

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM

Date: April 5, 2017

Weekly Agenda Date: Apr 11, 2017

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: John Pylelo-Planning and Zoning

WORDING FOR AGENDA ITEM:

Receive Re-Zoning Application from Dale Frank, Jean Frank and Christine Foster with referral to the Zoning Commission for Public Hearing and Recommendation - GIS Parcel #884712300002 and #884712300004.

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

EXECUTIVE SUMMARY:

Dale Frank, Jean Frank and Christine Foster have on file a subdivision application to have their adjacent parcels subdivided to provide additional residential development opportunities. The application provides that 20 acres be subdivided into 5 lots with two of the proposed lots for existing dwellings. The location is 1.0 miles east of Sioux City's Whispering Creek area on the north side of 190th Street. The applicants now file a re-zoning application for the subdivided area.

Staff will be recommending any subdivision final plat approval be conditioned upon the successful re-zoning or the subdivision's parent parcels to an AE (Agricultural Estates) zoning district. The re-zoning is required to allow the residential density provided by the subdivision process.

The Applicants have now filed a Rezoning Application requesting the AE zoning.

BACKGROUND:

The proposed parent parcels are currently zoned AP (Agricultural Preservation) which limits residential density to two dwellings per quarter-quarter. The existing AP zoning does not allow the residential density provided by the requested subdivision.

FINANCIAL IMPACT:

None. Application fees cover administration costs.

IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?

Yes No

RECOMMENDATION:

Staff recommends your board receive the re-zoning application and refer to the Zoning Commission for Public Hearing and Approval Recommendation.

ACTION REQUIRED / PROPOSED MOTION:

A motion to receive the re-zoning application with referral to the Zoning Commission for Public Hearing and Approval Recommendation.



Rezoning Application & Zoning Ordinance Map Amendment

Owner Information:		Applicant Information:	
Owner	<u>Christine Foster Dale and Jean Frank</u>	Applicant	_____
Address	<u>715 DuBuque St. Sioux City, IA 51105</u> <u>1721 180th St. Sioux City, IA 51106</u>	Address	_____
Phone	<u>712-258-0227</u> <u>712-281-1904</u>	Phone	_____

Engineer/Surveyor Douglas J. Mordhorst, M.S. A.S. A.C.E. Phone 712-258-6844, 712-253-1003

Property Information:

Property Address or Address Range 1721 and 1727 180th St. Sioux City, IA 51106

Quarter/Quarter N/4SW, NE/4SW, SE/4SW, SW/4SW Sec. 12 Twship/Range T88N, R47W

Parcel ID # _____ GIS # 884712300004 Total Acres 20.041

Current Use Residential Proposed Use Residential

Current Zoning AP Proposed Zoning AE

Average-Crop Suitability Rating (submit NRCS Statement) _____

The filing of this application is required to be accompanied with all items and information required pursuant to section 2.02(4)(C)(2) through (C)(4) of Woodbury County's zoning ordinances (see attached pages of this application for a list of those items and information).

A formal pre-application meeting is recommended prior to submitting this application:

Pre-app mtg. date _____ Staff present _____

The undersigned is/are the owners(s) of the described property on this application, located in the unincorporated area of Woodbury County, Iowa, assuring that the information provided herein is true and correct. I hereby give my consent for the Woodbury County Planning and Zoning Office and zoning commission members to conduct a site visit and photograph the subject property.

This Rezoning Application / Zoning Ordinance Map Amendment is subject to and shall be required, as a condition of final approval, to comply with all applicable Woodbury County ordinances, policies, requirements and standards that are in effect at the time of final approval.

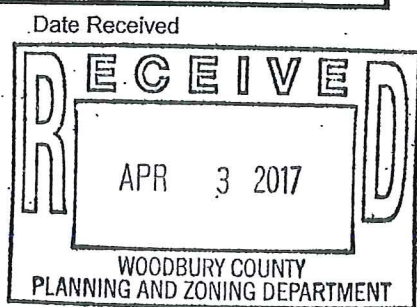
Owner Christine Foster Applicant Dale Frank
Jean Frank

Date _____ Date _____

Fee: \$400 Case #: 6199

Check #: 2510

Receipt #: _____



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Summary

Parcel ID 884712300002
 Alternate ID 00000000822918
 Property Address 1721 180th St
 Sioux City
 Sec/Twp/Rng 12-88-47
 Brief Legal Description WOODBURY TOWNSHIP A TCT COMMS 1/4 COR THEC W 1543.26 FT A AND N 874.92 FT TO PO B; THEC N 840.17 FT, E 509.0 FT, S 941.01 FT, & NWLY 518.89 FT SW 1/4 12-88-47
 (Note: Not to be used on legal documents)
 DED: 386-41 (10/29/1997)
 Document(s)
 Gross Acres 0.00
 Net Acres 10.41
 Exempt Acres -10.41
 CSR N/A
 Class R - Residential
 Tax District 039 WOODBURY SGT BLUFF LUTON COMM
 School District SGT BLUFF LUTON



