



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Painted Woods South Plat 1 – Final Plat

PREPARED BY: Andy Kass AICP, Senior Planner

REPORT DATE: July 19, 2019

MEETING DATE: July 23, 2019

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 final 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 46.50 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	Medium Density 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	Single Family Residential	R-1 (Single Family Residential District)
South	Interstate 80	N/A	N/A
East	Agricultural	Rural Residential	A-1 (Agricultural)
West	Agricultural & Retail	Community Commercial	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 2018, the Planning & Zoning Commission and City Council approved a preliminary plat for the property.

PROJECT DESCRIPTION

LOTS

The preliminary plat identifies a total of 75 lots for single family residential development and one (1) outlot for townhome development. 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 – 75 are zoned R-2 (One & Two Family Residential) / PD-1 (Planned Development Overlay) and range in size from 7,150 square feet to 16,745 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)

Outlot T is zoned R-4 (Row Dwelling & Townhome District) and is 8.47 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 2.50 acres in area. Outlot V is subject to I-80 corridor preservation area imposed by the Iowa Department of Transportation (IDOT). This is land that will be acquired by IDOT for future improvements to Interstate 80.

Outlot U 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.

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 final 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.

An 8-foot-wide trail will be included 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

Public utilities have been extended throughout the plat to service each lot. Storm water detention will be provided within Outlots X and Y.

STAFF RECOMMENDATION

All proposed lots meet the minimum requirements of the Zoning Ordinance and Planned Development Agreement. The final plat is in general conformance with the Subdivision Ordinance. Staff recommends approval subject to remaining staff comments, review of the legal documents, and completion of public improvements.