City of Atkins, Iowa

Atkins Planning and Zoning Commission

Meeting Agenda

Thursday, August 15, 2024 – 6:30 P.M.
City Hall, Council Room, 480 Third Avenue, Atkins, Iowa 52206

Contact the City Clerk office at 319-446-7870 before 2 p.m. on the day of the meeting if you plan to speak before the Commission.

NOTICE TO THE PUBLIC: The Commission welcomes comments from the public during public input time. You are required to state your name and address for the record and to limit the time used to present your remarks to that others may be given an opportunity to speak. The order of business is at the discretion of the Chair.

1. Call to order by the Chair and Roll Call.
2. Approval of the agenda.
3. Motion to approve meeting minutes of May 23, 2024.
4. Discussion with Trev Adair, Pinnacle Realty regarding residential and commercial development in Atkins.
   a. 32nd Avenue Concept Plan – Lot 8 Business Suites
   b. 32nd Avenue Concept Plan – Lot 7 Storage Buildings
   c. Proposed development of 29-Acres South of City Hall at Parkridge Road
5. Public Input for items not on the agenda, limited to 3 minutes.
6. Future agenda items and meeting date and time.
7. Adjournment

This Notice is given at the direction the Chair pursuant to Chapter 21, Code of Iowa, and the local rules of the City of Atkins, Iowa.

Posted August 14, 2024, City Hall and Post Office.

CITY OF ATKINS IOWA
Planning and Zoning Commission Regular Session
Thursday, May 23, 2024, at 6:30 p.m.

Minutes

Chair Ryan Hosh called the meeting to order at 6:30p.m. In attendance were commission members Ryan Hosch, Dick Lange, and Jeremy Rinderknecht as well as members of the public.

A public hearing was held to consider allowing a minor boundary change as requested by Declan and Alyssa Harbach to a lot locally known as 303 2nd Avenue to create a Parcel E. No comments were received. The public hearing was closed at 6:32 p.m.

Lange moved to approve the agenda. Rinderknecht seconded. Aye: Hosch, Lange, Rinderknecht. Motion carried.

Rinderknecht moved to approve the minutes from the meetings held on April 11 and 25, 2024. Lange seconded. Aye: Hosch, Lange, Rinderknecht. Motion carried.

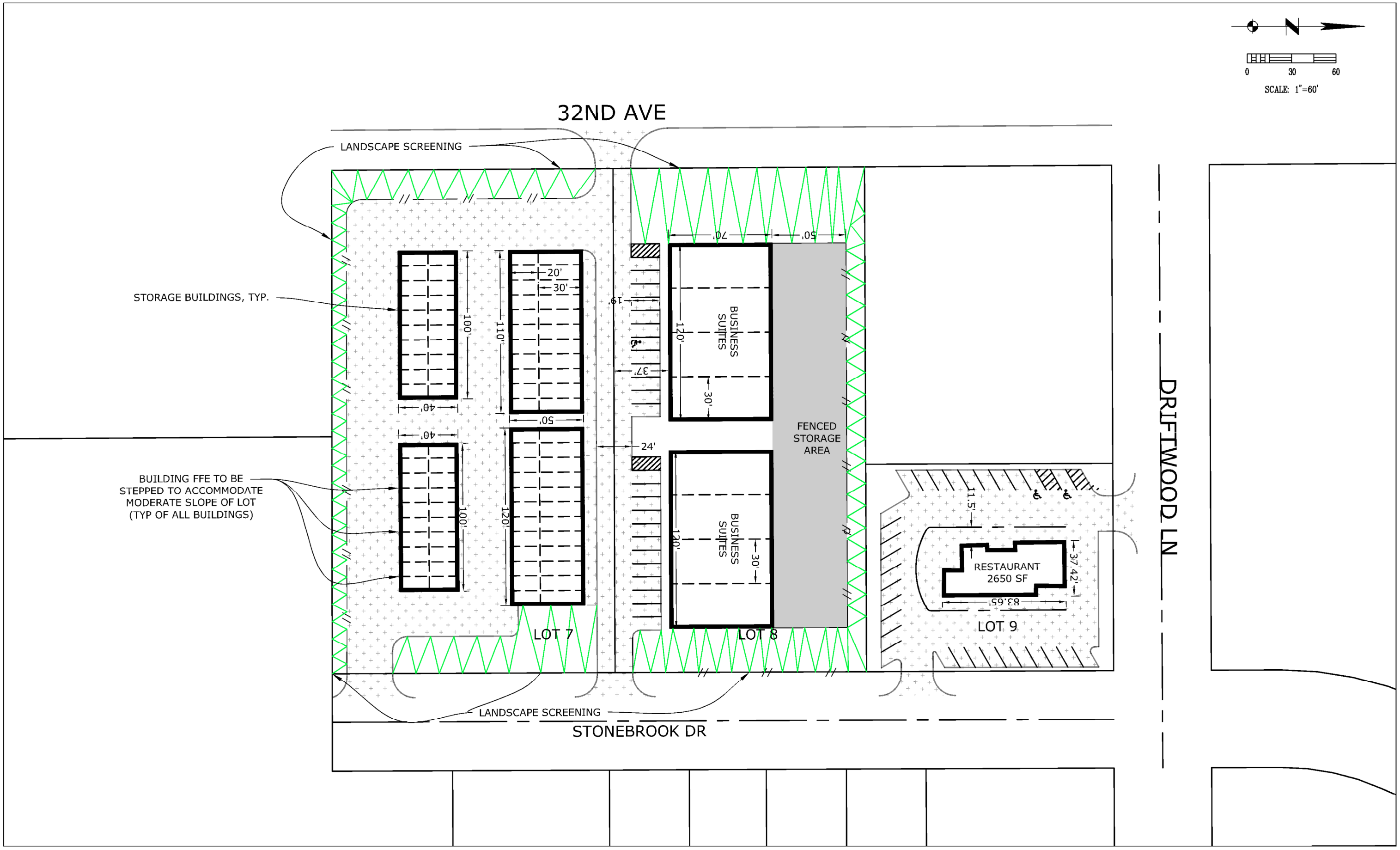
Rinderknecht moved, seconded by Hosch, to recommend approval to the City Council the Minor Boundary Change to a lot locally known a 303 2nd Avenue to create a Parcel F.

