



Rezoning Petition

Property Owners & Applicant:

Mike Siedsma and Andrew Lee (Prospective Buyers) with consent from Co-Executors of the subject property, Deanna Morrill, Dorene Swalla, and Darvin Keubler

Request:

Comprehensive Plan and Zoning Map Amendment

Legal Description:

Legal description for the overall property, subject lot for re-zoning is 29.65 acres marked as Outlot X in the Minor Preliminary Plat: Keubler Estates Plat 1. All that part of the Southeast Quarter of the Northeast Quarter of Section 31, Township 81 North, Range 25 West of the 5th P.M., Polk County, Iowa, except the North 264 feet of the South 714 feet of the East 495 feet of the Southeast Quarter of the Northeast Quarter of said Section 31, more particularly described as follows:

Beginning at the Southeast Corner of the Southeast Quarter of the Northeast Quarter of Section 31, Township 81 North, Range 25 West of the 5th P.M., Polk County, Iowa; thence North 89°46'36" West, a distance of 1,323.38 feet to the Southwest Corner of the Southeast Quarter of the Northeast Quarter of said Section 31; thence North 00°21'57" West, a distance of 1,313.06 feet to the Northwest Corner of the Southeast Quarter of the Northeast quarter of said Section 31; thence North 89°53'24" East, a distance of 1,325.62 feet to the Northeast Corner of the Southeast Quarter of the Northeast Quarter of said Section 31; thence South 00°16'00" East, a distance of 606.72 feet; thence North 89°46'36" West, a distance of 495.02 feet; thence South 00°15'56" East, a distance of 264.01 feet; thence South 89°46'36" East, 450.02 feet to the Point of Beginning. Containing 37.04 acres including 1.22 acres of Road Right-of-Way, more or less.

General Location:

The subject property is located approximately ¼ mile northwest of the NW 120th Avenue and NW 128th Street intersection and is currently addressed as 12378 NW 128th Street, Madrid, Iowa 50156 (Attachment 'A').

Existing Future Land Use Map Classification:

Agricultural (Attachment 'B')

Proposed Future Land Use Map Classification:

Rural Residential

Existing Zoning:

“AG” Agricultural District (Attachment ‘C’)

Proposed Zoning:

“RR” Rural Residential District

Surrounding Zoning:

North - "AG" Agricultural District

East – “OS” Open Space District

South – “RR” Rural Residential District

West – “AG” Agricultural District

GENERAL COMMENTS:

The applicant is requesting a Comprehensive Plan Amendment and Zoning Map Amendment to change the Future Land Use Map classification from Agricultural to Rural Residential and to change the Zoning Map from “AG” Agricultural District to “RR” Rural Residential District for a portion of the subject property addressed as 12378 NW 128th Street, Madrid. The property is generally located approximately ¼ mile northwest of the NW 120th Avenue and NW 128th Street intersection, Section 31 of Jefferson Township. The subject property is currently an unplatted parcel and consists of one (1) tax parcel totaling approximately 36.3 acres. A subdivision plat is under review to create one lot for the existing homestead and subdivide approximately 29.65 acres within an outlot that is identified as the rezoning area of the property.

The site is approximately 1.69-miles northeast of the City of Granger corporate limits and within two (2) miles northwest of the future growth boundaries for the City of Johnston corporate limits. Notification was provided to city representatives for both Granger and Johnston. No comments have been received to date. Surrounding properties to the north and west are zoned “AG” Agricultural District and primarily utilized in row crop production. The properties adjacent to the south are zoned “RR” Rural Residential District and located within an existing single-family residential development including 46 existing residences. The adjacent development was platted through three (3) residential subdivisions, Royal Estates Plat 1, Plat 2 and Plat 3. These subdivisions were recorded in 1973, 1976 and 1977 with residential homes built from 1973 through 1998 and one-third of the homes constructed in 1977. The parcel located east central to the rezoning property has an existing home that was constructed in 1900 and the adjacent property to the north has a home that was constructed in 1974. The adjacent property to the east is zoned “OS” Open Space District and encompasses Jester Park with the discovery pond and cabins located adjacent to the subject property. See *Attachment ‘A’* for a vicinity map of the subject property and surrounding area.

