



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Melissa DeBoer

RE: Daybreak Plat 2 – Final Plat

DATE: September 26, 2017

GENERAL INFORMATION:

Applicant: Daybreak Waukee, LLC

Requested Action Final Plat Approval

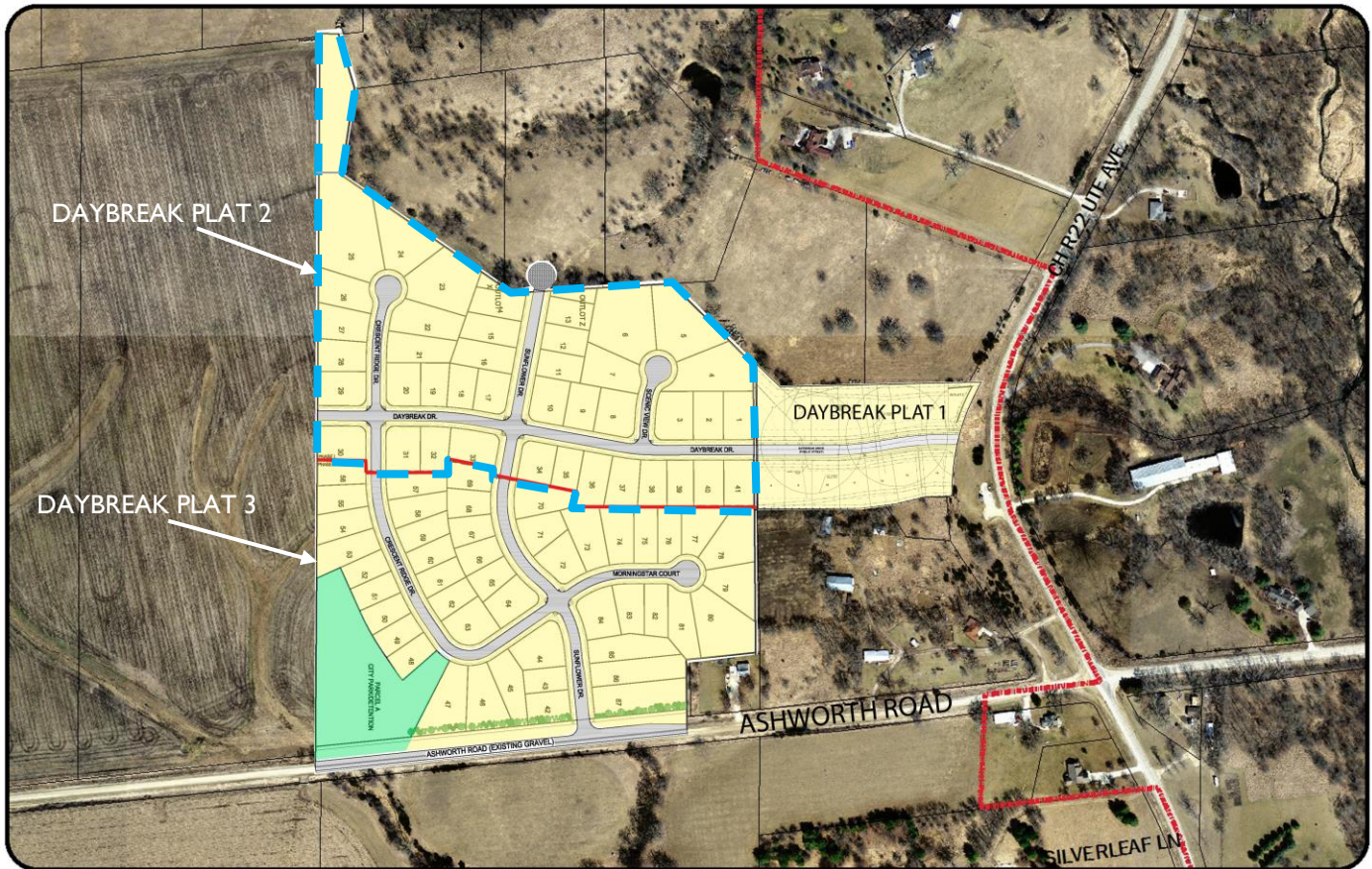
Location and Size: Property is generally located West of Ute Avenue, North of the Ute Avenue/Ashworth Road intersection containing approximately 20.23 acres more or less.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Neighborhood Residential	R-1
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 final plat for a 41 lot single-family residential subdivision.



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

Project Description:

Lots:

The final plat includes 41 single family residential lots and three outlots. 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. The outlots are located at the north boundary of the plat. These outlots were created in order to clean up the residential lot boundaries. Outlot X is located just north of Lot 25 and is 34,986 square feet; Outlot Y is north of Lot 14 and is 2,504 square feet; and Outlot Z is north of Lot 13 and is 4,332 square feet. All outlots will be owned and maintained by the Home Owner's Association.

Streets:

Daybreak Drive will continue west from Daybreak Plat I. Scenic View Dr, Sunflower Dr, and Crescent Ridge Dr are the north/south streets that are also included within this plat.

Five foot sidewalks will be constructed on both sides of the streets throughout the plat as part of individual lot development.

Easements:

Several easements are proposed within the plat based upon the location of proposed utilities.

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 the parkland, located just north of Ashworth Road, dedicated within Daybreak Plat 3, which will be the next phase of platting.

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 just north of Ashworth Road. Parkland dedication has been satisfied for both Daybreak Plat 2 and 3.

STAFF RECOMMENDATION

At this time staff feels comfortable with the proposal and would recommend approval of the Final Plat for Daybreak Plat 2 subject to remaining staff comments and review of the legal documents by the City Attorney.

CITY OF WAUKEE

Melissa DeBoer, AICP
Planner II