



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Ben Landhauser

RE: Painted Woods West - Rezoning

DATE: June 24, 2014

GENERAL INFORMATION:

Applicant : Painted Woods Development, LC

Requested Action Rezoning Approval for Single Family and Neighborhood Commercial Property

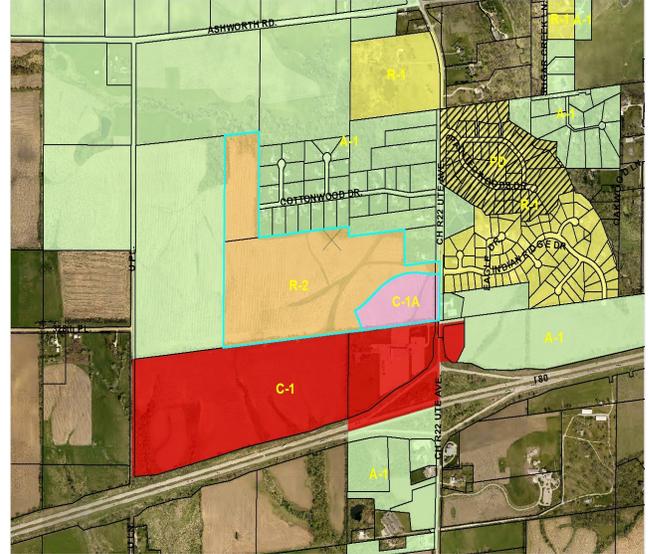
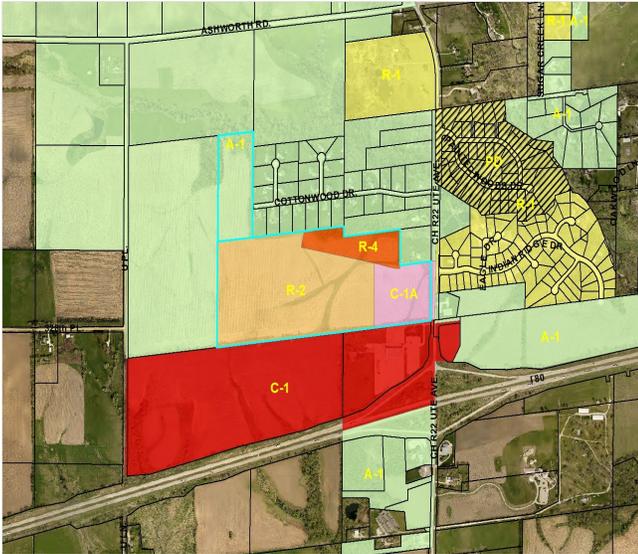
Location and Size: Property is generally located north of Interstate 80 on the west side of Ute Avenue, across from Painted Woods Plat 2, containing approximately 99.93 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Rural Residential	A-1, R-4, & C-1A
North	Rural Residential Lots / Sunset Ridge Subdivision	Rural Residential	A-1
South	Insurance Auto Auction / Vacant - Undeveloped	Neighborhood Village	C-1
East	Painted Woods Plat 2	Rural Residential	R-1
West	Vacant - Undeveloped	Rural Residential	A-1

BACKGROUND:

The subject property was involved in a rezoning that took place in January of 2006 under the name of Fox Glenn. The Fox Glenn proposal was for 85 of the 100 acres currently being considered for the development of Painted Woods West. Under the Fox Glenn proposal approximately 55 acres was proposed for single family use (R-2 zoning), 11 acres proposed for townhomes (R-4 zoning), and 14.5 acres proposed for neighborhood commercial (C-1A). The applicant proposing the Painted Woods West development concept has acquired a total of 100 acres from the previous property owner with the intent to develop 85 acres of the property as single family lots (R-2 zoning) and the remaining 15 acres as neighborhood commercial. The 178 single family lots being proposed are intended to be constructed in 4 phases at a rate of approximately 45 lots at a time. The applicant would like to begin the construction of Phase 1 later this summer with hopes to have lots available late this fall.



ABOVE LEFT : Aerial of Property with the Existing Zoning (**BLUE** outline). **ABOVE RIGHT**: Aerial of Property with Proposed Zoning (**BLUE** outline). THE AREAS IN **YELLOW** INDICATE PROPOSED R-2 ZONING (SINGLE FAMILY). THE AREA IN **PINK** IDENTIFIES THE PROPOSED C-1A (NEIGHBORHOOD COMMERCIAL).



