



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Daybreak Plat 3 – Final Plat

PREPARED BY: Melissa DeBoer, AICP – Senior Planner

REPORT DATE: October 9, 2020

MEETING DATE: October 13, 2020

GENERAL INFORMATION

Owner/Applicant:

ATI Daybreak, LLC

Owner's Representative:

Jake Becker, P.E. – McClure

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 22.20 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-2 (One and Two Family Residential)
North	Single Family Residential	Single Family Residential	R-1 (Single Family Residential)
South	Vacant – Undeveloped	Single Family Residential	A-1 (Agricultural)
East	Rural Residential	Medium Density Residential	A-1 (Agricultural)
West	Single Family Residential	Single Family Residential	R-2 (One and Two Family Residential)

PROJECT DESCRIPTION

LOTS

The final plat indicates a total of 46 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 65 feet. The lots range in size from approximately 9,500 square feet to 29,000 square feet.

Table I: Bulk Regulations applicable to the R-2 zoning district.

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

STREETS AND TRAILS

Extensions of Crescent Ridge Drive and Sunflower Drive are included with this plat. A new cul-de-sac, Morningstar Court, is also included with this plat. Five-foot wide sidewalks will be constructed along both sides of the streets throughout the plat with individual lot development.

A 10-ft wide trail is included along the north side of Ashworth Road.

UTILITIES

All public utilities have been extended throughout the plat. Sanitary sewer is provided from the mains located to the south. Water main has been extended from the main located to the south along Ashworth Road. Detention basins are being provided to handle storm water. One detention basin is located within the parkland just north of Ashworth Road and one is located within the rear yards of Lots 1-3.

PARKLAND

Parkland dedication will be satisfied with the dedication of the 2.68-acre parcel at the southwest corner of the proposed plat. An access to the parkland is being provided off of Crescent Ridge Drive.

STAFF RECOMMENDATION

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