



PLANNING AND ZONING

Cerro Gordo County Courthouse

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June 16, 2023

TO: Cerro Gordo County Planning and Zoning Commission

FROM: John Robbins, consulting Senior Planner (NIACOG)

SUBJECT: Next Meeting – **Thursday, July 6, 2023; 4:00 p.m.; Boardroom**

Ladies and Gentlemen:

The next meeting of the Cerro Gordo County Planning and Zoning Commission is scheduled for **July 6, 2023 at 4:00 p.m., in the Boardroom at the Courthouse**. You will be considering a rezoning request.

1. Cerro Gordo County on behalf of Don Bonham Construction SE corner at the intersection of IA Highway 122 & Lark Avenue (North 750' of NW¼ of the SW¼, Section 12, Lake Township)

Don Bonham Construction intends to purchase land from Cerro Gordo County to relocate a retail store on the subject property (See Figure 1 and enclosed site plan). According to the company, the current location is too small for its operations and is in need of available land to accommodate the needed space. A rezoning from A-1 Agricultural to C-2 General Commercial for the north 750' of the parcel is being requested as a result to make the proposed use a permitted principal use on the property. The area proposed to be rezoned will include the portion intended to be purchased by Don Bonham Construction and the remaining northerly portion of land adjacent to Iowa Highway 122.

Site Review

The property is located at the southeast corner of the intersection of Iowa Highway 122 and Lark Avenue, currently zoned A-1 Agricultural. It is located adjacent to city limits to the north, which is zoned for commercial development. There is adjacent retail commercial properties immediately to the east. There is county-owned land across Lark Avenue to the west, which has the county Law Enforcement Center and jail and County Engineer's Office.

The proposed rezoning will create a consistent C-2 zoning designation west to east from the subject intersection to the Mason City western city limits. Driveway accesses are proposed to be off of Lark Avenue, the northernmost access being 150' from the highway to meet the minimum Iowa DOT requirements. Krista Rostad, the local Transportation Planner for the Iowa DOT, noted that the department is reviewing the proposal to determine if turn lanes may be required at Lark Avenue from the highway if the proposal moves forward. Sign permits will also be required from Iowa DOT for all signs.

In consultation with the County Engineer, a reverse frontage road is planned for along the south side of the site for future access as potential development occurs to the east of the proposed retail store site. The County Engineer noted that any signage must not block views at the intersection.

The Mason City Municipal Airport stated that the proposed retail store would not be an issue so long as the building is less than 300' tall.

Utilities and Services

The proposed site plan for the retail store shows a proposed well location and septic leech field. Utility services for both water and wastewater are in place along the north side of the highway and west side of Lark Avenue, so separate onsite systems are not likely to be needed.

Connection to available public services is recommended, if approved by the city of Mason City. In the case of separate onsite services, CG Public Health noted that the state regulates wastewater systems if the site uses more than 1,500 gallons per day. The state also regulates wells if they qualify as a public water supply (at least 15 service connections or if the site serves at least 25 people for at least 60 days per year). Otherwise, CG Public Health requires permits for all other local private systems.

Conformance with the Comprehensive Plan

The Comprehensive Plan generally encourages non-farm commercial development to be planned within cities or in urban fringe areas near available infrastructure and local coordination between jurisdictions. The location is immediately outside of city limits within the urban fringe of Mason City to the north and east and along an existing commercial corridor. The proposed rezoning creates a consistent commercial zoning classification along the highway to prepare for potential future developments similar to development occurring on the west side of Mason City along the corridor. The county informed and met with representatives of the Mason City Development Services and Public Works Departments in early 2022 regarding feasibility of preliminary discussions for a possible retail location across Lark Avenue at the southwest corner of the same intersection and received no expressed concerns at that time. The City of Mason City has been provided the opportunity to make comment for this proposal as well. Any comments received will be shared with the Commission at the hearing.

