



PLANNING AND ZONING Cerro Gordo County Courthouse

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April 15, 2019

TO: Cerro Gordo County Planning and Zoning Commission

FROM: John Robbins

SUBJECT: Next Meeting – *Thursday, May 2, 2019; 4:00 p.m.; Boardroom*

Ladies and Gentlemen:

The next meeting of the Cerro Gordo County Planning and Zoning Commission is scheduled for **Thursday, May 2, 2019 at 4:00 p.m., in the Boardroom at the Courthouse.** You will be considering a rezoning request.

1. Harriet L Lundt Estate 3734 Vine Avenue

This 3-85-acre parcel, located in the NE¹/₄, Section 21, Dougherty Township, is being separated from the surrounding cropland. Since the property will be less than 10 acres, a rezoning from A-1 to A-2 is being requested by the applicant.

The property contains a house, farm building, and 6 grain bins. There are several non-conforming structures on the property. The house is 26 feet from the front lot line (See Figure 1). The farm building is 12 feet from the front lot line (See Figure 2). A 50-foot front yard setback is required in the A-2 District.

The grain bins have separation distances less than the required minimum separation distance of 10 feet between detached structures (See Figure 3).

The parcel is surrounded by fields in agricultural production. The fields around the acreage can be accessed to the north and south from Vine Avenue.

The rezoning request is in general compliance with the comprehensive plan: it is an existing building site, there are no access issues, and no land will be taken out of agricultural production. A Declaration of Use Covenant dedicating the farmland for agricultural purposes will be necessary to avoid a subdivision trigger before the request is heard before the Board of Supervisors. I recommend the request be forwarded to the Board of Supervisors for approval contingent on a Declaration of Use Covenant being prepared and recorded with the County Recorder prior to the hearing.