



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: The Reserve at Daybreak Plat 3 – Final Plat **PREPARED BY:** Melissa DeBoer, AICP – Senior Planner

REPORT DATE: September 22, 2020

MEETING DATE: September 29, 2020

GENERAL INFORMATION

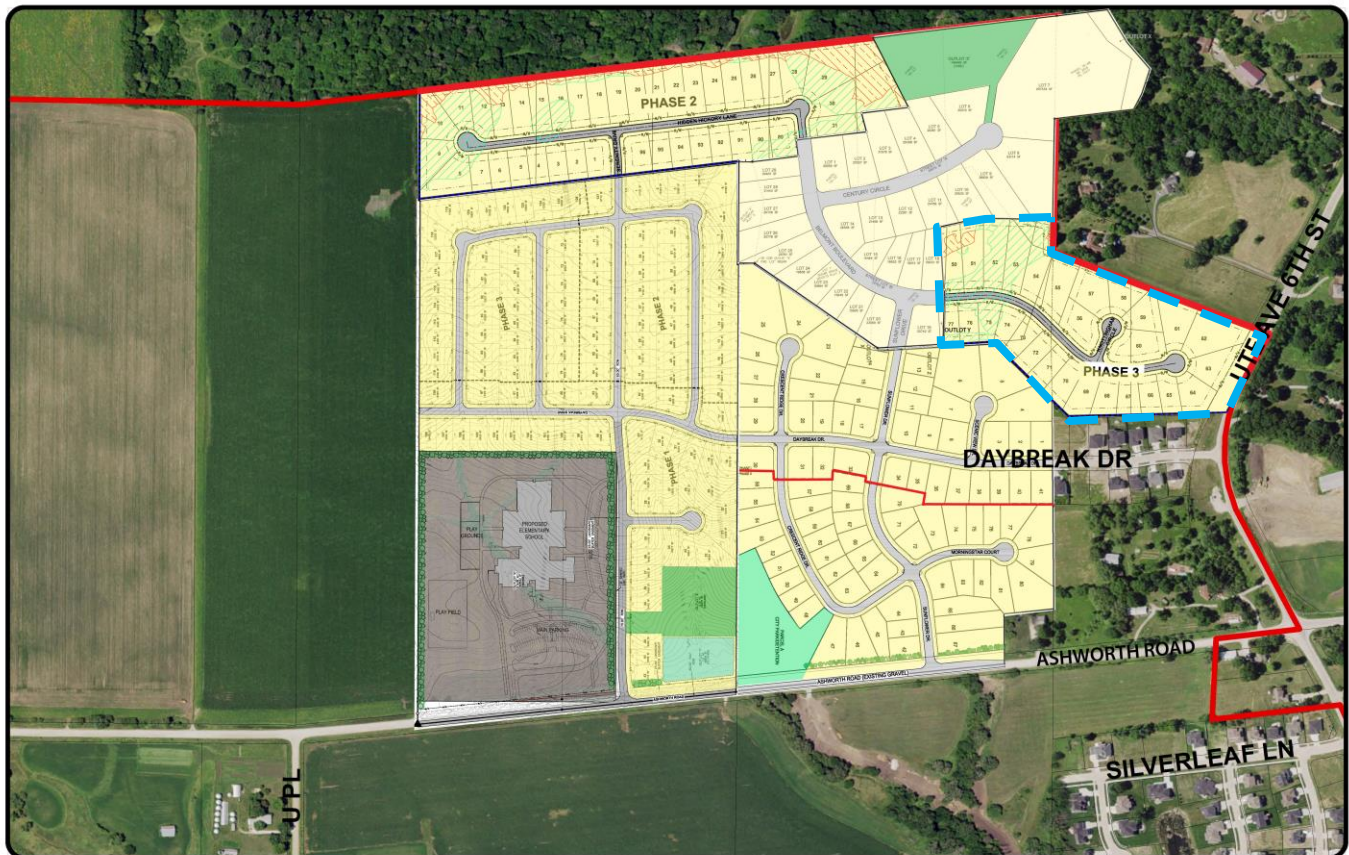
Owner/Applicant: The Reserve at Daybreak, LLC

Owner’s Representative: Jared Murray, P.E., with Civil Design Advantage, LLC

Request: The applicant is requesting approval of a final plat for a residential subdivision.

Location and Size: Property is generally located north of Ashworth Road and west of Ute Avenue, containing approximately 15.58 acres.

AREA MAP



ABOVE LEFT: 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	Single Family Residential	R-1 (Single Family Residential)
North	Single Family Residential	Single Family Residential	R-1 (Single Family Residential)
South	Single Family Residential	Single Family Residential	R-1 (Single Family Residential)
East	Single Family Residential	Single Family Residential	R-1 (Single Family Residential)
West	Single Family Residential	Single Family Residential	R-1 (Single Family Residential)

PROJECT DESCRIPTION

LOTS

The final plat indicates a total of 28 lots for single family residential development. Table I below summarizes the bulk regulations applicable to these lots. All proposed lots meet or exceed the minimum lot width of 80 feet. The lots range in size from approximately 13,000 square feet to 36,000 square feet.

Table I: Bulk Regulations applicable to the R-1 zoning district.

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

STREETS AND TRAILS

An extension of Belmont Boulevard, is included with this plat. A new street, Knottingham Circle, is also included with this plat. Both of these streets end in cul-de-sacs. Five-foot wide sidewalks will be constructed along both sides of the streets throughout the plat with individual lot development.

No trails are included as part of this plat.

UTILITIES

All public utilities have been extended throughout the plat. Sanitary is provided from the mains located to the north and west. Water main has been extended from the west. Storm water in this plat will eventually outlet to the creek located to the north of this plat.

PARKLAND

Parkland dedication was satisfied with The Reserve at Daybreak Plat 1.

STAFF RECOMMENDATION

Staff recommends approval of the final plat for The Reserve at Daybreak Plat 3 subject to remaining staff comments, review of the legal documents, and completion of public improvements.