

Staff Report

Story County Board of Supervisors



Date of Meeting: February 3rd, 2026

Staff Project Manager: Leslie Day

Case Number: SUB25-000025

Name of Subdivision: Lowman's 5th Agricultural Subdivision

Resolution No. 26-49

REQUESTED ACTION

The request is for an Agricultural Subdivision Plat to create one lot which contains the existing dwelling (Lot 1), two unbuildable lots (Lots 2 and 3) and an Outlot (Outlot Z) as permitted in Section 87.06 Agricultural Subdivision Plat of the *Story County Code of Ordinances*.

RECOMMENDATION

All requirements for an Agricultural Subdivision Plat are met. Planning and Development staff recommend approval of the subdivision as submitted.

APPLICANT(S): David Lowman

PARCEL IDENTIFICATION NUMBER(S)

09-34-400-350 and 09-34-400-315

DISTRICTS

A-1 Agricultural
Ballard School District

SIZE OF PARCEL/AREA

Gross Acres 24.8 Net Acres 23.86

PROPERTY OWNER(S):

Walnut Creek Ltd. Partnership (Deed), David Lowman & Lowman Bros. Inc.

GENERAL PROPERTY LOCATION

27887 Timber Rd. Kelley, IA 50134-8555

Section:34 Township:83 Range:24 SW SE

LAND USE FRAMEWORK DESIGNATION

The subject property is designated as Agricultural Conservation Area on the Cornerstone to Capstone (C2C) Plan.

CURRENT LAND USE

The site is assessed as an Agriculture use by the Story County Assessor's Office.

CITIES WITHIN TWO MILES OF PROPOSED SUBDIVISION REQUEST

The proposed subdivision lies within two miles of the city of Kelley. On January 14, 2025, the Kelley City Council waived their right to review the Lowman's 5th Agricultural Subdivision with Resolution #21 (2024-2025), and they are in favor of the subdivision of the property.



Background

Description of Proposed Subdivision

The request is for an Agricultural Subdivision Plat to create one lot which contains the existing dwelling, two unbuildable lots and an Outlot as permitted in Section 87.06 Agricultural Subdivision Plat of the *Story County Code of Ordinances*. The applicable requirements are outlined below.

Applicable Regulations – Story County Land Development Regulations

87.06 AGRICULTURAL SUBDIVISION PLAT

An Agricultural Subdivision Plat application shall be submitted to the Planning and Development Department.

(1) A subdivision may be submitted for review and approval as an Agricultural Subdivision Plat when all of the following are true:

- a. The lots created by the subdivision are intended to be used for agricultural purposes.
- b. The subdivision contains no new development lots.
- c. The subdivision includes no land set apart for new streets, alleys, parks, dedicated open space, school property, or public use.
- d. The subdivision lies wholly within the A-1 or A-2 Districts.
- e. No Residential or Minor Subdivision Plats have been approved for the tracts being divided after December 31, 2003.

Property History

This is a division of property previously divided and identified as Parcels "F" and "G" on July 24, 2001.

Current and Future Land Use

The current parcel is 23.86 net-acres and zoned A-1 Agricultural. All proposed lots will retain this zoning. At present, the existing parcel contains a single-family dwelling and agricultural accessory buildings.

The future intent is for proposed Lot 1 to be used for the dwelling and for Lots 2, 3, and Outlot Z be used for existing road right-of-way.

The property is designated as Agricultural Conservation on the Cornerstone to Capstone (C2C) Future Land Use Map. Principles for the Agricultural Conservation designation include to:

Principle 1:

Conserving agricultural land, as well as agricultural practices, is a fundamental principle in Story County. Areas are identified, conserved, and enhanced within the county for farming practices and agricultural production.

Principle 2:

Continue to work towards strategies that promote alternative agricultural methods that work in harmony with conventional operations. A variety of farm types is a good thing.

Principle 3:

Encourage high-value agricultural lands to remain as agricultural and discourage non-agricultural development of such lands. Direct future non-agricultural development toward the



designated Urban Expansion, Rural Residential, Rural Village, and Commercial-Industrial Area designations on the Future Land Use Map.

Principle 4:

Design areas identified for development to limit conflicts between agricultural uses and rural residences and other types of land uses. Through development practices preserve and protect prime agricultural lands and the ability to engage in agricultural activities.

Principle 5:

Promote the continued health of agriculture through an ongoing planning process to identify partnerships and develop voluntary, incentive-based programs and strategies.

Current Surrounding Land Use

The property is in the Southwest of the Southeast Quarter of Section 34 of Washington Township.

Adjacent properties include:

North

A 25.30 net-acre parcel in the A-1 Agricultural Zoning district. This parcel is owned by Walnut Creek Ltd Partnership (Deed) David Lowman and is used as wooded area and a pond.

South

A 34.76 net-acre parcel in the A-1 Agricultural Zoning district. This parcel is owned by Walnut Creek Ltd Partnership (Deed) David Lowman and is used for Agricultural purposes.

