FINANCIAL IMPACT:

Financial impact will be insignificant as the $400.00 application fee will cover publication, office and meeting expenses.

IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?

Yes ☐ **No** ☐

RECOMMENDATION:

At the Zoning Commission meeting of May 23, 2016 the Commission held the public hearing voting to recommend Supervisor approval of the AE (Agricultural Estates) zoning requested. Staff concurs with the Zoning Commission's recommendation.

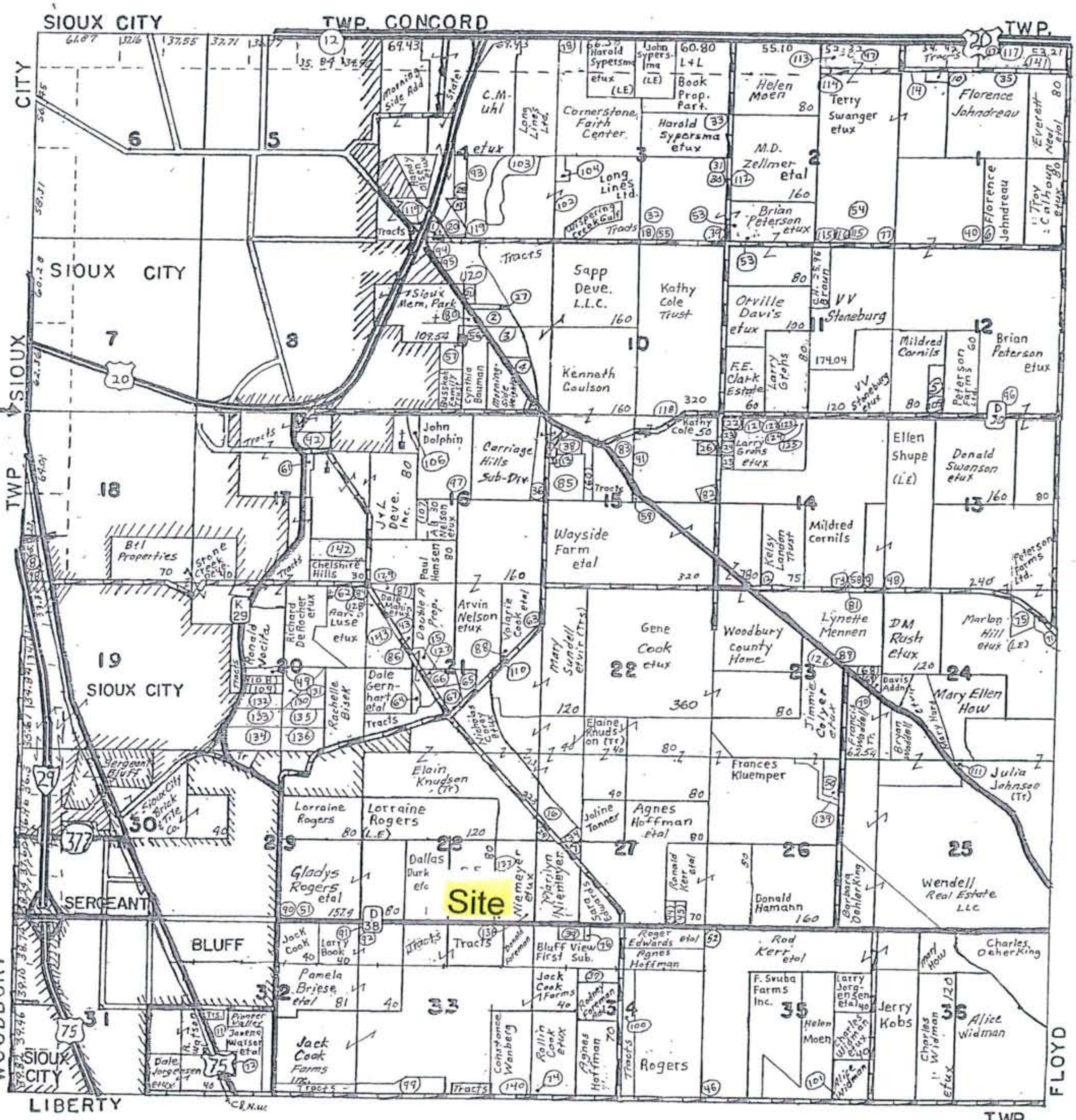
ACTION REQUIRED / PROPOSED MOTION:

