



**PLANNING & ZONING COMMISSION ZOOM MEETING**  
**Monday June 19, 2023**  
**City Council Chambers—515 N Main Ave**  
**6:00 PM**

**AGENDA**

1. Roll Call
2. Motion to approve the minutes from the May 15, 2023 Planning & Zoning Commission Meeting.
3. Public Comments (5-minutes limit for items not on this agenda)
4. Business Items
  - a. Recommendation to City Council on revised site plan for Ankeny Lawn Care
5. Informational Items for Planning & Zoning Consideration/Input
  - a. Council Action Update
    - i. Rezoning of 204 West Railway from Industrial (M-1) to Multi-Family Residential (R-3) – Tabled until June 27, 2023
  - b. Discussion and appropriate follow up regarding R1A Zoning Requirements – Jim Nervig Attorney Brick Gentry LLC
6. Planning and Zoning Commission Comments
  - a. Next meeting is Monday July 17, 2023
7. 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.

## **Huxley Planning & Zoning Commission Minutes**

### **May 15, 2023**

Chairman Roger Bierbaum called the meeting to order at 6:00 P.M.

**ROLL CALL:** Bierbaum, Murphy, Frantz, Mosher, Patterson, Ebel present. Schonhorst absent.

**CITY STAFF PRESENT:** Amy Kaplan- Zoning Clerk, Dave Haugland- City Administrator.

**CONSULTANTS PRESENT:** None.

Welcome Dave Haugland, City Administrator, to the City of Huxley.

**MINUTES APPROVAL:** Motion by Murphy, second by Mosher to approve the minutes from the February 21, 2023 meeting. 6 Aye. 0 Nay. MCU.

**PUBLIC COMMENTS:** None.

**BUSINESS ITEMS:** *Informal Public Hearing--Rezoning of 204 West Railway from Industrial (M-1) to Multi-Family Residential (R-3).* Denny Heinen explained his development concept of two 6-plex units and one duplex unit. Each unit will have a garage and two parking spaces. Their target market will be young families. A sidewalk will connect from Railway Park's sidewalk across the front of this development. There will also be an access to the bike trail.

Several members from the community were in attendance to express their opposition to the proposed rezoning. Some concerns discussed were:

- The danger to children with the added traffic
- No curbs/gutters
- Loss of parking for residents and also during Prairie Fest
- Negatively affecting homeowners' property value
- Discourages homeowners to buy homes in the area with rental units present
- Negative experiences with renters in the past give cause for concern
- Three-bedroom units invite children/families to move in and where would these children play at?
- The corner would turn into a party corner being relatively close to a bar
- Railway does not have the same infrastructure as other streets
- Easement into the park will decrease its natural beauty
- Parking, animals and storage will be an issue
- Too population dense
- Increased danger to bicyclists in the area due to population increase

Community members were all asked if they were ok with the property remaining zoned as Industrial (M-1) and if they understood what type of business could go in such area. Each of them stated that they were ok with the property staying M-1. One member also stated that single family residential would also be acceptable.

Motion by Mosher, second by Murphy to recommend approval of the rezoning as requested by the developer from Industrial (M-1) to Multi-Family Residential (R-3). Mosher and Murphy voted yes, Bierbaum, Ebel and Patterson voted no. Frantz abstained. Motion failed.

**INFORMATIONAL ITEMS FOR PLANNING & ZONING CONSIDERATION/INPUT:**

- *Council Action Update:* Kaplan gave a re-cap of the action taken at the city council meetings on topics that were discussed at last month's Planning & Zoning meeting.
- *Resume R1A Discussion:* It was requested that this topic become an agenda item. The city will invite Amy Beattie, City Attorney, to be in attendance to answer any questions that the Commission may have.
- *Resume P&Z Meeting Date and Time Discussion:* Meeting will remain at 6 PM on the third Monday of every month.
- *Welcome Dave Haugland*—Dave gave a brief description about himself, his family, his past jobs as a City Administrator in several different cities and the development projects he did at each place.

**PLANNING AND ZONING COMMISSION COMMENTS:**

- Several upcoming projects were discussed as well as the status of current projects.
- Next meeting will be at 6 PM on Monday June 19, 2023 in the Council Chambers.

**ADJOURNMENT:** Motion – Mosher, second- Frantz to adjourn meeting at 7:26 P.M. 6 ayes, 0 nays. MCU.

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Amy Kaplan, Zoning Clerk

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Roger Bierbaum, Chairman

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Date of Approval



**VEENSTRA & KIMM INC.**

3000 Westown Parkway  
West Des Moines, Iowa 50266

515.225.8000 // 800.241.8000  
www.v-k.net

June 12, 2023

Seth Sunderman  
Bishop Engineering Co.  
3501 104<sup>th</sup> Street  
Urbandale, Iowa 50322

[ssunderman@bishopengr.com](mailto:ssunderman@bishopengr.com)  
(E-Mail Only)

HUXLEY, IOWA  
ANKENY LAWN CARE  
BLUE SKY COMMONS PLAT 2 LOT 2  
SITE PLAN REVIEW

We have reviewed the revised site plan for Ankeny Lawn Care and offer the following comment:

1. The water service and the sanitary sewer service extensions to the south end of the property can be deleted since the temporary office trailer has been deleted.
2. Show the screening details for the dumpster.
3. Provide a photo metric lighting plan.

If you have any questions or comments, please contact us at 515-225-8000.

VEENSTRA & KIMM, INC.

Forrest S. Aldrich

FSA:rsb  
45229-075

cc: Dave Haagland, City of Huxley (e-mail)  
Jeff Peterson, City of Huxley (e-mail)  
Keith Vitzthum, City of Huxley (e-mail)  
Mat Kahler, City of Huxley (e-mail)  
AJ Strumpfner, City of Huxley (e-mail)  
Amy Kaplan, City of Huxley (e-mail)  
Samuel Rankin, Ankeny Lawn Care (e-mail)  
Godwin Agbleze, Bishop Engineering Co. (e-mail)

June 14, 2023

Attn: Dave Haagland  
City of Huxley  
515 N. Main Avenue  
Huxley, IA 50124

RE: Ankeny Lawn care – Site Plan Review  
Blue Sky Commons Plat 2 Lot 2

Bishop Engineering submits the following comments in red and revised documents in regards to City of Huxley letter of revised review and comments done by V&K for the Ankeny Lawn Care Site Plan dated June 12, 2023 and have the following comments:

1. The water service and the sanitary sewer service extensions to the south end of the property can be deleted since the temporary office trailer has been deleted.

**Engineer's Response:** Deleted. See Sheet C4.1.

2. Shown the screening details for the dumpster.

**Engineer's Response:** Dumpsters are to be screened by fence and proposed trees & shrubs behind fence per Landscape Plan C5.1.

3. Provide a photo metric lighting plan.

**Engineer's Response:** All lights are located on building.

Respectfully Submitted,

*Seth Sunderman*

Seth Sunderman, P.E.  
Bishop Engineering

## David Haugland

---

**From:** Seth Sunderman <ssunderman@bishopengr.com>  
**Sent:** Wednesday, June 14, 2023 2:47 PM  
**To:** David Haugland; Forrest Aldrich  
**Cc:** streetsupt@huxleyiowa.org; Keith Vitzthum; Amy Kaplan; Huxley Wastewater; Jeff Peterson; Godwin Agbleze; 'Samuel Rankin'  
**Subject:** RE: Ankeny Lawn Care Site Plan Huxley

David,

Quick follow up regarding trash enclosure. Would it be acceptable to install Ultimate Slate for a 20' section of the fence by the building to provide the required screening for the trash bins?