The subject property is included within the proposed Preliminary Plat of Keubler Estates Plat 1 that is currently under review by Polk County Public Works. The homestead on the property includes a single-family home, built in 1976, and three (3) accessory structures. The homestead

and existing buildings will be subdivided into a separate lot through the subdivision process with the intent of retaining the “AG” zoning and Agricultural classification. The remaining 29.65-acres will be included in a proposed outlot. The rezoning area within the proposed outlot is currently utilized for agricultural production. A separate entrance provides access to this portion of the property. The frontage for the outlot is approximately 450-feet along NW 128th Street. There are two existing drainageways that cross this portion of the property draining into a third existing drainageway along the northern boundary of the property. A cluster of mature woodlands surrounds the northern drainageway.

The City of Granger proposes future expansion extending to NW 128th Street and designates this site with a proposed land use classification of Low Density Residential in their Comprehensive Plan. County staff have not received comments directly from the City of Granger to date. The Petitioners contacted adjacent property owners and left fliers with contact information and offered a neighborhood Zoom meeting. The attached map, *Attachment ‘D’*, identifies responses that were received from adjacent property owners.

The applicant has submitted a written Rezoning request, *Attachment ‘E’*, which states the interest in creating a rural residential development plan to provide for 15 single-family development lots. The Petitioner’s statement further expresses that the proposed development will complement the existing homes in the immediate area.

The portion of the property that is being requested for rezoning is approximately 29.65-acres in size. A conceptual plan, *Attachment ‘F’*, identifies 15 single family lots proposed with the extension of a long L-shaped cul-de-sac. The proposal includes only one access into and out of the development. All of the lots shown are greater than the 40,000 square foot minimum size requirement in the “RR” Rural Residential District. The required lot width is 140-feet of frontage along a public street. Creation of the proposed development will require approval of this Rezoning Petition, followed by a Major Preliminary Plat and a Major Final Plat. The subdivision plat will need to be prepared and certified by a licensed engineer. Further review will be required at that time. Significant changes to the proposed concept would likely be needed regarding length of the cul-de-sac and overall street layout/neighborhood access design relative to required connectivity with adjacent development. The developer would also have the option to request waivers to any of these Subdivision Ordinance requirements at the appropriate time.

ZONING BACKGROUND:

Throughout the history of zoning in Polk County, the subject property has had different zoning designations. In 1961 and in 1973 the property was zoned A-1 Agricultural. In 1990, the property was zoned Estate District. In the most recent Zoning Ordinance update, in 2007, the property reverted to the previously established zoning classification as Agricultural within the “AG” Agricultural District. This most recent change in the zoning of the property was in response to the vision and goals identified in the Polk 2030, Polk County Comprehensive Plan. The property was changed to “AG” Agricultural District with the intent to protect prime farmland and natural areas. The Comprehensive Plan notes that agriculture will remain dominant in areas northwest of the Saylorville Reservoir. Since agriculture is the primary land

use in Agricultural areas, agricultural practices should be protected to the fullest extent possible.

STAFF REVIEW:

Natural Resources

The subject property is not located within a mapped floodplain, nor does it contain other mapped environmental hazards or features. From site review and review of topography maps, the grade of the site slopes from west to northeast. There is a high elevation of approximately 970 feet along the southwestern portion of the property, and a low elevation of approximately 914 feet along the northeast portion of the rezoning area within the existing drainageway. Stormwater is diverted across the property through two existing drainageways towards the northeast and the northern drainageway along the northern property boundary. The drainage of the property is challenging due to the location and extent of existing drainageways on the property. As previously stated, a cluster of mature woodlands also exists surrounding the northern drainageway along the northern boundary of the property. In review of the web soil survey provided by USDA and NRCS and the location of existing crop land as identified by the Polk County Assessor is noted as being 21.81 acres with an average CRS2 (Corn Suitability Rating) of 83.5. Iowa State University Extension notes that the “perfect corn producing” soil gets a rating of 100. A CRS2 rating this high on a scale of 0-100 identifies a high potential for soil productivity and can be concluded as prime farmland.

