

CITY OF ATKINS, IOWA  
480 3RD AVENUE  
ATKINS, IA 52206  
www.cityofatkins.org  
319-446-7870

May 6, 2025

Members of the Planning & Zoning Commission:


The next regular meeting of the Atkins Planning & Zoning Commission is scheduled for 6:30 p.m., on May 8, 2025, in the Council Chambers at City Hall. Please refer to the attached agenda for the items discussed below:

ITEM #3A. **Koopman Holding 1<sup>st</sup> Addition – Preliminary Plat & Final Plat.** The City has received a request for approval of a Preliminary & Final Plat for property owned by Koopman Holdings LLC, 84 Northview Avenue, Atkins, IA 52206, for property located at 125 Railroad Street. The Owner wishes to divide the 2.23-acre parcel of property into 3 separate lots. The property is zoned Light Industrial (LI).

There are existing buildings located on the property and their use aligns with the underlying zoning district regulations. Currently, those buildings are used for storage. The existing buildings do not presently have water and sanitary sewer service connections to the City's public system. Also, the existing buildings do not conform to the City's front yard setback requirements and would be allowed to continue as a "non-conforming" structure.

No new public infrastructure is being added as part of this proposal. Mostly, this is a platting of lots for the purpose of disposing of the owner's interest in one or more of the buildings located on the site.

**CITY OF ATKINS**



Scott L. Flory  
City Administrator

PUBLIC NOTICE IS HEREBY GIVEN that the following governmental body will meet at the date, time, and place herein set out. The tentative agenda for said meeting is as follows:

TENTATIVE AGENDA  
PLANNING & ZONING COMMISSION  
CITY COUNCIL CHAMBERS – ATKINS CITY HALL  
480 3<sup>RD</sup> AVENUE, ATKINS, IA 52206  
MAY 8, 2025  
6:30 P.M.

1. Call to Order by Chairman
2. Approval of the Agenda
3. Approval of the March 13, 2025 meeting minutes.
4. New Business:
  - A. Koopman Holding 1<sup>st</sup> Addition – Preliminary Plat & Final Plat:
    - Introduction by Scott Flory, City Administrator
    - Review of request, Susan Forinash, Hall & Hall Engineers, Inc.
    - **Motion** to recommend approval of the “
    - Preliminary and Final Plat for Koopman Holding 1<sup>st</sup> Addition” to the City Council.
    - Discussion and Consideration of **Motion** by City Council
    - Roll call vote by Mayor Visser
5. Other Business:
6. Adjournment

May 5, 2025

Planning and Zoning Commission  
City of Atkins  
480 Third Avenue  
Atkins, IA 52206

RE: KOOPMAN HOLDING FIRST ADDITION  
REVIEW OF PRELIMINARY AND FINAL PLATS

Dear Planning and Zoning Commission:

We have reviewed the Preliminary and Final Plats that was submitted on April 21, 2025, for the Koopman Holding First Addition. These plats show the splitting of 125 Railroad Street into three separate lots. Per the Owner of the property the existing buildings will be left as is and their usages align with the lots current zoning. Below is a list of items that do not meet existing zoning requirements:

- Existing buildings do not have any water or sewer connections – Owner is ok adding later when/if needed.
- Existing buildings do no meeting current front yard setback requirements
- Easements – Both plats show the current easements while adding additional 20-ft access easement along the west side of Outlot A and across the top of Lot 1. The owner has offered to add 5-ft to the existing shared used ingress egress and utility easement. I am concerned these easements do not provide enough access to the existing parcels to the north especially Parcel E as labeled on the submitted plats. I had requested an additional access easement be provided along the east property line of Outlot A but the owner is not willing to provide this.

We find the Preliminary and Final Plats to be in general conformance with the City requirements and recommend approval of the Preliminary and Final Plats contingent upon the owner adding the additional 5-ft to the existing shared use ingress egress and utility easement as well as adding an additional access easement along the east property line of Outlot A.

