

P&Z Report – January 25, 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, January 25, 2022 at 6:30 P.M. at Memorial Hall. Commission members Perry Gruver, Linda Licht, Jim Pohl, Thomas Strutt, and Matt Ostanik were present. Abby Anderson and Kari Boscaljon were absent. City Attorney Ralph Brown and City Engineer Bob Veenstra also were present and participated.

Public Communications

Julie Becker and Bob Haxton stated concerns about proposed new developments and Dallas Center's growth. Bob King mentioned that Dallas Center is a finalist for the Healthy Hometown Award.

Vice Chair

The Commission elected a new Vice Chair because Daniel Willrich resigned to join City Council. Linda Licht moved and Thomas Strutt seconded to elect Perry Gruver as Vice Chair. The motion passed 4-0 with Perry abstaining.

Skye View Estates

Charles Goodall presented an updated preliminary plan for Skye View Estates. He was joined by Branden Stubbs with Stubbs Engineering.

The Commission had extensive discussion about the proposed development. While the general sentiment is positive, there are several significant concerns:

1. Zoning along Highway 44. Our comprehensive plan calls for commercial zoning along the highway corridors. Mr. Goodall is proposing single-family homes directly on the highway. While the Commission members' opinions are not unanimous on this, several Commission members including myself feel strongly that new single-family homes should not be placed directly

against the highway. Neighboring communities such as Grimes and Waukee do not allow for this in their new developments. After extensive discussion, a possible compromise was proposed to place townhomes along the highway instead of single-family.

2. Parkland dedication. Mr. Goodall's proposals to date have continued to not show any park space other than verbally mentioning a possible park in the far north end of the development. In P&Z's joint meeting with Parks & Rec last fall, a preference was discussed to have multiple smaller parks located throughout the development. The Commission requested that the proposal be updated to reflect this.
3. Our parkland dedication ordinance will likely require more than 10 acres of parkland based on the estimated number of residents. An idea was floated to slightly reduce the required amount of land if the developer were to make a financial contribution to the City that could be used to develop the parks or applied towards the cost to build a sidewalk/trail connection along Fairview Drive to the development. Mr. Goodall indicated that yes, they would be open to considering this.

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.

After discussion, Perry Gruver motioned and Thomas Strutt seconded to recommend to City Council the proposed ordinance that renames our existing R-1 zoning district as R-1-70 and that adds new R-1-60 Flex and R-1-55 Flex zoning districts. The motion passed 5-0.

Comprehensive Plan Update

Because of the extensive discussion about Skye View Estates, the Commission did not have time to spend on continued comprehensive plan work. Instead we briefly discussed the timeline for finishing the comprehensive plan update and the possibility of holding a special meeting, likely on March 1, to focus just on further comprehensive plan work.

Respectfully submitted,
Matt Ostanik
P&Z Commission Chair