Roads/Utilities

The subject property has an existing entrance onto NW 128th Street, a paved two-lane, County maintained roadway. NW 128th Street is designated as a Local street and comes to terminus approximately ½ mile north of the existing entrance for the subject property. The speed limit for NW 128th Street is 40 mph. This local roadway carries higher traffic volumes connected to visitors and employees to and from Jester Park. The 2016 annual average traffic count is 130 vehicles. Any future development of the property would require individual on-site septic systems. Water service is provided by Xenia Rural Water District. A four (4) inch water main is located on the east side of NW 128th Street.

Public Testimony

As of the end of business on March 17, 2021, County staff have received three (3) testimony in opposition of the Rezoning Petition and two (2) testimony in support of the Rezoning Petition. See *Attachment ‘G’* for the testimony received from surrounding property owners.

Comprehensive Plan Discussion

The subject property is located within the Northwest Area, as identified in the Polk County 2030 Comprehensive Plan. The properties to the north and west of the subject property are similarly designated as Agricultural. The property adjacent to the east, on the east side of NW 128th Street, is designated as “OS” Open Space encompassing Jester Park. The properties adjacent to the south are designated as “RR” Rural Residential as a recognition of the existing single-family residential lots that were platted nearly 50 years ago.

Key issues identified during the development of the Northwest Area Plan relate to the desire to protect prime farmland, recreational and natural areas. Issues regarding the recognition of cities' expansion plans, versus the desire of many residents for large estate-type residential lots and traffic access management along IA 141 with continuing growth in the northwest area are also included.

Applicable general goals and policies of the Comprehensive Plan:

Quality of Life Goal – Policy 2: Respect for Property Owners: *Respecting the decisions of individual landowners must be a component of setting land use policies and regulation. Polk County will respect the individual decisions and values of private property owners in setting and administering land use policy and regulation, and will mitigate impacts to property owners' quality of life when community and private property interests conflict.*

Character of Development Goal - Policy 1: Preserve Rural Character: *Polk County includes large agricultural areas and vibrant rural communities. Polk County will protect prime farmland and maintain the rural character of non-urbanized areas.*

Character of Development Goal - Policy 2: Coordinated Growth Patterns: *Staged development and orderly extensions of street and utility infrastructure is necessary to protect neighborhood, community, and landscape character. Polk County and local governments will work to align City and County land use plans and discourage sprawl, protect social/economic/natural resources, and encourage controlled, orderly growth of cities.*

Agriculture Goal - Policy 1: Agricultural Land Protection: *Large tracts of prime soils are critical to maintaining agricultural practices in Polk County. The County will encourage stewardship of prime agricultural soils and will continue to protect areas most suitable for agricultural production, by encouraging more compact growth in and around municipalities and through development regulations that protect agricultural activities.*

Protect Natural and Recreational Areas: *Existing natural areas, unique natural places, and recreational assets are essential to environmental quality. Polk County will protect, through appropriate land use regulation and incentives, unique natural and wildlife areas, parks, wetlands, and recreational amenities.*

Planning Process and Implementation Goal – Policy 3: Zoning Consistency – *Regulation is a critical tool to meeting County land use goals, and the County's preferred land use vision. Polk County will update its zoning and land development regulations to encourage an efficient development pattern, fostering compact villages and corridors linking distinct communities.*

Northwest Area – Recreation and Natural Areas Goal: *Polk County will protect its green infrastructure in the Northwest area, promote recreational assets, and ensure that future development enhances rather than threatens riparian corridors, green space, natural areas, air quality, parks, and trails.*

Northwest Area – Environmental Goal: Polk County will protect surface and groundwater quality through protection of watersheds and management of stormwater and wastewater.

Northwest Area – Preserving Rural Character Goal: Polk County will protect prime farmland and maintain the rural character of non-urbanized areas.

The Comprehensive Plan may be amended from time to time if it can be demonstrated that a real and immediate need exists based upon changing circumstances.

