

Mr. Francis is currently developing layouts for the property and intends to develop the land into a single-family residential subdivision. The rezoning would match the adjacent R-1 land and will use Round Horn Street as the primary access.

Mr. Francis reviewed his property and passed out conceptual designs of the potential subdivision. Commissioner Soash commented that the surrounding land owners should attempt to work together to align potential street corridors as they lay out their respective subdivisions. Mr. Francis agreed and mentioned that some of that communication is already taking place.

Motion By: Dean Soash

Seconded By: Lake Lambert

Move that a public hearing for the rezoning request for the proposed J.D. Francis Property South of Murphy Addition be set for the Planning and Zoning Commission meeting on April 1, 2004.

Yes: 5

No: 0

Absent: 2

2. Review and Recommendation of the Preliminary Plat for Stone Haven Addition, Phase 4.

B.N.K.D. Inc., in conjunction with Shoff Consulting Engineers, has produced a preliminary plat for Phase 4 of the Stone Haven subdivision located in southwest Waverly. This final phase of the subdivision is south of 16th Avenue SW and east of 3rd Street SW. Rezoning of the area was completed in July of 2003 with the majority being R-3 and a smaller area of C-2 bordering along 3rd Street SW. The preliminary plat checklist is provided, and storm water detention and parkland were accommodated for in the previous phases.

Mr. Dennis Happel reviewed the proposed subdivision and described the three commercial lots along with the forty-nine primarily single-family residential lots. Commissioner Bell confirmed the waterway location and low areas of the respective lots. Commissioner Soash confirmed the lesser rear-yard setbacks for the lots that border the golf course. Mr. Jerry Shoff, with Shoff Consulting Engineers, offered his assistance to any questions the Commission may have. Chairperson Huser questioned the future extension of 16th Avenue to the east and this potential effect on the golf course property. Mr. Shoff stated that throughout all the phases of Stone Haven, the extension of 16th Avenue was in the conceptual plans and that previous City comprehensive plans also showed this extension. Mr. Shoff further stated that there is enough room to place a street that would split the wastewater plant and the golf course land. Mr. Huser asked who would build this street extension. City Engineer Cherry stated that when and who would build the street extension would be decided by the City Council. Mr. Soash confirmed that the street width of 16th Avenue is proposed at 37 feet, which would classify it as a collector street with parking limited to one side. Secretary Passmore mentioned the developer's request for a variance due to the length of the cul-de-sac. He also stated that the staff felt the cul-de-sac was shortened as much as possible and was acceptable as platted.

Commissioner Lambert asked if higher density homes would be allowed in the subdivision. Mr. Happel stated that the restrictive covenants would prohibit such multiple-family developments as would the size and shape of the lots.

Motion By: Lake Lambert

Seconded By: Edith Waldstein

Move that Planning and Zoning Commission recommend to the City Council the approval of the preliminary plat for the proposed Stone Haven Addition, Phase 4.

Yes: 5

No: 0

Absent: 2

3. Review of the Bremer Road Area in Northeast Waverly for Potential Rezoning.

The area around Bremer Road is presented for review for potential Commission consideration for rezoning. Current nonconforming uses exist and could be made into conformance through rezoning. The Commission originally looked at the area over a year ago, but desired to look at it again when the correct property lines could be displayed.

Secretary Passmore reviewed the area and noted that many of the properties that are nonconforming stand alone surrounded by agricultural ground. Any potential rezoning could be considered as spot zoning and would be better left up to the individual property owners. The Commission agreed and preferred not to initiate any potential rezoning request.

D. Old Business:

Commissioner Soash reviewed the Comprehensive Land Use Plan Task Force meetings and progress.

E. New Business:

Commissioner Soash discussed the sale of property just outside of the City limits that Iowa Rural Water is looking to locate upon.

F. Adjournment:

Motion By: Edith Waldstein

Seconded By: Lake Lambert

That the Planning and Zoning Commission meeting be adjourned.

Yes: 5

No: 0

Absent: 2

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