Ultimate slates, allow for 95% opaque screening, while being able to meet the security requirements of the site, with out impeding on proper site drainage measures. The proposed style matches with local businesses, both east and west of the site. (see images below)

Thanks,

**Seth V. Sunderman, P.E. | Bishop Engineering Company, Inc.**  
3501 104th Street | Des Moines, Iowa 50322  
O: 515-276-0467 | M: 712-621-6466

Upon Acceptance of this drawing or other data or any electronic media generated and provided by Bishop Engineering Company, Inc., the recipient covenants and agrees that all such drawings and data are instruments of service and belong to Bishop Engineering Company Inc. These files are transmitted without warranty as to their accuracy or suitability for the purpose to which the recipient intends to use them. The recipient agrees to waive all claims against Bishop Engineering Company Inc. resulting in any way from any unauthorized changes or reuses of the drawings of data. In addition, the recipient agrees, to the fullest extent permitted by law, to indemnify and hold Bishop Engineering Company Inc. harmless from any damage, liability or cost, including attorney's fees and cost of defense, arising from any changes or reuse of files(s). The drawings shall not be used or copied for any other project.

**From:** Seth Sunderman  
**Sent:** Wednesday, June 14, 2023 1:43 PM  
**To:** David Haugland <dhaugland@huxleyiowa.org>; Forrest Aldrich <faldrich@v-k.net>  
**Cc:** streetsupt@huxleyiowa.org; Keith Vitzthum <kvitzthum@huxleyiowa.org>; Amy Kaplan <akaplan@huxleyiowa.org>; Huxley Wastewater <huxleywwsupt@huxleyiowa.org>; Jeff Peterson <publicworks@huxleyiowa.org>; Godwin Agbleze <gagbleze@bishopengr.com>; 'Samuel Rankin' <sam@ankenylawn.com>  
**Subject:** RE: Ankeny Lawn Care Site Plan Huxley





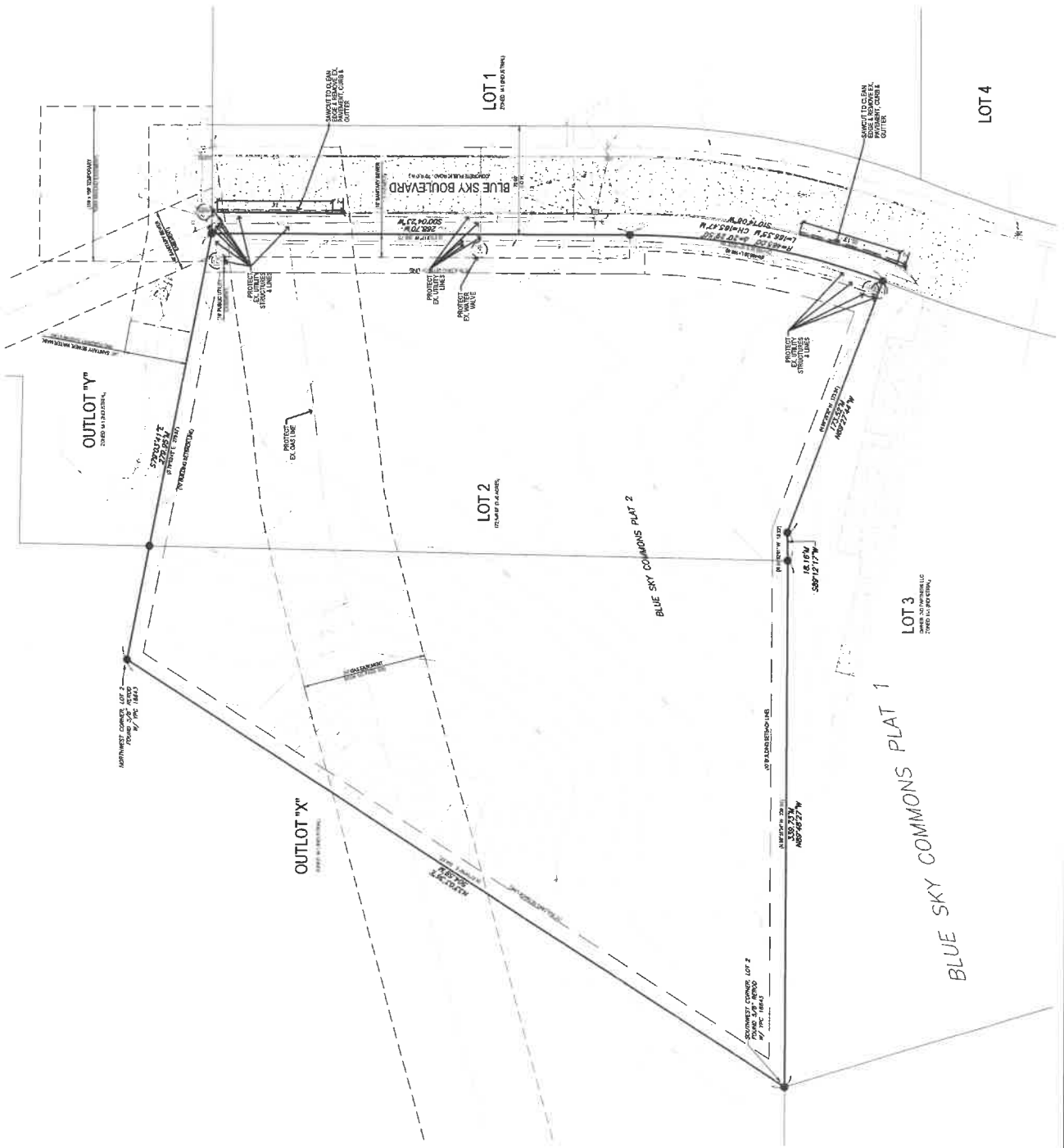


|                      |                                              |
|----------------------|----------------------------------------------|
| PROJECT NUMBER       | 210346                                       |
| SHEET NUMBER         | C1.1                                         |
| DATE                 | 05/05/2023                                   |
| DESIGNED BY          | SNS                                          |
| DRAWN BY             | CSA                                          |
| CHECKED BY           | SNS                                          |
| REVISION DATE        | 05/05/2023                                   |
| REVISION DESCRIPTION | 1. REVISED TO ADD LOT 3 AND LOT 4            |
| PROJECT LOCATION     | 104th Street & Huxley Avenue, Des Moines, IA |

- DEMO NOTES:**
1. ALL DEMO WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DES MOINES ORDINANCE 10.10.01.
  2. PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH ORANGE PLASTIC WRAP AND RED TAPE. TREES TO BE REMOVED SHALL BE MARKED WITH RED TAPE AND ORANGE PLASTIC WRAP.
  3. DEMO WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  4. NO OBSTRUCTIONS WILL BE ALLOWED.
  5. DEMO WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
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  19. DEMO WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  20. DEMO WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

**DEMO LEGEND:**

--- EXISTING  
 --- PROPOSED





**GENERAL NOTES:**

1. THESE CONSTRUCTION NOTES ARE FOR THE CONSTRUCTION OF THE PAVEMENT AND SHALL BE USED IN CONJUNCTION WITH THE SPECIFICATIONS AND STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION, AND THE STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES, LATEST EDITION, AND THE STANDARD SPECIFICATIONS FOR HIGHWAY TUNNELS, LATEST EDITION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.
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**PAVEMENT & ASPHALT PLACEMENT NOTES:**

