



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Melissa DeBoer

RE: Daybreak Plat 2 – Preliminary Plat (Revised)

DATE: May 9, 2017

GENERAL INFORMATION:

Applicant: Daybreak Waukee, LLC

Requested Action: Preliminary Plat Approval

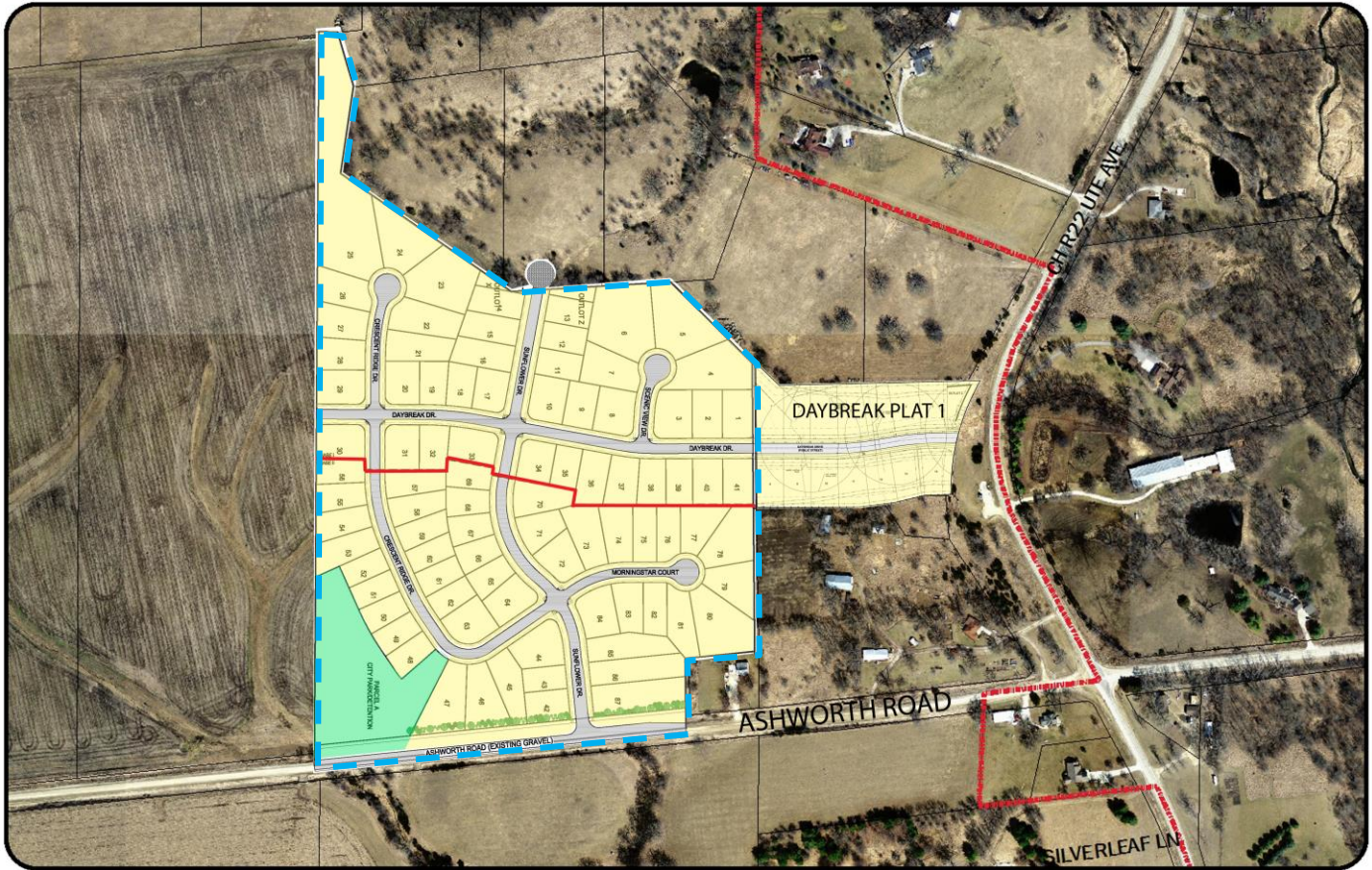
Location and Size: Property is generally located West of Ute Avenue, North of the Ute Avenue/Ashworth Road intersection containing approximately 42.44 acres more or less.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Neighborhood Residential	R-1 / R-2
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 87 lot single-family residential subdivision. In January 2016, the Planning Commission recommended approval of a preliminary plat for this property which included 81 lots. In March 2017, the Planning & Zoning Commission recommended approval of the applicant’s request to rezone a portion of the subject property located on the south side of this plat from R-1 (Single Family Residential) to R-2 (One and Two Family Residential) in order to allow for a few more lots and realignment of the streets. The City Council approved the rezoning in April 2017.



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

Project Description:

Lots:

The preliminary plat includes 87 single family residential lots and one 2.68 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, Sunflower Drive, will be constructed off of Ashworth Road in order to provide access to this development. Other streets throughout the plat include Morningstar Court, Scenic View Drive, and Crescent Ridge Drive.

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.

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 42, 45, 46, 47 and 87. The landscape buffer plantings will be installed as part of the plat improvements.

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 85, 86 and 87.

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 1.57 acres. The applicant has provided 2.68 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