



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Hamilton Ridge Plat 7 – Final Plat

PREPARED BY: Bill Mettee – Planner

REPORT DATE: November 19, 2021

MEETING DATE: November 23, 2021

GENERAL INFORMATION

Owner/Applicant:

Hamilton Ridge, LLC

Owner's Representative:

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

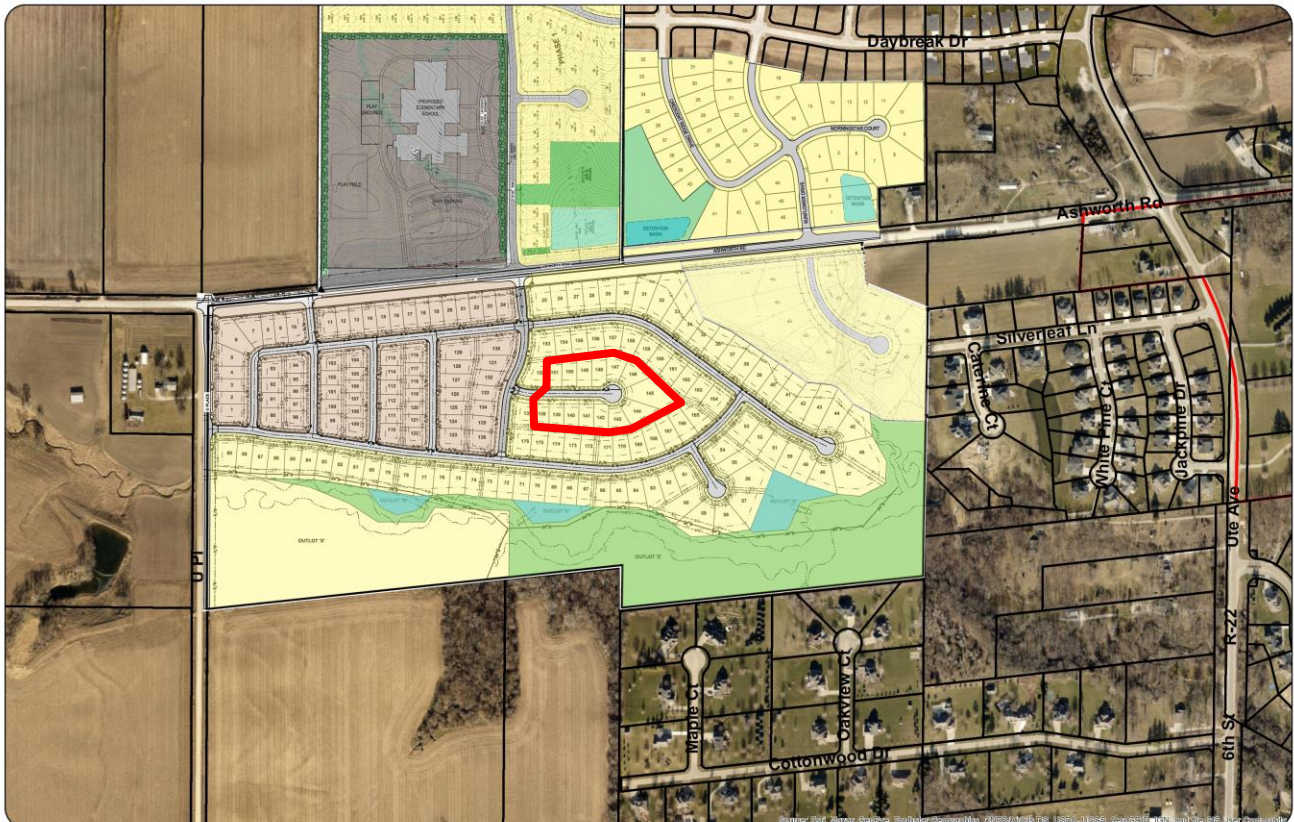
Request:

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

Location and Size:

Property is generally located south of Ashworth Road and east of U Place containing approximately 3.91-acres more or less.

AREA MAP



ABOVE: Aerial of Property identifying the proposed plat (outlined in **RED**).

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant Property	Single Family Residential	R-2 (One & Two Family Residential)
North	Vacant – Undeveloped – Part of Hertz Farm Outlot Z	Single Family Residential	R-2 (One & Two Family Residential District)
South	Vacant – Undeveloped – Part of Hamilton Ridge Plat 3 and Hertz Farm Plat 1	Single Family Residential	R-2 (One & Two Family Residential) & R-2 (One & Two Family Residential District) / PD-1 (Planned Development Overlay)
East	Future Hamilton Ridge Plats	Single Family Residential	R-2 (One & Two Family Residential District)
West	Hamilton Ridge Plat 3	Single Family Residential, Medium Density Residential, Open Space	R-2 (One & Two Family Residential) & R-2 (One & Two Family Residential District) / PD-1 (Planned Development Overlay)

PROJECT DESCRIPTION

LOTS

The final plat indicates a total of 14 lots for single family residential development. The lots range in size from 8,046 square feet to 23,377 square feet. The plat is zoned R-2 One and Two-Family Residential. All lots meet or exceed the bulk regulations for the R-2 zoning district. Table I below summarizes the minimum requirements for the lots within the plat.

Table I: Bulk Regulations applicable to the plat.

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

STREETS AND TRAILS

Extension of one (1) public street (Melody Circle) is 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 Hamilton Ridge Plat 3 to the west and will be extended to provide services to the 14 proposed lots of Hamilton Ridge Plat 7. Stormwater detention will be provided via several outlots on the south end of Hamilton Ridge.

PARKLAND

Parkland dedication will occur with future phases of the Hamilton Ridge neighborhood. In the future the City will acquire 15.89-acres to the south along the drainage corridor for greenway preservation and trail development.

STAFF RECOMMENDATION

Staff recommends approval of the final plat for Hamilton Ridge Plat 7 subject to remaining staff comments, review of the legal documents, and completion of public improvements.