

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM

#12a

Date: 11/16/2016

Weekly Agenda Date: 11/22/2016

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: John Pylelo, Planning & Zoning

WORDING FOR AGENDA ITEM:

Receive application and final plat from ANCA Properties, LLC with referral to the Zoning Commission for public hearing and recommendation Re: Anca Addition - a minor subdivision; GIS Parcel #894635300016.

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Give Direction

Other: Informational

Attachments

EXECUTIVE SUMMARY:

Mr. Craig Hillinger is the President of Anca Properties and wishes create a two (2) lot general commercial subdivision. Mr. Hillinger's intent is to retain the eastern lot past used for operations of a business known as Healey Werks. Further to sell the western lot having a current use for Healey Werks storage and for personal/commercial storage facilities rented to the public. No additional structures are planned.

The location is on the north side of Hwy 20 approximately 3.5 miles east of Sioux City. The drive servicing the current parcel is addressed 1819-1821 Hwy 20. Dependent upon the future use of the lots re-zoning of one or both lots may be required.

BACKGROUND:

A copy of the application, location mapping, parcel information are attached.

FINANCIAL IMPACT:

No financial impact as application fees offset administrative and legal publication expense.

IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?

Yes No

RECOMMENDATION:

Staff supports your Board receiving the application and final platting referring the platting to the Zoning Commission for the requested action.

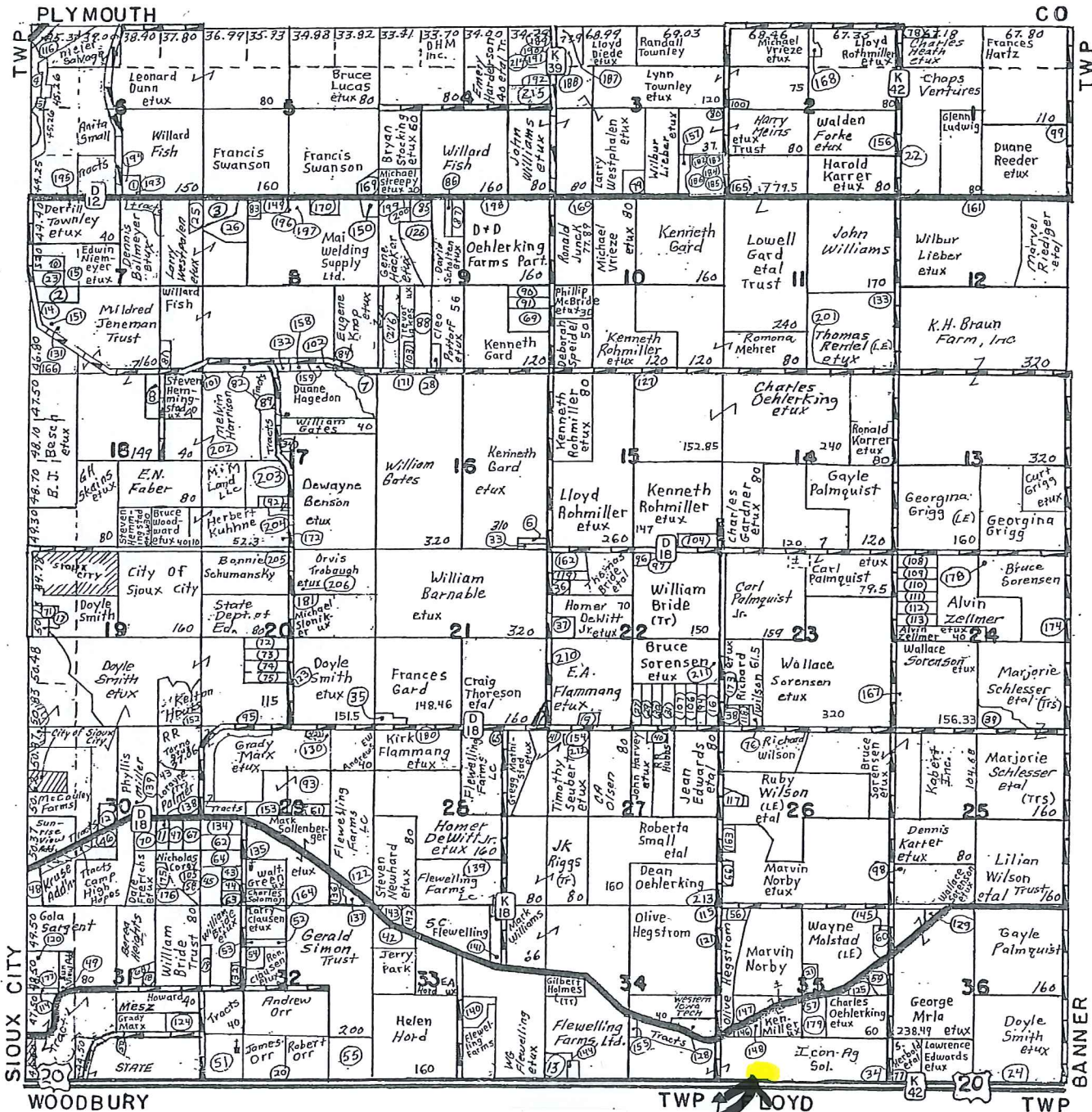
ACTION REQUIRED / PROPOSED MOTION:

