



**STAFF REPORT**

**TO:** Planning and Zoning Commission

**PREPARED BY:** Andy Kass

**RE:** Painted Woods West Plat 2 – Final Plat

**DATE:** May 24, 2016

**GENERAL INFORMATION:**

**Applicant:** Painted Woods Development, LC

**Requested Action** Final Plat Approval

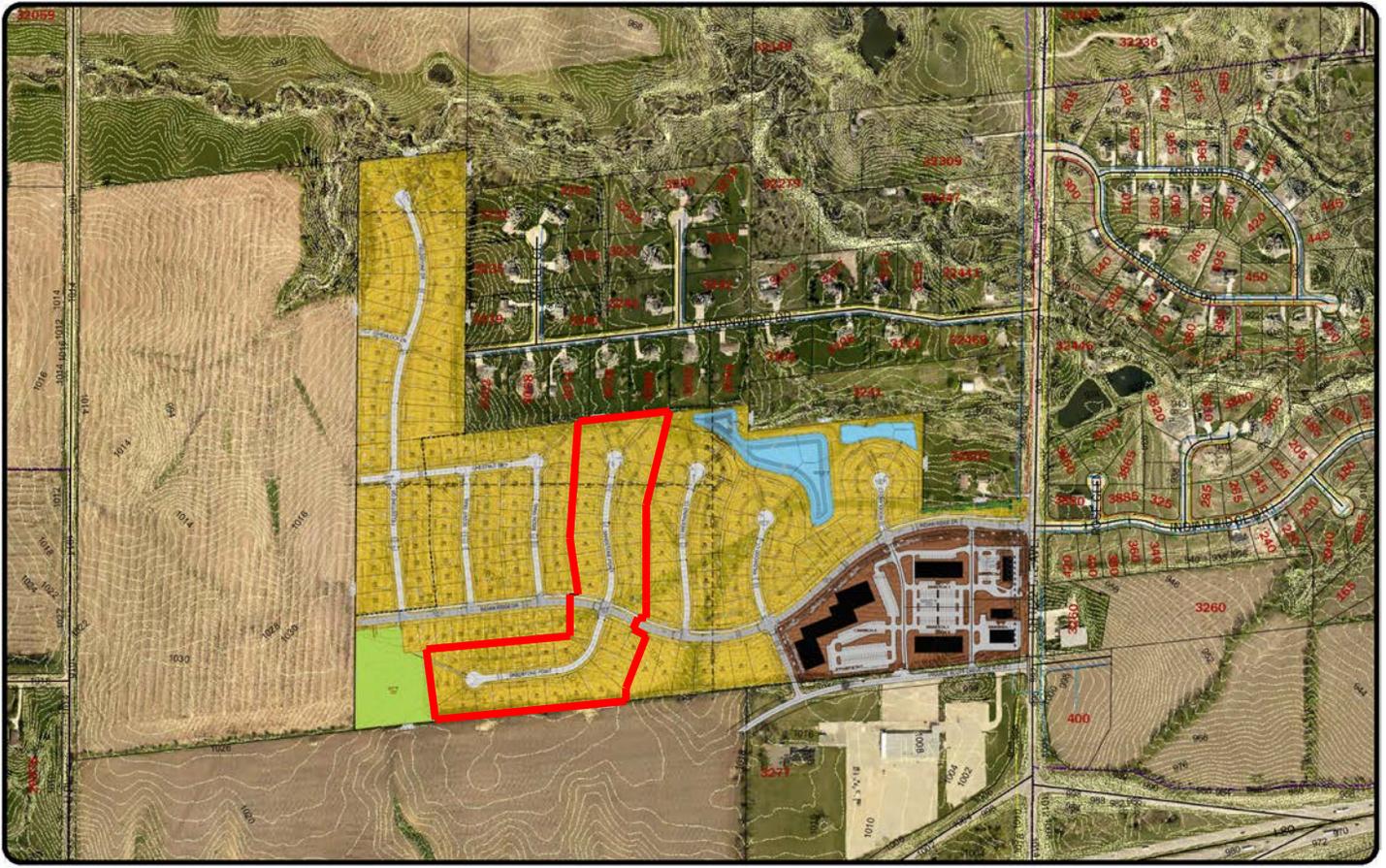
**Location and Size:** Property is generally located on the north of Interstate 80 on the west side of Ute Avenue, adjacent to Painted Woods West Plat 1, containing approximately 14.97 acres.

**LAND USES AND ZONING:**

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

**BACKGROUND:**

This plat is the second phase of the Painted Woods West development. The first phase was approved in 2015 and included a total of 50 single family lots and a large commercial outlot. This phase includes 36 single family lots. The remaining portion of the development will be developed over the course of one to two more phases. The remaining portion of the development is entirely single family development.



**ABOVE:** Aerial photo of proposed plat outlined in **RED** in relation to the surrounding properties.

## **Project Description:**

### **Lots:**

The final plat includes 36 single family residential lots. The single family lots range in size from 8,845 square feet to 26,413 square feet. The lots included in the final plat will have a minimum front setback of 30 feet, a minimum side setback of 15 feet (total), and a minimum rear setback of 30 feet. All proposed lots meet the minimum lot width requirement of 65 feet for the R-2 zoning district.

### **Streets:**

Indian Ridge Drive will be extended a short length in this plat. Indian Ridge drive is a collector street with a 70 foot right-of-way and 31 foot wide pavement. Sandstone Point is a new local street that is under construction that ends in a cul-de-sac on both ends. This is a local street with a 60 foot right-of-way and 29 foot wide pavement.

Five foot wide sidewalks will be extended throughout the plat as each lot develops with the exception of a 10 foot wide trail is being installed as part of the plat improvements on the north side of Indian Ridge Drive.

### **Easements:**

Several easements are provided within the plat based upon the location of proposed utilities.

**Utilities:**

8" sanitary sewer and 8" water main have been laid to service the lots within this plat. Sanitary sewer has been extended from Painted Woods West Plat 1. Water main on both ends of the cul-de-sac will be looped with future phases of the development.

Storm water from this plat will be routed to the detention facilities located within Outlot "X" of Painted Woods West Plat 1. These ponds are owned and maintained by the Homeowner's Association.

**Parkland Dedication**

As part of the preliminary plat approval for Painted Woods West, parkland dedication will be provided for in the southwest corner of the development. This will be provided for at the time of the third phase of the development. A trail between Lots 25 and 26 has been provided to provide pedestrian access to the parkland.

**STAFF RECOMMENDATION**

At this time Staff feels comfortable with the proposal and would recommend approval of the Final Plat for Painted Woods West Plat 2 subject to remaining staff comments, review of the legal documents by the City Attorney, and completion of public improvements.

**CITY OF WAUKEE**

Andy Kass, AICP  
Senior Planner