



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Kettlestone Ridge – Preliminary Plat

DATE: August 11, 2015

GENERAL INFORMATION:

Applicant: Jerry’s Homes, Inc.

Requested Action Preliminary Plat Approval

Location and Size: Property is generally located east of SE L.A. Grant Parkway and north of SE Ashworth Road containing 62.01 acres more or less.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Neighborhood Residential / Waukeee Futures Corridor	R-2
North	Westown Meadows Plat 2	Neighborhood Residential	R-2
South	Vacant - Undeveloped / Rural Residential	Waukeee Futures Corridor	A-1
East	Vacant – Undeveloped	Waukeee Futures Corridor	A-1 & PD/C-4
West	Bluestem Plats 1 & 2	Neighborhood Residential	R-2

BACKGROUND:

The proposed preliminary plat is located east of SE L.A. Grant parkway and north of Ashworth Road. The subject property was the subject of a rezoning request that was approved by the City Council earlier this year. The applicant Jerry’s Homes intends to develop a single family residential subdivision over five phases with the first phase beginning in late summer of this year. The subject property is located within the Kettlestone development.



ABOVE: Aerial Photo of Proposed Plat (YELLOW) in relation to the surrounding properties

Project Description:

Lots:

The preliminary plat includes 156 single family residential lots. The lots range in size from 8,666 square feet to 35,839 square feet. The lot frontages range in width from 65 feet to 80 feet. All lots will have the standard 30 foot front and rear setback along with the standard 15 foot (total) side setback.

Outlot Y in the northeast corner 1.68 acres in area and has been identified as parkland that will be dedicated to the City. Outlot Z is intended for future development.

Streets:

SE Florence Drive and SE Willowbrook Drive will be extended from the Westtown Meadows plats to the south through the proposed development. SE Tallgrass Lane will be extended from the east plat boundary of the adjacent Bluestem development. SE Kettle Ridge Lane will be a new street. SE Esker Ridge Drive and SE Red Fern Drive will be extended from the east plat boundary of Bluestem Plat 2.

As part of being located within the Kettlestone development the Kettlestone Design Guidelines outline specific requirements for developments. Two unique features that will be included in this development are the street lights that will be located along SE Esker Ridge Drive and the street trees located along SE Esker Ridge Drive and SE Tallgrass Lane. The preliminary plat identifies street trees along these streets.

Easements:

Several easements are proposed within the plat based upon the location of proposed utilities.

Outlots:

Outlot Y will be dedicated to the City to satisfy parkland dedication requirements. Outlot Z is intended for future development.

Utilities:

As part of the plat improvements sanitary, storm, and water services will be provided to each lot. The initial phase of 33 lots will have sanitary sewer extended from Bluestem Plat 1. For the remaining portion of the development a lift station will be necessary. This lift station will be installed as part of the adjacent Bluestem Plat 2 improvements and is currently in the design phase. Staff would anticipate this lift station being completed in Summer 2016 as it will also serve the Waukee School District's CAPS building.

Storm water detention will be provided in the rear of Lots 128 – 132 and 142 -148. Storm water will ultimately outlet in the southwest corner of Lot 128. Each individual lot owner will be responsible for the maintenance of that portion of the detention area that is located on their property. The detention area is intended to be a dry bottom meaning that it will only hold water during rain events. These lots proposed to accommodate this detention have been designed to have a greater lot depth than a typical lot depth.

STAFF RECOMMENDATION

Staff would recommend approval of the preliminary plat for Kettlestone Ridge subject to remaining staff comments.

CITY OF WAUKEE

Andy Kass, AICP
Senior Planner