



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Painted Woods West Phase 2 – **PREPARED BY:** Melissa DeBoer, AICP – Senior Planner
Preliminary Plat

REPORT DATE: August 5, 2022

MEETING DATE: August 9, 2022

GENERAL INFORMATION

Owner/Applicant:

CMBK LC

Owner's Representative:

Erin Ollendike, P.E. with Civil Design Advantage

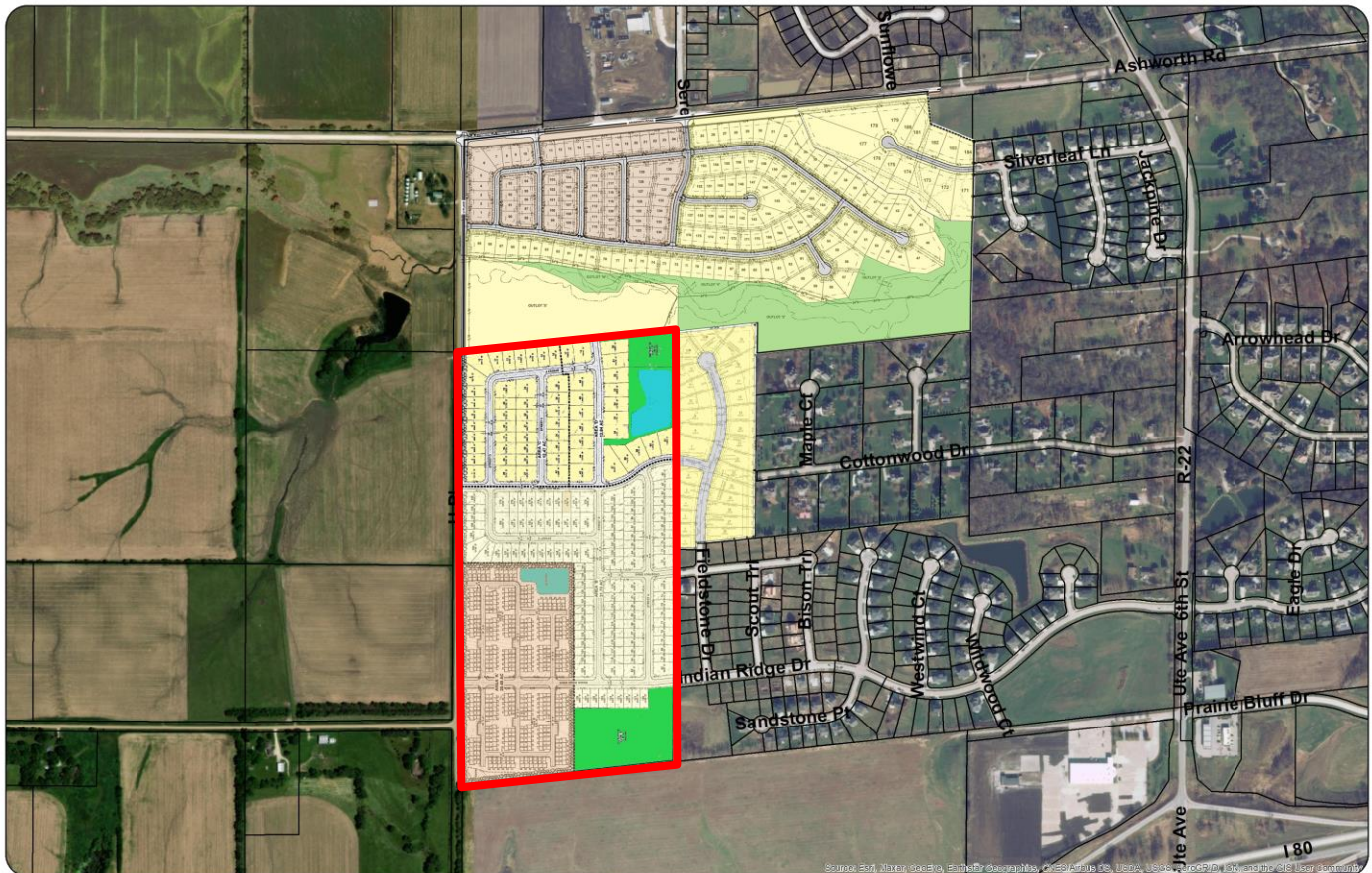
Request:

The applicant is requesting approval of a preliminary plat for a subdivision consisting of single-family residential and townhome residential development.

