



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Tanglewoods Acres Plat 3 – Final Plat

PREPARED BY: Bill Mettee, Planner

REPORT DATE: April 8, 2022

MEETING DATE: April 12, 2022

GENERAL INFORMATION

Applicant: Robert and Tiffany Manning

Owner: Robert and Tiffany Manning

Owner's Representative: Erin Ollendike, P.E. with Civil Design Advantage

Request: The applicant is requesting approval of a final plat to adjust the shared property line between two lots.

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: 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)

HISTORY

The subject property was platted prior to annexation into the City of Waukee. In March and April 2022, this property was successfully rezoned from A-1 Agricultural to R-1 Single-Family Residential.

PROJECT DESCRIPTION

LOTS

The final plat identifies a total of 2 lots that are intended for residential / open space use. The purpose of the final plat is to adjust the lot line approximately 70-feet to the west. The west parcel is proposed to be 1.45-acres and the east parcel is proposed to be 2.95-acres.

Table I below summarizes the requirements of the R-1 Single-Family Residential zoning district.

Table I: R-1 Zoning District Bulk Regulations

Category	Standard C-1 (minimum)
Lot Area	10,000-square feet
Lot Width	80-feet
Front Yard Setback	30 feet
Rear Yard Setback	30 feet
Side Yard Setback	15-feet total. Minimum of 7-feet on one side.

STREETS AND TRAIL

There are no further plat improvements proposed for this parcel. No sidewalks or trails are planned as part of this plat.

UTILITIES

Public utilities have previously been extended to this parcel or within the immediate vicinity to service the property.

EASEMENTS

All existing easements have been indicated on the final plat, including a Trail Easement and Sanitary Sewer Easement.

STAFF RECOMMENDATION

All proposed lots meet the minimum requirements of the Zoning Ordinance, the final plat is in general conformance with the Subdivision Ordinance, and the proposed land use of the property is consistent with the Comprehensive Plan. Staff recommends approval of the Final Plat for Tanglewoods Acres Plat 3 subject to remaining staff comments and review of legal documents.