Owner

Deed Holder
 Frank Jean R & Dale E
 1721 180th St
 Sioux City IA 51106

Contract Holder

Mailing Address

Land

Lot Area 10.47 Acres; 456,073 SF

Residential Dwellings

Residential Dwelling
 Occupancy Single-Family / Owner Occupied
 Style Mfd Home (Double)
 Architectural Style N/A
 Year Built 1975
 Condition Normal
 Grade what's this? 4+10
 Roof Asph / Gable
 Flooring L/C
 Foundation Poured Conc
 Exterior Material Vinyl
 Interior Material Plas
 Brick or Stone Veneer
 Total Gross Living Area 1,560 SF
 Attic Type None;
 Number of Rooms 0 above; 0 below
 Number of Bedrooms 0 above; 0 below
 Basement Area Type None
 Basement Area 576
 Basement Finished Area
 Plumbing 2 Base Plumbing (Full ;
 Appliances
 Central Air Yes
 Heat Yes
 Fireplaces
 Porches 1S Frame Enclosed (312 SF); 1S Frame Enclosed (144 SF);
 Decks Wood Deck-Med (194 SF);
 Additions 1 Story Frame (576 SF) (576 Bsmt SF);
 Garages 768 SF - Det Frame (Built 1987);
 240 SF - Det Frame (Built 1987);
 Basement Stall - 2 stalls;

Agricultural Buildings

Plot #	Type	Description	Width	Length	Year Built
	Steel Utility Building		30	80	2010

Permits

Permit #	Date	Description	Amount
5267	04/27/2010	New Bldg	24,000

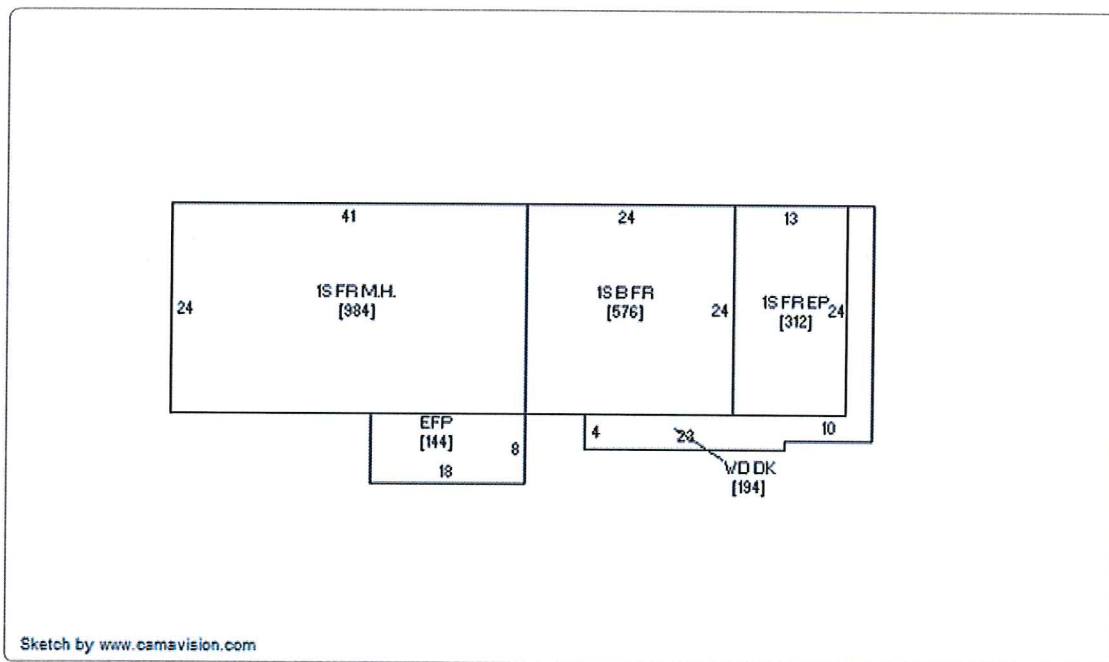
Valuation

	2017	2016	2015	2014
Classification	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$28,680	\$28,680	\$28,680	\$26,800
+ Assessed Building Value	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$96,190	\$96,190	\$96,190	\$89,900
+ Exempt Value	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$124,870	\$124,870	\$124,870	\$116,700
- Exempt Value	\$0	\$0	\$0	\$0
= Net Assessed Value	\$124,870	\$124,870	\$124,870	\$116,700

Photos



Sketches



No data available for the following modules: Commercial Buildings, Yard Extras, Sales, 2017 Valuation (Sioux City), Valuation History (Sioux City).