1.) Hold Public Hearing
2.) By Motion and Vote Close Public Hearing
3.) By Motion and Vote Approve First Reading of the Zoning Ordinance Map Amendment

Approved by Board of Supervisors April 5, 2016.

WOODBURY (E.Pt.)
SIOUX CITY (S.E.Pt.)

T-88N R-47W OF THE 5TH P.M.



Affordable Self Storage LLC (Kelly Pry) Re-zone –

AP to AE Section 28 Woodbury

Rezoning Application & Zoning Ordinance Map Amendment

Owner Information:

Owner: KELLY PRY (AFFORDABLE SELF STORAGE LLC)
Address: 806 GLENWOOD COURT
SERGEANT BLUFF, IA
Phone: 251-2458

Applicant Information:

Applicant: SAME
Address:
Phone:

Engineer/Surveyor: CRAIG BEEDLE, L.S. Phone: 943-5055

Property Information:

Property Address or Address Range: 1489 210TH ST. Woodbury

Quarter/Quarter: SE SE Sec: 28 Twnshp/Range: 88-47 Woodbury

Parcel ID #: 884728400005 GIS #: 884728400005 Total Acres: 3.00

Current Use: STORAGE BUILDING Proposed Use: SINGLE FAMILY RESIDENCE

Current Zoning: AP Proposed Zoning: AE

Average Crop Suitability Rating (submit NRCS Statement): 50.6

The filing of this application is required to be accompanied with all items and information required pursuant to section 2.02(4)(C)(2) through (C)(4) of Woodbury County's zoning ordinances (see attached pages of this application for a list of those items and information).

A formal pre-application meeting is recommended prior to submitting this application.

Pre-app mtg. date: APRIL 21ST Staff present: JOHN PYLELO

The undersigned is/are the owners(s) of the described property on this application, located in the unincorporated area of Woodbury County, Iowa, assuring that the information provided herein is true and correct. I hereby give my consent for the Woodbury County Planning and Zoning Office and zoning commission members to conduct a site visit and photograph the subject property.

This Rezoning Application / Zoning Ordinance Map Amendment is subject to and shall be required, as a condition of final approval, to comply with all applicable Woodbury County ordinances, policies, requirements and standards that are in effect at the time of final approval.

