

#14

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S)

Date: July 8, 2016 Weekly Agenda Date: July 19, 2016

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: John Pylelo, Director Planning a

WORDING FOR AGENDA ITEM:

Receive Final Platting for Deer Run Addition - a minor subdivision with Referral to the Zoning Commission for Public Hearing and Recommendation.

ACTION REQUIRED:

- | | | |
|--|---|--|
| Approve Ordinance <input type="checkbox"/> | Approve Resolution <input type="checkbox"/> | Approve Motion <input checked="" type="checkbox"/> |
| Give Direction <input type="checkbox"/> | Other: Informational <input type="checkbox"/> | Attachments <input checked="" type="checkbox"/> |

EXECUTIVE SUMMARY:

See attached narrative, related documentation and a copy of the proposed final plat.

BACKGROUND:

See attached narrative, related documentation and a copy of the proposed final plat.

FINANCIAL IMPACT:

Administrative expenses offset by subdivision application filing fees.

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:

Staff recommends your acceptance of the platting with your referral to the Zoning Commission for Public Hearing and Recommendation.

ACTION REQUIRED / PROPOSED MOTION:

A Motion to Receive Final Platting for Deer Run Addition - a minor subdivision with Referral to the Zoning Commission for Public Hearing and Recommendation.

Approved by Board of Supervisors April 5, 2016.



OFFICE OF
Woodbury County Planning & Zoning Director
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Peggy Napier - Clerk II • pnapier@sioux-city.org
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Fax (712) 278-6530
<http://woodburyiowa.com/departments/planningandzoning/>

Date: July 8, 2016

To: Board of Supervisors

From: John Pylelo, Planning and Zoning Director - Woodbury County

Re: Agenda info for July 19, 2016 Re: Final Platting for Deer Run Addition – a minor subdivision; GIS Parcel #884727100004; A Portion of the W ½ of the NW ¼ of Section 27 in Woodbury Township.

Kathy L. Robley, Executor of the Estate of Dale Raphel Dice, has filed a subdivision application and final platting. The platting proposes to subdivide a 25.09 acre parcel into two (2) lots. The intent is to create independent parcels for the existing building site and the remaining farm ground as part of the estate administration process. No additional residential development is proposed. Any additional residential development of the lots would require a re-zoning procedure.

The parent parcel lies within rural Woodbury County on the northern side of Elk Creek road approximately 1.2 miles northeast of Sergeant Bluff. The closest intersection is 0.7 miles to the northwest at Elk Creek Road and Glen Ellen Road. The parcel is accessed by the driveway addressed 2025 Elk Creek Road.

The parent parcel is zoned AP (Agricultural Preservation). The parent parcel is not located within any special flood hazard area. The parcel is located within the Farmer's Drainage Ditch. The current and proposed use of the parent parcel and its structures are permitted under Woodbury County zoning ordinances.

Pending your referral a public hearing on the application and the final platting will be held before the Woodbury County Zoning Commission at their meeting beginning at 6:00 PM on Monday evening July 25, 2015. The public hearing will be held in the Woodbury County Board Office Meeting Room, First floor, of the Courthouse, 620 Douglas St., in Downtown Sioux City, IA.

WOODBURY (E.Pt)

