



ZONING BOARD OF ADJUSTMENT MEETING NOTICE

TUESDAY JULY 19, 2022

12:00 P.M.

AGENDA

This meeting will be conducted via Zoom. To participate, see information below.

- 1. CALL TO ORDER**
- 2. APPROVE AGENDA AS PRESENTED AND/OR AMENDED**
- 3. APPROVE MINUTES FROM DECEMBER 2, 2021 MEETING**
- 4. BUSINESS ITEMS**
 - a. Request for proposed variance to the north (side yard) setback requirement shown on the 1988 plat and the current Chapter 165.30 (2), reducing the setback to 7.5 feet, in accordance with Section 165.43(K) of the Zoning Ordinance for an M-1 zoned property located at 408 Campus Dr, Huxley, Iowa and legally described as: Parcel A of Lot 1 in H.D.C. Plat No. 1, an Official Plat in Huxley, Story County, Iowa.
- 5. ADJOURNMENT**

Join Zoom Meeting:

<https://us06web.zoom.us/j/81170789059?pwd=SGY2MGQ1K28xcW9pS0xCN3hQaUt1dz09> Meeting ID:
811 7078 9059

Passcode: 50124

Call in: 312 626 6799

For more information on this and other agenda items, please call 515-597-2561 or visit City Administration Building at 515 N. Main Ave

Huxley Zoning Board of Adjustment Minutes

Thursday December 2, 2021

Acting Chairman Roger Wheeler called the Zoom meeting to order at 12:01 P.M.

ROLL CALL: Easter, Wheeler, Wilson present. Wilken, Hyman absent.

CITY STAFF PRESENT: Amy Kaplan – Zoning Clerk

CONSULTANTS PRESENT: None

GUESTS PRESENT: Chris Gardner

APPROVE AGENDA AS PRESENTED AND/OR AMENDED: Motion –Wilson, second –Easter to approve agenda. 3 AYE. 0 NAY.

APPROVE MINUTES FROM FEBRUARY 23, 2021 MEETING: Motion- Wilson, second- Easter to approve minutes. 3 AYE. 0 NAY.

BUSINESS ITEMS:

Received a request for a Special Use Permit in accordance with Section 165.29 of the Zoning Ordinance requesting to extend the height of an allowable sign from 10' to 13' on property located at The Huxley Plaza on Highway 69.

12:08 PM Wilken entered the meeting.

Chris Gardner indicated that The Plaza is under a remodel and the two existing monument signs were taken down. It is desired to combine both signs and have one sign centered on the middle of the property, on the outlot containing the retention pond, that will feature all 13 businesses in The Plaza. The sign will be brick and stone to match the façade. Since two signs are being combined into one, Gardner asked for a special use permit to extend the height of the sign to 13 feet, instead of 10 feet per code.

Motion-Easter, second-Wilson to grant the special use permit as proposed. Wilson, Wilken, Wheeler and Easter voted yes. 4/0 MCU.

Wheeler asked what Gardner used for the seed in the drainage lot. Gardner indicated it was seed purchased from Tim Vanloo.

Easter praised Gardner for the upgrades to The Plaza. She stated that she has received lots of positive comments from the community.

ADJOURNMENT: Motion – Wilson, second- Wilken to adjourn meeting at 12:12 P.M. 4 ayes, 0 nays. Motion carried.