Owner: Kelly M Applicant: Kelly M

Date: 4-29-16 Date: 4-29-16

Fee: $400 **Case #:**

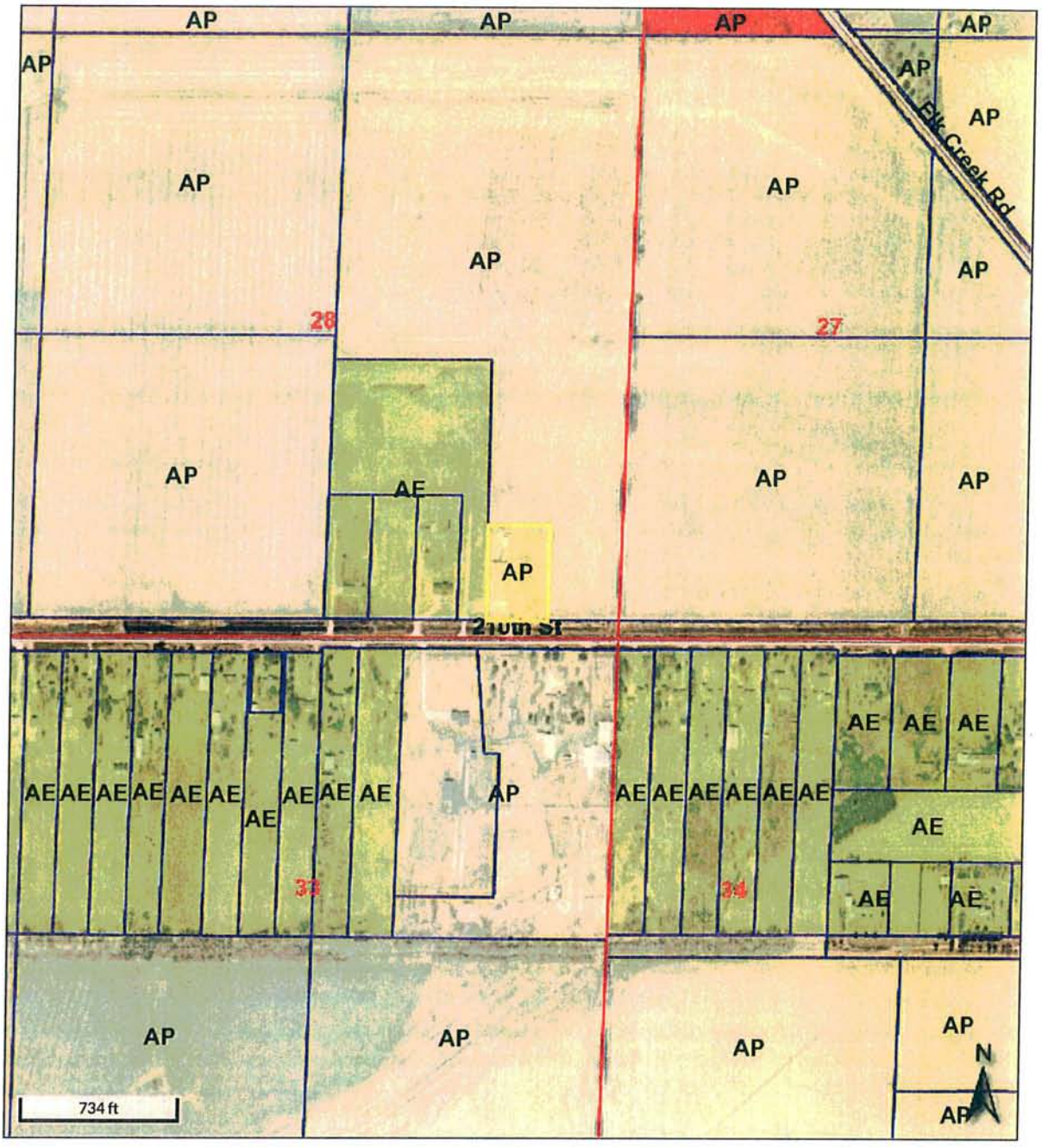
Check #: 8735

Receipt #: 586643

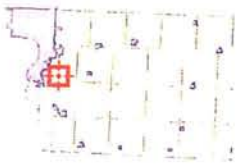
Date Received

RECEIVED
APR 29 2016
WOODBURY COUNTY

Beacon™ Woodbury County, IA / Sioux City



Overview



Legend

- Roads
- Corp Boundaries
- Townships
- Sections

Residential Sales

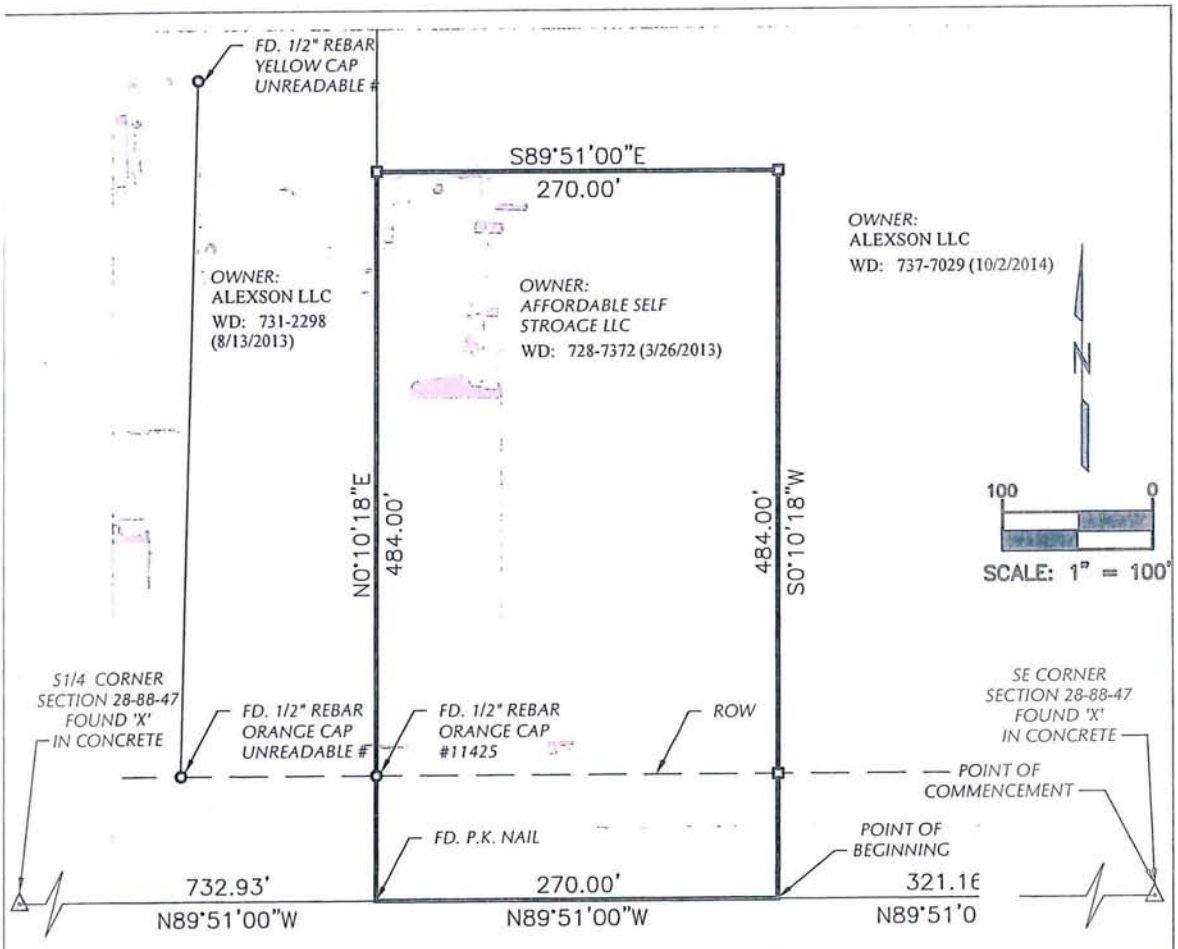
- 2013
- 2014
- 2015
- Parcels

County Zoning

- AE
- AE-PD
- AP
- AP-PD
- GC
- GC-PD
- GI
- GI-PD
- HC
- HC-PD
- L I-PD
- LI
- NR-PD
- SR
- SR-PD
- WR

Date created: 4/25/2016

Developed by
The Schneider Corporation



VICINITY MAP

SECTION 28–88–47

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SE 1/4, SE 1/4 SECTION 28 T-88-N, R-47-W OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF SECTION 28 THENCE N89°51'00"W (AN ASSUMED BEARING) ALONG THE SOUTH LINE OF SE¼ 321.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°51'00"W 270.00 FEET ; THENCE N0°10'18"E 484.00 FEET; THENCE S89°51'00"E 270.00 FEET; THENCE S0°10'18"W 484.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL SUBJECT TO ALL EASEMENTS OF RECORD.
SAID DESCRIPTION CONTAINS 3.00 ACRES MORE OR LESS.