A motion to receive the application and platting for ANCA Addition - a minor subdivision referring the platting to the Zoning Commission for Public Hearing and Recommendation.

ANCA Addition – a Minor Subdivision
 Anca Properties, LLC (Craig Hillinger)
 Zoned GC (General Commercial)
 GIS Parcel #894635300016
 NWNE Section 19 Concord

CONCORD

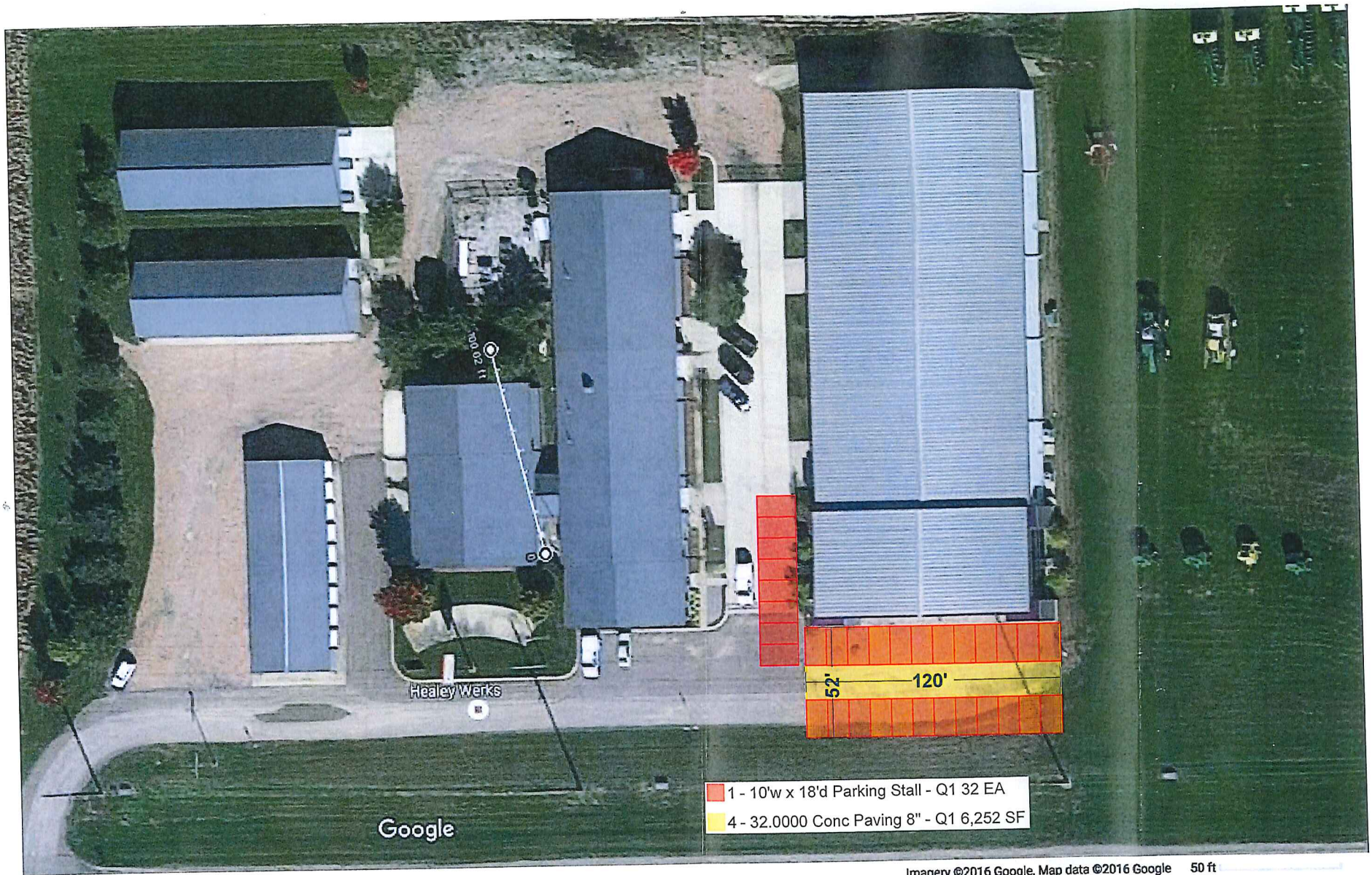
T89N - R46W OF 5TH P M



SITE

TWP 19

TWP 20



1821 US-20 - Google Maps.pdf (143% of Scale); Takeoff in Active Area: All Areas; 1821 Hwy 20 - RJ Tide Shop; Russ Temp Estimating; 11/1/2016 09:41 AM

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 GIS Parcel #894635300016
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Summary

Parcel ID 894635300016
Alternate ID 000000000882707
Property Address 1821 Hwy 20
 Concord
Sec/Twp/Rng 35-89-46
Brief Legal Description CONCORD TOWNSHIP W 492.99 FT E 717.74 FT S 386.74 FT SE S W 35-89-46 4.38 GROSS ACRES 4.00 NET ACRES 0.38 ROAD ACRES
 (Note: Not to be used on legal documents)
Document(s) WD: 693-2006 (8/21/2007)
Gross Acres 4.38
Net Acres 4.00
Exempt Acres 0.38
CSR N/A
Class C - Commercial
Tax District 025 CONCORD LAWTON BRONSON COMM
School District LAWTON BRONSON



Owner

Primary Owner
 (Deed Holder)
 Anca Properties LLC

1821 Hwy 20
 Lawton, IA 51030

Secondary Owner

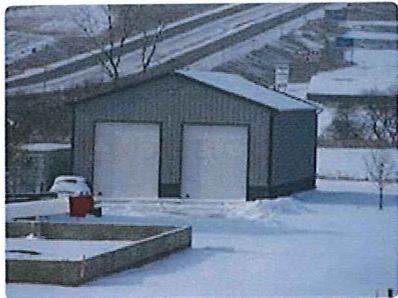
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Land

