

Staff Report

Story County Board of Supervisors



Date of Meeting: March 17, 2026

Staff Project Manager: Leslie Day

Case Number: SUB26-000042

Name of Subdivision: Brothers Grove Residential Parcel Subdivision

Resolution No. 26-64

REQUESTED ACTION

The request is for a Residential Parcel Subdivision Plat to create one lot which contains the existing dwelling (Lot 2), and a second buildable lot (Lot 1) as permitted in Section 87.07 Residential Parcel Subdivision Plats of the *Story County Code of Ordinances*.

RECOMMENDATION

All requirements for a Residential Parcel Subdivision Plat are met. Planning and Development staff recommend approval of the subdivision as submitted.

APPLICANT(S): Michael Davis

PARCEL IDENTIFICATION NUMBER(S)
12-29-100-210

DISTRICTS
A-1 Agricultural
Colo-Nesco Community School District

SIZE OF PARCEL/AREA
Gross Acres 9.92 Net Acres 9.10

PROPERTY OWNER(S):

Michael Davis & Kema L. Davis

GENERAL PROPERTY LOCATION

69438 260th St. Colo, IA 50056-8592 Section:29
Township:83 Range:21 NE of the NW

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 Colo. On February 2, 2026, the Colo City Council waived their right to review the Brothers Grove Residential Parcel Subdivision with Resolution #26-2-1 fiscal year, and they are in favor of the subdivision of the property.



Background

Description of Proposed Subdivision

The request is for a Residential Parcel Subdivision Plat to create one lot which contains the existing dwelling (Lot 2), and a second buildable lot (Lot 1) as permitted in Section 87.07 Residential Parcel Subdivision Plats of the *Story County Code of Ordinances*. The applicable requirements are outlined below.

Applicable Regulations – Story County Land Development Regulations

87.07 RESIDENTIAL PARCEL SUBDIVISION PLAT

A Residential Parcel Subdivision Plat application shall be submitted to the Planning and Development Department.

(1) A Subdivision may be submitted for review and approval as a Residential Parcel Subdivision Plat when all of the following are true:

- a. The development lots created by the subdivision are intended to be used for residential purposes.
- b. Only two development lots may be created.
- c. The Assessment Property Record Card for the property shall show a single-family dwelling and/or farmstead, as defined in Section 85.08, in existence.
- d. The subdivision includes no land set apart for new streets, alleys, parks, dedicated open space, school property, or public use.
- e. The subdivision lies wholly within the A-1 District.
- f. Both development lots (created by the Residential Parcel Subdivision Plat) shall contain a minimum of one acre (net) each. All side and rear yard setback requirements must be met.
- g. All resulting development lots shall have access to an adjoining public roadway by actual road frontage or easement.
- h. No variances from subdivision or zoning standards shall be granted in order to accomplish the Residential Parcel Subdivision Plat.
- i. The existing parcel shall not have been created through a previously approved Residential Parcel Subdivision Plat.

Property History

This parcel (Parcel Identification Number 12-29-100-210) was created on August 26, 2024, when the northeast quarter of the northwest quarter of Section 29, Township 83, Range 21, was divided to break off the homestead from the agricultural ground, creating Parcel C. The division was established by Plat of Survey recorded as Instrument No. 2024-06115. Currently, the parcel contains a Single-Family Dwelling built in 2015 (Zoning Permit No. 8307), which replaced the existing dwelling.



Current and Future Land Use

The current parcel is 9.10 net-acres and zoned A-1 Agricultural. All proposed lots will retain this zoning. At present, the existing parcel contains a single-family dwelling.

The future intent is for proposed Lot 1 to be a buildable lot, and Lot 2 to remain in use for the existing dwelling.

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 Northeast Quarter of the Northwest Quarter of Section 29 of New Albany Township. Adjacent properties include:

North

A 39 net-acre parcel in the A-1 Agricultural Zoning district. This parcel is owned by Jeffrey L. & Robin L. Collins Trust and is used for Agricultural purposes.

South

A 29.91 net-acre parcel in the A-1 Agricultural Zoning district. This parcel is owned by Brandon D. & Jacqueline A. Wilson and is used for Agricultural purposes. This property also wraps around the East and West of the subject property.

East

Past the Wilson property, a 15.43 net-acre parcel in the A-1 Agricultural Zoning district. This parcel is owned by John R. & Linda L. Hemping Trust and is used for Agricultural purposes.

West

Past the Wilson property, a 38 net-acre parcel in the A-1 Agricultural Zoning district. This parcel is owned by Dean M. Ammerman Trust ½ and Steven Hohn & Ute Anna Ammerman ½ and is used for Agricultural purposes.



Analysis

The proposed subdivision is consistent with the criteria outlined above in Section 87.07 Residential Parcel 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 a Residential Parcel Subdivision Plat process to create one lot which contains the existing dwelling, and one buildable lot:

1. All requirements for a Residential Parcel Subdivision Plat in Section 87.07 of the Story County Land Development Regulations have been met.

Commentary

The following comments are part of the official record of the proposed Brothers Grove Residential Parcel Subdivision, Case No. SUB26-000042. If necessary, conditions of approval may be formulated based on 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

The following comments include items that need to be corrected or added, as well as questions requiring clarification:

- The type of subdivision needs to be shown on the face of the Plat. For example, it could state: “Brothers Grove Residential Subdivision” or “Brothers Grove Residential Parcel Subdivision.”
- As a suggestion, the text “This area is in Zone X (Area of Minimal Flood Hazard), according to the FEMA National Flood Hazard Map” could be removed to avoid confusion. Again, this is only a suggestion.
- Is there a development currently planned for Lot 1? What is the intent of the subdivision?
- A 300-foot access separation distance between driveways and 500 feet of sight distance in each direction is required. Please let us know where the proposed entrance for Lot 1 would be located.

Story County Auditor’s Office Comments

There are no comments on the plat itself. It looks good. One of the accompanying documents is a separate page with the legal descriptions of the two lots. Both descriptions contain identical typographical errors in the second paragraph. There is a period after the first bearing – this should



be a comma. Following that bearing the descriptions read, “...180.06 feet along the north line of the northeast quarter...” Northeast should be northeast.

Story County Environmental Health Comments

I don’t see any issues. The septic is right around the house, and all wells have been plugged.

Story County Engineer’s Office

Lot 1 has a drainage district tile running through the middle of it that should not be disturbed.

Story County Assessor’s Office

No comments.

Story County Conservation

No comments.

The surveyor has addressed all review comments and submitted a corrected subdivision plat.

Comments from the General Public

Letters were mailed to surrounding property owners on Tuesday, March 3, 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 Brothers Grove Residential Parcel Subdivision, as submitted.

1. **The Story County Board of Supervisors approves Resolution #26-64, Brothers Grove Subdivision, a Residential Parcel Subdivision Plat, as submitted.**
2. The Story County Board of Supervisors approves Resolution #26-64, the Brothers Grove Subdivision, a Residential Parcel Subdivision Plat, with conditions.
3. The Story County Board of Supervisors denies Resolution #26-64, Brothers Grove Subdivision, a Residential Parcel Subdivision Plat, as submitted.
4. The Story County Board of Supervisors tables the decision on Resolution #26-64, the Brothers Grove Subdivision, a Residential Parcel 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