

# CITY OF HUXLEY

MONDAY \*\* OCTOBER 5, 2015 \*\* CITY HALL \*\* 7:00 P.M.

CITY HALL – CITY COUNCIL CHAMBERS  
REGULAR SESSION OF THE CITY OF HUXLEY'S  
PLANNING AND ZONING COMMISSION

## AGENDA

PUBLIC NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF HUXLEY, IOWA, WILL MEET IN THE COUNCIL CHAMBERS AT CITY HALL, 515 NORTH MAIN AVE., HUXLEY, IOWA, IN A REGULAR SESSION AT 7:00 P.M. ON MONDAY THE 5TH DAY OF OCTOBER, 2015 TO CONSIDER THE MATTERS ENUMERATED IN THE AGENDA BELOW:

- 1.0) ROLL CALL
- 2.0) MOTION TO APPROVE THE MINUTES FROM THE FOLLOWING MEETINGS:
  - 2.1) September 21, 2015 – Regular Meeting

### COMMISSION AGENDA ITEMS:

- 3.0) PUBLIC HEARING :

A petition requesting the rezoning of Outlot D of Westview Heights Plat 1 and Shaeffer Outlot A. The subject property presently is zoned R-1 Single-Family. The petitioner asks that a portion of the subject property be rezoned to R-2A Patio Homes and the remaining portion rezoned to R-2 Single-Family and Duplex. The R- 2A rezoning would be Outlot D of Westview Heights Plat 1 except the Easterly 317.50 feet, in the City of Huxley, Story County, Iowa. The remaining easternly portion of 317.50 of Outlot D of Westview Heights Plat 1 along with Shaeffer Outlot A is proposed for R-2 rezoning.

- 3.1) Chair opens hearing  
Presentation and Discussion  
Motion to close hearing

- 4.0) DISCUSSION AND POSSIBLE ACTION

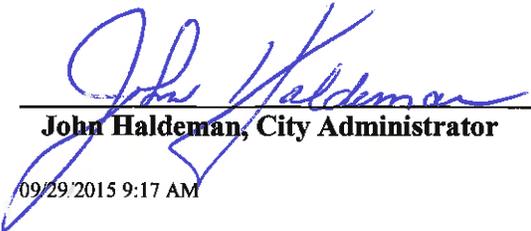
- 4.1) Motion to approve recommendation to the City Council on the rezoning petition.

- 5.0) COMMENTS AND UPDATES

City Staff and Engineer, Mayor and Council and Public

- 6.0) ADJOURNMENT

THIS NOTICE IS HEREBY GIVEN AT LEAST 24 HOURS PRIOR TO THE COMMENCEMENT OF THE MEETING SPECIFIED ABOVE. THIS WAS DONE BY ADVISING THE NEWS MEDIA WHO HAVE FILED A REQUEST FOR NOTICE AND BY POSTING THE NOTICE ON THE FRONT WINDOW IN THE LOBBY AREA IN CITY HALL THAT IS ACCESSIBLE TO THE PUBLIC. THIS WAS ALL PURSUANT TO CHAPTER 21 OF THE CODE OF IOWA.

  
\_\_\_\_\_  
John Haldeman, City Administrator

**City of Huxley  
Planning and Zoning Commission**

**September 21, 2015 Meeting  
7:00 PM-City Council Chambers, Huxley City Hall**

**1.0) CALL TO ORDER AND ROLL CALL:**

Chairperson Bierbaum called the P&Z Meeting to order at 7:00 PM. P&Z members present:

Those in attendance: Roger Bierbaum  Larry Wilson  Leila Gardunia  Gordon Mosher

Seana Godbold  Mark Johnson  Nate Easter

Guest: Roger Wheeler, Chris Gardner, Mark DeYoung and Ms. Godbold

Staff present: John Haldeman, Zoning Administrator  
James Nervig, City Attorney

**2.0) MOTION TO APPROVE THE MINUTES FROM THE FOLLOWING MEETINGS:**

**2.1) SEPTEMBER 2, 2015 SPECIAL MEETING** - Motion by Wilson and seconded by Godbold to approve minutes. Roll was taken and all present voted to approve.

**AGENDA ITEMS:**

**3.0) PUBLIC HEARING: NONE**

**4.0) COMMISSION AGENDA ITEMS:**

**4.1) REQUEST FROM DICKSON JENSEN TO REZONE OUTLOT D OF WESTVIEW HEIGHTS PLAT 1 AND SHAEFFER OUT LOT A FROM R1 SINGLE FAMILY TO R-2 SINGLE FAMILY AND DUPLEX.**

The Commission discussed with the petitioners about their plans and possible options to achieve those plans. After a lengthy discussion it was decided to split the properties into two zoning districts. The western portion to R2A and the eastern portion along with Shaeffer Out Lot A to R2.

