



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Ashworth Properties North – Preliminary Plat

DATE: July 12, 2016

GENERAL INFORMATION:

Applicant: Ashworth Properties, LLC

Requested Action Preliminary Plat Approval

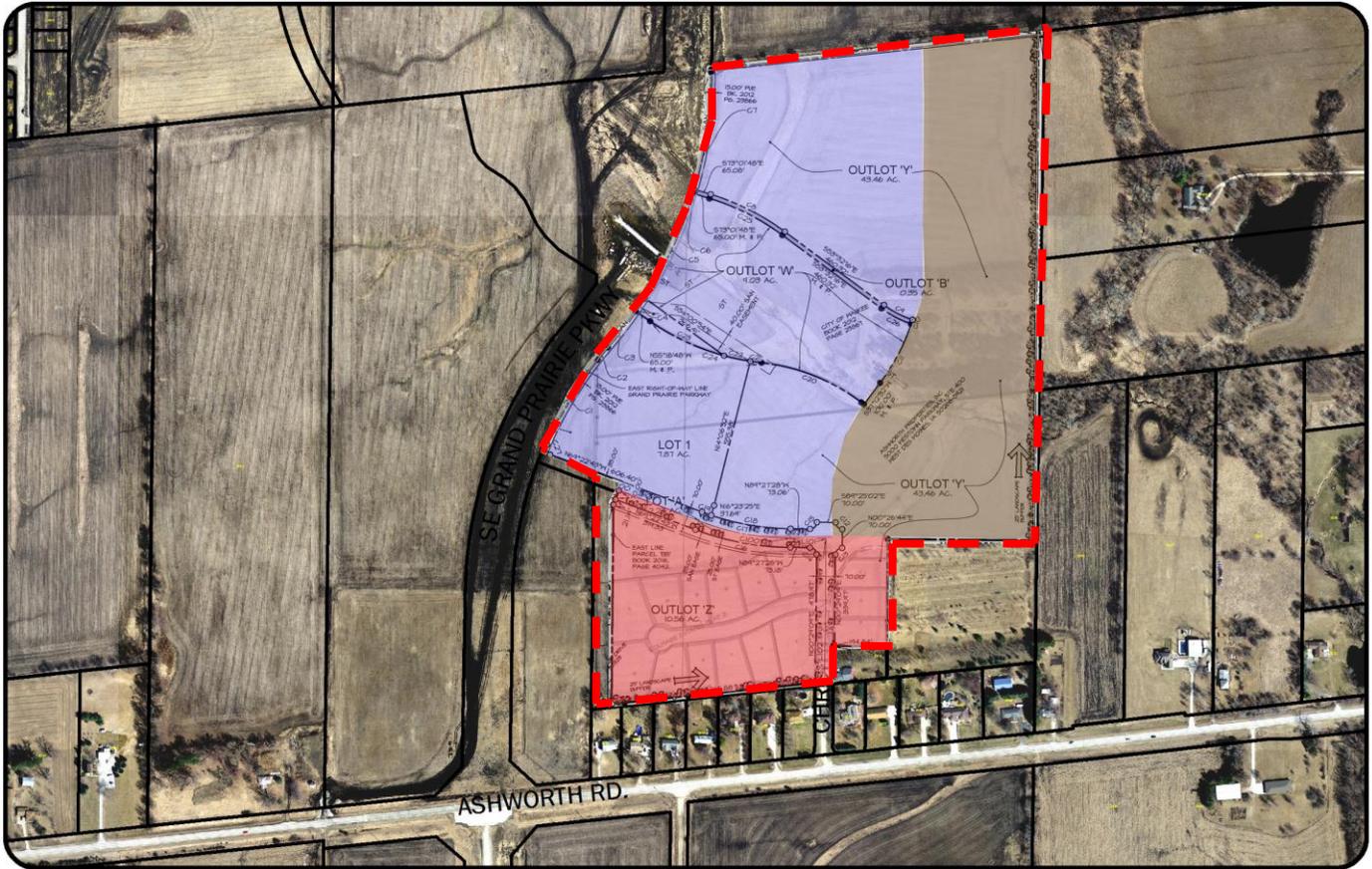
Location and Size: Property is generally located north of Ashworth Road and east of Grand Prairie Parkway and contains approximately 74 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Community Retail/Office/Multi-Family	K-RC/K-OF/K-MF
North	Vacant	Med. Density Multi-Family Office	A-1
South	Existing Single Family Homes	Community Retail	A-1
East	Vacant	Multi-Family Rowhouses	A-1
West	Vacant	Community Retail Office	K-RC/K-OF

BACKGROUND:

The subject property is located within the Kettlestone Corridor and includes approximately 74 acres located on the west side of Grand Prairie Parkway and north of Ashworth Road. The subject property was recently rezoned to K-RC (Kettlestone Retail Community), K-OF (Kettlestone Office District), K-MF Stacked Medium (Kettlestone Stacked Medium Density Multi-Family).



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

Project Description:

Lots:

The preliminary plat includes 1 lot and 5 outlots. Lot 1 is 7.87 acres in area and is intended for office development. Outlot Z is 10.56 acres in area and is intended for future retail development. Outlot Y is 43.46 acres in area and is intended for future office and multi-family residential development. Outlot W is 9.03 acres in area that is owned and utilized by the City of Waukee for regional storm water detention. Outlot A is 0.35 acres in area that the applicant is acquiring from the City to utilize in conjunction with the development of Lot 1. Outlot B is 0.35 acres in area that the applicant will deed to the City to make-up for the acquisition of Outlot A.

Streets:

SE Esker Ridge Drive and SE Glacier Trail are the two streets that have been identified on the preliminary plat that will be constructed as part of the initial phase. SE Esker Ridge Drive is a major collector street that will be a 37 feet wide street with a 70 foot right-of-way and SE Glacier Trail will be a major collector that will be 37 feet wide with a 70 foot right-of-way.

Five foot wide sidewalks will be constructed on both sides of all streets.

Easements:

Several easements are proposed within the plat based upon the location of proposed utilities. In addition, to easements for utilities the preliminary plat identifies proposed ingress/egress easements to provide access to the proposed lots.

A 25 foot landscape buffer easement will be required along the east plat boundary to provide screening from the adjacent properties. A 25 foot landscape buffer is also provided on the south line of Outlot Z.

Utilities:

Utilities will be provided to Lot I as part of the plat improvements. Sanitary sewer will be extended from Grand Prairie Parkway along SE Esker Ridge Drive to the intersection with SE Glacier Trail. Water will be extended along SE Esker Ridge Drive and will extend along SE Glacier Trail to Ashworth Road to provide a loop fed water system.

Storm water in this plat will be detained in the existing regional detention pond that was constructed by the City of Waukee located within Outlot W of this plat.

STAFF RECOMMENDATION

At this time Staff feels comfortable with the proposal and would recommend approval of the Preliminary Plat for Ashworth Properties North subject to remaining staff comments.

CITY OF WAUKEE

Andy Kass, AICP
Senior Planner