

City of Atkins, Iowa
Atkins Planning and Zoning Commission
Meeting Agenda

Thursday, September 12, 2024 – 6:30 P.M.
City Hall, Council Room, 480 Third Avenue, Atkins, Iowa 52206

Contact the City Clerk office at 319-446-7870 before 2 p.m. on the day of the meeting if you plan to speak before the Commission.

NOTICE TO THE PUBLIC: The Commission welcomes comments from the public during public input time. You are required to state your name and address for the record and to limit the time used to present your remarks to that others may be given an opportunity to speak. The order of business is at the discretion of the Chair.

1. Call to order by the Chair and Roll Call.
2. A Public Hearing will be held to consider allowing a minor boundary change to Lot 13, Stone Ridge First Addition to Create Parcels A and B.
3. Approval of the agenda.
4. Motion to approve meeting minutes of August 15, 2024.
5. Motion to recommend to the City Council approval of the Minor Boundary Change to Lot 13, Stone Ridge First Addition to Create Parcels A and B.
6. Public Input for items not on the agenda, limited to 3 minutes.
7. Future agenda items and meeting date and time.
8. Adjournment

This Notice is given at the direction the Chair pursuant to Chapter 21, Code of Iowa, and the local rules of the City of Atkins, Iowa.

Posted September 10, 2024, City Hall and Post Office.

NOTICE OF PUBLIC HEARING TO CONSIDER ALLOWING A MINOR BOUNDARY
CHANGE TO LOT 13, STONE RIDGE FIRST ADDITION, ATKINS, IOWA TO CREATE
PARCELS A AND B

Pursuant to Section 166.53, of the City of Atkins Code of Ordinances, the Planning and Zoning Commission will hold a public hearing on Thursday, September 12, 2024 at 6:30 pm at the Atkins City Hall, 480 Third Avenue, Atkins, IA 52206. The purpose of the hearing is to consider a request from owner Ralston Eco Homes, LLC to allow a Minor Boundary Change to Lot 13, Stone Ridge First Addition, Atkins, Iowa to create parcels A and B. If you require special accommodations to attend the hearing, please contact the office of the City Clerk at 319-446-7870 by 2 p.m. on the date of the meeting.

CITY OF ATKINS IOWA
Planning and Zoning Commission Regular Session
Thursday, August 15, 2024, at 6:30 p.m.

Minutes

Chair Ryan Hosh called the meeting to order at 6:30p.m. In attendance were commission members Ryan Hosch, Dick Lange, and Jeremy Rinderknecht as well as members of the public.

Lange moved to approve the agenda. Rinderknecht seconded. Aye: Hosch, Lange, Rinderknecht. Motion carried.

Lange moved to approve the minutes from the meeting held on May 23, 2024. Hosch seconded. Aye: Hosch, Lange, Rinderknecht. Motion carried.

Commission members had a discussion with Trev Adair, Pinnacle Realty regarding residential and commercial development in Atkins. First was a discussion regarding a 32nd Avenue Concept Plan for Lot 8 Business Suites and Lot 7 Storage Buildings. Mr. Adair desires to combine lots 7 and 8 for the development. The self-storage unit development (Lot 7) likely does not meet existing zoning. The business suites (Lot 8) are approximately 30x70 with retail store fronts, with a variety of options of how the storage areas are configured. This use does meet the existing arterial commercial zoning. The business suites are a spec concept with no identified tenants, so building would be a risk to the developer investing. The self-storage units help make the spec development more viable. Questions were posed regarding whether a private drive is required from 32nd Avenue to Stonebrook and how does the City manage access to 32nd Avenue with Benton County? Could a combination of the two building use types be physically configured to meet current zoning for the development?

Next was a discussion regarding a proposed development of 29-acres south of City Hall at Parkridge Road. Mr. Adair shared concepts for the area that include mixed use commercial and other types of residential in the area. The area is currently zoned agricultural and is included in the Future Land Use Map (FLUM) as arterial commercial and multi-family residential. The Commission encouraged Mr. Adair to continue to work with the City on the zoning classifications and plans for the area.