The next regular Planning and Zoning committee meeting to be held Thursday, June 13, 2024.

Rinderknecht moved to adjourn the meeting. Lange seconded. Aye: Hosch, Lange, Rinderknecht. Motion carried.

Meeting adjourned at 6:40 p.m.

Respectfully submitted, Sandi Fowler, Interim City Administrator



DRAWN BY: CDL				
CHECKED BY: LMH				
APPROVED BY:				
DATE: 07-09-2024				
FIELD BOOK: ---	NO.	REVISION DESCRIPTION	APPROVED	DATE

CITY OF ATKINS

HALL & HALL ENGINEERS, INC.
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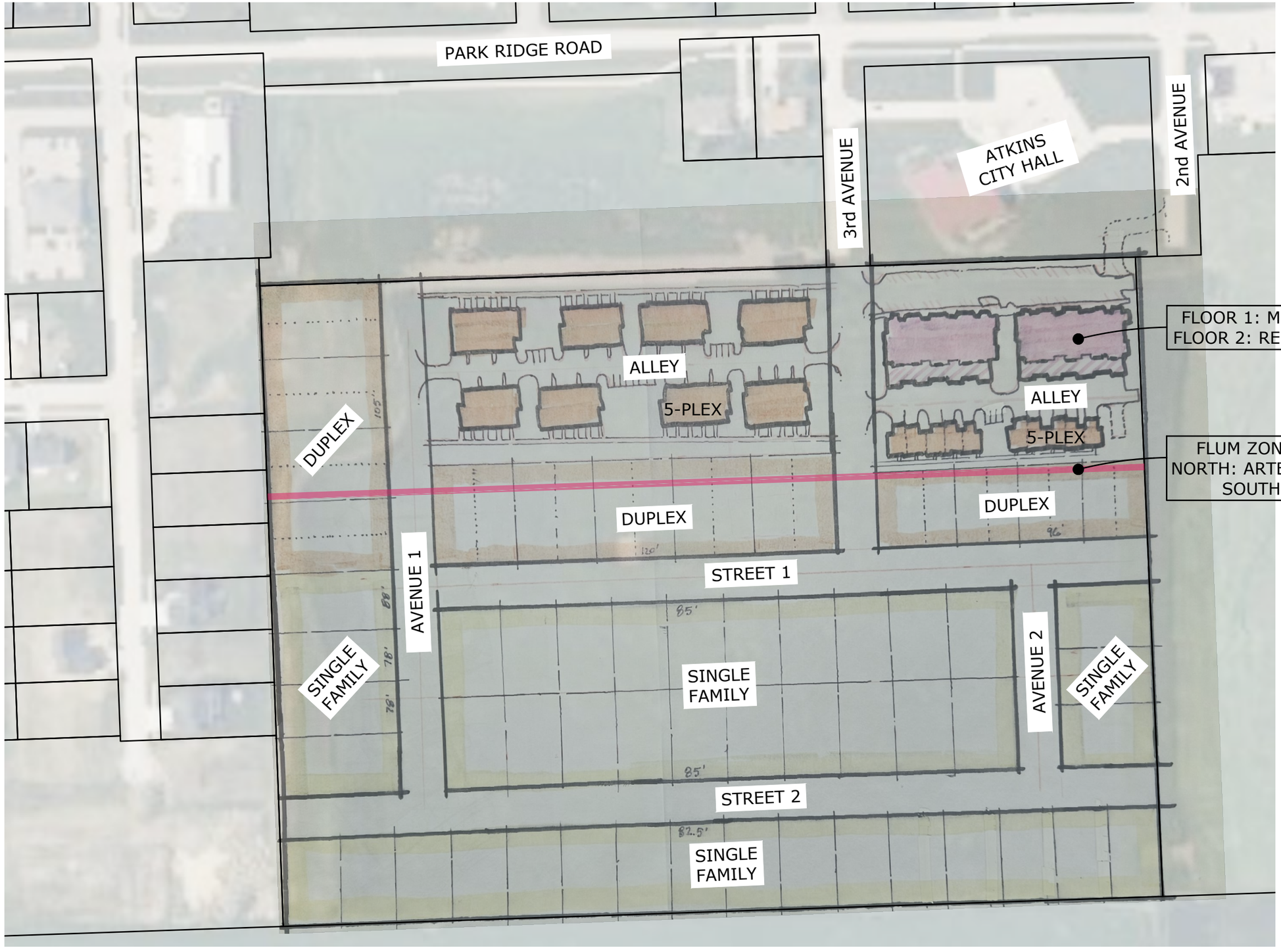
32ND AVE DEVELOPMENT
IN THE CITY OF ATKINS, BENTON COUNTY, IOWA

