

P&Z Report – December 28, 2021

The Honorable Danny Beyer
and Members of the City Council
Dallas Center, IA 50063

Dear Mr. Mayor and Members of the Council:

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

Public Communications

Julie Becker stated concerns about City Council's appointments to City boards. Bob King asked P&Z to consider how new developments will have bike and foot access to the rest of the community.

Skye View Estates

Charles Goodall presented an updated preliminary plan for Skye View Estates.

- The updated plan shows 50', 55' and 60' lot widths
- He expects to construct approximately 10-20 single family houses per year
- The development now includes four 3-story, 24-plex apartment buildings
- He hopes to start construction in early summer
- He has interest from another party to possibly include a mini storage facility in the development
- P&Z members expressed positive feedback on including mini storage, as long as it meets our architectural requirements and includes hard surface paving
- P&Z members also expressed concern about having single family lots directly on Highway 44
- Charles stated that research shows people prefer to drive directly into a residential development off a highway instead of driving through commercial to reach residential; we asked him to forward a copy of that research (at the time of this report, it has not yet been provided)
- Further discussion is also needed about parkland dedication

- Charles said he would prefer to put all of the parkland in the very back of the development (which would then delay having a park for a number of years)
- But P&Z members expressed a preference to have multiple smaller parks located throughout the development, which the Parks & Recreation Board had also suggested

No formal action was taken.

Possible Changes to Residential Zoning Districts

The Commission continued discussion about revisions to our residential zoning districts including reviewing draft language from the City Attorney that would create new R-1 options with different widths and a mixed/flexible width option.

No action was taken.

Comprehensive Plan Update

The Commission discussed updates to the policy statements from the 2008 comprehensive plan. Commission members agreed on a number of edits to the policy statements. The City Engineer suggested that we should further discuss several specific bullet points in the Transportation section. We will discuss these specific items in more detail at our next meeting.

Respectfully submitted,
Matt Ostanik
P&Z Commission Chair