Legislation Details (With Text)

File #:	2020-3742	**Name:**	
Type:	Public Hearing - Sworn	**Status:**	Agenda Ready
File created:	10/7/2020	**In control:**	City Council - Regular Session
On agenda:	10/22/2020	**Final action:**	
Title:	Public Hearing: Application #2020-219-Rezoning from AG and R-1 to R-1 and Preliminary Development Plan-The Ridge at Winterset Summit, Lots 1-5 & Tract A, 2550 SW 3rd St, Engineering Solutions, LLC, applicant.		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Minutes, 2. Staff Report, 3. TIA Report, 4. Rezoning Exhibit and Legal Description, 5. Site Plan, 6. Drainage Study, 7. Public Comment, 8. Applicant letter, 9. Location Map, 10. Staff Presentation, 11. Applicant Presentation		

Date	Ver.	Action By	Action	Result
10/22/2020	1	Planning Commission	recommended for approval	Pass

Public Hearing: Application #2020-219-Rezoning from AG and R-1 to R-1 and Preliminary Development Plan-The Ridge at Winterset Summit, Lots 1-5 & Tract A, 2550 SW 3rd St, Engineering Solutions, LLC, applicant.

Issue/Request:
The proposed rezoning and preliminary development plan is for the construction of five (5) single-family homes for a new subdivision called The Ridge at Winterset Summit. The site of the proposed development is composed of portions of a common area tract in the Winterset Valley subdivision and Cedar Creek Elementary School property.

Matt Schlicht, Engineer (V)
Josh Johnson, AICP, Assistant Director of Plan Services (P)

The application meets the requirements of the UDO and the Design & Construction Manual (DCM).

Recommended Conditions of Approval:

1. A modification shall be granted to the 10% maximum allowance of cul-de-sac lots in a subdivision, to allow a combined 26% cul-de-sac lots between The Ridge at Winterset Summit and Winterset Park subdivisions.
2. A modification shall be granted to the minimum 30’ front yard setback requirement, to allow the requested 25’ for Lots 2 and 3, and 20’ for Lot 4 for The Ridge at Winterset Summit subdivision.

A motion was made by Vice Chair Dial, seconded by Board Member Loveless, that this application be recommended for approval to the City Council-Regular Session. The motion carried was unanimous.