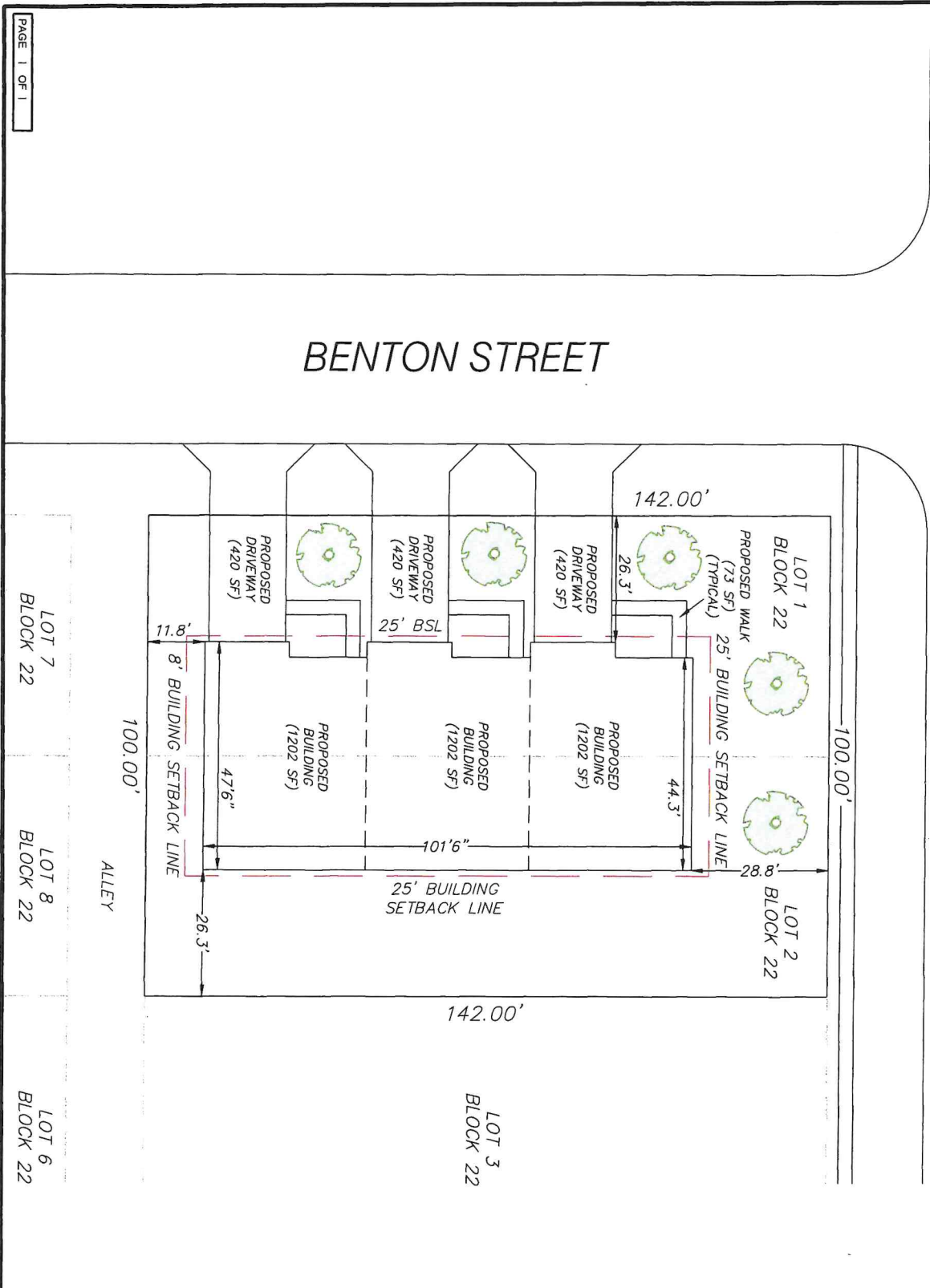


3rd AVENUE



<p>NEIGHBORHOOD MAP</p> <p>MAP NOT SHOW LATEST IMPROVEMENTS AND TO SCALE</p>
<p>LEGAL DESCRIPTION:</p> <p>JENKS 2ND ADD LOTS 1 & 2 BLK 22</p>
<p>PARCEL NUMBER: 1330483100</p>
<p>SCOPE OF WORK</p> <p>- SITE PLAN OF THE PROPERTY UNDER REVIEW</p> <p>- SHOWING THE PROPOSED CARPORT (11' X 18')</p> <p>- AND PROPOSED SCREENED PORCH (12X12)</p> <p>- DEVELOPMENT.</p>
