



**STAFF REPORT**

**TO:** Planning and Zoning Commission

**PREPARED BY:** Andy Kass

**RE:** Oakleaf Property - Rezoning

**DATE:** June 23, 2015

**GENERAL INFORMATION:**

**Applicant:** Kum & Go, LC & Oakleaf Properties, LC

**Requested Action** Rezoning from A-1 Agricultural District to K-RR Kettlestone Retail Regional

**Location and Size:** Property is generally located north of Interstate 80 and west of future Grand Prairie Parkway containing 6.72 acres more or less.

**LAND USES AND ZONING:**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Waukeee Futures Corridor	A-1
North	Vacant - Undeveloped	Waukeee Future Corridor	A-1
South	Vacant - Undeveloped	Waukeee Futures Corridor	A-1
East	Vacant - Undeveloped	Waukeee Futures Corridor	A-1
West	Vacant - Undeveloped	Waukeee Futures Corridor	A-1

**BACKGROUND:**

The subject property involved in the proposed rezoning is located directly north of Interstate 80 on the east side of Grand Prairie Parkway on approximately 6.72 acres. The request is to rezone the property from A-1 Agricultural District to K-RR Kettlestone Retail Regional.

The property is included within the proposed Kettlestone Development Boundaries. The City has recently adopted the Kettlestone Design Guidelines and the specific zoning districts related to the Kettlestone Development. This is the first rezoning proposed to one of the new Kettlestone zoning districts. The Land Use Map for the Kettlestone Development located within the Kettlestone Design Guidelines identifies the subject property as Retail Regional. Regional Retail is defined as large scale retailers located in high traffic, high visibility areas. The Kettlestone Master Plan (below) identifies the property as having retail uses located on it.

The applicant has submitted consents to the rezoning from 59.7% of the surrounding property within a 200 foot radius (exclusive of right of ways). Notices of the proposed rezoning were mailed to the applicable adjacent property owners within 200 feet of the property on June 16, 2015. The City Council has set a public hearing date of July 6, 2015 to hear the proposal on the rezoning.



**ABOVE:** Kettlestone Master Plan identified the subject property (approximate location outlined in red) to include retail uses.



**ABOVE:** Proposed Development Concept identifies a number of various retail uses. The proposed Kum & Go is on the north part of the site.

**PROJECT DESCRIPTION:**

The project area is within the Kettlestone Plaza Overlay District as identified within the Kettlestone Master Plan. The Kettlestone Plaza Overlay District is described as being the regional draw of the Kettlestone Development. The location and access make the area desirable for various types of development.

The proposed concept plan included as a part of the rezoning proposal includes a Kum & Go convenience store on the north end of the property and identifies locations for other commercial development on the site to the south. No other users of the site are known at this time. Building elevations for the proposed Kum & Go have been provided for review. Building elevations will be further evaluated during the site plan review process for the proposed Kum & Go for compliance with architectural requirements included in the Design Guidelines. The concept plan identifies proposed access locations off of Grand Prairie Parkway on the east side and off of Kettlestone Boulevard on the north side.

**USES OF PROPERTY:**

Permitted uses in K-RR (Kettlestone Retail Regional) include uses such as: grocery stores, convenience stores, hotels, restaurants, offices, churches, offices, retail sales store, and other similar uses.

**STAFF RECOMMENDATION**

The proposed rezoning seems to be reasonable as it is consistent with the Kettlestone Master Plan and the Comprehensive Plan. At this time, staff would recommend approval of the proposed rezoning for the Oakleaf Property.

**CITY OF WAUKEE**

Andy Kass

Senior Planner