



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Hamilton Ridge Plat 12 – Rezoning

PREPARED BY: Melissa DeBoer, AICP – Senior Planner

REPORT DATE: April 22, 2022

MEETING DATE: April 26, 2022

GENERAL INFORMATION

Applicant:

Hamilton Ridge, LLC

Owner:

Hertz Farm Management

Owner’s Representative:

Erin Ollendike, PE – Civil Design Advantage

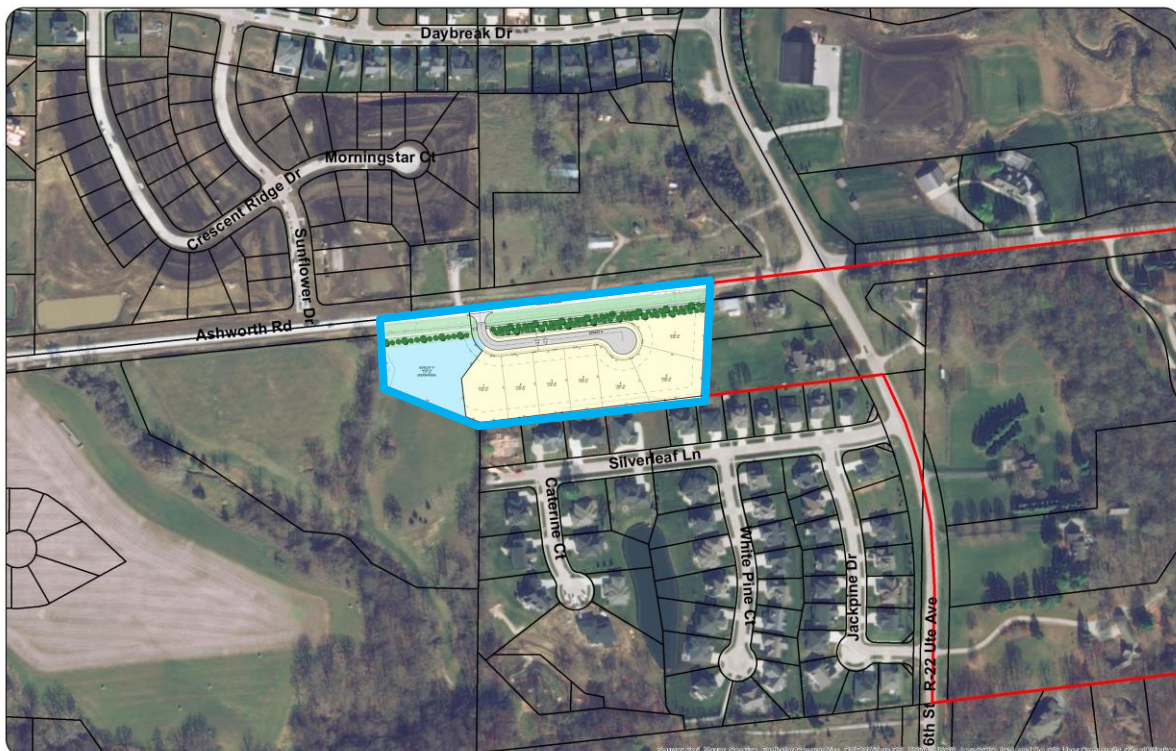
Request:

The applicant is requesting approval of a rezoning for a single-family residential development.

Location and Size:

Property is generally located west of Ute Avenue/R-22 and south of Ashworth Road, containing approximately 6.76-acres.

AREA MAP



ABOVE LEFT: Concept plan of the development identifying the area proposed to be rezoned. The area outlined in **BLUE** is the area proposed to be rezoned.

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant Property	Medium Density Residential	A-1 (Agricultural District)
North	Single-Family Residential (Daybreak Neighborhood)	Single Family Residential & Medium Density Residential	R-2 (One & Two Family Residential District) & A-1 (Agricultural District)
South	Single-Family Residential (Willow Pines Neighborhood)	Single Family Residential	R-1 (Single-Family Residential District) & R-2 (One & Two Family Residential District)
East	Single-Family Residential (Dallas County)	N/A – Dallas County	N/A – Dallas County
West	Vacant – Undeveloped	Single Family Residential	R-2 (One & Two Family Residential District)

BACKGROUND

The subject property is located west of Ute Avenue/R-22 and south of Ashworth Road. The property is 6.76-acres in area and is currently vacant land. Originally, this property was proposed to be rezoned to R-4 (Row Dwelling & Townhome Residential District) with the overall Hamilton Ridge rezoning back in September of 2020. The R-4 zoning was consistent with what is shown in the Comprehensive Plan. The applicant withdrew the application to rezone this property with the overall rezoning prior to the City Council hearing. Since then, the applicant has revised their concept plan for the subject property and is proposing to rezone it to R-1 for single-family residential development.

The applicant has submitted consent from 51.16% of property owners within 250-feet of the property to be rezoned. Notification to adjacent property owners was mailed on April 15, 2022. The rezoning sign was placed on the property by the April 18, 2022 deadline. Staff has not received any correspondence regarding this request.

PROJECT DESCRIPTION

The concept plan provided shows seven (7) lots to be platted for single family residential development and two outlots. Outlot ‘Y’ is intended for stormwater detention and Outlot ‘Z’ is intended for landscape buffer plantings. A 25-ft landscape buffer will be provided along the north side of the development to provide screening from Ashworth Road. Bulk regulations of the R-1 district are provided in Table I below.

Table I: Standard R-1 requirements.

Category	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)

Access to the planned lots will be provided with a cul-de-sac off of Ashworth Road. Parkland dedication requirements are being met with the overall Hamilton Ridge development.

COMPREHENSIVE PLAN

The Imagine Waukee 2040: Comprehensive Plan identifies the subject property as Medium Density Residential. Medium Density Residential is defined as townhome and row home products that are 4 to 12 units per acre in density.

Although the proposed rezoning to R-1, Single-Family Residential, is not consistent with the Comprehensive Plan, staff is comfortable with the proposal as it is consistent with the adjacent properties.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning for Hamilton Ridge Plat 12.