



## Rezoning Petition

### **Petitioner:**

The Family Leader Foundation (Contract Buyer), PO Box 42245, Urbandale, IA 50323, represented by William J. Ludwig of William J. Ludwig & Associates, Ltd., 939 Office Park Road, Suite 211, West Des Moines, IA 50265, with consent of property owner Darrell Geisler, 5251 NE 94<sup>th</sup> Avenue, Bondurant, IA 50035

### **Request:**

Comprehensive Plan and Zoning Map Amendments

### **Subject Property / Rezoning Area**

5251 NE 94<sup>th</sup> Avenue, Ankeny, being legally described as the W ½ of the NE ¼, Section 22 of Township 80 North, Range 23 West of the 5<sup>th</sup> P.M. (Douglas Township). The subject property is approximately 79 acres in size. The Rezoning Area is the approximately 21.13 acres located in the NW corner of the subject property, being more particularly described as follows:

Beginning at the N ¼ Corner of said Section 22; thence S89°32'16"E, 700.00 feet along the north line of said NW ¼, NE ¼ to a point; thence S00°20'28"W, 383.43 feet to a point; thence S90°32'16"E, 300.00 feet to a point; thence S00°20'28"W, 651.99 feet to a point; thence N89°32'16"W, 1000.00 feet to a point on the west line of said NW ¼, NE ¼; thence N00°20'28"E, 1035.42 feet along said west line to the point of beginning. Said parcel contains 21.13 acres, more or less, which includes 0.68 acres, more or less, of existing county road easement.

### **General Location (Attachment 'A'):**

The subject property is approximately three and one-half (3 ½) miles east of the intersection of Interstate 35 and E. 1<sup>st</sup> Street within the City of Ankeny. City of Ankeny corporate limits extend east to the intersection of NE 94<sup>th</sup> Avenue and NE 38<sup>th</sup> Street. The subject property is located on the south side of NE 94<sup>th</sup> Avenue, being east of NE 46<sup>th</sup> Street (approximately 1 ½ miles east of Ankeny corporate limits), and west of NE 56<sup>th</sup> Street.