Rinderknecht suggested a future agenda topic would be to explore zoning code amendments that would allow mixed uses with commercial on the first floor and housing above. Hosch desires to review past work of the Commission to revise the zoning code.

Input from the public was invited and Council member David Fisher suggested Commission members visit Capital Drive SW, Cedar Rapids, where storage facilities with some business entities exist that seem to work well.

The next regular Planning and Zoning committee meeting to be held Thursday, September 12, 2024.

Rinderknecht moved to adjourn the meeting. Lange seconded. Aye: Hosch, Lange, Rinderknecht. Motion carried.

Meeting adjourned at 7:55 p.m.

Respectfully submitted, Sandi Fowler, Interim City Administrator

September 3, 2024

Mayor, City Council and Planning and Zoning
City of Atkins
480 3rd Ave
Atkins, IA 52206-0171

RE: PLAT OF SURVEY – STONE RIDGE FIRST ADDITION LOT 13 PARCEL A & B

Dear Mayor, City Council and Planning and Zoning:

We have completed our review of the Stone Ridge 1st Addition Lot 13, Parcel A & B. We have determined it acceptable and see no issues in allowing the lot to be split into two.

If you have further questions regarding this matter, feel free to call me at (319) 362-9394.

Respectfully,

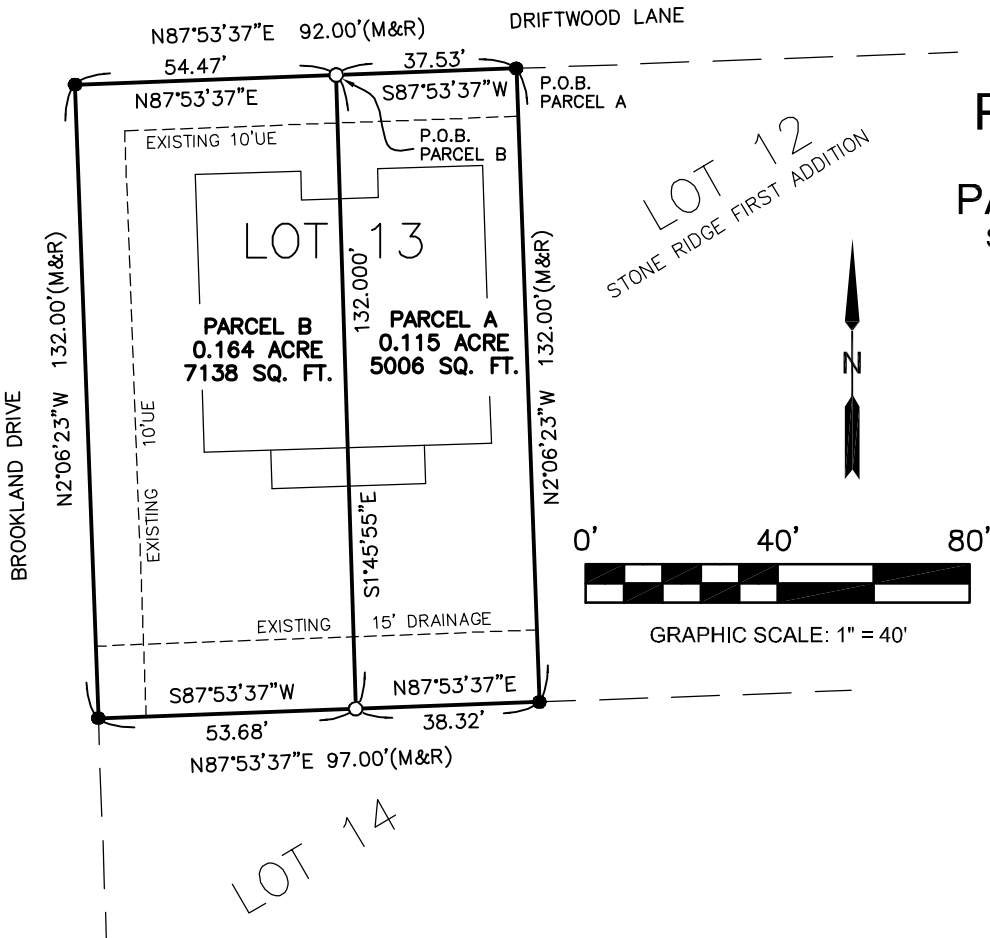
SNYDER & ASSOCIATES, INC.



