



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Hamilton Ridge Plat 14 – Final Plat

PREPARED BY: Bill Mettee – Planner

REPORT DATE: September 8, 2023

MEETING DATE: September 12, 2023

GENERAL INFORMATION

Owner/Applicant:

Hamilton Ridge, LLC

Owner's Representative:

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

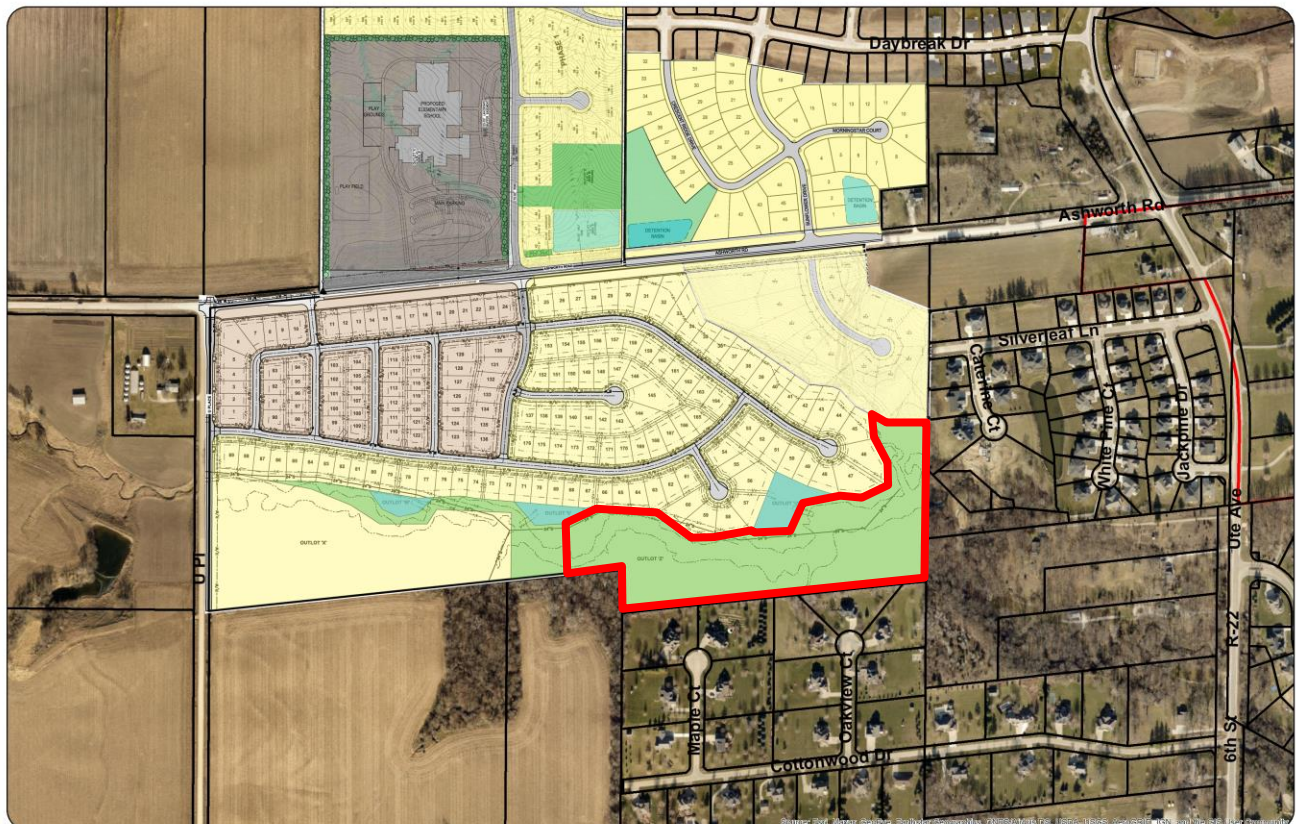
Request:

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

Location and Size:

Property is generally located south of Ashworth Road and west of Ute Avenue containing approximately 13.10-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 Plats 3, 6 and 8	Single Family Residential	R-2 (One & Two Family Residential District)
South	Leonard's Subdivision	Single Family Residential	A-1 (Agricultural District)
East	Willow Pines / Leonard's Subdivision	Single Family Residential	R-1 (Single-Family Residential District) and A-1 (Agricultural District)
West	Hamilton Ridge	Single Family Residential	R-2 (One & Two Family Residential)

PROJECT DESCRIPTION

LOTS

The final plat indicates a total of one (1) lot that is to be dedicated to the City of Waukee to satisfy all parkland requirements for the Hamilton Ridge development. The lot is 570,639 square feet and 13.10 acres in area. The plat is zoned R-2 One and Two-Family Residential. The lot exceeds 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

Hamilton Ridge Plat 14 does not include any streets. As a lot dedicated for the sole purpose of parkland, there will be opportunities for recreational trails and associated facilities as the intent is to preserve the floodway and greenbelt corridor.

UTILITIES

All utilities have been extended throughout other Hamilton Ridge plats. Sanitary sewer service has been installed throughout Lot 1. 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. The amount of parkland that was required with the overall Hamilton Ridge

development was 5.56-acres. This dedication exceeds that amount. 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 14 subject to remaining staff comments and review of the legal documents.