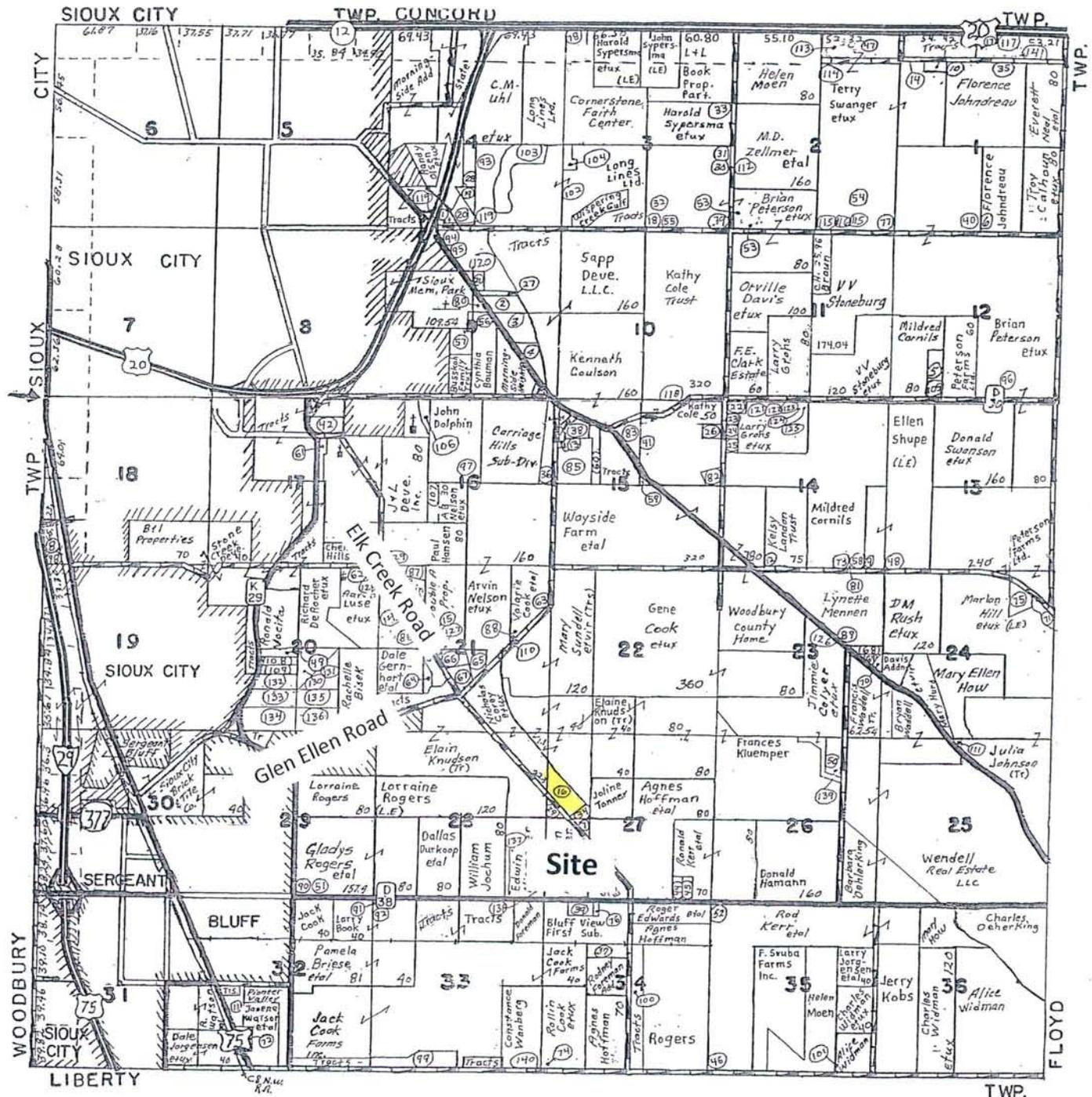
Deer Run Addition – a 2 Lot Minor Subdivision

