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TO:	Planning and Zoning Commission
FROM:	Matt Wyant
DATE:	September 9, 2022
RE:	#ZMA-2022-04
REQUEST:	Zoning Map Amendment to reclassify approximately 12.92 acres from a Class A-2 (Agricultural Production) to a Class C-2 (General Commercial).
LOCATION:	Knox Township
	450th St

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450th St

21-77-39 S1/2 NW NE EXC W4.9' AC & EXC HWY

The subject property is located approximately ½ t to the city limits of Avoca on 450th St.
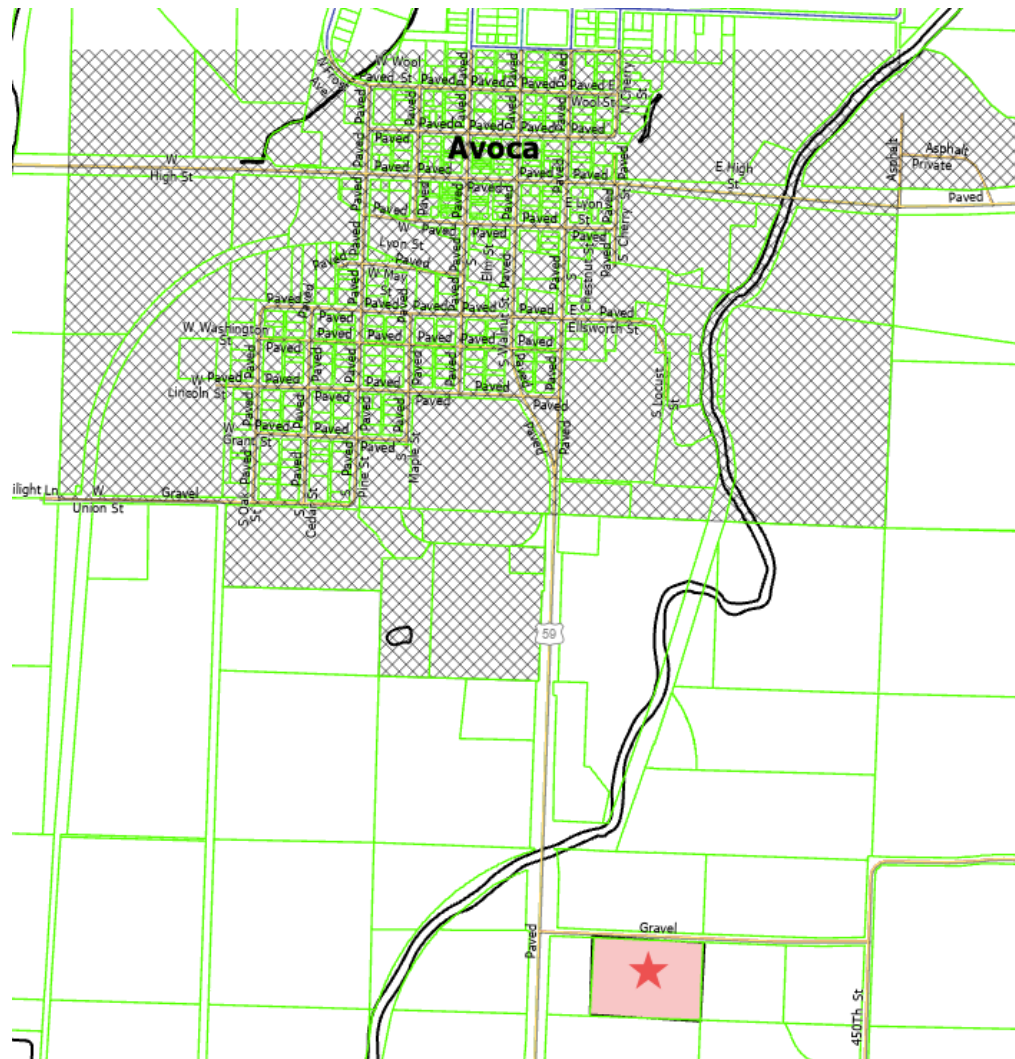
PROPERTY OWNER: Second Van Houweling Property LLC dba Van Wall

GENERAL INFORMATION: The applicants have requested that approximately 12.92 acres, which are currently zoned A-2 (Agricultural Production) District, be rezoned to C-2 (General Commercial). They own the parcel adjacent to the west of the subject property which consists of approximately 4.89 acres. It is zoned C-2 and is doing business as Van Wall (John Deere dealer). That property was zoned C-2 in 1971.

APPLICANT'S NARRATIVE:

We are planning a shop expansion to the east of our current building which is located on Parcel 773921200002. This parcel is zoned as commercial. This expansion will impede into the line on parcel 773921200003. This parcel is currently zoned as Agricultural. In anticipation of this expansion and future building permit submission, we would like to combine both parcels and be zoned as commercial.

I am not able to attend meetings on the 3rd Mondays of the month as I serve on the Boyer Valley School board as president and this is when our meetings our scheduled. A representative from Van Wall will attend the meeting in my place.

Feel free to call me ahead of the meeting on my cell phone 712-210-1604.

Sincerely,

Steve Puck

Van Wall

AREA REVIEW:　　　The properties in the immediate area are a mixture of agricultural ground and larger rural acreages.

SITE REVIEW:　　　The parcel is currently undeveloped.

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

COMMERCIAL AREAS

Future commercial land uses in rural Pottawattamie County will include, highway commercial, commercial recreational, and Loess Hills Commercial Overlay District. Highway commercial land use should be located within 2-miles of Council

Bluffs and ½-mile of each of the communities, and in limited instances be considered at the junctions of major highways or at interchanges along Interstate 29, 80 and 680 in rural Pottawattamie County. Development should be limited to commercial types capable of meeting the needs of local highway motorists. This would include such types as gasoline convenience shops, truck and freight terminals and farm implement sales and service.

To encourage limited opportunities for commercial land use that would enhance the social-economic aspects of local recreation and product opportunities related to tourism, a commercial recreational and Loess Hills Commercial Overlay District will be utilized. The commercial recreational use will include services related to recreational opportunities such as the bike trails, water trails, and county parks. The Loess Hills Commercial Overlay District allows limited opportunities for commercial land use that would enhance the social-economic aspects of the Loess Hills. The District would be in close proximity to the Lincoln Highway Scenic Byway with the intent of this use to encourage limited commercial development associated with locally made or grown products that would include such types as arts, craftsmanship, foods, wine, and produce.

ROADS & TRAFFIC: Access to the subject property is gained from 450th Street, a gravel county road. The 2016 Iowa Department of Transportation Traffic Flow Map indicated an average traffic flow of 50 vehicles per day.

FLOOD HAZARD: The Flood Insurance Study prepared by the Federal Emergency Management Agency for the County designates in the Flood Insurance Rate Maps that the majority of the property as being in a Zone A-Areas of 1% annual chance of flooding. New construction must comply with the floodplain management ordinance.