

TO: Planning and Zoning Commission
FROM: Pam Kalstrup, Zoning and Land Use Coordinator
DATE: March 5, 2021

RE: #ZMA-2021-01

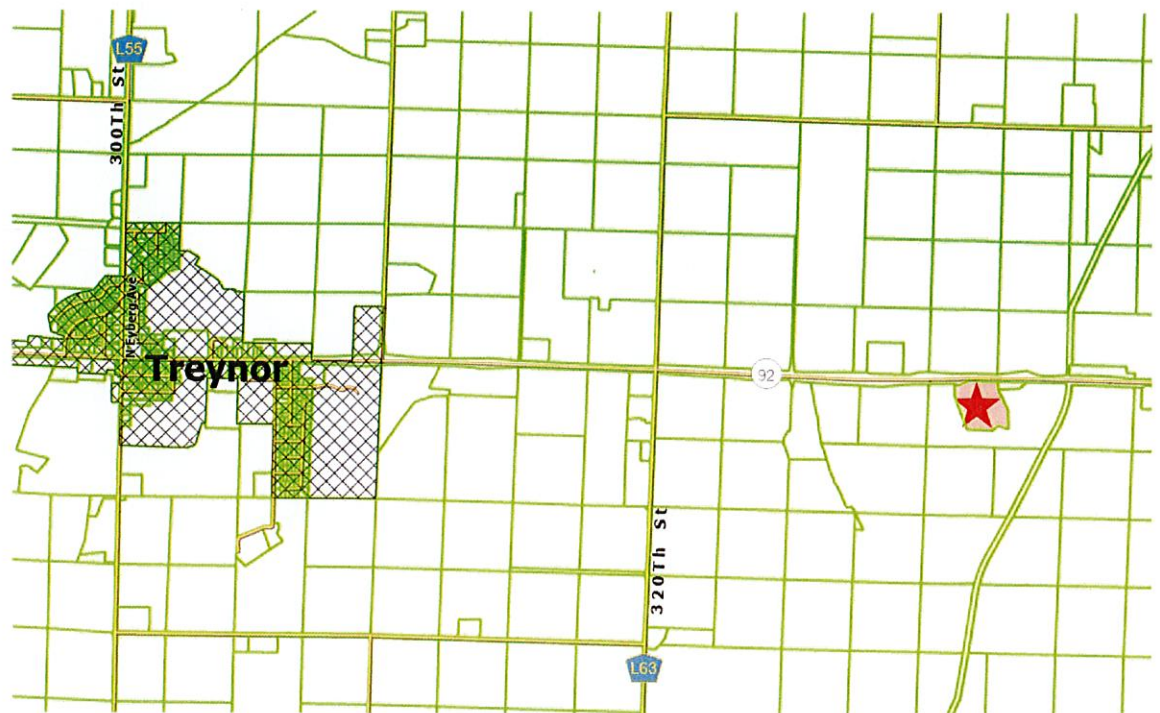
REQUEST: Zoning map amendment to reclassify approximately 5 acres from a Class A-2 (Agricultural Production) District to a Class C-1 (Highway Commercial) District.

LOCATION: Silver Township

Hwy 92

10-74-41 N1/2 NW COMM 492.05 E & 90'S OF NW COR THENCE ELY1442.01 SWLY196.4 WLY377.45SLY781 WLY215.92SLY133.28 W513.09NLY687.73 N243.85 TO POB EXC E OF CRK

The subject property is located approximately 2 miles east of the Treynor city limits on Highway 92.



PROPERTY OWNER: Craig A Buckingham

GENERAL INFORMATION:

The applicant has requested that approximately 5 acres, which are currently zoned A-2 (Ag Production), be rezoned to C-1 (Highway Commercial). In 2017, the Zoning Board of Adjustment granted the applicant a Conditional Use to permit for an enterprise involving large assemblages of people (family parties, weddings, company parties, birthday parties). The enterprise is doing business as the Palace Event Center, which is a remodeled barn. **See Attachment #1.** Due to expressed interest from customers, the applicant would like to add motels/motor hotels to his property to complement the event center. To stay with the farm setting theme, he is proposing to construct two grain bins which will be designed and engineered as habitable space. Each

proposed structure would have 5 sleeping areas, each with their own restroom. The lower levels would be ADA compliant. The applicant intends to provide renditions at the public hearing. The applicant would secure a Commercial Building Permit from the Pottawattamie County Building Division. The existing well would be converted to a commercial well via the Iowa Department of Natural Resources to service the structures, including the existing event center. A new onsite wastewater treatment and disposal system would be constructed and designed per Iowa Administrative Code, Chapter 69. The event center has its own system.