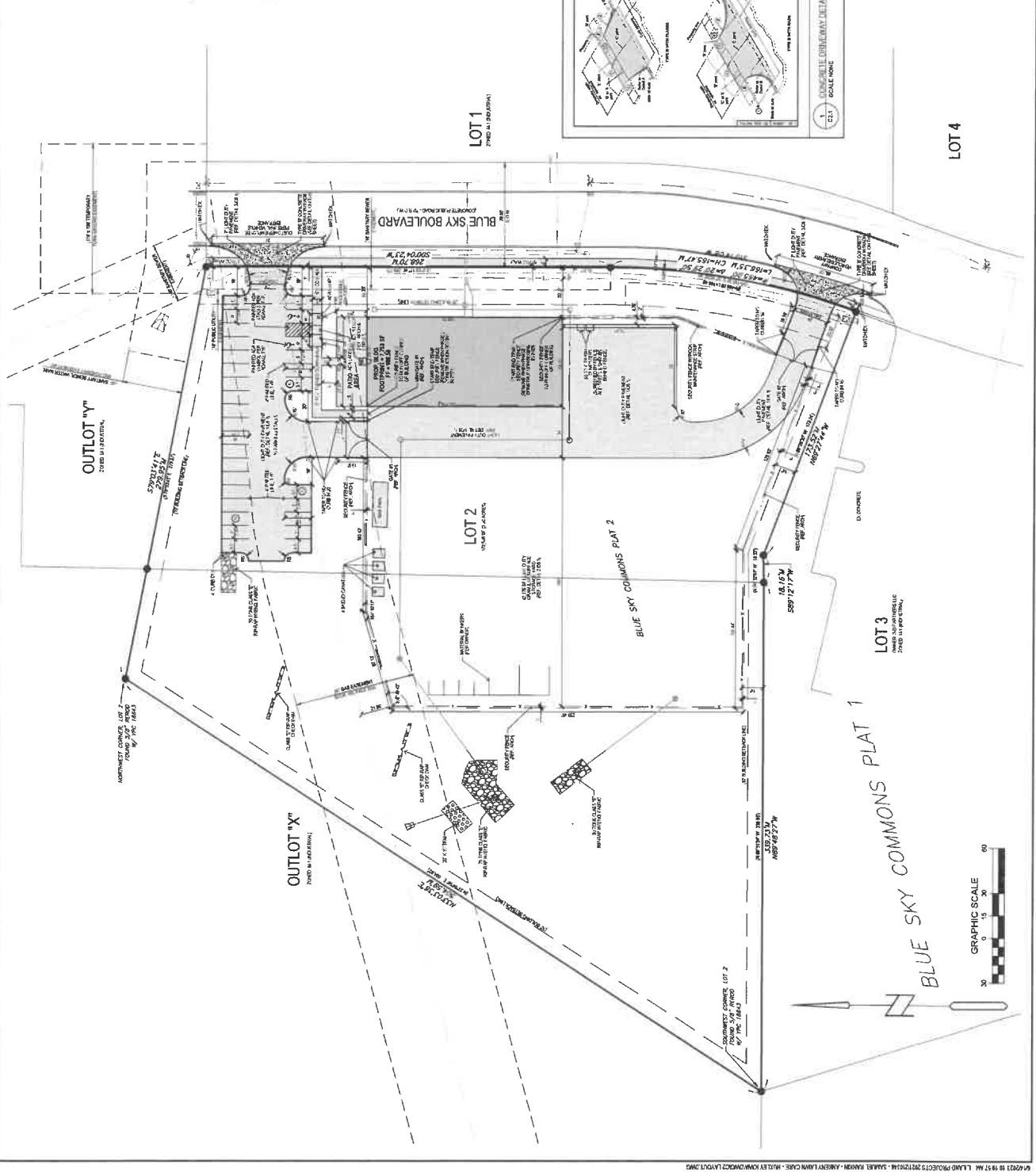
1. SEE PROJECT SPECIFICATIONS 2.11.1 FOR ADDITIONAL NOTES.
2. CONTRACTOR TO CONDUCT ALL NECESSARY FIELD TESTING AND RECORDS.
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4. CONTRACTOR TO CONDUCT ALL NECESSARY FIELD TESTING AND RECORDS.

**BUILDING & STRUCTURAL NOTES:**

1. SEE PROJECT SPECIFICATIONS 2.11.1 FOR ADDITIONAL NOTES.
2. CONTRACTOR TO CONDUCT ALL NECESSARY FIELD TESTING AND RECORDS.
3. CONTRACTOR TO CONDUCT ALL NECESSARY FIELD TESTING AND RECORDS.
4. CONTRACTOR TO CONDUCT ALL NECESSARY FIELD TESTING AND RECORDS.

**PAVEMENT LEGEND:**

|                  |                  |
|------------------|------------------|
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[illegible]

OUTLOT "X"

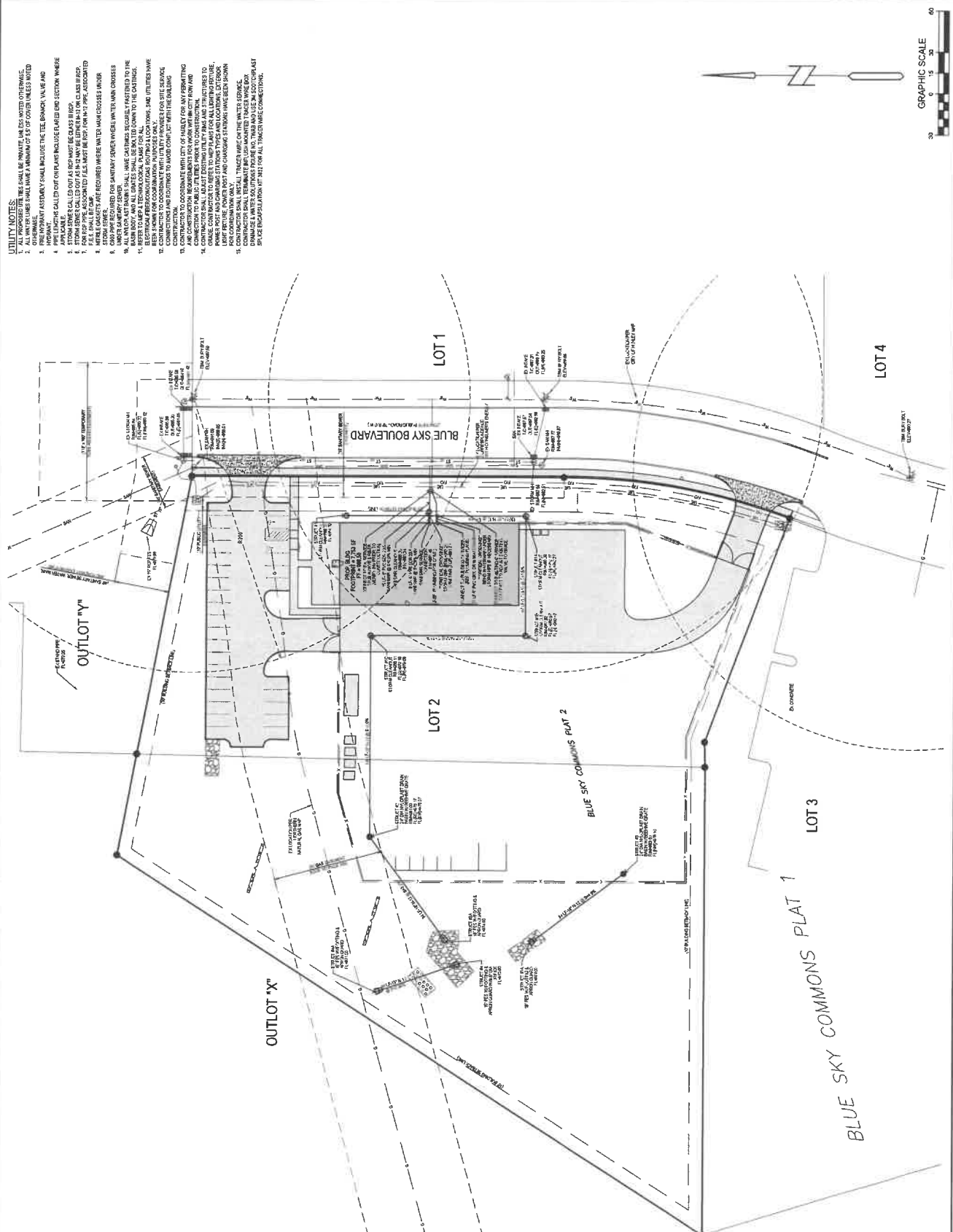
ST. & CARLTON RD.

BLUE SKY COMMONS PLAT 1

LOT 1

A hand-drawn map of a triangular plot. A dashed line runs diagonally across the plot. A point is marked with a dot and labeled "BLUE". The plot is bounded by solid lines, and there are some internal lines and markings.