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: 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	Vacant – Undeveloped	Single-Family Residential / Open Space / Medium Density Residential / Light Industrial Office	R-2 (One & Two Family Residential District), R-2 (One & Two Family Residential District) / PD-1 (Planned Development Overlay), & R-4 (Row Dwelling and Townhome District)
North	Vacant – Undeveloped	Single-Family Residential / Open Space	R-2 (One & Two Family Residential District)
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 District)
West	Vacant – Undeveloped	Single-Family Residential	A-1 (Agricultural District) / Dallas County

HISTORY

The subject property was recently rezoned from A-1 to R-2, R-2/PD-1 and R-4 in March 2022.

PROJECT DESCRIPTION

LOTS

The preliminary plat identifies a total of 177 lots for single-family residential development. A total of 59 lots are shown within the area 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 R-2/PD-1 districts. Landscape buffers will be required along all lots that abut U Place on the west side of the plat.

In addition to the proposed single-family lots, the preliminary plat identifies two outlots (Outlot V and Outlot W) that are intended for future townhome residential development within the area zoned R-4 along the southwest portion of the proposed preliminary plat. Outlot V is 8.55-acres in area and Outlot W is 10.85-acres in area.

The preliminary plat also identifies two outlots (Outlot X and Outlot Z) for public parkland to be dedicated to the City of Waukee. Outlot X is 1.49-acres in area and Outlot Z is 5.35-acres in area. The preliminary plat shows one outlot (Outlot Y) for storm water detention. Outlot Y is 3.33-acres in area. Outlot Y will be owned and maintained by a homeowner's association.

Tables 1 – 3 below summarize the bulk regulations for each of the zoning districts.

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 bulk regulations for the R-4 district are included below in Table 3. Landscape buffers 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

STREETS AND TRAILS

A number of public streets will be provided 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 shown for the townhome development will be private streets.

A ten-foot-wide trail will be installed along the north side of Indian Ridge Drive with plat improvements to connect to the existing trail to the east. An eight-foot-wide trail will be installed along the south side of Paradise Lane, the north/south street that extends throughout the plat. This trail will be installed at time of individual lot development. Five-foot wide sidewalks will be provided along all other sides of all streets with individual lot development.

UTILITIES

Public utilities will serve all of the proposed single-family lots. Private utilities will serve the townhome development. Stormwater detention for the single-family lots will be provided in an outlot in the northeast portion of the plat. The townhome development will provide their own stormwater detention.

EASEMENTS

All proposed easements have been indicated on the preliminary plat. Landscape buffer easements have been indicated along all lots that abut U Place on the west side of the plat. Landscape buffer easements have also been indicated along all sides of the future townhome development property.

PARKLAND DEDICATION

Parkland dedication requirements will apply to the project because of its residential nature. The required amount of parkland is 6.04-acres. The applicant is providing 6.84-acres of parkland between two outlots.

COMPREHENSIVE PLAN

The subject property is classified as Single Family Residential in the Imagine Waukeez 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 3.05 units per acre. In addition, a variety of lots sizes are proposed. 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 proposed density of the townhomes is approximately 9.12 units per acre.

STAFF RECOMMENDATION

All proposed lots meet the minimum requirements of the Zoning Ordinance and Planned Development, the preliminary plat is in general conformance with the Subdivision Ordinance, and the proposed land use of the property is consistent with the Comprehensive Plan. Staff recommends approval of the preliminary plat for Painted Woods West Phase 2 subject to remaining staff comments.