Mosher moved that the western portion of Outlot D of Westview Height Plat 1 would be sent to public hearing to rezone from R-1 to R2A and the eastern portion of the Outlot D of Westview Heights Plat 1 along with Shaeffer Outlot A would be sent to public hearing to rezone from R-1 to R2. The hearing to take place October 5, 2015 at 7:00 pm. Wilson seconded the motion. With no further discussion Bierbaum called for the vote. All present voted aye. MCU 5-0.

**5.0) COMMENTS AND UPDATES**

**City Staff and Engineer, Mayor and Council and Public- No comments**

**6.0) ADJOURNMENT** – Motion by Wilson to adjourn, second by Gardunia. Meeting adjourned at 8:14 PM.

**John Haldeman, Zoning Administrator**

**Huxley Planning and Zoning Commission**

**September 2, 2015 Special Meeting**

**7:00 PM-City Council Chambers, Huxley City Hall**

**1.0) CALL TO ORDER AND ROLE CALL:** Chairperson Bierbaum called the P&Z Meeting to order at 7:00 PM. P&Z members present:

Those in attendance: Roger Bierbaum  Larry Wilson  Leila Gardunia  Gordon Mosher

Seana Godbold  Mark Johnson  Nate Easter

Staff present: Justin Moore, Zoning Administrator  
Amy Beattie, City Attorney

**2.0) MOTION TO APPROVE THE MINUTES FROM THE FOLLOWING MEETINGS:**

**2.1) AUGUST 17, 2015 -** Motion by Johnson and seconded by Godbold to approve minutes. Roll was taken and all present voted to approve.

**3.0) COMMENTS AND UPDATES**

**City Staff and Engineer, Mayor and Council and Public- No comments**

**AGENDA ITEMS:**

**4.0) PUBLIC HEARING:** REQUEST BY THE CITY OF HUXLEY TO CHANGE THE ZONING ON PROPERTY OWNED BY THE CITY OF HUXLEY AT 114 SOUTH MAIN AVENUE FROM AGRICULTURAL DISTRICT (A-1) ZONING TO OLDE TOWN COMMERCIAL DISTRICT (C-3) ZONING

**4.a) Chair Opens Hearing :** Chairman opened hearing at 7:03.

**4.b) Discussion took place by staff**

**4.c) Motion To Close Hearing -- Motion by Wilson and seconded by Godbold at 7:07 pm. MCU**

**5.0) DISCUSSION AND POSSIBLE ACTION ON RECOMMENDATION TO APPROVE TO THE CITY COUNCIL TO CHANGE THE ZONING ON PROPERTY OWNED BY THE CITY OF HUXLEY AT 114 SOUTH MAIN AVENUE FROM AGRICULTURAL DISTRICT (A-1) ZONING TO OLDE TOWN COMMERCIAL DISTRICT (C-3) ZONING**

**MOTION BY WILSON AND SECONDED BY GODBOLD – MCU**

**6.0) PUBLIC HEARING:** REQUEST BY THE CITY OF HUXLEY TO AMEND THE PUD ON PROPERTY OWNED BY THE CITY OF HUXLEY IN THE PRAIRIE RIDGE PLANNED UNIT DEVELOPMENT BY MERGING LOT 53 FROM AREA D COMMERCIAL ZONING TO AREA C MULTIPLE FAMILY ZONING

- 6.a) **Chair Opens Hearing :** Chairman opened hearing at 7:09.
- 6.b) **Discussion took place by staff**
- 6.c) **Motion To Close Hearing -- Motion by Godbold and seconded by Johnson at 7:15 pm.**  
MCU

**7.0) DISCUSSION AND POSSIBLE ACTION ON RECOMMENDING TO APPROVE TO THE CITY OF HUXLEY TO AMEND THE PUD ON PROPERTY OWNED BY THE CITY OF HUXLEY IN THE PRAIRIE RIDGE PLANNED UNIT DEVELOPMENT BY MERGING LOT 53 FROM AREA D COMMERCIAL ZONING TO AREA C MULTIPLE FAMILY ZONING, THIS IS CONTINGENT ON SALE OF GROUND TO HEALTHY LIVING CENTERS OF AMERICA, LLC.**

**MOTION BY JOHNSON AND SECONDED BY GODBOLD – MCU**

**8.0) MISCELLANEOUS**

**City Sidewalk Ramp**

**Kreg Tool Temporary Parking Lot**

MOTION BY WILSON AND SECOND BY GODBOLD – THAT THE CITY LOOK AT INSTALLING SIDEWALK RAMPS ON THE WEST SIDE OF MAIN AVENUE IN ALIGNMENT WITH THE RAMPS ON PRESTON AVE. NORTH SIDE. MCU

