



DO NOT WRITE IN THE SPACE ABOVE, RESERVED FOR RECORDER

Prepared By: Marcus Amman, Story County Planning and Development, 900 6th Street, Nevada, IA 50201 (515) 382-7245

Please return to:
Planning & Development

**STORY COUNTY IOWA
ORDINANCE NO. 299**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF STORY COUNTY, IOWA; AND
CHANGING THE BOUNDARIES OF THE DISTRICTS ESTABLISHED AND SHOWN ON SAID
MAP AS PROVIDED IN CHAPTER 92 OF THE CODE OF ORDINANCES, STORY COUNTY,
IOWA.**

BE IT ENACTED by the Board of Supervisors of Story County, Iowa:

WHEREAS; at their December 8, 2021, meeting, the Story County Planning and Zoning Commission recommended approval (vote 5-0) of the Official Zoning Map Amendment request submitted by Michael and Diane Holub, owners of HOLUB GARDEN & GREENHOUSES INC, 22171 580th Ave, Ames, IA 50010, as referenced in the Official Zoning Map of Story County, Iowa, and identified under the process to change the boundaries of the districts established and authorized by Section 92.06 of the *Code of Ordinances, Story County, Iowa, and as referenced as follows:*

The following described property, under the ownership of Michael and Diane Holub and HOLUB GARDEN & GREENHOUSES INC, 22085 580th Ave, Ames, IA 50010, be amended from the from the C-LI Commercial/Light Industrial District to the A-1 Agricultural District.

GENERAL PROPERTY LOCATION:

Eleven acres in the Northeast Quarter of Section 05 of Grant Township (parcels 10-05-200-425 and 10-05-200-435), 22085/22171 580th Ave Ames, Iowa, and as described on Attachment A and shown on Attachment B, and;

WHEREAS: all other ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict; and

WHEREAS: if any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole

or any section, provision or part thereof not adjudged invalid or unconstitutional; and

WHEREAS: this ordinance shall be effective after its final passage, approval and publication of the ordinance or a summary thereof, as provided by law.

Action upon FIRST Consideration: Approved
DATE: December 14, 2021

Moved by: Faisal
Seconded by: Murken
Voting Aye: Faisal, Murken, Heddens
Voting Nay: none
Not Voting: none
Absent: none

Action upon SECOND Consideration: Approved
DATE: December 21, 2021

Moved by: Faisal
Seconded by: Murken
Voting Aye: Faisal, Murken, Heddens
Voting Nay: none
Not Voting: none
Absent: none

Action upon THIRD Consideration: Waived
DATE: December 28, 2021

Moved by: _____
Seconded by: _____
Voting Aye: _____
Voting Nay: _____
Not Voting: _____
Absent: _____

ADOPTED THIS 21st day of December, 2021.


Chairperson, Board of Supervisors

Attest:

Lucy Martin
County Auditor

ROLL CALL Latifah Faisal Yea Nay ___ Absent ___
FOR ALLOWANCE Lisa Heddens Yea Nay ___ Absent ___
 Linda Murken Yea Nay ___ Absent ___

ALLOWED BY VOTE
OF BOARD

Yea 3 Nay 0 Absent 0

Lisa Heddens
CHAIRPERSON

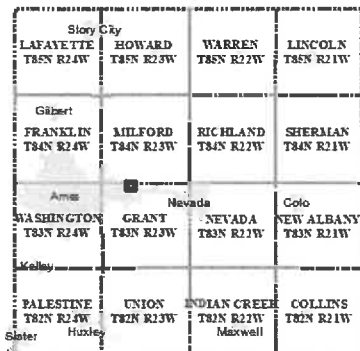
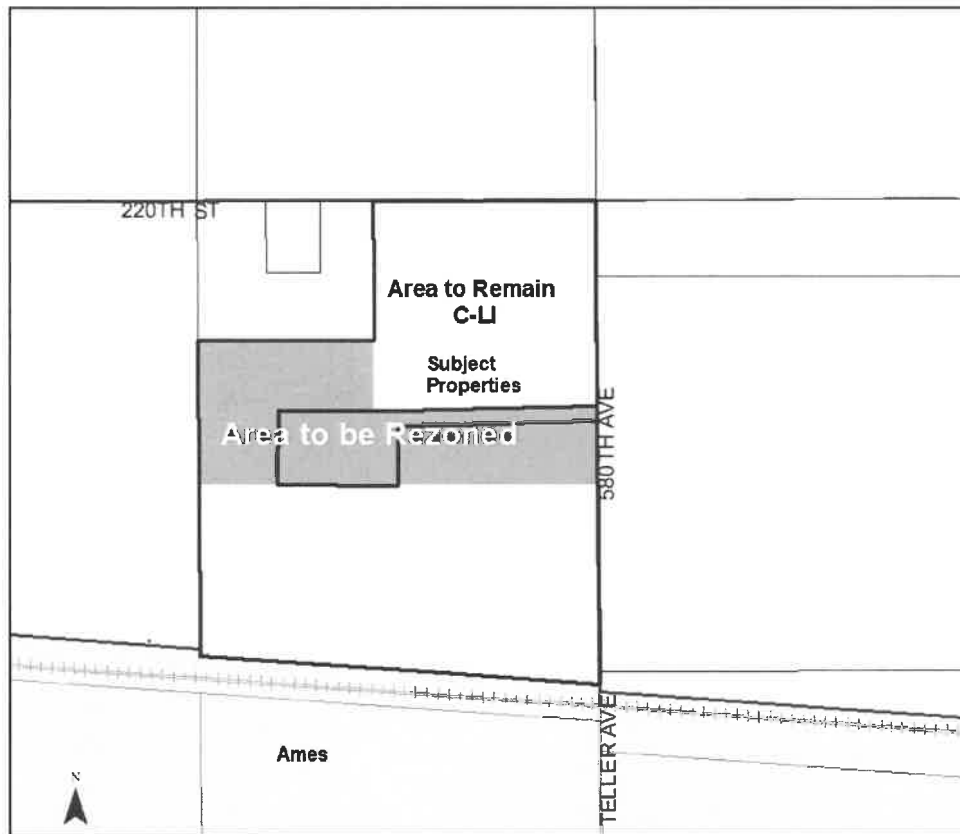
Above tabulation made by [Signature]

