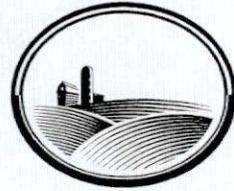


Jones County Land Use
 Rm 113 Courthouse, 500 W Main St.
 Anamosa, Iowa 52205
 Phone: 319-462-2282 Fax: 319-462-5815
 Email: landuse@jonescountyiowa.gov
 Website: [www.jonescountyiowa.gov/land use](http://www.jonescountyiowa.gov/land_use)



Jones County Zoning Rezoning Application

| | | |
|--|---------------------------------|-------------|
| For Office Use Only | | |
| <input type="checkbox"/> Approved | <input type="checkbox"/> Denied | Date: _____ |
| Comments: _____ | | |
| _____ Signature of Jones County Land Use Administrator | | |

CNTR JONES CO. AUDITOR
22 NOV 2 PM 12:54

The Planning and Zoning Commission will review the proposal and recommend to the Board of Supervisors amendments, supplements, changes, or modifications to the boundaries of the planning districts.

Fee: \$ 250 (non-refundable) payable to Jones County, with the completed application

check

Date Application Filed: 11/2/23

| Owner Information | | | |
|--|---|--|---------------------------|
| Name on property: <u>Energy Consultants Group - Jason Gideon</u> | | | |
| Address to receive mail: | House Number & Street: <u>9663 230th Ave</u> | Apartment/Unit | |
| | City: <u>Anamosa</u> | State: <u>Iowa</u> | Zip Code: <u>52205</u> |
| Phone: <u>(319) 462-5600</u> | E-mail Address: <u>Jason@ecgllp.com</u> | | |
| Applicant Information | | | |
| Name: (If different from above.) <u>Jason Gideon</u> | | | |
| Address to receive mail: | House Number & Street: <u>9635 230th Ave</u> | Apartment/Unit | |
| | City: <u>Anamosa</u> | State: <u>Iowa</u> | Zip Code: <u>52205</u> |
| Phone: <u>(319) 462-5600</u> | E-mail Address: <u>jason@ecgllp.com</u> | | |
| Parcel Information | | | |
| Township: <u>Fairview</u> | Section: <u>20-84-04</u> | Property Address: <u>9663 230th Ave</u> | |
| Legal description of property to be rezoned: <u>20 84 04 Energy Consultants Group 2nd Add Lot 7</u> | | County Parcel ID(s), if known: <u>0920252017</u> | |

Proposed Use

- ★ Attach a site plan indicating the location of any existing, and proposed, buildings and driveways.
- ★ Attach a copy of the entrance access permit and flood plain determination from the County Engineer, if any.
- ★ Attach a narrative providing the following information:

- An explanation for the rezoning application.
- Expected traffic volumes, including the impact on local roads and access to hard surface roads.
- Noise impact on surrounding property owners, residents, and livestock.
- Provisions for sanitary services (permanent and/or temporary waste disposal plans).

The narrative shall include any additional information required in the Zoning Ordinance for the specific permitted use requested.

Additional information and regulations may be required of properties located in a Critical Resource Area Overlay (Section 9 of Article V).

Additional information may be requested by the County to assist the Planning and Zoning Commission in considering the application.

Current Zoning District

- A- Agricultural
- R-Residential
- RMH-Residential Manufactured Housing
- C1 –Commercial
- C2 – Highway Commercial
- I1 - Industry
- I2- Heavy Industry
- P-Public

Proposed Zoning District

- A- Agricultural
- A2- Agricultural
- R-Residential
- RMH-Residential Manufactured Housing
- C1- Commercial
- C2- Highway Commercial
- I1- Industry
- I2- Heavy Industry
- P-Public
- PD-Planned Development

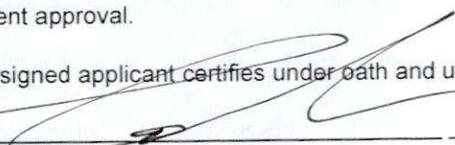
The land parcel(s) must comply with the minimum lot area, front, rear, and side yard setbacks, and maximum height restrictions in the applicable district, as described in the Jones County Zoning Ordinance. The Jones County Zoning Ordinance is available in the office of the Jones County Auditor, or on-line at www.jonescountyiowa.gov.

