



## PLANNING AND ZONING

### Cerro Gordo County Courthouse

220 N Washington Ave, Mason City, IA 50401  
Tom Meyer, Zoning Administrator  
Michelle Rush, Assistant Zoning Administrator

(641) 421-3075  
plz@cerrogordo.gov

February 21, 2025

TO: Cerro Gordo County Planning and Zoning Commission

SUBJECT: Next Meeting – **March 6, 2025; 4:00 p.m.; Boardroom**

Ladies and Gentlemen:

The next meeting of the Cerro Gordo County Planning and Zoning Commission is scheduled for **March 6, 2025 at 4:00 p.m., in the Boardroom at the Courthouse.** You will be considering one rezoning request.

1. Alice Heitland Estate 8356 110<sup>th</sup> St, Thornton, IA 50479

This 6.07-acre parcel is located in the SW $\frac{1}{4}$  of Section 29, Pleasant Valley Township. The applicant proposes to separate the building site (See Exhibit A) from the farmland (See Exhibit B). The building site and the cropland will be sold separately. The building site is less than 10 acres in size, so a rezoning from the A-1 Agricultural District to the A-2 Agricultural Residence District is being requested.

The parcel is an existing farmstead with a dwelling and many farm structures. No non-conformities will be created as a result of the request.

The parcel is adjacent to fields in agricultural production. The applicant owns the farmland surround the building site and also the landlocked 29.2-acre parcel to the north in the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$ . The owner currently accesses the farmland on the north side of the building site (See Figure 7). The farmland surrounding the building site along the west and north could be accessed from 110<sup>th</sup> Street if a new driveway was installed and permitted by the County Engineer's Office. If/when the farmland is sold in the future, access for farming equipment will need to be addressed. Future access easements may be necessary but are not at this time.

The rezoning request is in general compliance with the comprehensive plan. This is an existing building site, and no land will be taken out of production. The access issue to the farmland will need to be addressed upon the sale of the parcel. **The Planning & Zoning Department recommends the request be forwarded to the Board of Supervisors for approval.**