



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Painted Woods South – Rezoning

PREPARED BY: Brad Deets, Development Services Director

REPORT DATE: June 5, 2020

MEETING DATE: June 9, 2020

GENERAL INFORMATION

Applicant/Owner:

West Side Land Company, LLC

Owner's Representative:

Erin Ollendike, P.E. with Civil Design Advantage, LLC

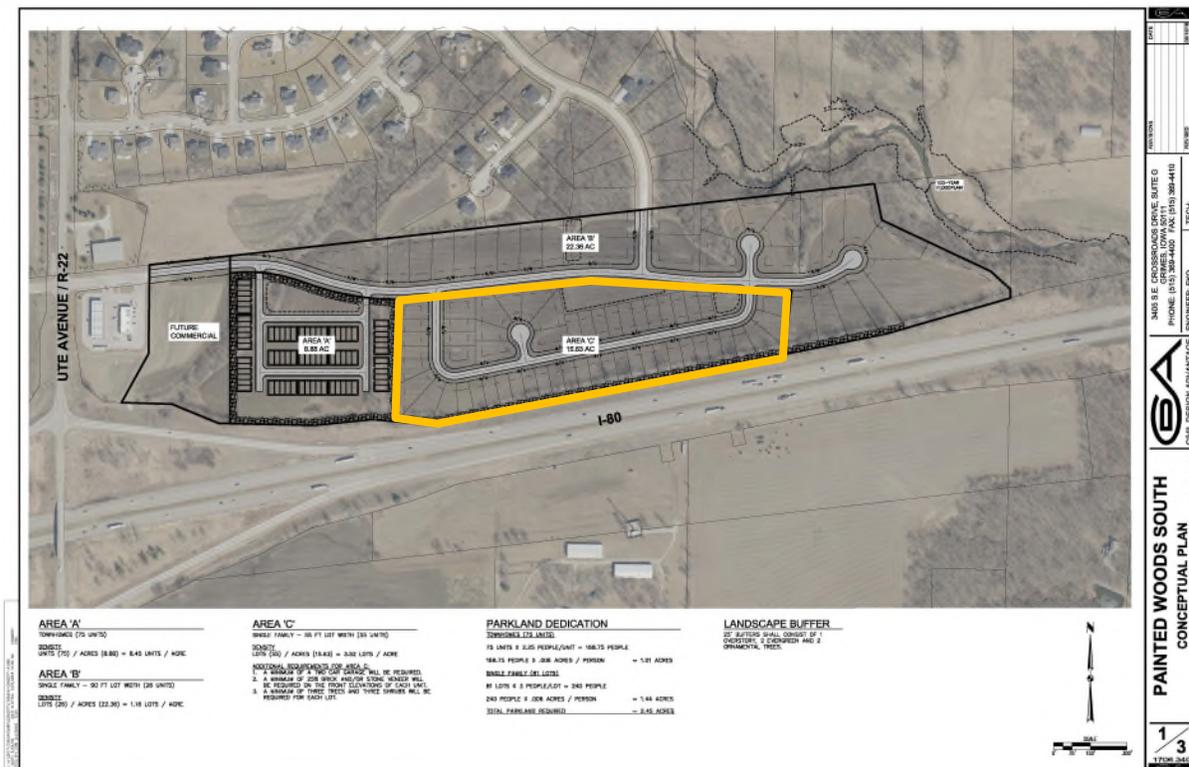
Request:

The applicant is requesting approval of an amendment to the existing Planned Development (PD-1)

Location and Size:

Property is generally located north of Interstate 80 and east of R-22/Ute Avenue, containing approximately 15.66 acres and is referenced as Lots 27-75 of Painted Woods South Plat 1.

AREA MAP



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

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Single Family Lots	Medium Density Residential	R-2 (One and Two Family Residential District) and PD-1 (Planned Development Overlay)
North	Single Family Residential	Single Family Residential	R-1 (Single Family Residential District)
South	Interstate 80	N/A	N/A
East	Single Family Lots	Single Family Residential	R-1 (Single Family Residential District)
West	Townhome Lots	Medium Density Residential	R-4 (Row Dwelling and Townhome Dwelling District)

BACKGROUND

The subject property is a part of the Painted Woods South subdivision that was rezoned in 2018 to a combination of single family lots meeting the R-1 zoning district standards, townhome lots and smaller single family lots with an underlying zoning district of R-2. The smaller single family lots included a Planned Development Overlay which further defines the requirements and design standards of the smaller single family lots. The developer is completing the public improvements associated with the development and it is anticipated that the City Council will consider a final plat for the entire development within the next 30 days.

The property subject to this request is the property that has been developed as smaller single family lots and is defined on the final plat for Painted Woods South as lots 27-75. The total areas consists of approximately 15.66 acres.

The applicant has submitted the necessary consent to the rezoning. Notification to adjacent property owners was mailed on June 1, 2020. To date, staff has not received any correspondence either for or against the proposed rezoning.

PROJECT DESCRIPTION

The applicant is requesting approval of an amendment to the Planned Development Overlay specific to the architectural requirements of the smaller single family lots as it relates to siding material. The Planned Development Overlay was required because the lots did not meet the minimum R-2 Zoning District Requirements. Specifically the minimum requirements for lots within the subject property are as follows:

Table 1: Standard R-2 requirements in comparison to the Planned Development.

Category	Standard R-2 (minimum)	Proposed PD-1/R-2 (minimum)
Lot Area	8,000 square feet	7,000 square feet
Lot Width	65 feet	55 feet
Side Yard Setback	15 feet total (7 feet minimum)	10 feet total (5 feet on each side)

In exchange for the smaller lot sizes, the applicant agreed to certain architectural standards as defined within the Planned Development Overlay. Specifically, the current planned development specifies that vinyl siding is a prohibited material on those lots designated within the Planned Development Overlay.

The applicant has a builder interested in purchasing the lots but is requesting the option to utilize vinyl siding. The applicant is requesting changes be made to the Planned Development to allow for the option of vinyl siding. In exchange for use of vinyl siding, the applicant has agreed to additional architectural provisions as specified below:

- Vinyl Siding shall be permitted utilizing Royal Crest Double 4 inch (102 mm) Traditional Profile or reasonable Equivalent
- All trim elements surrounding windows and doors shall be a minimum of 3 ½ inches
- Front elevations shall incorporate other decorative material elements such as Board and Batten, Half Rounds or Shake
- Front elevation shall incorporate a minimum of 25% stone or brick

STAFF RECOMMENDATION

Staff recommends denial of the request to amend the existing planned development for the Painted Woods South development. Vinyl siding is a quality building material that has been and is currently used widely across existing neighborhoods in Waukee, but in this instance, Staff believes that vinyl siding would be contrary to maintaining the uniformity of building materials within the Painted Woods South development and existing development surrounding the property. Staff did negotiate a specific type of vinyl siding to be used and other architectural standards that will be required if the amendment is approved, however, the preference of staff is to maintain the prohibition of vinyl siding.