



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Hamilton Ridge Plat 8 – 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

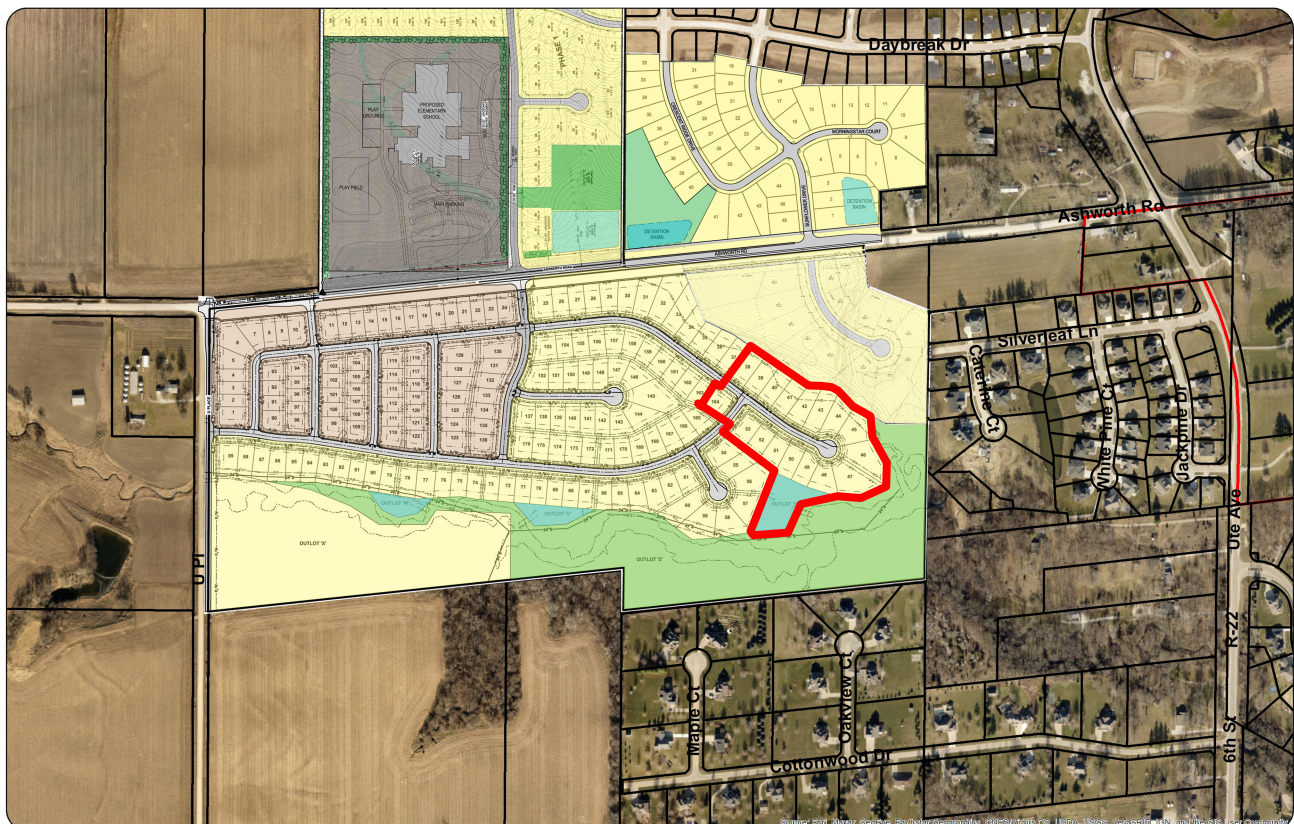
Request:

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 8.17-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 10 - Undeveloped	Single Family Residential	R-2 (One & Two Family Residential District)
South	Leonard's Subdivision	Single Family Residential	A-1 (Agricultural District)
East	Willow Pines Subdivision	Single Family Residential	R-1 (Single-Family Residential District)
West	Hamilton Ridge Plat 9	Single Family Residential	R-2 (One & Two Family Residential)

PROJECT DESCRIPTION

LOTS

The final plat indicates a total of 14 lots for single family residential development. The lots range in size from 12,025 square feet to 51,816 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 zoning district. Table 1 below summarizes the minimum requirements for the lots within the plat.

Table 1: R-2 Zoning District Bulk Regulations

Category	Standard R-2 (minimum)
Lot Area	8,000 square feet
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 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 other Hamilton Ridge plats to the west and have been extended to provide services to the 14 proposed lots of Hamilton Ridge Plat 8. Stormwater detention will be provided via Outlot Z on the south side of the Lots 10-12 on the final plat.

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 8 subject to remaining staff comments, review of the legal documents, and completion of public improvements.