DATE:      Tuesday, August 13, 2019

TO:        Planning & Zoning Commission

FROM:      Nicole Behrens, AICP Candidate
           Planner I

RE:        9. FINAL PLAT – NATHAN J. CARAWAY AND LISA M. CARAWAY
           a. CPC Resolution 19-40 recommending approval Land and Sky 1st Addition Final Plat
              located at 2270 Hindman Road, Linn County, Iowa.

Exhibit(s): A: Location Map
           B: Land and Sky 1st Addition Final Plat and Site Plan

This is a request by Nathan and Lisa Caraway for a county residential (farmstead) split within the City of Marion’s two (2) mile review boundary. Subdivision of Linn County property within 2-miles of the Marion municipal boundary requires the City to review and approve the plat prior to the Linn County Board of Supervisors final approval.

The residential split will consist of 1.15 acres, 1.03 acres for Lot 1 (farmstead), and 0.12 acres for Lot A (right-of-way to be dedicated). This split will leave the parent parcel with 37.40 acres of land, which is not included on this plat. The subject property and those adjacent are zoned AG, Agricultural per County zoning.

According to the Marion Comprehensive Plan, the property is located within the secondary growth area and within the Airport Overlay land use designation. With the proximity of the residential split to the City boundary, the City will require the applicants to sign an annexation application and a Memorandum of Agreement indicating a future voluntary annexation. At this time, neither applicant nor the City is requesting the property be annexed. However, at such time the annexation is requested or deemed a necessity by City Council, the property will be considered as a voluntary annexation.

City Council approved an amendment to the Marion Comprehensive Plan (July 2, 2019) to include the Airport and Airport Overlay land use designation for the north/south runway only. The proposed zoning for the airport would designate the proposed residential split within the Horizontal Surface of the Marion Airport to be consistent with the adopted Airport Layout Plan and the Iowa Airport Land Use Guidebook. The Horizontal Surface has a maximum building height of 150’ based off the elevation of the current airport runway. Existing structures on the property do not appear to encroach into the Horizontal Surface of the north/south runway.
Per the approved Marion Airport Layout Plan, the residential parcel split is located within Transitional Surface with the remaining parent parcel located within the Primary Surface and Transitional Surface of the east/west runway. The ALP also has the parcels designated as aviation use-city owned. However, presently, the City is focusing on the north/south runway and protecting the City’s existing investment.

Staff recommends **APPROVAL** of CPC Resolution No. 19-40 regarding Land and Sky 1st Addition Final Plat to Linn County as proposed. The request meets the requirements of our Comprehensive Plan and Subdivision Regulations, as well as the proposed Marion Airport Land Use and Height Overlay Zoning regulations.
Location Map:
Land & Sky 1st Addition Final Plat to Linn County
LEGAL DESCRIPTION

A part of the NE 1/4 SE 1/4 of Section 3, Township 83 North, Range 6 West of the 5th Principal Meridian, Linn County, Iowa described as follows;

Commencing at the SE Corner of said NE 1/4 SE 1/4, thence N00°06'43"W along the east line of said NE 1/4 SE 1/4, 354.18 feet to the Point of Beginning;
thence S86°32'17"W, 262.23 feet;
thence N00°05'42"W, 192.95 feet;
thence N70°03'07"W, 294.46 feet;
thence N09°33'17"E, 45.00 feet to a point on said east line;
thence S00°26'43"E along said east line, 135.39 feet to the Point of Beginning containing 1.15 acres which includes 0.12 acres of road right of way.

LOCATION MAP (NO SCALE)

NOTE: ALL MEASUREMENTS IN FEET AND DECIMALS THEREOF.
LOT A TO BE DEDICATED TO THE PUBLIC AS ROAD RIGHT OF WAY.

I hereby certify that this land surveying document and the related survey work was performed by me in my capacity as a licensed land surveyor under the laws of the State of Iowa.

Stephen Michael Brain, L.S.

My License Renewal Date is December 31, 2020

License Number: 9647

Date: 12/31/2019

This page contains the final plat for the land and sky first addition to Linn County, Iowa.
SITE PLAN
LAND AND SKY FIRST ADDITION
TO LINN COUNTY, IOWA

LEGAL DESCRIPTION
A part of the NE 1/4 SE 1/4 of Section 3, Township 83 North, Range 6 West of the 5th Principal Meridian, Linn County, Iowa described as follows;

Commencing at the SE Corner of said NE 1/4 SE 1/4;
thence N00°00'00"W 152.00 feet to the Point of Beginning;
thence S89°04'49"E 356.00 feet; thence S00°00'00"E 221.33 feet;
thence N09°19'47"W 85.25 feet; thence N01°27'18"E 135.39 feet;
thence S00°00'00"W 26.00 feet; thence S00°00'00"W 189.86 feet;
thence S71°10'00"E 204.46 feet; thence N88°22'00"E 45.00 feet to a point on said east line;
thence S00°00'00"W along said east line, 135.39 feet to the Point of Beginning containing 1.15 acres which includes 0.12 acres of road right of way.

NOTE: ALL MEASUREMENTS IN FEET AND DECIMALS THEREOF.
LOT A TO BE DEDICATED TO THE PUBLIC AS ROAD RIGHT OF WAY.

DATE OF SURVEY 5/9/99

SITE PLAN
LAND AND SKY FIRST ADDITION

OWNER: NATHAN J. CARAVAY AND
LISA M. CARAVAY
PO BOX 10912
CEDAR RAPIDS, IA 52410
319-881-2233
caravay123@iol.com

SURVEYOR: BRAIN ENGINEERING, INC.
1540 MIDLAND COURT NW
CEDAR RAPIDS, IOWA 52402
319-294-9424

PROPERTY LOCATION:
2270 HINDMAN ROAD
MARION, IA 52401

PARENT PARCEL SCALE: 1" = 1000'

LEGAL DESCRIPTION
A part of the NE 1/4 SE 1/4 of Section 3, Township 83 North, Range 6 West of the 5th Principal Meridian, Linn County, Iowa described as follows;

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