



**1. Property Owner\***

(Last Name) Eley  
 (First Name) Raymond & Tamara  
 (Address) 14167 720th Ave.  
 (City) Zearing (State) IA (Zip) 50278  
 (Phone) 515-460-3198 (Email) rteley@netins.net

**2. Applicant** (if different than owner)

(Last Name) Brodie  
 (First Name) Boyd  
 (Address) 13585 620th Ave  
 (City) Roland (State) IA (Zip) 50236  
 (Phone) 515-291-1677 (Email) boyd.brodie@keycoop.com

**3. Property Address** SECTION:22 TOWNSHIP:85 RANGE:21 NE NW

**Parcel ID Number(s)** 0422100200

**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 9/12/2020 Applicant Signature [Signature] Date 9/15/2020

**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: A-1  
 Proposed District: A-2

**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

**RECEIVED**

SEP 18 2020

\*\*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. STORY CO. PLANNING & DEVELOPMENT  
 Receipt Amount \_\_\_\_\_

5703e3  
325

Legal Description of the area to be amended

The North 825' of: The Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section Twenty-two (22), Township Eighty-five (85) North, Range Twenty-one (21) West of the 5th P.M., Story County, IA

Note: The Parcel would be 25 acres more or less, a more accurate legal description will be determined by Survey.

Key Cooperative 13585 620th Ave. Roland, IA (the applicant) is requesting the designated property be rezoned from A-1 to A-2 for the purpose of constructing a grain elevator suitable to service area agricultural producers well into the future. We are also requesting a C2C Plan designation change from Agricultural Conservation Area to a Commercial/Industrial Area.

On August 10<sup>th</sup>, 2020, Key Cooperative's grain facilities at our Zearing location were completely demolished by the Derecho storm. The Zearing facility serves hundreds of agricultural producers and member owners of the cooperative who reside in the immediate area. The board of directors who represent the members of Key Cooperative have determined it is in the best interests of the local residents of Zearing, the area's rural community and the producers serviced by this facility to relocate it to a more suitable location.

The Zearing grain facility has gradually out-grown its current location. Migrating the activities of this commercial grain elevator to a strategically designed site outside of town will reduce congestion, traffic, noise, and improve safety for the community, while providing necessary opportunity for additional economic growth and development.

Key Cooperative researched a total of 11 alternative sites for relocation. The primary criteria for potential sites was to provide superior visibility for the ingress and egress of loaded grain semis and tractors and wagons to address traffic safety concerns. It is important to note that all sites meeting this primary criteria would have predictably high LESA scores due to the CSR's of flat elevated soils associated with the general area. Key's other criteria included; proximity to current members and customers, paved road access, utility infrastructure, suitable dimensions, availability for purchase, along with anticipated development costs and feasibilities.

The designated property is currently unharvested corn that was seriously damaged by the storm. The field has not been released by insurance adjusters which adds difficulty for survey and site plan development which is currently in process. The remainder of the parcel and adjacent parcels will continue to be farmed. Additionally, the areas of the proposed site that won't be immediately developed will continue to be farmed by the owners of the adjacent parcels.

Traffic impacts to and from the site should be comparable to the original location's traffic as approximately 85% of the inbound grain flows from the same direction of the proposed site location. The current demolished Zearing site received approximately 1750 semi loads and shipped out approximately 750 semi loads during harvest which typically occurs between Labor Day and Thanksgiving each fall. The other 1000 outbound loads are evenly spread out between Thanksgiving and Labor Day.

Initial priorities are to develop and construct a working commercial grain elevator by Labor Day 2021 to serve the cropping and marketing needs of Zearing area members and producers. The nearest elevators that could also serve this area are located 9 to 15 miles away and do not have the storage or receiving capacity to feasibly service the area's farming community. This is an extremely challenging timeframe to accomplish functional completion of this project. We intend to proceed with initial site grading for the purpose of establishing driveway access and suitable roadways on the site to facilitate construction as weather conditions allow. We are hoping to secure necessary permitting to accomplish these preliminary tasks concurrently while meeting rezoning and development requirements of Story County with respect to the scope and intent of the C2C Comprehensive Plan and compliance with Chapter 88, General Site Planning Standards, including State and local permits and development requirements.

Responses for conceptual review and rezoning applications are listed below.

## 92.06 AMENDING THE OFFICIAL ZONING MAP (REZONINGS).

This section defines the process, application requirements, and standards for approval for amendments to the Official Zoning Map.

*(Ordinance No. 252)*

2. Standards for Approval. All petitions to rezone shall satisfy the following standards for such requested action to be approved:

- A. The proposed rezoning shall conform to the Cornerstone to Capstone (C2C) Comprehensive Plan.

The rezoning area conforms to the C2C Comprehensive Plan. Specifically referenced to Chapter 5: Land Use Plan, Chapter 6: Economic Prosperity, and Chapter 7: Transportation.

*(Ordinance No. 252)*

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

The proposed rezoning area conforms to the Statement of Intent for the proposed district and district requirements. Specifically referenced to Section 86.05, A-2 Agribusiness District (1. Statement of Intent), and (2. I. Grain elevators) of the Story County Code of Ordinances.

- C. The proposed rezoning shall be compatible with surrounding land uses and development patterns.

The proposed rezoning area is compatible with the surrounding land uses and development patterns. Specifically referenced to Section 86.05 A-2 Agribusiness District (1. Statement of Intent, It is also intended that, to the degree possible, all A-2 Districts shall be entirely surrounded by the A-1 District.) of the Story County Code of Ordinances.

- D. The proposed rezoning shall protect environmental resources. Rezoning of parcels containing more than 50 percent of the gross acreage as lands identified with areas designated natural resource areas on the Cornerstone to Capstone (C2C) Comprehensive Plan 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.

The proposed rezoning area complies with this requirement. Specifically referenced to C2C Comprehensive Plan, Appendix D: Map 26, Existing Land Use Map, currently designated as Agricultural and Map 28, Future Land Use Map, currently designated as Agricultural Conservation Area. We are requesting a designation change to be compatible with the proposed development of the site.

*(Ordinance No. 184)*

- E. 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.

The proposed rezoning area is not subject to this requirement as we are only requesting a change from A-1 to A-2.

Legend

E18

New Driveway

Inbound Scale

Control Room

Outbound Scale

Grain Bin

Grain Pile

