



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Castle Ranch Plat 1 – Final Plat

PREPARED BY: Andy Kass AICP, Community Development Director

REPORT DATE: October 7, 2022

MEETING DATE: October 11, 2022

GENERAL INFORMATION

Applicant: Redhawk Ventures, LLC

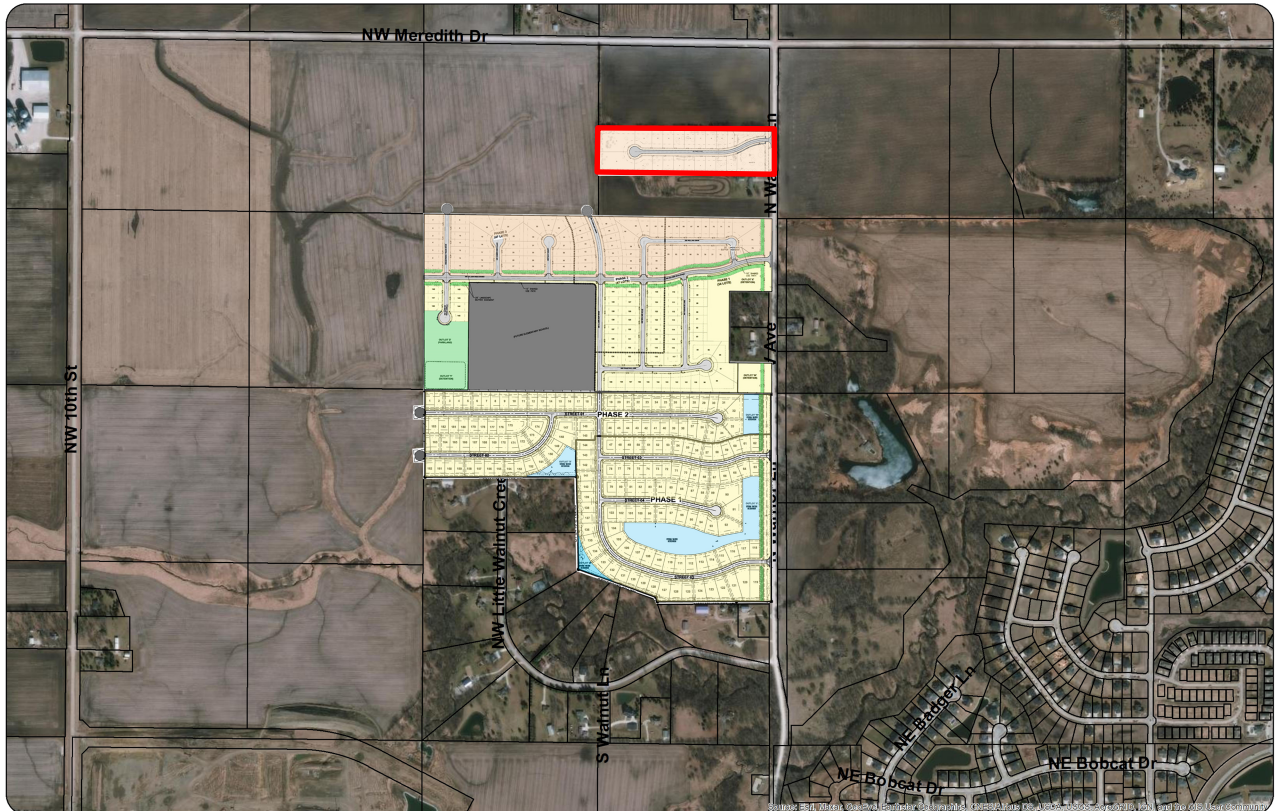
Owner: Redhawk Ventures, LLC

Owner’s Representative: Jared Murray, 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 south of NW Meredith Drive and west of N. Warrior Lane, containing approximately 10-acres.

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	Not Defined	R-1 (Single-Family Residential District)
North	Vacant - Undeveloped	Medium Density Residential & Community Commercial	A-1 (Agricultural District)
South	Existing Acreage	Not Defined	Dallas County
East	Fox Creek Estates Neighborhood	City of Clive	City of Clive
West	Vacant Property	Single Family Residential	A-1 (Agricultural District)

HISTORY

The Commission reviewed and approved a rezoning request for the subject property in 2020 and a preliminary plat in 2021. The applicant/developer is in the process of completing the associated improvements for the subdivision and has submitted the final plat for review and approval.

PROJECT DESCRIPTION

LOTS

The final plat identifies 20 lots that are intended for single-family residential development. The lots range in size from 10,757 square feet to 42,885 square feet in area. All lots meet the minimum R-1 district requirement of 80-feet in width. Outlot Z shown on the final plat will be utilized for stormwater management purposes. Outlot Z will be owned and maintained by the homeowner’s association.

Table 1: Standard R-1 requirements.

Category	R-1 (minimum)
Lot Area	10,000 square feet per unit
Lot Width	80 feet per unit
Front Yard Setback	30 feet
Rear Yard Setback	30 feet
Side Yard Setback	15 feet

STREETS AND TRAIL

Access to the proposed lots will be provided by a public street, NW Wilder Court. A 5-foot sidewalk will be required to be constructed along each lot as they are developed.

UTILITIES

Each lot will be served with public utilities.

EASEMENTS

All proposed easements have been indicated on the final plat. Landscape buffer easements have been indicated on the lots that are adjacent to N. Warrior Lane.

PARKLAND DEDCIATION

Parkland dedication requirements will apply to this development because of its residential nature. The required amount of parkland is 0.39-acres. The applicant has proposed to satisfy the parkland dedication requirement with a fee in lieu of land dedication.

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 Castle Ranch Plat I subject to remaining staff comments.