32ND AVE CONCEPT PLAN 2
SCALE: 1"=60'
PROJECT NO: 10949-24-4

SHEET 1

CAD File: I:\projects\10900\10949 Pinnacle Realty\10949-24 Pinnacle Realty 2024\10949-24-4 Atkins East Addition\DWG\Base\XR-Base_32nd Ave rotated-CORBIN.dwg Date Plotted: Tuesday, July 9, 2024 11:24:47 AM Plotted By: Corbin Leisner



DRAWN BY: LMH				
CHECKED BY: ---				
APPROVED BY: ---				
DATE: 07-5-2024				
FIELD BOOK: ---	NO.	REVISION DESCRIPTION	APPROVED	DATE

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ATKINS, IOWA MIXED USE & RESIDENTIAL DEVELOPMENT

IN THE CITY OF ATKINS, BENTON COUNTY, IOWA

CONCEPT LAYOUT 5

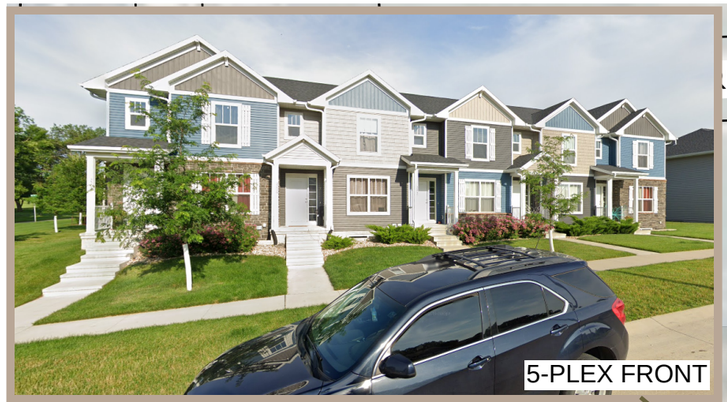
SCALE: 1"=150'

PROJECT NO: 10949-24-4

SHEET

K05

CAD File: I:\projects\10900\10949 Pinnacle Realty\10949-24 Pinnacle Realty 2024\10949-24-4 Atkins East Addition\DWG\Concepts\10949-24-4 K05A.dwg Date Plotted: Friday, July 5, 2024 11:58:39 AM Plotted By: Loren Hoffman



5-PLEX FRONT



5-PLEX REAR



MIXED USE COMMERCIAL FRONT

K RIDGE ROAD

ALLEY

5-PLEX

DUPLEX

ALLEY

5-PLEX

FLOOR 1: MIXED USE COMMERCIAL
FLOOR 2: RESIDENTIAL APARTMENTS

FLUM ZONING DISTRICT BOUNDARY.
NORTH: ARTERIAL COMMERCIAL DISTRICT
SOUTH: 2-R-M RES MULTI FAM

DUPLEX



5-PLEX REAR



5-PLEX FRONT



MIXED USE COMMERCIAL BACK

SINGLE
FAMILY

85'

STREET 2

82.5'

SINGLE
FAMILY

DRAWN BY: LMH				
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K05

CAD File: I:\projects\10900\10949 Pinnacle Realty\10949-24 Pinnacle Realty 2024\10949-24-4 Atkins East Addition\DWG\Concepts\10949-24-4 K05A.dwg Date Plotted: Friday, July 5, 2024 11:58:39 AM Plotted By: Loren Hoffman