



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Dowell Property – Rezoning

PREPARED BY: Bill Mettee, Planner

REPORT DATE: March 4, 2022

MEETING DATE: March 8, 2022

GENERAL INFORMATION

Applicant/Owner:

Evelyn Dowell

Owner's Representative:

Joel Romey, PLS with Raccoon Valley Land Surveying

Request:

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

Location and Size:

Property is generally located south of Interstate 80 and on the east side of R-22/Ute Avenue, containing approximately 6.48 acres.

AREA MAP



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

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Single Family Residential	Urban Reserve	A-1 (Agricultural District)
North	Agricultural	Urban Reserve	A-1 (Agricultural District)
South	Dallas County	Dallas County	Dallas County
East	Dallas County	Dallas County	Dallas County
West	Single-Family Residential	Urban Reserve	A-1 (Agricultural District)

BACKGROUND & PROJECT DESCRIPTION

The applicant has submitted the necessary consent (75.98%) to the rezoning. Notification to adjacent property owners was mailed on February 25, 2022. To date, staff has received one phone call regarding the rezoning. A sign notifying the traveling public was required to be placed on site no later than February 28, 2022.

The applicant is requesting approval of a rezoning application to change the zoning of 3392 Ute Avenue from A-1 Agricultural to AR Single-Family Acreage. The applicant wishes to split the parcel into three equal parcels of land to convey to the applicant’s children. Each parcel will be 2.16-acres after the lot split. The rezoning combined with the lot split will bring the land and existing structures into conformance with the current regulations of the Waukee zoning code. Applicable setback lines have been shown on the Plat of Survey that accompanied the application.

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

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

Category	Standard A-1 (minimum)	Proposed AR (minimum)
Lot Area	5-acres	2-acres
Lot Width	200-feet	120-feet
Lot Depths	Front: 75-feet Side: 50-feet total, minimum of 20-feet on one side Rear: 50-feet	Front: 50-feet Side: 50-feet total, minimum of 20-feet on one side Rear: 50-feet

COMPREHENSIVE PLAN:

Urban Reserve Designation: Areas that are not contiguous to existing urban development. They are usually served by private on-site utilities. Low densities are preferred within this classification. This proposal would be for a density of 1-unit per 2-acres.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning request.