



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Hamilton Ridge Plat 13 – Final Plat

PREPARED BY: Bill Mettee – Planner

REPORT DATE: August 4, 2023

MEETING DATE: August 8, 2023

GENERAL INFORMATION

Owner/Applicant:

Hamilton Ridge, LLC

Owner's Representative:

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

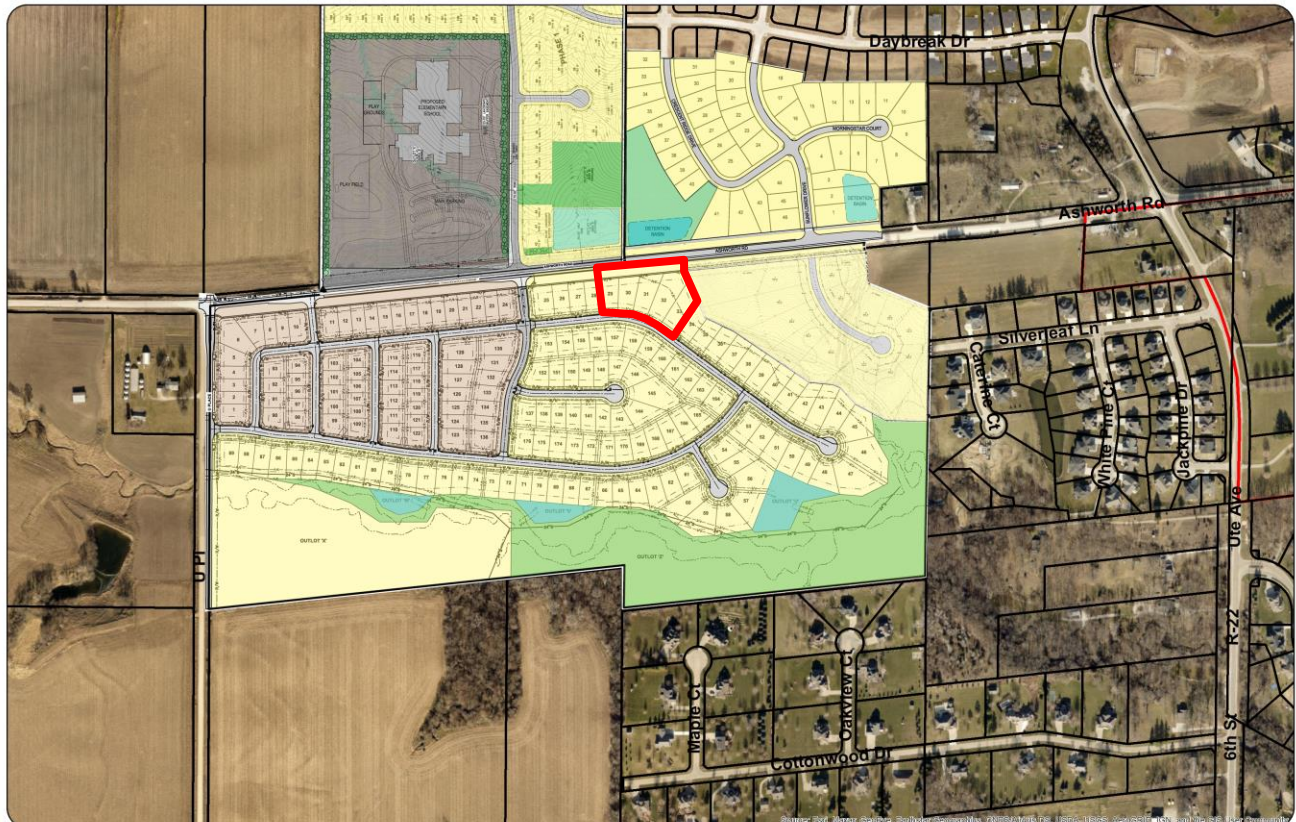
Request:

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 2.22-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	Ashworth Acres Plat 1 / Daybreak Plat 3	Single Family Residential	R-2 (One & Two Family Residential District)
South	Hamilton Ridge Plat 9	Single Family Residential	R-2 (One & Two Family Residential)
East	Vacant / Undeveloped	Single Family Residential	R-2 (One and Two-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 five lots for single family residential development. The lots range in size from 10,301 square feet to 20,832 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 I below summarizes the minimum requirements for the lots within the plat.

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 TRAILS

The extension of Hamilton Road was included as part of Hamilton Ridge Plat 9. Five-foot wide sidewalks will be constructed 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 five proposed lots of Hamilton Ridge Plat 13. 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

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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 0.1-acres.

STAFF RECOMMENDATION

Staff recommends approval of the final plat for Hamilton Ridge Plat 13 subject to remaining staff comments, review of the legal documents, and completion of public improvements.