



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Hamilton Ridge Plat 9 – Final Plat

**PREPARED BY:** Bill Mettee – Planner

**REPORT DATE:** December 9, 2022

**MEETING DATE:** December 13, 2022

### GENERAL INFORMATION

**Owner/Applicant:**

Hamilton Ridge, LLC

**Owner's Representative:**

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

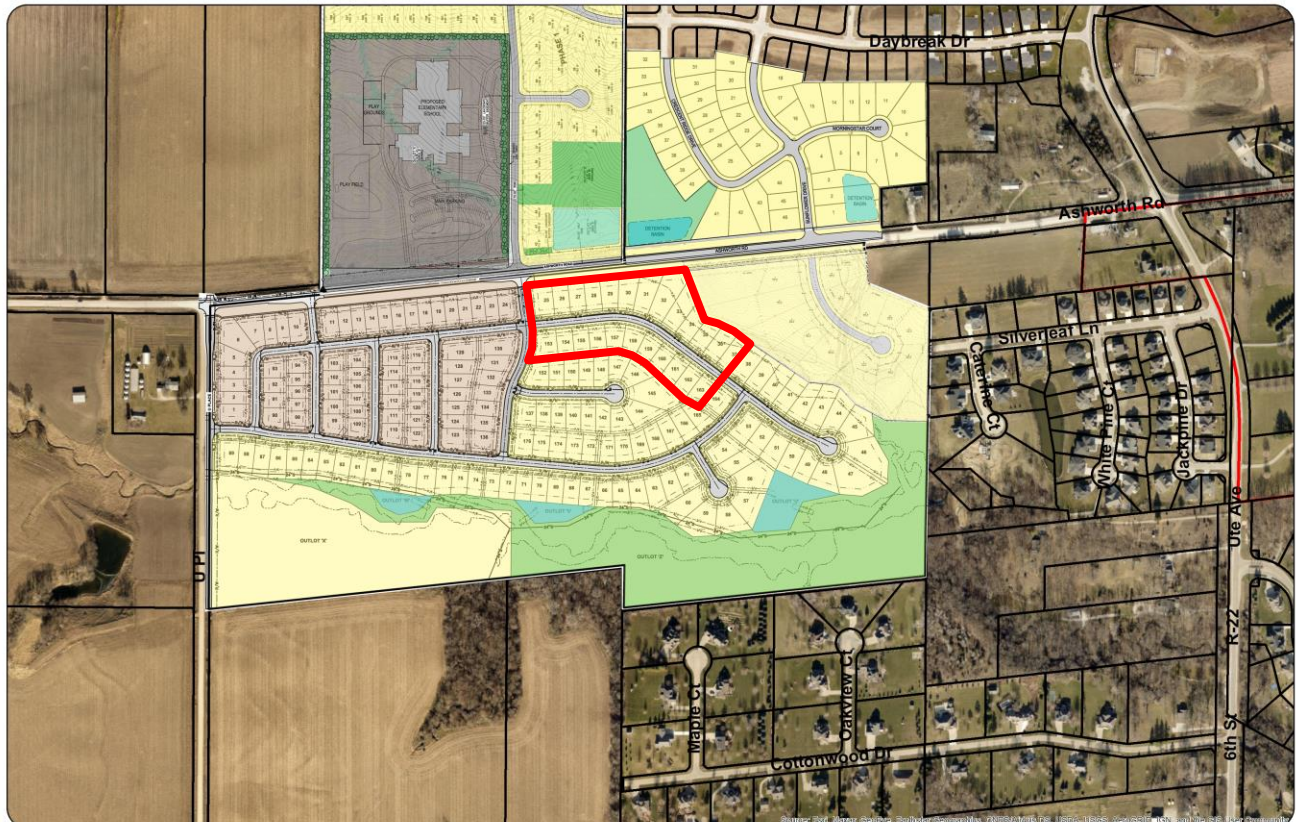
**Request:**

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 west of Ute Avenue containing approximately 7.33-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	Hamilton Ridge Plat 7	Single Family Residential	R-2 (One & Two Family Residential)
East	Hamilton Ridge Plat 8	Single Family Residential	R-1 (Single-Family Residential District)
West	Hamilton Ridge Plat 1	Single Family Residential	R-2 (One & Two Family Residential) / PD-1 (Planned Development Overlay)

## PROJECT DESCRIPTION

### LOTS

The final plat indicates a total of 16 lots for single family residential development and one outlot for future development. The lots range in size from 8,898 square feet to 13,942 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)
<b>Lot Area</b>	8,000 square feet
<b>Lot Width</b>	65 feet
<b>Front Yard Setback</b>	30 feet
<b>Rear Yard Setback</b>	30 feet
<b>Side Yard Setback</b>	15 feet (total)

### STREETS AND TRAILS

An extension of one (1) public streets (Hamilton Road) is 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. A five-foot sidewalk will also be installed along the south side of Ashworth Road.

### UTILITIES

All utilities have been extended throughout other Hamilton Ridge plats in the area and have been extended to provide services to the 16 proposed lots of Hamilton Ridge Plat 9. Stormwater detention will be provided with various basins located throughout the Hamilton Ridge development.

### 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. The amount of parkland dedication required to satisfy this plat is 0.31-acres.

**STAFF RECOMMENDATION**

Staff recommends approval of the final plat for Hamilton Ridge Plat 9 subject to remaining staff comments, review of the legal documents, and completion of public improvements.