



BOARD OF ADJUSTMENT

GOVERNMENTAL BODY: BOARD OF ADJUSTMENT

DATE OF MEETING: Monday, May 24, 2021

TIME/PLACE OF MEETING: 7:00 P.M. CITY HALL

Marcia Thomas is inviting you to a scheduled Zoom meeting.

Topic: City of De Soto

Time: May 24, 2021 07:00 PM Central Time (US and Canada)

Join Zoom Meeting

<http://zoom.us>

Meeting ID: 846 4830 2663

Password: desoto

TENTATIVE AGENDA

1. Call to order/Roll call

2. Approval of the 04/13/21 minutes.

3. Consider variance application for Rick Madden, Madden Construction, property located on approximately 2 acres of land on the south side of the intersection of Warren Street and Cade Court, De Soto, IA. Urban Design Standards, Chapter 157.02: Design Standards and Standard Specifications; Zoning Regulations, Chapter 165-12: Single-Family Residential District; Subdivision Regulations, Chapter 70.10: Subdivision Design Standards and 170.11: Required Improvements.

Adjourn

May 24, 2021 Meeting Minutes

The De Soto Board of Adjustment met at 7:05p.m.; Board Members, Mark, O'Leary, Mitch Crozier, Steve Jones, Mat Sanders and Don Pierce present; City Clerk Thomas present; Public Works Director Van Langen and City Engineer Jordan Kappos via Zoom.

Motion by Pierce/Crozier to approve the 04/13/21 board minutes as written; RC: all ayes, Motion carried 5-0.

Rick Madden said they have owned the property for several years and are proposing to build 10 single-family homes on this parcel of land in an already established neighborhood. The through street would also be a benefit to the residents of De Soto. Discussion took place. Several residents that live either on Cade or Warren Street said they understand the owner wanting to develop his land but think 10 houses is too many.

Motion by Crozier/Sanders to approve Chapter 157.02: Design Standards and Standard Specifications; Variance request for storm water detention standards. A variance is requested to deviate from the City of De Soto storm detention design criteria of detaining the site a maximum 5 yr. existing release rate and have the project to be held to existing storm water condition run-off criteria, (detain the 5 yr. developed to the 5 yr. existing and detain the 100 yr. developed to the 100 yr. existing). The project also requests a variance to only provide water quantity detention for rear yard drainage areas. While these seem like significant requests, this is a small sized project and comprehensive detention will be provided to match existing run-off rates to protect downstream properties; Crozier, Jones, O'Leary, Sanders in favor; Pierce opposed; Motion carried 4-1.

Motion by Crozier/Sanders to approve Chapter 165.12.3: Single-Family Residential District; Lot area; Reduction from the 8000' square feet lot area; Lot 1 1040 sq foot reduction; Lot 2 624 sq foot reduction; Lots 3,4,5,6 576 sq foot reduction; Lot 7 no reduction; Lot 8 100 sq foot reduction; Crozier, Jones, O'Leary, Sanders in favor; Pierce opposed; Motion carried 4-1. Motion by Crozier/Sanders to approve front yard setback; Variance of 5' front yard setback requested for Lots 7 & 8; Crozier, Jones, O'Leary, Sanders in favor; Pierce opposed; Motion carried 4-1.

Motion by Crozier/Pierce to approve Chapter 165.12.3: Single-Family Residential District; Lot width; Reduction from 80' square feet lot width to 60' square feet lot width; Board member Sanders said he did not have a problem with 50' square feet lot width and has seen several developments in the metro area that look nice; Crozier, Jones, O'Leary, Pierce in favor; Sanders opposed; Motion carries 4-1. More discussion took place; Motion by Crozier/Jones to amend the previous motion and allow 58' square feet lot width; Crozier, Jones, O'Leary, Sanders in favor; Pierce opposed; Motion carried 4-1.

Motion by Crozier/Sanders to approve Chapter 165-12.3: Single-Family Residential District; Front yard setback; Variance of 5' front yard setback for Lots 6 & 7; No sidewalk on this side of street and the lots not quite as deep it would allow plenty of room for a vehicle to be parked in driveway and still be away from the street; Crozier, Jones, O'Leary, Sanders in favor; Pierce opposed; Motion carried 4-1.

Motion by Crozier/Jones to approve Chapter 170.10.12: Subdivision Regulations; Subdivision design standards; variance of 16' to allow for 50' Right of Way and variance of 2' to allow for 26' wide street from back of curb to back of curb; Crozier, Jones, O'Leary, Pierce, Sanders in favor; Motion carried 5-0.

Motion by Crozier/Sanders to approve Chapter 170.11.03; Required Improvements; variance to not require sidewalk on west side of Warren Street; Crozier, Jones, O'Leary, Pierce, Sanders in favor; Motion carried 5-0.

With no further business to come before the board at 8:05pm; Crozier moved seconded by Sanders to adjourn the meeting, RC: all ayes, motion carried.

Mark O'Leary
Board Chair, Mark O'Leary

Attest:

Marcia Thomas
Marcia Thomas, City Clerk

De Soto City Hall, 405 Walnut St., De Soto, Iowa 50069, 515.834.2233, cityclerk@desoto-ia.org