



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Painted Woods West Plat 3 – Final Plat

PREPARED BY: Andy Kass AICP, Senior Planner

REPORT DATE: November 21, 2018

MEETING DATE: November 27, 2018

GENERAL INFORMATION

Applicant:

Painted Woods Development, LC

Owner:

Painted Woods Development, LC

Owner's Representative:

David Bentz, with Bishop Engineering

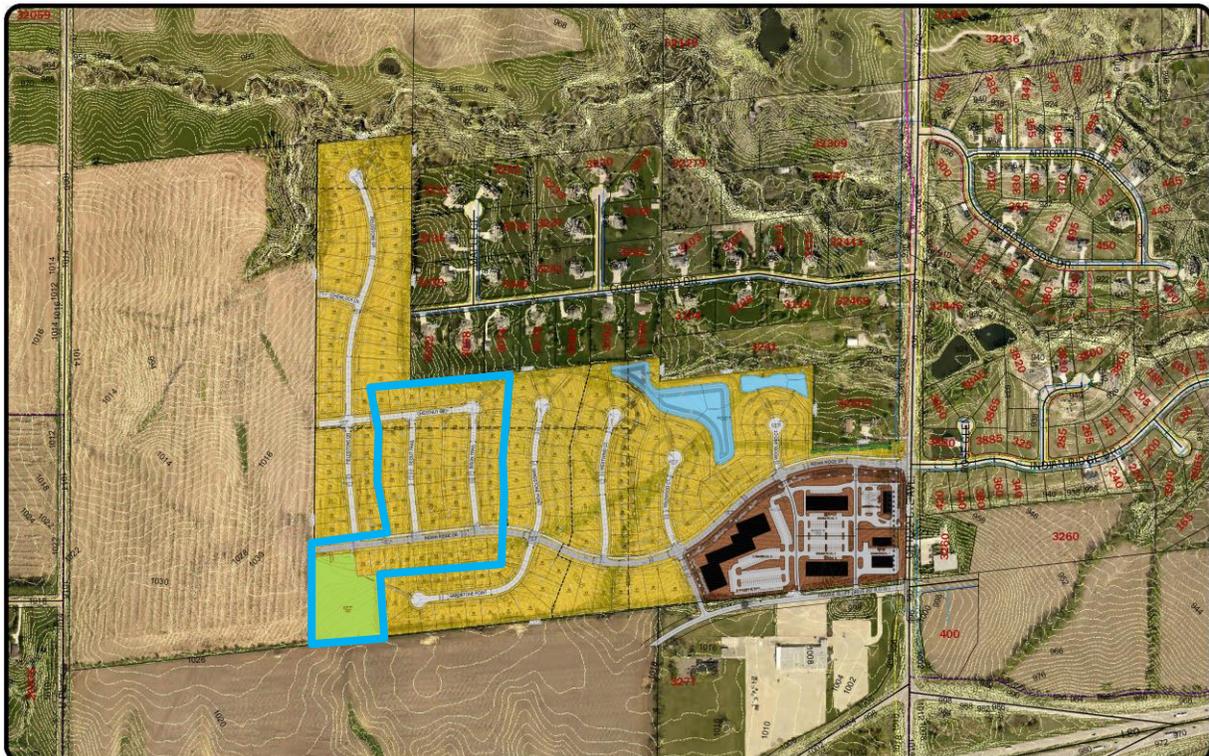
Request:

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 25.25 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	Rural Residential	R-2 (One & Two Family Residential District)
North	Rural Residential Lots / Sunset Ridge Subdivision	Rural Residential	A-1 (Agricultural District)
South	Insurance Auto Auction / Vacant – Undeveloped	Neighborhood Village	C-1 (Community & Highway Service Commercial District)
East	Painted Woods West Plat 1	Rural Residential	R-2 (One & Two Family Residential District)
West	Vacant – Future Phases of Painted Woods West	Rural 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 two phases a total of 86 single family lots have been platted. The preliminary plat identified a total of 179 single family residential 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.

PROJECT DESCRIPTION

LOTS

The final plat identifies a total of 62 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 9,707 square feet to 21,796 square feet in area. The lots range in width from 65 feet wide to 86 feet wide. All lots meet the minimum 110-foot depth requirement.

Table 1: Standard R-2 requirements.

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

In addition to the residential lots, the plat, includes one (1) outlot, Outlot Z, that is intended to be dedicated to the City of Waukee to satisfy parkland dedication requirements.

STREETS AND TRAIL

As part of the public improvements the developer has installed extensions of Indian Ridge Drive, Fieldstone Drive, Scout Trail, Bison Trail, and Chestnut Drive. Five-foot-wide sidewalks will be constructed as part of each lot development. A ten-foot-wide trail will be required to be extended along the lots on the north side of Indian Ridge Drive. This trail will be installed as each lot develops.

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 north and east with the first two phases of the development. These ponds are owned and maintained by the homeowner's association.

PARKLAND

Parkland dedication is being satisfied with the dedication of Outlot Z. Based on the total number of lots included on the preliminary plat the required amount of parkland dedication is 3.22 –acres. Outlot Z is 3.31-acres in area. Programming and development of the park will be completed by the City of Waukee and will begin once funding becomes available.

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 3 subject to remaining staff comments, review of the legal documents, and completion of public improvements.