**9.0) ADJOURNMENT – Motion by Easter to adjourn, second by Godbold. Meeting adjourned at 7:37 PM.**

**Justin Moore, Zoning Administrator**



September 28, 2015

Dear Property Owner,

Re: Rezoning Request and Notice of Hearing

This letter is being sent to you to let you know that the Huxley Planning and Zoning Commission has received a rezoning request and will receive input regarding this zoning change that is located within 200 feet of property you own. As per requirements, all landowners within the 200 foot range are being notified directly.

Comments to this change may be in person or in written form. Your written comments may be presented at the meeting or by dropping them off at the Huxley City Hall any time prior to the public hearing during regular business hours.

All persons will have the opportunity to be heard on such proposal at such time and place. Thereafter, the Commission may make a determination whether to submit to the City Council a recommendation of approval or denial of the requested rezoning.

The following is the notice of the Planning and Zoning meeting;

#### NOTICE

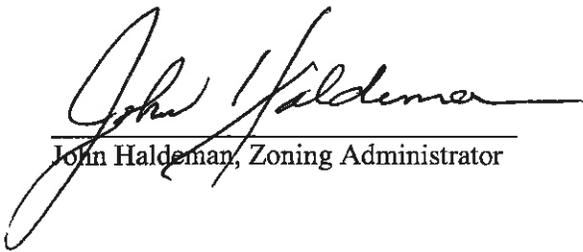
**ALL CITIZENS AND ALL PARTIES IN INTEREST WHO MAY BE ENTITLED TO NOTICE AND OPPORTUNITY TO BE HEARD ON A PETITION FOR REZONING OF OUTLOT D OF WESTVIEW HEIGHTS PLAT 1 AND SHAEFFER OUTLOT A FROM R-1 SINGLE-FAMILY TO R-2A PATIO HOMES AND R-2 SINGLE-FAMILY AND DUPLEX**

You are hereby notified that at 7:00 o'clock p.m. on the 5th day of October, 2015, in the City Council Chambers, City Hall, 515 North Main, Huxley, Iowa, the Planning and Zoning Commission of the City of Huxley, Iowa, will hold a public hearing on a petition filed by Dickson Jensen requesting rezoning of Outlot D of Westview Heights Plat 1 and Shaeffer Outlot A. The subject property presently is zoned R-1 Single-Family. The petitioner asks that a portion of the subject property be rezoned to R-2A Patio Homes and the remaining portion rezoned to R-2 Single-Family and Duplex. The R- 2A rezoning would be Outlot D of Westview Heights Plat 1 except the Easterly 317.50 feet, in

the City of Huxley, Story County, Iowa. The remaining easternly portion of 317.50 of Outlot D of Westview Heights Plat 1 along with Shaeffer Outlot A is proposed for R-2 rezoning. A plat showing the particular boundaries of the portions for which R-2A and R-2 rezoning is requested is on file for public inspection in the office of the City Clerk.

All persons will have the opportunity to be heard on such proposal at such time and place.