Comprehensive Plan Analysis

The Polk 2030 Comprehensive Plan designated the subject property as Agricultural in an effort to preserve large agricultural areas and protect prime farmland in non-urbanized areas. This area of the County has primarily been classified and zoned for agricultural use therefore recognizing the importance of protecting prime farmland. Additionally, the preserved Polk County parkland for Jester Park is located adjacent to the east of the subject property and extends north and south along NW 128th Street. The goals of the Comprehensive plan take into account the protection of existing natural areas and recreational assets along with considerations of protecting the surface and ground water quality within the watershed. Buffers adjacent to County and regional parks are to be considered. These areas are especially attractive for residential development, given their proximity to protected open space, and development can affect both scenic views from the parks and the functioning of natural systems.

At this time any development would require individual wastewater systems to be utilized due to the absence of public sanitary sewer utilities in this area. Although Granger has not provided comment, they have identified that the rezoning area will be designated Low Density within their future plans for expansion of the City limits. Although it does not meet the current needs of the Petitioners, this is an example of recognizing the interests of the adjacent jurisdiction, Granger, and their plans upon annexation, so that further development must occur with public urban services.

RECOMMENDATION:

Staff recommends denial of the 2030 Polk County Comprehensive Plan Map Amendment from the Agricultural Classification to the Rural Residential Classification and recommends denial of the Zoning Map Amendment from the "AG" Agricultural District to the "RR" Rural Residential District for the subject property.

The recommendation for denial of the Comprehensive Plan Amendment is based upon the fact that the request is not in harmony with the spirit, intent, goals and policies of the Polk County 2030 Comprehensive Plan. The recommendation of denial of the requested Zoning Map Amendment is based upon the following: a) The request is not in accordance with the Comprehensive Plan; b) Approval does not support the public, health, safety and welfare of County residents due to the proposal's incompatibility with the Agricultural designation of the adjacent property to the north and west and the Open Space designation across NW 128th Street to the east; and, c) The proposal is to further develop the property prior to annexation into the City of Granger and without urban services.

Although County staff understands the interest in developing the property further, through review of the specifics of the property and surrounding area, there are no changing circumstances that meet an immediate need for rezoning. It is common for staff to receive several inquiries on a regular basis to rezone agricultural land for the same purposes of creating residential developments. If a precedence is created to rezone agricultural land without proper justification then it will become a very difficult task to manage sprawl. There are other locations in the County that are designated for future growth and residential development where infrastructure is established to provide public utilities and roadways exist that can accommodate growth in a controlled and orderly manner. There have not been significant changes in this area, nor is the situation so considerably different that a change in the property's current Agricultural classification on the Future Land Use Map or a change to the current "AG" Agricultural District, is warranted.

Attachment 'A'



Rezoning Area



NW 122nd Ave

NW 128th St

NW 135th St

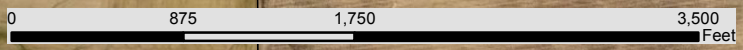
NW 121st Pl

NW 133rd Ct

NW 131st Ct

NW 130th Ct

NW 120th Ave



Attachment 'B'