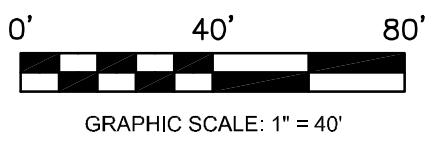
Nick Eisenbacher, P.E.
Civil Engineer

Enclosure: Plat of Survey Lot 13 Parcel A & B Stone Ridge First Addition – Prepared by Steve Scott P.E., L.S., Scott Survey

Index Legend	
Location:	Lot 13, Stone Ridge First Addition in the City of Atkins, Benton County, Iowa
Requestor:	Jeff Ralston
Proprietor:	Ralston Eco Homes, LLC
Surveyor:	Stephen M. Scott, P.L.S.
Company:	Scott Survey, Inc.
Return To:	P.O. Box 315 Center Point, Iowa 52213 email@scottsurvey.com (319) 540-5263



PLAT OF SURVEY
LOT 13
PARCEL A & PARCEL B
 STONE RIDGE FIRST ADDITION
 IN THE CITY OF ATKINS
 BENTON COUNTY, IOWA
 DATE OF SURVEY:
 JULY, 2024



SURVEY LEGEND

●	- PROPERTY CORNERS, FOUND (or as noted) (1/2" rebar w/ red plastic cap embossed with "SCOTT 13842")
○	- PROPERTY CORNERS SET (1/2" rebar w/ red plastic cap embossed with "SCOTT 13842")
UE	- UTILITY EASEMENT
---	- PROPERTY &/or BOUNDARY LINES
---	- LOT LINES, PLATTED OR BY DEED
---	- EASEMENT (AS NOTED)
(R)	- RECORDED DIMENSIONS
(M)	- MEASURED DIMENSIONS

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

Legal Description – Parcel A:

Part of Lot 13, Stone Ridge First Addition in the City of Atkins, Benton County, Iowa, described as follows:

Beginning at the Northeast Corner of Lot 13, Stone Ridge First Addition in the City of Atkins, Benton County, Iowa; thence S87°53'37"W along the north line of said Lot 13, a distance of 37.53 feet; thence S1°45'55"E, 132.00 feet to the south line of said Lot 13; thence N87°53'37"E along said south line, 38.32 feet to the Southeast Corner of said Lot 13; thence N2°06'23"W, 132.00 feet to the point of beginning.

Said Parcel A contains 0.115 acre, subject to easements and restrictions of record.

Legal Description – Parcel B:

Part of Lot 13, Stone Ridge First Addition in the City of Atkins, Benton County, Iowa, described as follows:

Commencing at the Northeast Corner of Lot 13, Stone Ridge First Addition in the City of Atkins, Benton County, Iowa; thence S87°53'37"W along the north line of said Lot 13, a distance of 37.53 feet to the point of beginning; thence S1°45'55"E, 132.00 feet to the south line of said Lot 13; thence S87°53'37"W along said south line, 53.68 feet to the Southwest Corner of said Lot 13; thence N2°06'23"W, 132.00 feet to the Northwest Corner of said Lot 13; thence N87°53'37"E, 54.47 feet to the point of beginning.

Said Parcel B contains 0.164 acre, subject to easements and restrictions of record.

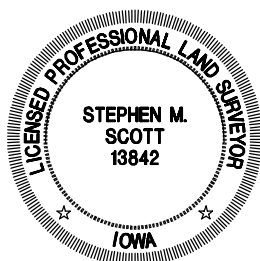


Stephen M. Scott, P.E. & L.S.
 Civil Engineer & Land Surveyor

319-540-5263
 email@scottsurvey.com

www.scottsurvey.com

P.O. Box 315, Center Point, IA 52213-0315



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 Professional Land Surveyor under the laws of the State of Iowa.

STEPHEN M. SCOTT, P.L.S. Iowa Lic. No. 13842

My license renewal date is December 31, 2024

Pages or sheets covered by this seal:

THIS PAGE ONLY

PROJECT NO. 2162605