



Neighborhood Meeting  
Application PL2017167  
Residential Preliminary Development Plan

Meeting Held  
September 14, 2017 at 7:00pm  
Winterset Park Community Building  
2505 SW Wintercreek Dr

The meeting began promptly at 7pm with a welcome and overview by David Gale and an introduction of John Bondon and Matt Schlicht. Matt Schlicht, with Engineering Solutions explaining the project details and allowing questions throughout the discussion. The project was described as a Senior Residential Development with 56 total units, 40 single family and 16 town homes. The single family units were described as ranch or reverse floor plans while the town homes were noted as 2 story. The architectural style, color and amenities onsite were described and explained to be designed for a senior client. The option was mentioned that we don't believe we can restrict the age for the development but can develop the area in such a way that it will be anticipated that the purchaser will be a more senior or single professional user. There was some discussion related to the two storm town homes and how a senior might not be interested in this type of unit. Examples were provided where seniors are moving into multi story garden style apartments and are willing to purchase this and this type of unit is only 28.6% of the overall development. One of the neighbors indicated that they owned a similar unit and suggested to move the master bedroom to the main floor. The berm and street cross section was discussed and it was requested that the anticipated height of the berm be added to the plan. It was asked if a fence would be required and it was noted that because this use is similar a fence is not required at this time but will be once the commercial development begins.

The home styles, architecture and estimated costs were discussed and described as

Townhomes

- Main Floor 1,200 to 1,400 sq. ft
- Second Floor 1,400 to 1,600 sq. ft.
- Estimate Sale \$310,000 to \$350,000

Single Family

- Main Floor 1,400 to 1,800 sq. ft.
- Estimated Sale \$325,000 to \$375,000

Key issues with residents

- Request Village Park Drive to be 25 mph speed limit
- Request no sidewalk on the south side of Village Park Dr
- Do not like the potential of the water line looping into Winterset Valley 10<sup>th</sup> Plat

David Gale gave some updates on Winterset Valley construction and time line and meeting was adjourned.

If you have questions related to the minutes please let me know

Attachments

- Sign in sheet
- Concept plan

Thank You

Matt Schlicht