning Committee at their July 1st meeting. We're happy to respond and thank you for taking calls from us today. Our responses to your questions are as follows:

Question #1

Would you support a proposed Ames Urban Fringe Plan land use amendment request from the Rural Transitional Residential Area to the General Industrial Area for all area of the proposed 15 acres, except the south approximately 260 feet that is zoned R-1 Transitional Residential District to continue the current pairing of the AUFPP land use designation of the Rural Transitional Residential Area with the current R-1 Transitional Residential Zoning of the south area of the property?

Response: Yes, Bishops Farms supports excluding the south 260 feet from the proposed land use amendment (leaving the existing AUFPP designation of Rural Transitional Residential Area) in order to remain consistent with the existing zoning designation of R-1 Transitional Residential.

Question #2:

Please explain the reason(s) for the proposed 15 acre division.

Response: The proposed lot line adjustment is being made to create consistency between the existing use of the property with the property tax classification (west parcel will remain ag use and now exclusively be designated as ag tax classification while east parcel will remain mining use on commercial tax classification). The adjustment will also facilitate the transfer of surface rights between related entities for similar consistency (Bishop Farms for the ag use and E.I. Sargent for the mining use).

Question #3:

Does Martin Marietta have any plans to make any above or below ground changes to the proposed 15 acre division and/or balance of the land

Response: Martin Marietta does not currently have any plans for above ground or below ground changes on the subject 15 acre property or on the balance to the west. If Martin Marietta develops such plans in the future they will be submitted to Story County for review through the Conditional Use Permit (CUP) process.

Please let us know if you have further questions. Thank you for your consideration.

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