



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Painted Woods West Phase 2 –  
Revised Preliminary Plat

**PREPARED BY:** Melissa DeBoer, AICP – Planning  
Coordinator

**REPORT DATE:** October 4, 2024

**MEETING DATE:** October 8, 2024

### GENERAL INFORMATION

**Owner/Applicant:**

JJR Holdings, LLC

**Owner's Representative:**

Erin Ollendike, P.E. with Civil Design Advantage

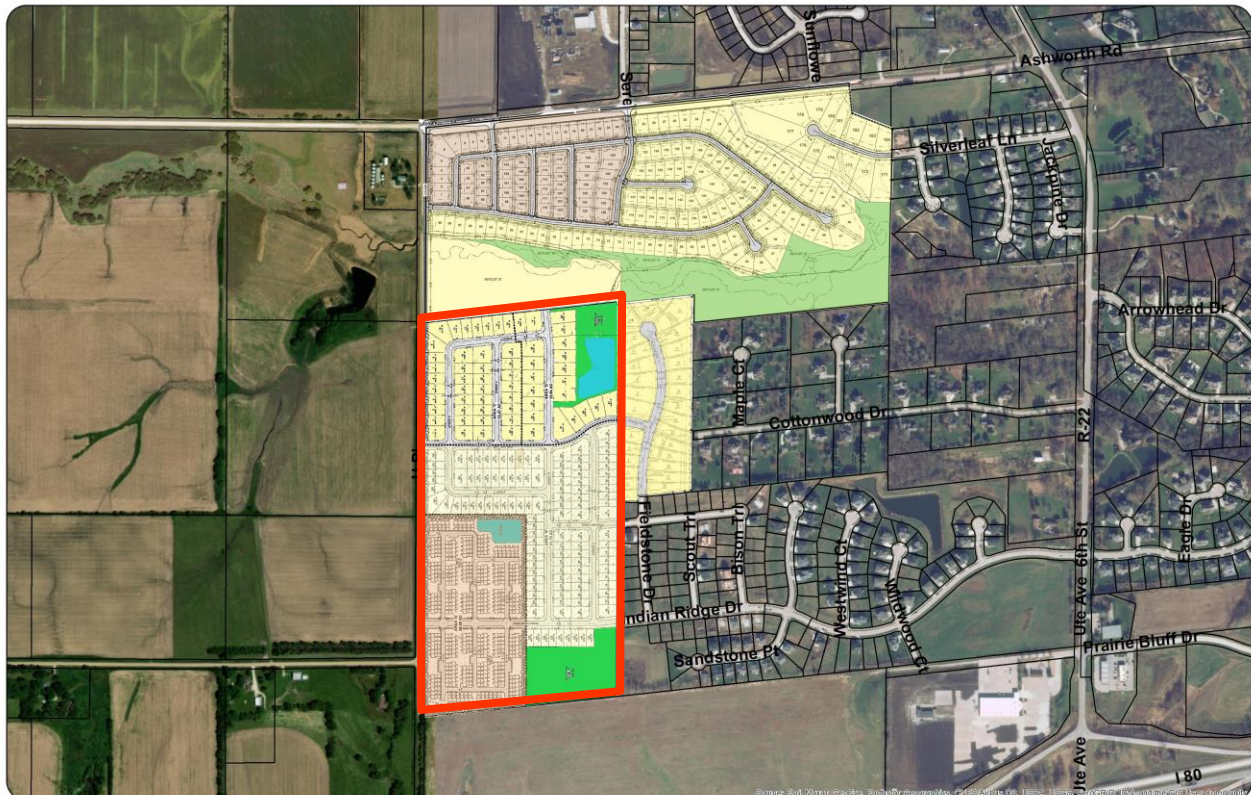
**Request:**

The applicant is requesting approval of a revised 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 79.59-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	Single-Family Residential and Townhome Residential	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	M-1 (Light Industrial 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**

A preliminary plat was approved for the subject property in August of 2022. Since then, Painted Woods West Townhomes Plats 1 and 2 were approved for site plans and have been under construction. The City Council recently approved a final plat for Painted Woods West Plat 5 for single-family residential development and single-family homes are beginning to be constructed.

The purposed of the request for the revised preliminary plat is to add an additional 6 lots for single-family residential development.

**PROJECT DESCRIPTION**

**LOTS**

The preliminary plat identifies a total of 183 lots for single-family residential development. A total of 65 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 the townhome areas zoned R-4 along the southwest portion of the revised preliminary plat.

The preliminary plat also identifies the parkland that has been dedicated to the City of Waukee with Plat 5 and also Outlot Z to be dedicated to the City of Waukee for parkland. Outlot Z is 1.49-acres in area. The preliminary plat identifies 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. These areas for parkland and detention have not changed in size since the originally approved preliminary plat.

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)
<b>Lot Area</b>	8,000 square feet per
<b>Lot Width</b>	65 feet
<b>Front Yard Setback</b>	30 feet
<b>Rear Yard Setback</b>	30 feet
<b>Side Yard Setback</b>	15 feet (total)

**Table 2: Proposed R-2/PD-I requirements.**

Category	Standard R-2/PD-I (minimum)
<b>Lot Area</b>	6,000 square feet per
<b>Lot Width</b>	50 feet
<b>Front Yard Setback</b>	30 feet
<b>Rear Yard Setback</b>	25 feet
<b>Side Yard Setback</b>	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)
<b>Lot Area</b>	3,500 square feet per unit
<b>Front Yard Setback</b>	30 feet
<b>Rear Yard Setback</b>	30 feet
<b>Side Yard Setback</b>	15 feet

**STREETS AND TRAILS**

A number of public streets will be provided as part of this development. Several extensions to public streets have already been completed. In addition, multiple new public streets are shown providing access throughout the plat.

A ten-foot-wide trail is included along the north side of Indian Ridge Drive. An eight-foot-wide trail will be installed along the east 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.

### **PARKLAND DEDICATION**

Parkland dedication requirements will apply to the project because of its residential nature. The required amount of parkland is 6.39-acres. The applicant is providing 6.84-acres of parkland.

### **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 3.12 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 revised preliminary plat for Painted Woods West Phase 2 subject to remaining staff comments.