Water and sanitary sewer lines are in place along the highway and Lake Avenue. Further, the plan discourages public cost to taxpayers as appropriate. With service lines in place, no major extensions of utility lines will be necessary. The developer would be responsible for any hookup costs to these services.

The Comprehensive Plan prescribes that major transportation corridors are identified and development is located to maximize efficiency for the purpose of minimizing long term capital investment. Iowa Highway 122 is already an established primary commercial artery of the transportation system, so the planned development will not have significant added cost in the immediate term. As encouraged by the plan, the proposed development has considered safety standards of the Iowa DOT for driveway accesses and may necessitate turning lanes at Lark Avenue. In consultation with the County Engineer, a potential reverse frontage road has been chosen as a means for future access for future development to the east, if ever needed. In regards to the potential DOT requirement of a turning lane being required to be installed as the result of development of the retail store site, the plan generally encourages infrastructure costs not to be borne by the public. Potentially, participation toward the costs by Don Bonham Construction for any required road improvements at the discretion of the County Engineer could be made a requirement with a Conditional Zoning Agreement, if agreed upon by the developer.

Summary and Conclusion

The Comprehensive Plan appears to generally provide support for the proposal. It is within the urban fringe area in an already developing area. It is along an established transportation corridor and would require little to no additional public investment, depending on the need for turning lanes at the intersection, with utility services already existing adjacent to the site. In light of these known factors, it is recommended this proposal be forwarded to Board of Supervisors for approval. Attaching a Conditional Zoning Agreement to the rezoning may be advisable depending on any new information that may be discovered.

**Cerro Gordo County on behalf of Don Bonham Construction
North 750' of the NW¼ of the SW¼, Section 12, Lake Township**

Figure 1

Looking at the general area proposed to be rezoned from A-1 to C-2 from the intersection of Iowa Highway 122 and Lark Avenue



June 8, 2023, J. Robbins

APPLICATION FOR CHANGE OF ZONE
CERRO GORDO COUNTY, IOWA

Name and Mailing Address of Applicant(s):

Bonham Construction ¹/₃ Cerro Gordo County
PO Box 387
Mahomet, IL 61853

Applicant(s) are the: Owner(s) Contract Purchaser(s) of the property described.