Amy Kaplan, Zoning Clerk

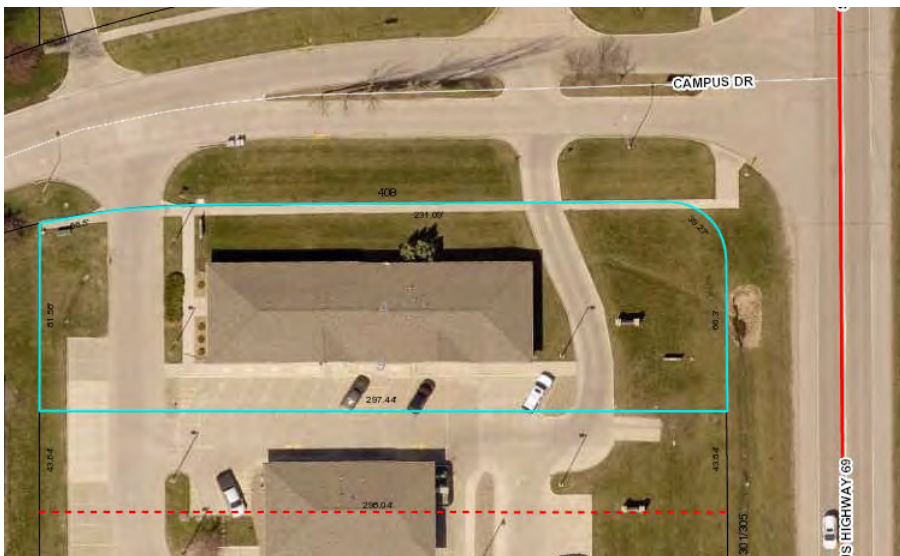
Roger Wheeler, Acting Chairman

Date of Approval



NOTICE OF PUBLIC HEARING

You are hereby notified that at twelve o'clock p.m. on the 19th day of July 2022, via Zoom, the Board of Adjustment of Huxley, Iowa, will hold a public hearing on a proposed variance to the north (side yard) setback requirement shown on the 1988 plat and the current Chapter 165.30 (2), reducing the setback to 7.5 feet, in accordance with Section 165.43(K) of the Zoning Ordinance for an M-1 zoned property located at 408 Campus Dr, Huxley, Iowa and legally described as: Parcel A of Lot 1 in H.D.C. Plat No. 1, an Official Plat in Huxley, Story County, Iowa.



All persons will have the opportunity to be heard on such variance at such time and place. Thereafter, the Board of Adjustment may act on such request for a variance without further notice or opportunity for hearing.

Zoom Meeting Information:

Video: <https://zoom.us/>

Dial in: 312-626-6799

Meeting ID: 811 7078 9059

Passcode: 50124

Should you have any questions, please contact City Hall at 515-597-2561.

Sincerely,

Amy Kaplan
Zoning Clerk

ZONING BOARD OF ADJUSTMENT COMMUNICATION

AGENDA HEADING:

Request from Huxley Medical III, LLC for a setback variance of 7 foot, 5 inches for expansion of an existing commercial building at 408 Campus Drive (M-1 Zoning District)

SUBMITTED BY:

Rita Conner, City Administrator

SYNOPSIS:

Huxley Medical III, LLC have submitted application for a variance of the setback for construction of an expansion to an existing commercial building. The business plans to expand the existing dental office to provide square footage for additional services at the address.

Additional information is below and attached.

CITY OF HUXLEY CODE SECTION: CHAPTER 165.30 (2)

ADDITIONAL INFORMATION:

- The variance request is to reduce the setback to 7.5 feet
- A photo of the existing building and its location is provided with the packet information. The existing sidewalk and driveway will not be impacted by the building expansion
- 165.43 (K) Practical difficulties. The building is currently on the building set back line. They are looking to expand the dental office and due to site constraints, the only way to expand is to the north. To the south is existing parking lots and buildings that cannot get shifted. To the east and west are existing sidewalks and drives into the property.

RECOMMENDATION: No staff objection

- The building expansion does not impede vehicular or pedestrian access and does not create a visual impediment to vehicle, bicycle or pedestrian traffic





HUXLEY
— HEART OF THE PRAIRIE —

Appeal to the Board of Adjustment

Date Submitted: _____ Board Review Date: _____
Property Owner: Huxley Medical III LLC
Property Address: 408 Campus Drive Huxley, Iowa
Property Zoning: M-1 Industrial
Legal Description: Parcel A of Plat of Survey Recorded as Instrument No. 03-13590

Please provide a detailed explanation of work to be done and variance needed:

A 17'x80' building addition that will encroach into the required north (side yard) setback. The 1988 plat seemingly shows a 25 feet setback. The current M-1 requirements have a minimum side yard setback of 10 feet. Applicant requests reduction in the north (side yard) setback to allow for the building addition. It is requested to be reduced to 7.5 feet.

The fee for variance is nonrefundable. All neighboring property owners will be notified of this variance request plus a notice will be published in a local newspaper. Please include a fully dimensional, to scale, site plan.

