



HUXLEY
— HEART OF THE PRAIRIE —

PLANNING & ZONING COMMISSION MEETING

MONDAY JANUARY 18, 2021

6:00 P.M.

Meeting is being held via Zoom:

<https://us06web.zoom.us/j/81287147960?pwd=ZmEyWnVWZWlieVB0MnVSZnRyemx1UT09>

Call In: 312 626 6799

Meeting ID: 812 8714 7960

Passcode: 50124

AGENDA

1. Roll Call
2. Motion to approve the minutes from the December 21, 2021 Planning & Zoning Commission Meeting
3. Public Comments (5-minutes limit for items not on this agenda)
4. Business Items
 - a. Stensland Partnership Final Plat (Story County 2 mile Review)
 - b. Continued Discussion of R-1 A and Planned Unit Development (PUD) Zoning
5. Informational Items/City Administrator Comments
6. Planning and Zoning Commission Comments
8. Adjournment

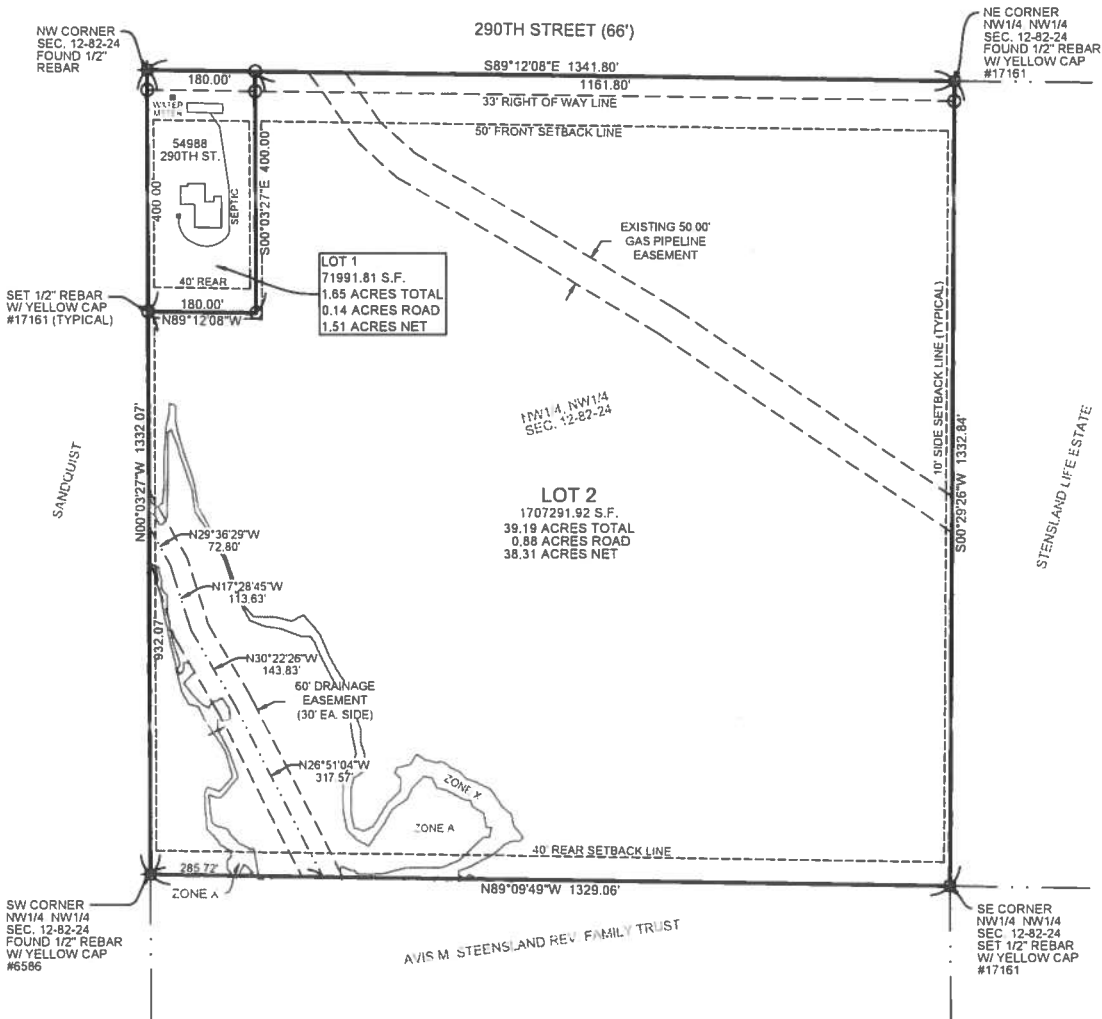
For more information on this and other agenda items, please call the City Clerk's Office at 515-597-2561 or visit the Clerk's Office, City Administration Building at 515 N. Main Ave. Agendas are available to the public at the City Clerk's Office on Friday morning preceding Monday's Planning & Zoning Commission meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email.