Respectfully,

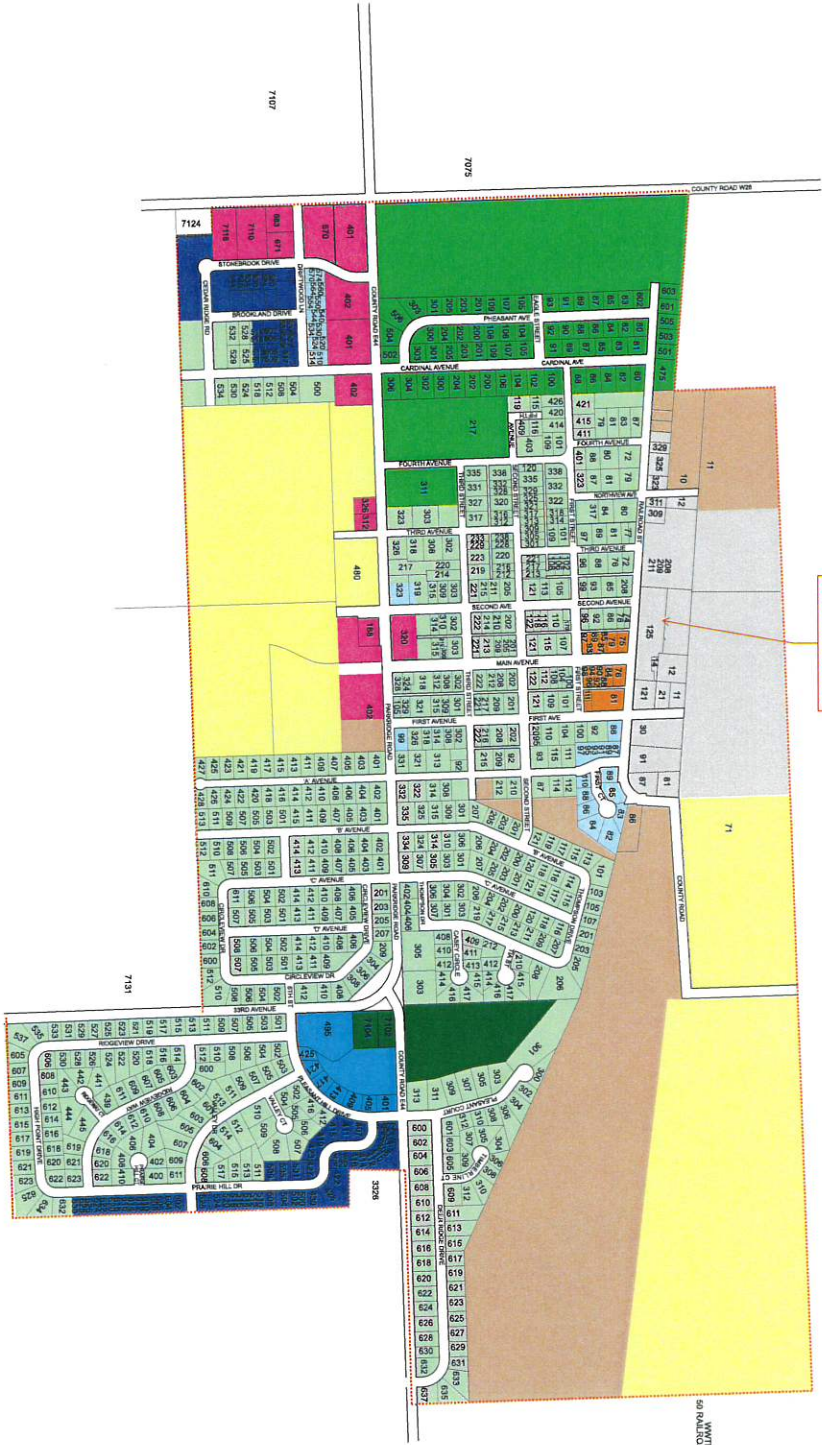
SNYDER & ASSOCIATES, INC.



Nick Eisenbacher, P.E.  
Civil Engineer

Enclosure: Preliminary and Final Plats – Koopman Holding First Addition

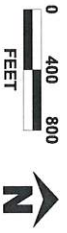
cc: Scott Flory City Administrator



- ZONING LEGEND**
- AG AGRICULTURAL DISTRICT
  - 1R-S RESIDENTIAL, SINGLE FAMILY DISTRICT
  - 10R-S RESIDENTIAL, SINGLE FAMILY DISTRICT
  - 6R-S RESIDENTIAL, SINGLE FAMILY DISTRICT
  - 3-RM RESIDENTIAL, MULTI-FAMILY DISTRICT
  - 5-RM RESIDENTIAL, MULTI-FAMILY DISTRICT
  - BC CENTRAL BUSINESS COMMERCIAL DISTRICT
  - AC ARTERIAL BUSINESS COMMERCIAL DISTRICT
  - LI LIGHT INDUSTRIAL DISTRICT
  - CN CONSERVATION DISTRICT
  - CITY LIMITS

