

R-2

R-2

M-1

R-2

M-1

M-1

R-2

R-2

R-2

M-1

R-1

M-1

M-1

R-1

R-2

A-2

R-2

R-2

R-1

R-1

240th ST.

27

A-1

DOVE AVE.

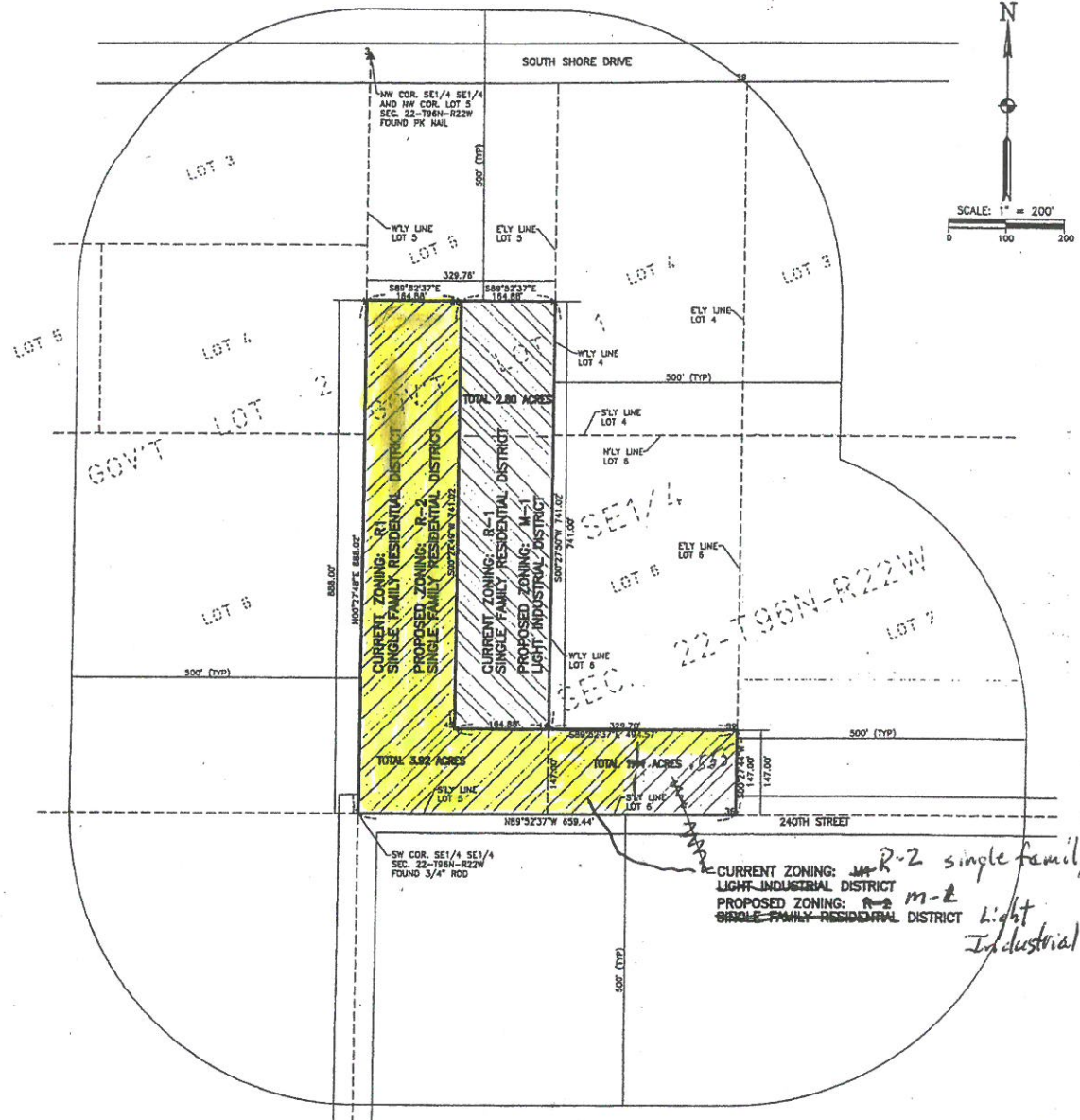
A-1

A-1

PLAT OF REQUEST OF ZONE CHANGE



SCALE: 1" = 200'