**Existing Future Land Use Map Classification:**

Agriculture

**Proposed Future Land Use Map Classification:**

Neighborhood Commercial

**Existing Zoning:**

“AG” Agricultural District

**Proposed Zoning:**

“MU” Mixed Use District

**Surrounding Zoning:**

**North** – “AG” Agricultural District

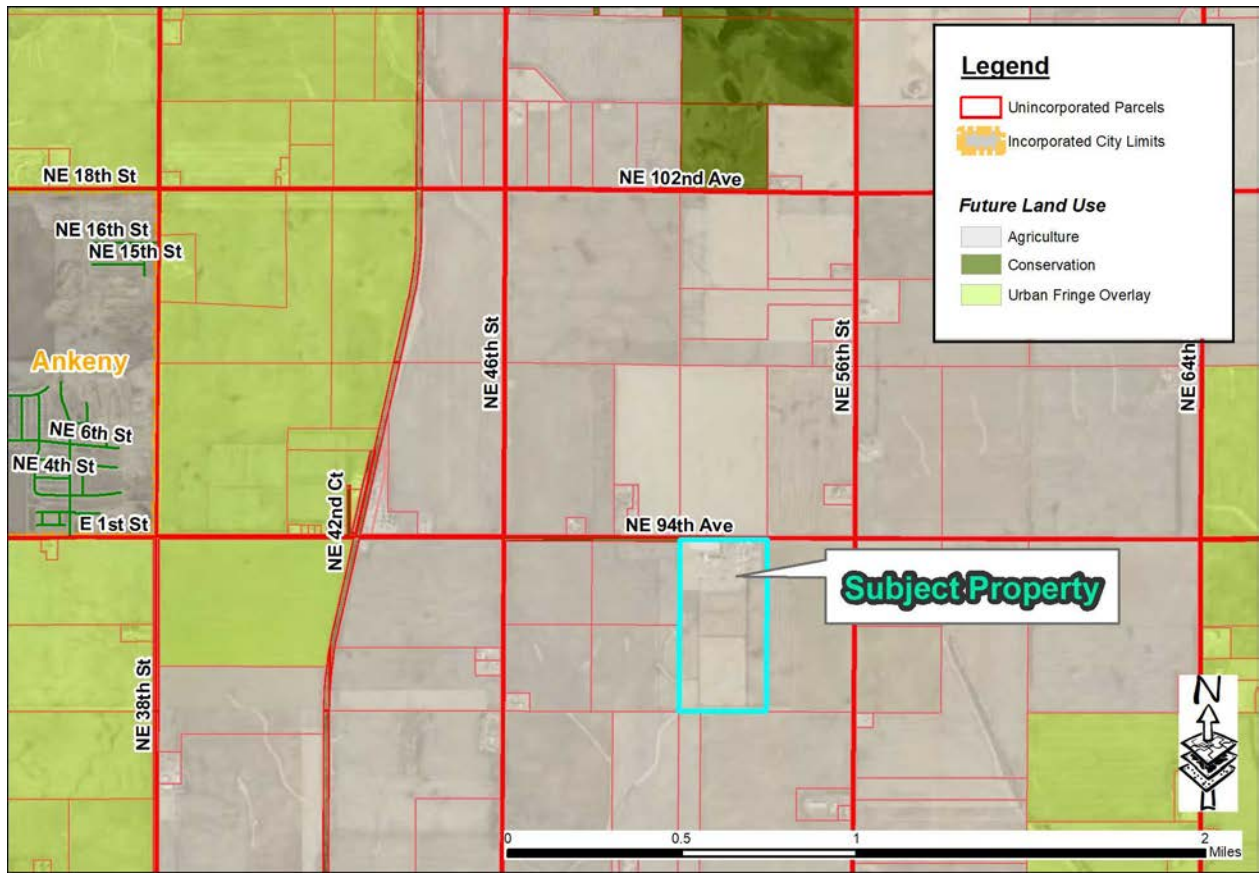
**South** – “AG” Agricultural District

**East** – “AG” Agricultural District

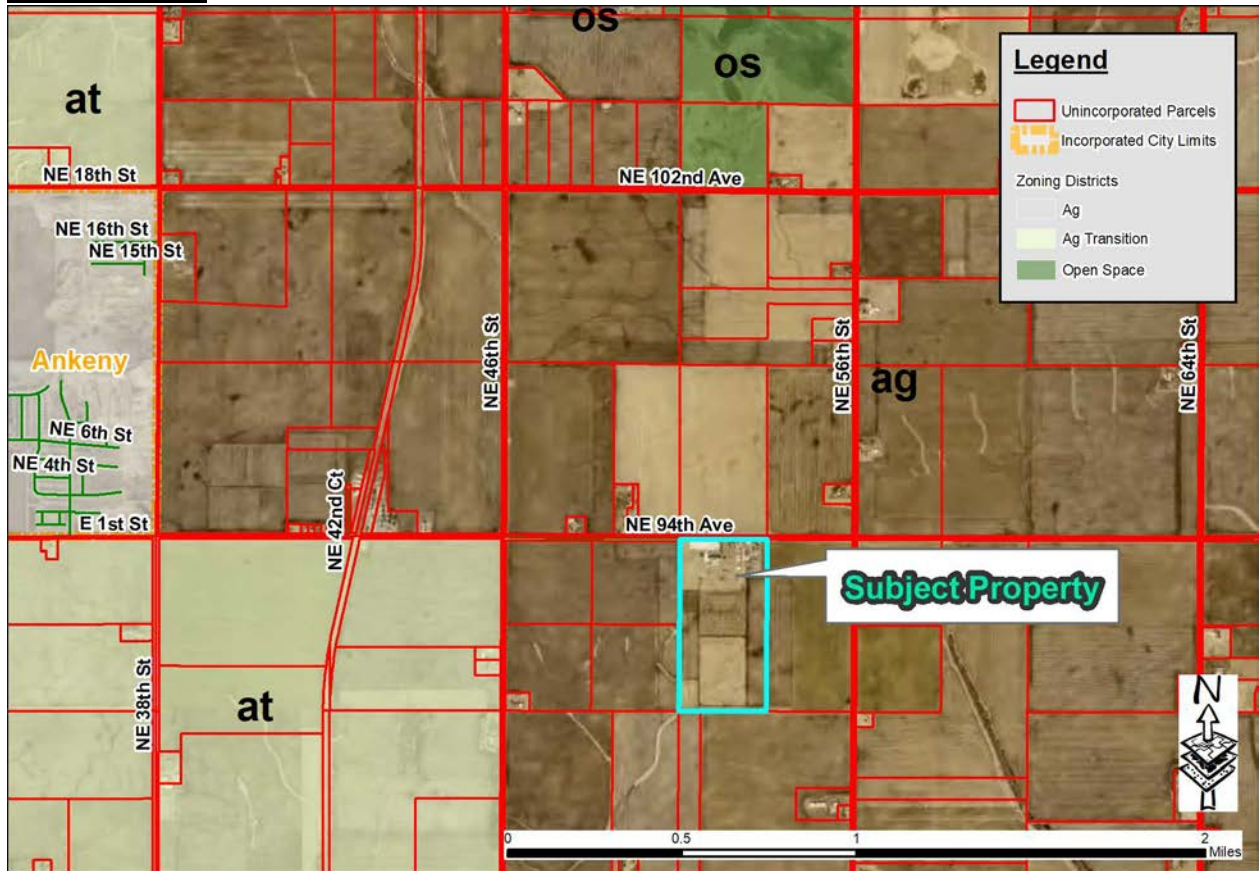
**West** – “AG” Agricultural District

**See next page for existing Future Land Use & Zoning Maps  
of the subject property and surrounding area**

### Existing Future Land Use



### Existing Zoning



## **GENERAL COMMENTS**

The Petitioners are requesting a Comprehensive Plan Amendment and Zoning Map Amendment to change the Future Land Use Map classification from Agriculture to Neighborhood Commercial, and to change the Zoning Map from the “AG” Agricultural District to the “MU” Mixed Use District for the northwestern approximately 21.13 acres of the subject property. The submitted application and supplemental materials provided by the petitioners can be found as *Attachment ‘B’* to this report. The prospective buyer, The Family Leader Foundation, is a nonprofit service organization that intends to redevelopment the rezoning area for their use as commercial office and event space.