Sincerely,



John Haldeman, Zoning Administrator

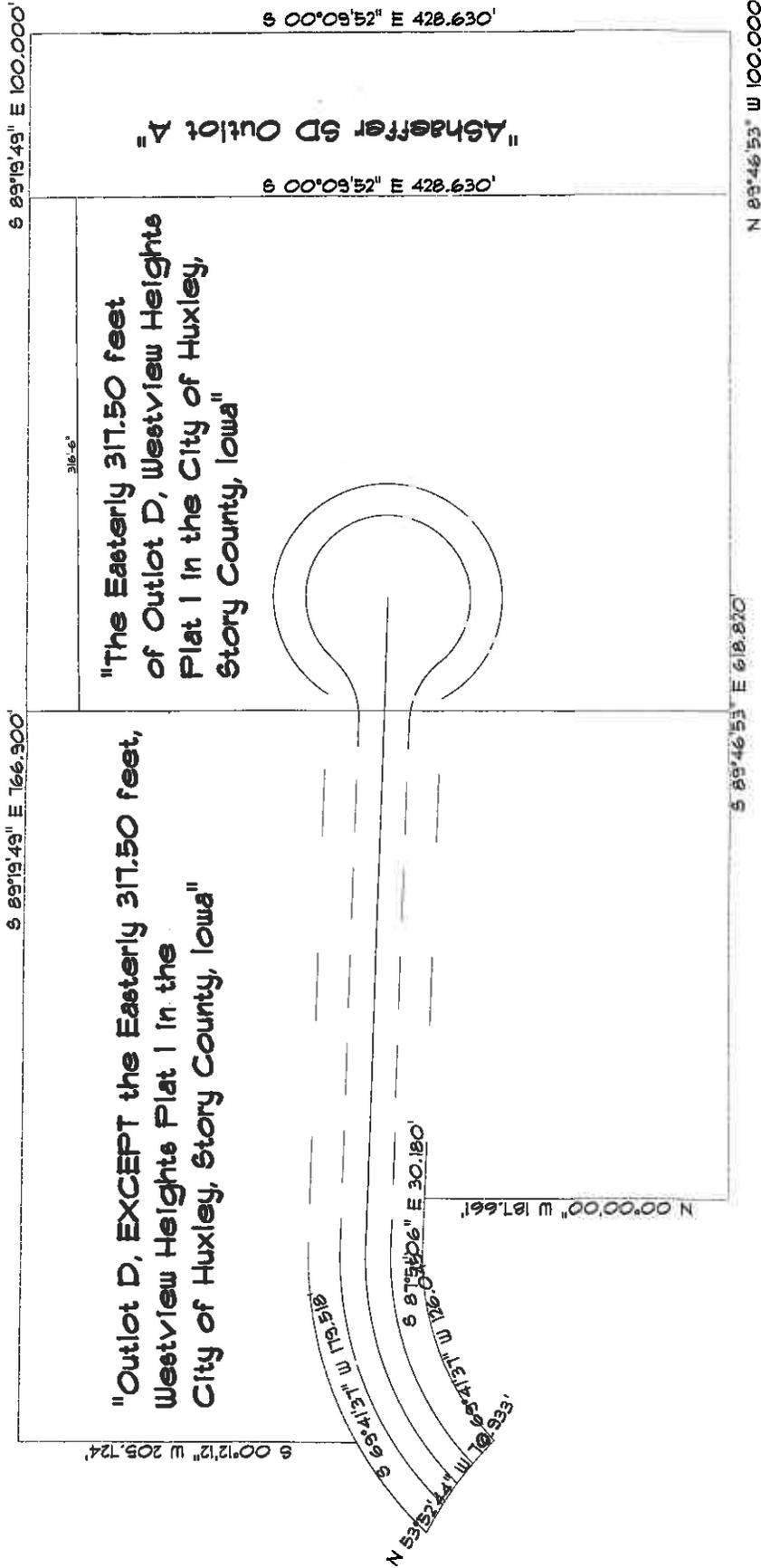
## **NOTICE OF PUBLIC HEARING**

**TO: ALL CITIZENS AND ALL PARTIES IN INTEREST WHO MAY BE ENTITLED TO NOTICE AND OPPORTUNITY TO BE HEARD ON A PETITION FOR REZONING OF OUTLOT D OF WESTVIEW HEIGHTS PLAT 1 AND SHAEFFER OUTLOT A FROM R-1 SINGLE-FAMILY TO R-2A PATIO HOMES AND R-2 SINGLE-FAMILY AND DUPLEX**

You are hereby notified that at 7:00 o'clock p.m. on the 5th day of October, 2015, in the City Council Chambers, City Hall, 515 North Main, Huxley, Iowa, the Planning and Zoning Commission of the City of Huxley, Iowa, will hold a public hearing on a petition filed by Dickson Jensen requesting rezoning of Outlot D of Westview Heights Plat 1 and Shaeffer Outlot A. The subject property presently is zoned R-1 Single-Family. The petitioner asks that a portion of the subject property be rezoned to R-2A Patio Homes and the remaining portion rezoned to R-2 Single-Family and Duplex. The R-2A rezoning would be Outlot D of Westview Heights Plat 1 except the Easterly 317.50 feet, in the City of Huxley, Story County, Iowa. The remaining easternly portion of 317.50 of Outlot D of Westview Heights Plat 1 along with Shaeffer Outlot A is proposed for R-2 rezoning. A plat showing the particular boundaries of the portions for which R-2A and R-2 rezoning is requested is on file for public inspection in the office of the City Clerk.

All persons will have the opportunity to be heard on such proposal at such time and place. Thereafter, the Commission may make a determination whether to submit to the City Council a recommendation of approval or denial of the requested rezoning.

Rolland D. ...