Present zoning district of described property is

A1

Proposed zoning district for described property

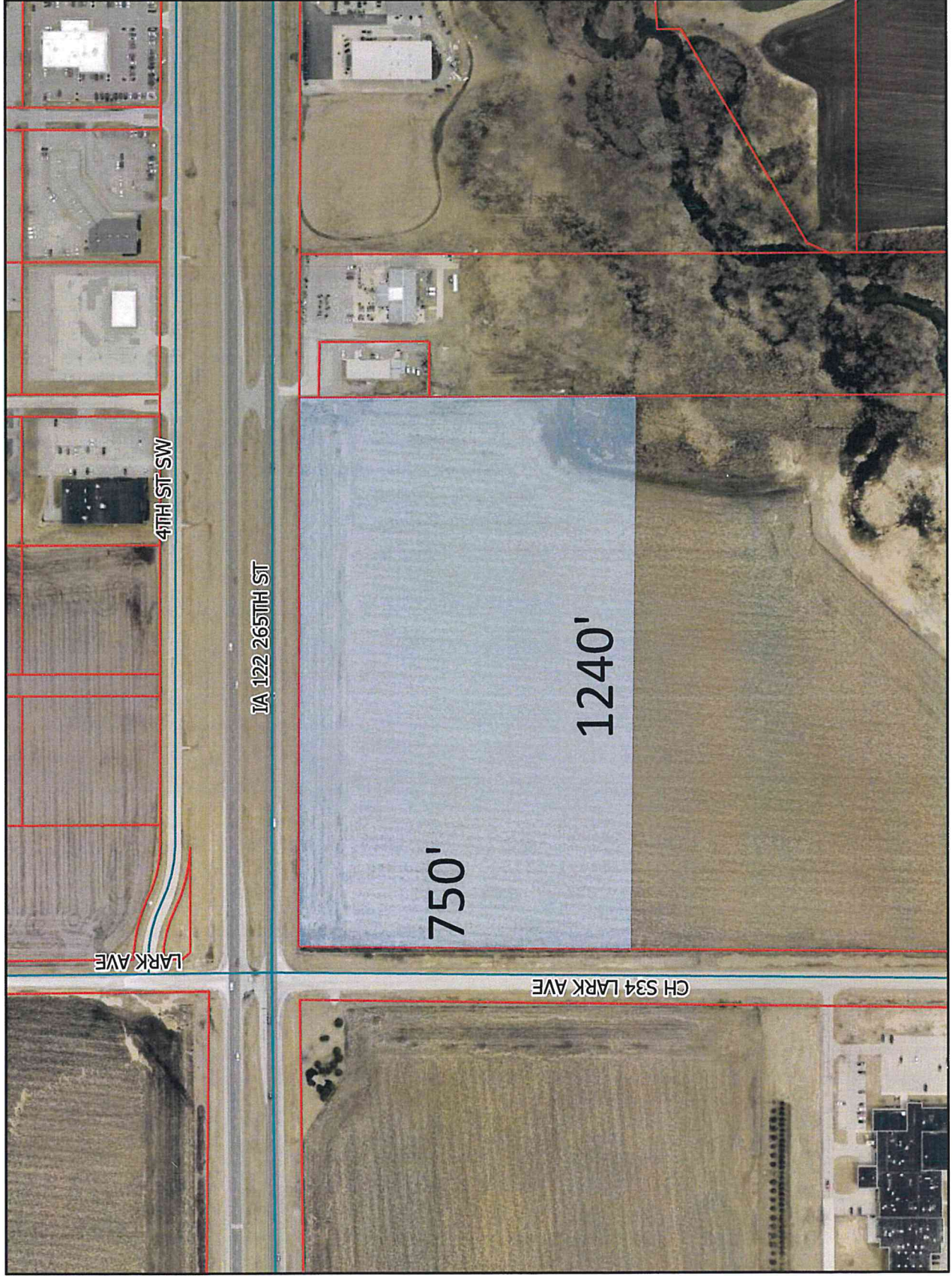
C2

Reasons for re-zoning:

To Build a commercial/retail buiding for a Tractor Supply Store

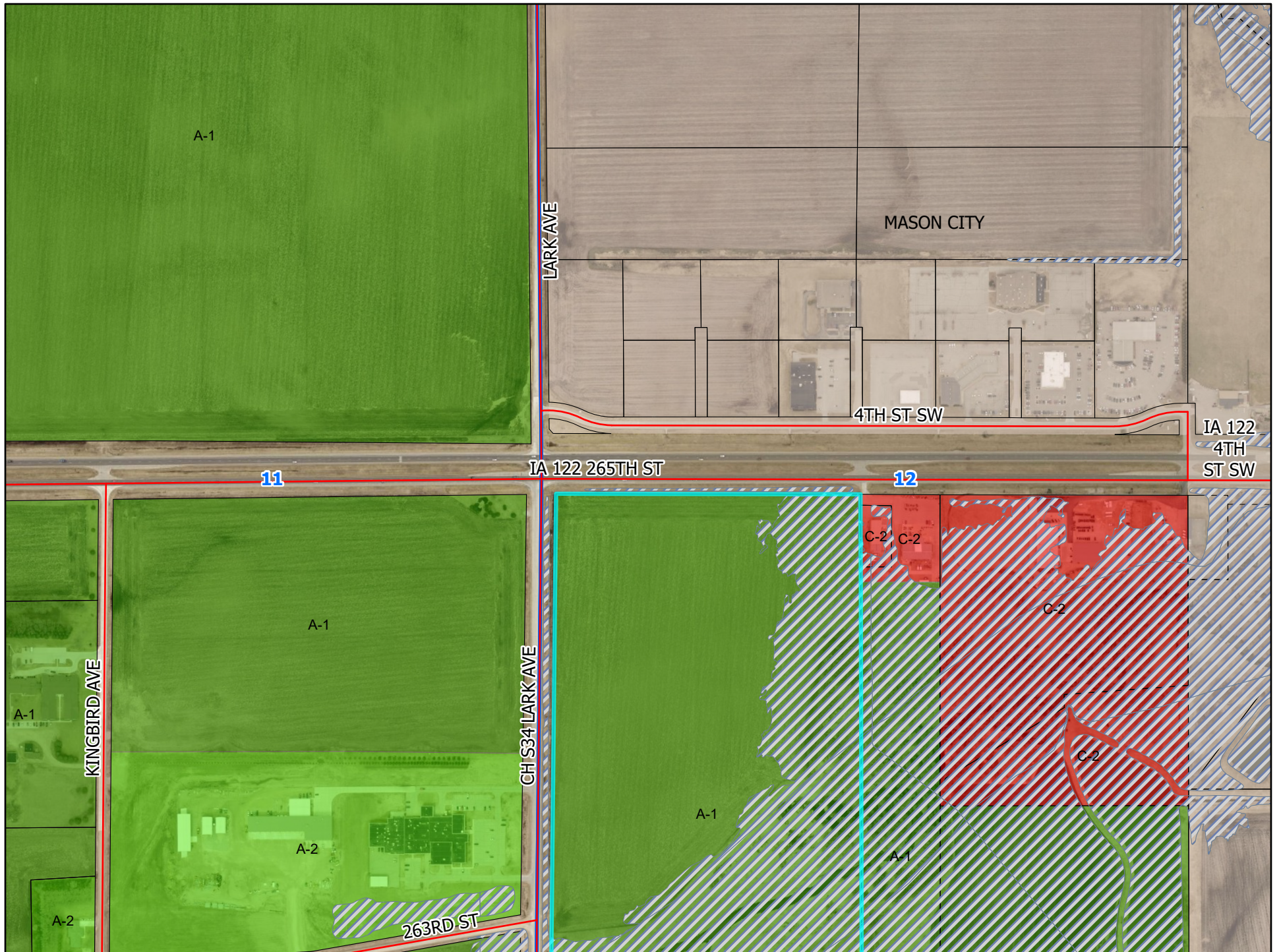
Name and Addresses of the owners of all properties lying within five hundred (500) feet of any part of the property proposed to be changed are as follows:

