

**ORDINANCE # 303**  
**Change in Zoning**  
**For Property locate at 106 3<sup>rd</sup> Ave**

WHEREAS, on September 9, 2024, the City Council 1<sup>st</sup> considered the applications for rezoning of 106 3<sup>rd</sup> Ave from the current designation of R-1: Single Family Residential to R-3: Multi Family Residential described as:

JENKS 2<sup>ND</sup> ADDITION LOTS 1 AND 2 BLOCK 22

LOCATED IN THE CITY OF SLATER, STORY COUNTY, IOWA

WHEREAS this change in zoning will allow for the potential construction of townhome development.

WHEREAS it has been reviewed by the City Planning and Zoning Commission on September 5, 2024 and made recommendation to Council it be rezoned to R-3; and

WHEREAS public hearing is to be held on October 14, 2024, at 6:00 P.M., in the Council Chambers of City Hall located at 101 Story Street, Slater, Iowa; and

WHEREAS, due notice of said hearing was published in the Ames Tribune on \_\_\_\_\_, 2024, as provided by law, setting forth the time and place for hearing on said proposed amendment to the Zoning Ordinance; and

WHEREAS, in accordance with said notice those interested in said proposed rezoning, both for and against, have been given opportunity to be heard with respect thereto and have presented their views to the City Council; and upon due consideration of the facts and statements of any interested persons and arguments the hearing was closed; and

WHEREAS, the proposed rezoning is hereby found to be in conformance with the City of Slater Comprehensive Plan; and

WHEREAS, the Council agrees with the Planning and Zoning Board, Council approves of the rezoning to R-3: Multi-Family Residential with the restrictions that these properties MUST be owner occupied AND a homeowners Association MUST be established.

Be it enacted by the council of the City of Slater, Iowa:

Approved and adopted on this \_\_\_\_\_ day of \_\_\_\_\_, 2024. And in affect from and after its final passage, approval and publication as provided by law.