<p>IMPERVIOUS SURFACE COVERAGE:</p>
<p>TOTAL PROPOSED BUILDING: - 3606 SF</p>
<p>TOTAL PROPOSED DRIVEWAY: - 1260 SF</p>
<p>TOTAL PROPOSED WALK: - 219 SF</p>
<p>TOTAL AREA: - 5085 SF- 35.80%</p>
<p>LOT AREA: - 14200 SF - 0.33 ACRES</p>



SCALE: 1"=30'

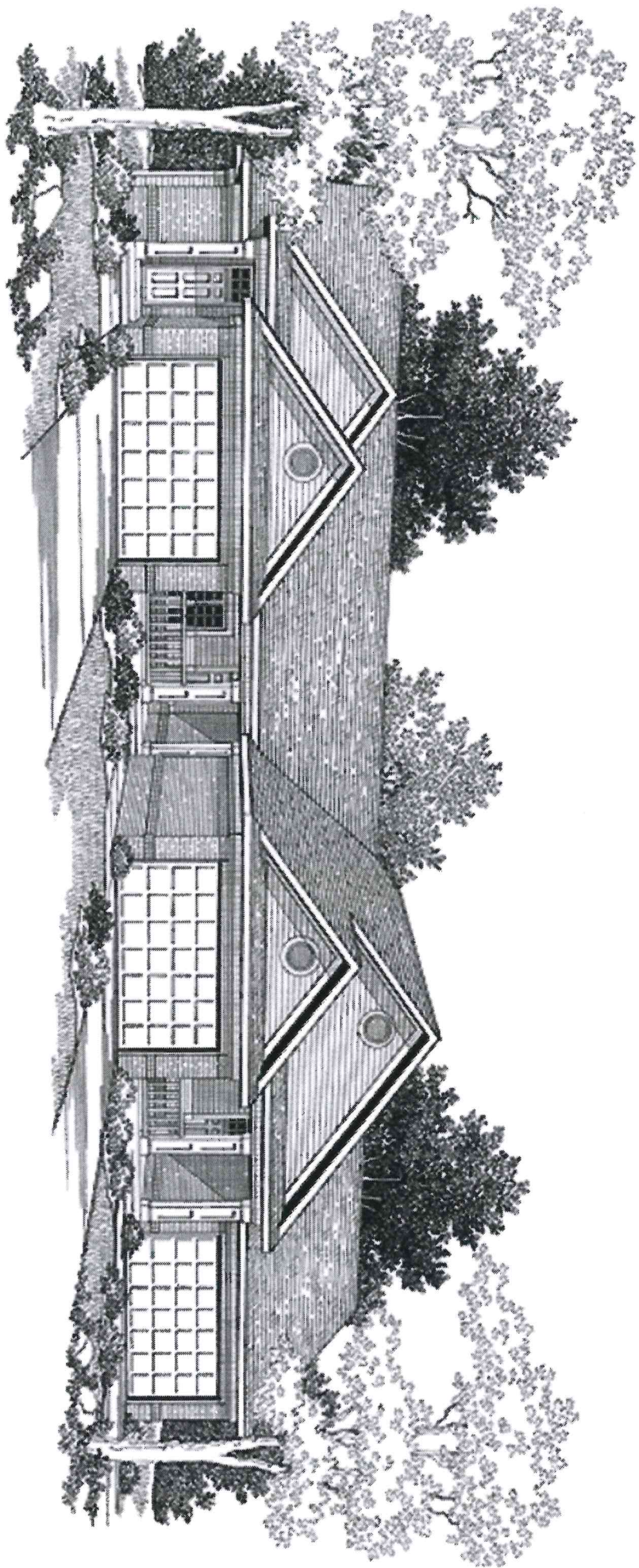
ADDRESS:
106 3RD AVENUE,
SLATER, IA 50244