6/14/2023 11:28:12 AM L'LAND PROJECTS 2023/03/06 - SAMUEL RAYMOND - ANKREY L'LAND CARE - HAYLEY KAMRUDOWSKI GIMONDOWSKI



UTILITY NOTES

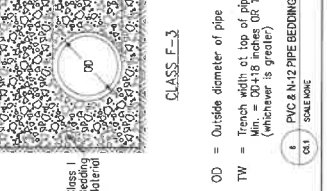
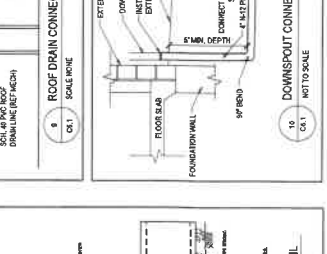
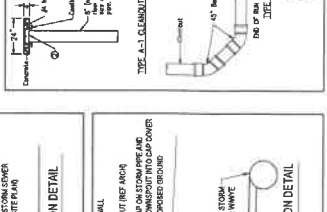
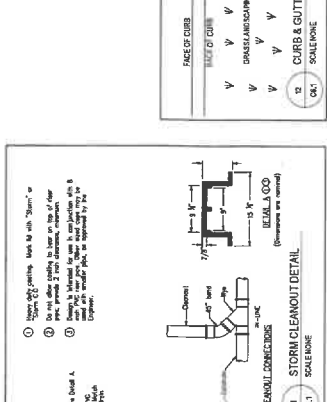
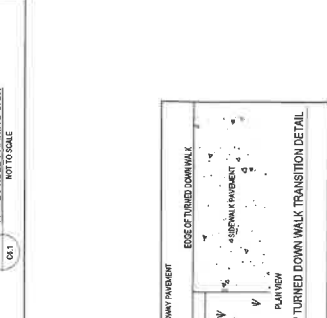
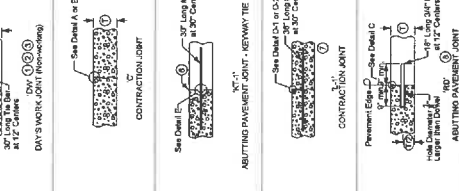
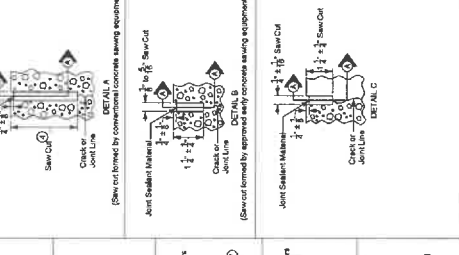
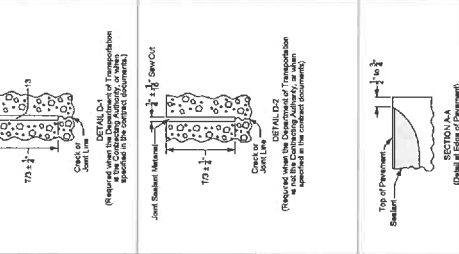
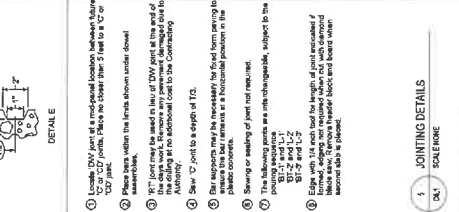
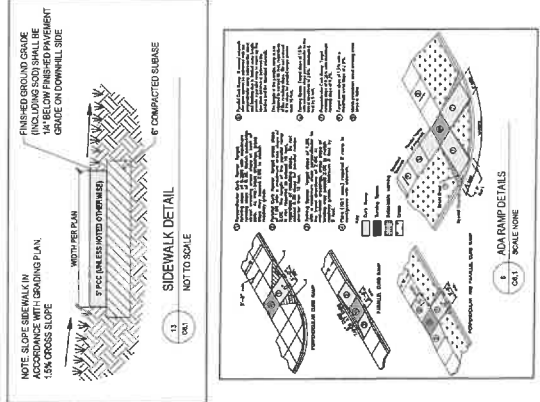
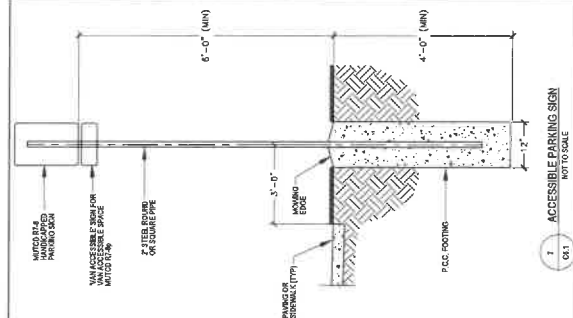
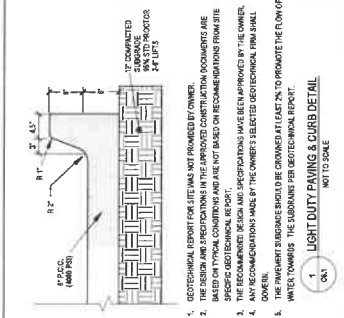
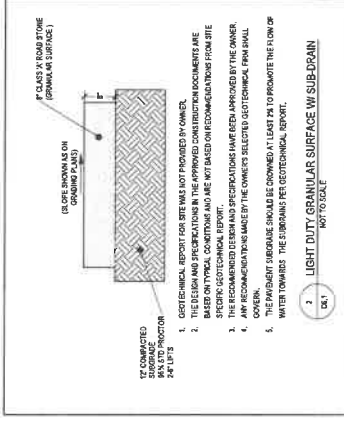
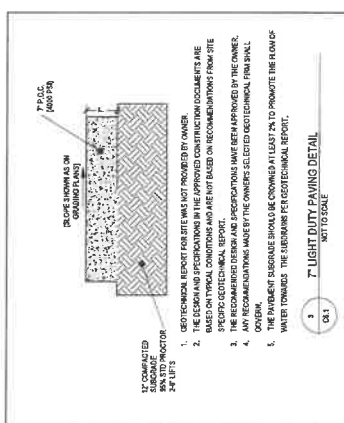
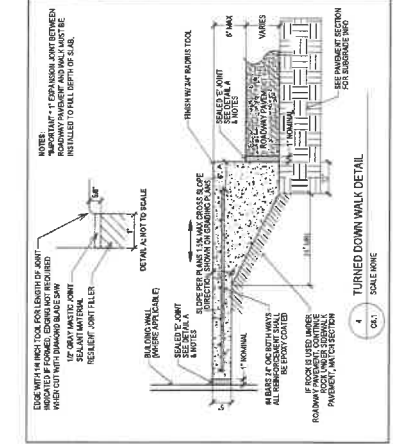
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**Bishop Engineering**  
 Planning Your Successful Development  
 3501 104th Street  
 Des Moines, Iowa 50322-3025  
 Phone: 515.281.2172 Fax: 515.281.2173  
 Established 1959

**UTILITY PLAN**  
**ANKNEY LAWN CARE**  
**HUXLEY, IOWA**

|                      |                                |
|----------------------|--------------------------------|
| PROJECT NUMBER       | 210346                         |
| SHEET NUMBER         | C4.1                           |
| DATE                 | 05/20/2024                     |
| DESIGNED BY          | SNS                            |
| DRAWN BY             | USA                            |
| CHECKED BY           | SNS                            |
| REVISION DATE        | 05/20/2024                     |
| REVISION DESCRIPTION | 05/20/2024                     |
| PROJECT LOCATION     | ANKNEY LAWN CARE, HUXLEY, IOWA |
| PROJECT OWNER        | ANKNEY LAWN CARE, HUXLEY, IOWA |

