



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Ashworth Acres Plat 1 – Final Plat

PREPARED BY: Andy Kass, AICP – Senior Planner

REPORT DATE: July 5, 2019

MEETING DATE: July 9, 2019

GENERAL INFORMATION

Owner/Applicant:

Ashworth Acres, LLC

Owner's Representative:

Erin Ollendike, P.E., with Civil Design Advantage, LLC

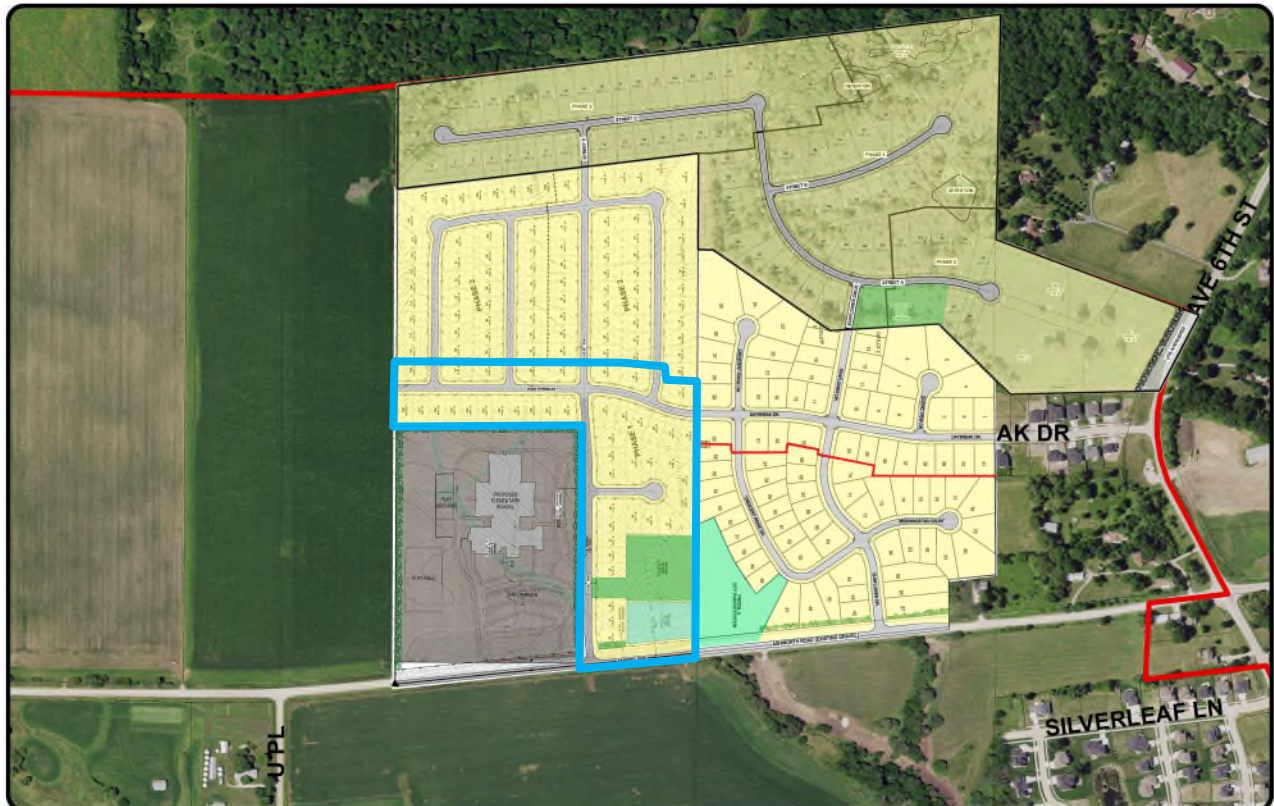
Request:

The applicant is requesting approval of a final plat for a single-family residential subdivision.

Location and Size:

Property is generally located north of Ashworth Road and west of R-22/Ute Avenue containing approximately 21.61 acres more or less.

AREA MAP



ABOVE: 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	Single Family Residential	R-2 (One and Two Family Residential)
North	Single Family Residential	Single Family Residential	R-1 (Single Family Residential)
South	Vacant – Undeveloped	Single Family Residential	A-1 (Agricultural)
East	Single Family Residential	Single Family Residential	R-1 (Single Family Residential) & R-2 (One & Two Family Residential)
West	Vacant – Undeveloped	Single Family Residential	A-1 (Agricultural)

PROJECT DESCRIPTION

LOTS

The final plat indicates a total of 45 lots for single family residential development. The lots range in size from 8,450 square feet to 16,668 square feet. All lots meet or exceed the minimum lot width of 65-feet. Table I below summarizes the minimum requirements for the lots within the plat. All lots meet the requirements of their respective zoning districts.

Two outlots are shown on the final plat. Outlot Z will be deeded to the City of Waukee to satisfy parkland dedication requirements for the overall Ashworth Acres development. Outlot Z is 2.24-acres in area and will be adjacent to parkland that will be dedicated to the City when the third and final phase of the Daybreak development to the east is completed. Outlot Y will be utilized for storm water detention and will be owned and maintained by the homeowners association.

Table I: Bulk Regulations applicable to the R-2 zoning district.

Category	R-2 (minimum)
Lot Area	8,000 SF
Lot Width	65 feet
Front Yard Setback	30 feet
Rear Yard Setback	30 feet
Side Yard Setback	15 feet total

STREETS AND TRAILS

Extensions of six (6) public streets are included as part of this plat. Five-foot wide sidewalks will be constructed along both sides of the streets throughout the plat with individual lot development.

A trail will be constructed on the east side of Lot 35 to match up with the planned trail to the south when the adjacent property is developed by the Waukee Community School District.

UTILITIES

All utilities have been extended throughout the plat. Storm water detention will be accommodated in a regional pond in the southeast corner of the plat. The pond will be owned and maintained by an association.

PARKLAND

Parkland dedication is being satisfied with the dedication of Outlot Z.

STAFF RECOMMENDATION

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