



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Torstenson Property – Rezoning

PREPARED BY: Andy Kass, AICP – Community Development Director

REPORT DATE: August 23, 2024

MEETING DATE: August 27, 2024

GENERAL INFORMATION

Owner/Applicant:

Ted & Tamara Torstenson

Owner’s Representative:

Jared Murray, P.E. – Civil Design Advantage

Request:

The applicant is requesting approval of a rezoning for a single-family residential development.

Location and Size:

Property is generally located north of Indian Ridge Drive and east of R-22/Ute Ave, containing approximately 4.75-acres.

AREA MAP



ABOVE: The area outlined in **BLUE** is the area proposed to be rezoned.

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Existing Acreage	Single-Family Residential	A-1 (Agricultural District)
North	Painted Woods	Single-Family Residential	R-1 (Single-Family Residential) / PD-1 (Planned Development Overlay)
South	Painted Woods	Single-Family Residential	R-1 (Single-Family Residential)
East	Painted Woods	Single-Family Residential	R-1 (Single-Family Residential)
West	Sunset Ridge	Single-Family Residential	A-1 (Agricultural District)

BACKGROUND

The subject property is located north of Indian Ridge Drive and east of R-22/Ute Ave. The property is approximately 4.75-acres in area and is currently in use as a residential acreage. The property owner has submitted the rezoning request from A-1 (Agricultural District) to R-1 (Single-Family Residential District) to create an additional lot from the property. The current zoning of A-1 requires a minimum of 5-acres for a single-family home which an additional lot could not be created with the current zoning and acreage of the lot.

Notification to adjacent property owners was mailed on August 16, 2024. The rezoning sign was placed on the property by the August 19, 2024, deadline. Staff has not received any correspondence regarding this request.

PROJECT DESCRIPTION

The concept plan provided shows a replat of the existing lot into two (2) lots. Lot 1 is shown to be 2.11-acres in area and Lot 2 is shown to be 2.26-acres in area. Lot 2 would be the lot where the existing single-family home would be located on. Both proposed lots meet the minimum requirements of the R-1 district for lot area (8,000 square feet and lot width (80-feet).

COMPREHENSIVE PLAN

The subject property is classified as Single-Family Residential in the Imagine Waukee 2040: Comprehensive Plan. Single-Family Residential is defined as areas that include traditional forms of single-family housing found in Waukee and suburban communities. Typical lot sizes range from 8,000 square feet to 0.50-acres with a typical density of 2 to 4 units per acre.

The proposed requests land use is consistent with the land use classification. While the density will be less than typical, the property has two ponds and other natural features that would make adding density challenging. In addition, the surrounding single-family residential are larger lot sizes than typical.

STAFF RECOMMENDATION

The proposed zoning district is consistent with the land uses identified in the Comprehensive Plan and with the existing surrounding land uses. Staff recommends approval of the rezoning for the Torstenson Property.