



## STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Daybreak Plat 1 – Preliminary Plat

DATE: February 24, 2015

### GENERAL INFORMATION:

**Applicant:** Hawkeye Homes of Iowa, LLC

**Requested Action** Preliminary Plat Approval

**Location and Size:** Property is generally located West of Ute Avenue, North of the Ute Avenue/Ashworth Road intersection containing approximately 4.95 acres more or less.

### LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Neighborhood Residential	R-1
North	Vacant – Undeveloped	Neighborhood Residential	A-1
South	Rural Residential	Neighborhood Residential	A-1
East	Dallas County – Rural Residential	Neighborhood Residential	N/A
West	Vacant - Undeveloped	Neighborhood Residential	N/A – Dallas County

### BACKGROUND:

The subject property is located west of Ute Avenue and north of the Ute Avenue/Ashworth Road intersection. The developer, Hawkeye Homes of Iowa, LLC, requests approval of a preliminary plat for a 14 lot single-family residential subdivision. In October 2014, the Planning & Zoning Commission recommended approval of the applicant's request to rezone the subject property from A-1 (Agricultural) to R-1 (Single Family Residence) and the City Council approved the rezoning in November 2014.



ABOVE: Aerial Photo of Proposed Plat in **GOLD** in relation to the surrounding properties

**Project Description:**

**Lots:**

The preliminary plat includes 14 single family residential lots. The lots range in size from 11,017 square feet to 14,955 square feet. Lots widths range from 80 – 102 feet wide. All of the lots are indicated as having the required 30 foot front setback.

**Streets:**

A new street will be constructed for this plat. Daybreak Drive will provide access to the plat off of Ute Avenue. Daybreak Drive will dead end for the time being and will be extended to the west as future phases of the development are constructed. Daybreak Drive will be a 29 foot wide minor collector street. Future extensions of Daybreak Drive to the west will likely transition to a greater width.

Five foot sidewalks will be constructed on both sides of Daybreak Drive as part of individual lot build out. The five foot sidewalk along Outlot Z will be installed as part of the plat improvements. No trails are proposed to be extended through this plat.

**Easements:**

Several easements are proposed within the plat based upon the location of proposed utilities.

A 25 foot landscape buffer easement will be provided along the east 25 feet of Outlot Z and Lot 14 to satisfy landscape buffering requirements. The landscape buffer plantings will be installed as part of the plat improvements.

**Utilities:**

8" sanitary sewer and 8" water main will be laid to service the lots. The 8 inch sanitary sewer associated with this plat will connect to the lift station to the south.

A majority of storm water from this plat will be routed to the proposed detention basin on Outlot Z. This proposed detention basin will connect to an existing culvert that runs under Ute Avenue and outlets into the ditch on the east side of Ute Avenue.

**Parkland Dedication**

As part of the development of this plat the applicant is required to dedicated parkland, for which the amount required in this case is 0.252 acre. In order to satisfy the parkland dedication requirement of 0.252 acre the applicant has proposed to provide a monetary donation in lieu of dedicating parkland. Acceptance of the proposal will be a decision made by the City Council.

**STAFF RECOMMENDATION**

At this time Staff feels comfortable with the proposal and would recommend approval of the Preliminary Plat for Daybreak Plat I.

**CITY OF WAUKEE**

Andy Kass  
Senior Planner