Agricultural

Open Space

Rezoning Area
Rural Residential

Agricultural

Rural Residential

NW 122nd Ave

NW 128th St

NW 121st Pl

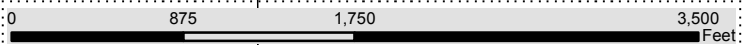
NW 138th Ct

NW 133rd Ct

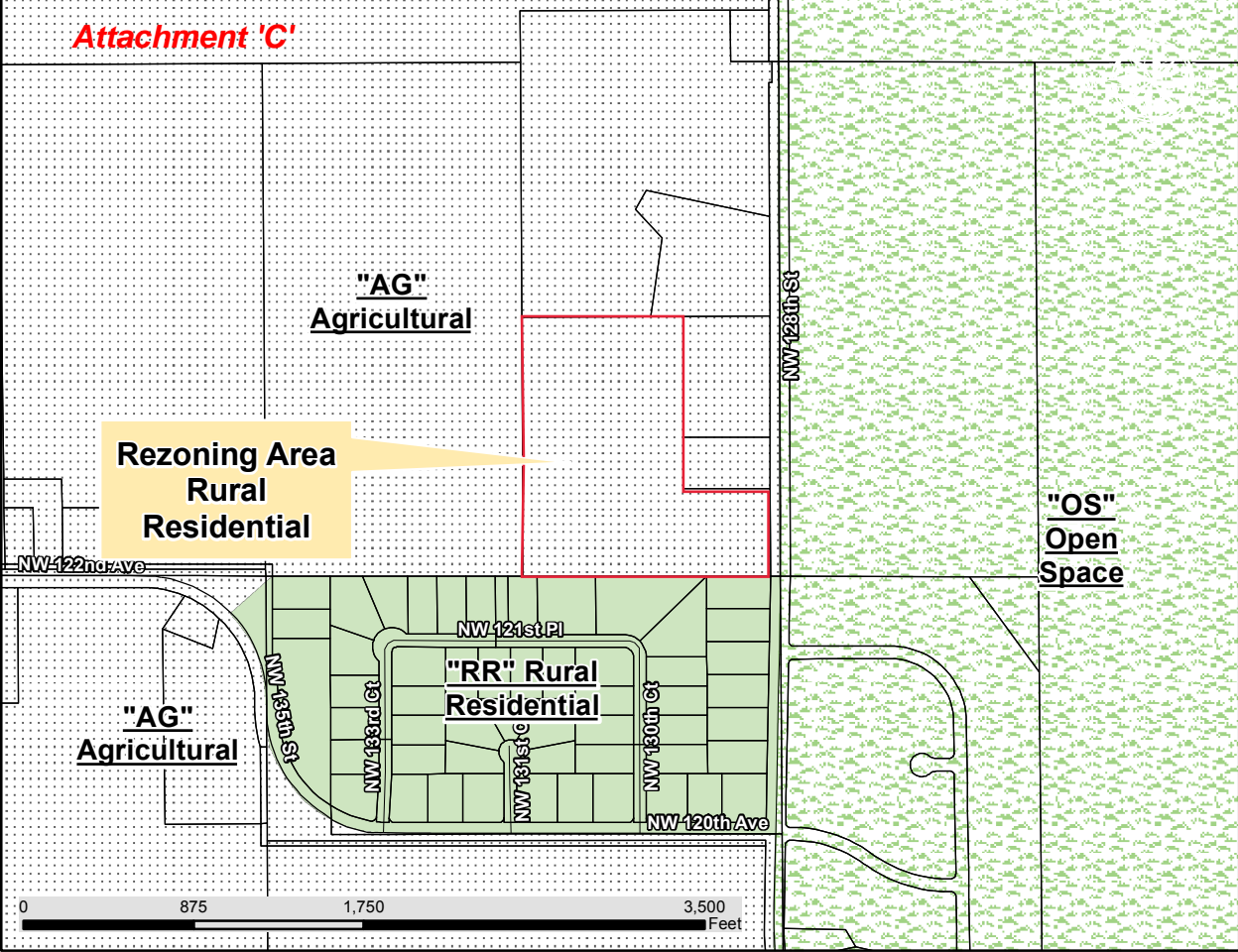
NW 131st Ct

NW 130th Ct

NW 120th Ave



Attachment 'C'



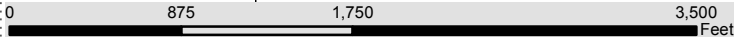
"AG"
Agricultural

Rezoning Area
Rural Residential

"OS"
Open Space

"AG"
Agricultural

"RR" Rural Residential



Attachment 'D'

Neighborhood Meetings

Mike Siedsma and Andrew Lee spent two evenings knocking on doors to have a conversation with individual property owners. We left fliers for the Owner's we weren't able to talk with offering a zoom "neighborhood meeting" and providing our personal contact information.

We made direct contact with 13 property owners, including all who are immediately adjacent to the proposed development, with the exception of the farm to the north.