CURRENT ZONING: ~~M-1~~ R-2 single family
 LIGHT INDUSTRIAL DISTRICT
 PROPOSED ZONING: ~~R-2~~ M-1
 SINGLE FAMILY RESIDENTIAL DISTRICT Light Industrial

DESCRIPTION OF PROPOSED ZONE CHANGE

Change of Zone from ~~M-1~~ Light Industrial to ~~M-1~~ R-2 Single Family:
 The South 147.00 feet of Lot 6 in the Subdivision of Government Lot 1 in Section 22, Township 96 North, Range 22 West of the 5th P.M., Cerro Gordo County, Iowa, containing 1.17 acres.

Change of Zone from R-1 Single Family to ~~R-1~~ R-2 Single Family:
 The South 888.00 feet of Lot 5 in the Subdivision of Government Lot 1 in Section 22, Township 96 North, Range 22 West of the 5th P.M., Cerro Gordo County, Iowa, containing 3.92 acres.

Change of Zone from ~~R-1~~ Single Family to M-1 Light Industrial:
 The East 164.88 feet of the North 741.00 feet of the South 888.00 feet of Lot 5 in the Subdivision of Government Lot 1 in Section 22, Township 96 North, Range 22 West of the 5th P.M., Cerro Gordo County, Iowa, containing 2.80 acres.

except for the 5147' of E 145' of L6 Sub Govt L1 22-96-22

WHKS & CO.
 ENGINEERS PLANNERS LAND SURVEYORS
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Bob and Jennifer Kopriva
SUPPLEMENTAL SITE REVIEW INFORMATION

This information is intended to satisfy Policy 6.1.4 of the Comprehensive Plan. This policy encourages the use of the “same criteria...for evaluating proposed special uses when considering request to rezone property to an industrial classification.” These criteria are stated below with analysis following. The criteria are based on the provisions of Section 24.4(A)(2)(a-g) of the Zoning Ordinance.

1) HARMONY AND ACCORD WITH GENERAL PRINCIPLES AND PROPOSALS OF ZONING ORDINANCE -

The Zoning Ordinance states that, “The M-1 Light Industrial District is one of the light industrial uses designed to serve the needs of Cerro Gordo County for industrial activity least offensive to the uses in nearby Commercial and Residential Districts.” The ordinance then places further restrictions on uses in the district. Uses in the M-1 district are prohibited from emitting “offensive odors, dust, noxious gas, noise, vibration, smoke, heat, glare, refuse matter or water-carried waste beyond the boundaries of the lot.” Boat hoist storage is not likely to produce any of those types of impacts.

The ordinance also requires that all uses within the M-1 district “be conducted wholly within a completely enclosed building except for parking, loading, and unloading facilities.” Boat and hoist storage is closest to warehousing or parking as a use. The most effective way to create the least impact is to have buffer yards established between the remaining residential and agricultural properties without such buffers.

2) COMPATIBILITY OF USE WITH APPEARANCE AND ESSENTIAL CHARACTER OF AREA -

The property is currently used and will continue to be used for boat and hoist storage. Land to the south of the site is in agricultural production. Land to the north is used for boat and hoist storage as well. Land to the east and west is used for residential uses. The closest residence is at 4864 240th Street. The existing and addition of buffer yards as discussed in the staff report makes the use compatible with adjacent residential and agricultural uses and will maintain a consistent area for such a use. Being adjacent to an existing M-1 District with the same type of use, the rezoning is appropriate for the area.

3) IMPACT ON EXISTING AND FUTURE USES, VICINITY, AND COMMUNITY AS A WHOLE -

The proposed and continued use of the property for boat and hoist storage will not increase traffic or create additional negative impacts. The biggest impact is visual in nature and can be mitigated with further buffer yards.

