



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Painted Woods South – Preliminary Plat

PREPARED BY: Andy Kass AICP, Senior Planner

REPORT DATE: August 24, 2018

MEETING DATE: August 28, 2018

GENERAL INFORMATION

Applicant: West Side Land Company, LLC

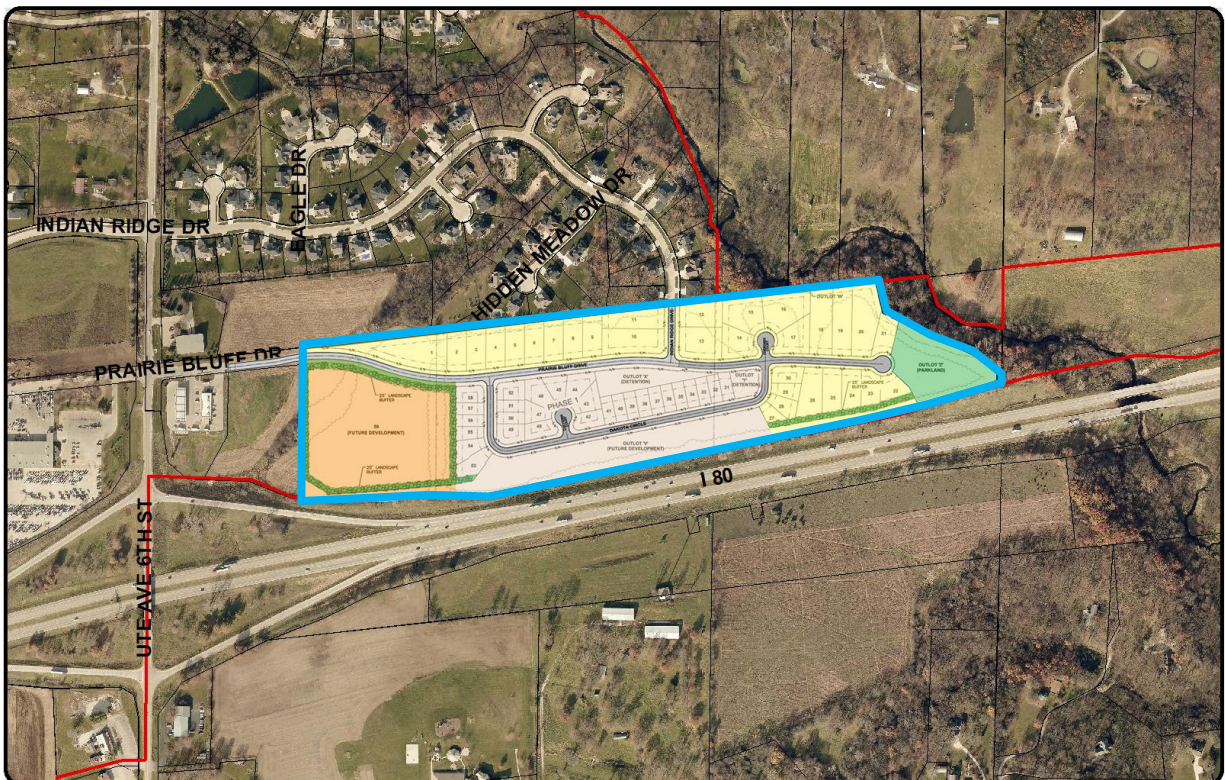
Owner: West Side Land Company, LLC

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

Request: The applicant is requesting approval of a preliminary plat for a residential subdivision.

Location and Size: Property is generally located north of I-80 and east of R-22/Ute Avenue containing approximately 46.52 acres more or less.

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	Agricultural	Rural Residential	R-1 (Single Family Residential District), R-2 (One and Two Family Residential) / PD-1 (Planned Development Overlay), & R-4 (Row Dwelling & Townhome District)
North	Single Family Residential	Rural Residential	R-1 (Single Family Residential District)
South	Interstate 80	N/A	N/A
East	Agricultural	Rural Residential	A-1 (Agricultural)
West	Agricultural	Rural Residential	A-1 (Agricultural) & C-1 (Community & Highway Service Commercial District)

HISTORY

The subject property is located north of Interstate 80 and east of R-22/Ute Avenue. In early 2018, the Planning & Zoning Commission and City Council approved a rezoning of the property from A-1 to R-1, R-2, and R-4.

