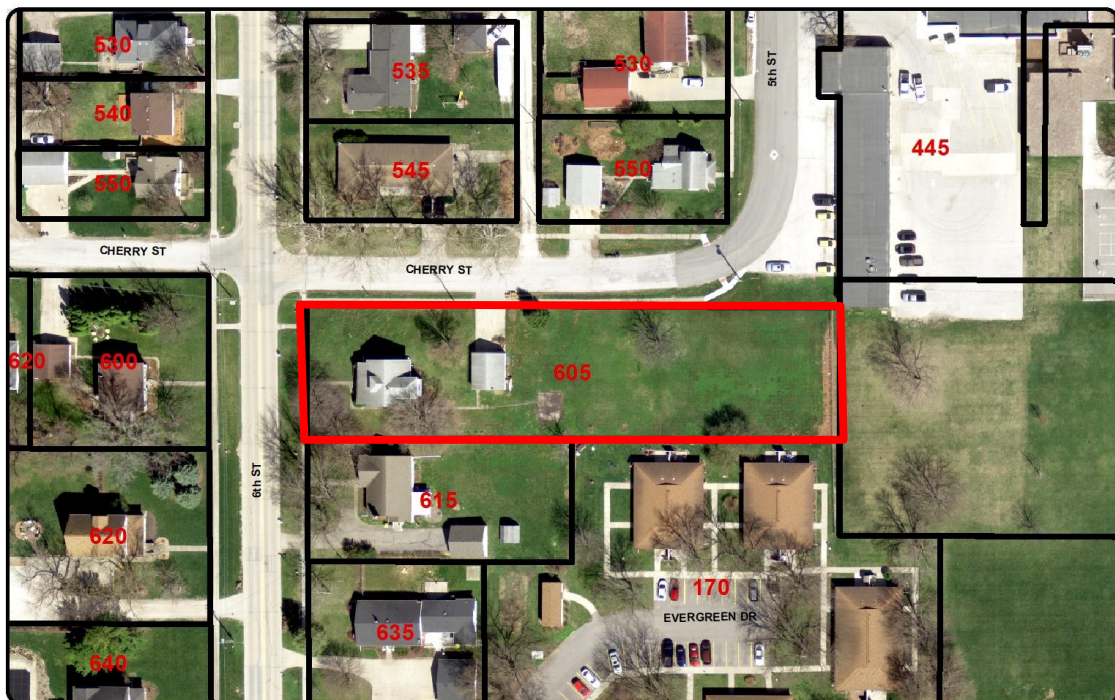

To: Planning and Zoning Commission
From: Andy Kass, Senior Planner
Date: June 22, 2018
Re: 605 6th Street Development
Attach: Concept Layout

The owner of 605 6th Street, Red Door Property Solutions, LLC, has approached the City of Waukee in regards to further development of the property. The property is located at the corner of 6th Street and Cherry Street (outlined in red below) and has an existing single family home located on it. The property owner would like to divide the existing lot into three lots so that they can build two duplex buildings on the two rear lots. Each lot would conform to the minimum requirements for the R-3 zoning district.



Because the property is long and linear, the two new lots for duplex development would front Cherry Street. The issue with the creation of the new lots is the minimum lot depth requirement of 110 feet. The two lots for duplex development would only have a depth of 95 feet. This requirement is not within the Zoning Ordinance, but rather within the Subdivision Ordinance. Typically, the Board of Adjustment would grant a Variance for an issue such as this, however, the Subdivision Ordinance is written such that the Planning & Zoning Commission has the authority grant a Variance from the subdivision requirements.

Staff requests a discussion with the Commission to determine what the comfort level is amongst the Commission on allowing a lot depth less than 110 feet.