



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Hamilton Ridge Plat 5 – Final Plat

PREPARED BY: Bill Mettee – Planner

REPORT DATE: July 22, 2022

MEETING DATE: July 26, 2022

GENERAL INFORMATION

Owner/Applicant:

Hamilton Ridge, LLC

Owner's Representative:

Erin Ollendike, P.E., Civil Design Advantage, LLC

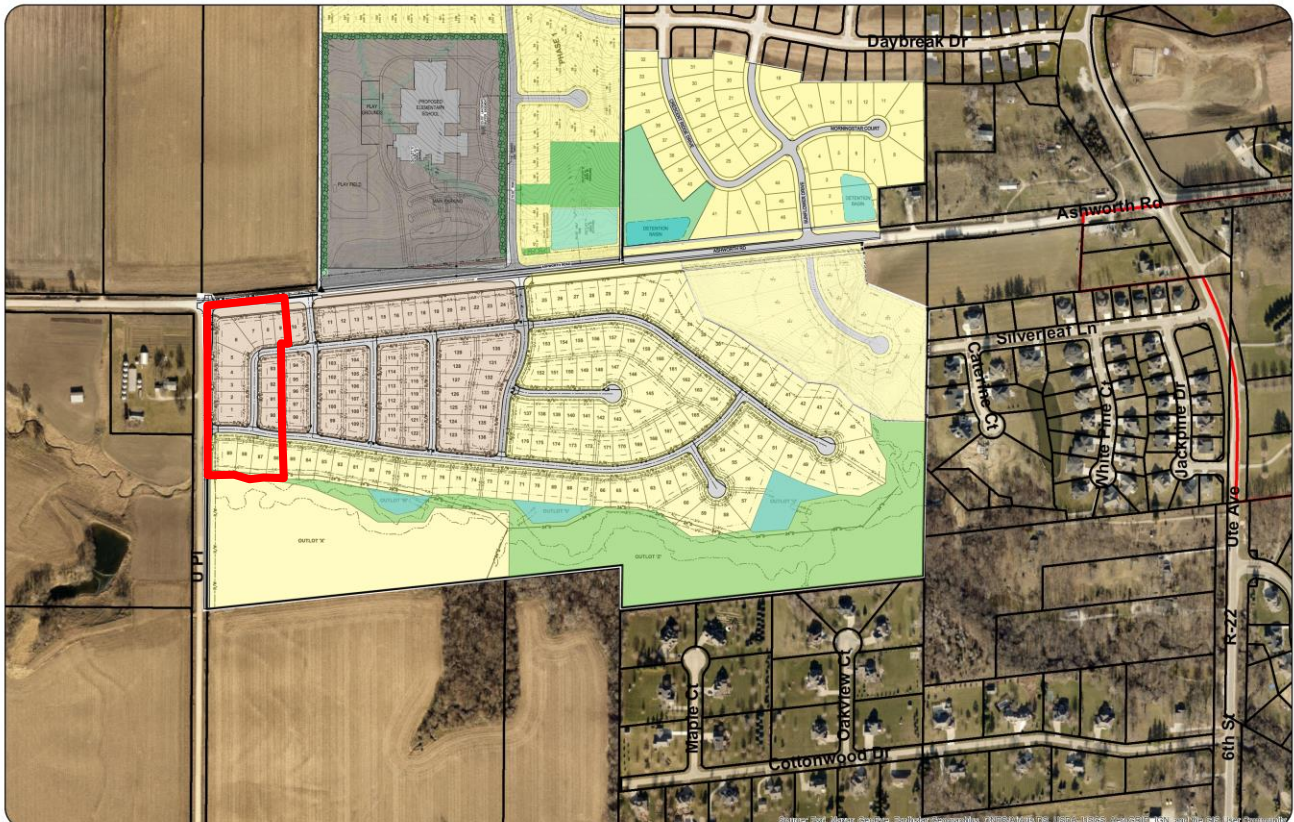
Request:

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

Location and Size:

Property is generally located south of Ashworth Road and east of U Place containing approximately 5.82-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	R-2 (One & Two Family Residential) & R-2 (One & Two Family Residential District) / PD-1 (Planned Development Overlay)
North	Vacant – Undeveloped	Single Family Residential	A-1 (Agricultural District)
South	Vacant – Undeveloped – Hamilton Ridge Outlot 'X'	Single Family Residential	R-2 (One & Two Family Residential)
East	Hamilton Ridge Plat 4	Single Family Residential	R-2 (One & Two Family Residential District) & R-2 (One & Two Family Residential District) / PD-1 (Planned Development Overlay)
West	Agricultural – Farmland	Single Family Residential, Medium Density Residential, Open Space	A-1 (Agricultural District)

PROJECT DESCRIPTION

LOTS

The final plat indicates a total of 17 lots for single family residential development. The lots range in size from 6,500 square feet to 16,325 square feet. The plat is zoned R-2 One and Two-Family Residential and R-2 / PD-1. All lots meet or exceed the bulk regulations for the R-2 and R-2 / PD-1 zoning districts. Tables I below summarize the minimum requirements for the lots within the plat. The lots zoned R-2 / PD-1 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;
- 15% stone, brick, or stucco on the front of the home facing the public street;
- Specific requirements for the use of vinyl siding (4-inch traditional profile, trim elements to be at least 3.5-inch wide, and the requirement to incorporate decorative materials onto front facades)
- Two (2) trees and two (2) shrubs planted on each lot.

Table 1: Bulk Regulations applicable to the plat.

Category	Standard R-2 (minimum)	R-2/PD-1 (minimum)
Lot Area	8,000 square feet	5,500 square feet
Lot Width	65 feet	55 feet
Front Yard Setback	30 feet	25 feet
Rear Yard Setback	30 feet	25 feet
Side Yard Setback	15 feet (total)	10 feet (total)
Lot Depth	110 feet	100 feet

STREETS AND TRAILS

Extensions of three (3) public streets (Harrington Way, Durham Road and Hamilton Road) are included as part of this plat. Five-foot wide sidewalks will be constructed along both sides of the streets throughout the plat with individual lot development.

UTILITIES

All utilities have been extended throughout the plat. Stormwater detention will be provided via several outlots on the south end of Hamilton Ridge.

PARKLAND

The preliminary plat for the overall concept of Hamilton Ridge identified Outlot Z as an area to be dedicated to the City of Waukee for parkland dedication. Outlot Z is 15.89-acres in area. The City's intent for Outlot Z would be to preserve the floodway and greenbelt corridor. In addition, the nature of the property provides opportunities for future recreational amenities.

STAFF RECOMMENDATION

Staff recommends approval of the final plat for Hamilton Ridge Plat 5 subject to remaining staff comments, review of the legal documents, and completion of public improvements.