The subject property is primarily used in row crop production. However, the northern portion of the property along NE 94<sup>th</sup> Avenue contains a number of existing buildings, structures and improvements. In the northeastern corner of the subject property, outside the Rezoning Area, there is an existing single-family residence, accessory garage, several grain storage bins as well as several accessory agricultural buildings and structures located on the original farmstead. The house was constructed in 1930 according to County records.

In the northwestern corner of the subject property, located within the Rezoning Area, are several structures established since 2007. These include an original 60’ x 42 pole building, including a 30’ x 31’ building addition, 24’ x 30’ building addition, and 30’ x 8’ lean-to addition, all constructed in 2007. Another 6,880 square foot addition to this building was constructed in 2015. Together these structures have functioned as part of an active Agri-tourism use operated by the property owners from approximately 2005 through 2021. The Agri-tourism uses were agricultural activities open to the public, including a pumpkin patch, farm stand, related activities and accessory event space. The main building and additions serving this use and constructed in 2007 and 2015 housed product sales, concession stands and office and event space. In 2017, the owners moved on a 64’ x 56’ historic barn, including newly constructed additions, located west of the previously established structures mentioned above. The barn partially served as a new location for sales from the pumpkin patch. This portion of the site also contains a large surface parking lot located directly adjacent to the buildings along NE 94<sup>th</sup> Avenue, serving as the required off-street parking for the previous Agri-tourism uses and accessory event space.

If this rezoning petition is approved, the prospective buyer of the Rezoning Area intends to repurpose and add onto these existing structures in redeveloping the property for their use as commercial office and event space. *Attachment ‘B’* includes a proposed site plan and architectural renderings of how the existing site and buildings may be redeveloped and expanded for this purpose. Full compliance with commercial building codes would be required for all new and repurposed buildings and structures if this proposal moves forward. Additionally, it is likely that a future subdivision plat would be needed to divide off the Rezoning Area separately from the existing farm residence and outbuildings adjacent to the east.

### **Surrounding Area and Land Use**

Reference *Attachment A* for a vicinity map of the subject property and surrounding area. The larger surrounding area includes land primarily in row crop production with a few existing single-family residences. Existing residences in the area are long-standing farm homesteads or single-family homes on existing lots of record at low densities. The subject property and surrounding land is entirely classified and zoned agricultural on the County’s Future Land Use and Zoning maps. There is no commercial or industrial development nearby the subject property. The closest

commercial development is over four (4) miles west within the City of Ankeny. The City of Ankeny corporate limits are located approximately one and one-half miles to the west where they extend to the intersection of NE 94<sup>th</sup> Avenue and NE 38<sup>th</sup> Street, including a new housing development currently under construction at the northeast corner of this intersection. The intersection of NE 94<sup>th</sup> Avenue / E. 1<sup>st</sup> Street (City of Ankeny) and Interstate 35 is located further west, being approximately three and one-half (3 ½) miles west of the subject property. The City of Bondurant corporate limits are located over two (2) miles southeast of the property.

## **STAFF REVIEW**

### **Property History**

The subject property is an active farm with the majority of acreage dedicated to row crop production. As referenced above, the Rezoning Area and associated buildings and structures were used as part of a previously active Agri-tourism use at the property that operated from 2005 thru 2021. The Agri-tourism uses included a pumpkin patch, farm stand and related agricultural activities and accessory event space. The operation began prior to Polk County's adoption of Agri-tourism use standards in 2007. However, in 2009 the Polk County Board of Adjustment approved a Conditional Use Permit, which legitimized the operation, including an expansion to include additional educational displays and activities at that time. In April of 2021, the Polk County Board of Adjustment removed the Conditional Use Permit approval from the property at the request of the owners. All Agri-tourism operations have been discontinued at this time. The event space was permitted as an accessory use to the established Agri-tourism operation. The event space may not continue as a standalone commercial use at this time. This rezoning application requests to change the property to the "MU" Mixed Use District to allow for redevelopment of the previous Agri-tourism area and buildings for use as commercial office and events space.

### **Neighborhood Business Classification & Mixed Use District**

The request is to change the Future Land Use Map classification from Agriculture to Neighborhood Business and to amend the Zoning Map from the "AG" Agricultural District to the "MU" Mixed Use District. The Neighborhood Business classification is defined within the Polk 2050 Comprehensive Plan as land for small retail and office spaces located at major nodes for readily accessible services to residents and the traveling public. Typical land uses include daycares, assisted living facilities, small office, convenience stores and other neighborhood serving uses. Additionally, the "MU" Mixed Use District within the Zoning Ordinance permits both residential and commercial uses, including single-family and a mix of planned residential housing types. Commercial uses permitted within Mixed Use include convenience commercial, office, commercial retail, heavy retail/services, services, restaurants, commercial lodging, indoor commercial amusement, gas stations, commercial stables and bed and breakfast. Additionally, Agri-tourism, Ag support, minor airports, animal services, self-storage, off-premise advertising signs, special events and light and moderate industry uses are allowed by Conditional Use Permit, requiring review and approval by the Polk County Board of Adjustment.

