



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Ashworth Acres – Preliminary Plat

PREPARED BY: Andy Kass AICP, Senior Planner

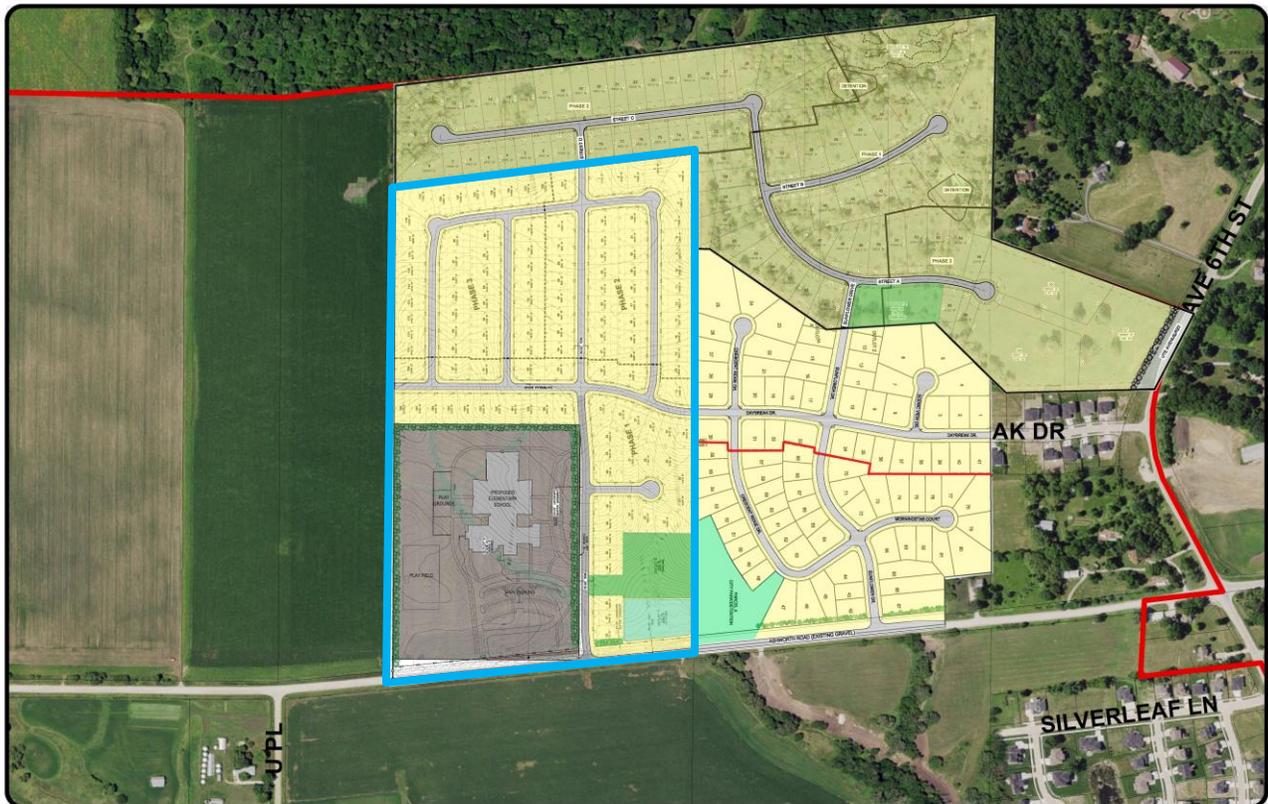
REPORT DATE: April 19, 2018

MEETING DATE: April 26, 2018

GENERAL INFORMATION

- Applicant:** Ashworth Acres, LLC
- Owner:** Ashworth Acres, LLC
- Owner’s Representative:** Erin Ollendike, P.E. with Civil Design Advantage
- Request:** The applicant is requesting approval of a preliminary plat for a residential subdivision.
- Location and Size:** Property is generally located north of Ashworth Road and west of R-22/Ute Avenue containing approximately 65.75 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	Neighborhood Residential	R-2 (One and Two Family Residential)
North	Vacant – Undeveloped	Neighborhood Residential	R-1 (Single Family Residential)
South	Vacant – Undeveloped	Neighborhood Residential	A-1 (Agricultural)
East	Single Family Residential	Neighborhood Residential	R-1 (Single Family Residential) & R-2 (One & Two Family Residential)
West	Vacant – Undeveloped	Neighborhood Residential	A-1 (Agricultural)