East

There are nine properties. Two in the R-1 Residential Zoning District, two in the A-1 Agricultural Zoning District and five in the A-R Agricultural Residential Zoning District, all with Single Family Dwellings on them.

West

A 29.92 net-acre parcel in the A-1 Agricultural Zoning district. This parcel is owned by Walnut Creek Ltd Partnership (Deed) David Lowman and is used mainly for Agricultural purposes.

Analysis

The proposed subdivision is consistent with the criteria outlined above in Section 87.06 Agricultural Subdivision Plat of the *Story County Code of Ordinances* as noted below:

- All requirements are satisfied.
- Not all requirements are satisfied, and those exceptions are noted below:

Erosion control requirements in [Section 88.05](#) will apply to any development of the lots. The requirements include a construction buffer from sensitive natural areas and other requirements for temporarily stabilization of disturbed soils on a site.

Points to consider in evaluating the applicant’s request to divide property through the Agricultural Subdivision Plat process to create one lot which contains the existing dwelling, two unbuildable lots and an Outlot:

1. All requirements for an Agricultural Subdivision Plat in Section 87.06 of the Story County Land Development Regulations have been met.

Commentary

The following comments are part of the official record of the proposed Lowman’s 5th Agricultural Subdivision, Case No. SUB25-000025. If necessary, conditions of approval may be formulated based off these comments.



Comments from the Interagency Review Team

The proposal underwent the usual Interagency Review, and the following comments were provided:

Story County Planning and Development Questions and Comments

- **Intent of the Survey** section
 - There appears to be a grammar error: “The” create parcels for land transfer.
 - What is the intention of Lot 3? Will it just stay as a wooded area?
- **Note** section
 - Note 1: This needs to say: Lots 2,3 and Outlot in the Ag Subdivision are undeveloped.
 - Note 9: Note 9 only includes the school district. Include all other districts: zoning district, drainage districts, emergency services districts (ambulance and fire), zoning districts, utility districts, and watershed districts.
- **Face of the Plat**
 - The calculations converting acres to square footage on the lots areas appear to be incorrect, and therefore the net square footage would also be incorrect.
 - Lot 1 653 AC ≠ 284,325 sq ft
 - Lot 2 8.28 AC ≠ 360,800 sq ft
 - Lot 3 12.41 AC ≠ 540,774 sq ft
 - Lot 2 is labeled “Lot 2 Agricultural,” while Lot 3 is labeled only as “Lot 3.” Is this because Lot 2 is currently being farmed?
 - Regarding the buildings on Lot 1: Beacon shows a building south of the three grain bins. Additionally, can you confirm whether the building immediately to the west of the 3 bins is still standing? There is also a grain bin shown west of the three bins, closer to the property line, that shows on Beacon but not on the plat. Please confirm whether these buildings are present or not on-site as shown on the plat.
 - Existing wells and septic with setbacks to structures are not shown on the plat but are only mentioned on the Notes section.
 - All existing adjacent subdivisions and tract lines of acreage parcels together with the names of record owners of parcels of land immediately adjoining the proposed subdivision. The ones on the East and West sides are missing.
- Add floodplain source annotation.

Story County Auditor’s Office Comments

The Auditor’s Office has no additional comments on this subdivision plat.

Story County Environmental Health Comments

No comments.

Story County Engineer’s Office

No comments.

Story County Assessor’s Office

No comments.

Story County Conservation

The applicant is not developing Lot 3, correct?



Surveyor addressed all review comments and submitted a corrected subdivision plat.

Floodplain Management Program Comments

The property is located in a Special Flood Hazard Area as defined by FEMA.

Comments from the General Public

Letters were mailed to surrounding property owners on Wednesday, January 21, 2026, regarding the Board of Supervisors' meeting on the request. No public commentary was received or recorded at the time this report was published.

Alternatives

Story County Planning and Development Staff recommend alternative one below regarding the Lowman's 5th Subdivision, an Agricultural Subdivision Plat as submitted.

- 1. The Story County Board of Supervisors approves Resolution #26-49, the Lowman's 5th Subdivision, an Agricultural Subdivision Plat, as submitted.**
2. The Story County Board of Supervisors approves Resolution #26-49, the Lowman's 5th Subdivision, an Agricultural Subdivision Plat, with conditions.
3. The Story County Board of Supervisors denies Resolution #26-49, the Lowman's 5th Subdivision an Agricultural Subdivision Plat, as submitted.
4. The Story County Board of Supervisors tables the decision on Resolution #26-49, the Lowman's 5th Subdivision an Agricultural Subdivision Plat, and directs the applicant to address specific areas for additional information, review and/or modifications, and to work with staff to place the subdivision plat back on the Board of Supervisors' agenda.

Attachments to the Staff Report

- Submitted application and plans
- Public Comments
- Written responses from applicants to comments
- Legal Description
- Resolution from city within two miles (if applicable)
- Other