



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** The Reserve at Daybreak Plat 1 – Final Plat      **PREPARED BY:** Melissa DeBoer, AICP – Planner II

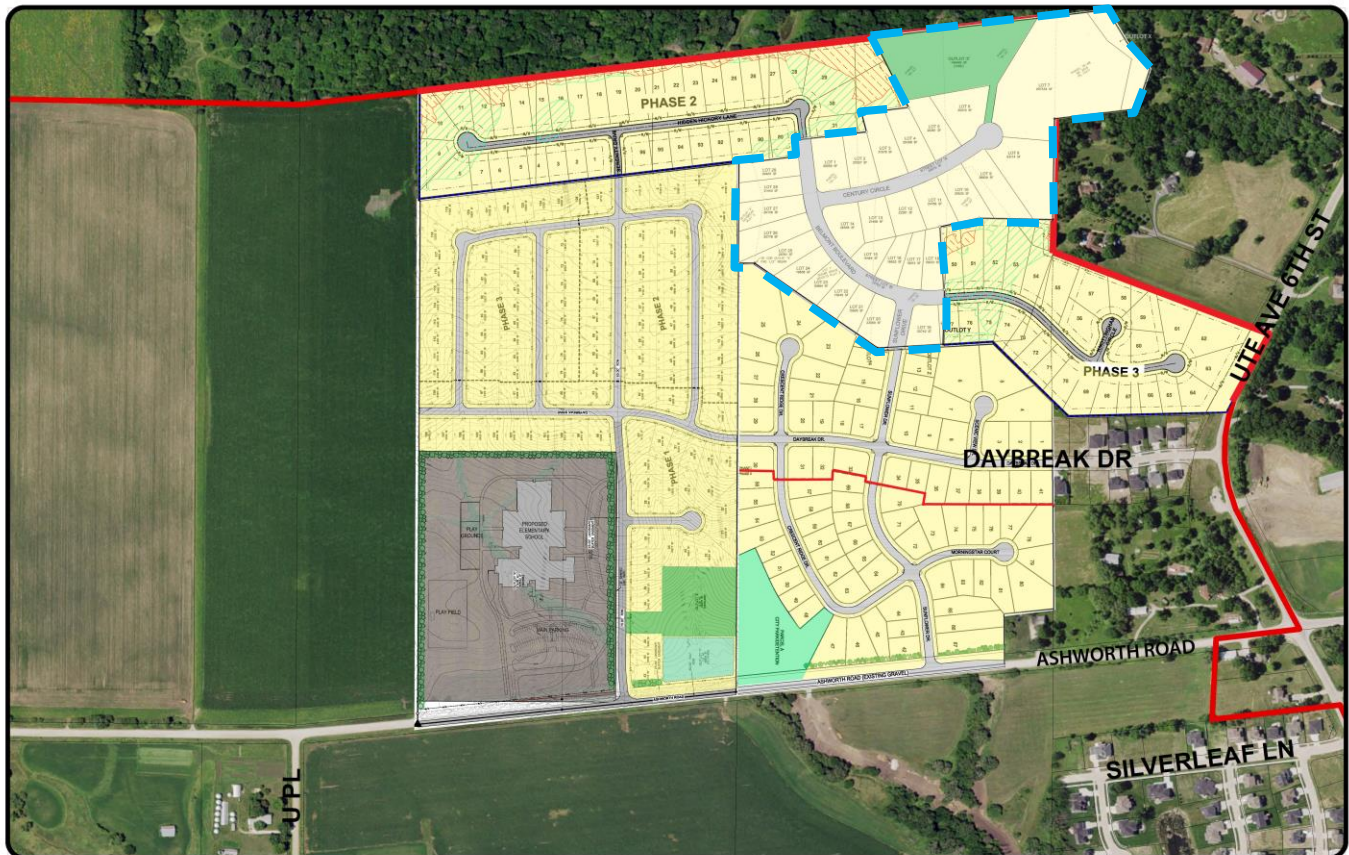
**REPORT DATE:** November 9, 2018

**MEETING DATE:** November 13, 2018

### GENERAL INFORMATION

- Owner/Applicant:** The Reserve at Daybreak, LLC
- Owner’s Representative:** Jared Murray, P.E., with 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 west of Ute Avenue, containing approximately 28.22 acres.

### 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	Neighborhood Residential	R-1 (Single Family Residential) and R-2 (One & Two Family Residential)
East	Rural Residential – Dallas County	Neighborhood Residential	N/A
West	Single Family Residential / Undeveloped	Neighborhood Residential	R-1 (Single Family Residential) and R-2 (One & Two Family Residential)

## PROJECT DESCRIPTION

### LOTS

The final plat indicates a total of 29 lots for single family residential development. Table I below summarizes the bulk regulations applicable to these lots. All proposed lots meet or exceed the minimum lot width of 80 feet. The lots range in size from 15,464 square feet to 207,434 square feet.

**Table I: Bulk Regulations applicable to the R-1 zoning district.**

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

In addition to the single family lots the final plat includes three outlots, Outlot X, Outlot Y, and Outlot Z. Outlot X, measuring 29,445 square feet in area, is within the floodplain and will be owned and maintained by the owner of Lot 7. Outlot Y, measuring 2,863 square feet in area, is proposed for future development and will be re-platted as a lot with The Reserve at Daybreak Plat 3, located to the east. Outlot Z, containing approximately 3.36 acres, will be deeded to the City of Waukee for parkland.

### STREETS AND TRAIL

As part of the public improvements, the developer has constructed an extension of Sunflower Drive. Two new streets are included with this plat, Belmont Boulevard and Century Circle. Five-foot wide sidewalks will be constructed along both sides of the streets throughout the plat with individual lot development.

**UTILITIES**

Utilities have been extended throughout the plat. Sanitary is provided through the recently constructed sanitary sewer main, located to the east of the proposed plat. Water main has been extended from the south. Storm water in this plat will eventually outlet to the creek located to the north of this plat. A large detention basin has been 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**

Parkland dedication will be satisfied with the dedication of the 3.36-acre parcel at the north side of the proposed plat. An access to the parkland is being provided at the east end of Century Circle.

**STAFF RECOMMENDATION**

Staff recommends approval of the final plat for The Reserve at Daybreak Plat I subject to remaining staff comments, review of the legal documents, and completion of public improvements.