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

SIZE: 11"x17"

SITE PLAN

SLATER SITE PLAN @ GMAIL.COM



**City Hall**

101 Story Street
PO Box 538
Slater, Iowa 50244
(515) 685-2531

cityofslater@huxcomm.net
website: slateriowa.org

Public Works

201 Greene Street
PO Box 538
Slater, Iowa 50244
(515) 228-3339

mestrem@huxcomm.net

Slater Library

105 North Tama
PO Box 598
Slater, Iowa 50244
(515) 228-3558 phone / fax
director@slaterlibrary.org

CITY OF SLATER, IOWA
NOTICE OF PUBLIC HEARING
For REZONING of 106 3rd Ave

The City Council of Slater, Iowa, will conduct a public hearing at a regular meeting thereof beginning at 6:00 PM on October 14, 2024, in the Council Chambers of City Hall located at 101 Story Street, Slater, Iowa, on a proposal to rezone

1. Parcel # 13-30-483-100, Commonly known as 106 3rd Ave

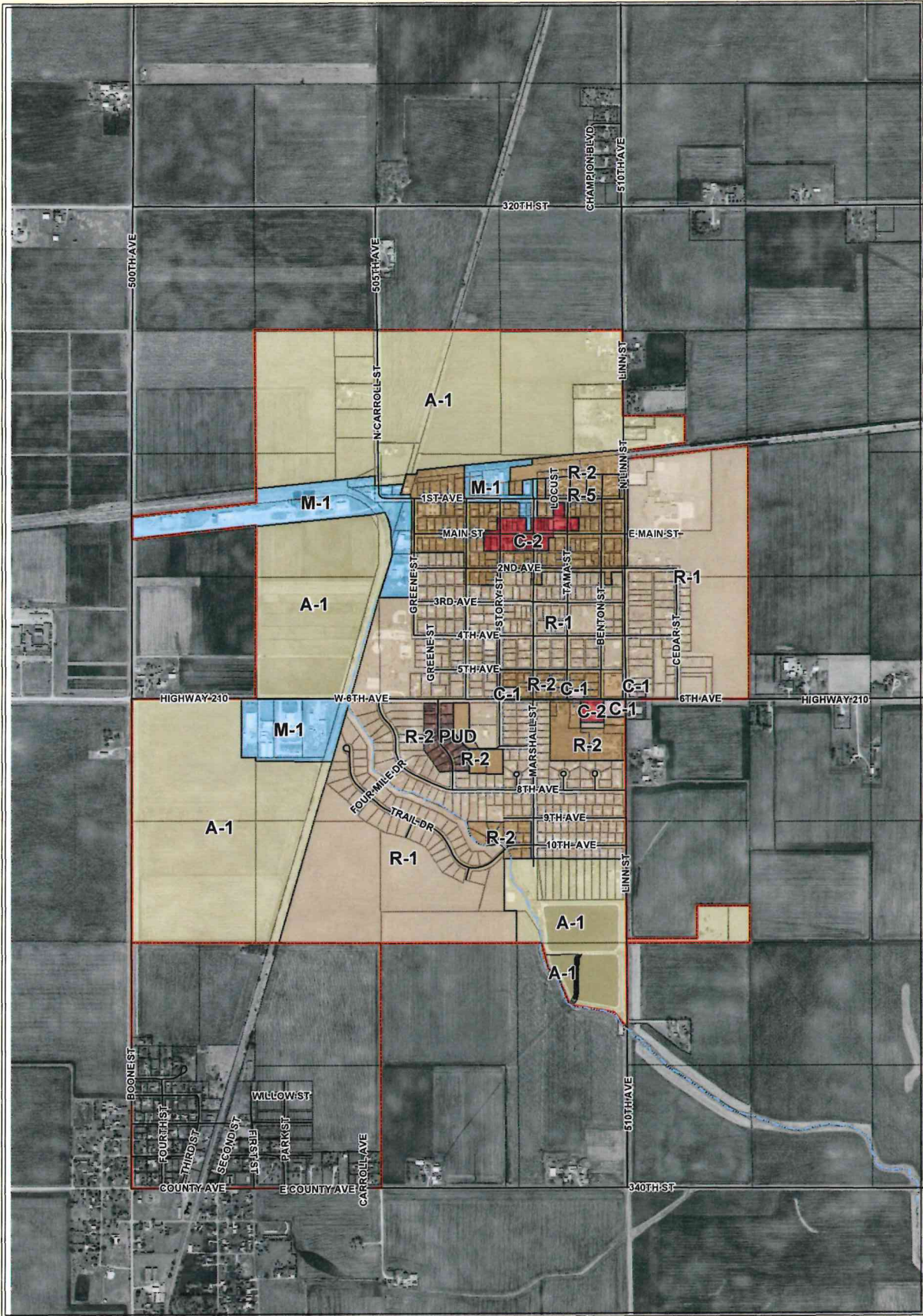
The request is to change the current designation of "R1" – Single Family Residential to "R3" – Multi – Family Residential for the purpose of building a Tri-plex on said parcel.