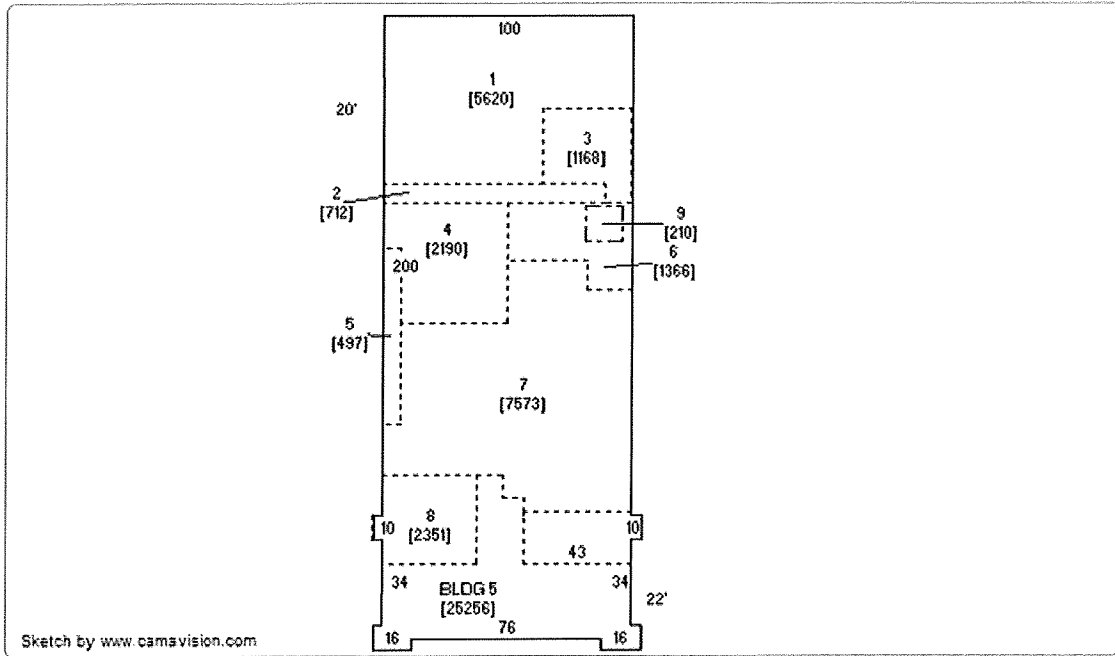
Lot Area 4.00 Acres; 174,240 SF

Commercial Buildings

Type	Base Area	Year Built
Metal Shop - Pole Frame	1188	1999
Metal Shop - Pole Frame	4050	1997
Metal Shop - Pole Frame	1620	2005
Mini - Storage	3636	1996
Mini - Storage	3636	2002
Metal Shop - Pole Frame	2862	2006
Metal Shop - Pole Frame	2430	2006
Metal Warehouse - Pole Frame	3600	2008
Auto / Impl. Showroom & Sales	5360	2007
Metal Shop - Pole Frame	1620	2007
Metal Warehouse - Pole Frame	1620	2007
Auto / Impl. Service	20000	2007




Sketches