ORDINANCE NUMBER AND DATE OF ENACTMENT	DATE	DESCRIPTION
214	07/17/19	ADOPTED ZONING MAP
215	07/17/19	AMENDMENT TO ZONING MAP
216	07/17/19	AMENDMENT TO ZONING MAP
217	07/17/19	AMENDMENT TO ZONING MAP
218	07/17/19	AMENDMENT TO ZONING MAP
219	07/17/19	AMENDMENT TO ZONING MAP
220	07/17/19	AMENDMENT TO ZONING MAP

IT IS THE POLICY OF THE CITY OF ATKINS, ARKANSAS, TO ENFORCE THE ZONING MAP AND TO ENFORCE THE ZONING MAP AS A NECESSARY PART OF THE CITY'S GENERAL PLAN AND TO ENFORCE THE ZONING MAP AS A NECESSARY PART OF THE CITY'S GENERAL PLAN.

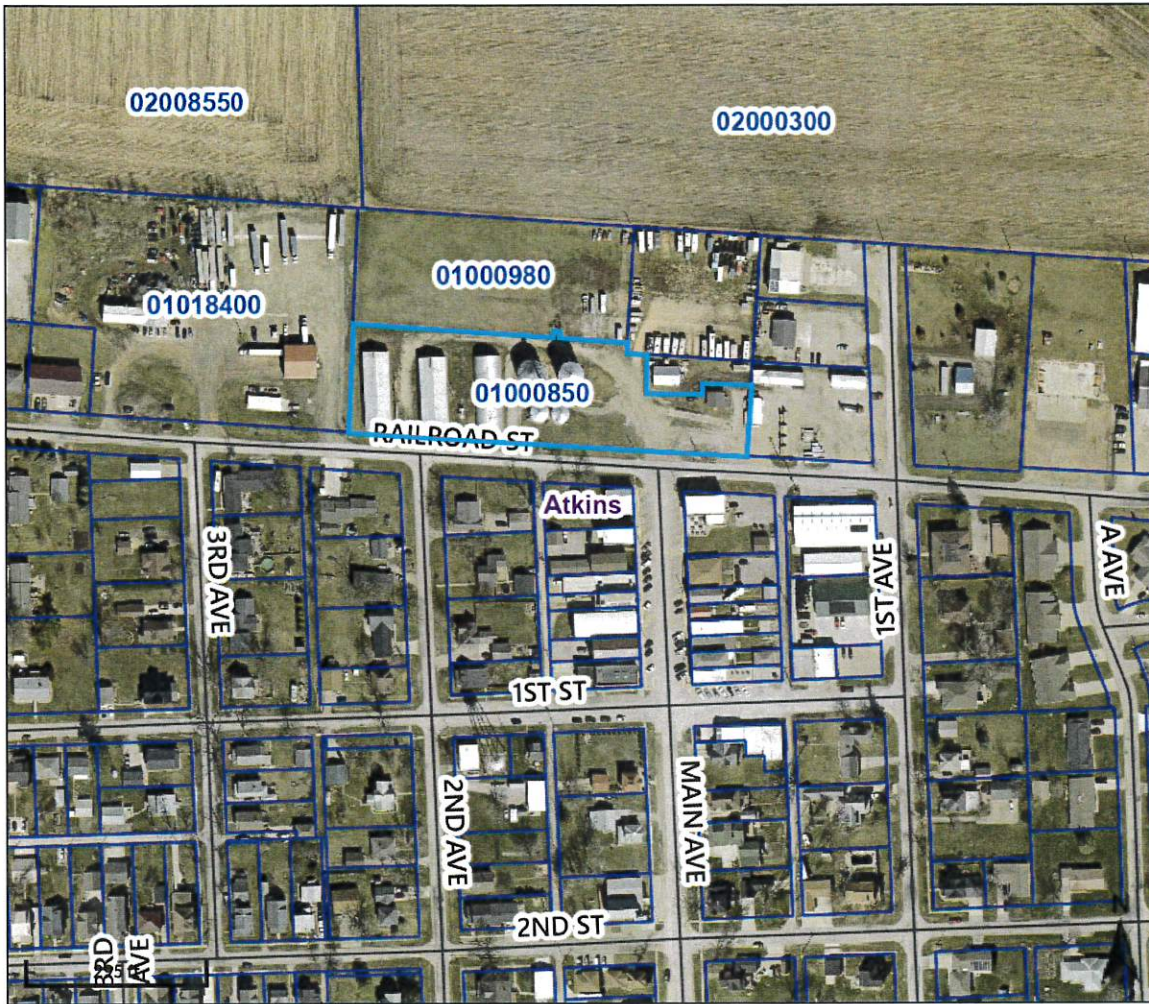


**Atkins Zoning Map**  
Atkins, IA

**ADOPTED: 6/17/19**

**UPDATED: 5/18/20**

PLOT DATE 4/15/2025



Overview



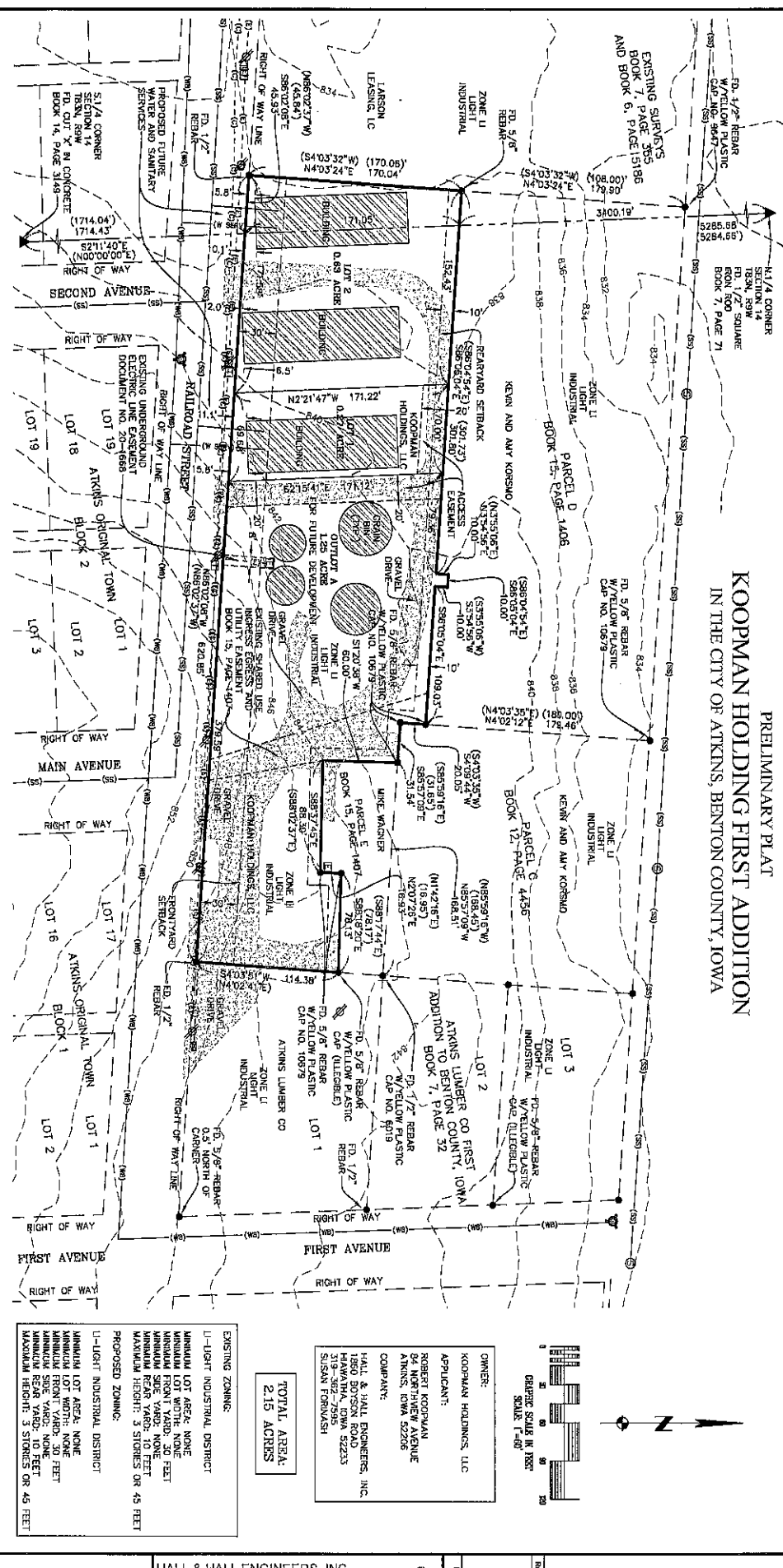
Legend

-  Corporate Limits
-  Survey Townships
-  Parcels
-  Roads

Parcel ID	01000850	Alternate ID	1614402009	Owner Address	KOOPMAN HOLDINGS, LLC
Sec/Twp/Rng	01-38-39	Class	C		84 NORTHVIEW AVE
Property Address	125 RAILWAY ST ATKINS	Acreage	2.23		ATKINS, IA 52206
District	010				
Brief Tax Description	COM N COR LT17 BLK 1 N 60.34' S 83D54'E 100.51'FOR POB N6D7' E 350'N83D53'W63 EX PARCEL C NW SE & EX PARCEL D & PARCEL E 14 83 9				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 5/5/2025  
