



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Painted Woods Spectrum Plat 1 – Final Plat

PREPARED BY: Melissa DeBoer, AICP – Planning Coordinator

REPORT DATE: July 18, 2025

MEETING DATE: July 22, 2025

GENERAL INFORMATION

Owner/Applicant:

Armadura Legal, Inc.

Owner's Representative:

Erin Ollendike, P.E. with Civil Design Advantage

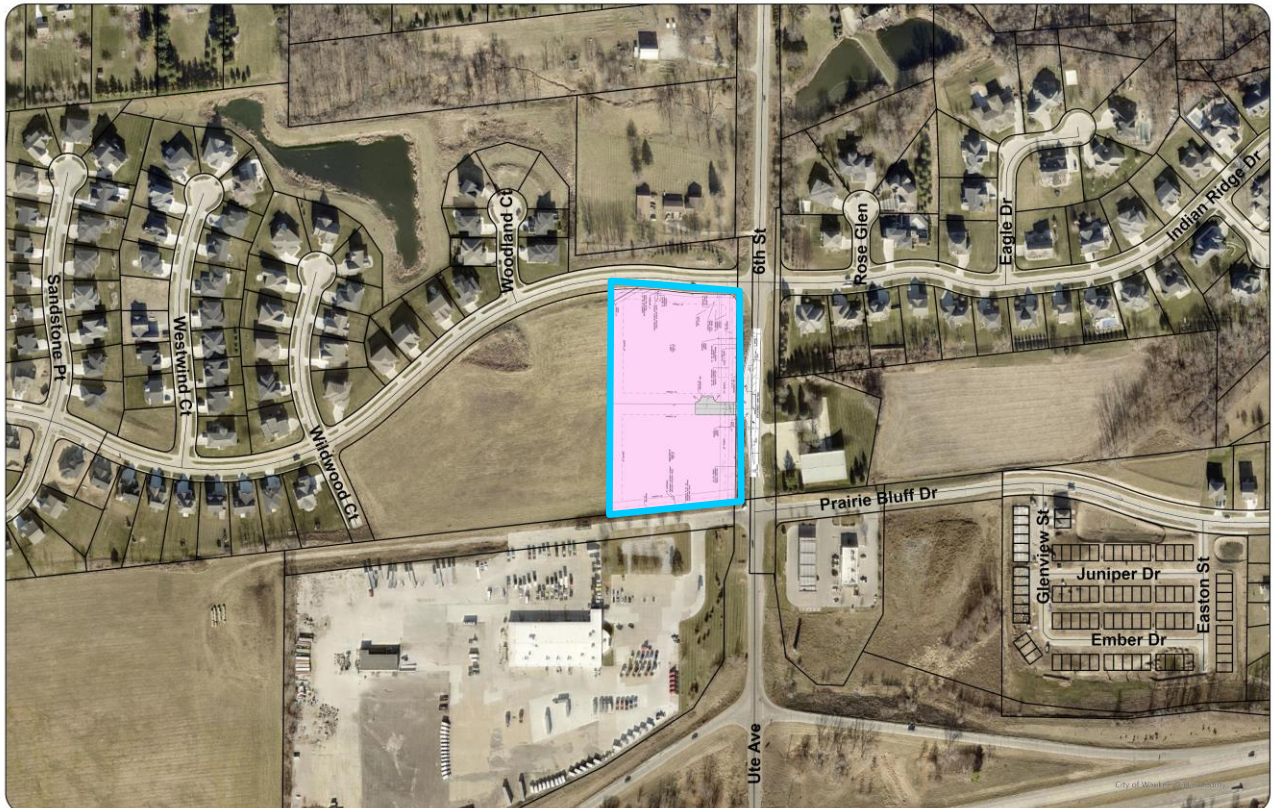
Request:

The applicant is requesting approval of a final plat for a commercial development.

Location and Size:

Property is generally located north of Interstate 80 and west of 6th 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 currently vacant, undeveloped land.

PROJECT DESCRIPTION

LOTS

The final 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. The proposed lot meets or exceeds 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)
Lot Area	No Minimum
Lot Width	No Minimum
Front Yard Setback	30-feet
Rear Yard Setback	30-feet
Side Yard Setback	No Minimum, except when adjacent to residential 30-feet

STREETS

The public improvements associated with this plat include adding a northbound left-turn lane and median on 6th Street as well as a southbound deceleration right-turn lane. These public improvements are currently under construction.

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 final 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

The proposed plat is in general conformance with the Subdivision Ordinance and the proposed lot meets the minimum requirements of the Zoning Ordinance. Staff recommends approval of the final plat for Painted Woods Spectrum Plat 1 subject to remaining staff comments and review of the legal documents.