



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Milo’s Ridge – Preliminary Plat & Final Plat

DATE: October 24, 2017

GENERAL INFORMATION:

Applicant: Patrick & Marilea Morris

Requested Action Approval of a Preliminary Plat & Final Plat for a residential lot split

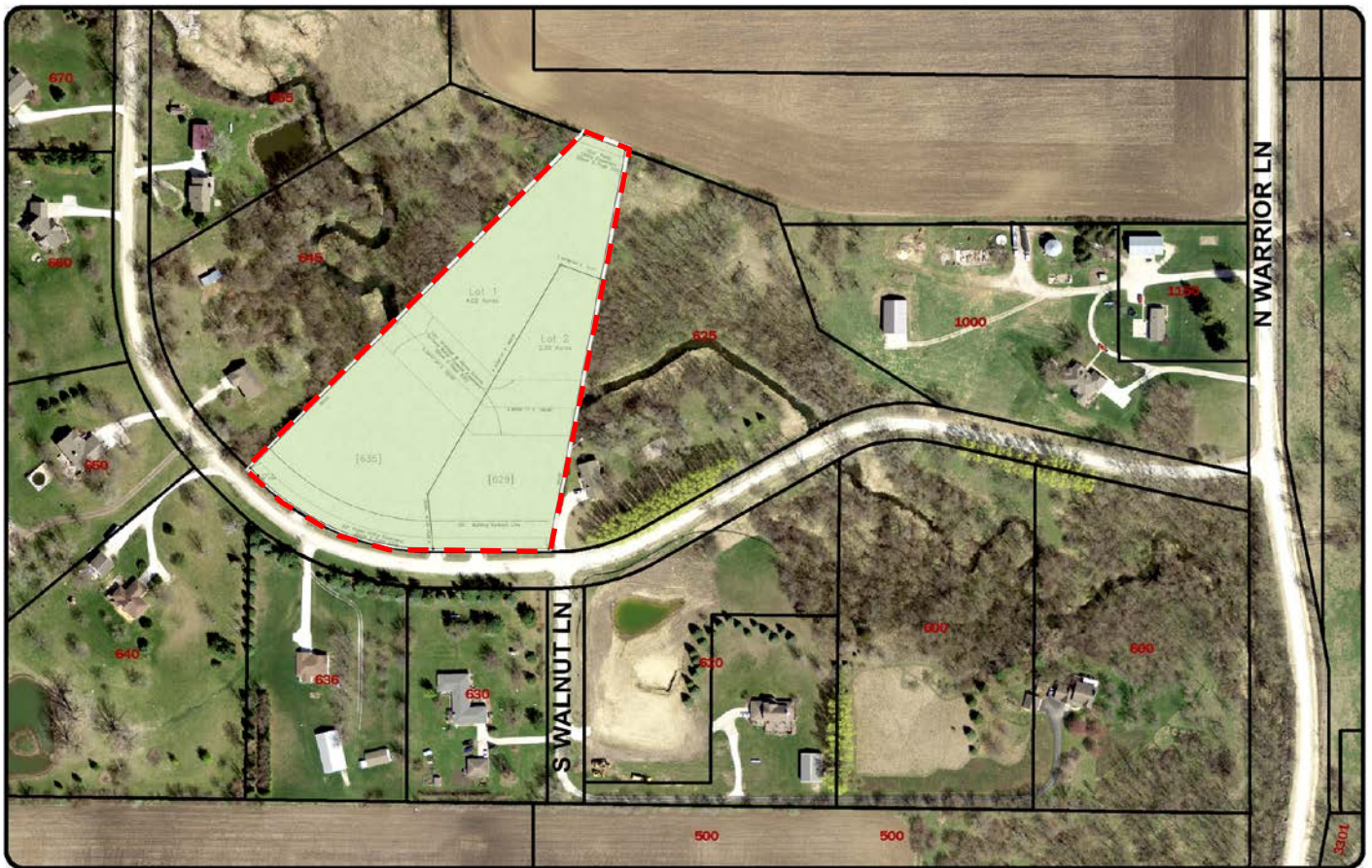
Location and Size: Property is generally located north of N. Little Walnut Creek Drive and west of N. Warrior Lane, containing approximately 6.02 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Single Family Residential	Neighborhood Residential	AR
North	Single Family Residential	Neighborhood Residential	AR
South	Single Family Residential/ Agriculture and Open Space	Neighborhood Residential	A-1/COS
East	Single Family Residential/ Forest	Neighborhood Residential	AR
West	Single Family Residential	Neighborhood Residential	AR

BACKGROUND:

The subject property is located on the north side of N. Little Walnut Creek Drive and west of Warrior Lane within the Sahu Acres subdivision. The property is approximately 6.02 acres in area. The applicant requests approval of a preliminary plat and final plat to split the existing lot into two separate lots with the intention of selling the other lot for a home to be built upon.



ABOVE LEFT: Aerial of Property identifying the proposed plat.

PROJECT DESCRIPTION:

LOTS

The preliminary plat and final plat identify two lots. Lot 1 is proposed to be 4.02 acres in area and will have the existing home on the property located upon it. Lot 2 is proposed to be 2 acres in area. Each lot meets the minimum lot area of 2 acres and the minimum lot width of 200 feet in the AR, Single Family Acreage District. The applicant intends to sell Lot 2. An existing shed will remain on Lot 2.

STREETS AND SIDEWALK

Access to both lots will be provided off of N. Little Walnut Creek Drive which is currently a gravel road. Within the next year N. Little Walnut Creek Drive will be improved to an asphalt surfaced road.

No sidewalks are required to be extended as part of the improvements for these lots as there are no existing sidewalks in the Sahu Acres neighborhood.

UTILITIES

The only public utility within the Sahu Acres neighborhood is public water. Lot 1 is already served by public water and a service will be installed to Lot 2 when a home built. Lot 1 is served by an existing onsite septic system. Lot 2 will need to provide its own septic system which permitting for that will be coordinated with the Dallas County Health Department.

STAFF RECOMMENDATION

At this time staff feels comfortable with the proposal and would recommend approval of the preliminary plat and final plat for Milo's Ridge subject to remaining staff comments and review of the legal documents by the City Attorney.

CITY OF WAUKEE

Andy Kass, AICP
Senior Planner