



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Painted Woods West Phase 2 – Rezoning

PREPARED BY: Andy Kass AICP, Community Development Director

REPORT DATE: January 21, 2022

MEETING DATE: January 25, 2022

GENERAL INFORMATION

Applicant:

CMBK, LC

Owner:

CMBK, LC

Owner’s Representative:

Erin Ollendike, PE – Civil Design Advantage

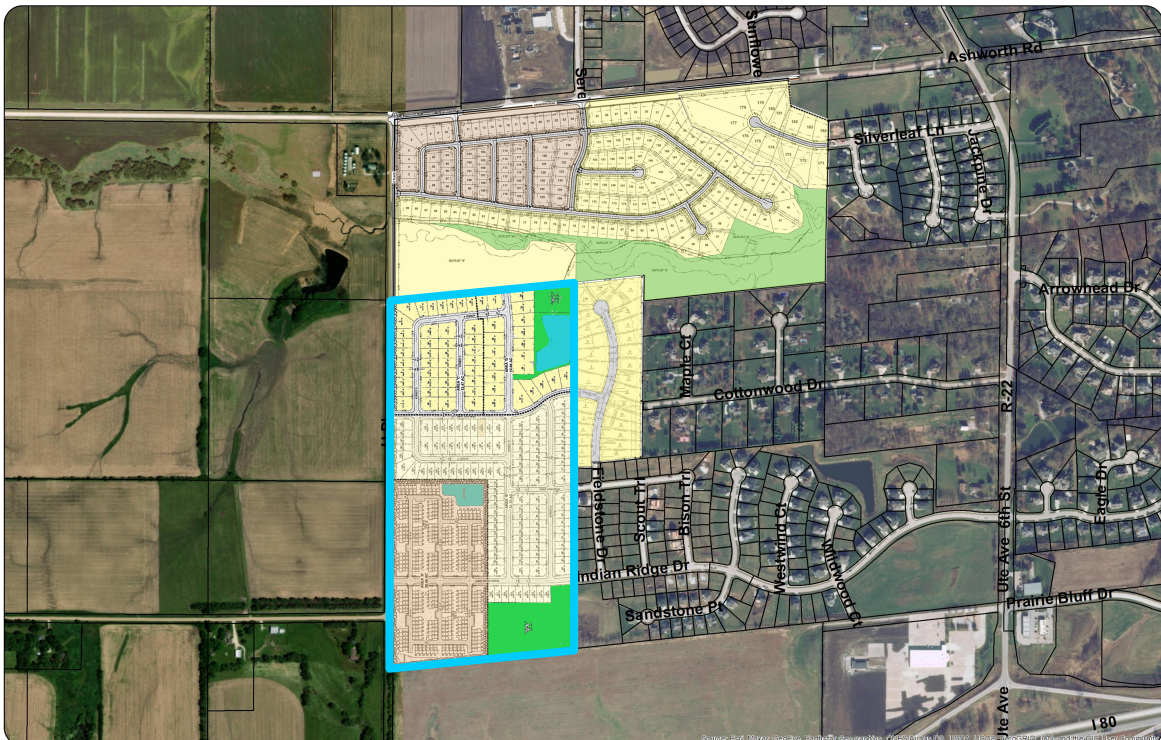
Request:

The applicant is requesting approval of a rezoning for a single-family and medium density residential subdivision.

Location and Size:

Property is generally located north of Interstate 80 and west of R-22/Ute Avenue, containing approximately 77.60-acres.

AREA MAP



ABOVE LEFT: Concept plan of the development identifying the area proposed to be rezoned. The area outlined in **BLUE** is the area proposed to be rezoned.

LAND USES AND ZONING

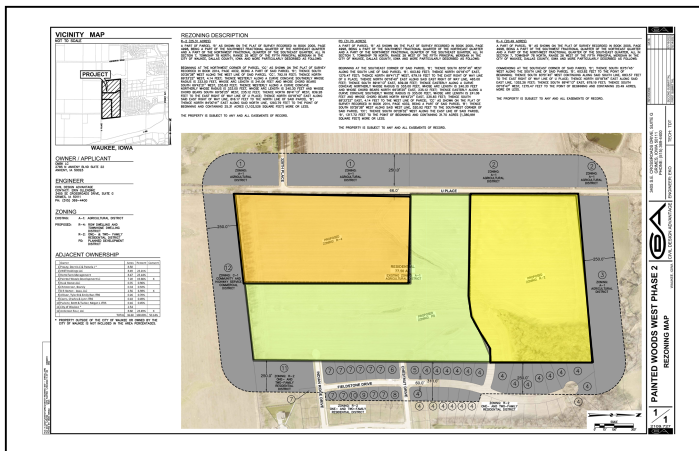
Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Single Family Residential / Open Space / Medium Density Residential / Light Industrial Office	A-1 (Agricultural District)
North	Undeveloped	Single Family Residential / Open Space	R-2 (One & Two Family Residential)
South	Vacant – Undeveloped	Medium Density Residential / Light Industrial Office	C-1 (Community & Highway Service Commercial District)
East	Painted Woods West Plats 1 – 4	Single Family Residential	R-2 (One & Two Family Residential)
West	Waukee Northwest High School	Single Family Residential & Urban Reserve	A-1 (Agricultural District) & Dallas County

BACKGROUND

The subject property is located north of Interstate 80 and west of R-22/Ute Avenue. The property is approximately 77.60-acres in area and is currently in agricultural use. The applicant requests that 25.31-acres of the property be rezoned from A-1 to R-2, 31.70-acres be rezoned from A-1 to R-2/PD-1, and 20.49-acre be rezoned from A-1 to R-4.