There is not a Future Land Use Map category that matches directly with the "MU" Mixed Use Zoning District requested. However, the proposed Future Land Use Map reclassification to Neighborhood Commercial is the closest match for the redevelopment and intended uses requested by the petitioners. There is a "NB" Neighborhood Business District zoning classification, but the request is to rezone the property to the "MU" Mixed Use District. Both zoning districts permit by right the office, studio and event space uses intended by the petitioners. There are a few differences between the Mixed Use and Neighborhood Business Districts. The "MU" Mixed Use District allows single-family and planned residential uses, heavy

retail/services, commercial stables, bed and breakfast, as well as a number of commercial and industrial uses via Conditional Use Permit. The “NB” Neighborhood Business District does not permit these uses.

### **Roads/Access/Utilities**

The subject property has four (4) total entrances to the north onto NE 94<sup>th</sup> Avenue. Two (2) of the entrances are on the east half of the property outside of the Rezoning Area and serve the existing farmstead, residence and agricultural buildings. The other two (2) entrances are located on the western half of the property within the Rezoning Area and provide access to the off-street parking lot and existing structures previously used by the Agri-tourism operation. NE 94<sup>th</sup> Avenue is a paved, two (2) lane County roadway, and is classified as a minor arterial. The roadway turns into E. 1<sup>st</sup> Street within Ankeny to the west connecting with Interstate 35, and extends east of the subject property to NE Hubbell Avenue (State Hwy 65). Upon review of this application, Polk County Engineering expressed concerns related to the ability of NE 94<sup>th</sup> to handle increased traffic from commercial development. If the proposal moves forward, Polk County would require a traffic study and any recommended improvements at time of development.

Water service is available through Des Moines Water Works. There is an existing 4-inch (4”) water main along the front property line parallel to NE 94<sup>th</sup> Avenue. The water main is located on the subject property within an existing easement. The main building within the Rezoning Area is currently connected to public water. The proposed commercial redevelopment of the property for future office and event space would likely require fire suppression, and the existing water main does not have fire flow capacity. If the project moves forward, the prospective buyers would be responsible for providing a private onsite pump or holding tank system to meet fire suppression requirements. There is no public sewer available to the property. Existing wastewater treatment for the farm residence and structures within the Rezoning Area is provided by private onsite systems. The planned future redevelopment would require updates or replacement to these systems to serve the additional capacity created in accordance with Polk County Environmental Health regulations.

### **Environmental**

The topography of the Rezoning Area is relatively flat with little to no change in elevation. The larger subject property is also relatively flat, but does gradually slope downward from a high elevation of approximately 990 feet along NE 94<sup>th</sup> Avenue to low elevation of approximately 970 feet at the far southwestern corner of the site. The property is not located within any designated floodplain areas, and contains no other known environmental hazards or features. There are a few mature trees located around the farmstead in the northeast corner of the property as well as some additional landscaping installed within the Rezoning Area.

### **Public Testimony**

12 property owners were within the required 500-foot notification boundary. These owners were mailed public notices regarding the request, including the date and time of the Zoning Commission public hearing. To-date, one (1) item of public testimony has been received in support and zero (0) in opposition, of the request. Given the proximity of their corporate limits, Polk County also notified the City of Ankeny planning staff. They did not respond with any comments.

## **Comprehensive Plan Discussion**

The subject property is located within the Northeast Quadrant of the County as identified in the Polk County 2050 Comprehensive Plan. This area includes the City of Elkhart as well as portions of the cities of Ankeny and Bondurant. The area is generally located east of Interstate 35 and north of Interstate 80 extending north to the Story County boundary and east to the Jasper County boundary. The primary land use is agriculture, with the majority of the area classified and zoned agricultural on the Future Land Use Map and Zoning Map. There are a few areas of residential zoning and future land use in existing areas developed with single-family homes, including along and south of Bluff Drive north of Bondurant and within the unincorporated villages of Farrar and White Oak. The Northeast Quadrant also has a significant area of Conservation land, including Chichaqua Bottoms Greenbelt located northeast of the South Skunk River, as well as Errington Marsh located approximately one and one-half (1 ½) miles north of the subject property.

The 2050 Comprehensive Plan anticipates continued urban expansion north and east from growth within the cities of Ankeny and Bondurant within the Northeast Quadrant. Unincorporated land adjacent to these cities is classified Urban Fringe Overlay on the Future Land Use Map, as it is anticipated these areas may be annexed and developed within the established cities within the 2050 timeframe of the Comprehensive Plan. The Urban Fringe Overlay accounts for this continued urban growth while also providing a buffer from existing agricultural and residential land within the established unincorporated areas.