ZONING:

The Class C-1 District is intended primarily to provide for travel-related businesses and services in rural areas of the County along major highways where controlled access to the highway is afforded for the convenience and safety of the highway user by the provisions of frontage roads, interchanges and channelized intersections. Properties shall be located along or have direct access to hard surfaced streets.

The Class C-1 District lists the following permitted principal uses:

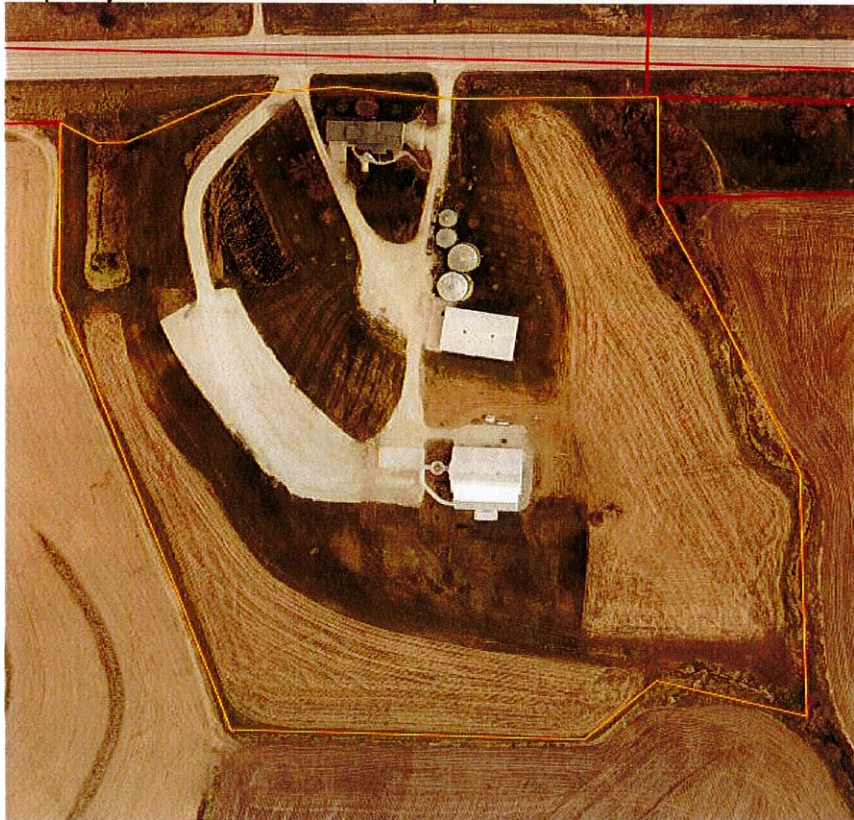
8.045.020

- .05 Motels and motor hotels, but only when serviced with public or common water and sewer facilities. (*Ordinance #81-6/10-01-81*)

SITE & AREA REVIEW: The properties in the immediate area are a mixture of rural residential acreages, agricultural ground and industrial (Heartland Property Coop).

SITE REVIEW:

The parcel currently contains one single family dwelling, the event center, four grain bins, two septic systems and two wells. The parcel is 18.65 acres.



The following is a rough drawing of the commercial area if approved. The area would include the entrance, parking lot, event center, septic system, well and "motels" (depicted in orange circles). The applicant would be required to secure a sketch plat application from the Planning Office which involves surveying and deed work.



LAND USE PLAN: This proposed Zoning Map Amendment aligns with the Comprehensive and Land Use Plan.

ROADS & TRAFFIC: Access to the subject property is gained from Highway 92, a paved state highway. The entrance is already established for the event center. The 2016 Iowa Department of Transportation Traffic Flow Map indicated an average traffic flow of 2,900 vehicles per day.

Case #ZMA-2021-01 – Attachment #1