Signed: _____

Date: 6 July 2022

Appeal to Zoning Board of Adjustments

Primary: \$100

Secondary: \$50

Special Use Permits: \$100

.....
(office use only)

Date Hearing Advertised: _____

Decision of the Board:

NOTICE OF PUBLIC HEARING

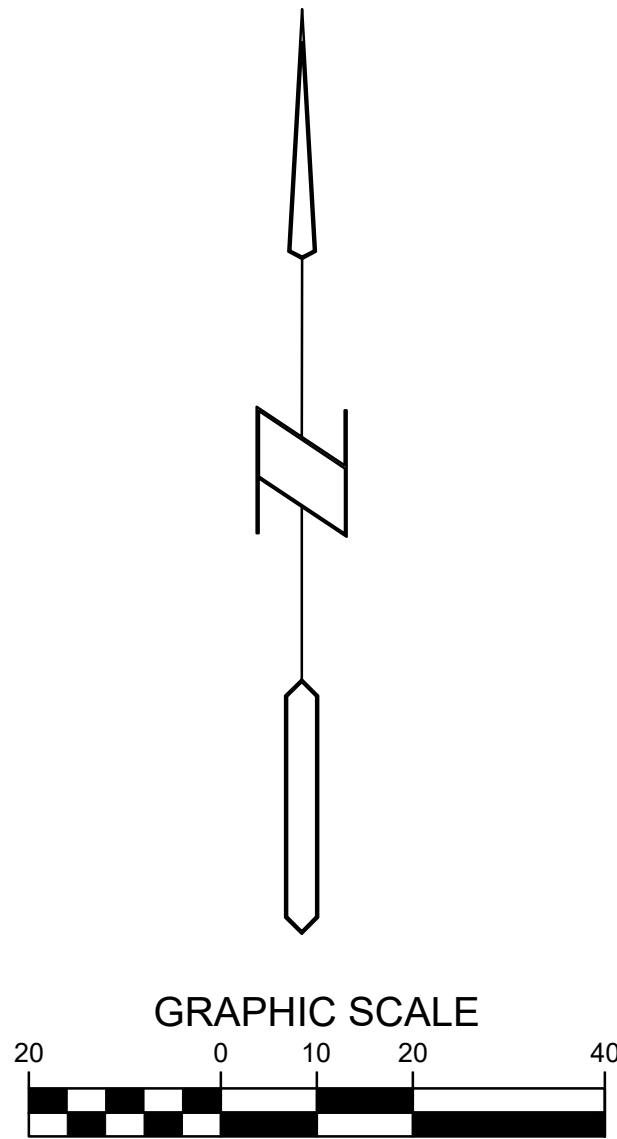
