



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Painted Woods West Plat 4 – Final Plat

**PREPARED BY:** Andy Kass AICP, Planning Coordinator

**REPORT DATE:** October 22, 2021

**MEETING DATE:** October 26, 2021

### GENERAL INFORMATION

**Applicant:** Painted Woods Development, LLC

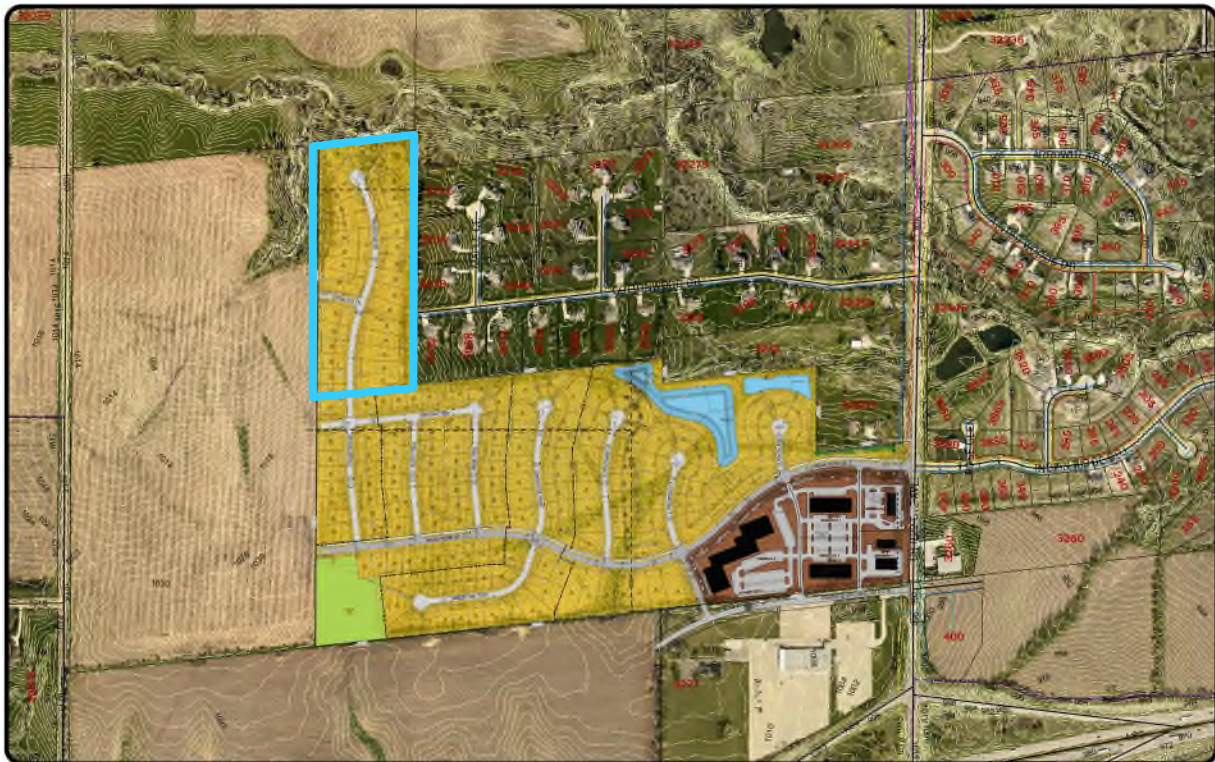
**Owner:** Painted Woods Development, LLC

**Owner's Representative:** Ben Antons, with Bishop Engineering

**Request:** The applicant is requesting approval of a final plat for a single-family residential subdivision.

**Location and Size:** Property is generally located west of R-22/Ute Avenue and north of Interstate 80, containing approximately 15.05 acres.

### AREA MAP



**ABOVE LEFT:** Aerial of Property identifying the proposed plat (outlined in **BLUE**).

## LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Single Family Residential	R-2 (One & Two Family Residential District)
North	Hamilton Ridge	Single Family Residential	R-2 (One & Two Family Residential District)
South	Painted Woods West Plats 1 – 3	Single Family Residential	R-2 (One & Two Family Residential District)
East	Sunset Ridge	Single Family Residential	R-2 (One & Two Family Residential District)
West	Vacant – Undeveloped	Single Family Residential	R-2 (One & Two Family Residential District)

## HISTORY

This plat is the third phase of the Painted Woods West development. Over the course of the first three phases a total of 148 single family lots have been platted. The preliminary plat identified a total of 179 single family residential lots. This is the final phase of the Painted Woods West development.

## PROJECT DESCRIPTION

### LOTS

The final plat identifies a total of 28 lots for single family residential development. The lots are zoned R-2 (One & Two Family Residential) and are subject to the bulk regulations included in Table 1 below. The lots range in size from 10,921 square feet to 37,216 square feet in area. All lots meet or exceed the minimum width of 65-feet. All lots meet the minimum 110-foot depth requirement.

**Table 1: Standard R-2 requirements.**

Category	Standard R-2 (minimum)
<b>Lot Area</b>	8,000 square feet
<b>Lot Width</b>	65 feet
<b>Front Yard Setback</b>	30 feet
<b>Rear Yard Setback</b>	30 feet
<b>Side Yard Setback</b>	15 feet total (7 feet minimum)

## STREETS AND TRAIL

As part of the public improvements the developer is in the process of constructing extensions of Fieldstone Drive and Hemlock Lane. Five-foot-wide sidewalks will be constructed as part of each lot development.

**UTILITIES**

Utilities have been extended throughout the plat. Each lot will be served by public water, sanitary sewer, and storm sewer. Storm water detention is provided for in existing detention ponds that were constructed to the south and east with the first two phases of the development. These ponds are owned and maintained by the homeowner's association.

**PARKLAND**

Parkland dedication was satisfied previously in Painted Woods West Plat 3.

**STAFF RECOMMENDATION**

The final plat is in conformance with the Zoning Ordinance, Subdivision Ordinance, and Comprehensive Plan. All lots meet or exceed the minimum bulk regulations. The required public improvements are currently under construction, and the required parkland is being dedicated to the City by the developer. Staff recommends approval of the final plat for Painted Woods West Plat 4 subject to remaining staff comments, review of the legal documents, and completion of public improvements.