



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Ashley Acres Plat 3 – Final Plat

PREPARED BY: Bill Mettee, Planner

REPORT DATE: August 19, 2022

MEETING DATE: August 23, 2022

GENERAL INFORMATION

Applicant: Ashley Acres, LLC

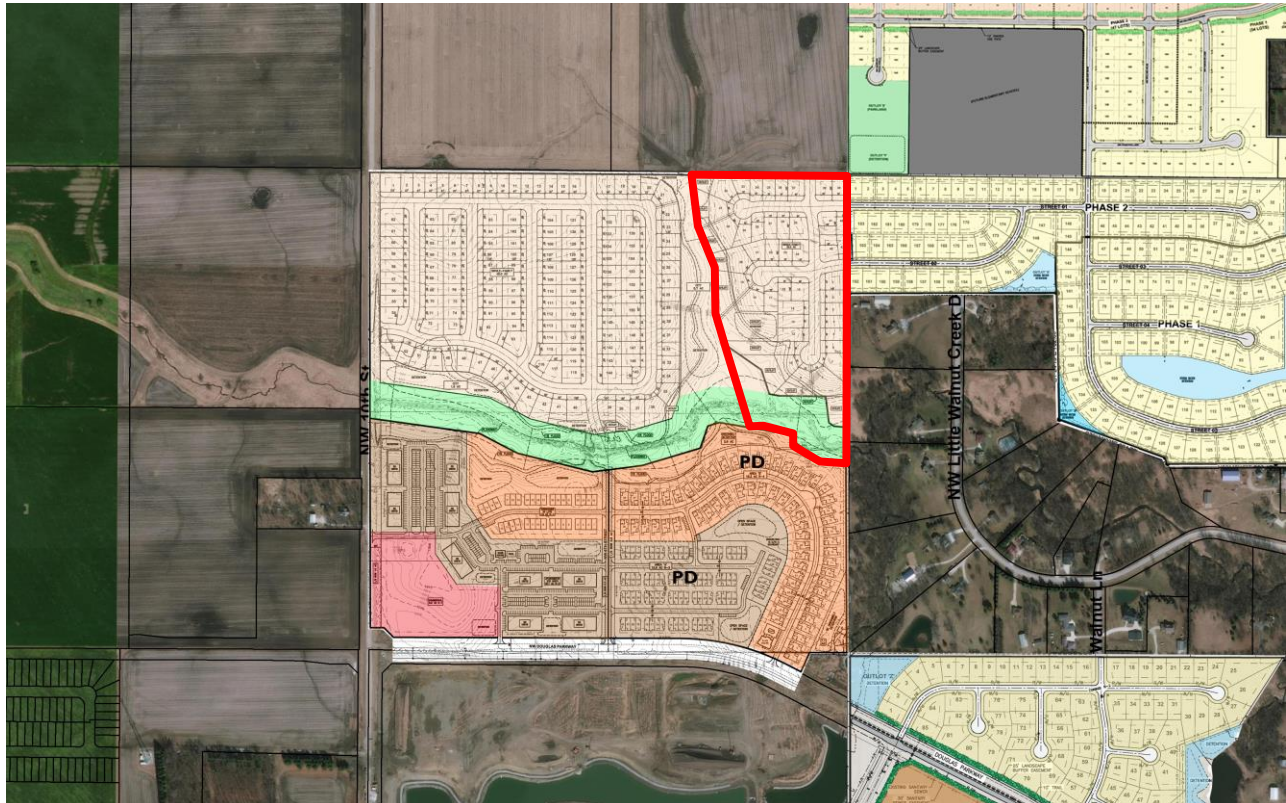
Owner: Ashley Acres, LLC

Owner's Representative: Ryan Hardisty, P.E. with Civil Design Advantage

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

Location and Size: Property is generally located north of NW Little Walnut Creek Drive and west of Warrior Lane containing approximately 24.29 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	Vacant – Undeveloped	Single Family Residential	A-1 (Agricultural District)
South	Vacant - Undeveloped	Medium Density Residential	COS (Conservation and Open Space) / R-4 (Row Dwelling and Townhome Dwelling District)
East	Single Family Residential (Sahu Acres / Ashley Acres Plat 2)	Single-Family Residential	R-2 (One and Two-Family Residential District) / AR (Single-Family Acreage District)
West	Vacant – Undeveloped	Single Family Residential	R-2 (One & Two Family Residential)

HISTORY

The Commission recently reviewed a rezoning for the subject property named Parkside. The rezoning request was approved by the Commission and the City Council. Because this portion of the property is adjacent to the Ashley Acres development, the applicant has chosen to add this portion to the Ashley Acres development.

The preliminary plat for Ashley Acres Plat 3 was heard at the September 28, 2021 Planning and Zoning Commission meeting and approved by City Council at their October 4, 2021 meeting.

PROJECT DESCRIPTION

LOTS

The final plat identifies a total of 38 lots intended for single-family residential development. The lots range in size from 9,403 square feet to 26,696 square feet. All lots meet the minimum lot width requirement of 65-feet. Table I below summarizes the requirements of the R-2 district.

Table I: 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 TRAIL

The preliminary plat identifies the extension of three (3) public streets. NW Ashley Circle and NW Red Oak Court will be extensions from Ashley Acres Plat 2. NW Brooks Drive will provide a future outlet from the neighborhood to the

north. All streets will be local streets. No public trails are proposed as part of the plat. Five-foot sidewalks will be installed with individual lot development.

UTILITIES

Public utilities will service the proposed development. The City recently constructed a trunk sewer that will provide sewer access to the development and other developments in the area. Public water main will be extended from the east through the Ashley Acres development. Outlot Y will provide stormwater detention for the subdivision. A homeowners association will be established for the ownership and maintenance of the pond.

EASEMENTS

All proposed easements have been indicated on the final plat.

PARKLAND

Parkland dedication requirements will apply to this development because of its residential nature. The required amount of parkland for Plat 3 is 0.82-acres. Outlot Z is shown in the southwest corner of the development and is 6.61-acres in area. The applicant has proposed to utilize the balance beyond what is required for Plat 3 to apply to the first two phases of the Ashley Acres development. In total 6.59-acres are required for all three phases.

STAFF RECOMMENDATION

All proposed lots meet the minimum requirements of the Zoning Ordinance, the final 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 final plat for Ashley Acres Plat 3 subject to remaining staff comments, completion of public improvements and review of the legal documents.