The applicant is responsible for reviewing the provisions of the Jones County Zoning Ordinance prior to submitting this application.

DNR Storm Water Permits are required when development disturbs one acre or more of land. For more information, contact the Department of Natural Resources at (515) 725-8417 or (563) 927-2640 and ask for storm water permit assistance.

Rezoning applications are submitted to the Jones County Planning and Zoning Commission for consideration and approval or denial. The Jones County Planning and Zoning Commission shall recommend to the Board of Supervisors amendments, supplements, changes, or modifications to the boundaries of the planning districts, and the regulations and restrictions to be enforced therein. This development is subject to, and shall be required, as a condition of final development approval, to comply with the Code of Iowa and all Jones County ordinances, requirements, and standards that are in effect at the time of final development approval.

The undersigned applicant certifies under oath and under the penalties of perjury that the foregoing information is true and correct.

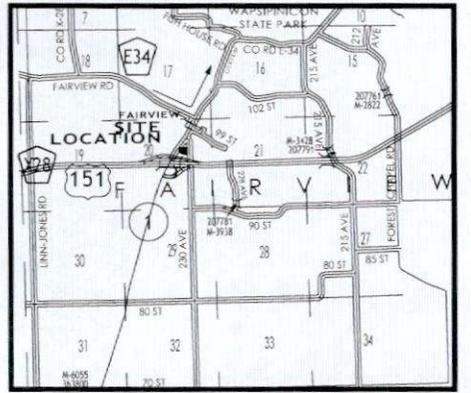
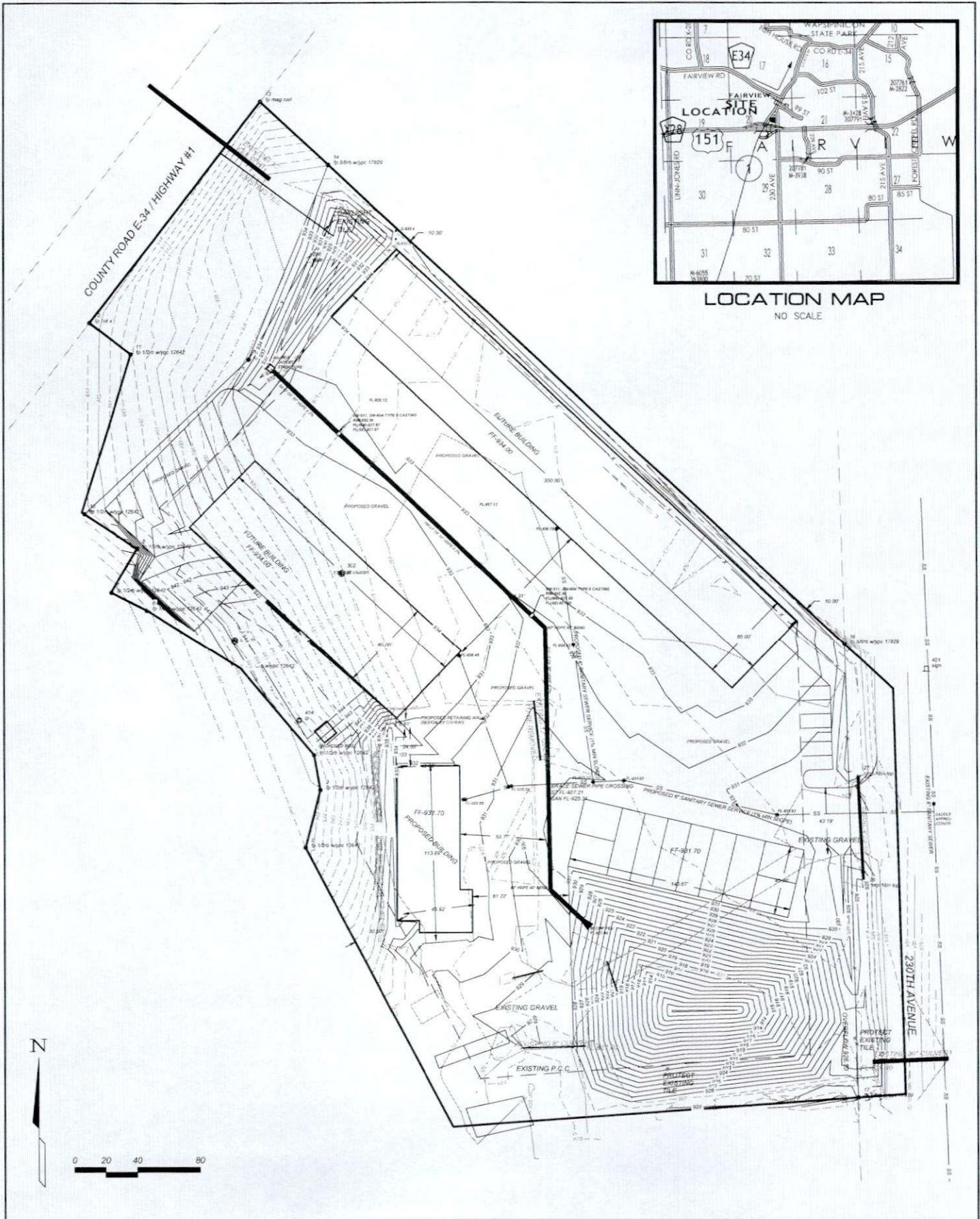

