



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: The Reserve at Daybreak – Preliminary Plat

PREPARED BY: Melissa DeBoer, AICP – Planner II

REPORT DATE: June 7, 2018

MEETING DATE: June 12, 2018

GENERAL INFORMATION

Applicant: Element 119

Owner: Shafqat Iqbal

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 west of Ute Avenue, containing approximately 59.96 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	Vacant – Undeveloped	Neighborhood Residential	R-1 (Single Family Residential)
North	Rural Residential – Dallas County	Neighborhood Residential	N/A
South	Single Family Residential / Agricultural	Neighborhood Residential	R-1 (Single Family Residential) and R-2 (One & Two Family Residential)
East	Rural Residential – Dallas County	Neighborhood Residential	N/A
West	Agricultural / Single Family Residential	Neighborhood Residential	A-1 (Agricultural) and R-1 (Single Family Residential)

HISTORY

The subject property was rezoned in March 2018 from A-1, Agricultural District, to R-1, Single Family Residential District. This property is currently vacant, undeveloped land.

PROJECT DESCRIPTION

LOTS

The preliminary plat identifies a total of 96 lots for single family residential development. The plat identifies the lots to be developed over the course of three phases beginning in the summer of 2018. The lots range in size from 12,400 square feet to 100,041 square feet. The proposed lot widths range from 80 feet to 100 feet, with most lots around 80 feet in width. All proposed lot widths and square footages meet the minimum requirements of the R-1 zoning district. Table 1 below summarizes the bulk regulations for the R-1 zoning district.

Table 1: 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)

Outlot Z is located on the north side of the development and will be used for parkland dedication. Outlot Z will be owned and maintained by the City of Waukee.

STREETS AND TRAIL

The preliminary plat identifies an extension of Sunflower Drive from the south. New streets proposed include Belmont Boulevard, Knottingham Circle, Century Circle, Hidden Hickory Lane, and Serenity Drive. Serenity Drive will extend to the future Ashworth Acres development to the south. All planned streets will be public streets. Sunflower Drive will be 31 feet wide; all other streets will be 29 feet in width. All lots will be accessed from the planned public streets.

No trails are required to be constructed with this plat. Five foot sidewalks will be constructed along all proposed streets.

UTILITIES

Utilities will be extended to service the proposed plat as part of the public improvements. Sanitary sewer service will be provided by the recently constructed sanitary sewer main, located to the east of the proposed plat. Water main will be extended from the south. Storm sewer will be provided throughout the plat and stormwater will eventually outlet to the creek located to the north of this plat. A large detention basin will be provided on the east side of the plat, within several lots, in order to slow down the flow of water that is outletting on to the properties located to the east.

PARKLAND

The required amount of parkland for this development is 1.73 acres. The parkland dedication proposed is 3.25 acres, which satisfies the parkland dedication requirement. The parkland will be located at the northeast corner of the plat, in the area that contains the creek. An access to the parkland is provided off of Century Circle.

STAFF RECOMMENDATION

All proposed lots meet the minimum requirements of the Zoning Ordinance and the use of the property is consistent with the Neighborhood Residential classification in the Comprehensive Plan. Staff recommends approval of the preliminary plat for The Reserve at Daybreak subject to remaining staff comments.