



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Painted Woods South Plat 2 – Final Plat

PREPARED BY: Melissa DeBoer, AICP – Senior Planner

REPORT DATE: August 5, 2022

MEETING DATE: August 9, 2022

GENERAL INFORMATION

Applicant:

DR Horton – Iowa, LLC

Owners:

DR Horton – Iowa, LLC
Poojitha Avirneni & Gowthamdev Vesalapu

Owner’s Representative:

Erin Ollendike, P.E. with Civil Design Advantage

Request:

The applicant is requesting approval of a final plat for a residential lot subdivision.

Location and Size:

Property is generally located north of Prairie Bluff Drive and west of Indian Ridge Drive, containing approximately 1.33 acres.

AREA MAP



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

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Single Family Residential	Single Family Residential	R-1 (Single Family Residential)
North	Single Family Residential	Single Family Residential	R-1 (Single Family Residential)
South	Single Family Residential	Single Family Residential	R-2 (One and Two Family Residential) / PD-1 (Planned Development Overlay)
East	Single Family Residential	Single Family Residential	R-1 (Single Family Residential)
West	Single Family Residential	Single Family Residential	R-1 (Single Family Residential)

HISTORY

The subject property was platted as two lots with the Painted Woods South subdivision. The applicant is requesting to replat the two lots in order to convert the detention pond area into an outlot that will be owned and maintained by the homeowner's association.

PROJECT DESCRIPTION

LOTS

The final plat identifies two lots for single family residential development and one outlot for storm water detention. Lot 1 is proposed to be 16,912 square feet, Lot 2 is proposed to be 20,612 square feet, and Outlot Z is proposed to be 20,417 square feet.

STREETS AND SIDEWALK

No new streets are proposed with this plat.

Five foot sidewalks will be constructed along all lots.

UTILITIES

All public utilities have been extended to serve the lots with the plat improvements for Painted Woods South Plat 1.

STAFF RECOMMENDATION

Staff recommends approval of the final plat for Painted Woods South Plat 2 subject to remaining staff comments and review of the legal documents.