



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Painted Woods Spectrum – **PREPARED BY:** Melissa DeBoer, AICP – Planning Preliminary Plat Coordinator

**REPORT DATE:** February 7, 2025

**MEETING DATE:** February 11, 2025

### GENERAL INFORMATION

**Owner:** Painted Woods Development LC

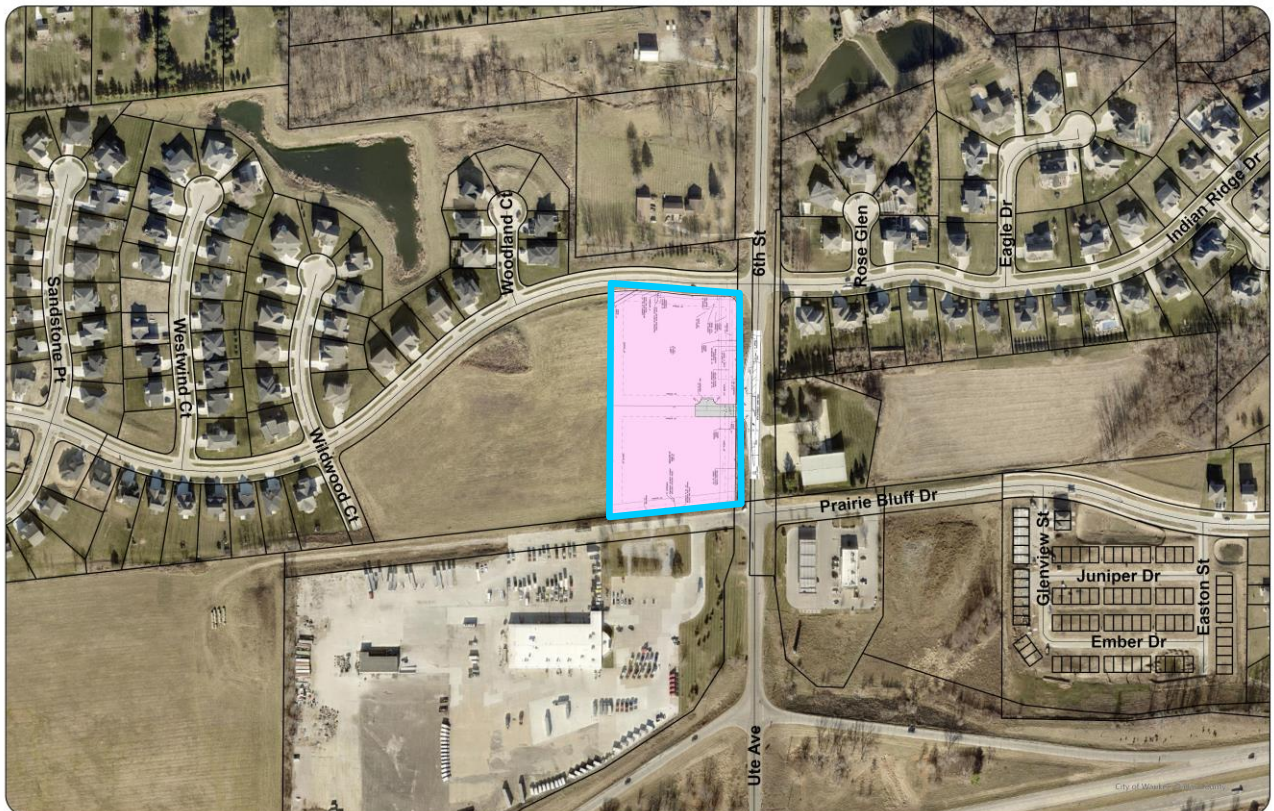
**Applicant:** Zion Capital Group, LLC

**Owner's Representative:** Erin Ollendike, P.E. with Civil Design Advantage

**Request:** The applicant is requesting approval of a preliminary plat for a commercial development.

**Location and Size:** Property is generally located north of Interstate 80 and west of 6<sup>th</sup> Street, containing approximately 4.80-acres.

### AREA MAP



**ABOVE:** Aerial of property identifying the proposed plat (outlined in **BLUE**).

**LAND USES AND ZONING**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Community Commercial	C-1A (Neighborhood Commercial District)
North	Undevelopable Outlot within Painted Woods West Plat 1	Single Family Residential	R-2 (One and Two Family Residential District)
South	GATR Truck Center – Truck Dealer	Community Commercial	C-1 (Community and Highway Service Commercial District)
East	Single-Family Residential / Commercial	Single Family Residential / Community Commercial	R-1 (Single Family Residential District) and A-1 (Agricultural District)
West	Vacant – Undeveloped	Community Commercial	C-1A (Neighborhood Commercial District)

**HISTORY**

The subject property was originally rezoned in 2006 under the name of Fox Glenn. The subject property was then rezoned again in 2014 with the Painted Woods West development to its current zoning classification of C-1A (Neighborhood Commercial District). The property is vacant, undeveloped land.

**PROJECT DESCRIPTION**

**LOTS**

The preliminary plat identifies one lot and one outlot for future commercial development. Lot I is 2.51-acres in area and Outlot Z is 2.29-acres in area. Both lots meet or exceed the minimum requirements of the C-1A zoning district. The table below summarizes the bulk regulations for the C-1A zoning district.

Stormwater detention is shown within a pond located to the west of the proposed plat.

**Standard C-1A requirements.**

Category	C-1A (minimum)
<b>Lot Area</b>	No Minimum
<b>Lot Width</b>	No Minimum
<b>Front Yard Setback</b>	30-feet
<b>Rear Yard Setback</b>	30-feet
<b>Side Yard Setback</b>	No Minimum, except when adjacent to residential 30-feet

**STREETS**

As part of the improvements associated with this plat, the applicant is required to make improvements to 6<sup>th</sup> Street. The public improvements include adding a northbound left-turn lane and median. The applicant will also be required to add a southbound deceleration right-turn lane.

## **UTILITIES**

Public utilities will be provided to the property. The stormwater management areas will be owned and maintained by the developer/property owner.

## **EASEMENTS**

All proposed easements have been indicated on the preliminary plat. A landscape buffer easement is provided on the east side of Lot 1 to provide a buffer for the residential development located to the east.

## **COMPREHENSIVE PLAN**

The subject property is classified as Community Commercial in the Imagine Waukee 2040: Comprehensive Plan. Community Commercial is defined as having two or more anchor tenants which could include a discount store or supermarket. Community Commercial uses are typically located along minor and major arterials and would serve a large portion of the community.

The zoning of the property is classified as Neighborhood Commercial District. The Comprehensive Plan defines Neighborhood Commercial as areas that are intended to serve the surrounding neighborhoods. These centers may or may not have an anchor tenant, such as a grocery store or hardware store. Neighborhood Commercial uses are typically located along collectors, or at intersections of collectors and minor arterials. Neighborhood Commercial should provide day-to-day goods and services for residents and should be walkable from nearby residential neighborhoods.

## **STAFF RECOMMENDATION**

All proposed lots meet the minimum requirements of the Zoning Ordinance and the preliminary plat is in general conformance with the Subdivision Ordinance. Staff recommends approval of the preliminary plat for Painted Woods Spectrum subject to remaining staff comments.