



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Hamilton Ridge Plat 10 – Preliminary Plat

PREPARED BY: Melissa DeBoer, AICP – Planning Coordinator

REPORT DATE: September 19, 2024

MEETING DATE: September 24, 2024

GENERAL INFORMATION

Applicant: Landmark Development Services

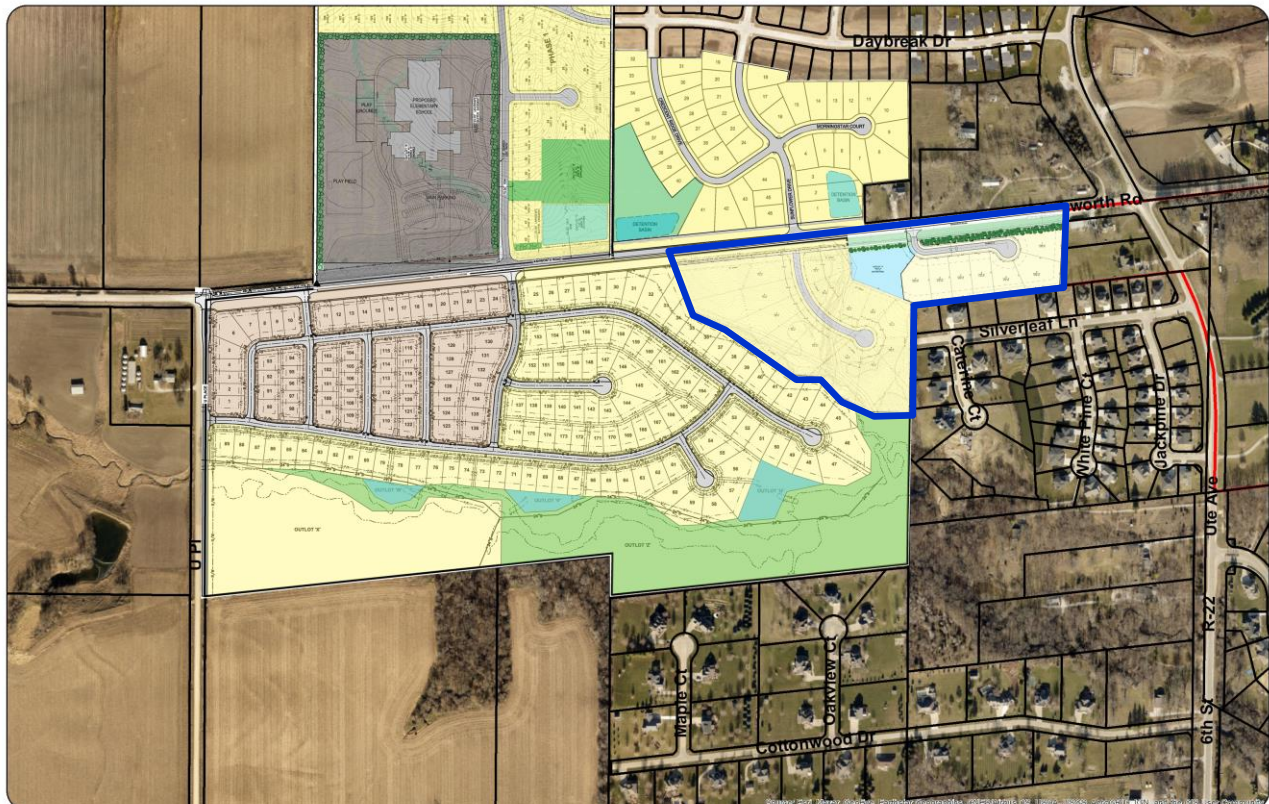
Owner: Hamilton Ridge, LLC

Owner’s Representative: Erin Ollendike, P.E. with Civil Design Advantage

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

Location and Size: Property is generally located south of Ashworth Road and west of 6th Street/Ute Avenue, containing approximately 18.63-acres.

AREA MAP



ABOVE: Aerial of Property identifying the proposed plat (outlined in **BLUE**).

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Medium Density Residential & Single Family Residential	R-1 (Single-Family Residential District) & R-2 (One & Two Family Residential District)
North	Single-Family Residential (Daybreak Neighborhood)	Single Family Residential & Medium Density Residential	R-2 (One & Two Family Residential District) & A-1 (Agricultural District)
South	Single-Family Residential (Willow Pines Neighborhood and Hamilton Ridge Neighborhood)	Single Family Residential	R-1 (Single-Family Residential District) & R-2 (One & Two Family Residential District)
East	Single-Family Residential (Dallas County)	N/A – Dallas County	N/A – Dallas County
West	Single-Family Residential (Hamilton Ridge Neighborhood)	Single Family Residential	R-2 (One & Two Family Residential District)

HISTORY

A preliminary plat was previously approved in 2022 for “Hamilton Ridge Plat 12”, this included the R-1 zoned portion along the east side of the proposed preliminary plat. Due to how stormwater is handled throughout this area, the developer has come back and combined the two areas into one overall preliminary plat.

PROJECT DESCRIPTION

LOTS

The preliminary plat identifies a total of 20 lots for single-family residential development. The lots range in size from 0.28-acres to 1.57-acres in area.

The preliminary plat also identifies two outlots. Outlot Y is for stormwater detention and Outlot Z is for landscape buffer plantings. Both outlots will be owned and maintained by a homeowner’s association. A 25-ft landscape buffer will be provided along the north side of the development to provide screening from Ashworth Road. Bulk regulations of the R-1 and R-2 zoning districts are provided in Table 1 below.

Table 1: Standard R-1 and R-2 requirements.

Category	R-1 (minimum)	R-2 (minimum)
Lot Area	10,000 square feet	8,000 square feet
Lot Width	80 feet	65 feet
Side Yard Setback	15 feet total (7 feet minimum)	15 feet total (7 feet minimum)
Front Yard Setback	30 feet	30 feet
Rear Yard Setback	30 feet	30 feet

STREETS AND TRAILS

Two public streets will be provided as part of this development. Both streets are cul-de-sacs. A five-foot wide sidewalk will be provided along the south side of Ashworth Road with plat improvements. Five-foot wide sidewalks will be provided along all lots, adjacent to both cul-de-sacs, with individual lot development.

UTILITIES

Public utilities will serve the proposed lots. Extensions will be provided from the existing water main located along Ashworth Road. Sanitary sewer will be extended to serve this plat from the main to the west. Stormwater detention will be provided within detention basins located throughout the proposed plat.

EASEMENTS

All proposed easements have been indicated on the preliminary plat. A landscape buffer easement has been indicated adjacent to Ashworth Road.

PARKLAND DEDICATION

Parkland dedication requirements have been met with the overall Hamilton Ridge development.

COMPREHENSIVE PLAN

The Imagine Waukee 2040: Comprehensive Plan identifies the subject property as Medium Density Residential and Single Family Residential.

Although the area zoned R-1, Single-Family Residential, is not consistent with the Comprehensive Plan designation of Medium Density Residential, staff is comfortable with the proposed project as it is consistent with the adjacent properties.

STAFF RECOMMENDATION

All proposed lots meet the minimum requirements of the Zoning Ordinance, the preliminary 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 preliminary plat for Hamilton Ridge Plat 10 subject to remaining staff comments.