In general, the proposed preliminary plat is the same layout that was presented to the Commission and Council during the rezoning with the exception of the southern portion of the property. The subject property is located within a corridor preservation area imposed by the Iowa Department of Transportation (IDOT). The purpose of the corridor preservation area is to allow IDOT to review proposed projects within these preservation areas to determine future right-of-way needs for IDOT jurisdictional roads. Because of this a portion of the southern part of the plat has been identified as an outlot for the time being until IDOT has determined how much right-of-way is needed, or if any is necessary at all, for future widening of Interstate 80.

PROJECT DESCRIPTION

LOTS

The preliminary plat identifies a total of 58 lots for single family residential development and one (1) lot for townhome development. All proposed lots are planned to be developed in one phase. Lots 1 – 26 are zoned R-1 (Single Family Residential) and range in size from 16,119 square feet to 52,449 square feet. All lots meet the minimum lot width of 80 feet. Table 1 below summarizes the bulk regulations for the R-1 zoning district.

Table 1: R-1 Zoning District Bulk Regulations

Category	Standard R-1 (minimum)
Lot Area	10,000 square feet
Lot Width	80 feet
Front Yard Setback	30 feet
Rear Yard Setback	30 feet
Side Yard Setback	15 feet total (7 feet minimum)

Lots 27 – 58 are zoned R-2 (One & Two Family Residential) / PD-I (Planned Development Overlay) and range in size from 7,150 square feet to 14,999 square feet. During the rezoning a planned development overlay was approved on these lots to allow for deviations from the standard R-2 requirements with respect to lot area, width, and side yard setback. All lots meet or exceed the minimums set forth in the planned development. Table 2 below compares that standard R-2 requirements with those approved with the rezoning.

Table 2: Standard R-2 requirements in comparison to the Planned Development.

Category	Standard R-2 (minimum)	Proposed PD-I/R-2 (minimum)
Lot Area	8,000 square feet	7,000 square feet
Lot Width	65 feet	55 feet
Front Yard Setback	30 feet	30 feet
Rear Yard Setback	30 feet	30 feet
Side Yard Setback	15 feet total (7 feet minimum)	10 feet total (5 feet on each side)

Lot 59 is zoned R-4 (Row Dwelling & Townhome District) and is 8.25 acres in area. Development of this lot will require additional site plan approval from the Planning & Zoning Commission and the City Council.

Outlot V along the south side of the property is zoned R-4 (Row Dwelling & Townhome District), R-2 (One & Two Family Residential) / PD-I (Planned Development Overlay), and R-1 (Single Family Residential) and is 5.83 acres in area. Outlot V is the area of the property that is subject to the corridor preservation area imposed by IDOT. Once the right-of-way needs are known Outlot V will be utilized for future development if feasible.

Outlot Z in the southeast corner of the development is to be dedicated to the City to satisfy parkland dedication requirements and is 2.47 acres in area. Based on the rezoning concept a total of 2.45 acres are required.

Outlots X and Y are intended for storm water management purposes. These outlots will be owned and maintained by a homeowner’s association.

STREETS AND TRAIL

The preliminary plat identifies extensions of Prairie Bluff Drive and Indian Ridge Drive. In addition, three new streets, Dakota Circle, Cheyenne Court, and Cherokee Court will be constructed as part of the public improvements.

A 10-foot-wide trail will be constructed along the south side of Prairie Bluff Drive to provide access to the future park and future greenbelt trail system. All other areas will have 5-foot sidewalks.

UTILITIES

Utilities will be extended to service the proposed plat as part of the public improvements. Sanitary sewer and water main will be extended from existing stubs on the north side of the property. Storm water management will be routed to detention basins located on Outlots X and Y.

STAFF RECOMMENDATION

All proposed lots meet the minimum requirements of the Zoning Ordinance and Planned Development Agreement. The preliminary plat is in general conformance with the Subdivision Ordinance and the use of the property is consistent with the Rural Residential classification in the Comprehensive Plan. Staff recommends approval subject to remaining staff comments.