



## STAFF REPORT

**TO:** Planning and Zoning Commission

**PREPARED BY:** Melissa DeBoer

**RE:** Kettlestone Ridge Plat 1 – Final Plat

**DATE:** November 24, 2015

### GENERAL INFORMATION:

**Applicant:** Jerry's Homes, Inc.

**Requested Action** Final Plat Approval

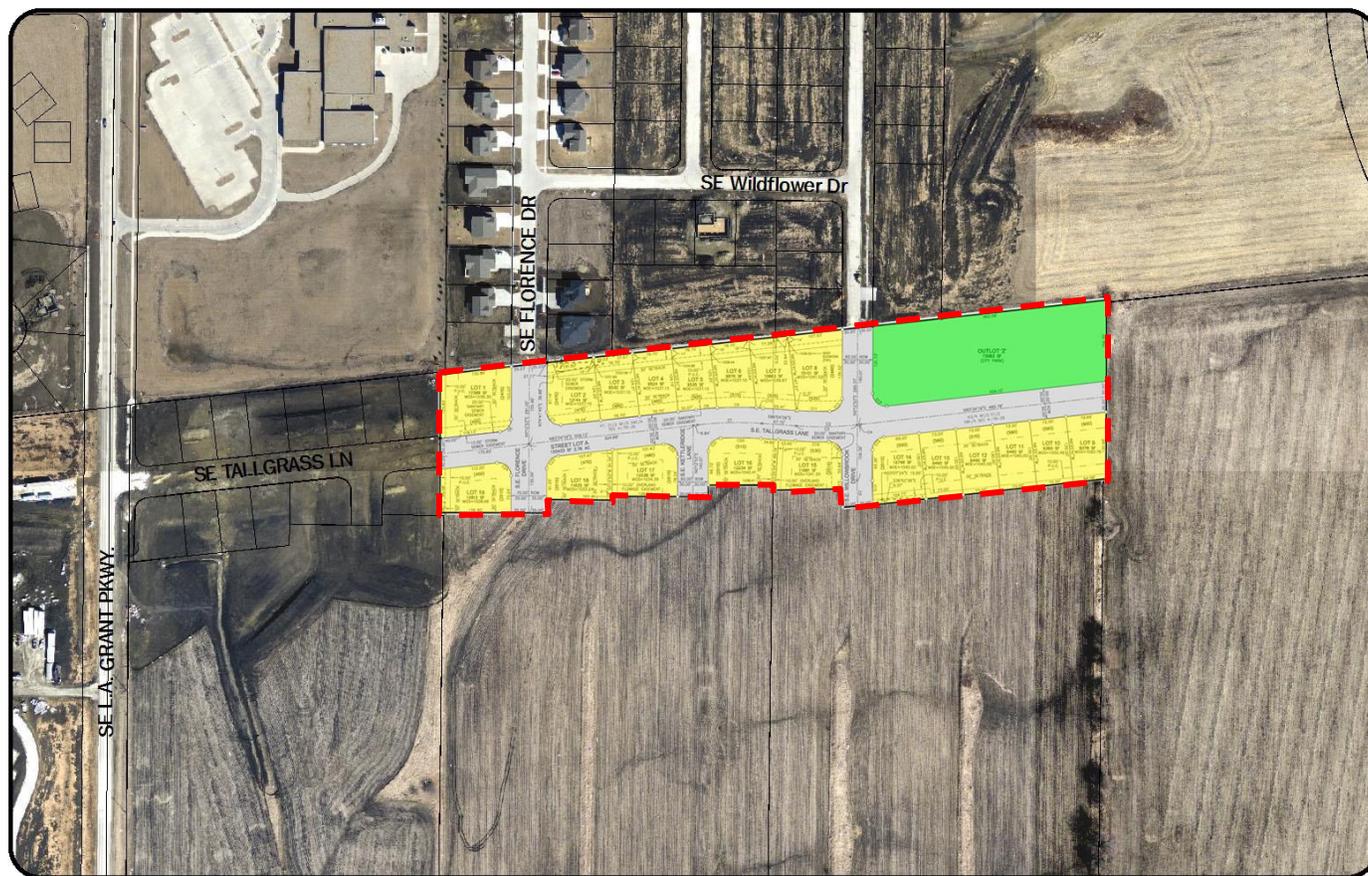
**Location and Size:** Property is generally located east of SE L.A. Grant Parkway and north of SE Ashworth Road containing 9.38 acres more or less.

### LAND USES AND ZONING:

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

### BACKGROUND:

The proposed final plat is located east of SE L.A. Grant Parkway and north of Ashworth Road. The applicant, Jerry's Homes, is currently developing a single family subdivision over several phases with this plat being the first phase. The final plat includes a total of 19 single family lots and one outlot for a city park. The subject property is located within the Kettlestone development.



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

## Project Description:

### Lots:

The final plat includes 19 single family residential lots. The lots range in size from 9,360 square feet to 17,389 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 Z in the northeast corner is 1.68 acres in area and has been identified as parkland that will be dedicated to the City.

### 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.

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 final plat includes a note stating street trees shall be installed along SE Tallgrass Lane as each individual lot develops in accordance with the Kettlestone design standards.

**Easements:**

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

**Utilities:**

All lots will be served with public utility services. Sanitary sewer for this plat will be extended from Bluestem Plat I.

Storm water detention will be provided in the rear of Lots 128 – 132 and 142 -148 of the overall Kettlestone Ridge Development. These lots are located to the southwest of the first phase, Plat I. 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 detention basin 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.

**Parkland Dedication:**

Outlot Z will be dedicated to the City to satisfy parkland dedication requirements.

**STAFF RECOMMENDATION**

At this time Staff feels comfortable with the proposal and would recommend approval of the Final Plat for Kettlestone Ridge 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