



**City of Oelwein
Planning & Zoning Commission**

Rezoning Proposal – R-1 to R-2

Applicant: City of Oelwein

Requested Action: Amend the Official Zoning Map

Current Zoning Classification: R-1

Proposed Zoning Classification: R-2

Subject Properties:

- 201 9th Ave SW – Parcel #1820435001
- 204 8th Ave SW – Parcel #1820435014
- 208 8th Ave SW – Parcel #1820435013
- Parcel #1820435019 (currently without assigned mailing address)

I. Purpose of Request

The City is requesting a rezoning of the above-referenced parcels from R-1 (1 and 2 family dwellings) to R-2 (multifamily dwellings). The purpose of this amendment is to support the planned expansion and revitalization of the existing neighborhood in alignment with future City development initiatives.

This rezoning will provide greater flexibility for housing types while maintaining residential character, allowing for incremental infill development and reinvestment in the area.

II. Background and Context

The subject properties are located within an established residential neighborhood. As the City continues to evaluate long-term growth, infrastructure investment, and neighborhood stabilization strategies, it has identified this area as appropriate for moderate residential density consistent with R-2 zoning.

The transition from R-1 to R-2 would:

- Allow for multi-family residential dwellings where appropriate
- Encourage reinvestment in underutilized or aging properties
- Support neighborhood vitality through diversified housing options
- Align with anticipated future public improvements and revitalization efforts

The proposed R-2 classification remains residential in nature and is compatible with surrounding land uses while providing modest density increases necessary for sustainable neighborhood growth.



20 2nd Ave. S.W.
Oelwein, Iowa 50662



buildingadmin@CityofOelwein.org
www.CityofOelwein.org



Phone: (319) 283-5862
Fax: (319) 283-4032



III. Consistency with City Planning Goals

The proposed rezoning supports the City's broader goals of:

- Promoting reinvestment in established neighborhoods
- Expanding housing options within existing infrastructure service areas
- Encouraging responsible infill development
- Enhancing long-term neighborhood stability and property values

The requested zoning change represents a measured and appropriate adjustment to accommodate future revitalization efforts without introducing incompatible commercial or high-density uses.

IV. Public Interest Considerations

Rezoning these parcels to R-2 will:

- Provide flexibility for future redevelopment
- Support strategic housing diversification
- Encourage private investment
- Utilize existing utilities and public infrastructure efficiently

The proposed change is in the public interest and is consistent with orderly growth and sound land use planning principles.

V. Recommendation

Staff recommends that the Planning & Zoning Commission review the proposed amendment and forward a recommendation of approval to the City Council for rezoning the following parcels from R-1 to R-2:

- 201 9th Ave SW – Parcel #1820435001
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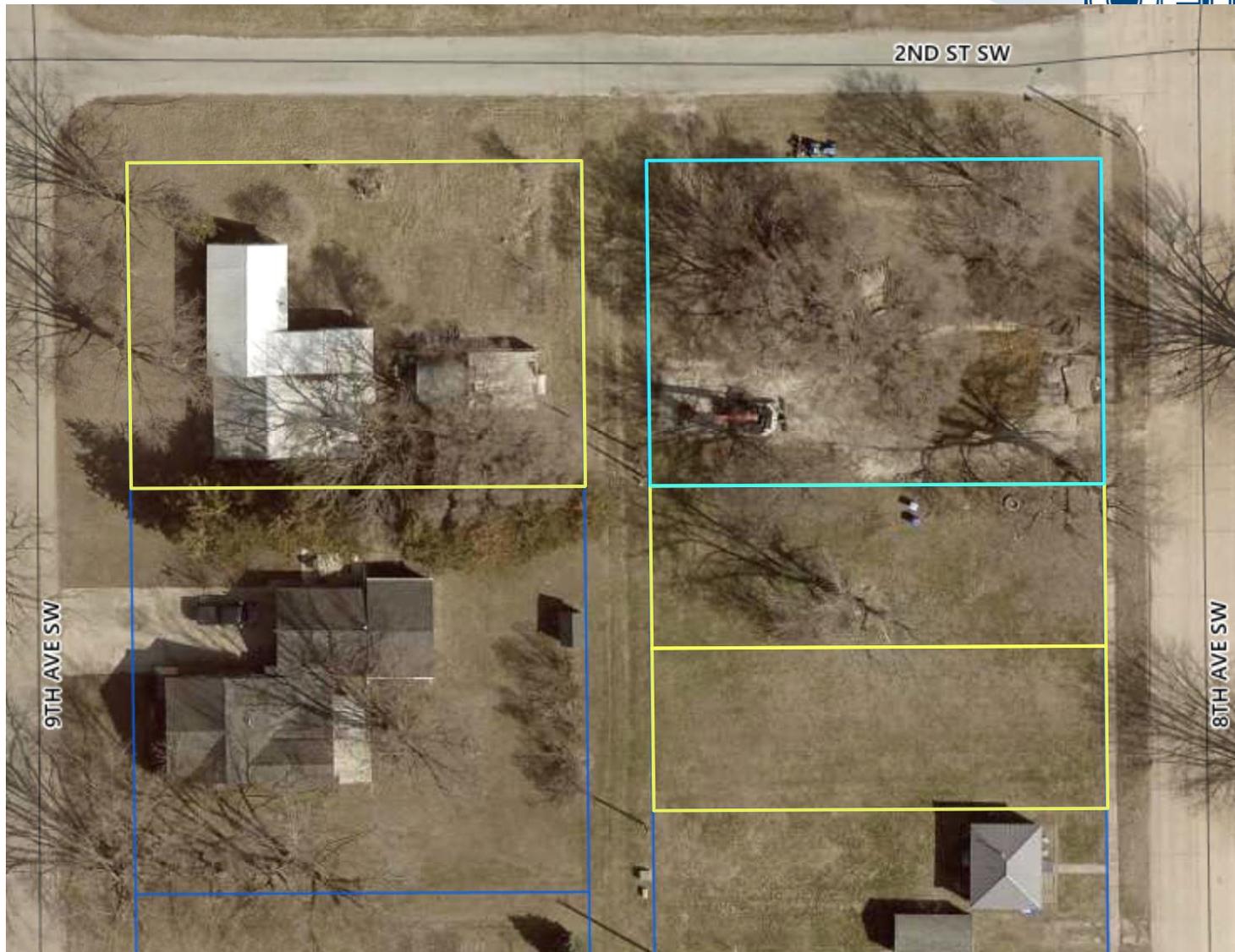
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