



PLANNING AND ZONING

Cerro Gordo County Courthouse

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TO: Cerro Gordo County Planning and Zoning Commission

FROM: John Robbins

SUBJECT: Next Meeting – *Thursday, March 7, 2019; 3:30 p.m.; Boardroom*

Ladies and Gentlemen:

The next meeting of the Cerro Gordo County Planning and Zoning Commission is scheduled for **Thursday, March 7, 2019 at 3:30 p.m., in the Boardroom at the Courthouse.** You will be considering two rezoning requests.

1. Lee Ann Rawson 1520 Jonquil Avenue

This 6.17-acre parcel, located in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 33, Pleasant Valley Township, located approximately $\frac{1}{2}$ -mile from the south border of Cerro Gordo County, is intended to be combined with the 4-acre parcel to the south (See Figures 1 & 2). The Board of Supervisors approved a rezoning A-1 Agricultural to A-2 Agricultural for the homestead on June 19, 2018. At the time, it was intended to split the acreage from the surrounding farmland; however, plans did not work out as intended. As a result, a rezoning of the 6.17-acre parcel is being requested from A-2 Agricultural back to A-1 Agricultural. Combined, both parcels are 10.17 acres in size, which meets the minimum acreage standards of the A-1 District.

The homestead contains an existing house and eight accessory farm buildings, and the 4-acre parcel has no structures. The house is 24.3 feet from the front lot line (See Figure 3). A 50-foot front yard setback is required in the A-1 District. Additionally, the two most easterly farm buildings along the south part of the acreage shown on the plat of survey have a separation distance of 9'-8" (See Figure 4). The Zoning Ordinance requires a minimum separation distance of 10 feet. No other structures are non-conforming, as all of the farm buildings meet setback requirements when the two parcels are combined.

The combined parcels are surrounded by fields in agricultural production and pasture/wetlands to the south and west. The fields can be accessed off Jonquil Avenue north of the acreage.

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. I recommend the request be forwarded to the Board of Supervisors for approval with the non-conforming structures noted.

This 5.58-acre parcel is in the NE¹/₄ of the NE¹/₄, Section 6, Geneseo Township. This is a recently developed acreage with plans to split the farmland from the tillable acres, which will be less than 10 acres. A new house and barn were constructed in late July of 2018. A rezoning from A-1 to A-2 is being requested by the applicant as a result.

The property contains the aforementioned house and barn (See Figures 1 & 2). There are no non-conforming structures on the property. An access easement is being drawn up for the driveway that runs along the north property line to prevent any potential future access issues (See Figure 3). The easement will allow free access to the farm fields and acreage to the north in the future (See Figure 4).

The parcel is surrounded by fields in agricultural production. The fields around the acreage can be accessed from Nettle 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, as the acreage has already been developed in conformance with the Zoning Ordinance. A Declaration of 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 an access easement for the north driveway and a Declaration of Use Covenant being prepared and recorded with the County Recorder prior to the hearing.