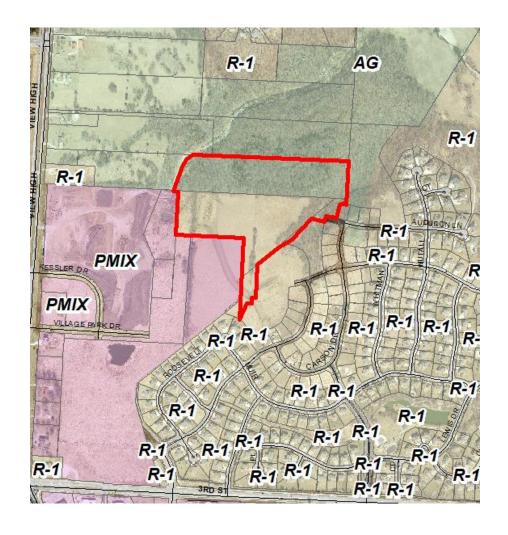
Winterset Valley 14th Plat Rezoning and PDP

Application #PL2020-308 January 5, 2021







North: R-1 and AG – undeveloped acreage

South: R-1 – single-family residential

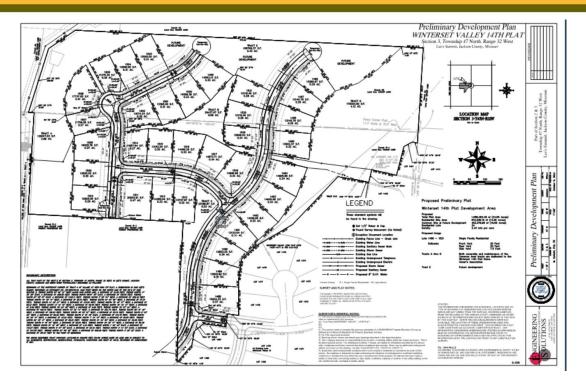
East: R-1 and AG

– single-family
residential

West: R-1 – undeveloped acreage



Aerial and Zoning Map



- Current zoning: AG and R-1
- Proposed zoning: R-1
- 24.8 total acres
 - 10.9 acres to be rezoned
- 34 lots and 5 common area tracts
- 1.4 units/acres density

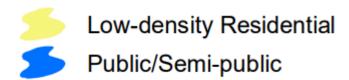


S Zoning Exhibit and Site Information

Comprehensive Plan

- Low-density residential
- Meets objectives of the Comp Plan
- Compatible with Comp Plan and existing surrounding uses

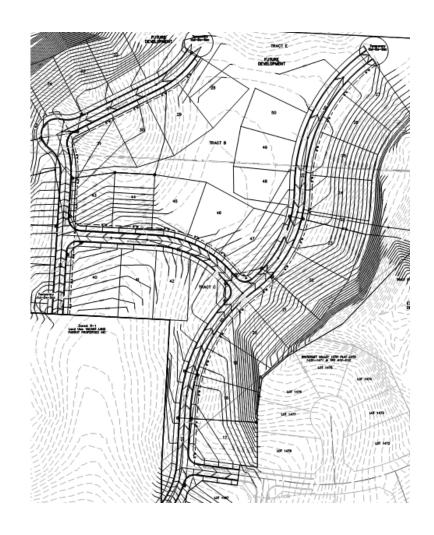






Cul-de-sac length.

- Required cul-de-sacs longer than 500', but no longer than 1,000' may be allowed due to physical limitations or topography
- Proposed approximately 1,170' (NW Lovins Dr)
- Recommended Staff supports the modification. Topographical conditions are such that it is not feasible to provide an additional street connection through the existing Winterset Valley phase to the east.





Modifications

1. A modification shall be granted to the maximum allowable 1,000 foot cul-de-sac length, to allow a cul-de-sac length of approximately 1,170 feet.



Conditions of Approval