 Last Data Uploaded: 5/2/2025 9:14:12 PM

# PRELIMINARY PLAT KOOPMAN HOLDING FIRST ADDITION IN THE CITY OF ATKINS, BENTON COUNTY, IOWA

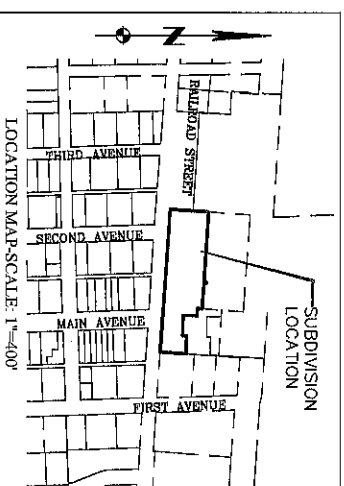


**NOTES:**

1. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS ARE BASED ON: NAD83(2011) EPOCH 2010.00 Iowa State Plane, North Zone.
3. DATE OF SURVEY FIELD WORK: 4/9/2025
4. DESPOISED PROPERTY IS LOCATED IN UNSHADDED ZONE X PER REIA FLOOD MAP REVISION 10/1/2020 WHICH BEGINS AN EFFECTIVE DATE OF DECEMBER 20TH, 2019.
5. OUTLOT A IS FOR FUTURE DEVELOPMENT.

**SURVEY LEGEND**

- SET 1/2" REBAR W/YELLOW PLASTIC CAP NO. 14809
- FD MONUMENT AS NOTED
- RECORDED AS
- EASEMENT LINE
- PLAY LOT LINE
- EXISTING LOT LINE
- SECTION LINE
- - - 1/4 SECTION LINE
- - - 1/4-1/4 SECTION LINE



**LEGAL DESCRIPTION-SPECIAL DEED INSTRUMENT NO. 24-2948:**

Real property in the City of Atkins, Benton County, Iowa, described as follows:  
A part of the depot grounds of the former Chicago, Milwaukee, St. Paul and Pacific Railroad Company in the Town of Atkins, Iowa, located in the Northwest Quarter (NW<sup>1/4</sup>) of the Southeast Quarter (SE<sup>1/4</sup>) and in the Northeast Quarter (NE<sup>1/4</sup>) of the Southwest Quarter (SW<sup>1/4</sup>) of Section Fourteen (14), Township Eighty-three (83) North, Range Nine (9) West of the 5<sup>th</sup> P.M., Benton County, Iowa, described as follows:

Commencing at a point of reference at the most northerly corner of Lot Seventeen (17), Block One (1), Original Town of Atkins, Benton County, Iowa; thence N 0° 02' E 60.34 feet along the West line of said Lot Seventeen (17); thence S 89° 53' E 174.84 feet to the intersection of the North line of said Lot Seventeen (17) with the North line of Block One (1); thence S 89° 53' E 100.51 feet along the Northeastly line of Railroad Street to the point of beginning; thence N 67° 07' E 350.00 feet to the point on the Northeastly right-of-way line of the abandoned Chicago, Milwaukee and St. Paul Railroad; thence N 53° 53' W 530 feet, more or less, along the said Northeastly right-of-way line of said Chicago, Milwaukee and St. Paul Railroad; thence S 89° 53' E 174.84 feet to the intersection of the North line of said Lot Seventeen (17) with the North line of Block One (1); thence S 89° 53' E 100.51 feet to the South right-of-way line of said Railroad; thence Southwesterly along said South right-of-way line 630 feet, more or less, to the Point of Beginning.