The applicant has submitted consent from 50.14% of property owners within 250-feet of the property to be rezoned. Notification to adjacent property owners was mailed on January 14, 2022. The rezoning signs were placed on the property by the January 18, 2022 deadline. Staff has not received any correspondence regarding this request.

ZONING AREAS



LEFT: Concept plan of the development identifying the areas proposed to be rezoned. The area shaded yellow is proposed to be rezoned to R-2. The area shaded in green is proposed to be rezoned R-2/PD-1. The area shaded in orange is proposed to be rezoned R-4.

PROJECT DESCRIPTION

The concept plan provided shows 179 single family lots. A total of 61 lots are shown within the area proposed to be zoned R-2. All proposed lots within the R-2 district comply with the standard R-2 district requirements. The remaining 118 lots are proposed to be smaller lots that are subject to requirements of the Planned Development. Tables 1 and 2 below summarize the standards for the R-2 and proposed R-2/PD-1 districts. Landscape buffers will be required along all lots that abut U Place on the west side of the plat.

Table 1: Standard R-2 requirements.

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

Table 2: Proposed R-2/PD-1 requirements.

Category	Standard R-2/PD-1 (minimum)
Lot Area	6,000 square feet per
Lot Width	50 feet
Front Yard Setback	30 feet
Rear Yard Setback	25 feet
Side Yard Setback	10 feet (total)

All proposed lots within the Planned Development Overlay area meet or exceed the minimums proposed for lot width, area, and depth. In addition to the relaxed bulk regulations, the Planned Development Agreement requires the following provisions for these lots when developed:

- Minimum two car garage;
- Minimum of 1,100 square feet for a single story home and 1,400 square feet for a two story home;
- Adjacent lots cannot share the same building elevation;
- Minimum of 25% stone, brick, or stucco on the front of the home facing the public street;
- Specific requirements for the use of vinyl siding and trim elements.
- Two (2) trees and two (2) shrubs planted on each lot at the time of individual lot development.

The concept plan identifies a total of 181 townhome units in the southwest corner of the property. The layout of the townhomes is conceptual, any proposed townhome project would be subject to further review and approvals by the City. The bulk regulations for the R-4 district are included below in Table 3. Landscape buffer will be required on all sides of the townhome development.

Table 3: Standard R-4 requirements.

Category	Standard R-4 (minimum)
Lot Area	3,500 square feet per unit
Front Yard Setback	30 feet
Rear Yard Setback	30 feet
Side Yard Setback	15 feet

Multiple public street extensions would occur as part of this development. Extensions of Indian Ridge Drive, Hemlock Lane, and Chestnut Drive would be included as part of the plat improvements. In addition, multiple new public streets are shown providing access throughout the plat. The streets internal to the townhome development would be privately owned and maintained streets. A 10-foot trail will be included along Indian Ridge Drive.

Public sanitary sewer and water main will serve the proposed development. Stormwater detention will be provided in the northeast portion of the property for the single-family portion of the development. The detention will need to be provided for the townhome component of the development.

Parkland dedication requirements will apply to the project because of its residential nature. The required amount of parkland is 6.14-acres. Outlot Z (5.36-acres) in the southeast corner and Outlot X (1.39-acres) in the northeast corner are identified as potential parkland dedication.

COMPREHENSIVE PLAN

The subject property is classified as Single Family Residential in the Imagine Waukee 2040: Comprehensive Plan. Single Family Residential is defined as traditional forms of single-family housing with lot sizes ranging from 8,000 square feet to 0.50-acres in area with an average density of 2 to 4 units per acre. The proposed density of the single-family portion of the project would be approximately 3.13 units per acre. In addition, the concept demonstrates a variety of lots sizes for homes to be built upon. The development will also provide varying price points for homebuyers. A portion of the property is also identified as Medium Density Residential, which is defined as a variety of attached side-by-side townhome and row home products with densities ranging from 4 to 12 units per acre. The density of the townhomes shown on the concept is 8.83 units per acre.

STAFF RECOMMENDATION

The proposed zoning district is generally consistent with the land uses identified in the Comprehensive Plan. Based on the conformance with the Comprehensive Plan staff recommends approval of the rezoning for Painted Woods West Phase 2.