The 2050 Comprehensive Plan also identifies a future Northeast Beltway corridor alignment, which runs along the western boundary of the subject property and Rezoning Area. This corridor alignment provides a rough outline for a future connector highway/interstate extending south to the intersection of the Highway 65 Bypass and Interstate 80 and connecting north to Interstate 35 north of Ankeny near Elkhart. The Northeast Beltway is a long-range transportation goal to provide traffic congestion relief for Interstate 80/35 along the north side of the Des Moines Metro. There is no current funding or timeline to implement this project. However, this is noted as it will likely be needed at some point in the future, and the current proposed alignment may impact the subject property and Rezoning Area.

Applicable goals, strategies policies and action items identified in the 2050 Comprehensive Plan:

*Chapter 3: Land Use, Goal 2 – Ensure preservation and conservation of environmental and historic land uses in Polk County: “Polk County contains a wide variety of natural resources and historic land uses. Preservation of this land amidst development pressure will help to ensure Polk County is environmentally healthy and conscious. This can be done through inventoring, preserving and buffering.”*

### *Strategy 1 – Preserve rural character of Polk County*

#### *Policies and Action Items:*

- 1. Protect large contiguous areas of prime farmland with a focus on northwest and northeast Polk County.*
- 4. Continue to Foster land strategies and regulations that conserve the productivity and availability of high value agricultural land.*
- 5. Seek to reduce conflicts that may arise between development and agricultural practices.*

Chapter 3: Land Use, Goal 3 – Be a regional leader in sustainable land use management: “Polk County can be a regional leader in sustainable land use management by reducing urban sprawl even as the County faces growth pressures. This can be accomplished by discouraging leapfrog development and encouraging cities to grow in an orderly and condensed manner. Preventing unnecessary conversion of natural land to the built environment should be paramount.”

*Strategy 1 – Promote coordinated growth patterns to discourage urban sprawl*

*Policies and Action Items:*

- 1. Discourage leapfrog development across Polk County to keep growth connected and centralized.*
- 3. Limit unincorporated development within urban fringe areas, which includes areas near municipalities growth boundaries.*
- 5. Allow for growth only where utilities and infrastructure can be financially supported and provided.*

Chapter 6: Agriculture, Goal 1 – Protect agricultural activities in key areas of Polk County: “Polk County will have to continue to be proactive in order to preserve large, contiguous tracts of active agricultural land. Agriculture faces threats from many angles, none of which are more pressing in Polk County than the growing population and urbanization. Polk County must conserve land, discourage sprawl while also minimizing conflicts between Ag and non-Ag uses.”

*Strategy 1 – Preserve large, contiguous tracts of agricultural land*

*Policies and Action Items:*

- 2. Rezoning of agricultural land to non-agricultural uses should only be done in accordance with the Future Land Use Plan to protect this historical land use.*

*Strategy 2 – Encourage compact growth and discourage suburban sprawl*

*Policies and Action Items*

- 3. Limit the expansion of non-agricultural or rural related commercial or industrial growth in unincorporated areas near existing agricultural uses.*

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**

Polk County has a significant role and interest in promoting coordinated growth patterns and protecting prime agricultural land in an environment where the County continues to realize development pressure from ongoing population growth. Through comprehensive planning efforts, including and future land use mapping, Polk County has identified areas to allow for continued annexation and development within established cities as well as allow development in strategic locations within the unincorporated areas. The 2050 Comprehensive Plan and Future Land Use Map continues to encourage commercial development in areas with adequate road networks, utilities and zoning compatibility to support such development. Similarly, the Plan and Future Land Use Map discourages commercial development in areas without these conditions, including an emphasis on discouraging leapfrog development and conversion of prime agricultural land.

The subject property and surrounding area are entirely zoned “AG” Agricultural District and classified as Agriculture on the Future Land Use Map. Polk County adopted the current 2050



Comprehensive Plan in August of 2022. The previous 2030 Comprehensive Plan, adopted in 2006, also classified the subject property and surrounding area as Agricultural with similar goals and policies to the current 2050 Plan to prevent leapfrog development and conversion of farm ground to non-agricultural uses. The Northeast Quadrant contains some of the most productive farm ground in Polk County, including some of the largest contiguous tracts of agricultural land. The 2050 Comprehensive Plan places an emphasis on preserving agricultural land outside of future city growth areas, including discouraging reclassification and rezoning of existing agricultural land for residential or commercial development.

The requested amendments do not support the applicable goals and policies of the Polk County 2050 Comprehensive Plan. The requested amendments would facilitate commercial redevelopment of the subject property that is fundamentally incompatible with the surrounding land use pattern, including active farming operations, farm residences and some existing single-family development at low densities on established parcels of record. In addition to being incompatible with surrounding land uses, there are also not adequate utility services available to serve commercial uses on the subject property. Public sanitary sewer and public water with fire flow capacity are not available at this time, and are not anticipated to be available until such time that this area is annexed into the City of Ankeny and utility upgrades are made in coordination with the City. Furthermore, the current road network was not designed to accommodate commercial development in this area of unincorporated Polk County. NE 94<sup>th</sup> Avenue is a rural cross section roadway. Similar to utilities, improvements to the roadway to accommodate expanded development in this area would ideally be driven by the City of Ankeny at time of future annexation.

