



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: El Dorado Hills Plat 1 – Rezoning

PREPARED BY: Melissa DeBoer, AICP – Planner II

REPORT DATE: July 3, 2019

MEETING DATE: July 9, 2019

GENERAL INFORMATION

Applicant/Owner:

El Dorado Hills, LLC

Owner's Representative:

Jared Murray, Civil Design Advantage, LLC

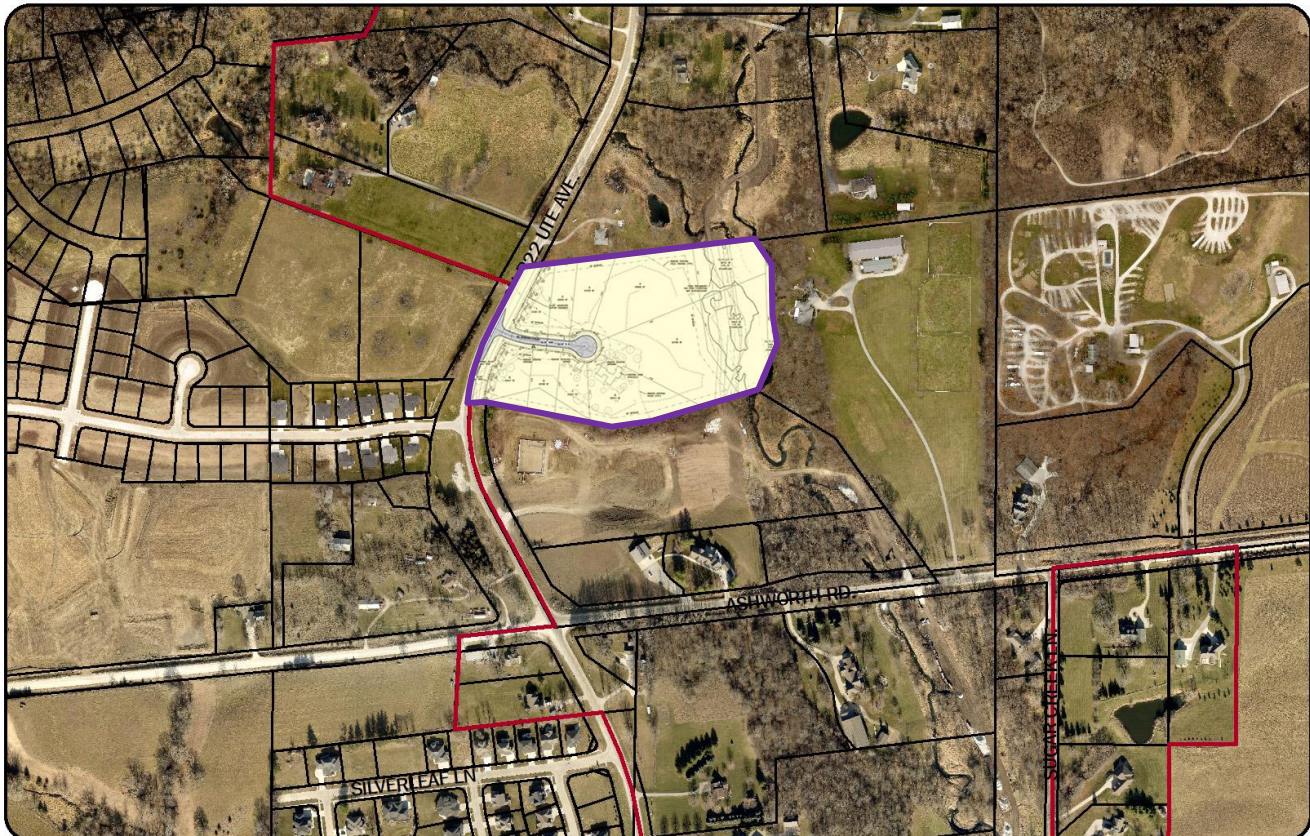
Request:

The applicant is requesting approval of a rezoning for a residential development

Location and Size:

Property is generally located east of Ute Avenue and north of Ashworth Road, containing approximately 12.88 acres.

AREA MAP



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

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Existing Acreage	Open Space	A-1 (Agricultural District)
North	Single Family Acreage	Single Family Residential / Open Space	N/A (Dallas County)
South	Utility Building / Vacant – Undeveloped	Single Family Residential / Open Space	A-1 (Agricultural District)
East	Single Family Acreage	Single Family Residential	N/A (Dallas County)
West	Single Family Residential	Single Family Residential / Open Space	R-1 (Single Family Residential District)

BACKGROUND

The subject property is located north of Ashworth Road and east of Ute Avenue (R-22) including a total of 12.88 acres. The applicant has submitted a rezoning request to rezone the property from A-1 (Agricultural District) to R-1 (Single Family Residential District). The property is currently in use as an acreage with one single-family home located on it. The property is currently in the process of being annexed into Waukee, from Dallas County. The applicant has submitted the necessary consent to the rezoning with consent from 69% from neighboring property owners for the area proposed to be rezoned. The rezoning sign was placed on the property on June 20, 2019. Notification to adjacent property owners was mailed on June 27, 2019. To date, staff has not received any correspondence either for or against the proposed rezoning.

PROJECT DESCRIPTION

The concept plan identifies a total of 9 lots for single-family residential development. The lots range in size from 20,945 square feet to 94,760 square feet. The existing single-family home on proposed Lot 6 will remain on the property. The detached garage is intended to be demolished as part of the plat improvements. Two outlots are proposed on the rear of two lots as these portions are located within the mapped floodplain of Sugar Creek. One street will be constructed as part of this development. The bulk regulations for the R-1 zoning district are summarized below.

Table 1: Standard R-1 requirements.

Category	Standard R-1 (minimum)
Lot Area	10,000 square feet
Lot Width	80 feet
Front Yard Setback	30 feet
Rear Yard Setback	30 feet
Side Yard Setback	15 feet total (7 feet minimum)

PARKLAND

City staff is currently working with the applicant on parkland dedication. The City's future plans consist of a greenbelt trail and open space surrounding the creek.

COMPREHENSIVE PLAN

The Imagine Waukeee 2040: Comprehensive Plan identifies the subject property as Open Space. A large portion of this plat, specifically the areas adjacent to the creek, will be dedicated to open space and the rest of the plat will be large lot, single-family residential.

STAFF RECOMMENDATION

The proposed rezoning is in general conformance with the Comprehensive Plan. The proposed rezoning is also consistent with surround zoning and future land uses identified in the area.