



Story County Planning and Development  
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## MEMORANDUM

**TO:** Story County Board of Supervisors  
**FROM:** Andrea Wagner, Planner  
**RE:** Site development plan for anhydrous ammonia tanks to be located at [13479/13585 620<sup>th</sup> Avenue \(parcel 02-24-400-210\)](#)  
**DATE:** March 21, 2023

Mark Pettinger, on behalf of Key Cooperative, submitted a zoning permit application for two additional anhydrous ammonia tanks to be located at 13479/13585 620<sup>th</sup> Avenue, Roland. The subject property is one of Key Cooperative's existing locations in Story County, which includes a grain elevator and other grain storage areas. The property already has two anhydrous ammonia tanks on-site. Together, the two additional anhydrous ammonia tanks will occupy an area approximately 50' long and 20' wide. In total, the project will create approximately 1,000 square feet of new impervious surface on the site.

The property is zoned A-2, Agribusiness, and the storage of anhydrous ammonia is a principal permitted use in that zoning district ([86.05](#)).

### General Site Planning Standards

The submitted plans were reviewed for conformance with the following sections in Chapter [88](#) of the Story County Land Development Regulations:

- **88.04 Access Requirements:** The property has two existing access points from 620<sup>th</sup> Avenue. No new access permits are proposed.
- **88.05 Environmental and Natural Resource Standards:** The applicant will not be disturbing over an acre of area. A stormwater management plan is not required. The applicant has agreed to our erosion control requirements for the grading that will occur to level the ground another the tanks.
- **88.08 Parking and Circulation Standards:** No additional parking is being proposed for the additional tanks.
- **88.09 Site Lighting:** No new site lighting is proposed.
- **88.11: Minimum Landscaping Standards:** The County's minimum landscaping standards require that "An area equivalent to at least 20 percent impervious surface of a property to be developed (excluding single-family and two-family dwellings) shall be planted as landscaped areas. The landscaped areas shall be designed and placed so as to achieve the maximum capture and filtration of storm water originating from the property." To meet this standard, Key Cooperative



must plant 200 square feet of landscaping that is conducive to runoff capture and infiltration, which is 20 percent of the total impervious surface being added (1,000 square feet). Staff is continuing to work with the applicant to determine an appropriate location. Identification of the location of the 200 square feet of landscaping is recommended as a condition of approval, and the zoning permit shall not be issued until it is completed.

- **88.13: Traffic Impact Analysis and Study:** The applicant states that the additional anhydrous ammonia tanks will not create new vehicle trips to and from the site. Traffic impact analyses are only required when 100 or more new vehicle trips will be generated, per day, by a proposed use.

As with all commercial development plans, staff routed the site plan to other County departments for review. No other departments had comments. Staff also routed the site plan to Emergency Management, due to the nature of the proposed use, and Emergency Management stated they do not have concerns or comments.

As the site plan meets all requirements in the Story County Land Development Regulations, Planning and Development staff recommend the Board approve the site plan with the condition that identification of the location of the 200 square feet of landscaping is completed prior to issuance of the zoning permit. When the condition is satisfied, and with the Board's approval, staff will issue the zoning permit.