The neighbors were supportive and appreciative of the personal discussion; they liked the lot sizes, lot layout, and location of the access road. One homeowner stated they were not supportive of the proposal as they like the land as farm and enjoy watching the farm activities.

We have also discussed with Granger, they don't see any issues with the development and anticipate sending the plat through with no special requirements from them.

Below is an illustration of who we have met with, the blue box is the approximate 500' notification area:



11. Property Owner Consent:

The application must be signed by all the Titleholders, Contract Purchasers, or Option Purchasers of the subject property. The application may also be signed by the Registered Agent for a corporation or other person with similar legal authority to sign for a property owner. (if additional signatures are needed please attach)

<u>Deanna Morrill</u> (Print Name)	<u>[Signature]</u> Signature	<u>1-19-21</u> date
<u>Dorane Swalla</u> (Print Name)	<u>[Signature]</u> Signature	<u>1/19/2021</u> date
<u>[Signature]</u> (Print Name)	<u>[Signature]</u> Signature	<u>1/19/2021</u> date
_____ (Print Name)	_____ Signature	_____ date

12. Written description:

Please provide a written description providing specific detail and reasons for the proposed request. (Attach if necessary) Optionally attach any additional information including concept plans for the proposed development or use.

We ask your consideration of this Comprehensive Plan Amendment to allow the continued growth and enhancement of the rural residential character that exists in this area of Polk County. The proposed rural development will consist of larger lots served by existing and new paved roads, public water supply, natural gas, electricity, and high speed internet. We believe the proposed development compliments the existing 55+ Rural Residential homes in the immediate area, the Estate Residential homes to the North, and the growing Rural Residential south of NW 118th Ave. The adjacent community of Granger also proposes this area as Low Density Residential in their Comprehensive Plan.

The proposed development of 29.64 acres m/l will impact less than 20 acres of active farm land that is not farmed by the current land owner. The Rural Residential development plan will provide for 15 single family home lots, 2 of these lots are 3.25 acres and the remaining 13 average at 1.52 acres each. This development style allows for abundant open space, preservation of natural features, and an increase to year-round vegetative cover. There are no structures on the subject property. The development plan aims to preserve all healthy trees, with the circle at the end of the proposed road protecting an existing stand of trees to remain as a feature in the development.

Polk County growth is incredible and the desire by many to have a homestead with room for their family to play, space to grow some of your own food, and room for your pets to run is high.

We also ask your consideration of a Zoning Map Amendment concurrently to rezone the property to Rural Residential.

Return completed forms to: Polk County Public Works, Planning & Development Division
 5885 NE 14th Street, Des Moines, IA 50313
 ▪ Phone (515) 286-3705 ▪ Fax (515) 286-3437 ▪
 Forms and calendar available online <http://www.polkcountyiowa.gov/PublicWorks/>

A completed application with required information and filing fee must be submitted. Incomplete submittals will not be processed and will be returned to the Applicant.

OFFICIAL USE ONLY			
Date Received		Received by	
P&Z meeting date		BOS meeting date	
BOS Approved	Y / N	Effective date	

Evaluation Criteria

The following criteria are used to evaluate a Comprehensive Plan Amendment and Rezoning requests. The written description on page 2 or attached should address as many of the below criteria as possible.

Comprehensive Plan Amendment

The Polk County 2030 Comprehensive Plan lists specific issues which must be addressed prior to amending the plan. Those seeking changes must convince the County that a real and immediate need for change exists. Each amendment request will be evaluated based on the magnitude of the proposed revision, its relationship to the Vision and Goals statements, and the nature of the changing circumstances that have resulted in the request. Proposed changes in the land use should also be evaluated in relation to their impacts on the following:

- 1) Public facilities and services, such as transportation, sewers, water supply, schools and public safety.
- 2) Surrounding properties and neighborhood character.
- 3) Productive farmland and on going agricultural operations.
- 4) Natural resources and open space; historic buildings or structures.
- 5) Proximity to adjacent City plans.

Changes may also be needed to correct errors, meet regional goals, or refine the plan based on more recent specific area or corridor plans.

