

MARSHALLTOWN

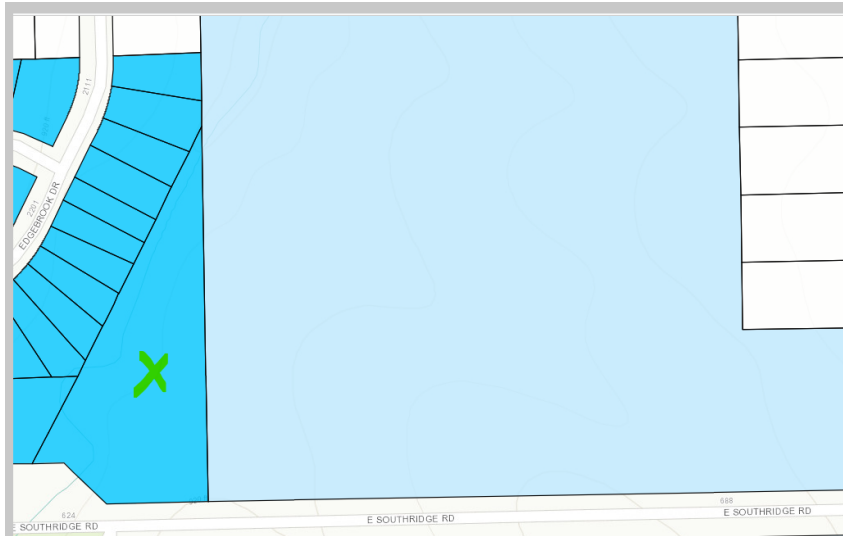
— I O W A —

TO: Plan Zoning Commission
 FROM: Caleb Knutson, City Planner
 DATE: January 14 – Meeting Date

Rezone

FROM: Yan Qui & Jing Jing Chen
SUBJECT: Rezone from PUD to R-2A

Yan Qui, and Jing Jing Chen have applied to rezone their newly acquired property for R-2A. Presently 802 E Southridge Rd is zoned as Planned Unit Development. As defined in the Marshalltown code “*The purpose of the planned unit development (PUD) is for more efficient use of land and public services...*” In order for any resident to built upon this property they will have to go through the full PUD process.



The Bulk requirements are:

Building height	2-1/2 Stories or 35 feet maximum
Front Yard	30 feet minimum. The front yard depth shall be measured from the required right-of- way lines corresponding to the street classifications in the most recent City Comprehensive Plan, as amended

Housing & Community Development
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	If 2 or more lots in any existing block are occupied by buildings with setbacks less than required and the lots existed on the effective date of this chapter, then the average front yard depths of such adjacent lots shall be the established building line
Lot area per dwelling unit	Single-family detached: 8,000 square feet minimum Single-family attached & two family: 6,000 square feet
Lot width	An average width of 65 feet minimum
Rear yard	20% depth of the lot minimum, but no rear yard shall be required to be greater than 35 feet
Side yard	*7 feet minimum *16 feet minimum both sides yards combined *When a new single-family detached or attached dwelling, or a duplex is constructed the side yard that is contiguous with the outside/exterior wall of an attached garage shall be a minimum of 10 feet *Single-family attached: 8 feet minimum one side yard only *Corner lots: width of yard on the side street line shall not be less than 1/2 the depth of the front yard

Background: 802 E South Ridge is a part of the Sugar Creek PUD. Originally designed for multifamily housing (apartments).

Recommendation: Set Public Hearing for February 11.