4) ADEQUACY OF PUBLIC SERVICES (i.e., highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, or schools) -

240th Street is gravel-surfaced, which carries an average of 40 vehicles on a daily basis. No increase in traffic is foreseen as a result of the proposed change of zone, as the use will remain the same.

Law enforcement protection is provided by the Cerro Gordo County Sheriff's Department. Fire protection is provided by the Clear Lake Fire Department. The proposed use should not result in a high demand for either service.

The site is not located within a flood hazard area or drainage district. There may be private tile lines that run through the parcel, but it is not located in a Drainage District.

Refuse disposal will be the responsibility of the applicant. Water and wastewater facilities are not needed in the immediate future but may be needed if the property is further developed. Required water and wastewater permits from the Health Department will need to be received prior to those facilities being installed. The proposed use should not have an impact on schools.

5) PUBLIC COST FOR ADDITIONAL PUBLIC FACILITIES AND SERVICES -

No increase or additional cost to public facilities are anticipated as a result of the proposed rezoning. There are sanitary sewer facilities available along the west property line of Lot 5 or along the right-of-way of 240th Street already if needed to hook up.

6) POTENTIAL DETRIMENTS TO PERSONS, PROPERTY, OR GENERAL WELFARE (i.e., excessive traffic, noise, smoke, fumes, glare, or odors) -

According to 2013 data from the Iowa Department of Transportation, 240th Street carries an average of 40 vehicles daily. The existing use will be maintained with the propose rezoning, so no increase in traffic is anticipated.

Smoke, fumes, odors, noise, or dust are not usually associated with boat and hoist storage.

The largest impact of the use is visual in nature. Significant vegetative buffers already exist or are being established along the west property line of Lot 5 and the east property line of Lot 6. Buffering along the south right-of-way line of 240th Street and the shared property lines of 4868 240th Street would mitigate visual impacts.

7) COMPATIBILITY AND CONSISTENCY WITH THE INTENT AND PURPOSE OF THE ZONING DISTRICT -

Boat and hoist storage is a permitted use in M-1 Light Industrial Districts. Typically, uses in the district are required to be located within an enclosed building, but considering the adjacent residential uses, a more efficient way to mitigate visual impacts is with additional buffer yards as required by the Zoning Ordinance.

The ordinance also requires a 6-foot buffer wall or 60-foot buffer park between agricultural or residential and industrial zoning districts. The requirement for a buffer wall or park may be waived where the district boundary follows a road right-of-way as long as the waiver does not permit undesirable features of the use to be seen by the public. The waiver of this requirement would also have to be approved by the Board of Adjustment. At a minimum, additional buffering should be established along the shared property line with 4864 240th Street.



22

240th ST.

DOVE AVE.

27

Bob and Jennifer Kopriva
Part of Lots 5 & 6, Subdivision of Government Lot 1, Section 22, Clear Lake Township

Figure 1
Looking at Lot 5



October 2, 2018, J. Robbins

Figure 2
Looking at Lot 6



October 2, 2018, J. Robbins

Figure 3

Looking easterly along the southern end of Lot 6 (proposed to be rezoned from R-2 to M-1)



October 2, 2018, J. Robbins

Figure 4

Looking westerly along the southern end of Lot 5 (proposed to be rezoned from R-2 to M-1)



October 2, 2018, J. Robbins

Figure 5

Looking south along the west property line of Lot 5 and the Clear Lake Sanitary District easement
(proposed to be rezoned from R-2 to M-1)



October 2, 2018, J. Robbins

Figure 6

Looking at the approximate location for the storage building



October 2, 2018, J. Robbins

Figure 7

Looking southeasterly at the east property line of Lot 6



October 2, 2018, J. Robbins

Figure 8

Looking at the new planting along the west property at the northwest corner of Lot 5



October 2, 2018, J. Robbins

Figure 9

Looking at the house at 4864 240th Street that was split off of Lot 6



October 2, 2018, J. Robbins

Figure 10

Looking north along the shared property line with 4864 240th Street



October 2, 2018, J. Robbins