



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Hamilton Ridge Plat 12 – Preliminary Plat

**PREPARED BY:** Melissa DeBoer, AICP – Senior Planner

**REPORT DATE:** July 8, 2022

**MEETING DATE:** July 12, 2022

### GENERAL INFORMATION

**Applicant:** Landmark Development Services

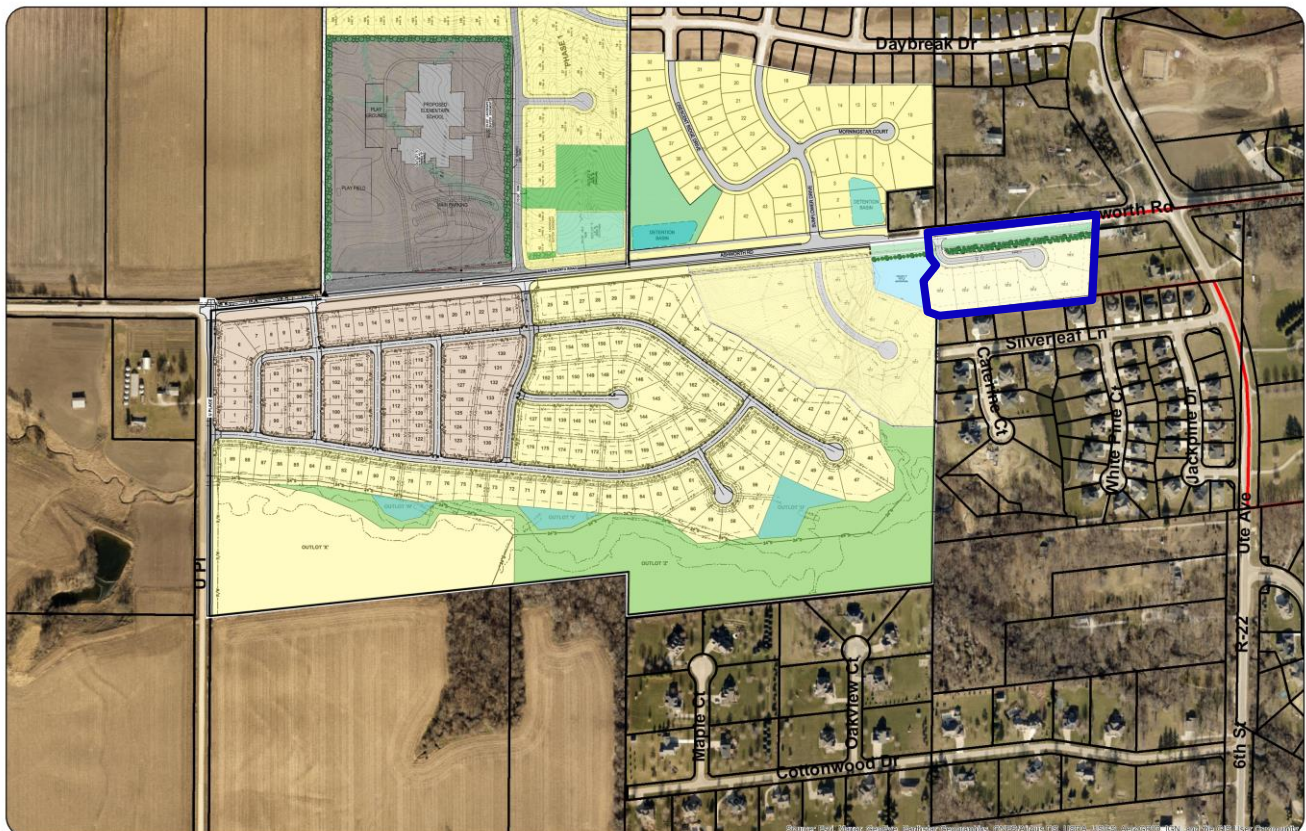
**Owner:** Hamilton Ridge, LLC

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

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

**Location and Size:** Property is generally located south of Ashworth Road and west of Ute Avenue, containing approximately 5.29-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 Property	Medium Density Residential	R-1 (Single-Family Residential 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)

## HISTORY

The subject property was recently rezoned from A-1 (Agricultural District) to R-1 (Single-Family Residential District).

## PROJECT DESCRIPTION

### LOTS

The preliminary plat identifies a total of 7 lots for single-family residential development. The lots range in size from 0.40-acres to 0.64-acres.

The preliminary plat also identifies an outlot (Outlot Z) 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)
<b>Lot Area</b>	10,000 square feet
<b>Lot Width</b>	80 feet
<b>Front Yard Setback</b>	30 feet
<b>Rear Yard Setback</b>	30 feet
<b>Side Yard Setback</b>	15 feet (total)

## STREETS AND TRAIL

One public street will be provided as part of this development. The street is a cul-de-sac that will provide access to the proposed lots. A five-foot wide sidewalk will be provided along the south side of Ashworth Road with plat

improvements. Five-foot wide sidewalks will be provided along all lots, adjacent to the cul-de-sac with individual lot development.

### **UTILITIES**

Public utilities will serve the proposed lots. An extension will be provided from the existing water main located along Ashworth Road. Sanitary sewer will be extended to serve this plat from the main to the west. Stormwater detention will be provided within detention basins located to the west of the proposed plat and within a basin located along the east side of the proposed plat, within lots 6 and 7.

### **EASEMENTS**

All proposed easements have been indicated on the preliminary plat. A landscape buffer easement has been indicated adjacent to Ashworth Road.

### **PARKLAND DEDICATION**

Parkland dedication requirements have been 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 R-1, Single-Family Residential, is not consistent with the Comprehensive Plan, staff is comfortable with the proposed project as it is consistent with the adjacent properties.

### **STAFF RECOMMENDATION**

All proposed lots meet the minimum requirements of the Zoning Ordinance, the preliminary plat is in general conformance with the Subdivision Ordinance, and the proposed land use of the property is consistent with the Comprehensive Plan. Staff recommends approval of the preliminary plat for Hamilton Ridge Plat 12 subject to remaining staff comments.