



**STAFF REPORT**

**TO:** Planning and Zoning Commission

**PREPARED BY:** Melissa DeBoer

**RE:** Daybreak Plat 2 – Preliminary Plat

**DATE:** January 12, 2016

**GENERAL INFORMATION:**

**Applicant:** Daybreak Waukee, 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 42.44 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	Rural Residential	A-1
East	Daybreak Plat 1 – Single Family Residential	Neighborhood Residential	R-1
West	Agricultural	Neighborhood Residential	A-1

**BACKGROUND:**

The subject property is located west of Ute Avenue and north of the Ute Avenue/Ashworth Road intersection, immediately west of the Daybreak Plat I development. The developer, Daybreak Waukee, LLC, requests approval of a preliminary plat for an 81 lot single-family residential subdivision. In July 2015, 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 September 2015.



**ABOVE:** Aerial photo of proposed plat outlined in **BLUE** in relation to the surrounding properties

## **Project Description:**

### **Lots:**

The preliminary plat includes 81 single family residential lots and one 1.46 acre lot dedicated as city parkland. The lots are a minimum of 10,000 square feet in size. All of the lots are indicated as having the required 30 foot front yard setback.

### **Streets:**

Daybreak Drive will continue west from Daybreak Plat I. A new street, Dawn Valley Drive, will be constructed off of Ashworth Road in order to provide access to this development. Other streets throughout the plat include Scenic View Drive, Sunflower Drive, Crescent Ridge Drive, Morningstar Court, and Sunburst Court.

Five foot sidewalks will be constructed on both sides of the streets throughout the plat as part of individual lot build out. The five foot sidewalk along Parcel A will be installed as part of the plat improvements. A trail is proposed to provide access from Sunflower Drive down to Scenic View Drive and the park land to the south. The trail is located along lots 34, 35, 73, and 74 and will be installed as part of the plat improvements.

**Easements:**

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

A 30 foot landscape buffer easement will be provided along the south boundary, adjacent to Ashworth Road. This landscape buffer easement includes lots 53, 54, 55, 59, 60, and the city park land. The landscape buffer plantings will be installed as part of the plat improvements.

There are two 25'x25' monument sign easements located on both sides of Dawn Valley Drive at the intersection of Dawn Valley Drive and Ashworth Road.

**Utilities:**

All lots will be served with public utility services.

A majority of storm water from this plat will be routed to the proposed detention basin within Parcel A and the detention basin located in the rear yards of lots 53 and 54.

**Parkland Dedication**

As part of the development of this plat the applicant is required to dedicate parkland, for which the amount required in this case is 1.46 acres. The applicant has provided the required 1.46 acres of parkland in the southwest corner of this plat.

**STAFF RECOMMENDATION**

At this time Staff feels comfortable with the proposal and would recommend approval of the Preliminary Plat for Daybreak Plat 2 subject to remaining staff comments.

**CITY OF WAUKEE**

Melissa DeBoer, AICP  
Planner II