Whereas, this has been recommended by the City Planning and Zoning Commission with a vote of 3-0, the Council will now conduct the public hearing as outlined above and may consider this request through change in City Zoning map by adoption of an Ordinance as required by Iowa Code.

Any interested person(s) or parties may appear for or against the proposed zoning. Pursuant to section 414.5 of the Code of Iowa, protests must be filed in written form and signed. This notice is published by order of the City council pursuant to sections 362.2 and 414.4 of the Code of Iowa.

If you have any questions or concerns please feel free to contact Jennifer Davies – Slater City Administrator / Clerk at Slater City Hall 515-685-2531 or cityofslater@huxcomm.net

Thank You.



Overview Location Map

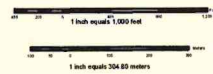


Legend	
	City Corporate Limits
	City Parcels
	Road Centerline
	Stream Centerline
	A-1 - Agriculture
	C-1 - Commercial
	M-1 - Industrial
	R-1 - Residential Single-Family
	R-2 PUD - Residential Single-Family Planned Unit Development
	R-2 - Residential Single-Family
	C-2 - Commercial
	C-2 C-1 - Commercial
	Prairie Creek - R-2 PUD

CITY OF SLATER

City of Slater Official Zoning Map

Update/Modification Statement: Report updates and corrections to the City of Slater, 105 General Street, Slater, Iowa 50244



Certification Block

This is to certify that this is the Official Zoning Map of the City of Slater, Missouri, as amended on this 15th day of May, 2018, by the City Council of Slater, Missouri, and that the same is in accordance with the Charter of the City of Slater, Missouri, and the laws of the State of Missouri.

Mayor: _____
 City Clerk: _____



must be given and in no case shall the public hearing be held earlier than the next regularly scheduled city council meeting following the published notice.