LEGEND

- △ SECTION CORNER FOUND (AS NOTED)
- △ SECTION CORNER SET (5/8" IRON PIN W/ YELLOW CAP #17913)
- O FOUND MONUMENT (5/8" IRON PIN OR AS NOTED)
- ◘ SET MONUMENT (5/8" IRON PIN W/ YELLOW CAP #17913)

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

CRAIG W. BEEDLE, L.S. #17913 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015
PAGES COVERED BY SEAL 1

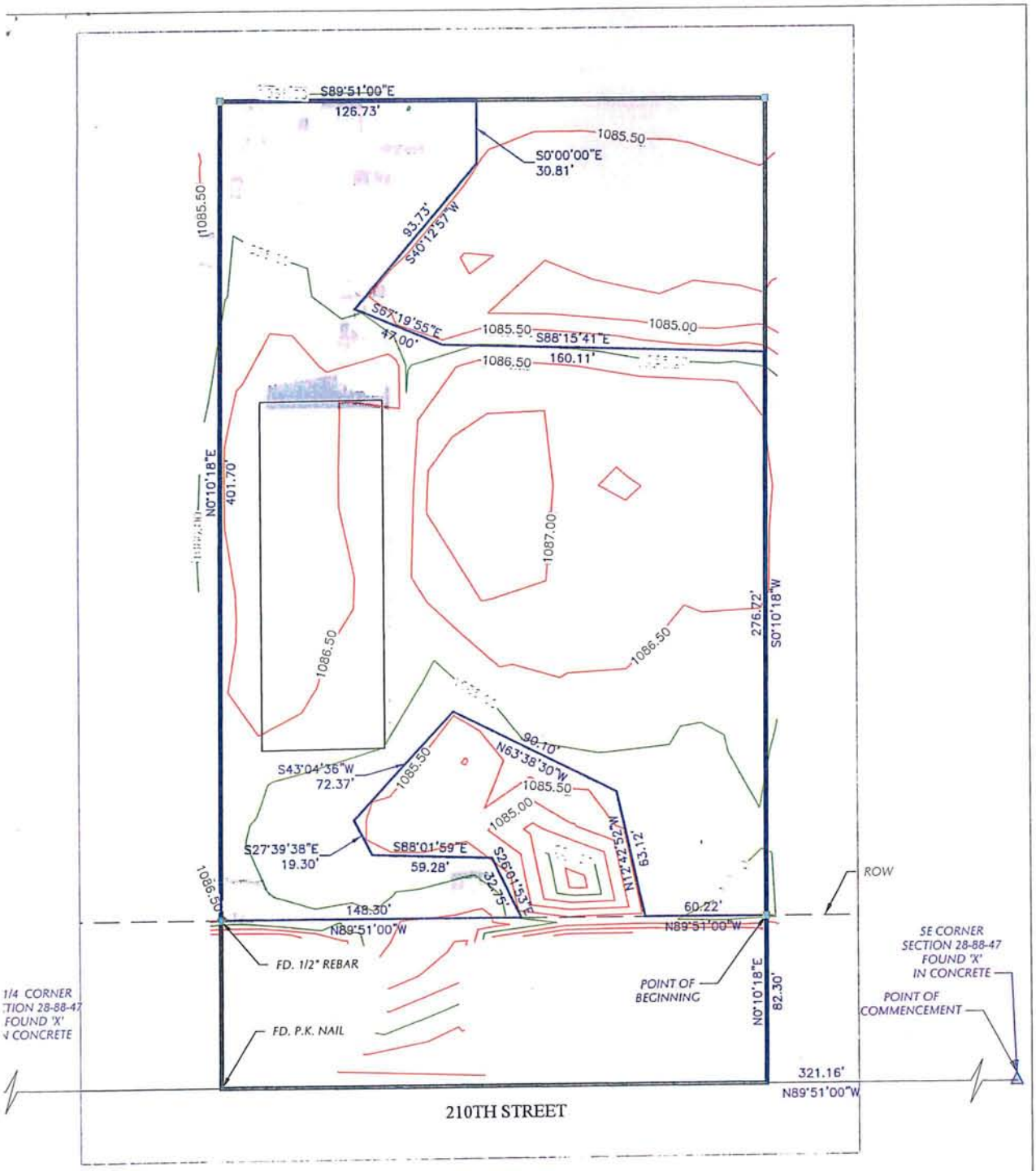
CRAIG W. BEEDLE
LICENSED
17913
IOWA
LICENSED LAND SURVEYOR

V&K

VEENSTRA & KIMM, INC.
203 Sergeant Square Drive, Suite B Sergeant Bluff, Iowa 51054
712-943-5055 712-943-5088 (FAX) 877-241-8009 (WATS)

PLAT OF SURVEY
FOR THE KELLY PRY
WOODBURY, IOWA

NOTES:	SCALE 1" = 100'	DWG. NO.
SURVEY PREFORMED	DRAWN CWB	
DECEMBER 2014	CHECKED AMG	1
	APPROVED CWB	
	DATE 02/13/15	
	A.C.	
	DATE	PROJECT 385327



BASE FLOOD ELEVATION 1085.4

LEGEND

- △ SECTION CORNER FOUND (AS NOTED)
- ● FOUND ½" REBAR WITH ORANGE CAP #11425
- ■ FOUND ⅝" REBAR WITH YELLOW CAP #17913

1" 50'

LOMA DESCRIPTION:

COMMENCING AT THE SE CORNER OF SECTION 28 THENCE N89°51'00"W (AN ASSUMED BEARING) ALONG THE SOUTH LINE OF SE¼ 321.16 FEET; THENCE N0°10'18"E 82.30 FEET TO THE POINT OF BEGINNING; THENCE N89°51'00"W 60.22 FEET; THENCE N12°42'52"W 63.12 FEET; THENCE N63°38'30"W 90.10; THENCE S43°04'36"W 72.37 FEET; THENCE S27°39'38"E 19.3 FEET; THENCE S88°01'59"E 59.28 