HISTORY

The subject property is located north of Ashworth Road and west of R-22/Ute Avenue. In early 2018, the Planning & Zoning Commission and City Council approved a rezoning on the property from A-1 (Agricultural District) to R-2 (One & Two Family Residential District). The proposed preliminary plat is the same layout as what was shown on the conceptual development plan provided during the rezoning process.

PROJECT DESCRIPTION

LOTS

The preliminary plat identifies a total of 127 lots for single family residential development. The plat identifies the lots to be developed over the course of three phases beginning in the spring of 2018. The lots range in size from 8,450 square feet to 21,682 square feet. The proposed lot widths range from 65 feet to 91 feet, with most between 65 to 75 feet in width. All proposed lot widths and square footages meet the minimum requirements of the R-2 zoning district. Table 1 below summarizes the bulk regulations for the R-2 zoning district.

Table 1: R-2 Zoning District Bulk Regulations

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 (7 feet minimum)

Outlot X is located in the southwest corner of the plat and is 19.05 acres in area. The concept plan for the rezoning identified this property as a future location for a Waukee Community School District elementary school. If an elementary school locates within Outlot X, the lot will be replatted and the Commission will review a site plan for the development of the lot. It is anticipated that the school would be in similar size as recently completed schools which is a 96,000 square foot building.

Outlot Y in the southeast corner of the plat and is intended to be utilized for storm water detention for the plat. This outlot is 1.31 acres in area and will be owned and maintained by a homeowners association.

Outlot Z located east of Lots 38 and 39 is 2.30 acres in area and will be dedicated to the City of Waukee to satisfy parkland dedication requirements. The preliminary plat identifies a possible future park access between Lots 39 and 40. The outlot will be jointly developed in the future with the parkland that will be dedicated to the City as part of Daybreak Plat 3 to the east.

STREETS AND TRAIL

The preliminary plat identifies extensions of Daybreak Drive from the east and the construction of seven other new streets. All new streets will be considered local streets with the exception of the portion of Serenity Drive that is south of Daybreak Drive. Staff will consider the portion of Serenity Drive south of Daybreak Drive a minor collector street due to it being located adjacent to the possible future school site. Improvements to Ashworth Road will also be required as part of the plat improvements. The applicant will be required to construct a 24-foot-wide section of Ashworth Road and a deceleration lane at the intersection with Serenity Drive.

A 10-foot-wide trail will be constructed with the development of lots that are located along the right-of-way of Ashworth Road. A 10-foot-wide trail will also be constructed along the west side of Outlot X when it develops. Five foot sidewalks will be constructed along all other proposed streets.

UTILITIES

Utilities will be extended to service the proposed plat as part of the public improvements. Sanitary sewer service will be provided from the east along Ashworth Road and into the plat. Water main will also be extended from the east along Ashworth Road and into the plat. Storm water will be managed within Outlot Y in the southeast corner of the plat. Some storm water will flow to the northeast corner of the plat and into the adjacent Reserve at Daybreak development retention systems.

PARKLAND

The required amount of parkland for this development is 2.29 acres. The applicant has proposed to dedicate Outlot Z to the City. Outlot Z is 2.30 acres in area so it will satisfy the dedication requirement. As stated above, Outlot Z will be developed in conjunction with the property to be dedicated to the City by the developer to the east to create an approximately 5-acre park in the future.

STAFF RECOMMENDATION

All proposed lots meet the minimum requirements of the Zoning Ordinance, the preliminary plat is in general conformance with the Subdivision Ordinance, and the use of the property is consistent with the Neighborhood Residential classification in the Comprehensive Plan. Staff recommends approval subject to remaining staff comments.