Rezoning (Zoning Map Amendment)

The Zoning Map may be amended to bring it into conformance with the Comprehensive Plan when the Comprehensive Plan is amended. If the Comprehensive Plan does not merit an amendment, then there shall not be an amendment to the Zoning Map.

One of the following reasons must be demonstrated for approval of a rezoning.

- 1) The Comprehensive Plan has been amended and the Zoning Map needs to be brought into conformance with the revised Plan.
- 2) A mistake was made in the original map. That is to say, an area is, and has been, developing in a manner and purpose different from that for which it was mapped. Since the County may have intended to stop an undesirable land use pattern from spreading, it must be demonstrated that the circumstance is not intentional.
- 3) Changing conditions, such as new roads or utility lines, makes another location more favorable for development than the location originally planned.
- 4) Growth rates have changed, thereby increasing the need for development in the County.

Legal Description

Legal Description for the Overall Lot, subject lot for re-zoning is 29.65 acres marked as Outlot X in the Minor Preliminary Plat: Keubler Estates Plat 1.

All that part of the Southeast Quarter of the Northeast Quarter of Section 31, Township 81 North, Range 25 West of the 5th P.M., Polk County, Iowa, except the North 264 feet of the South 714 feet of the East 495 feet of the Southeast Quarter of the Northeast Quarter of said Section 31, more particularly described as follows;

Beginning at the Southeast Corner of the Southeast Quarter of the Northeast Quarter of Section 31, Township 81 North, Range 25 West of the 5th P.M., Polk County, Iowa ; thence North $89^{\circ}46'36''$ West, a distance of 1323.38 feet to the Southwest Corner of the Southeast Quarter of the Northeast Quarter of said Section 31; thence North $00^{\circ}21'57''$ West, a distance of 1313.06 feet to the Northwest Corner of the Southeast Quarter of the Northeast Quarter of said Section 31; thence North $89^{\circ}53'24''$ East, a distance of 1325.62 feet to the Northeast Corner of the Southeast Quarter of the Northeast Quarter of said Section 31; thence South $00^{\circ}16'00''$ East, a distance of 606.72 feet; thence North $89^{\circ}46'36''$ West, a distance of 495.02 feet; thence South $00^{\circ}15'56''$ East, a distance of 264.01 feet; thence South $89^{\circ}46'36''$ East, a distance of 495.02 feet; thence South $00^{\circ}15'56''$ East, a distance of 450.02 feet to the Point of Beginning.
Containing 37.04 ACRES including 1.22 acres of Road Right-of-Way, more or less.

Attachment 'G'

Jennifer Ellison

Subject: Case #2021-10016

Scott Jones son of Beatrice Nizzi
GP# 8125-31-200-008
3519 Valley View Road
Ames, IA 50014-4615

Received a response via phone call with a request to file their support for the Siedsma & Lee rezoning request.

Scott Jones (3-8-21)

Case #2021-10016 – Siedsma & Lee Rezoning. Please provide your name and address. If the property does not have an address, please provide a parcel # or identify your property by placing an x on the enclosed map and return the map along with this portion.

As the owner of the property, I hereby state my

support for

opposition to

Print Name: Daniel Brodub

Address: 13025 NW 121st Pl. Madrid, IA 50156

Signature: Dan Brodub

Dan Brodub
13025 NW 121st Pl.
Madrid, IA 50156

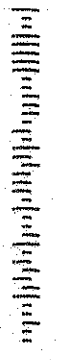
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COUNTY PUBLIC WORKS
2021 MAR 11 PM 11:07

Polk County Public
Planning & Development
5885 NE 14th Street
Des Moines, IA 50313

50313-129599



Jennifer Ellison

From: Tim Westrum <timw@grangermotors.com>
Sent: Monday, March 15, 2021 11:33 AM
To: Jennifer Ellison
Subject: Case #2021-10016-Siedsma & Lee Rezoning

When we purchased our home two years ago, there were several reasons:

One important one was the openness of living next to agricultural fields.