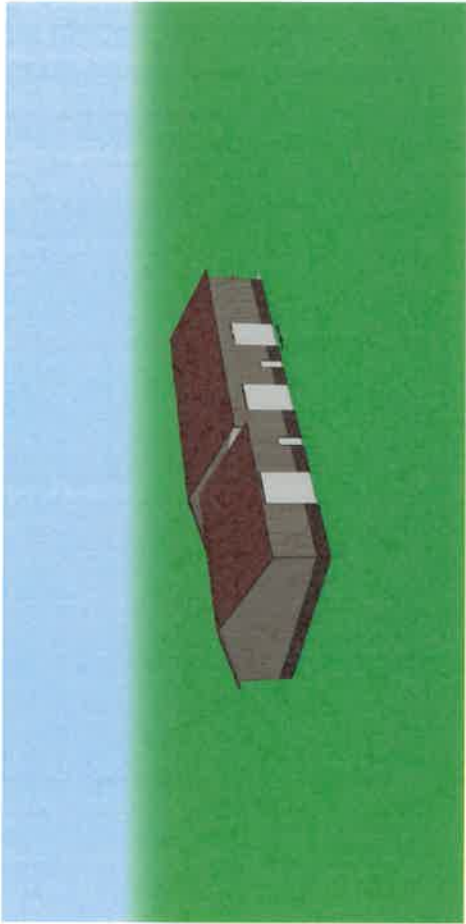
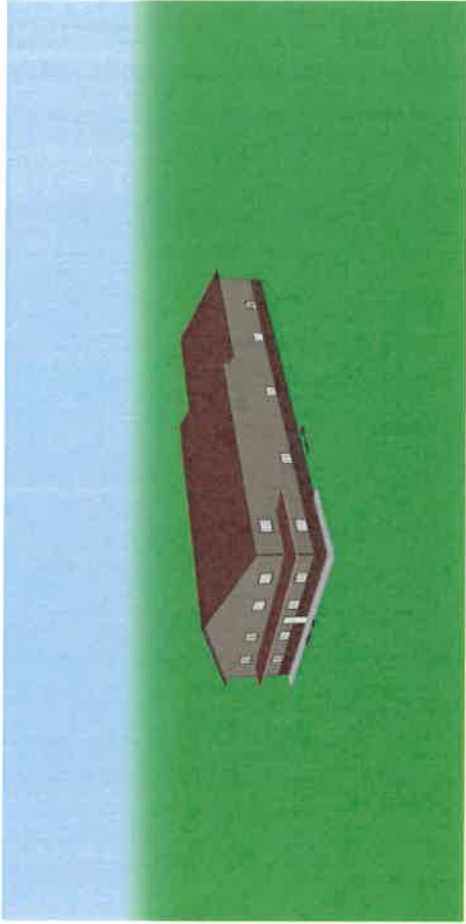
| NO. | DATE | PLANT                           | COLLECTOR                              | LOCALITY | PLANT | COLLECTOR                 | LOCALITY                  |
|-----|------|---------------------------------|----------------------------------------|----------|-------|---------------------------|---------------------------|
| 19  | 42   | WATER FENSTER FATHER REED GRASS | CU AMAGROSITS ACUTIFLORA KARL FOERSTER | #1       | COMT  | FULLY ROOTED IN CONTAINER | FULLY ROOTED IN CONTAINER |
| 20  | 24   | FRAMIE DROPPED                  | SPOBOLOUS HETEROLEPIS                  | #1       | COMT  | FULLY ROOTED IN CONTAINER | FULLY ROOTED IN CONTAINER |