No data available for the following modules: Owner, Residential Dwellings, Agricultural Buildings, Valuation (Sioux City).

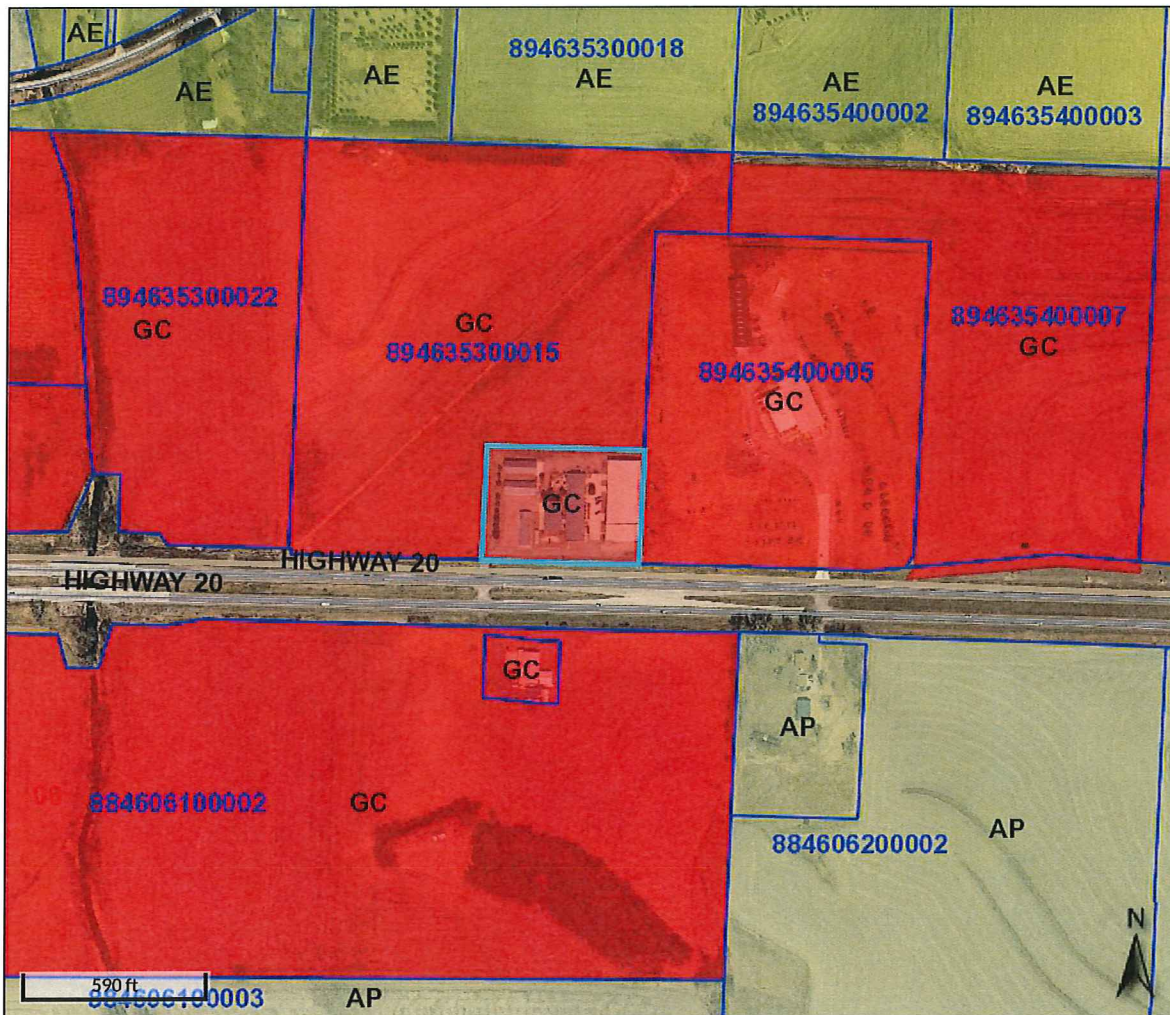
The maps and data available for access at this website are provided "as is" without warranty or any representation of accuracy, timeliness, or completeness. There are no warranties, expressed or implied, as to the appropriate use of the maps and data or the fitness for a particular purpose. The maps and associated data at this website do not represent a survey. No liability is assumed for the accuracy of the data delineated on any map, either expressed or implied.

