



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Painted Woods West Plat 6 – **PREPARED BY:** Melissa DeBoer AICP, Planning Coordinator
Final Plat

REPORT DATE: October 9, 2025

MEETING DATE: October 14, 2025

GENERAL INFORMATION

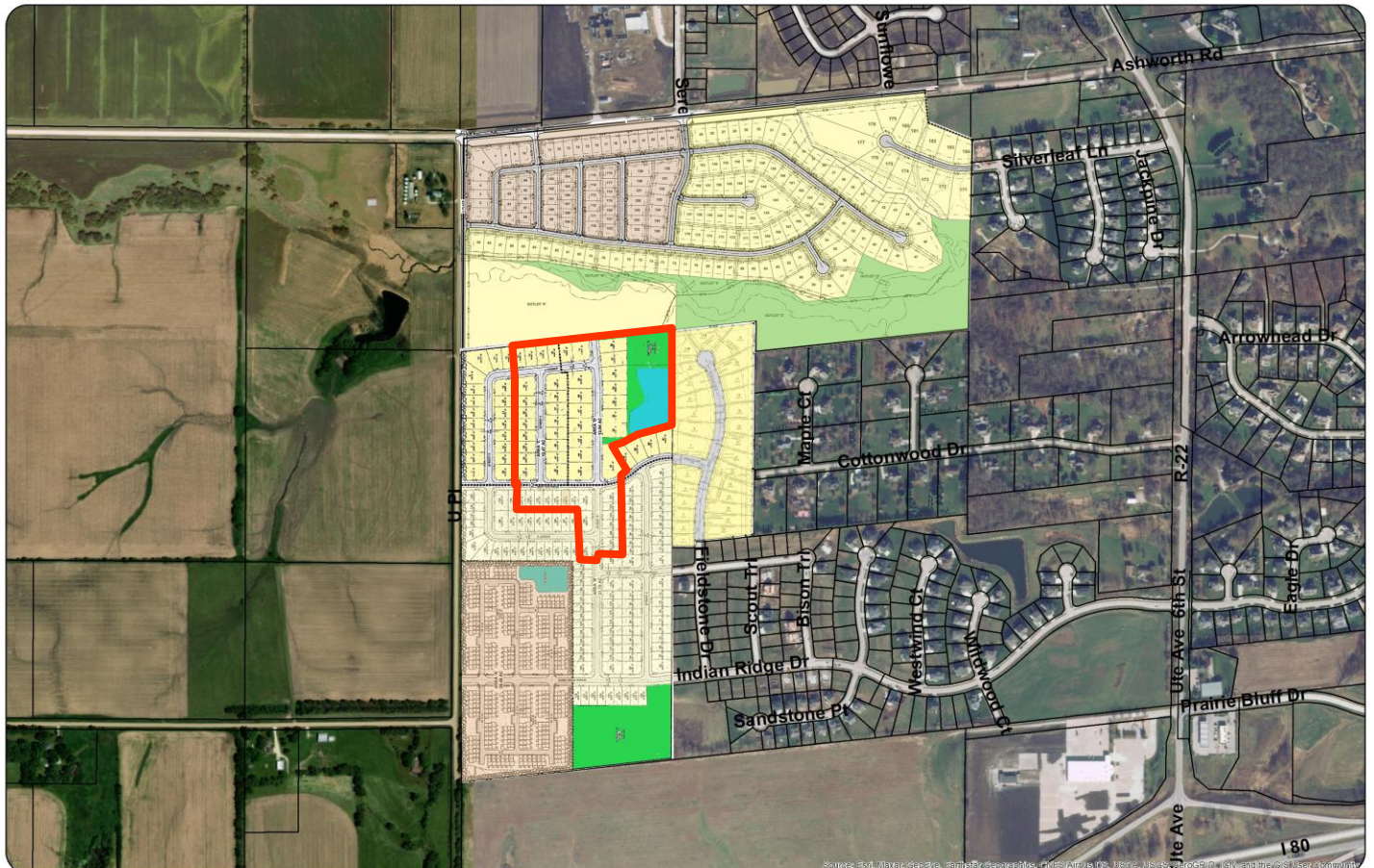
Owner/Applicant: JJR Holdings, LLC

Owner's Representative: Erin Ollendike, PE – Civil Design Advantage

Request: The applicant is requesting approval of a final plat for a single-family residential subdivision.

Location and Size: Property is generally located north of Interstate 80 and west of 6th Street containing approximately 21.42 acres more or less.

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 / Medium Density Residential / Open Space	R-2 (One & Two Family Residential District) / PD-1 (Planned Development Overlay) & R-2 (One & Two Family Residential District)
North	Vacant – Undeveloped	Single Family Residential / Open Space	R-2 (One & Two Family Residential District)
South	Single Family Residential	Single Family Residential	R-2 (One & Two Family Residential District) / PD-1 (Planned Development Overlay)
East	Single Family Residential	Single Family Residential	R-2 (One & Two Family Residential District)
West	Vacant - Undeveloped	Single Family Residential	R-2 (One & Two Family Residential District) / PD-1 (Planned Development Overlay) & R-2 (One & Two Family Residential District)

HISTORY

The subject property is located north of Interstate 80 and west of 6th Street. The property was rezoned from A-1 to R-2, R-2/PD-1 and R-4 in March 2022. A preliminary plat was approved in August 2022.

PROJECT DESCRIPTION

LOTS

The final plat indicates a total of 57 lots for single family residential development. Forty lots are zoned R-2 and 17 lots at the south side of the plat are zoned R-2/PD-1. The R-2 lots range in size from 8,125 square feet to 19,332 square feet. The R-2/PD-1 lots range in size from 6,000 square feet to 10,685 square feet. All lots meet or exceed the minimum requirements of the R-2 and R-2/PD-1 zoning districts. Table 1 below summarizes the minimum requirements for the lots within the plat.

Table 1: Bulk Regulations applicable to the plat.

Category	Standard R-2 (minimum)	R-2/PD-1 (minimum)
Lot Area	8,000 square feet	6,000 square feet
Lot Width	65 feet	50 feet
Front Yard Setback	30 feet	30 feet
Rear Yard Setback	30 feet	25 feet
Side Yard Setback	15 feet (total)	10 feet (total)

The lots zoned R-2/PD-I are subject to the following requirements of the Planned Development when they are 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; and
- Two (2) trees and two (2) shrubs planted on each lot at the time of individual lot development.

The final plat also includes two outlots, Outlots Y and Z. Outlot Y is for storm water detention and will be owned and maintained by the homeowner's association. Outlot Z will be dedicated to the City of Waukee for parkland.

STREETS AND TRAILS

Extensions of public streets are included with this plat. Extensions of Hemlock Lane and Paradise Lane are included. New public streets includes Bluebell Lane, Montrose Drive, and Boulder Lane are included.

UTILITIES

Utilities will be extended to provide service to each lot. Storm water detention will be accommodated with a large detention basin located within Outlot Y.

PARKLAND

Parkland dedication requirements will be met with the dedication of Outlot Z to the City of Waukee. Outlot Z is 1.49 acres in area.

STAFF RECOMMENDATION

Staff recommends approval of the final plat for Painted Woods West Plat 6 subject to remaining staff comments, review of the legal documents, and completion of public improvements.