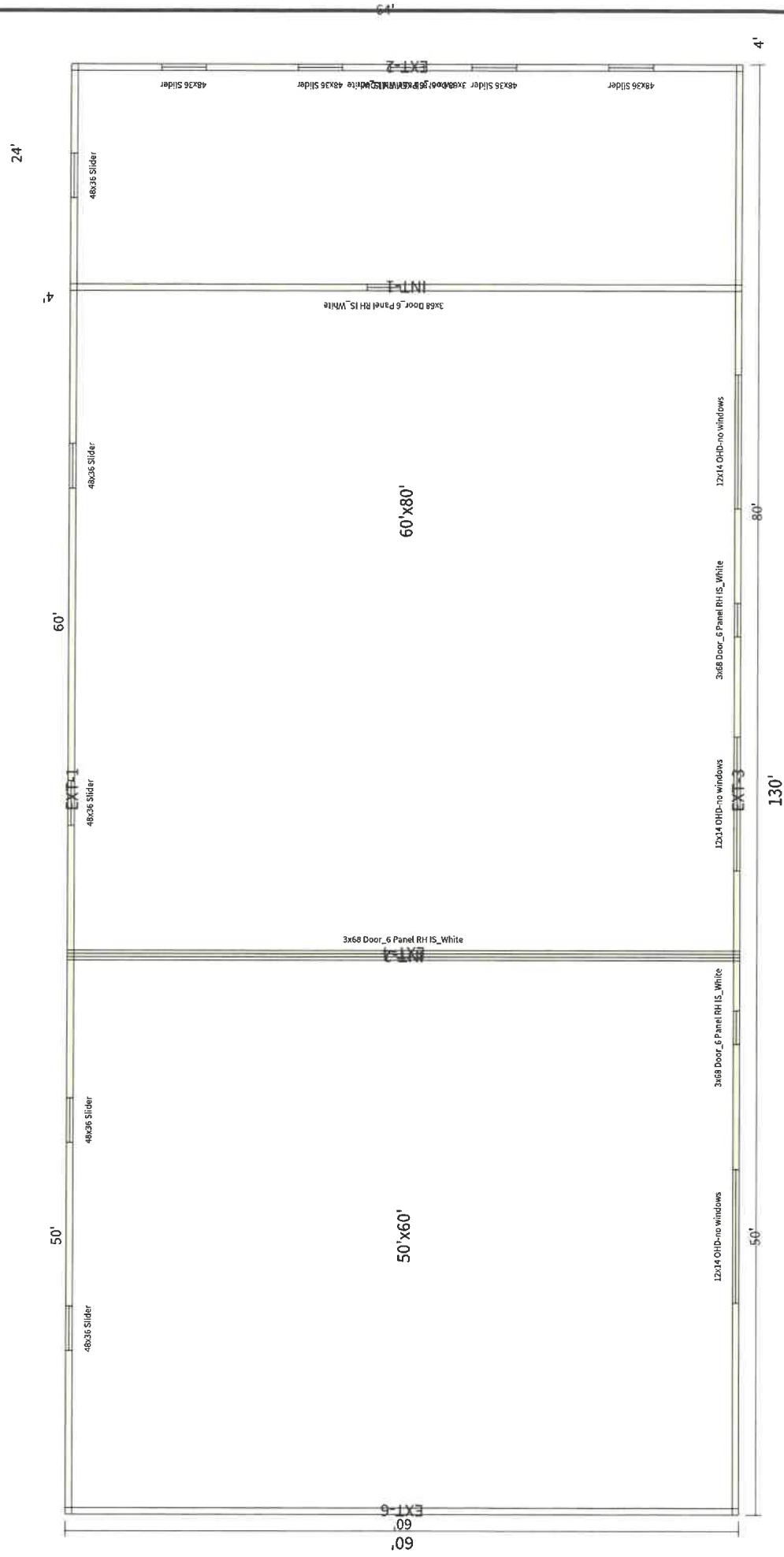


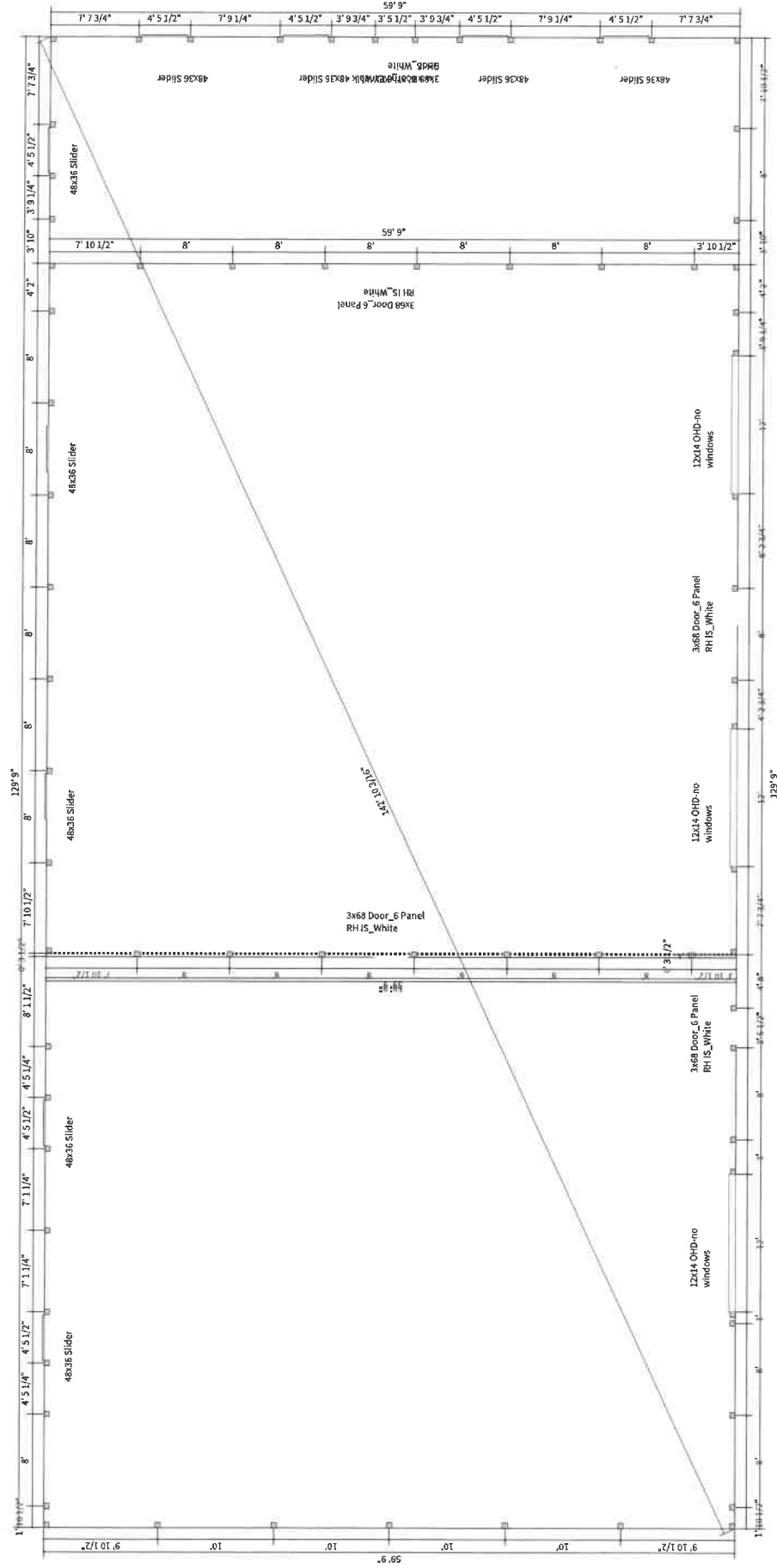
| Summary        |      |
|----------------|------|
| Width          | 60'  |
| Length         | 80'  |
| Ceiling Height | 20'  |
| Slab Depth     | 0.5' |
| Overhangs      | 4    |
| Roof Pitch     | 4/12 |

| Job Information  |                                                                      |
|------------------|----------------------------------------------------------------------|
| Project Name     | Ankeny Lawn Care                                                     |
| Company Name     | Lonneman Construction                                                |
| Contact          | Craig                                                                |
| Email            | <a href="mailto:craiglonneman@gmail.com">craiglonneman@gmail.com</a> |
| Phone            |                                                                      |
| Delivery Address |                                                                      |
| ZIP code         |                                                                      |
| Desired Date     |                                                                      |
| Comments         |                                                                      |
| Loading          | 21-4-4                                                               |
| User             |                                                                      |









Cross Section - EXT-1

ROOF MATERIAL: Rustic Red KEY 26 ga Corrugated

PURLINS: KEY 2x4 On Edge

WALL MATERIAL: Tan KEY 26 ga Corrugated  
WAINSCOT MATERIAL: Rustic Red KEY 26 ga Corrugated

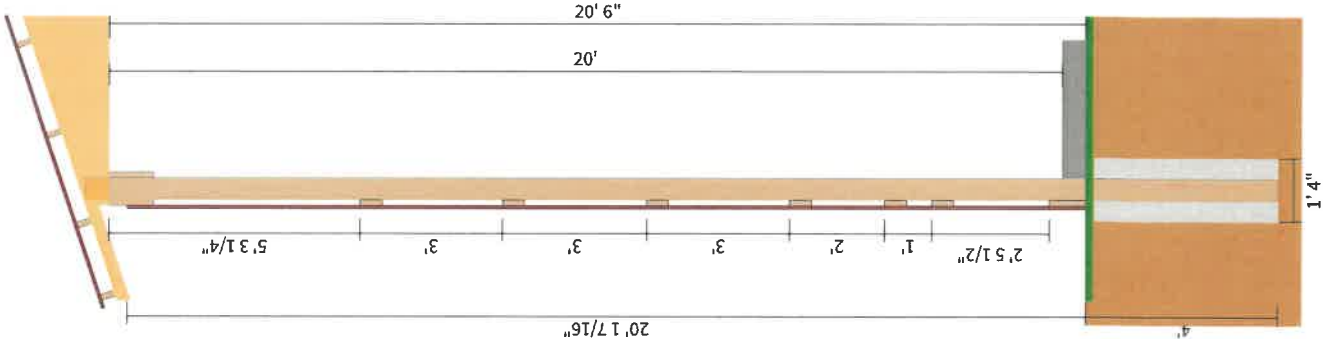
EXTERIOR CARRIER: KEY 2x12

EXTERIOR WALL GIRTS: KEY 2x6

CORNER POSTS: KEY 6x6  
INTERMEDIATE POSTS: KEY 6x6

EXTERIOR SKIRT BOARD: KEY 2x10  
BOTTOM IS AT GRADE

SIDING BEGINS 0' ABOVE GRADE



4.0/12 TRUSS SYSTEM  
HEEL HEIGHT: 0' 6"  
TRUSS SPACING: 48 IN. O. C.

BRACE PER TRUSS MANUFACTURER'S RECOMMENDATIONS

INTERIOR CARRIER: KEY 2x12

SLAB DEPTH 0' 6"

FOUNDATION NOTES:  
POST HOLE: 4' X 1' 4" DIAMETER  
FASTENER: (none)  
BASE: KEY 50# Bag Concrete  
UPLIFT: (none)

Cross Section - EXT-3

ROOF MATERIAL: Rustic Red KEY 26 ga Corrugated

PURLINS: KEY 2x4 On Edge

WALL MATERIAL: Tan KEY 26 ga Corrugated  
WAINSCOT MATERIAL: Rustic Red KEY 26 ga Corrugated

EXTERIOR CARRIER: KEY 2x12

EXTERIOR WALL GIRTS: KEY 2x6

CORNER POSTS: KEY 6x6  
INTERMEDIATE POSTS: KEY 6x6

EXTERIOR SKIRT BOARD: KEY 2x10  
BOTTOM IS AT GRADE

SIDING BEGINS 0' ABOVE GRADE

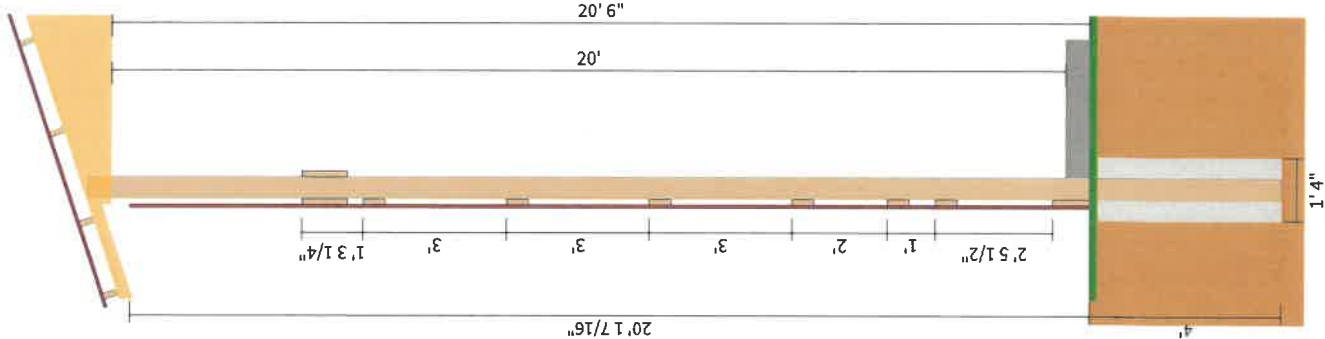
4.0/12 TRUSS SYSTEM  
HEEL HEIGHT: 0' 6"  
TRUSS SPACING: 48 IN. O. C.

