



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Tanglewoods Acres Plat 3 – Rezoning

PREPARED BY: Bill Mettee, Planner

REPORT DATE: March 4, 2022

MEETING DATE: March 8, 2022

GENERAL INFORMATION

Applicant/Owner:

Robert and Tiffany Manning

Owner's Representative:

Erin Ollendike, P.E. with Civil Design Advantage, LLC

Request:

The applicant is requesting approval of a rezoning of their property from A-1 Agricultural to R-1 Single-Family Residential.

Location and Size:

Property is generally located north of Ashworth Road and east of R-22/Ute Avenue, containing approximately 4.40 acres.

AREA MAP



ABOVE LEFT: Aerial of Property identifying the proposed plat (outlined in **ORANGE**).

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Single Family Lot	Open Space	A-1 (Agricultural District)
North	Single Family Residential	Open Space	A-1 (Agricultural District)
South	Dallas County	Dallas County	Dallas County
East	Vacant Undeveloped	Single Family Residential	R-1 / PD-1 (Single Family Residential District) (Planned Development)
West	Agricultural	Open Space	A-1 (Agricultural District)

BACKGROUND & PROJECT DESCRIPTION

The subject property is located at 31329 Ashworth Road, near the intersection with R-22 / Ute Avenue. For real estate purposes, the applicant has asked for a Final Plat to move the lot line approximately 70-feet to the west. In the Agricultural District, 5-acres is required for a single-family home, which makes this lot legally non-conforming, as it was previously under the jurisdiction of Dallas County. In order to move forward with the Final Plat and bring the lots into conformity with the current City of Waukee zoning regulations, a rezoning is required to a district that allows for smaller sized lots.

Currently, two lots are proposed to be rezoned in order to adjust the lot line. Lot 1, with the dwelling structure, is 1.82-acres and Lot 2 is 2.58-acres. Once the lot line adjustment is complete, Lot 1 will be 1.45-acres and Lot 2 will be 2.95-acres.

The applicant has submitted the necessary consent (69.85%) to the rezoning. Notification to adjacent property owners was mailed on February 25, 2022. To date, staff has not received any correspondence either for or against the proposed rezoning. A sign notifying the traveling public was required to be placed on site no later than February 28, 2022.

Specifically, the minimum requirements for lots within the subject property are as follows:

Table 1: Standard R-1 requirements in comparison to the A-1 District.

Category	Standard A-1 (minimum)	Proposed R-1 (minimum)
Lot Area	5-acres	10,000-square feet
Lot Width	200-feet	80 feet
Yard Depths Setbacks	Front: 75-feet Side: 50-feet total, minimum of 20-feet on one side Rear: 50-feet	Front: 30-feet Side: 15-feet total, minimum of 7-feet on one side Rear: 30-feet

COMPREHENSIVE PLAN

Open Space Designation: This property was platted prior to annexation into the city. Rezoning the property would bring the lot into conformance with the zoning ordinance. Much of the property will remain open space because it is within a FEMA mapped floodplain.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning request.