



## STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Ashworth Properties South Plat 1 – Preliminary Plat

DATE: August 9, 2016

### GENERAL INFORMATION:

**Applicant:** Ashworth Properties, Inc.

**Requested Action** Preliminary Plat Approval

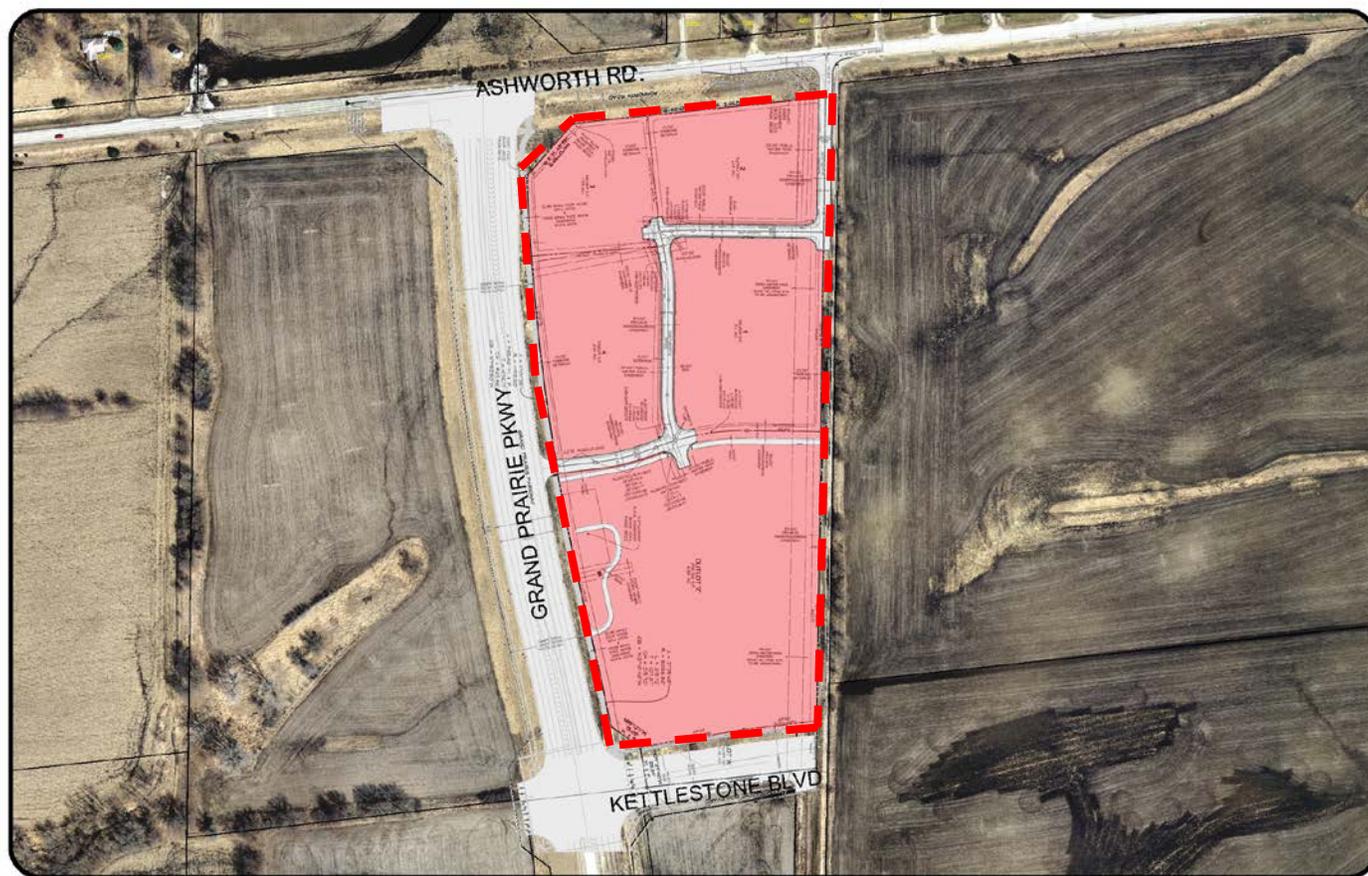
**Location and Size:** Property is generally located south of Ashworth Road and east of Grand Prairie Parkway and contains approximately 17.0215 acres.

### LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Undeveloped	Regional Retail	K-RR
North	Vacant	Community Retail	A-1
South	Convenience Store - Kum & Go	Regional Retail	K-RR
East	Vacant	Regional Retail	A-1
West	Vacant	Regional Retail	A-1

### BACKGROUND:

The subject property is located within the Kettlestone Corridor and includes approximately 17 acres located on the east side of Grand Prairie Parkway and south of Ashworth Road. The subject property was recently rezoned to K-RR (Kettlestone Retail Regional)



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

## **Project Description:**

### **Lots:**

The preliminary plat includes 4 lots and 1 outlot. The lots range in size from 1.53 acres to 3.11 acres. All lots are intended for commercial development. Outlot Z is 6.86 acres in area and is intended for future development.

### **Streets:**

Minimal street improvements are required for this development initially. At this time the only street improvement necessary is a turn lane off of Ashworth Road. Access to the development would be from a right-in right-out access from Grand Prairie Parkway and a full access from Ashworth Road on the north side of the site. The preliminary plat does identify the construction of a 26 foot wide private access road through the development.

A five foot sidewalk is identified on the west and north sides of the access drive. In addition, a 10 foot wide trail will be installed across the property. This trail is part of the Kettlestone greenbelt trail system.

### **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.

**Utilities:**

Utilities will be provided to Lot 1 as part of the plat improvements. Sanitary sewer will be extended from Grand Prairie Parkway. Water service will be extended from Ashworth Road.

Storm water in this plat will be detained in a temporary detention basin on the west side of the road on property that is also owned by the applicant. This water will eventually be detained in a future regional storm water retention basin.

**STAFF RECOMMENDATION**

At this time Staff feels comfortable with the proposal and would recommend approval of the Preliminary Plat for Ashworth Properties South Plat 1 subject to remaining staff comments.

**CITY OF WAUKEE**

Andy Kass, AICP  
Senior Planner