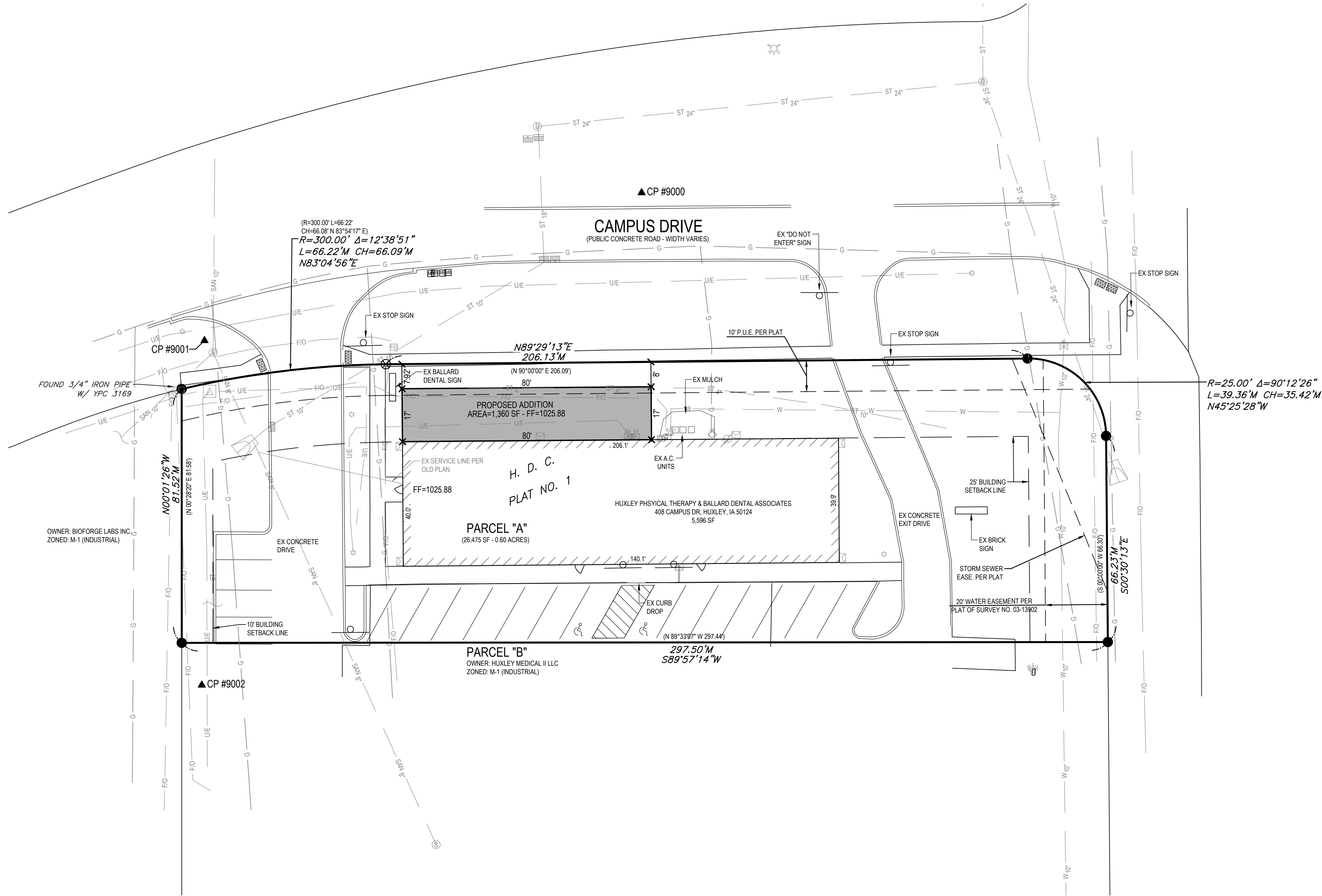
TO: ALL CITIZENS AND ALL PARTIES IN INTEREST WHO MAY BE ENTITLED TO NOTICE AND OPPORTUNITY TO BE HEARD ON A REQUEST FOR A VARIANCE UNDER THE ZONING ORDINANCES FOR PROPERTY LOCATED AT 408 CAMPUS DRIVE, HUXLEY, IOWA.