S 89°19'49" E 766.900'

S 89°19'49" E 100.000'

316'-6"

"Outlot D, EXCEPT the Easterly 317.50 feet, Westview Heights Plat 1 in the City of Huxley, Story County, Iowa"

"The Easterly 317.50 feet of Outlot D, Westview Heights Plat 1 in the City of Huxley, Story County, Iowa"

N. 5th Ave

S 00°09'52" E 428.630'

S 00°09'52" E 428.630'

"Ashaeffer SD Outlot A"

S 89°46'53" E 618.870'

N 89°46'53" W 100.000'

S 00°12'12" W 209.724'

N 53°27'14" E 193.918'  
S 69°41'37" W 193.918'  
S 87°53'26" E 30.180'  
S 69°29'13" W 176.0'

N 00°00'00" W 187.661'

**PETITION FOR REZONING**

Date submitted: 9/9/15 Board review date: \_\_\_\_\_  
 Council review date: \_\_\_\_\_

Property Owner: Pickson Jensen  
 Property Address: \_\_\_\_\_  
 Property Zoning: R1 Requested Zoning: R2  
 Legal Description: Westview Heights Plat 1  
outlet D + Ashaetta SD outlet A  
Truxley

Please provide a detailed explanation of why this change is requested:

We are requesting a re-zone of this property from  
R1 to R2. We are proposing to build some  
duplex homes and stand alone homes.

Additional Notices; Signs. Any person who requests a land use plan amendment or rezoning of property shall cause to be erected at all of the street frontages of the property a notification sign, stating a notification message as prescribed by City staff, and intended to inform the public of the proposed change and the time and place of the hearing on said change. Notification signage will be black letters on a white sign board and will be installed in accordance with the following minimum stand:

Speed Limit	Lettering	Number of Signs on Each Street Frontage	Minimum Size
20-35 MPH	3 inches	One per 300'	2' x 2'
36 MPH & greater	6 inches	One per 1,000'	4' x 8'

Such signs shall be erected no less than seven days before the hearing before the Plan and Zoning Commission and shall remain in place until the final hearing before the City Council. It shall be the responsibility of the property owner to ensure that the signs are erected and maintained to be visible from the street rights-of-way in accordance with the provisions of this section. The failure on the part of the property owner to erect and maintain the signs may be considered by the Commission and Council, along with all other facts and circumstances, in determining whether the request for rezoning shall be granted. The property owner shall remove the signage within seven days of the date of the final action on the rezoning or land use plan amendment by the City Council. Any person who removes a sign erected by the property owner, without the property owner's consent, shall be guilty of a misdemeanor.

*(Subsection 165.44(8) by Ord. 393 - Dec. 08 Supp.)*

I understand that there are no guarantees of passage of this request by the Planning & Zoning Commission or by the City Council. If the request is not granted the fee for variance is nonrefundable. All neighboring property owners within 200 feet will be notified of this variance request, plus a notice will be published in a local newspaper.

Signed: *Michael O. Jewman* Date: 9/9/15  
(Please attach a list of all property owners and addresses as required by code section 165.143(8))

*Petition for amendment to zoning map - \$200*

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(Office use only)

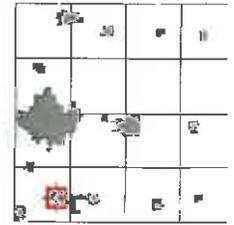
Date Hearing Advertised: \_\_\_\_\_  
Fee Check Number: \_\_\_\_\_ Receipt Number: \_\_\_\_\_

Decision of the Commission & Council:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**Overview**



**Legend**

- Parcels
- Lots
- Townships
- Sections
- Quarter Quarters
- Corporate Limits
- Road Centerlines

<b>Parcel ID</b>	1323120002	<b>Alternate ID</b>	1323120002	<b>Owner Address</b>	JENSEN, DICKSON & LUANN
<b>Sec/Twp/Rng</b>	23-82-24	<b>Class</b>	A - Agriculture		4611 MORTENSEN RD STE 106
<b>Property Address</b>	BALLARD DR HUXLEY	<b>Acreage</b>	7.05		AMES IA 50014

**District** 06014 - HUXLEY CITY AG/BALLARD SCH  
**Brief Tax Description** WESTVIEW HEIGHTS PLAT 1 OUTLOT D  
 (Note: Not to be used on legal documents)

**Concerning Assessment Parcels and Platted Lots Within the City of Ames Jurisdiction:**

The solid parcel boundary lines represent the legal description as recorded and are not necessarily the official platted lot lines. Dashed lines are official platted lots. If a parcel contains dashed lines, please contact the Ames Planning & Housing Department (515-239-5400) to determine which lines can be recognized for building permit or zoning purposes. If you have questions regarding the legal description or parcel measurements, please contact the Story County Auditor's office (515-382-7210).

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 Last Data Upload: 9/30/2015 11:25:17 PM