



Application Number: PL2020219
Application Type: Residential Rezoning with Preliminary Development Plan
Application Name: WINTERSET CEDAR CREEK PDP AND REZONING
Comment Date: 9-8-2020

Please note our comment responses in bold below.

Planning Review:

1. Single-Family Compatibility Form. Please complete and submit the SF Compatibility Form. **See Attached**
2. Rezoning. Please submit a rezoning exhibit with legal description. **See Attached**
3. Title. Please re-label the title to Preliminary Development Plan, not Preliminary Plat. **Revised.**
4. Tree masses. Please show the existing trees by clouding the area. **Revised.**
5. Adjacent Developments. Please show the general location of the school and existing houses adjacent to the development in Winterset Park. **Revised.**
6. Adjacent Zoning Districts. Please show the adjacent zoning districts and land uses. **Revised.**
7. Median in Cul-de-sac. Please remove the median in the bulb. They are a hindrance to snow plowing. **Developer will enter into agreement with city.**
8. Modifications. Please provide a narrative justification for all proposed modifications is required. **See Attached**
9. Common Area. Please revise the common area note to indicate that both ownership and maintenance of the tract is dedicated to the HOA. **Revised.**
10. Tract. Please relabel the tract as A since it will be located within the boundaries of a new plat with a new name. **Revised.**
11. Modification. Modification is needed to the 10% maximum number of cul-de-sac lots in the subdivision. **See Attached**
12. Building Line. Why is the building line 40' on Lot 5?
To allow for more opportunity on lots.
13. Grade. Please label the grade of SW Winter Road. **Label Added**
14. Please submit an electronic copy of the legal description in Microsoft Word document. The legal description can/be emailed to the planner's email address above. **See Attached**



Engineering Review:

1. A stormwater study is required in order to process a waiver for peak attenuation detention, and/or 40 hour extended detention. The "Storm Water Memorandum" dated Aug. 7, 2020 included information about the site, but included only a subjective assessment of the site. The conclusions state that peak attenuation of stormwater via detention would be "costly and ineffective at best. We recommend free release of runoff. **The study has been revised, see enclosed.**
2. An island is shown within the cul-de-sac. This is no longer allowed within right of way. **Developer will enter into agreement with city.**

Please contact me directly with any questions or concerns.

Sincerely,

Matthew Schlicht