

P&Z Report – September 28, 2021

The Honorable Michael Kidd  
and Members of the City Council  
Dallas Center, IA 50063

Dear Mr. Mayor and Members of the Council:

The Dallas Center Plan & Zoning Commission met Tuesday, September 28, 2021 at 6:30 P.M. at Memorial Hall with the following Commission members present: Abby Anderson, Perry Gruver, Linda Licht, Thomas Strutt, Daniel Willrich and Matt Ostanik. Also participating were City Attorney Ralph Brown and City Engineer Bob Veenstra.

### **Public Communications**

Bob Haxton and Julie Becker stated concerns about proposed new developments.

### **Urban Renewal Plan for the West Urban Renewal Area**

The Commission reviewed and discussed the proposed Urban Renewal Plan for the West Urban Renewal Area. The City Engineer further discussed the intentions of the plan and how it will be utilized to improve the existing private streets with the goal of transferring them to the City. After discussion, Thomas Strutt moved and Linda Licht seconded to authorize a written statement from the Commission to the City Council that the Plan is in conformity with the City's general plan for the development of the City as a whole. The motion passed 6-0.

### **Possible Changes to Residential Zoning Districts**

The Commission discussed possible changes to the City's zoning code for residential districts. The City Engineer further discussed his August 23 memo to the Commission with ideas for possible residential zoning options. The Commission discussed but did not reach a conclusion on what the minimum lot width should be in new residential developments. The Commission also discussed the relationship between lot size and cost and how different ages and audiences of home owners may have different preferences for what they would like to buy.

After discussion, the Commission requested the City Attorney begin drafting possible updates to the City's R-1 zoning district, including creating new R-1 options with different widths and a mixed/flexible width option. The Commission will further discuss these options in future meetings.

## **Comprehensive Plan Update Process**

The Commission discussed several topics related to the comprehensive plan update:

- Preliminary community survey results
- A historical list of subdivisions added to Dallas Center since 1960
- An upcoming joint meeting with the Parks & Recreation Board
- Public workshops on October 18 and November 8
- Next steps with the future land use plan

The Commission will continue work on all of these items over the next several months.

Respectfully submitted,  
Matt Ostanik  
P&Z Commission Chair