EXCEPT Parcel C in the Northwest Quarter (NW<sup>1/4</sup>) of the Southeast Quarter (SE<sup>1/4</sup>) of Section Fourteen (14), Township Eighty-three (83) North, Range Nine (9) West of the 5<sup>th</sup> P.M., Benton County, Iowa, per Survey recorded in Book 12, Page 4455.

EXCEPT Parcel D in the Northwest Quarter (NW<sup>1/4</sup>) of the Southeast Quarter (SE<sup>1/4</sup>) and the Northeast Quarter (NE<sup>1/4</sup>) of the Southwest Quarter (SW<sup>1/4</sup>) of Section Fourteen (14), Township Eighty-three (83) North, Range Nine (9) West of the 5<sup>th</sup> P.M., Benton County, Iowa, per Survey recorded in Book 12, Page 4455.

EXCEPT Parcel E in the Northwest Quarter (NW<sup>1/4</sup>) of the Southeast Quarter (SE<sup>1/4</sup>) of Section Fourteen (14), Township Eighty-three (83) North, Range Nine (9) West of the 5<sup>th</sup> P.M., Benton County, Iowa, per Survey recorded in Book 12, Page 4455.

**OWNER:**  
KOOPMAN HOLDINGS, LLC

**APPLICANT:**  
ROBERT KOOPMAN  
2115 HALL AVENUE  
ATKINS, IOWA 52205

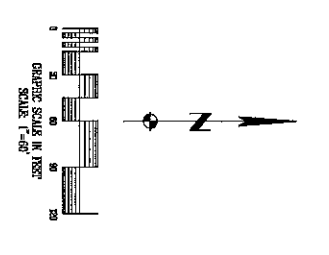
**COMPANY:**  
HALL & HALL ENGINEERS, INC.  
1250 BOYSON ROAD, HAWAITHA, IOWA 52233  
HAWAITHA, IOWA 52233  
SUSAN FORBES

**TOTAL AREA:**  
2.15 ACRES

**EXISTING ZONING:**  
L-1 LIGHT INDUSTRIAL DISTRICT

**PROPOSED ZONING:**  
L-1 LIGHT INDUSTRIAL DISTRICT

**MINIMUM LOT AREA:** NONE  
**MINIMUM LOT WIDTH:** NONE  
**MINIMUM LOT DEPTH:** NONE  
**MINIMUM FRONT YARD:** 30 FEET  
**MINIMUM REAR YARD:** 10 FEET  
**MINIMUM SIDE YARD:** NONE  
**MINIMUM REAR YARD:** 10 FEET  
**MINIMUM REAR YARD:** 10 FEET  
**MAXIMUM HEIGHT:** 3 STOREYS OR 45 FEET



