

TO: Planning and Zoning Commission
FROM: Pam Kalstrup, Zoning and Land Use Coordinator
DATE: July 2, 2021

RE: #ZMA-2021-02

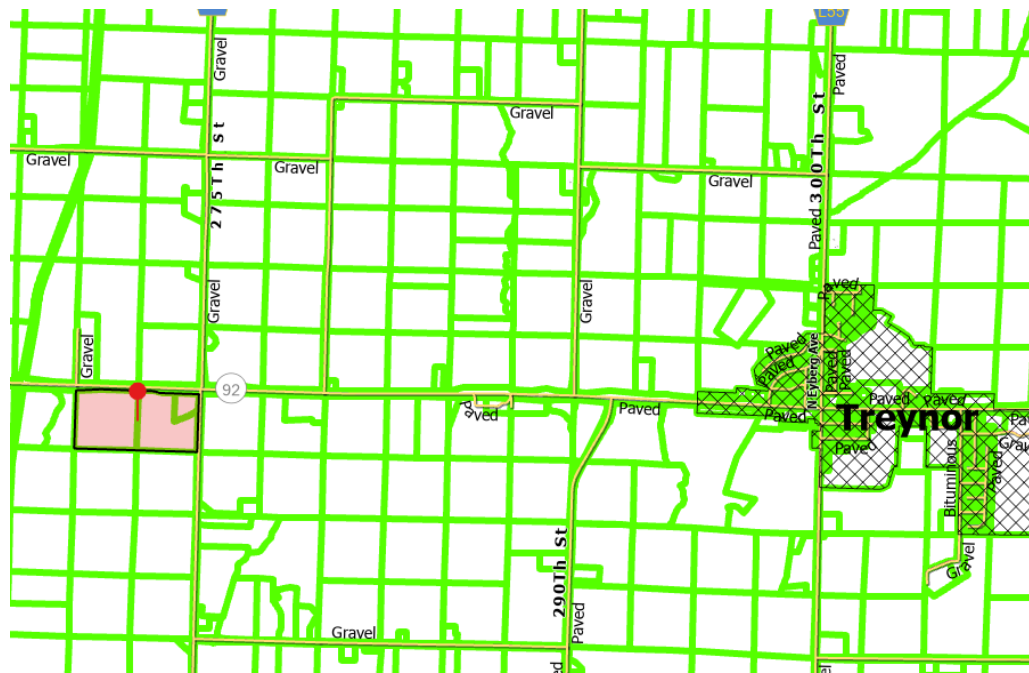
REQUEST: Zoning map amendment to reclassify approximately 73.8 acres from a Class R-1 (Ag-Urban Transitional) District to a Class A-2 (Agricultural Production) District.

LOCATION: Keg Creek Township

Hwy 92 and 275th Street

10-74-42 PT NE NW COMM NE COR TH W546.23' S702.95' NELY621.22' N408.59' TO POB (PARCEL A) and 10-74-42 NE NW EXC COMM NE COR TH W546.23' S702.95' NELY621.22' N408.59' TO POB and 10-74-42 NW NW EXC HWY 92

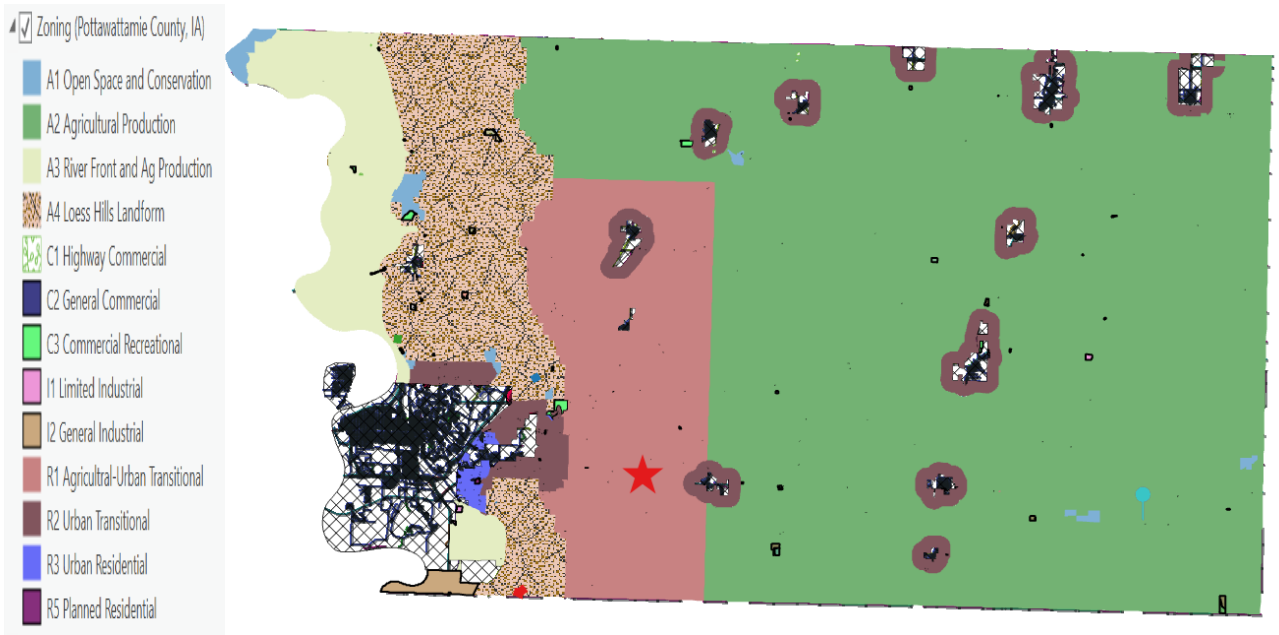
The subject properties are located approximately 2 miles east of the Treynor city limits on Highway 92.



PROPERTY OWNERS: Courtney L McIntosh and Steven Trede

GENERAL INFORMATION:

The applicants have requested that approximately 73.8 acres (three parcels), which are currently zoned R-1 (Ag Urban Transitional), be rezoned to A-2 (Ag Production). Prior to 2004, the properties were zoned A-2. In 2004, the areas of Keg Creek, Norwalk and Hardin Townships, beyond ½ mile of any communities and west to the Loess Hills Landform were primarily reclassified to a Class R-1 (Agricultural-Urban Residential) District, except for a portion within the 2-mile limit of Council Bluffs, will be reclassified to R-2 (Urban Transitional).



ZONING:

The Class A-2 District is intended to preserve the land best suited for agricultural production by protecting prime agricultural lands in farmable tracts from the encroachment of scattered residential, commercial and industrial development; to promote efficiency and economy in the delivery of public services by restricting non-farm development in unincorporated areas of the County, which are without existing or planned services, and to encourage development in areas where services are provided or can efficiently be provided.

SITE & AREA REVIEW:

The majority of the properties in the immediate area are agricultural ground with few rural residential acreages.



SITE REVIEW:

One parcel currently contains one single family dwelling, a septic system, well and outbuilding. The parcel is 5.62 acres.



One parcel currently contains one single family dwelling, a septic system, well several outbuildings and grain bins. The parcel is 30.48 acres.



One parcel is undeveloped ag land. The parcel is 37.7 acres.



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

ROADS & TRAFFIC: Access to two of the subject properties is gained from Highway 92, a paved state highway. The 2016 Iowa Department of Transportation Traffic Flow Map indicated an average traffic flow of 2,900 vehicles per day. Access to the other subject property is gained from 275th Street, a gravel county road. The 2016 Iowa Department of Transportation Traffic Flow Map indicated an average traffic flow of 10 vehicles per day.