[C24, 27, 31, 35, 39, §6455; C46, 50, 54, 58, 62, 66, 71, 73, 75, 77, 79, 81, §414.4]

84 Acts, ch 1018, §1

Referred to in §329.9, 414.5, 414.24

414.5 Changes — protest.

The regulations, restrictions, and boundaries may, from time to time, be amended, supplemented, changed, modified, or repealed. Notwithstanding section 414.2, as a part of an ordinance changing land from one zoning district to another zoning district or an ordinance approving a site development plan, a council may impose conditions on a property owner which are in addition to existing regulations if the additional conditions have been agreed to in writing by the property owner before the public hearing required under this section or any adjournment of the hearing. The conditions must be reasonable and imposed to satisfy public needs which are directly caused by the requested change. In case, however, of a written protest against a change or repeal which is filed with the city clerk and signed by the owners of twenty percent or more of the area of the lots included in the proposed change or repeal, or by the owners of twenty percent or more of the property which is located within two hundred feet of the exterior boundaries of the property for which the change or repeal is proposed, the change or repeal shall not become effective except by the favorable vote of at least three-fourths of all the members of the council. The protest, if filed, must be filed before or at the public hearing. The provisions of section 414.4 relative to public hearings and official notice apply equally to all changes or amendments.

[C24, 27, 31, 35, 39, §6456; C46, 50, 54, 58, 62, 66, 71, 73, 75, 77, 79, 81, §414.5]

84 Acts, ch 1176, §1; 85 Acts, ch 9, §2; 88 Acts, ch 1246, §8

Referred to in §657.9

414.6 Zoning commission — powers and duties.

1. In order to avail itself of the powers conferred by this chapter, the council shall appoint a commission, to be known as the zoning commission, to recommend the boundaries of the various original districts and appropriate regulations and restrictions to be enforced therein. Where a city plan commission already exists, it may be appointed as the zoning commission. Such commission shall, with due diligence, prepare a preliminary report and hold public hearings thereon before submitting its final report; and such council shall not hold its public hearings or take action until it has received the final report of such commission. After the adoption of such regulations, restrictions, and boundaries of districts, the zoning commission may, from time to time, recommend to the council amendments, supplements, changes, or modifications.

2. The zoning commission may recommend to the council for adoption a comprehensive plan pursuant to section 414.3, or amendments thereto.

[C24, 27, 31, 35, 39, §6457; C46, 50, 54, 58, 62, 66, 71, 73, 75, 77, 79, 81, §414.6]