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Summary

Parcel ID 884712300004
 Alternate ID 00000000822917
 Property Address 1727 180th St
 Sergeant Bluff
 Sec/Twp/Rng 12-88-47
 Brief Legal Description WOODBURY TOWNSHIP SE 20 AC W 100 AC (EX A TCT COMM S 1/4 C OR THEC W 1543.26 FT AND N 874.92 FT TO POB; THEC N 840.17 FT, E 509.0 FT, S 94 1.01 FT, & NWLY 51 5 18.89 FT) SW 1/4 12- 88-47
 (Note: Not to be used on legal documents)
 Document(s) DED: 449-1359 (12/21/1999)
 Gross Acres 0.00
 Net Acres 9.20
 Exempt Acres -9.20
 CSR N/A
 Class R - Residential
 Tax District 039 WOODBURY SGT BLUFF LUTON COMM
 School District SGT BLUFF LUTON



Owner

Deed Holder
 Foster Christine
 915 Dubuque
 Sioux City IA 51105

Contract Holder

Mailing Address

Land

Lot Area 9.20 Acres ; 400,752 SF

Residential Dwellings

Residential Dwelling
 Occupancy Single-Family / Owner Occupied
 Style 1 1/2 Story Frame
 Architectural Style N/A
 Year Built 1920
 Condition Normal
 Grade what's this? 4
 Roof Asph / Gable
 Flooring L/C
 Foundation Conc
 Exterior Material Vinyl
 Interior Material Plas / Drwl
 Brick or Stone Veneer
 Total Gross Living Area 1,476 SF
 Attic Type None;
 Number of Rooms 6 above; 0 below
 Number of Bedrooms 3 above; 0 below
 Basement Area Type 1/2
 Basement Area 1,026
 Basement Finished Area
 Plumbing 1 Base Plumbing (Full ;
 Appliances
 Central Air No
 Heat Yes
 Fireplaces
 Porches 1S Frame Enclosed (176 SF);
 Decks
 Additions 1 Story Frame (80 SF); 1 Story Frame (472 SF) (472 Bsmt SF); 1 Story Frame (400 SF) (400 Bsmt SF);
 Garages 252 SF - Det Frame (Built 1920);

Sales

Date	Seller	Buyer	Recording	NUTC	Type	Multi Parcel	Amount
10/17/1997	FRANK, JEAN R & DALE E		386/41	NO CONSIDERATION	Deed		\$0.00

+

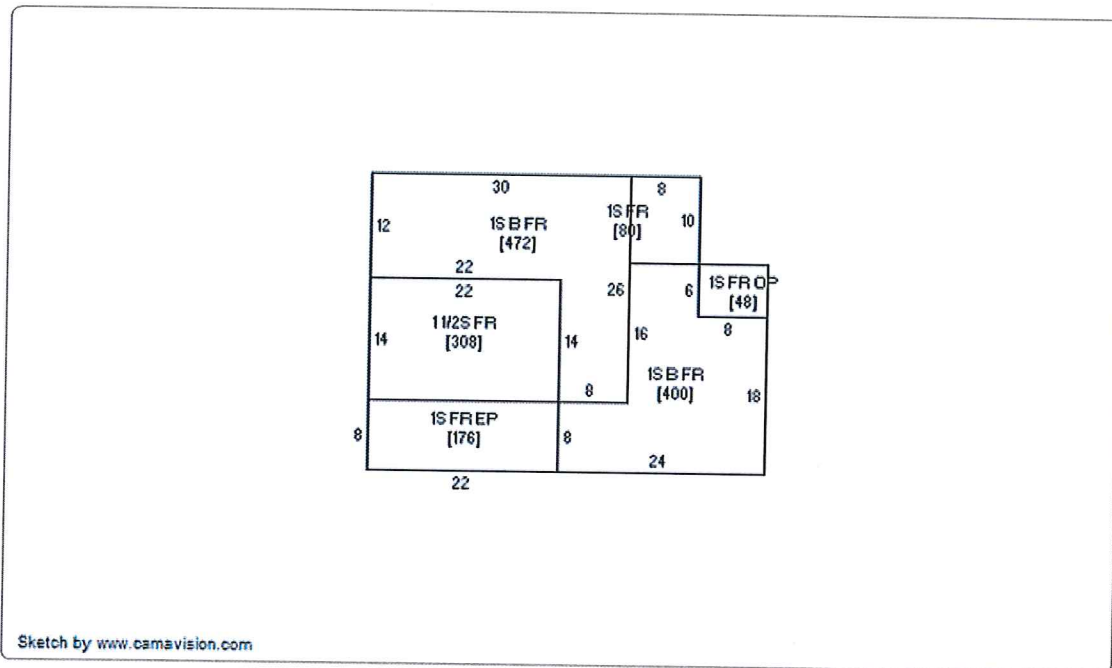
Valuation

Classification	2017	2016	2015	2014	2013
	Residential	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$28,890	\$28,890	\$28,890	\$27,000	\$27,000
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$68,190	\$68,190	\$85,310	\$79,730	\$79,730
+ Exempt Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$97,080	\$97,080	\$114,200	\$106,730	\$106,730
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$97,080	\$97,080	\$114,200	\$106,730	\$106,730

Photos



Sketches



No data available for the following modules: Commercial Buildings, Agricultural Buildings, Yard Extras, Permits, 2017 Valuation (Sioux City), Valuation History (Sioux City).