# FINAL PLAT

## KOOPMAN HOLDING FIRST ADDITION

IN THE CITY OF ATKINS, BENTON COUNTY, IOWA

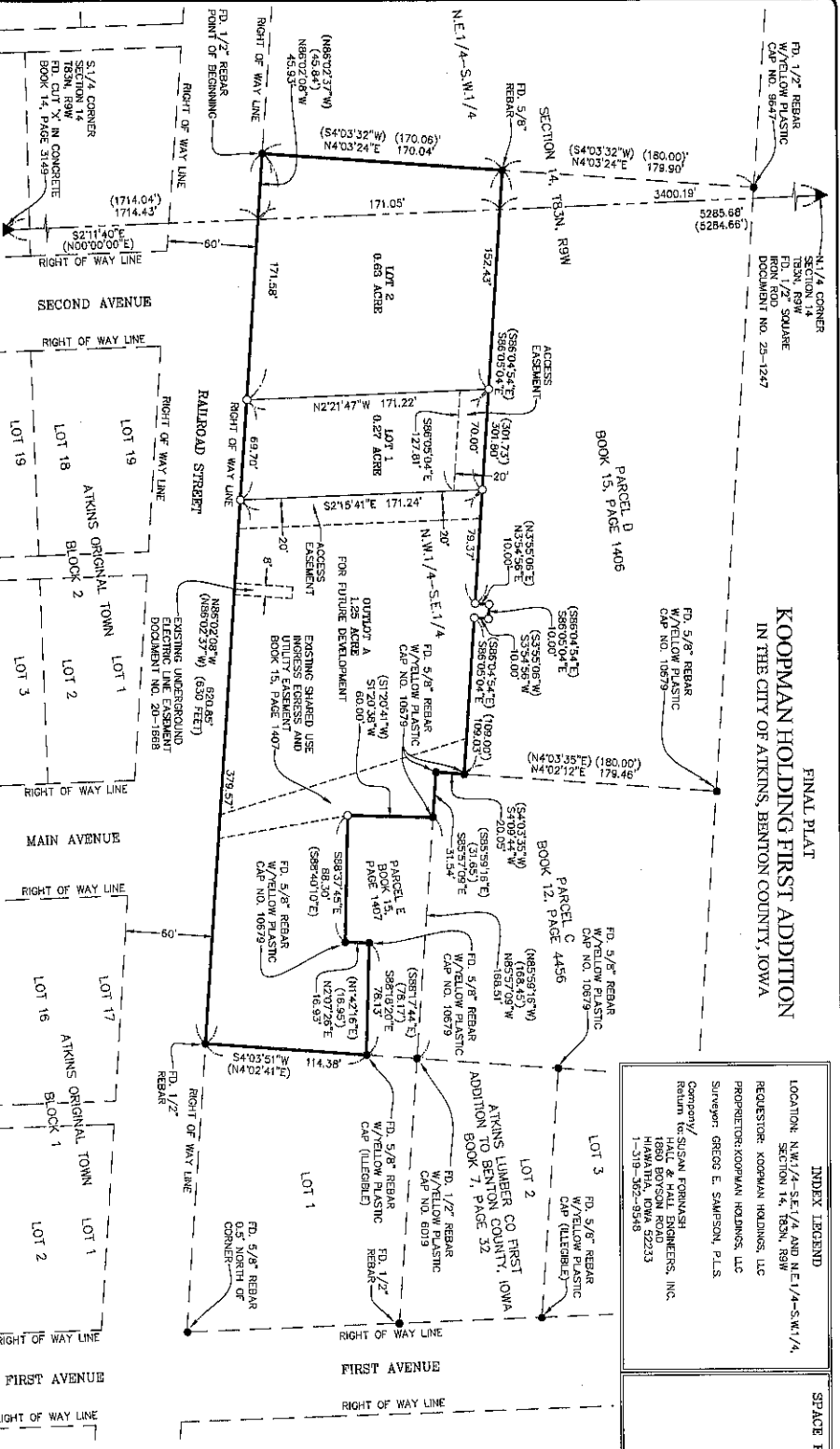
**INDEX LEGEND**

LOCATION: N.W. 1/4 - SE. 1/4 AND N.E. 1/4 - SW. 1/4  
SECTION 14, T8SN, R9W

REQUESTOR: KOOPMAN HOLDINGS, LLC  
PREPARED BY: KOOPMAN HOLDINGS, LLC  
SURVEYOR: GREGG E. SWANSON, P.L.S.

Company/  
HALL & HALL ENGINEERS, INC.  
1880 BOYSSON ROAD  
JEFFERSON, IOWA 52323  
1-319-362-8348

**SPACE RESERVED FOR RECORDING PURPOSES**



**SURVEY LEGEND**

- ( ) RECORDED AS
- SET 1/2" REBAR W/ YELLOW PLASTIC CAP NO. 14909
- RECORDED AS NOTED
- FD. MONUMENT AS NOTED
- RECORDED AS
- PLAY BOUNDARY
- EXISTING LOT LINE
- 1/4 SECTION LINE

**TOTAL AREA:**  
2.15 ACRES

**LEGAL DESCRIPTION:**

A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (N.W. 1/4 - SE. 1/4) AND A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (N.E. 1/4 - SW. 1/4) ALL IN SECTION FOURTEEN (14), TOWNSHIP EIGHTY-THREE (83) NORTH, RANGE NINE (9) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ATKINS, BENTON COUNTY, IOWA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 14;

THENCE NORTH 21°14'00" WEST ON THE EAST LINE OF THE S.W. 1/4 OF SAID SECTION 14, A DISTANCE OF 1744.43 FEET TO THE NORTH RIGHT OF WAY LINE OF RAILROAD STREET AND THE POINT OF BEGINNING;

THENCE NORTH 60°07'00" WEST ON SAID NORTH RIGHT WAY LINE, 46.93 FEET;

THENCE NORTH 55°45'00" EAST, 10.00 FEET;

