



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Boast Plat 1 – Final Plat

DATE: February 11, 2014

GENERAL INFORMATION:

Applicant: Boniface Properties, LLC [Represented by: John Bormann]

Requested Action: Final Plat Approval

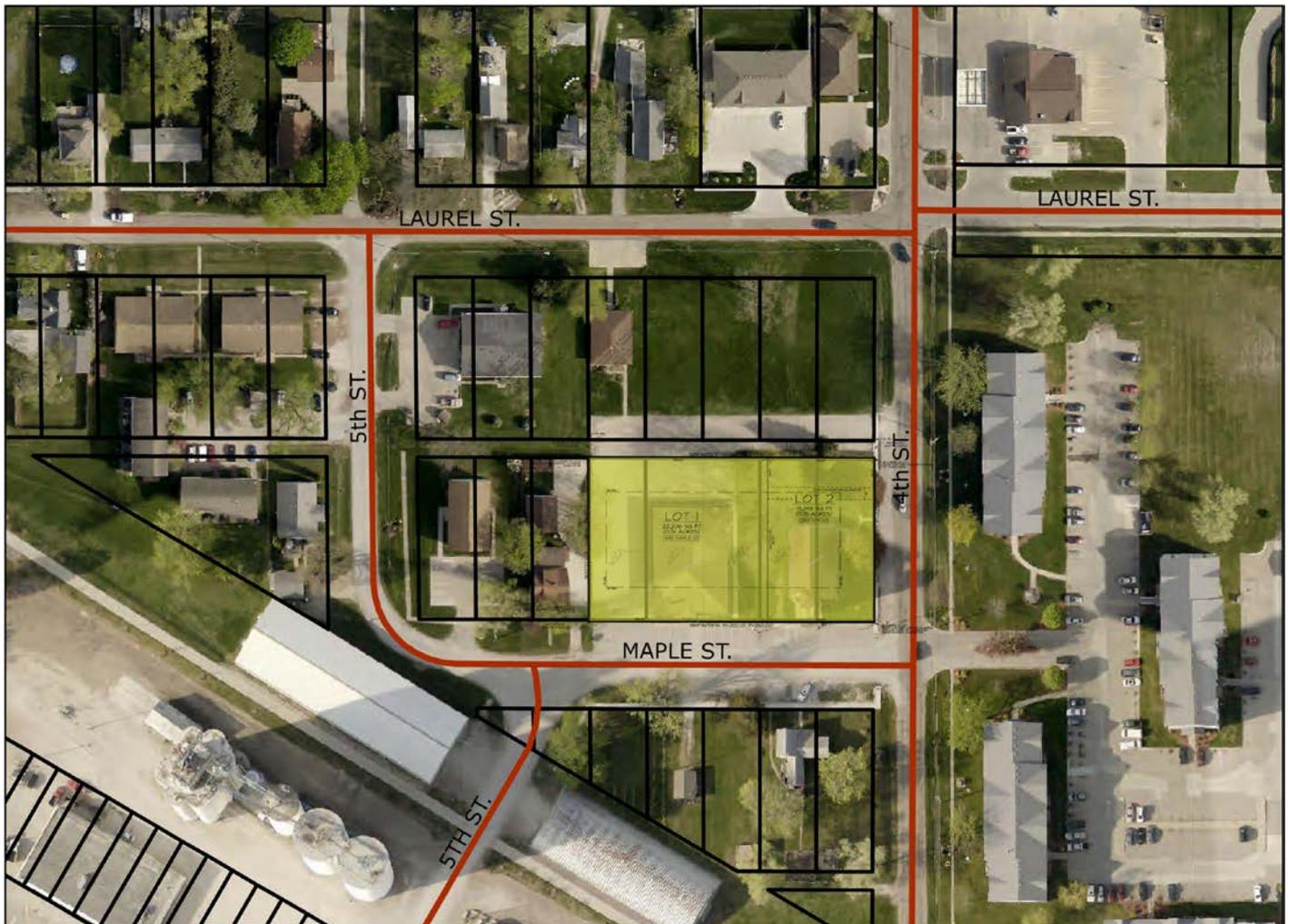
Location and Size: Property is generally located on the North side of Maple Street, adjacent to the Maple Street and 4th Street intersection containing approximately 0.82 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Former Community Center and Church	Downtown	C-1A
North	Vacant Property	Downtown	C-2
South	Existing Single Family Home	Downtown	C-1A
East	Existing Multi-Family Residential	Downtown	R-3
West	Existing Multi-Family Residential	Downtown	R-3

BACKGROUND:

The subject property is existing commercial property located along Maple Street and 4th Street and owned by Boniface Properties, LLC. The property owner seeks to create two lots in order to sell the existing buildings separately from each other. Proposed Lot 1 has the former Maple Street Community Center located on it and proposed Lot 2 has a former church (St. Boniface) located on it. A buyer has expressed interest in purchasing the building located on proposed Lot 1.



ABOVE: Aerial of Final Plat (YELLOW = New Lots) for the subdivision in relation to Surrounding Properties

PROJECT DESCRIPTION:

LOTS:

The final plat includes 2 commercial lots. The two lots vary in size from 0.51 acres (Lot 1) to 0.31 acres (Lot 2). Lot frontages are proposed to be approximately 156 feet and 93 feet respectively for Lot 1 and Lot 2. Both lots have a depth of 142.00 feet. The current zoning of the properties is C-1A (Neighborhood Commercial District) which provides for a minimum front yard setback of 30 feet, a minimum side yard setback of 15 feet total (if adjacent to an R District), and a minimum rear yard setback of 30 feet. Staff would note that the existing buildings on the property do not meet the 30 feet front yard setback, but are permitted nonconforming structures.

STREETS:

No street improvements are needed or required.

EASEMENTS:

The water service line for proposed Lot 1 run across proposed Lot 2 and the final plat includes a 10 foot private water service easement across Lot 2 to provide access for the building on Lot 1.

UTILITIES:

Further development of utilities is not required.

STAFF RECOMMENDATION

At this time staff feels comfortable with the final plat and would recommend approval subject to review of legal documents by the City Attorney.

CITY OF WAUKEE

Andy Kass
Planner II