



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** El Dorado Hills Plat 1 – Preliminary Plat

**PREPARED BY:** Melissa DeBoer, AICP – Planner II

**REPORT DATE:** August 22, 2019

**MEETING DATE:** August 27, 2019

### GENERAL INFORMATION

**Owner / Applicant:**

El Dorado Hills, LLC

**Owner's Representative:**

Jared Murray, Civil Design Advantage, LLC

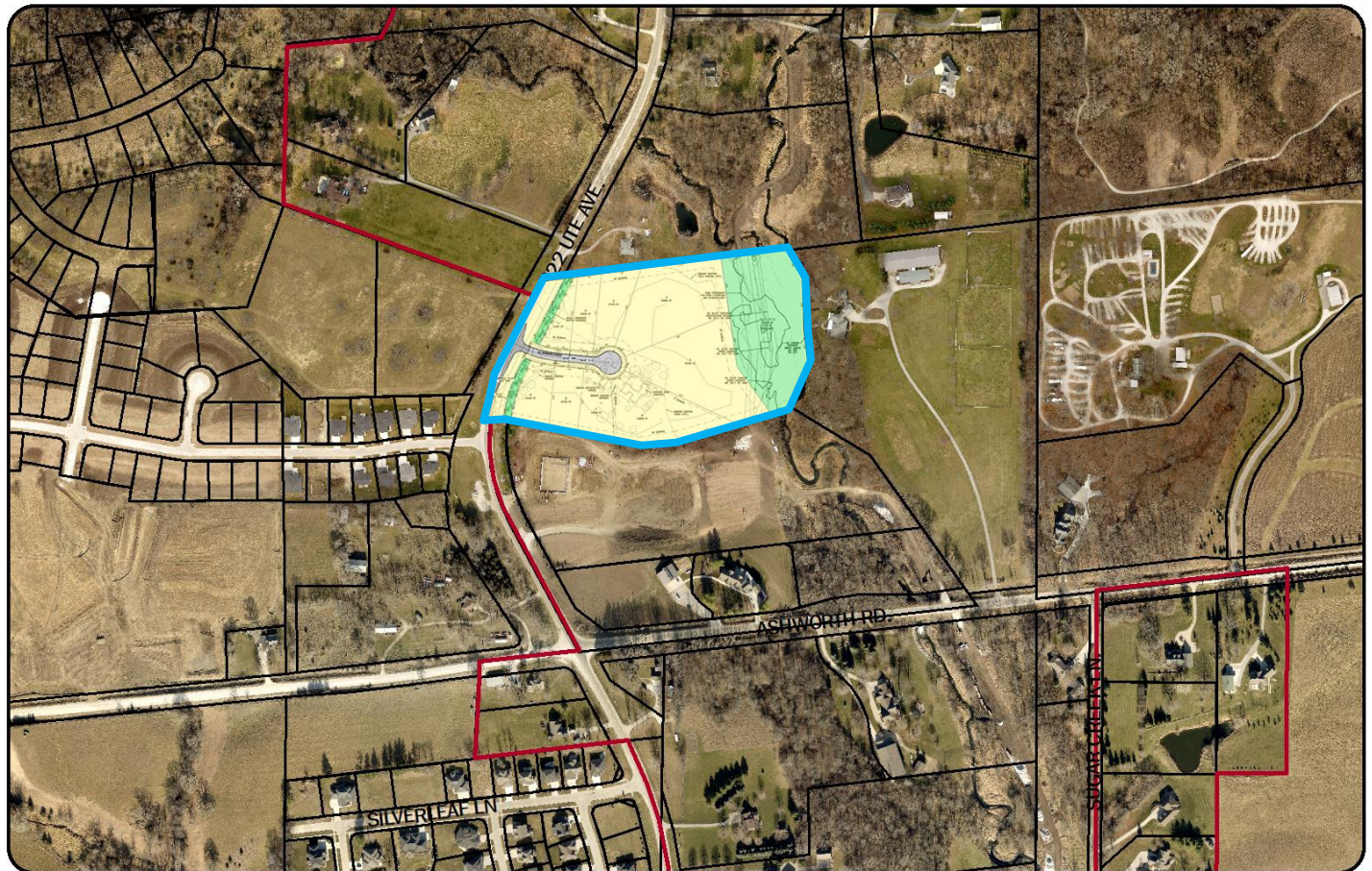
**Request:**

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 east of Ute Avenue, containing approximately 12.88 acres more or less.

### AREA MAP



**ABOVE LEFT:** 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	Existing Acreage	Open Space	R-1 (Single Family Residential 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)

## HISTORY

The subject property currently exists as a single-family acreage. The property was recently annexed into the City of Waukee and rezoned from A-1 (Agricultural District) to R-1 (Single Family Residential District) in order to allow for a single-family residential development.

## PROJECT DESCRIPTION

### LOTS

The preliminary plat identifies a total of 9 lots for single-family residential development. The lots range in size from 20,945 square feet to 92,280 square feet. All proposed lot widths and square footages meet the minimum requirements of the R-1 zoning district. Table I below summarizes the bulk regulations for the R-1 zoning district.

**Table I: R-1 Zoning District Bulk Regulations**

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

## STREETS AND TRAIL

One street will be constructed as part of this development. A five foot wide sidewalk will be constructed on both sides of the street with individual lot development.

**UTILITIES**

Utilities will be extended to service the proposed plat as part of the public improvements. Sanitary sewer service will be brought up from the sanitary main located to the south. Water main will be extended into the proposed plat from the main located along the west side of Ute Avenue. Storm water management will be provided through a series of different storm sewer segments. There are several detention areas located throughout the plat. Detention easements on individual lots will be owned and maintained by the owner of the individual lot. The detention area within Outlot Z will be maintained by the City of Waukeee as this is within City parkland. The stormwater ultimately drains into Sugar Creek to the east.

**PARKLAND**

Outlot Z is located within the floodplain and is to be dedicated to the City of Waukeee for parkland. Outlot Z is a total of 2.79 acres in area.

**STAFF RECOMMENDATION**

All proposed lots meet the minimum requirements of the Zoning Ordinance. The preliminary plat is in general conformance with the Subdivision Ordinance. Staff recommends approval of the preliminary plat for El Dorado Hills Plat I subject to remaining staff comments.