FEET; THENCE S26°01'53"E 32.75 FEET; THENCE N89°51'00"W 148.30 FEET; THENCE N0°10'18"E 401.70 FEET; THENCE S89°51'00"E 126.73 FEET; THENCE S0°00'00"E 30.81 FEET; THENCE S40°12'57"W 93.73 FEET; THENCE S67°19'55"E 47.00 FEET; THENCE S88°15'41"E 160.11 FEET; THENCE S0°10'18"W 276.72 FEET TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINS 1.83 ACRES.

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

CRAIG W. BEEDLE, L.S. #17913 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017
PAGES COVERED BY SEAL 1

CRAIG W. BEEDLE LICENSED 17913 IOWA LICENSED LAND SURVEYOR

DOCUMENT WAS PREPARED FOR A LOMA APPLICATION AND NOT INTENDED FOR USE AS A PLAT OF SURVEY.

V&K

KELLY PRY
1489 210TH ST
WOODBURY COUNTY, IOWA

NOTES:
SURVEYED: MARCH 2016

SCALE	1" : 50'
DRAWN	CWB
CHECKED	AMG
APPROVED	CWB
DATE	3-29-2016

DRAWING # 1

203 Sergeant Square Drive, Suite B Sergeant Bluff, Iowa 51054

PROJECT# 365364

Search

Suitabilities and Limitations Ratings

Open All | Close All

Building Site Development

Construction Materials

Disaster Recovery Planning

Land Classifications

Land Management

Military Operations

Recreational Development

Sanitary Facilities

Vegetative Productivity

Crop Productivity Index

Forest Productivity (Cubic Feet per Acre per Year)

Forest Productivity (Tree Site Index)

Iowa Corn Suitability Rating CSR2 (IA)

