

Legislation Text

File #: 2020-3850, **Version:** 1

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.