

# 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) Stater (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 Bart Calver 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:**

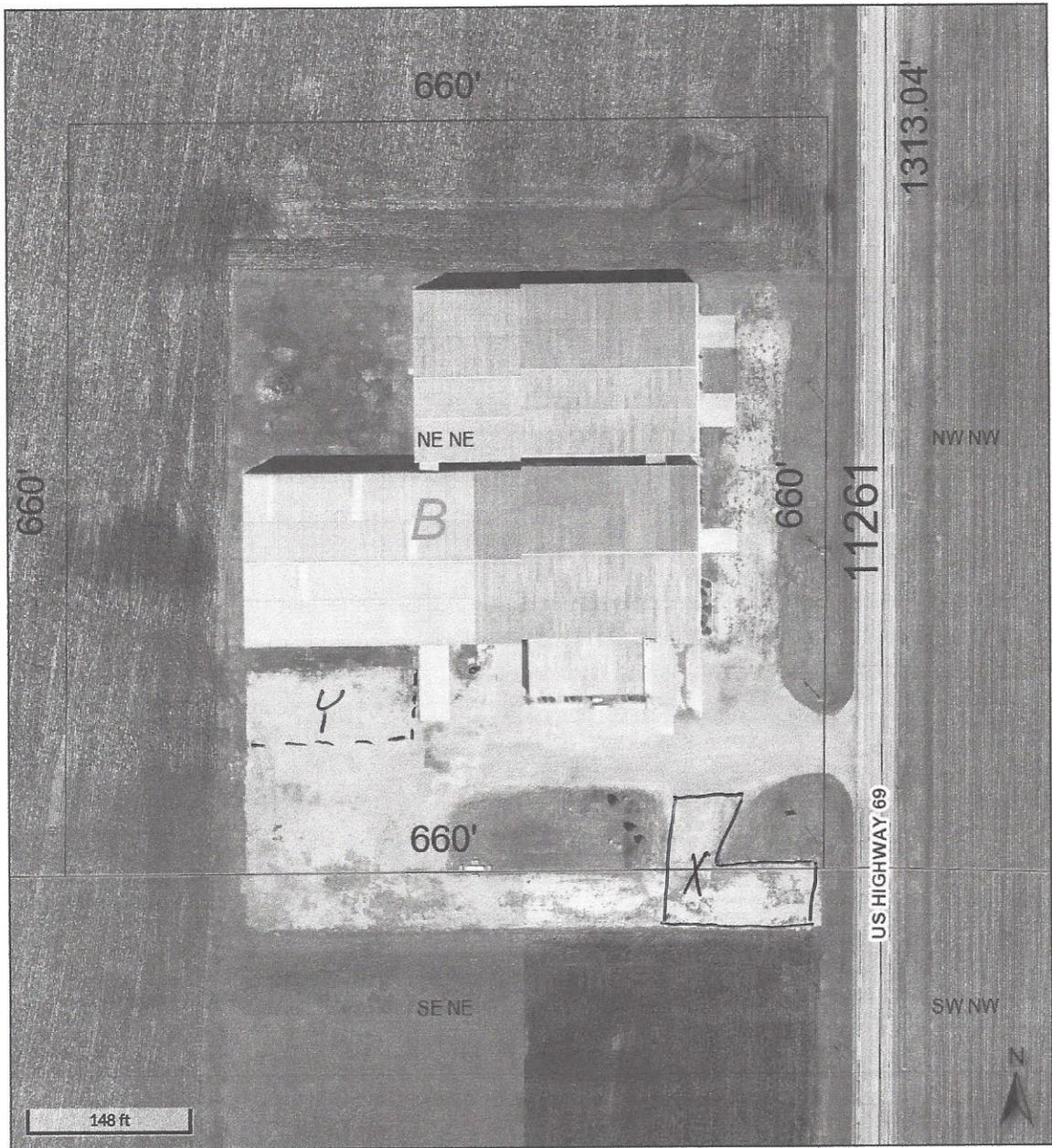
- Attend conceptual review meeting\*\*
- Filing Fee (required prior to processing): \$350
- Legal description of area to be amended (submit as Word document)
- Written narrative explaining existing and proposed plan designations, as well as justification for amendment

\*\*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.

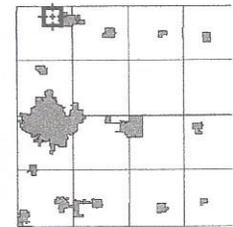
Receipt No. 570349  
Receipt Amount \$350

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.