ATTACHMENT "A"

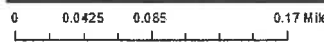
Legal Description of Rezoning Area

The East half (E½) of the Northeast Quarter (NE ¼) except for the North 465 ft. thereof and except for the East 659.57 ft. of the North 699.71 ft. in Section 5, Township 83 North, Range 23 West of the 5th P.M., Story County Iowa, and all of the Southeast Quarter (SE ¼) lying North of the Right of Way of the Chicago & Northwestern Railway in Section 5, Township Eighty-three (83) North, Range Twenty-three (23) West of the 5th P.M., Story County Iowa.

ATTACHMENT "B"



OZM21-00002
Holub Rezoning
Parcel #: 10-05-200-435, 10-05-200-425



Map created on 12/9/2021
by the Story County Planning and Development Department.



DISCLAIMER:
Story County's digital cadastral data is a representation of recorded plats and surveys for use within the Geographical Information System for the purpose of data access and analysis. These and other digital data do not replace or modify land surveys, deeds and other legal instruments defining land ownership or use.

Rezoning Application of Michael and Diane Holub, 22171 580th Ave.; Ames, IA 50010

Written Narrative Explaining Justification for Proposed Amendment and Response to Standards for Approval Outlined in Section 92.06(2) of the Story County Code of Ordinances

Michael Holub and Diane Holub, jointly, and **Holub Garden & Greenhouses, Inc.**, by and through Michael Holub and Diane Holub as Officers and Directors of Holub Garden & Greenhouses, Inc. (collectively, henceforth referred to herein as the “Holubs”) submit the following narrative for consideration by the Story County Planning and Development Dept. staff and by the Planning and Zoning Commission to their request for rezoning:

The Holubs seek rezoning of the real property locally known as 22171 580th Ave., Ames, IA 50010, Parcel No. 1005200435 **and** seek rezoning of a portion of Parcel No. 1005200425 from base zone district of C-LI; Commercial/Light Industrial District to A-1; Agricultural District as shown shaded in yellow on the attached Exhibit A. The legal description of the area shaded on Exhibit A and to be rezoned is the East half (E½) of the NE ¼ except for the North 699.71 ft. and except for the west 588.3 ft. in Section 5, Township 83 North, Range 23 West **and** all of the SE ¼ lying North of the Right of Way of the Chicago & Northwestern Railway in Section 5, Township Eighty-three (83) North, Range Twenty-three (23) West of the 5th P.M., Story County Iowa, from base zoning district of C-LI Commercial Light Industrial District to the A-1 Agricultural District. If necessary, this legal description shall be later amended to conform with the map.

In compliance with Story County Code Ch. 92.06(2), the Holubs submit the following response to the standards for approval for amendments to the Official Zoning Map:

A. The proposed rezoning shall conform to the Cornerstone to Capstone (C2C) Comprehensive Plan.

First, the proposed rezoning conforms with the Cornerstone to Capstone (C2C) Comprehensive Plan. The property is part of the Ames Urban Fringe Plan in the C2C Future Land Use Plan. The City of Ames Planning and Housing Dept. was contacted and it did not have concerns with the request and will not require an Ames Urban Fringe Plan amendment. This proposed downzoning is in conformance.

B. The proposed rezoning shall conform to the Statement of Intent for the proposed district and district requirements.

The proposed rezoning conforms to the Statement of Intent. The Statement of Intent for this rezoning is “to accommodate land uses compatible with agriculture and to protect agricultural land from encroachment of urban land uses.” The Cornerstone to Capstone (C2C) Comprehensive Plan designates priority agricultural land as Agricultural Conservation Areas. These areas are intended to preserve rural character by limiting the development of most new non-farm dwellings to large lots.