

Legislation Details (With Text)

File #:	2020-3850	Name:	
Type:	Public Hearing - Sworn	Status:	Presented
File created:	12/4/2020	In control:	City Council - Regular Session
On agenda:	1/5/2021	Final action:	1/5/2021
Title:	Public Hearing: Application #PL2020-308 - Rezoning from AG and R-1 to R-1 and Preliminary Development Plan - Winterset Valley 14th Plat, Lots 1488-1521 & Tracts A-E; Engineering Solutions, LLC, applicant.		
Sponsors:	Planning and Special Projects		
Indexes:			
Code sections:			
Attachments:	1. Draft PC Minutes, 2. Staff Report, 3. Transportation Impact Analysis, 4. Preliminary Development Plan, 5. Modification Narrative, 6. Macro Storm Water Study, 7. Staff Presentation, 8. Location Map		

Date	Ver.	Action By	Action	Result
1/5/2021	1	City Council - Regular Session	presented	
12/10/2020	1	Planning Commission	recommended for approval	Pass

Public Hearing: Application #PL2020-308 - Rezoning from AG and R-1 to R-1 and Preliminary Development Plan - Winterset Valley 14th Plat, Lots 1488-1521 & Tracts A-E; Engineering Solutions, LLC, applicant.

Issue/Request:

The developer proposes a preliminary development plan covering approximately 25 acres for the next phase of the Winterset Valley single-family residential subdivision. Of these 25 acres, 14 acres have existing R-1 zoning. The remaining 11 acres are zoned AG and are proposed to be rezoned to R-1 as part of this application. This next phase of the Winterset Valley subdivision consists of 34 lots and 5 common area tracts.

A preliminary development plan accompanies the rezoning application because the applicant requires a modification to the maximum allowable cul-de-sac length. The proposed preliminary development plan also serves as the preliminary plat for Winterset Valley, 14th Plat, as allowed under UDO Section 7.120.

Josh Johnson, AICP, Assistant Director of Plan Services
Matt Schlicht, Applicant

Recommendation: With the condition of approval below, the application meets the requirements of the UDO and Design and Construction Manual (DCM).

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 ft.

Committee Recommendation: On a motion by Mr. Loveless, seconded by Mr. Kitchens, the Planning Commission unanimously voted on December 10, 2020, to recommend APPROVAL of Application #PL2020-308 - Rezoning from AG and R-1 to R-1 and Preliminary Development Plan - Winterset Valley 14th Plat, Lots

1488-1521 & Tracts A-E; Engineering Solutions, LLC, applicant.