



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Twin Oaks – Preliminary Plat & Final Plat

PREPARED BY: Melissa DeBoer, AICP – Planner II

REPORT DATE: November 9, 2018

MEETING DATE: November 13, 2018

GENERAL INFORMATION

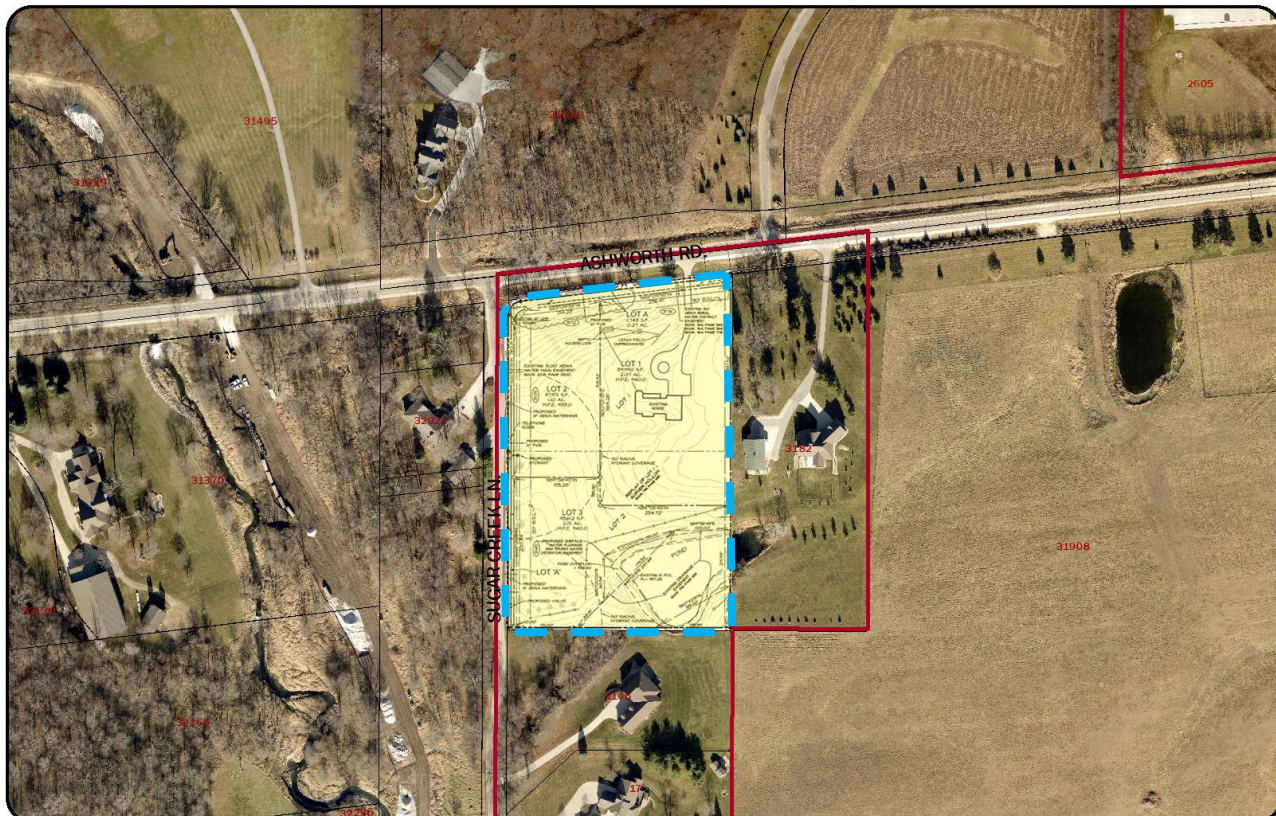
Owner/Applicant: Jeffery Wycoff

Owner's Representative: Patrick Shepard, PLS with Civil Engineering Consultants, Inc.

Request: The applicant is requesting approval of a preliminary plat and a final plat for a residential lot split.

Location and Size: Property is generally located south of Ashworth Road and east of Sugar Creek Lane, containing approximately 5.59 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	Single Family Residential	Rural Residential	R-1 (Single Family Residential)
North	Rural Residential / Rural Campground – Dallas County	Parks and Recreation	N/A (Dallas County)
South	Single Family / Rural Residential	Rural Residential	A-1 (Agricultural)
East	Single Family / Rural Residential	Rural Residential	A-1 (Agricultural)
West	Rural Residential – Dallas County	Rural Residential	N/A (Dallas County)

PROJECT DESCRIPTION

LOTS

The preliminary plat and final plat identify three lots. Lot 1 is proposed to be 2.07 acres in area and will have the existing home on the property located upon it. Lot 2 is proposed to be 1.10 acres in area. Lot 3 is proposed to be 2.15 acres in area and will include the existing pond. Each lot meets the minimum lot area of 20,000 square feet and the minimum lot width of 100 feet in the R-1, Single Family Residential District (where public sewer facilities are not available).

STREETS AND SIDEWALK

An existing access to Lot 1 off of Ashworth Road will remain. Access to Lots 2 and 3 will be provided off of Sugar Creek Lane.

No sidewalks are required to be extended as part of the improvements for these lots as there are no existing sidewalks in this area.

UTILITIES

Water is being provided to the lots through a Xenia water main. Lot 1 is served by an existing onsite septic system. Lots 2 and 3 will need to provide their own septic systems at time of lot development. This will need to be coordinated with the Dallas County Environmental Health Department. A large detention pond exists within future Lot 2, this will provide the required storm water detention for all three lots.

STAFF RECOMMENDATION

Staff recommends approval of the preliminary plat and final plat for Twin Oaks subject to remaining staff comments and review of the legal documents.