 Developed by
Schneider The Schneider Corporation

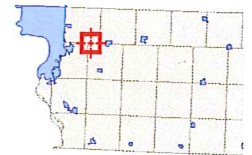


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Woodbury County, IA / Sioux City



Overview



Legend

- Roads
- ▭ Corp Boundaries
- ▭ Townships
- ▭ Sections
- ▭ Parcels
- County Zoning
- AE
- AE-PD
- AP
- AP-PD
- GC
- GC-PD
- GI
- GI-PD
- HC
- HC-PD
- LI-PD
- LI
- NR-PD
- SR
- SR-PD
- WR

Parcel ID 894635300016
 Sec/Twp/Rng 35-89-46
 Property Address 1821 HWY 20
 CONCORD

Alternate ID 000000000882707
 Class C
 Acreage 4.38

Owner Address ANCA PROPERTIES LLC
 1821 HWY 20
 LAWTON, IA 51030

District 025 CONCORD LAWTON BRONSON COMM
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 FT S 386.74 FT SE S
 W 35-89-46 4.38 GRO
 SS ACRES 4.00 NET A
 CRES 0.38 ROAD ACRE
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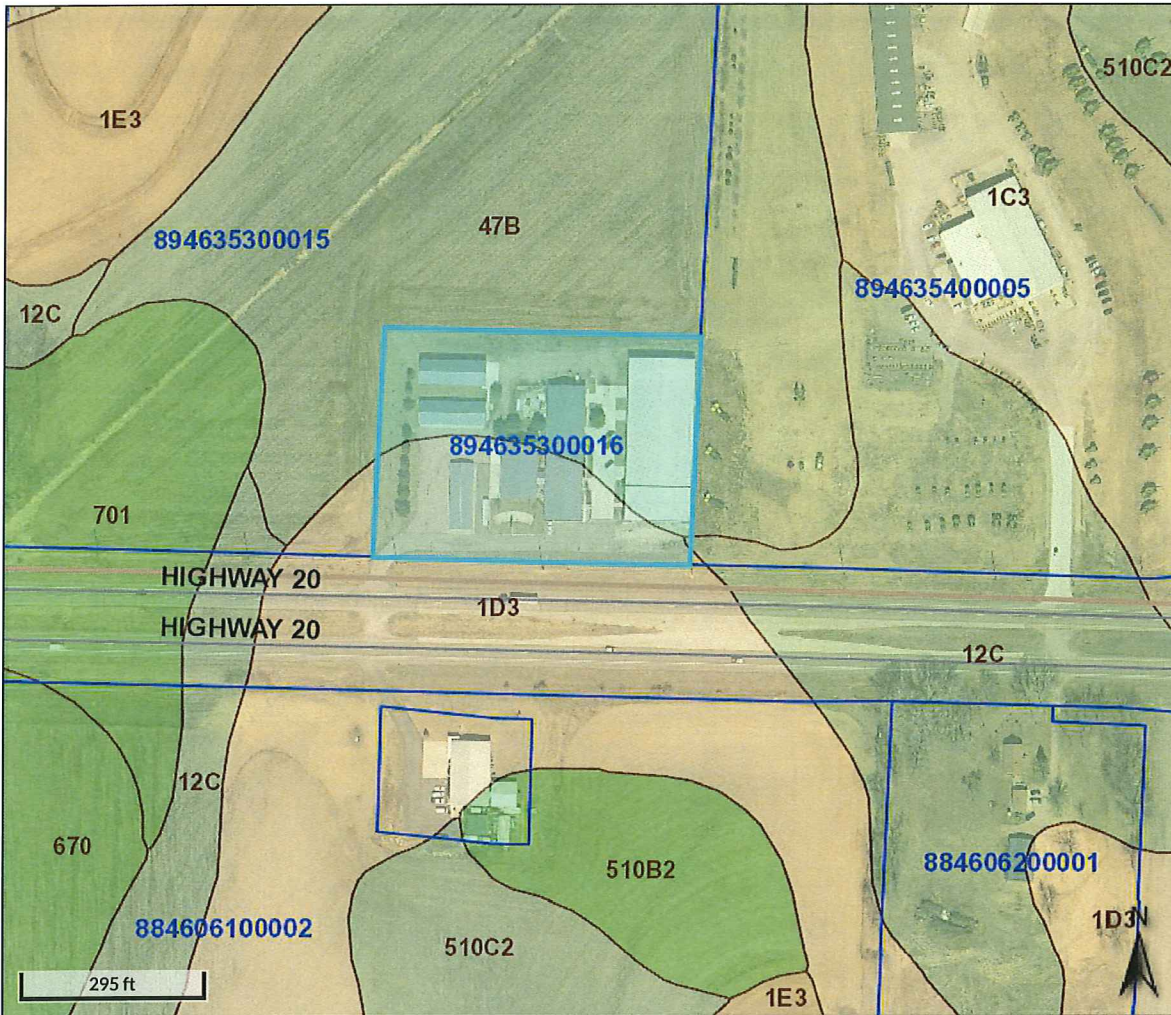
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 NWNE Section 19 Concord