View Description | View Rating

View Options

Map ☑

Table ☑

Description of Rating ☑

Rating Options ☑

☐ Detailed Description

Advanced Options

View Description | View Rating

Range Production (Favorable Year)

Range Production (Normal Year)

Range Production (Unfavorable Year)

Yields of Irrigated Crops (Component)

Yields of Irrigated Crops (Map Unit)

Yields of Non-Irrigated Crops (Component)

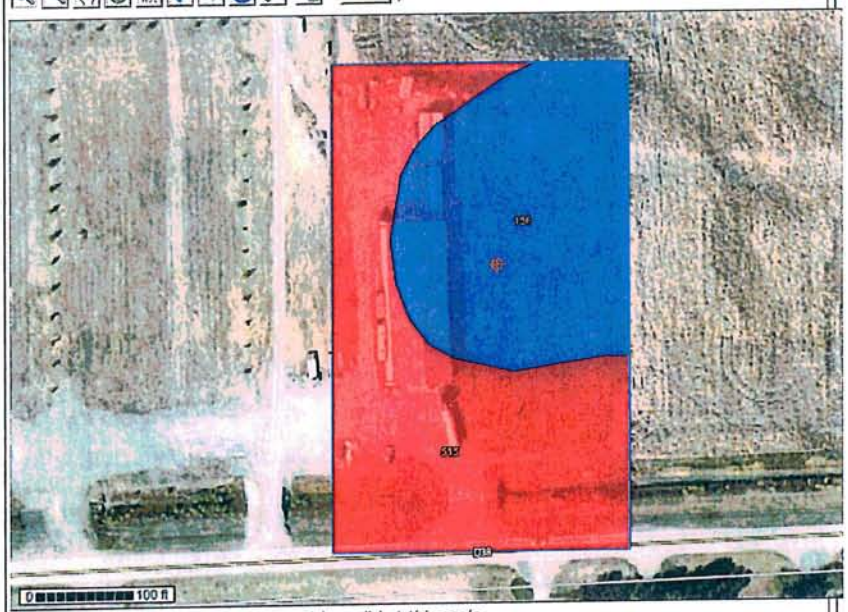
Yields of Non-Irrigated Crops (Map Unit)

Waste Management

Water Management

Map — Iowa Corn Suitability Rating CSR2 (IA)

Scale (not to scale)



⚠ *Warning: Soil Ratings Map may not be valid at this scale.*

Tables — Iowa Corn Suitability Rating CSR2 (IA) — Summary By Map Unit

Summary by Map Unit — Woodbury County, Iowa (IA193)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
156	Albaton silty clay, 0 to 2 percent slopes, rarely flooded	58	1.5	42.9%
515	Percival silty clay, 0 to 2 percent slopes, rarely flooded	45	2.0	57.1%
Totals for Area of Interest			**3.5**	**100.0%**

Description — Iowa Corn Suitability Rating CSR2 (IA)

This attribute is only applicable to soils in the state of Iowa. Corn suitability ratings (CSR2) provide a relative ranking of all soils mapped in the State of Iowa according to their potential for the intensive production of row crops. The CSR2 is an index that can be used to rate the potential yield of one soil against that of another over a period of time. Considered in the ratings are average weather conditions and frequency of use of the soil for row crops. Ratings range from 100 for soils that have no physical limitations, occur on minimal slopes, and can be continuously row cropped to as low as 5 for soils that are severely limited for the production of row crops.

When the soils are rated, the following assumptions are made: a) adequate management, b) natural weather conditions (no irrigation), c) artificial drainage where required, d) no frequent flooding on the lower lying soils, and e) no land leveling or terracing. The weighted CSR2 for a given field can be modified by the occurrence of sandy spots, local deposits, rock and gravel outcrops, field boundaries, and noncrossable drainageways. Even though predicted average yields will change with time, the CSR2 values are expected to remain relatively constant in relation to one another over time.

Rating Options — Iowa Corn Suitability Rating CSR2 (IA)

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Higher