

P&Z Report – April 26, 2022

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, April 26, 2022 at 6:30 P.M. at Memorial Hall. Commission members Abby Anderson, Perry Gruver, Linda Licht, Jim Pohl, Thomas Strutt and Matt Ostanik were present. Prior to the meeting I received a resignation letter from Kari Boscaljon, and she was not present at the meeting. City Administrator Cindy Riesselman, City Attorney Ralph Brown and City Engineer Bob Veenstra also were present and participated.

Public Communications

Julie Becker stated concerns about new developments and architectural standards.

Public Hearing – on the Petition for Amendment to the Dallas Center Zoning Code filed by Skye View Estates

The Commission held a public hearing on Skye View Estates' request that certain parcels of real estate be rezoned from A-1 to R-2, R-3 and R-1-55 Flex.

Charles Goodall spoke about the request. Julie Becker stated concerns about new developments. No other public comments were received in the public hearing.

After closing the hearing, Abby Anderson moved and Linda Licht seconded that the Commission finds the rezoning to be consistent with the comprehensive plan and to recommend that City Council approve the rezoning. The motion passed 6-0.

Public Hearing – on the Petition for Amendment to the Dallas Center Zoning Code filed by Downing Development

The Commission held a public hearing on Downing Development's request that certain parcels of real estate be rezoned from A-1 to C-2.

Steve Downing spoke about the request. Julie Becker stated support for the rezoning. No other public comments were received in the public hearing.

After closing the hearing, Perry Gruver moved and Thomas Strutt seconded that the Commission finds the rezoning to be consistent with the comprehensive plan and to recommend that City Council approve the rezoning. The motion passed 6-0.

Handle Bar Patio Expansion

The Commission had an agenda item to discuss a request from the Handle Bar for an expansion to the restaurant patio, but the request was not received before the meeting so this item was tabled.

The Neighborhood Plat 2

Shane Devick with CEC further discussed The Neighborhood concept plan. The Commission discussed feedback from the Parks & Recreation Board on several items regarding the concept plan:

- Adding two pocket parks in the development
- Adding a sidewalk easement so children and bike traffic can leave the northern part of the development without cutting across yards
- Adding a sidewalk/trail on Fairview Drive

Abby Anderson moved and Linda Licht seconded to recommend that City Council ask the City Engineer to begin design work for a wide sidewalk/trail on the east side of Fairview Drive. The new sidewalk/trail should extend north of Highway 44 and will be a critical connection for The Neighborhood and Skye View Estates residents to access the rest of the City's sidewalk network. The motion passed 6-0.

Anti-Cookie Cutter Requirements

The Commission continued discussion about how to avoid "cookie cutter" developments, including the possibility of adding residential architectural standards for new developments. Commission members brainstormed a number of different ideas for how to approach this. No official action was taken, and the Commission will discuss more in a future meeting.

E-1 Setbacks

The Commission discussed using E-1 rural estate zoning for new single-family housing that is located directly on Highway 44 on the west side of town. This

discussion was prompted by last month's discussion about dividing and rezoning the Reed Family Farm.

The Commission asked the City Attorney to prepare a draft to amend the E-1 zoning language to include a bigger setback when located directly on a highway. The Commission discussed but did not agree on a specific number for the setback. Twenty existing Highway 44 properties on the west side of the City have an average setback of 146 feet from the highway right of way.

No official action was taken, and the Commission will discuss more in a future meeting.

Comprehensive Plan Update

The Commission discussed next steps for the Comprehensive Plan including scheduling a joint meeting with City Council.

Respectfully submitted,
Matt Ostanik
P&Z Commission Chair