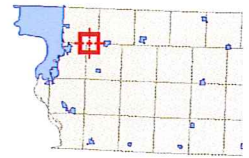
Date created: 8/1/2016



Developed by The Schneider Corporation



Overview



Legend

- Roads
- Soils**
- 0.000000 - 5.000000
- 5.000001 - 20.000000
- 20.000001 - 30.000000
- 30.000001 - 40.000000
- 40.000001 - 50.000000
- 50.000001 - 60.000000
- 60.000001 - 70.000000
- 70.000001 - 80.000000
- 80.000001 - 90.000000
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Summary

Parcel ID 894635300015
 Gross Acres 29.04
 ROW Acres 0.00
 Gross Taxable Acres 29.04
 Exempt Acres 0.00
 Net Taxable Acres 29.04
 Average Unadjusted CSR2 52.11

(Gross Taxable Acres - Exempt Land)
 (1513.19 CSR2 Points / 29.04 Gross Taxable Acres)

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Agland Active Config 2013 NonCrop

Sub Parcel Summary

Description	Acres	CSR2	Gross CSR2 Points	Assessed CSR2 Points
100% Value	25.95	51.69	1,341.28	1,237.97
Non-Crop	3.09	55.63	171.91	106.60
Total	29.04		1,513.19	1,344.57

Soil Summary

Description	SMS	Soil Name	CSR2	Unadjusted Acres	Unadjusted CSR2 Points	Spot & Line Acres	Adjusted Acres	Non Crop CSRP Reduct	Adjusted CSR2 Points
100% Value	12C	NAPIER SILT LOAM, 5 TO 9 PERCENT SLOPES	58.00	0.56	32.48	0.15	0.41	0.00	23.78
100% Value	1D3	IDA SILT LOAM, 9 TO 14 PERCENT SLOPES, SEVERELY ERODED	37.00	0.95	35.15	0.00	0.95	0.00	35.15
100% Value	1E3	IDA SILT LOAM, 14 TO 20 PERCENT SLOPES, SEVERELY ERODED	28.00	7.20	201.60	0.00	7.20	0.00	201.60
100% Value	47B	NAPIER-RAWLES COMPLEX 2 TO 5	59.00	13.41	791.19	1.29	12.12	0.00	715.08
		AM,	72.00	1.28	92.16	0.00	1.28	0.00	92.16
		1,0 PEPES,	74.00	2.55	188.70	0.25	2.30	0.00	170.20
		TO ES, D	28.00	0.78	21.84	0.00	0.78	1.61	20.23
				29.04	1,513.19	1.69	27.35	65.31	1,344.57

NO CSR2 FOR SUBJECT PROPERTY ATTACHED PARCEL TO NORTH WEST OF SUBJECT PARENT PARCEL HAS CSR2 OF 52.11