

CITY COUNCIL
STAFF REPORT
OCTOBER 05, 2020

PARCEL A OF OUTLOT 1, RIDNOUER ADDITION – REZONING

SUMMARY

CASE NUMBER: ZON-20-001

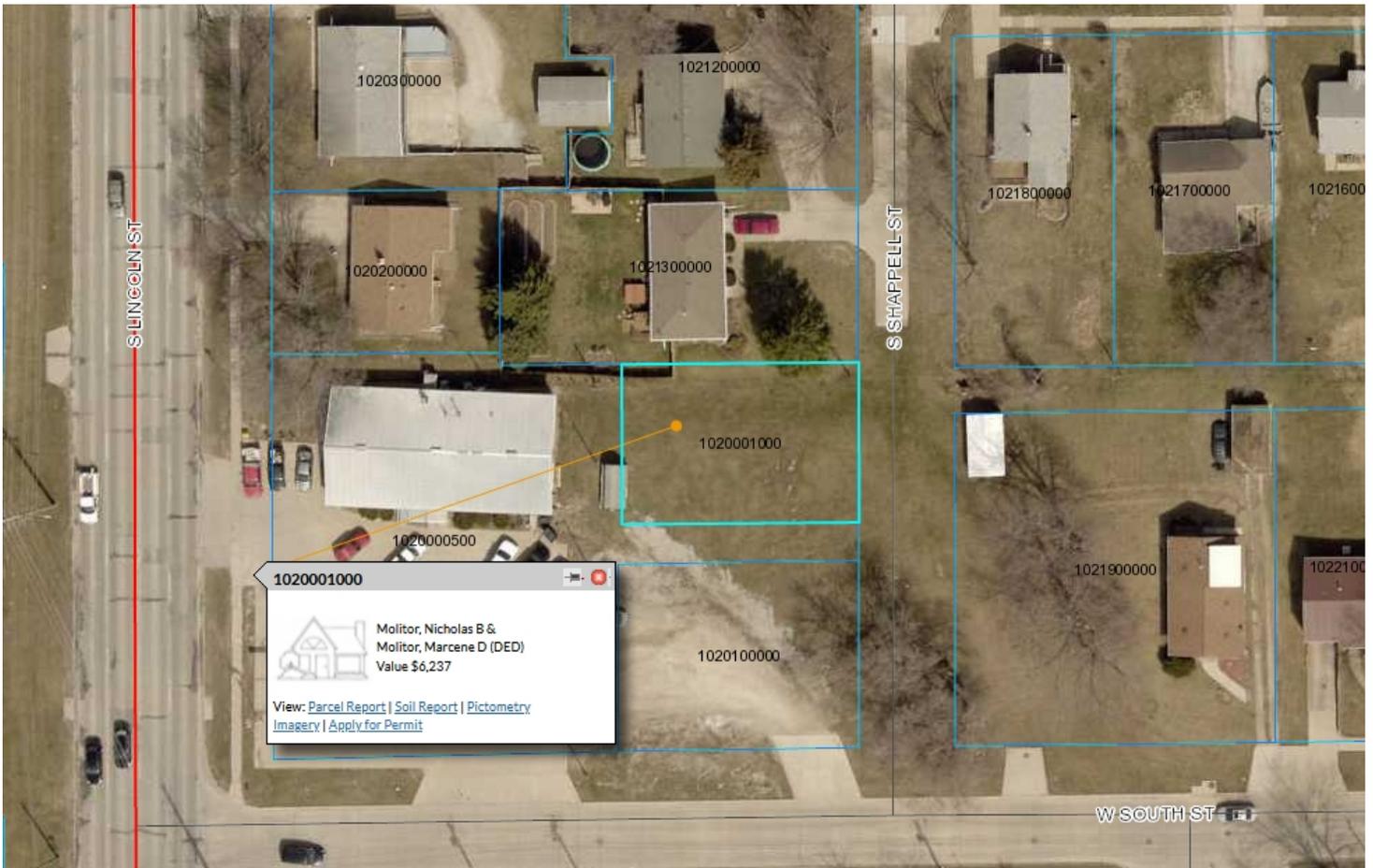
PREPARED BY: Bill Mettee, Planning & Zoning Administrator

MEETING DATES: September 8, 2020 – Planning & Zoning Commission
October 5, 2020 – City Council

REQUEST: Rezoning of Parcel A of Outlot 1 of Ridnouer Addition

PURPOSE: Rezone Parcel A from C-2 to match existing R-2 zoning designation

Recommendation: The Planning and Zoning Department recommends approval of the rezoning as presented



ZON-20-001 Ridnouer Addition, Parcel A Outlot 1

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Owner: Nicholas and Marcene Molitor
406 Shappell
Knoxville, IA 50138

Location: Ridnoer Addition, Outlot 1 Parcel A – One lot south of 406 Shappell just north of W South Street

Size: The size of the lot is 88.5' x 60' and 5,310 square feet.