Review of the City of Ankeny's 2040 Comprehensive Plan and Future Land Use Map shows the subject property is at the far eastern edge of their planning boundary. The City's Future Land Use Map shows a future Office/Business Park classification for the property. While this would be compatible with the uses proposed by the petitioners, the subject property is located one and one-half (1 ½) miles east of the current Ankeny corporate limits. Any amendment to Polk County's Comprehensive Plan and Zoning Map to facilitate commercial redevelopment of the subject property while still in the County is premature and not supported by Ankeny's future plans at the edge of their growth boundary. In reality, the City is many years away from annexing the subject property or adjacent ground and being able to provide the necessary services and utilities to support commercial development.

As mentioned previously, the current property owner previously operated an Agri-tourism business within the proposed Rezoning Area, including pumpkin patch, farm stand and accessory events space. The Agri-tourism use category allows for quasi-commercial uses located on, and directly accessory to, an established agricultural use. The intent of this provision is to promote agriculturally related educational and tourism activities for the general public. This prior use of the property is not a rationale to support a spot rezoning of the subject property for general commercial uses.

**RECOMMENDATION:**

Staff recommends denial of the requested Comprehensive Plan Amendment and Zoning Map Amendment to change the Future Land Use Map classification from Agriculture to Neighborhood Commercial, and to change the Zoning Map from the "AG" Agricultural District to the "MU" Mixed Use District for the Rezoning Area.

The recommendation for denial is based upon the fact that the request is in not harmony with the spirit, intent, goals and policies of the Polk County 2050 Comprehensive Plan. The recommendation for denial of the Zoning Map Amendment is based upon the following: a) The request is not in accordance with the Comprehensive Plan and Future Land Use Map; b) Approval does not support the public, health, safety and welfare of County residents in that it promotes commercial redevelopment incompatible with surrounding land uses and neighborhood character, and is furthermore not served by adequate utilities; and c) The rezoning area is not uniquely differentiated from surrounding properties in terms of location, land use or other circumstances.



# Attachment B

## Comprehensive Plan Amendment and Rezoning Application



A submittal is only a request to have the Comprehensive Plan amendment and/or Zoning Map change reviewed at a public hearing before the Zoning Commission. The Zoning Commission reviews the requested Comprehensive Plan amendment and/or Zoning Map change at a public hearing making a recommendation based on a staff report, applicant presentation, as well as public input. The Zoning Commission recommendation is considered by the Board of Supervisors at a public hearing on the request. Notice of each public hearing is published in the official county newspapers and individual notice will be mailed to all property owners located within 500 feet of the subject property. Requests that are denied shall not come back to the Board of Supervisors for one year. Refunds will not be made once notice has been sent out to adjacent property owners.

Please complete the entire application, submit with fee and review the criteria on page 3.

The undersigned request that the Zoning Commission consider this reclassification.

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|--|---|
| 1. <u>Agriculture</u><br>Current Future Land Use<br>Classification | 2. <u>Neighborhood Commercial</u><br>Proposed Future Land Use<br>Classification |
| 3. <u>Agricultural - AG</u><br>Current Zoning District             | 4. <u>Mixed Use - MU</u><br>Proposed Zoning District                            |

(time stamp)  
Official Use Only

5. Subject Property Address: 5251 NE 94th Avenue Bondurant, IA 50035-1211
6. District and Parcel Number: 200/00292-000-000
7. Subject Property Legal Description (attach if necessary):

SEE ATTACHED EXHIBIT 'A' LEGAL DESCRIPTION

8. Filing Fee: - \$462.00

9. Applicant(s) Information:

The FAMiLY Leader Foundation  
Applicant (Print Name)

*Robert J. Van Plato*  
Signature

29 October 2022  
date

Contract Purchaser  
Interest in Property (owner, renter, perspective buyer, etc.)

njludema@thefamilyleader.com  
Email

PO Box 42245 Urbandale, IA 50323  
Address, City, State and Zip

515-263-3495      515-263-3498  
Phone      Fax

10. Applicant(s) Representative:

If the appeal is going to be represented by someone other than the applicant please provide that information below:

William J. Ludwig  
Applicant Representative (Print Name)

William J. Ludwig & Associates, Ltd.  
Firm or Business Name

939 Office Park Road Suite 211 West Des Moines, IA 50265  
Address, City, State and Zip

ludwig@cigroup.com  
Email

515-240-5310      \_\_\_\_\_  
Phone      Fax

## EXHIBIT 'A'

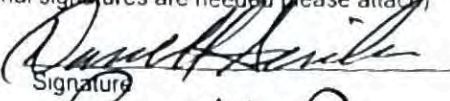

### LEGAL DESCRIPTION

A parcel of land in the NW 1/4, NE 1/4 of Section 22, Township 80 North, Range 23 West of the 5th P.M., Polk County, Iowa, more particularly described as:

Beginning at the N 1/4 Corner of said Section 22; thence S89°32'16"E, 700.00 feet along the north line of said NW 1/4, NE 1/4 to a point; thence S00°20'28"W, 383.43 feet to a point; thence S90°32'16"E, 300.00 feet to a point; thence S00°20'28"W, 651.99 feet to a point; thence N89°32'16"W, 1000.00 feet to a point on the west line of said NW 1/4, NE 1/4; thence N00°20'28"E, 1035.42 feet along said west line to the point of beginning. Said parcel contains 21.13 acres, more or less, which includes 0.68 acres, more or less, of existing county road easement.