FINAL PLAT STENSLAND PARTNERSHIP

LOCATION: RESIDENTIAL PARCEL SUBDIVISION IN THE NW1/4, NW1/4 OF SEC. 12-84-22, STORY COUNTY, IOWA

PROPRIETOR: HELEN STENSLAND LIFE ESTATE
REMAINDER: HELEN EVANS, JOANNE STENSLAND, SUANNE COLEGROVE, JOHN STENSLAND, PAUL STENSLAND

SURVEYOR: R. BRADLEY STUMBO, PLS #17161
FOX ENGINEERING ASSOCIATES, INC.
AMES, IA 50010
515-233-0000



Survey Description - Stensland Partnership
A Residential Parcel Subdivision of the Northwest Quarter of the Northwest Quarter of Section 12, Township 82 North, Range 24 West of the 5th P.M., Story County, Iowa, containing 40.84 acres, which includes 1.02 acres of existing public right of way.

Survey Description - Drainage Easement:
A strip of land 60.00 feet in width across part of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 12, Township 82 North, Range 24 West of the 5th P.M., Story County, being situated 30.00 feet on each side of the following centerline. Beginning at a point on the south line of said Northwest Quarter of the Northwest Quarter which is 285.72 feet east of the Southwest Corner thereof; thence N26°51'04"W, 317.57 feet; thence N30°22'26"W, 143.83 feet; thence N17°28'45"W, 113.63 feet; thence N29°36'29"W, 72.80 feet to the west line of said Section 12, and there terminating.

- Notes:**
1. A portion of Lot 2 of this plat lies within Zones A & X as shown on FIRM Map 19169C0286F, effective 1/15/2021. No part of Lot 1 of this plat lies within any floodplain.
 2. Lot 1 is served by rural water and a private septic system.
 3. There exists an easement for Xenia rural water facilities across the subject property, generally located within 30' of and adjacent to the ROW line, filed at Inst. No. 2020-12902. There is not enough information available to show the exact location of the easement.
 4. All new lots shall require an E911 address for inhabited structures, including residences and businesses, telecommunications towers and facilities, and for any public assembly area including open-air, outdoor activities. E911 addresses shall be assigned by Story County at the request of the property owner.

Districts
Zoning A-1 (Agricultural)
School Ballard SCD
Fire
Ambulance
Utilities



FOX Engineering Associates, Inc.
414 South 17th Street, Suite 107
Ames, Iowa 50010
Phone: (515) 233-0000
FAX: (515) 233-0103

I hereby certify that this land surveying document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

R. BRADLEY STUMBO, PLS
License number 17161

DATE

My license renewal date is December 31, 2021.



PLANNING & ZONING COMMISSION COMMUNICATION

AGENDA HEADING:

Story County Subdivision Two-Mile Review 54988 290th Street Final Plat

SYNOPSIS:

The Helen Stensland Life Estate has submitted materials to Story County Planning and Development for review of final plat for a 2-lot rural residential subdivision. One lot of approximately 1.5 acres was divided for residential construction at 54988 290th Street. The remainder of the property in the plat is approximately 38 acres.

Additional information is below and in the attachments.

ADDITIONAL INFORMATION:

- The property is presented to the City of Huxley under the Iowa Code 2-mile review requirements; subdivision proposals within 2 miles of the Huxley city limits must go through city review.
- Long-range planning and potential future public infrastructure expenditures should be considered with rural subdivision development. The subject property is located approximately 1 ¼ miles from the northernmost Huxley corporate boundary.
- This proposal is recommended for approval by the Planning & Zoning Commission

RECOMMENDATION: APPROVAL

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

- January 25, 2022 City Council review of Planning & Zoning Commission recommendation