**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.*

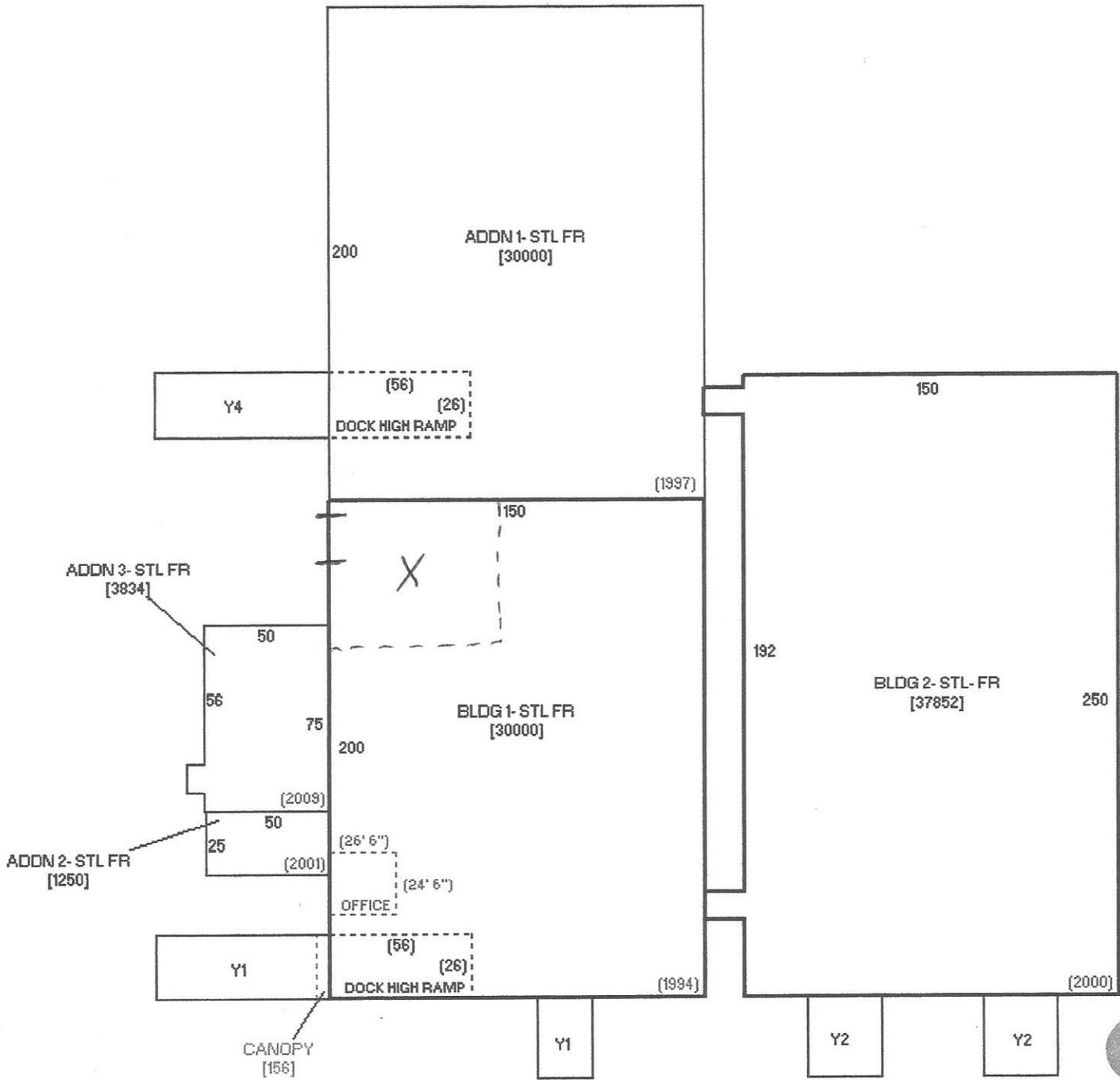
**Concerning Assessment Parcels and Platted Lots Within the City of Ames Jurisdiction:**