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>Darrell Geisler</u> (Print Name)	 Signature	<u>31 October 2022</u> date
<u>The FAMiLY Leader Foundation</u> (Print Name)	 Signature	<u>29 October 2022</u> date
_____ (Print Name)	_____ Signature	_____ 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

**SEE ATTACHED EXHIBIT 'B' AMENDMENT & REZONING REQUEST**

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Return completed forms to: Polk County Public Works, Planning & Development Division  
 5885 NE 14<sup>th</sup> Street, Des Moines, IA 50313  
 • Phone (515) 286-3705 • Fax (515) 286-3437 •  
 email: [PublicWorks@polkcountyiowa.gov](mailto:PublicWorks@polkcountyiowa.gov)

Forms available online <http://www.polkcountyiowa.gov/PublicWorks/>  
 Zoning Commission Calendar Zoning Comm Calendar

**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	

## EXHIBIT 'B'

### AMENDMENT & REZONING REQUEST

The subject property was originally agricultural land abutting NE 94th Avenue in northeast Polk County just east of Ankeny and just north of Bondurant. The land was repurposed for another agricultural-related use within the past two decades by erecting 'farmstead' vernacular buildings, including the moving and adaptive reuse of a historically significant barn as a commercial agri-tourism destination that also catered to special events.

Growth of said communities above has progressed toward the subject property in that it is included in the future land use plans of both cities at an anticipated land use much more intensive than currently designated by Polk County and the proposed comprehensive land use plan amendment by the applicant. Future improvements to NE 94th Street envisioned by the Iowa Department of Transportation, slated to begin in the near term, include the addition of a middle turn lane throughout and bicycle trail that would manage increased traffic in the area as well as provide added connection to areas within the region. This leads the applicant to believe that eventually the subject property shall be within a corridor of increased land use intensity and that a modest land use amendment to the site at this time may be a positive incentive to structure future growth similarly to maintain the agricultural uses and character sought by the County.

The property's current future land use is Agriculture and is currently zoned in the Agricultural (AG) District with a conditional use permit for the commercial use of Agri-tourism as well as a conditional accessory use for special events. The non-profit, service organization applicant seeks to amend the Polk County Comprehensive Land Use Plan and rezone the property to meet its needs for a destination office and event venue. To meet this need, the applicant respectfully requests to change the future land use classification to Neighborhood Commercial and make the new zoning district Mixed Use (MU) with a conditional use permit for special events. These designations best suit the land use and character desired by all stakeholders and does not take any agricultural land out of production.

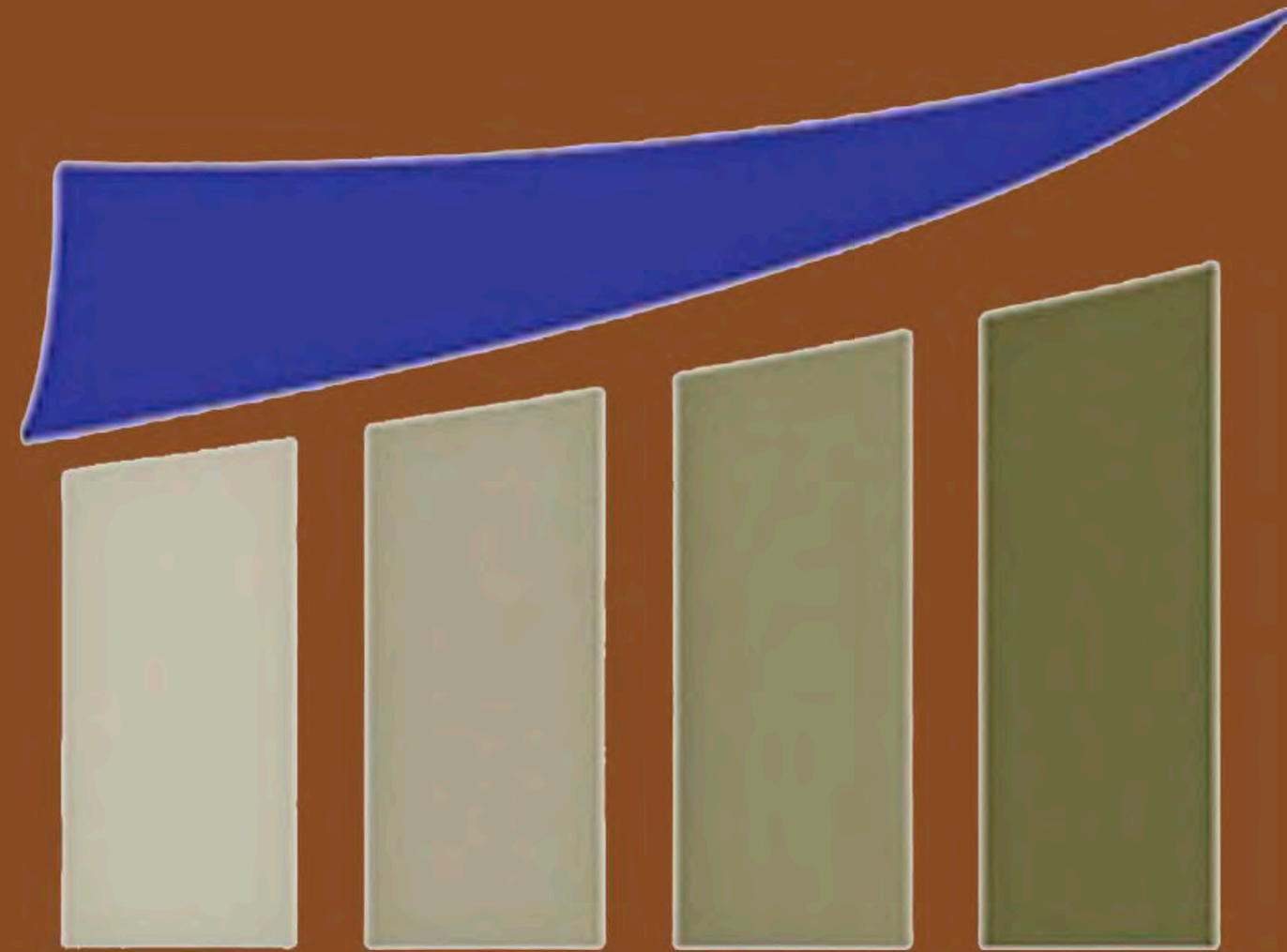
The applicant desires to maintain the character of the 'farmstead' setting of the neighborhood as well as promote agricultural awareness to the communities around the site, the rest of the region, and nation through the outreach component of its business