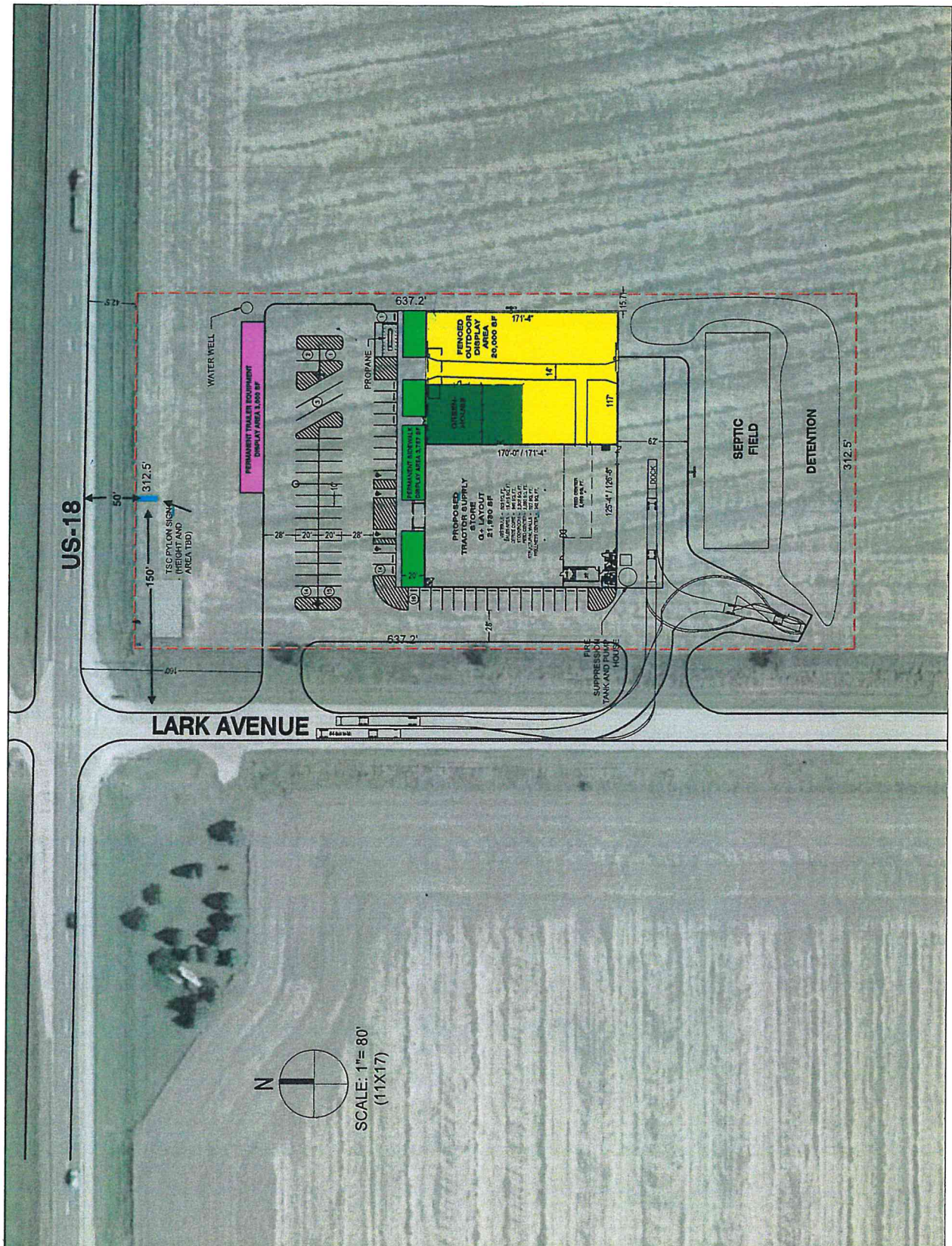
P&Z Development Area



This map created in the GIS Office of the Cerro Gordo County (Iowa) Auditor. Last updated on: June 6, 2023







PROJECT INFORMATION

SITE AREA	
LOT	± 4.57 AC
TOTAL	± 4.57 AC

PARKING COUNT SUMMARY	
TSC	19,028 SF

TOTAL PROVIDED	
65 SP	
REQUIRED BY CITY	
19,028 SF BLDG	-SP
TOTAL REQUIRED	
-SP	

ZONING CLASSIFICATION	
EXISTING	T7
PROPOSED	T7
REQUIRED SETBACKS	
FRONT	T7
SIDE	T7
REAR	T7

PROJECT NOTES

1. THIS CONCEPTUAL SITE PLAN IS FOR PLANNING PURPOSES ONLY. SITE SPECIFIC INFORMATION SUCH AS EXISTING CONDITIONS, ZONING, PARKING, LANDSCAPE, UTILITIES AND UTILITY REQUIREMENTS MUST BE VERIFIED.