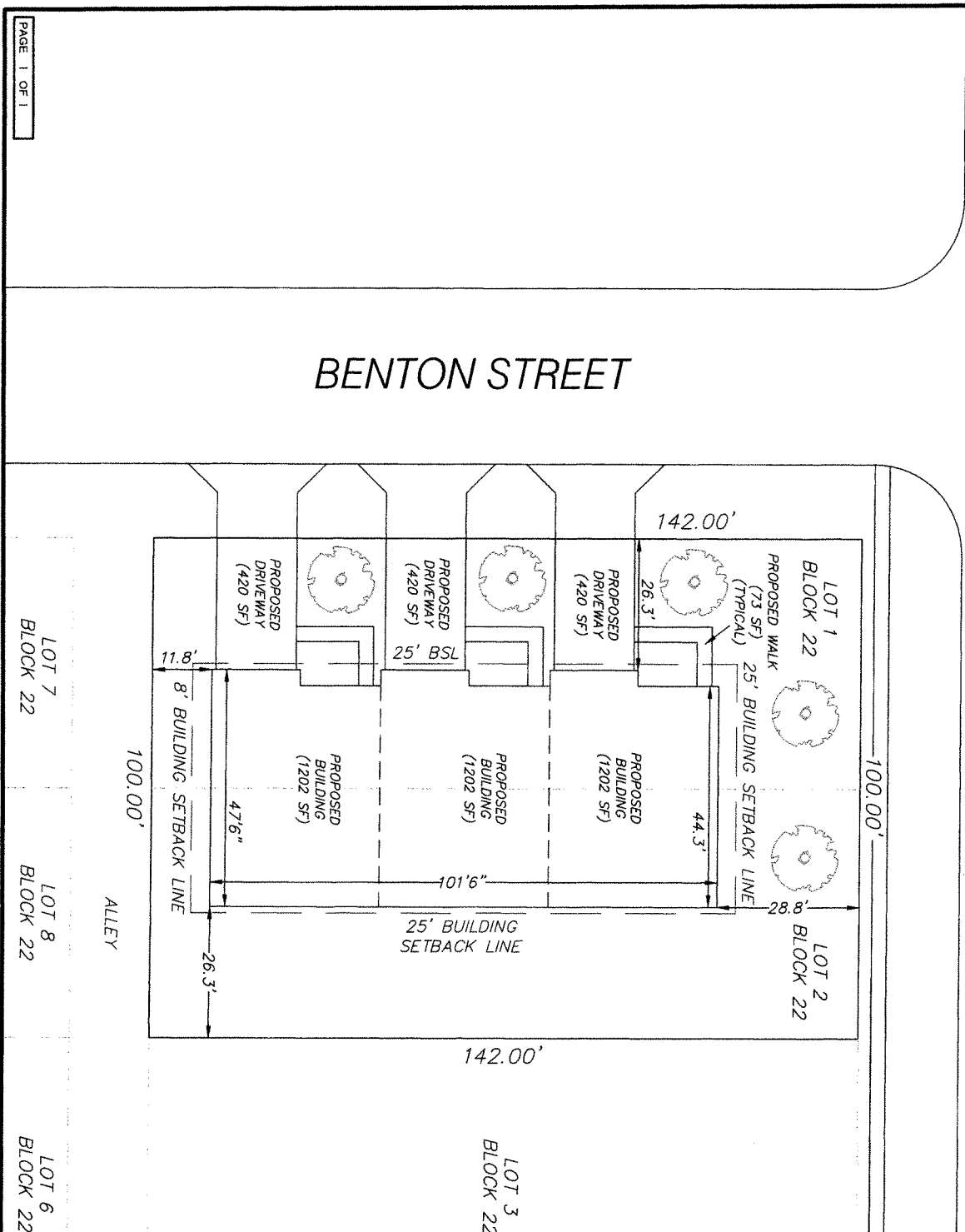
\_\_\_\_\_  
Taylor Christensen, Mayor

ATTEST:

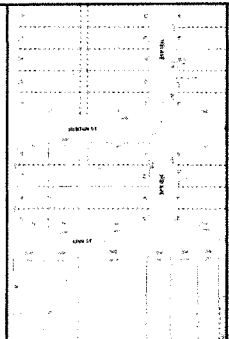
\_\_\_\_\_  
Jennifer Davies, City Administrator/Clerk

1<sup>st</sup> Reading \_\_\_\_\_  
2<sup>nd</sup> Reading \_\_\_\_\_  
3<sup>rd</sup> Reading \_\_\_\_\_  
Publication Date \_\_\_\_\_

# 3RD AVENUE



VELOCITY MAP  
MAP NOT SHOWING LATEST IMPROVEMENTS, NOT TO SCALE



LEGAL DESCRIPTION:  
JENKS 2ND ADD LOTS 1 & 2 BLK 22

PARCEL NUMBER: 1330483100

SCOPE OF WORK  
- SITE PLAN OF THE PROPERTY UNDER REVIEW  
- SHOWING THE PROPOSED CARPORT (11' X 18')  
- AND PROPOSED SCREENED PORCH (12X12')  
- DEVELOPMENT.

IMPERVIOUS SURFACE COVERAGE:

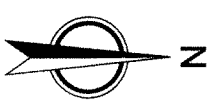
TOTAL PROPOSED BUILDING: - 3606 SF

TOTAL PROPOSED DRIVEWAY: - 1260 SF

TOTAL PROPOSED WALK: - 219 SF

TOTAL AREA: - 5085 SF - 35.80%

LOT AREA: - 14200 SF - 0.33 ACRES



SCALE: 1"=30'

ADDRESS:  
106 3RD AVENUE,  
SLATER, IA 50244,

Job Number: 106  
Drawn By: S.P.  
Date of Field Work: 07/25/2024

## SITE PLAN



SLATER SITE PLAN@GMAIL.COM