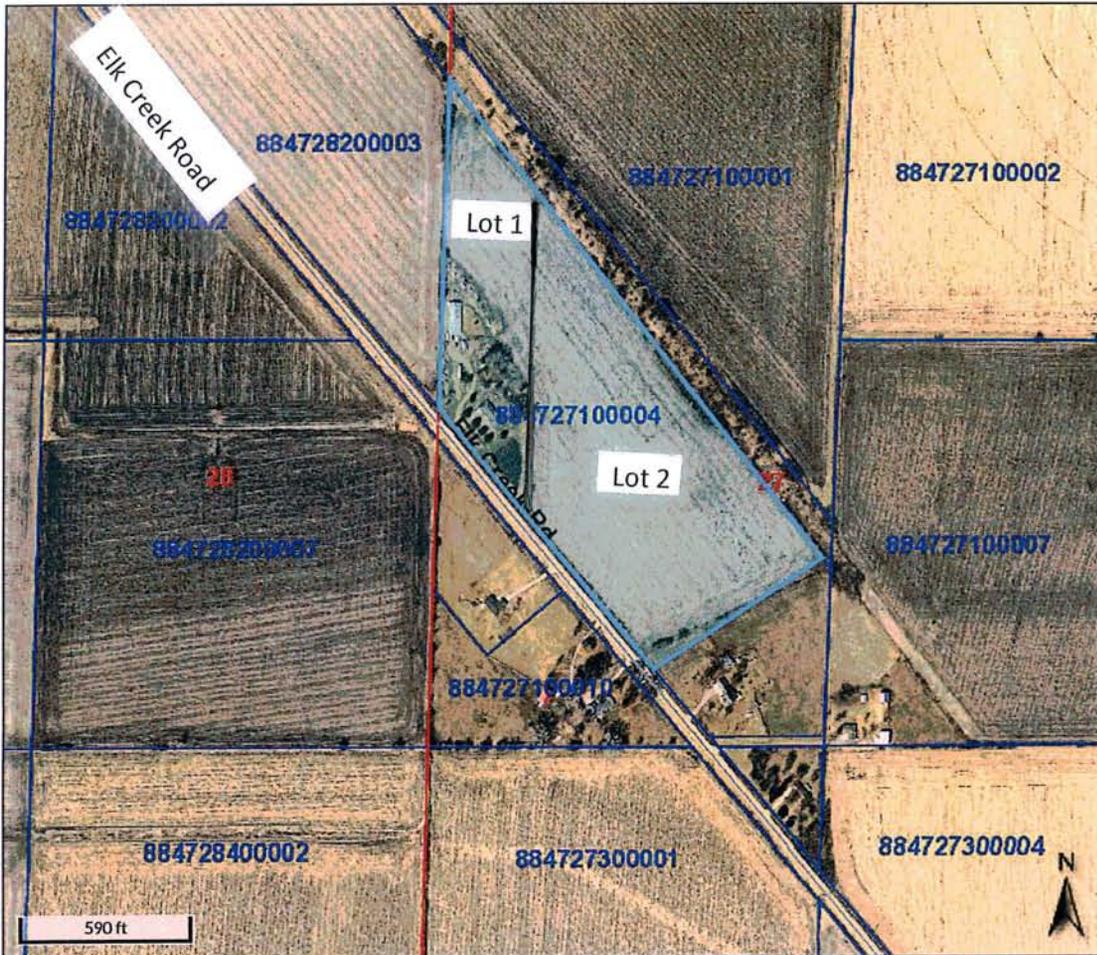
GIS Parcel #884727100004

25.09 Acres Zoned AP (Agricultural Preservation)

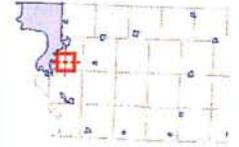
Portion of the W 1/2 NW 1/4 Section 27 Woodbury Township

2025 Elk Creek Road, Sergeant Bluff





Overview



Legend

- Roads
- ▭ Corp Boundaries
- ▭ Townships
- ▭ Sections
- ▭ Parcels

Parcel ID	884727100004	Alternate ID	00000000827160	Owner Address	DICE DALE R
Sec/Twp/Rng	27-88-47	Class	A		2025 ELK CREEK RD
Property Address	2025 ELK CREEK RD	Acreage	25.09		SERGEANT BLUFF, IA 51054
	WOODBURY				

District 039 WOODBURY SGT BLUFF LUTON COMM
 Brief Tax Description WOODBURY TOWNSHIP
 EXS 33 FTE OF C/L
 ROAD & EX SW OF ROAD
 & EX IRREG TCT 270
 .35 FT X 693.2 FT
 X 45 FT X 549 FT X 4
 19 FT SE COR SW OF R
 R W 1/2 NW 27-88-47
 (Note: Not to be used on legal documents)

Date created: 7/7/2016

Developed by
 The Schneider Corporation

Deer Run Addition – a 2 Lot Minor Subdivision
GIS Parcel #884727100004
25.09 Acres Zoned AP (Agricultural Preservation)
Portion of the W ½ NW ¼ Section 27 Woodbury Township
2025 Elk Creek Road, Sergeant Bluff