



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Melissa DeBoer

RE: Cove at Kettlestone Plat 1 – Final Plat

DATE: November 24, 2015

GENERAL INFORMATION:

Applicant:

Rock Equity Holdings LLC

Requested Action

Final Plat Approval

Location and Size:

Property is generally located south of SE University Avenue and west of SE Waco Place containing 9.99 acres more or less.

LAND USES AND ZONING:

| Location | Existing Land Use | Comprehensive Plan | Current Zoning |
|----------------------|---|--------------------------|------------------|
| Property in Question | Vacant - Undeveloped | Waukee Futures Corridor | PD/C-1 |
| North | Multi-Family Residential/Single Family Residential/Commercial | Neighborhood Residential | C-1A/R-3/C-4/R-5 |
| South | Vacant - Undeveloped | Waukee Futures Corridor | A-1 |
| East | Vacant – City of West Des Moines | N/A | N/A |
| West | Vacant - Undeveloped | Waukee Futures Corridor | A-1 |

BACKGROUND:

The subject property is located south of SE University Avenue and west of SE Waco Place and is approximately 9.99 acres in area. This final plat is part of the overall Cove at Kettlestone development, which was the subject of a rezoning in early 2015 that rezoned the property from C-1 (Community and Highway Service Commercial District) to PD/C-1 (Planned Development/ Community and Highway Service Commercial District). The final plat contains a total of 137 lots to be developed as medium density rowhomes.



ABOVE: Aerial photo of the proposed plat outlined in **RED** in relation to the surrounding properties.

Project Description:

Lots & Uses:

The final plat includes a total of 137 lots for medium density rowhome development. The lots range in size from approximately 600 square feet to 1,270 square feet. Outlot Z is a storm water detention basin.

The project area is within the proposed Glacier Park Overlay District as identified within the Kettlestone Master Plan. The Glacier Park Overlay District is described as including predominantly high and medium density residential with some integrated commercial development adjacent to University Avenue and Waco Place. The Glacier Park Overlay District is anticipated to have the most diverse housing stock within Kettlestone.

Streets:

SE Waco Place will be paved to the railroad crossing at the south end of the boundary of the overall Cove at Kettlestone development. The Cities of Waukee and West Des Moines will conduct a joint project to construct the railroad crossing improvements. Construction on SE Waco Place is currently in progress.

SE Bishop Drive will also be constructed within this plat. This street will be a collector street with a 70 foot right-of-way and 31 feet in width.

There will be a total of seven private streets within the Cove at Kettlestone Plat I. The names of these are as follows: SE Granite Drive, SE Emerald Drive, SE Sapphire Lane, SE Brownstone Way, SE Quartz Lane, SE Ruby Court, and SE Coral Way.

Easements:

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

Utilities:

8" sanitary sewer and 8" water main will be laid to service the lots.

Storm water from this plat will be managed and detained in the storm water detention basin located within Outlot Z. A private homeowners association will be responsible for the maintenance of this detention basin.

STAFF RECOMMENDATION

At this time Staff feels comfortable with the proposal and would recommend approval of the Final Plat for Cove at Kettlestone Plat I subject to remaining staff comments, review of the legal documents by the City Attorney, and completion of public improvements.

CITY OF WAUKEE

Melissa DeBoer, AICP
Planner II