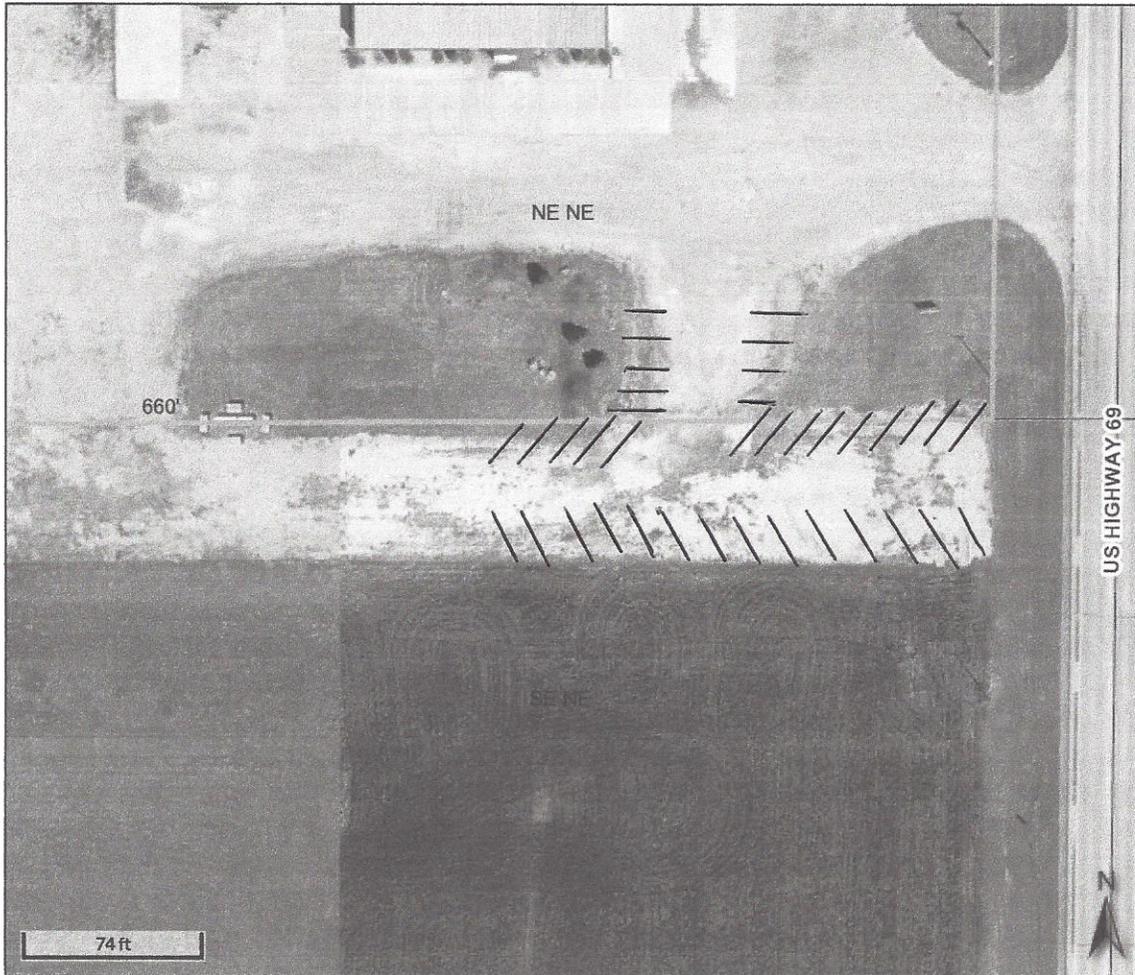
The solid parcel boundary lines represent the legal description as recorded and are not necessarily the official platted lot lines. Dashed lines are official platted lots. If a parcel contains dashed lines, please contact the Ames Planning & Housing Department (515-239-5400) to determine which lines 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).

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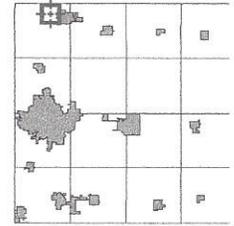
Building Sketch - 102,936 SF

X - Proposed new shop area.





**Overview**



**Legend**

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

<b>Parcel ID</b>	0110200275	<b>Alternate ID</b>	0110200275	<b>Owner Address</b>	B & L PROPERTIES LLC
<b>Sec/Twp/Rng</b>	10-85-24	<b>Class</b>	C - COMMERCIAL		PO BOX 466
<b>Property Address</b>	11261 US HIGHWAY 69	<b>Acreage</b>	10		SLATER IA 50244
	STORY CITY				
<b>District</b>	55093 - LAFAYETTE TWP/ROLAND-STORY SCH				
<b>Brief Tax Description</b>	SECTION:10 TOWNSHIP:85 RANGE:24 NE NE PARCEL B CFN 12-180				
	(Note: Not to be used on legal documents)				

**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).

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