 Applicant Signature _____ Date 11/2/23

Owner Signature (if different than above) _____ Date _____

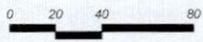
QUESTIONS

WHO TO CONTACT

| | |
|---------------------------|---|
| Flood Plain Determination | Flood Plain Coordinator 319-462-4386 |
| Access Permit for Drive | County Engineer 319-462-3785 |
| 911 Address | 911 Coordinator 319-462-2735 |
| Well and Septic | Environmental Services 319-462-4715 |



LOCATION MAP
NO SCALE



Title: **GRADING PLAN**
 Project No: 324318-10
 LOT 1, ENERGY CONSULTANTS GROUP ADDITION



| | | | | |
|-----------|---------|--------|-----|----------|
| DFB | 7/13/18 | | | |
| Checked: | | Scale: | | |
| Reviewed: | | 1"=40' | No. | Revision |
| | | | | Date |

K:\Projects\1810-ENERGY CONSULTANTS\1810-ENERGY CONSULTANTS.dwg, 3/26/2018 7:16:41 PM

November 2, 2023

Rezoning Application Narrative.

Energy Consultants Group, Jason Gideon, Parcel ID 0920252017, 230th Ave in Fairview.

Energy Consultants Group is asking to have the property rezoned, due to the lack of being explained the difference between C1 and C2 zoning districts. Also, uncertainties of what types of businesses tenants were going to occupy in the future.

Local Impacts:

The additional traffic on 230th Ave and E34 once fully developed is projected to be 50 cars per day and 15 trucks per day. However, this could be more or less depending on the lease density and type of business operations that occupy the development. ECG currently receives freight and building materials by heavy truck currently and has no issues with durability or access to existing county road. The county roads department currently keeps fairly good maintenance of E34 and 230th Ave with grading and snow removal.

Noise levels would be minimal given the type of business that will allow in the development. Typical business hours are 7am to 6pm. The association shall place restrictive covenants on the use of said development. Given the owner of said development resides next to it, sound, dust, and other operations that affect the quality of life for said owner will be greatly considered and monitored, as well as considerations for the surrounding landowners.

Solid waste management will be provided by the tenant, they will have the option to select what service to hire.

The sanity sewer is connected, and billing setup is done with ECIA.

Thank-You,

Jason C. Gideon President

319-462-5600

Jason@ecgllp.com