Waukee
DEVELOPMENT SERVICES

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Hamilton Ridge Plat 6 – Final Plat

PREPARED BY: Bill Mettee – Planner

REPORT DATE: July 22, 2022

MEETING DATE: July 26, 2022

GENERAL INFORMATION

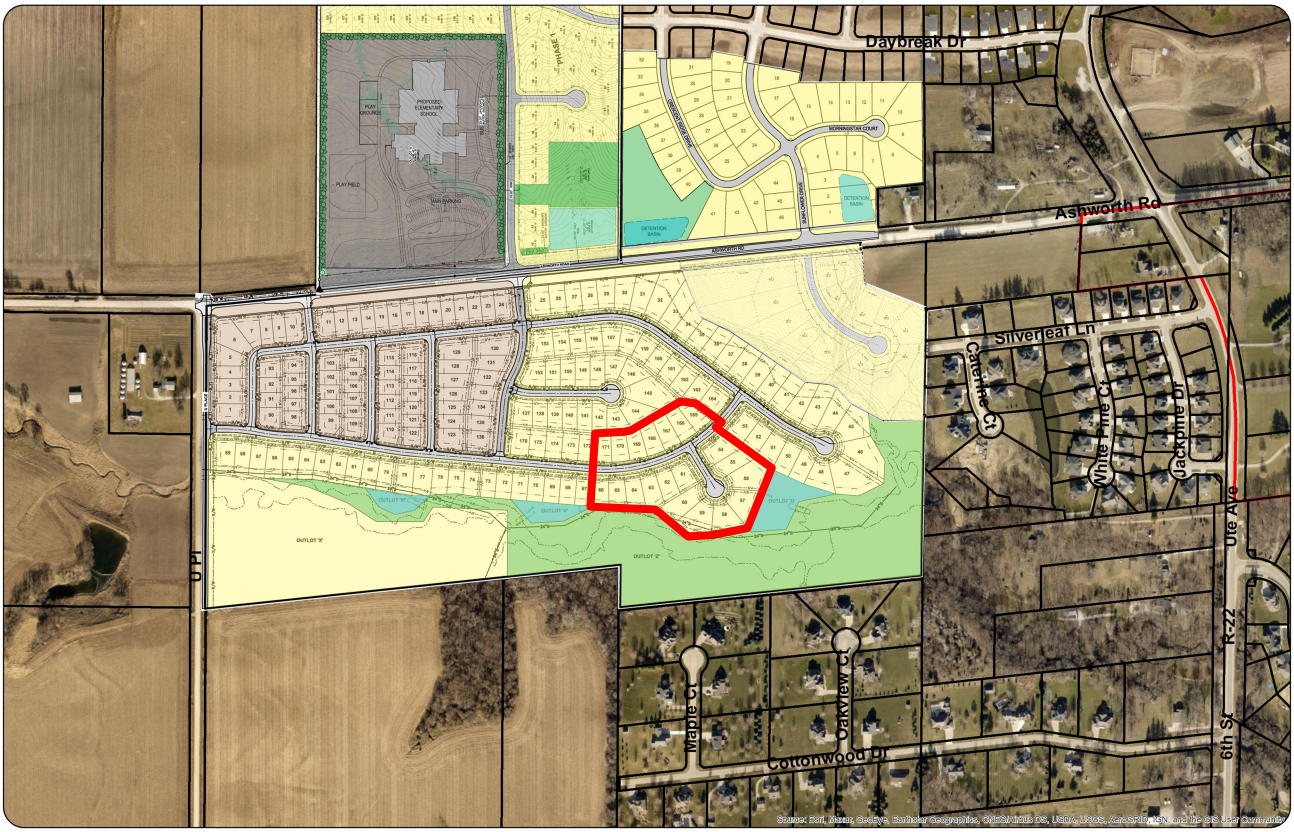
Owner/Applicant: Hamilton Ridge, LLC

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 7.09-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)
North	Hamilton Ridge Plat 7	Single Family Residential	R-2 (One & Two Family Residential)
South	Hamilton Ridge Outlot 'Z'	Open Space	R-2 (One & Two Family Residential)
East	Hamilton Ridge Plat 8	Single Family Residential	R-2 (One & Two Family Residential)
West	Hamilton Ridge Plats 3 & 7	Single Family Residential	R-2 (One & Two Family Residential)

PROJECT DESCRIPTION

LOTS

The final plat indicates a total of 18 lots for single family residential development. The lots range in size from 9,056 square feet to 22,568 square feet. The plat is zoned R-2 One and Two-Family Residential. All lots meet or exceed the bulk regulations for the R-2 district. Table 1 below summarize the minimum requirements for the lots within the plat.

Table 1: Bulk Regulations applicable to the R-2 zoning district.

Category	R-2 (minimum)
Lot Area	8,000 SF
Lot Width	65 feet
Front Yard Setback	30 feet
Rear Yard Setback	30 feet
Side Yard Setback	15 feet total

STREETS AND TRAILS

Extensions of two (2) public streets (Harrington Way and Canterbury Circle) 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 and trail amenities.

STAFF RECOMMENDATION

Staff recommends approval of the final plat for Hamilton Ridge Plat 6 subject to remaining staff comments, review of the legal documents, and completion of public improvements.