BRACE PER TRUSS MANUFACTURER'S RECOMMENDATIONS

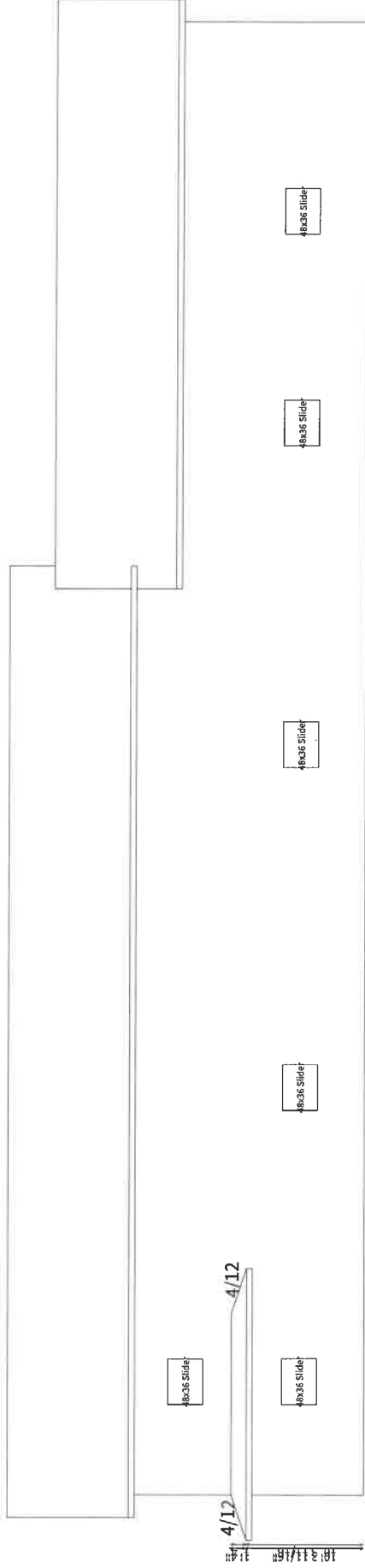
INTERIOR CARRIER: KEY 2x12

SLAB DEPTH 0' 6"

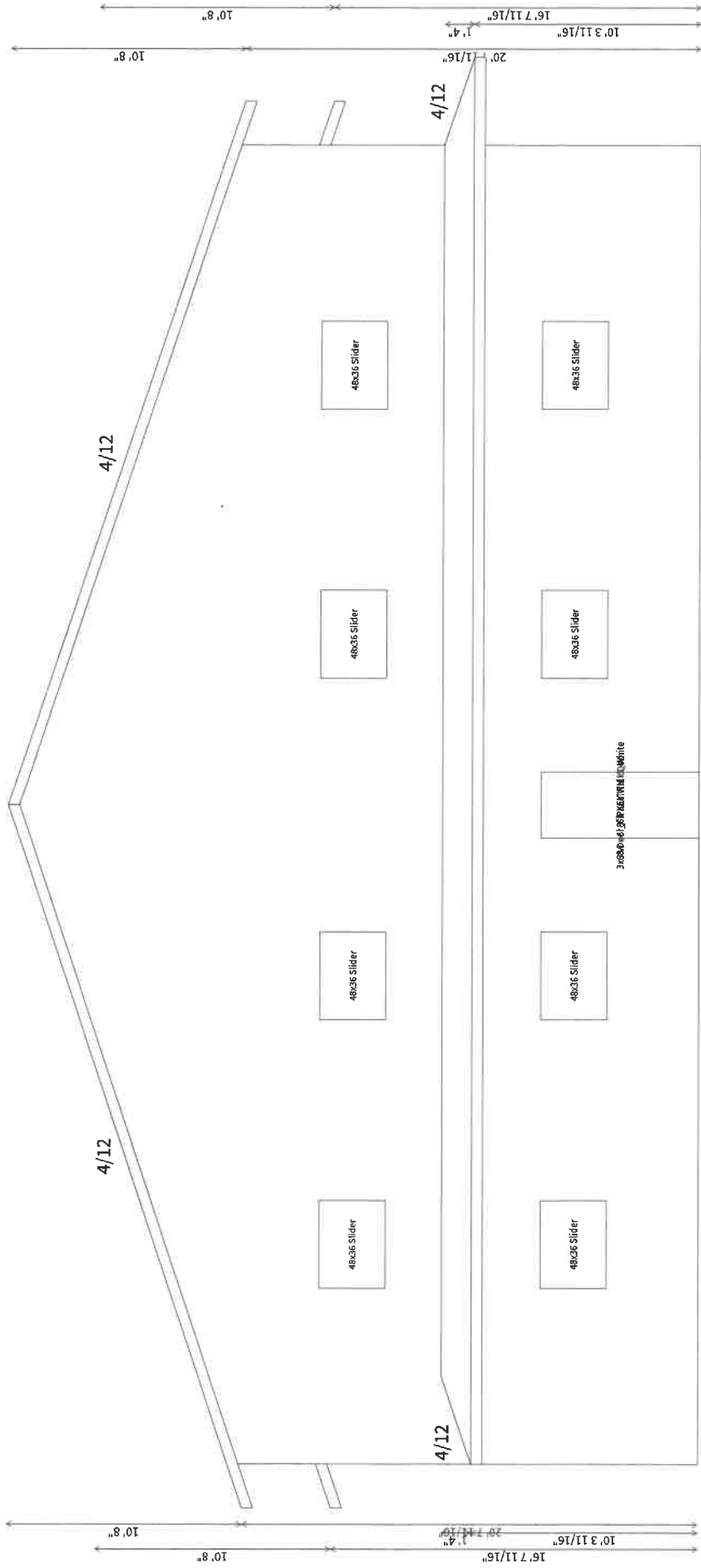
FOUNDATION NOTES:  
POST HOLE: 4' X 1' 4" DIAMETER  
FASTENER: (none)  
BASE: KEY 50# Bag Concrete  
UPLIFT: (none)