Zoning: C-2 General Commercial

Existing Use: Vacant lot

Surrounding Zoning

North: R-2 One and Two-Family Residential
South: C-2 General Commercial
East: R-2 One and Two-Family Residential
West: C-2 General Commercial

Surrounding Land Use

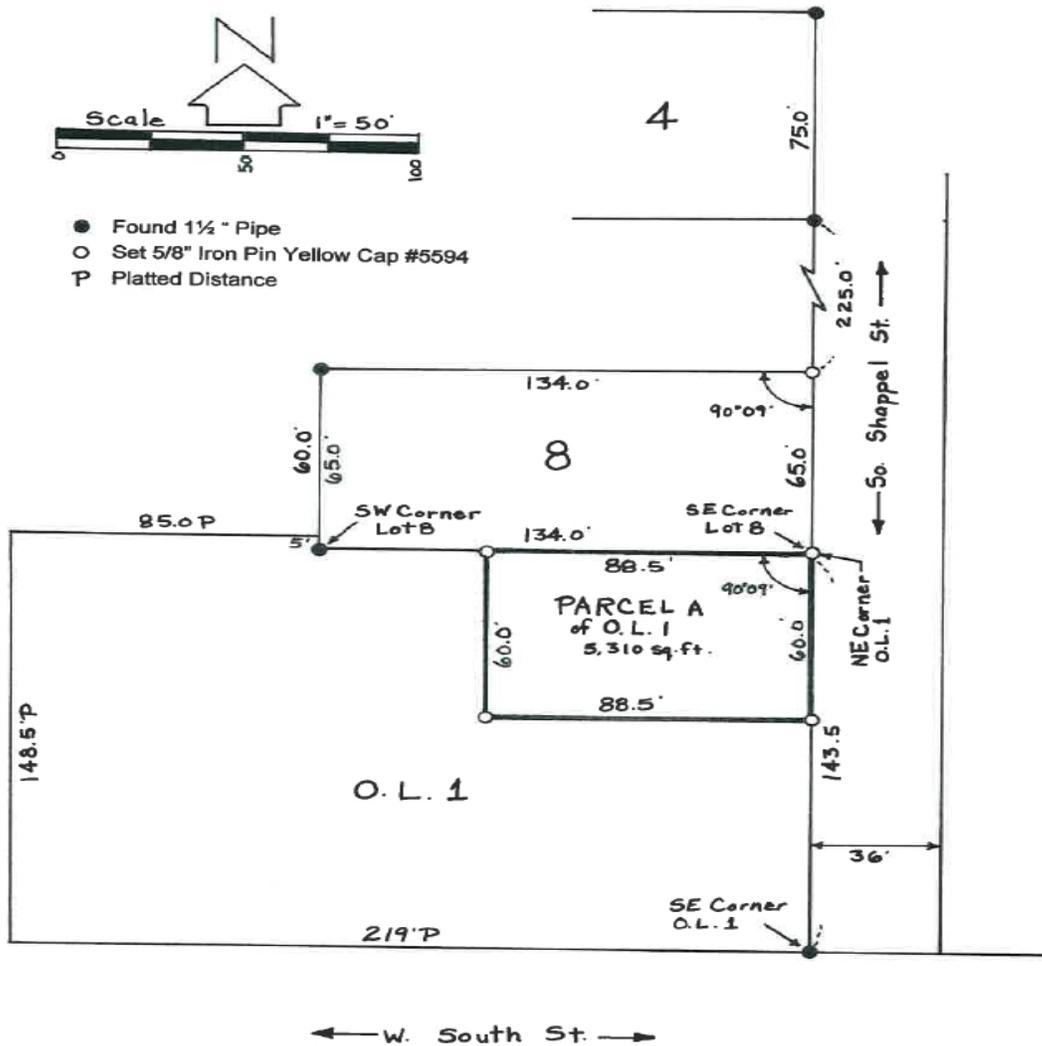
Single-Family Residential
Vacant Space of VFW Lot
Single-Family Residential
John Myers VFW Post



Plat Data: The applicant, Nicholas Molitor, requests a rezoning of his property – Parcel ID 1020001000 – from C-2 General Commercial to R-2 One and Two-Family Residential. The applicant acquired this parcel

from the VFW Post, which was zoned commercially. The applicant presented a Plat of Survey before Planning Commission in June for recommended approval, with formal approval by City Council.

Once the rezoning is approved, the applicant plans to combine this lot with 406 Shappell with the intention of constructing a detached garage in the future.



Staff Recommendation:

The City of Knoxville and the Planning Department recommend approval of the rezoning application as presented. On September 8, 2020, Planning Commission unanimously voted to recommend approval to City Council.