2. ALL CURB CUTS SHOWN ARE PROPOSED AND MUST BE VERIFIED.

DRAWING ISSUE/REVISION

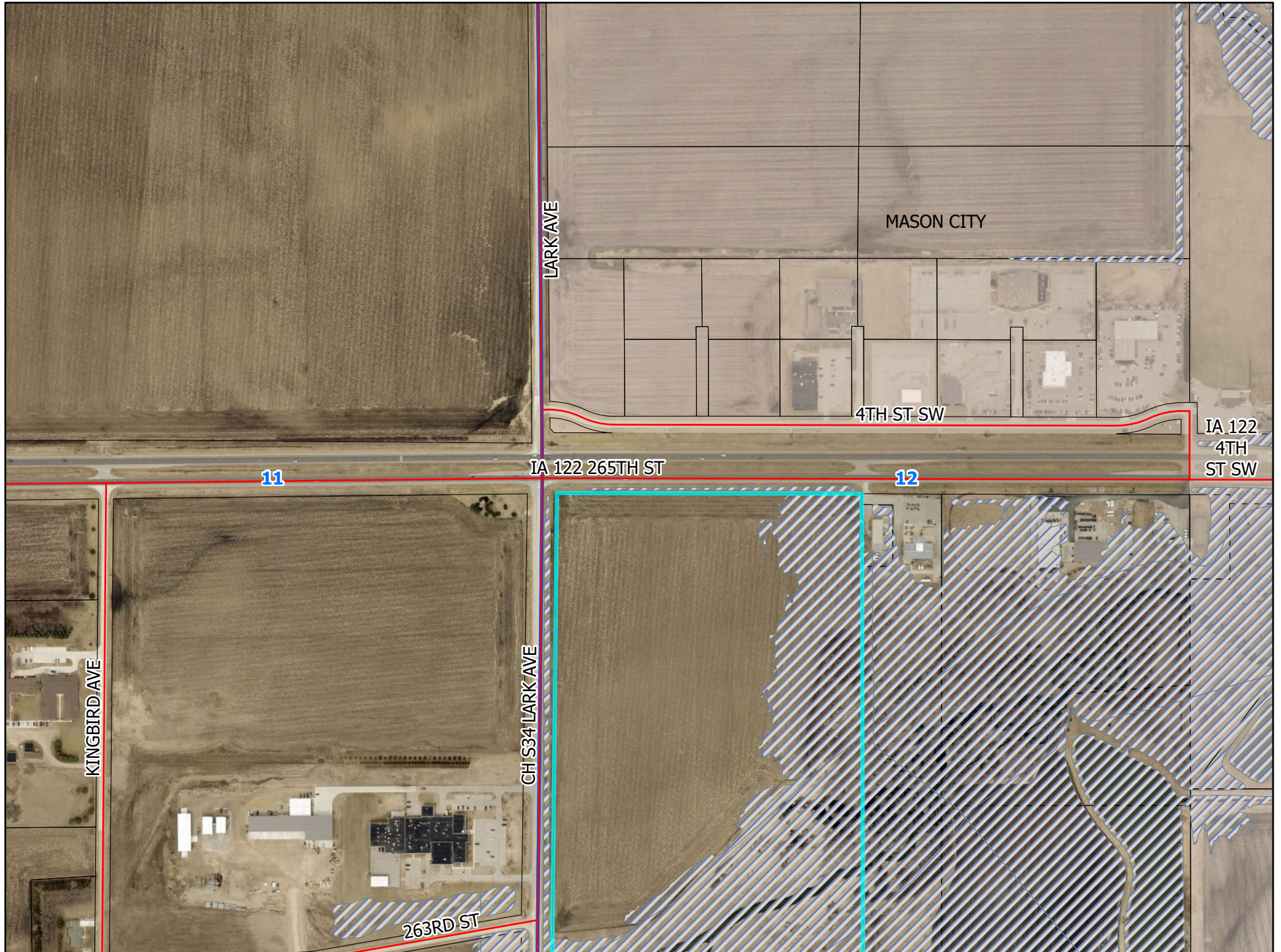
DATE	NARRATIVE	DRAWN BY
04/19/23	INITIAL RELEASE	SE3
4/25/23	REVISIONS	SE3
4/26/23	REVISIONS	SE3
5/19/23	REVISIONS	SE3

G PROTOTYPE

TRACTOR SUPPLY
MASON CITY, IA

102





LARK AVE

MASON CITY

4TH ST SW

IA 122
4TH
ST SW

IA 122 265TH ST

11

12

KINGBIRD AVE

CHI S34 LARK AVE

263RD ST