You are hereby notified that at twelve o'clock p.m. on the 19th day of July 2022, via Zoom, the Board of Adjustment of Huxley, Iowa, will hold a public hearing on a proposed variance to the north (side yard) setback requirement shown on the 1988 plat and the current Chapter 165.30 (2), reducing the setback to 7.5 feet, in accordance with Section 165.43(K) of the Zoning Ordinance for an M-1 zoned property located at 408 Campus Dr, Huxley, Iowa and legally described as: Parcel A of Lot 1 in H.D.C. Plat No. 1, an Official Plat in Huxley, Story County, Iowa.

All persons will have the opportunity to be heard on such variance at such time and place. Thereafter, the Board of Adjustment may act on such request for a variance without further notice or opportunity for hearing.

Paul Wilken
Board Chairperson

Zoom Information:
Dial in: 312-626-6799
Meeting ID: 811 7078 9059
Passcode: 50124



- GENERAL NOTES:
1. CONTRACTOR TO COORDINATE ALL UTILITY DISCONNECTIONS AND RELOCATIONS WITH UTILITY PROVIDER.
 2. CONTRACTOR TO VERIFY UTILITY DEPTHS AND LOCATIONS.

408 CAMPUS DRIVE, SUITE A
HUXLEY, IOWA

LAYOUT PLAN

REFERENCE NUMBER:

DRAWN BY:
MDH

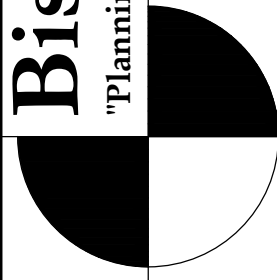
CHECKED BY:

REVISION DATE:

PROJECT NUMBER:
220229

SHEET NUMBER:
C2.1

Bishop Engineering
"Planning Your Successful Development"



3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217
Civil Engineering & Land Surveying Established 1959

H. D. C. PLAT NO. 1

H.D.C. PLAT NO. 1 - LEGAL DESCRIPTION

A PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 82 NORTH, RANGE 24 WEST OF THE 5TH P.M., ALL NOW BEING IN AND FORMING A PART OF THE CITY OF HUXLEY, STORY COUNTY, IOWA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTH 1/2 OF THE NORTHEAST 1/4; THENCE NORTH 89°33'00" WEST ALONG THE SOUTH LINE OF SAID NORTH 1/2, 50.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #69, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°33'00" WEST ALONG SAID LINE, 1155.00 FEET; THENCE NORTH 0°27'00" EAST, 305.88 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 1335.00 FEET, WHOSE LENGTH IS 168.45 FEET, AND WHOSE CHORD BEARS SOUTH 79°21'47" EAST, 168.34 FEET; THENCE NORTH 7°01'21" EAST, 70.00 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 1265.00 FEET, WHOSE LENGTH IS 160.60 FEET, AND WHOSE CHORD BEARS NORTH 79°20'26" WEST, 160.49 FEET; THENCE NORTH 76°17'38" WEST, 16.18 FEET; THENCE NORTH 0°27'00" EAST, 285.80 FEET TO A POINT ON THE SOUTHERLY LINE OF THE ABANDONED C.M.&ST.P. RAILWAY RIGHT-OF-WAY; THENCE NORTH 84°22'01" EAST ALONG SAID SOUTHERLY LINE, 1125.19 FEET TO A POINT ON THE SAID WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #69; THENCE SOUTH 4°31'41" EAST ALONG SAID WESTERLY LINE, 190.00 FEET; THENCE SOUTH 0°00'00" WEST CONTINUING ALONG SAID WESTERLY LINE, 100.00 FEET; THENCE SOUTH 8°31'51" EAST CONTINUING ALONG SAID WESTERLY LINE, 101.12 FEET; THENCE SOUTH 0°00'00" WEST CONTINUING ALONG SAID WESTERLY LINE, 393.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.74 ACRES (816,477 S.F.) MORE OR LESS.

THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 26 IS ASSUMED TO BEAR NORTH 0°00'00" EAST FOR PURPOSES OF THIS DESCRIPTION.

