



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: El Dorado Hills Plat 1 – Final Plat

PREPARED BY: Melissa DeBoer, AICP – Senior Planner

REPORT DATE: June 19, 2020

MEETING DATE: June 23, 2020

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 final 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)

PROJECT DESCRIPTION

LOTS

The final 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)
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)

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 have been extended to service the proposed plat as part of the public improvements. Sanitary sewer service was brought up from the sanitary main located to the south. Water main was 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 Waukee 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 Waukee 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 final plat is in general conformance with the Subdivision Ordinance. Staff recommends approval of the final plat for El Dorado Hills Plat I subject to remaining staff comments, review of the legal documents and completion of public improvements.