mission. The existing buildings ('barn'-type & 'engineered metal shed'-type) will undergo minimal change as they are adaptively reused as office and event venues, thus maintaining the perception of a local agricultural property along the roadside. Additions of a 'silo'-type structure near the 'barn' and a 'homestead'-type facility to the west of the 'barn' is not dissimilar to what normally occurs as growth on the agricultural land of the surrounding area.

While the land use intensity is greater than the present classification, operationally the office component of the MU district will be routinely be a weekday, daylight usage. Daily traffic count should be under 50 including employees and visitors. The event venue component would be similar to what is being conditionally allowed presently with traffic counts far less than what were generated on weekend events for the prior usage. A future 'bed & breakfast'-type component of the MU may be envisioned by the applicant for a small number of visitors for limited times throughout a season that would not significantly impact the subject property or its surroundings.

The attached graphics convey the alterations to the site and express the character desired by the applicant while re-designating the intended land uses and zoning. These have been presented to neighborhood residents, individually or through three social events attended by over 45% of identified property owners of the area, to positive reviews. It is the applicant's hope that these illustrations and accompanying narrative will positively express the applicant's intent for the subject property and favorably move Polk County to consider approval of this comprehensive land use plan amendment and rezoning request.





**THE FAMILY LEADER**  
**'FIELDS of HARVEST'**



**'FIELDS of HARVEST'**

**NORTHWEST 'BARN' & 'SHILOH' VIEW**



**LEGAL DESCRIPTION**

A parcel of land in the NW 1/4, NE 1/4 of Section 22, Township 80 North, Range 23 West of the 5th P.M., Polk County, Iowa, more particularly described as:

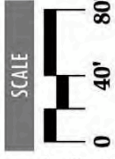
Beginning at the N 1/4 Corner of said Section 22; thence S89°32'16"E, 700.00 feet along the north line of said NW 1/4, NE 1/4 to a point; thence S00°20'28"W, 383.43 feet to a point; thence S90°32'16"E, 300.00 feet to a point; thence S00°20'28"W, 651.99 feet to a point; thence N89°32'16"W, 1000.00 feet to a point on the west line of said NW 1/4, NE 1/4; thence N00°20'28"E, 1035.42 feet along said west line to the point of beginning. Said parcel contains 21.13 acres, more or less, which includes 0.68 acres, more or less, of existing county road easement.



TOPOGRAPHIC CONCEPTUAL MASTER PLAN  
**'FIELDS of HARVEST'**

CEISLER FARMS MASTER PLAN  
5251 NE 94th AVENUE, NEAR BONDURANT, POLK COUNTY, IOWA

DATE  
SEPT 2022



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**PLAN**

**'FIELDS of HARVEST'**

GEISLER FARMS MASTER PLAN  
 5251 NE 94th AVENUE NEAR BONDURANT, POLK COUNTY, IOWA

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**'FIELDS of HARVEST'**

**NORTHEAST 'MACHINE SHED' VIEW**





**'FIELDS of HARVEST'**

**NORTHWEST 'HOMESTEAD' & 'SHILOH' VIEW**





**'FIELDS of HARVEST'**

**'HOMESTEAD' | SHILOH' & 'TRESTLE' CONNECTION VIEW**