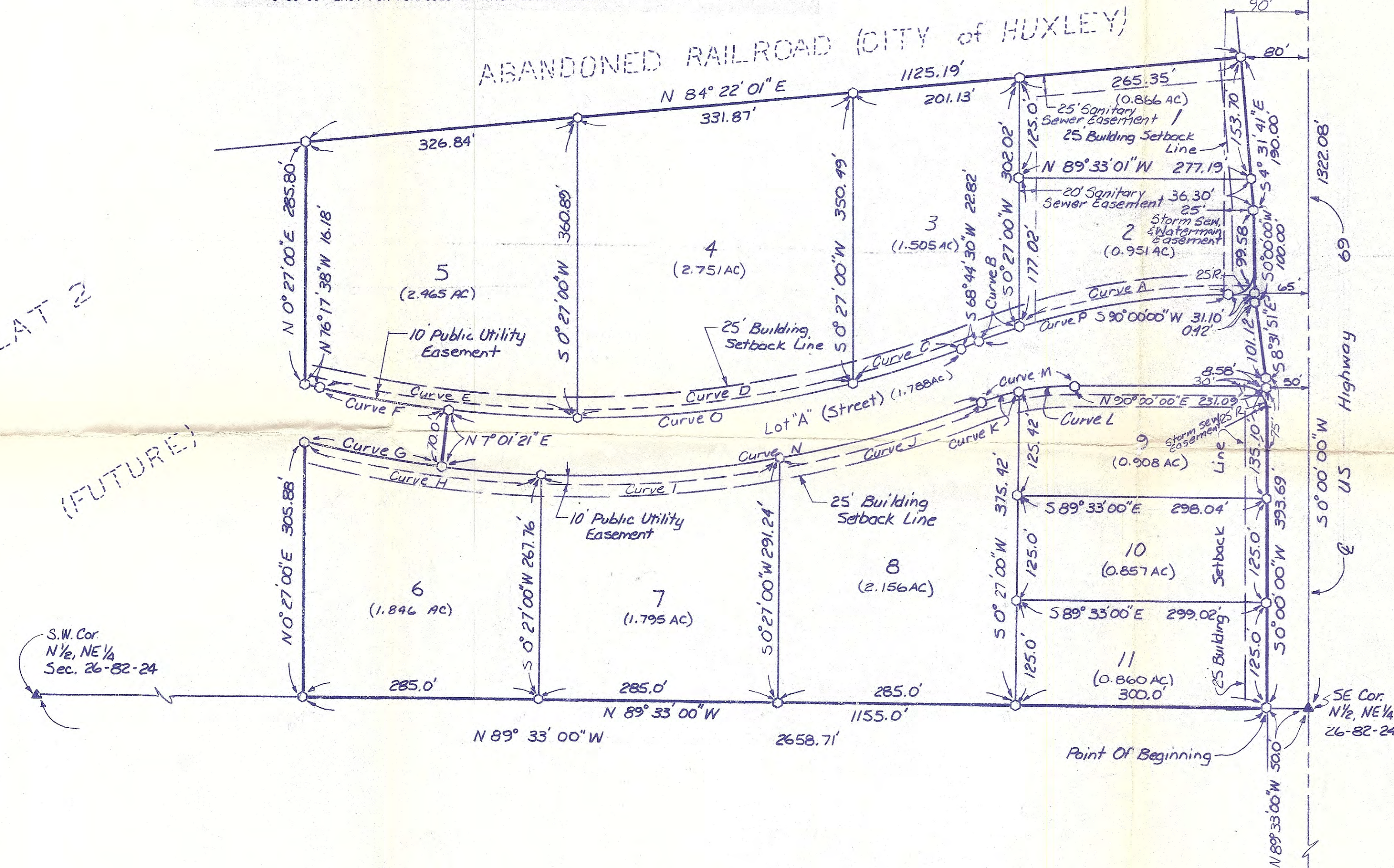
Legend

- Sec. Cor. Monument Found
- Iron Rod Set W/L.S. Cap
- Plat Boundary Line

Scale: 1"=100'

PLAT 2

(FUTURE)



Curve	Δ	R	Arc	Cord	Tan.
A	17°44'26"	821.58'	254.39'	253.31'	128.22'
B	3°31'04"	821.58'	50.44'	50.43'	25.23'
C	6°16'52"	1265.00'	138.68'	138.61'	69.41'
D	15°07'51"	1265.00'	334.10'	333.13'	168.03'
E	14°08'28"	1265.00'	312.22'	311.42'	156.91'
F	7°16'26"	1265.00'	160.60'	160.49'	80.41'
G	7°13'47"	1335.00'	168.45'	168.34'	84.34'
H	12°24'32"	1335.00'	289.13'	288.56'	145.13'
I	12°17'48"	1335.00'	286.52'	285.91'	143.81'
J	10°50'57"	1335.00'	252.79'	252.41'	126.71'
K	8°33'30"	300.00'	44.81'	44.77'	22.45'
L	12°42'00"	300.00'	66.50'	66.36'	33.39'
M	21°15'30"	300.00'	111.31'	110.67'	56.30'
N	28°16'51"	1335.00'	658.95'	652.28'	336.33'
O	28°16'51"	1265.00'	624.40'	618.08'	318.70'
P	21°15'30"	821.58'	304.83'	303.08'	154.19'

H-94

I HEREBY CERTIFY THAT THIS PLAT, MAP, SURVEY OR REPORT WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
SIGNED: Dennis L. Snyder DATE: April 14, 1988
DENNIS L. SNYDER, P.E. & L.S. IOWA REG. NO. 7625

H. D. C. PLAT NO. 1

FINAL PLAT

SNYDER & ASSOCIATES

CONSULTING ENGINEERS

301 NORTH ANKENY BOULEVARD
SUITE 214 - ANKENY, IOWA 50021

86-195-G

Sheet 1 of 1