My wife and I enjoy the view of watching planting, crops growing and harvesting. In fact at substantial cost we cut trees, cleared brush and remodeled our four season room (on the north of our home) to make our view even better.

Another reason is that our home property gives direct access to our 80 acres to the northwest. I can walk to the timbered area of my land to hunt turkey or deer if I wish. (Hunting next to residential homes would be a problem.)

On January 19th, our church received a Conditional Use Permit to build a church building on 6 of our 80 acres to the west.

During the January 19th meeting with Polk County Public Works, if I remember right, the statement was made that Polk County is not interested in allowing residential development in this area. I don't understand how rezoning could be approved on this agricultural land when our adjoining 80 acres just west can not be.

I don't think rezoning would be consistent with the goals and policies of the 2030 Polk County Comprehensive Plans if I understand them correctly.

We are opposed to rezoning this area.

Tim & Pam Westrum
13049 NW 121st Place

Case #2021-10016 – Siedsma & Lee Rezoning. Please provide your name and address. If the property does not have an address, please provide a parcel # or identify your property by placing an x on the enclosed map and return the map along with this portion.

As the owner of the property, I hereby state my

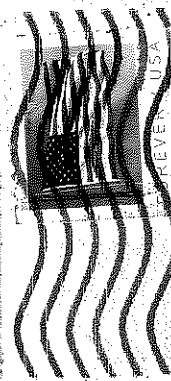
support for

opposition to

Print Name: Timothy Westrum

Address: 13049 NW 121st Place Madrid Iowa 50156

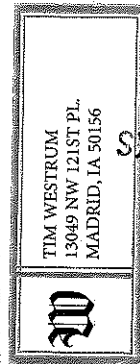
Signature: ~~X~~ [Handwritten Signature]



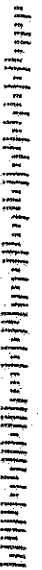
DES MOINES IA 500

11 MAR 2021 PM 3 L

Polk County Public Works Dept.
Planning and Development Div.
5805 NE 14th St.
Des Moines Iowa 50313



RECEIVED BY POLK COUNTY PUBLIC WORKS
2021 MAR 15 PM 7:43



50313-129559

Jennifer Ellison

From: Bob Heston <hestonbob@hotmail.com>
Sent: Tuesday, March 16, 2021 7:41 PM
To: Jennifer Ellison
Subject: Disapprove of rezoning petition

Hello Jennifer,

My wife and I live at 13126 NW 121st Place, Madrid, IA 50156, along with our three children. We were contacted about a rezoning, case #2021-10016, property address 12378 NW 128th St. This property is very close to our home. We would like to officially disapprove of this rezoning.

Taking this land out of production agriculture to develop would be a shame, but the impact to the surrounding area would have larger negative impact.

The Jester Park area is a quiet area and along with the residents in this area, many others travel to Jester Park to enjoy the country feel. Walking, jogging, biking, and wildlife watching are activities that we enjoy on NW 128th St that borders the property being considered for rezoning. Developing this land would bring a significant increase to traffic on this road, making it less suitable for kids to ride bicycles and to walk and jog. The traffic noise would really take away from listening to the sounds of wildlife and enjoying nature when hiking around Jester Park.

Please consider keeping this land in production agriculture, and not allowing it to be rezoned.

Thank you,
Bob and Gwyn Heston

Jennifer Ellison

From: Jane Sturtz <janecoy926@gmail.com>
Sent: Tuesday, March 09, 2021 6:49 AM
To: Jennifer Ellison; Steven Sturtz
Subject: Case #2021-10016 Siedsma and Lee Rezoning

Follow Up Flag: Follow up
Flag Status: Completed

Jennifer,

This email is in support of the case referenced above. We reside at 12139 NW 130th Ct Madrid, IA 50156 which is contiguous to the property of Seidsma and Lee.

Thank you,
Jane A. and Steven M. Sturtz



Rezoning Area



NW 122nd Ave

NW 128th St

NW 135th St

NW 121st Pl

NW 133rd Ct

NW 131st Ct

NW 130th Ct

NW 120th Ave



Green Properties = Support
Red Properties = Oppose