THENCE SOUTH 89°03'00" EAST, 10.00 FEET;

THENCE SOUTH 35°45'00" WEST, 10.00 FEET;

THENCE SOUTH 89°03'00" WEST, 10.00 FEET TO THE WEST LINE OF PARCEL C, AS RECORDED IN BOOK 12 AT PAGE 4456 IN THE OFFICE OF THE BENTON COUNTY, IOWA RECORDER;

THENCE SOUTH 49°44'44" WEST ON SAID WEST LINE, 20.03 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL C;

THENCE SOUTH 89°07'00" EAST ON SAID SOUTH LINE, 78.13 FEET TO THE WEST LINE OF LOT ONE (1) OF ATKINS LUMBER CO. FIRST ADDITION;

THENCE SOUTH 43°35'00" WEST ON SAID WEST LINE, 114.28 FEET TO THE NORTH RIGHT OF WAY LINE OF RAILROAD STREET;

THENCE NORTH 60°07'00" WEST ON SAID NORTH RIGHT OF WAY LINE, 620.85 FEET TO THE POINT OF BEGINNING.

THE FOLLOWING ARE ON THE SOUTH LINE OF SAID PARCEL D:

THENCE SOUTH 89°03'00" EAST, 30.80 FEET;

THENCE NORTH 35°45'00" EAST, 10.00 FEET;

THENCE SOUTH 89°03'00" WEST, 10.00 FEET;

THENCE SOUTH 35°45'00" WEST, 10.00 FEET;

THENCE SOUTH 89°03'00" WEST ON THE SOUTH LINE OF SAID PARCEL E, 88.30 FEET;

THENCE NORTH 20°29'00" EAST ON SAID SOUTH LINE, 16.93 FEET;

THENCE SOUTH 89°07'00" EAST ON SAID SOUTH LINE, 78.13 FEET TO THE WEST LINE OF LOT ONE (1) OF ATKINS LUMBER CO. FIRST ADDITION;

THENCE SOUTH 43°35'00" WEST ON SAID WEST LINE, 114.28 FEET TO THE NORTH RIGHT OF WAY LINE OF RAILROAD STREET;

THENCE NORTH 60°07'00" WEST ON SAID NORTH RIGHT OF WAY LINE, 620.85 FEET TO THE POINT OF BEGINNING.

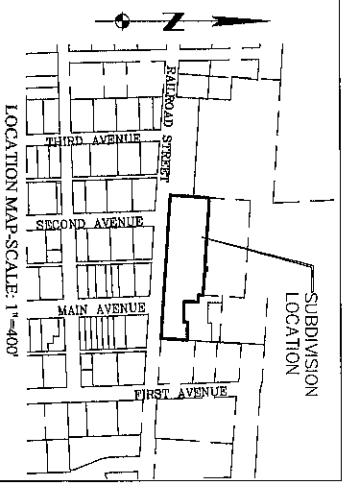
AREA	ACRES
N.E. 1/4 - S.W. 1/4	0.14
N.W. 1/4 - S.E. 1/4	2.01
<b>TOTAL</b>	<b>2.15</b>

**OWNER:** KOOPMAN HOLDINGS, LLC

**APPLICANT:** ROBERT KOOPMAN, SIOBHAN KOOPMAN, ATKINS, IOWA 52208

**COMPANY:** HALL & HALL ENGINEERS, INC. 1880 BOYSSON ROAD TAWANHA, IOWA 52233 SUSAN FORNASH

**CHAYED SCALE IN FEET SCALE 1"=40'**



**NOTES:**

1. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS ARE BASED ON: NAD83(2011) (GPOCH 2010.000) Iowa State Plane, North Zone.
3. DATE OF SURVEY FIELD WORK: 4/9/2025
4. DESCRIBED PROPERTY IS LOCATED IN UNINCORPORATED AREA OF BENTON COUNTY, IOWA INSURANCE RATE MAP (FRM) PANEL NO. 18112009000 WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 20TH, 2018.
5. OUTLOT A IS FOR FUTURE DEVELOPMENT.

I hereby certify that this final surveying document was prepared and recorded in accordance with the provisions of the Iowa Surveying Code and that I am duly licensed under the laws of the State of Iowa.

Gregg E. Swanson, P.L.S.  
20445

Gregg E. Swanson, P.L.S. Iowa License No. 14689  
My license expiration date is December 31, 2026  
Any license suspension is covered by this seal unless specified below.

