



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Ashworth Acres Plat 2 – Final Plat

PREPARED BY: Andy Kass, AICP – Senior Planner

REPORT DATE: October 23, 2020

MEETING DATE: October 27, 2020

GENERAL INFORMATION

Owner/Applicant:

Ashworth Land, LLC

Owner's Representative:

Erin Ollendike, P.E., with Civil Design Advantage, LLC

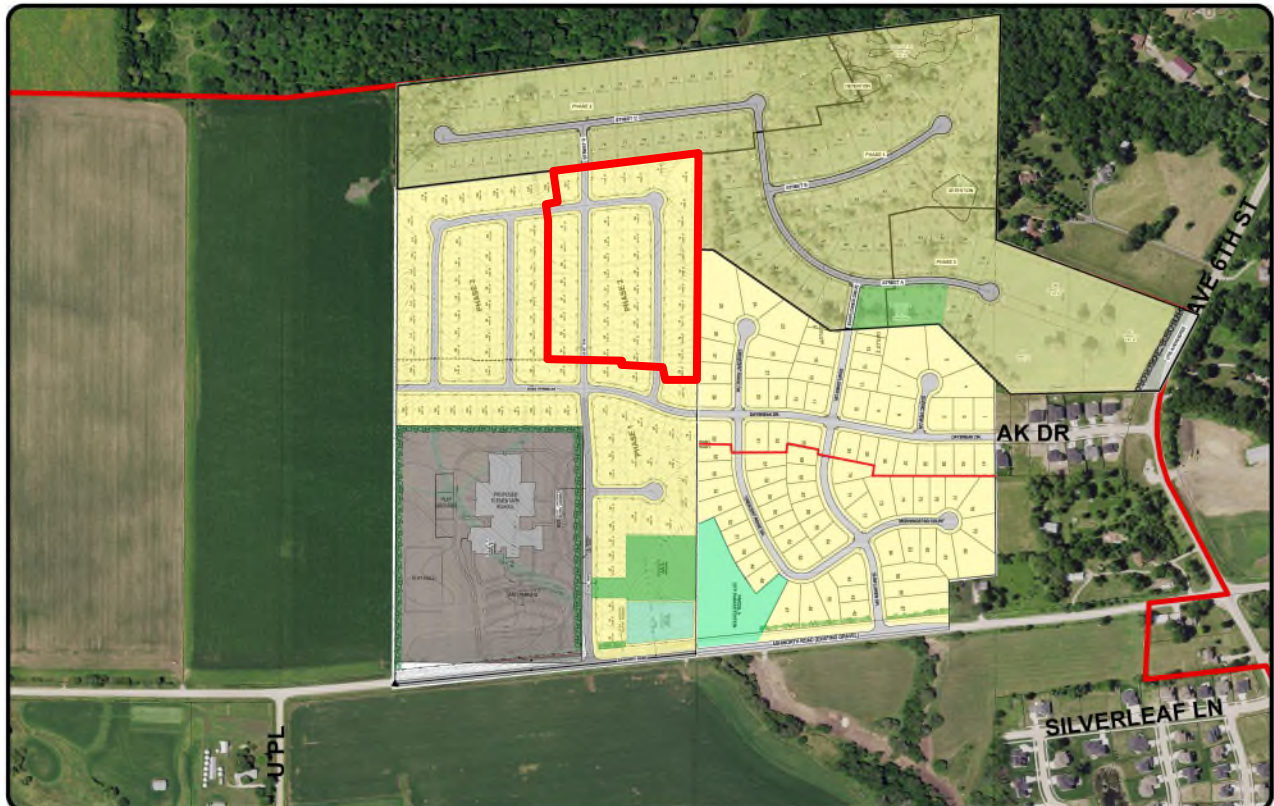
Request:

The applicant is requesting approval of a final plat for a single-family residential subdivision.

Location and Size:

Property is generally located north of Ashworth Road and west of R-22/Ute Avenue containing approximately 13.10 acres more or less.

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	Single Family Residential	R-2 (One and Two Family Residential)
North	Reserve at Daybreak	Single Family Residential	R-1 (Single Family Residential)
South	Ashworth Acres Plat 1 & Elementary School	Single Family Residential	R-2 (One and Two Family Residential)
East	Reserve at Daybreak	Single Family Residential	R-1 (Single Family Residential)
West	Vacant – Undeveloped	Single Family Residential	R-2 (One and Two Family Residential)

PROJECT DESCRIPTION

LOTS

The final plat indicates a total of 42 lots for single family residential development. The lots range in size from 9,100 square feet to 21,682 square feet. All lots meet or exceed the minimum lot width of 65-feet. Table I below summarizes the minimum requirements for the lots within the plat. All lots meet the requirements of their respective zoning districts.

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

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

STREETS AND TRAILS

Extensions of three (3) public streets are included as part of this plat. Five-foot wide sidewalks will be constructed along both sides of the streets throughout the plat with individual lot development.

UTILITIES

All utilities have been extended throughout the plat. Storm water detention will be accommodated in a regional pond that was constructed with Ashworth Acres Plat I. The pond will be owned and maintained by an association.

PARKLAND

Parkland dedication was satisfied with Ashworth Acres Plat I.

STAFF RECOMMENDATION

Staff recommends approval of the final plat for Ashworth Acres Plat 2 subject to remaining staff comments, review of the legal documents, and completion of public improvements.