ABOVE : CONCEPTUAL PLAN OVER AERIAL OF PROPERTY WITH THE AREAS IN **YELLOW** IDENTIFYING THE PROPOSED R-2 ZONING (SINGLE FAMILY). THE AREA IN **BROWN** IDENTIFIES THE PROPOSED C-1A (NEIGHBORHOOD COMMERCIAL). THE AREA IN **BLUE** IDENTIFIES THE PROPOSED DETENTION POND AREA. THE AREA IN **GREEN** IDENTIFIES THE PLANNED PARKLAND DEDICATION.

PROJECT DESCRIPTION:

The applicant has submitted the necessary petition and consent to the rezoning. The Rezoning Map for the overall zoning change indicates consent from 56.1% of the property owners within 200 feet of the property proposed to be rezoned. Notification of the rezoning request to the proposed property was sent on June 17, 2014. To date, staff has not received any correspondence for or against the proposal. Notification signs were placed on the property facing Ute Avenue.

From a land use perspective, the requested zoning changes are more conforming to the comprehensive plan than the original Fox Glenn proposal as the majority of the R-2 lots are being designed to an R-1 standard for overall size and street frontage. The applicant has requested to zone to the R-2 standard as some of the lots cannot quite meet the minimum street frontage of 80 feet. While the existing neighborhood commercial node proposed at the intersection of Ute Avenue and Indian Ridge Drive does not match the graphical intent of the comprehensive plan, the existing zoning was in place prior to the adoption of the plan. The zoning change specific to the commercial zoning designation is being done primarily to match the proposed roadway configurations within the plat.

Staff would note that as part of the review and approval of the Prairie Bluff development where the new Kum & Go is located adjacent to Interstate 80, an amendment to the comprehensive plan was made to include an additional neighborhood village node on the north side of the Interstate 80/Ute Avenue intersection.

The concept plan for the property identifies 178 total single family residential lots. The proposed lots have been designed to exceed the R-2 requirements with regard to required width, area, and depth. The concept plan also identifies the possible layout of the 15 acre neighborhood commercial area into 5 possible lots. The applicant is intending to develop the single family lots and has plans to market and sell the neighborhood commercial property to individual users.

Indian Ridge Drive is planned to be extended as part of this development from Ute Avenue across the entire property to the western boundary. The street will function as a major collector and will serve as the primary road into and out of this subdivision. As graphically represented in the concept plan, Cottonwood Drive currently extends to the west boundary of the Sunset Ridge (Leonard's Subdivision Plat) neighborhood from Ute Avenue. An annexation agreement that was adopted in 2007 when the properties were annexed into the City of Waukee has a restriction from being extended any further, which is why the applicant has not identified a connection to the Sunset Ridge subdivision.

One of the parties involved in the Painted Woods Development, LC group is also in the process of purchasing the 93 acre Scaglione property directly south of the proposed Painted Woods West, west of the Insurance Auto Auction property. There is an existing purchase agreement in place between the Scaglione property and the Insurance Auto Auction that would allow for the extension of Prairie Bluff Drive through the north side of the Insurance Auto Auction property as represented in the concept plan for Painted Woods West.

As part of developing residential lots, the applicant will be required to dedicate parkland to the City. The applicant is proposing to provide a land dedication in addition to making a neighborhood amenity surrounding the proposed detention pond. The required parkland dedication for developing 178 single family lots is approximately 3.20 acres. The applicant is proposing to dedicate 2.4 acres to the City in the southwest corner of the property and is requesting credit of the 0.8 acres as the amount of area covered by trail and sidewalk connections surrounding the detention pond. The Subdivision Ordinance allows the City to consider reduction in parkland dedication when other amenities are

provided to the neighborhood which provides the overall area with a benefit of similar means to parkland. Staff believes the proposed trail surrounding the detention pond would be largely successful and beneficial to the neighborhood and would recommend consideration of this trade off should the project move forward with zoning approval and go through the platting process.

STAFF RECOMMENDATION

At this time staff feels comfortable with the proposal and would recommend Approval of the rezoning request.

CITY OF WAUKEE

Ben Landhauser
Senior Planner