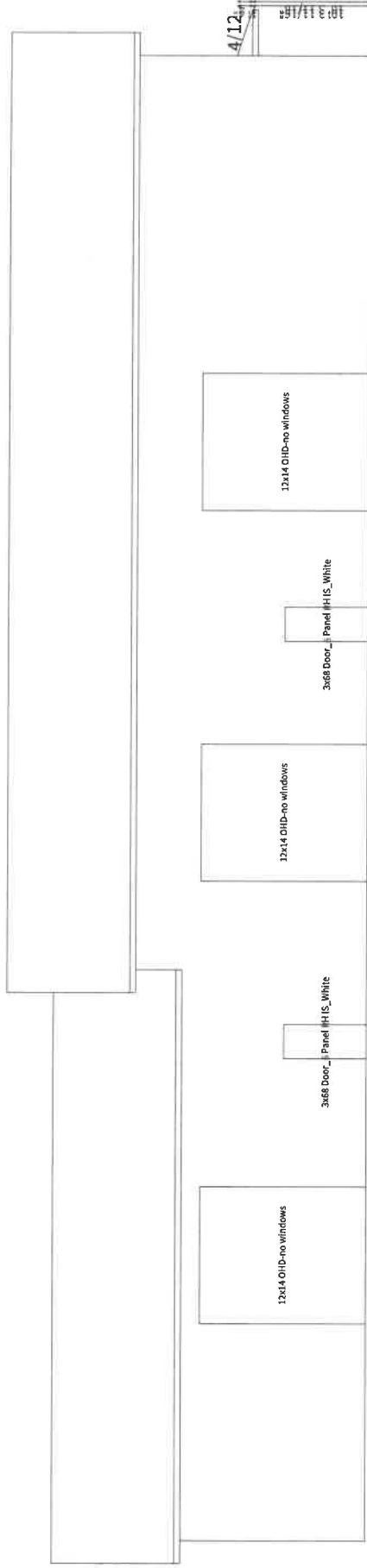
## Left Elevation



## Front Elevation

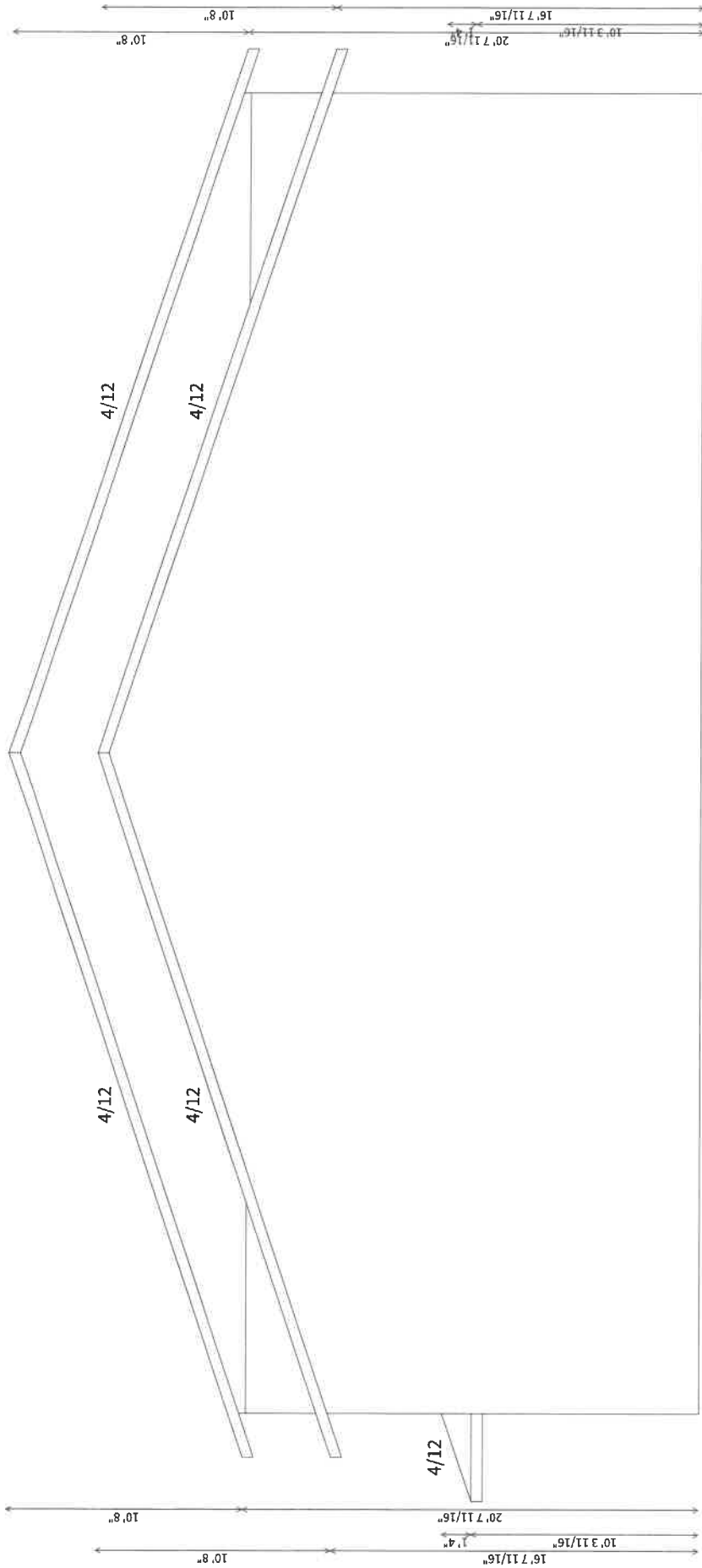


## Right Elevation





## Back Elevation



## David Haugland

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**From:** Amy Kaplan  
**Sent:** Tuesday, May 16, 2023 4:24 PM  
**To:** David Haugland; Cheryl Patterson; Susan Frantz; Roger and Dolores Bierbaum; Gordon Mosher; Doug Schonhorst; John Murphy; Shelby Chamberlain Ebel  
**Subject:** FW: P & Z Commission and R-1 A Zoning District

As promised, here is the email chain regarding R-1A Zoning between Rita and our City Attorney, Amy Beattie.

Let me know if you have any questions.

*Amy Kaplan*

Utilities & Zoning Clerk  
City of Huxley  
515 N Main Huxley IA 50124  
515-597-2561 EXT: 202

Pay your utilities here: <https://www.govpaynow.com/gps/user/plc/9087>

Pay other fees online: <https://www.govpaynow.com/gps/user/plc/9088>

Moving in? Utility App: <https://huxleyiowa.org/utility-account-information-form/>

Moving out? Final Read Request: <https://huxleyiowa.org/final-read-request-form/>

**From:** Amy Beattie <Amy.Beattie@brickgentrylaw.com>  
**Sent:** Tuesday, July 5, 2022 10:16 AM  
**To:** Rita Conner <rconner@huxleyiowa.org>; K Deaton <kdeaton@huxleyiowa.org>; Amy Kaplan <akaplan@huxleyiowa.org>; Matt O'Hollearn <Matt.O'Hollearn@brickgentrylaw.com>  
**Subject:** Re: P & Z Commission and R-1 A Zoning District

Rita. My opinion would be that if we are concerned about abuse of the R-1A zoning, that we review and revise the R-1A requirements. Maybe include a building depth and width maximum? We address building depth and width in R-1 zoning (as minimums) but not in R-1A. Amy.

Amy S. Beattie



**BRICK GENTRY PC**  
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**From:** Rita Conner <[rconner@huxleyiowa.org](mailto:rconner@huxleyiowa.org)>

**Date:** Monday, July 4, 2022 at 2:34 PM

**To:** Amy Beattie <[Amy.Beattie@brickgentrylaw.com](mailto:Amy.Beattie@brickgentrylaw.com)>, K Deaton <[kdeaton@huxleyiowa.org](mailto:kdeaton@huxleyiowa.org)>, Amy Kaplan <[akaplan@huxleyiowa.org](mailto:akaplan@huxleyiowa.org)>, Matt O'Hollearn <[Matt.O'Hollearn@brickgentrylaw.com](mailto:Matt.O'Hollearn@brickgentrylaw.com)>

**Subject:** P & Z Commission and R-1 A Zoning District

Amy, the P & Z Commission Chair has expressed concern regarding the R1A zoning district. His concerns are based on a past development where some residential lots in a subdivision were zoned (or possibly rezoned, after the preliminary plat) to R-1A, while others remained R-1. In advance, I am not sure there is an correct answer to this or that it's really a legal issue.

The reason provided by the developer was that the R1A bulk regulations (7,000 minimum sf lot and 50 feet wide, rather than 10,000 sf minimum and 80 feet wide) would allow for a more "affordable" home to be constructed on the R-1A lot. What appears to have occurred is that after the zoning was put in place, the homes constructed were in the same level of the market as everything in the R-1 portion of the development.

Roger Bierbaum is a great chair for P & Z, and I think I generally understand where he is coming from on this. It is his take that the developer got away with something by downsizing the lot requirements and not having the resulting homes fit the homebuyers that the developer cited as his reason for changing the bulk regs.

I have advised that P & Z and Council can consider what housing market they are trying to create city wide, and use PUD zoning to blend housing units at various price points into neighborhoods under the Comp Plan. I think this is more of a planning & policy question of how to provide for a mix of housing options and price points and not elimination of a zoning category.

Thanks.

Rita Conner  
City Administrator  
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Huxley, Iowa 50124  
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