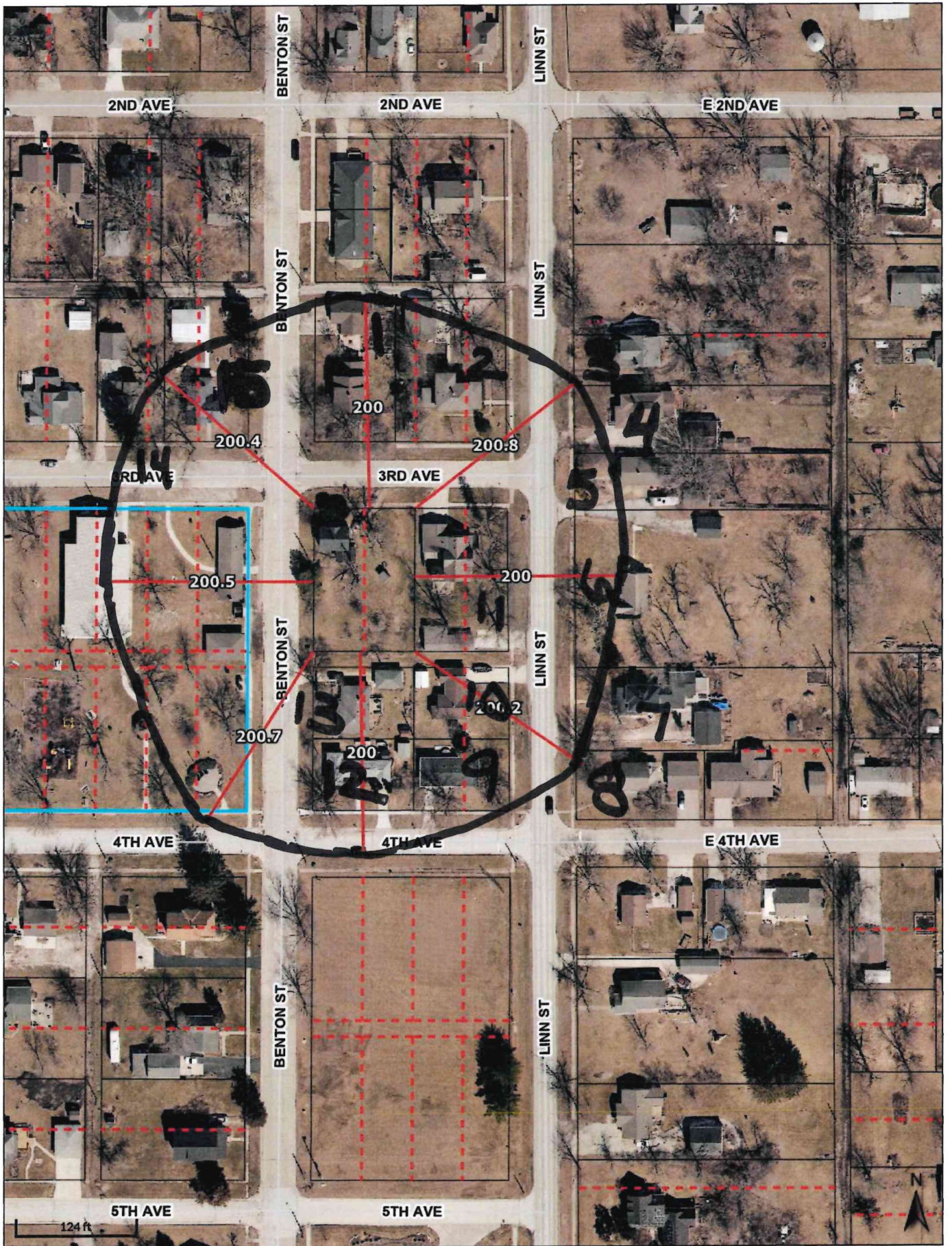
2010 Acts, ch 1184, §24

Referred to in §329.9, 414.3, 657.9

414.7 Board of adjustment — review by council.

1. The council shall provide for the appointment of a board of adjustment. In the regulations and restrictions adopted pursuant to the authority of this chapter, the council shall provide that the board of adjustment may in appropriate cases and subject to appropriate conditions and safeguards make special exceptions to the terms of the ordinances in harmony with the general purpose and intent of the ordinances and in accordance with general or specific rules contained in the ordinances and provide that any property owner aggrieved by the action of the council in the adoption of such regulations and restrictions may directly petition the board of adjustment to modify regulations and restrictions as applied to such property owners.

2. The council may provide for review of variances granted by the board of adjustment by the council before the effective date of the variances. The council may remand a decision



15 properties within 200ft
 3 properties = 20%.

received
10/9/2024

To: City of Slater

RE: Rezoning of 106 3rd Ave.

Date: 10-07-24

I am providing this notice as being against the rezoning of 106 3rd Ave.

The properties surrounding that lot have traditionally been single family dwellings zoned R1. A duplex could be considered without changing the zoning. A tri-plex would not be a welcome addition to the neighborhood due to the size, parking, and proximity to Nelson Park.

From the Planning and Zoning Fact Sheet from Iowa State University:

The fundamental purpose of the zoning ordinance is to establish districts where similar land uses are grouped together and governed by a common set of standards, such as lot sizes, setbacks, height requirements and design standards. They are similar in type and range of impact, and that the special exceptions would be welcome additions to the district if additional standards could prevent them from undermining neighboring property.



Barbara Mallon