



PLANNING AND ZONING

Cerro Gordo County Courthouse

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November 18, 2020

TO: Cerro Gordo County Planning and Zoning Commission

FROM: John Robbins

SUBJECT: Next Meeting – *Thursday, December 3, 2020; 4:00 p.m.; Boardroom*

Ladies and Gentlemen:

The next meeting of the Cerro Gordo County Planning and Zoning Commission is scheduled for **December 3, 2020 at 4:00 p.m., in the Boardroom at the Courthouse.** You will be considering a two rezoning requests.

If you have concerns with attending in person due to COVID-19, the option to attend the hearing via teleconference will be made available. Social distancing will be practiced. You may join via teleconference by calling the phone number below and enter the Conference ID when prompted. Please let me know if you have any questions about this.

Conference phone: (641) 421-3113

Conference ID: 3044#

REZONING REQUESTS

1. Jeffrey Rooney 24795 120th Street (NE¼, Section 25, Dougherty Township)

Mr. Rooney recently purchased the entirety of the NE¼, Section 25, Dougherty Township. The 5.04-acre building site was split off from the farmland in August 2017 and rezoned to the current A-2 District. As a result of the recent purchase, Mr. Rooney is making the request the change of zone from A-2 Agricultural to A-1 Agricultural to reflect the number of contiguous land, which is about 160 acres in size. Since the number of contiguous acres exceeds the required minimum 10 acres for the A-1 District, the request meets the requirement.

The property is an existing farmstead with an existing house and many farm structures (See Figures 1-5). Many of the farm structures are less than 10' apart where a minimum 10' minimum separation is typically required. The north machine shed is 18' from the front line. A 50' front yard setback is required in the A-1 District (See Figure 6). However, all of these structures are not applicable to these requirements as farm structures.

The rezoning request is in general compliance with the comprehensive plan: it is an existing building site, no farmland will be taken out of production, and there are no access issues. I recommend the request be forwarded to the Board of Supervisors for approval.

2. Brandon & Kassie Neve west of 19288-A 280th Street (SE¼ of the SW¼, Section 31, Falls Township)

The Neves recently purchased the 6.41-acre Parcel B as illustrated under the original plat of survey included in your packets (See Figure 1-3). This was recently rezoned to A-2 Agricultural in October 2020. The Neves desired to purchase an additional 3.74 acres between the pond and their residence at 19288-A 280th Street, which is the whole of the 10.15-acre Parcel B under the amended plat of survey included in your packets (See Figure 3-5). To avoid an illegal lot in the A-1 District with the additional land, the Neves are requesting a change of zone of the original 6.41-acres Parcel B back to the A-1 District so that the whole of the 10.15 acres of the amended Parcel B are within the same zoning classification.

There are no structures located on the surveyed parcel (See Figures 1-3). There are fields in agricultural production east of the surveyed parcel and residential properties to the west. The field to the east is accessible from 280th Street east of the property.

The Future Land Use Map shows this area as future residential. The 10.15-acre “Parcel B” is not likely to be developed in the near future, so the almost 5 acres of farmland included with it is not likely to be taken out of production anytime soon. The rezoning request is in general compliance with the comprehensive plan: it is planned for future residential development; little, if any, farmland will be taken out of production in the foreseeable future and meets minimum area requirements; and there are no access issues. I recommend the request be forwarded to the Board of Supervisors for approval.