



Project	The Ridge at Winterset Summit
Request	Variance Request
Date	September 8, 2020

#### Modification Request

- 1.) Allow the number of lots located on a cul-de-sac to exceed 10%

Due to the site topography and existing street connections the proposed layout is the only reasonable option.

- 2.) Remove sidewalks along the proposed roadway

The adjacent subdivision Winterset Park was constructed throughout the 1990's and does not have any sidewalks. The proposed development will connect to the existing Winterset Trail system which consists of over 100 miles of nature trails.

- 3.) Allow the island area in the cul-de-sac

The overall Winterset development has integrated a number of improvements that have become part of the development's identity. One of those items is the tear dropped cul-de-sac islands to improve the feel and aesthetics of the subdivision. The Developer is willing to enter into an agreement with the City to allow this cul-de-sac to remain.

- 4.) Building Line Variation

Due to the topography and design of this phase, the plan is to modify the building line to allow for more opportunities when establishing the final home location on the lots.