



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Ashworth Properties North Plat 1 – Final Plat

DATE: August 9, 2016

GENERAL INFORMATION:

Applicant: Ashworth Properties, LLC

Requested Action: Preliminary Plat Approval

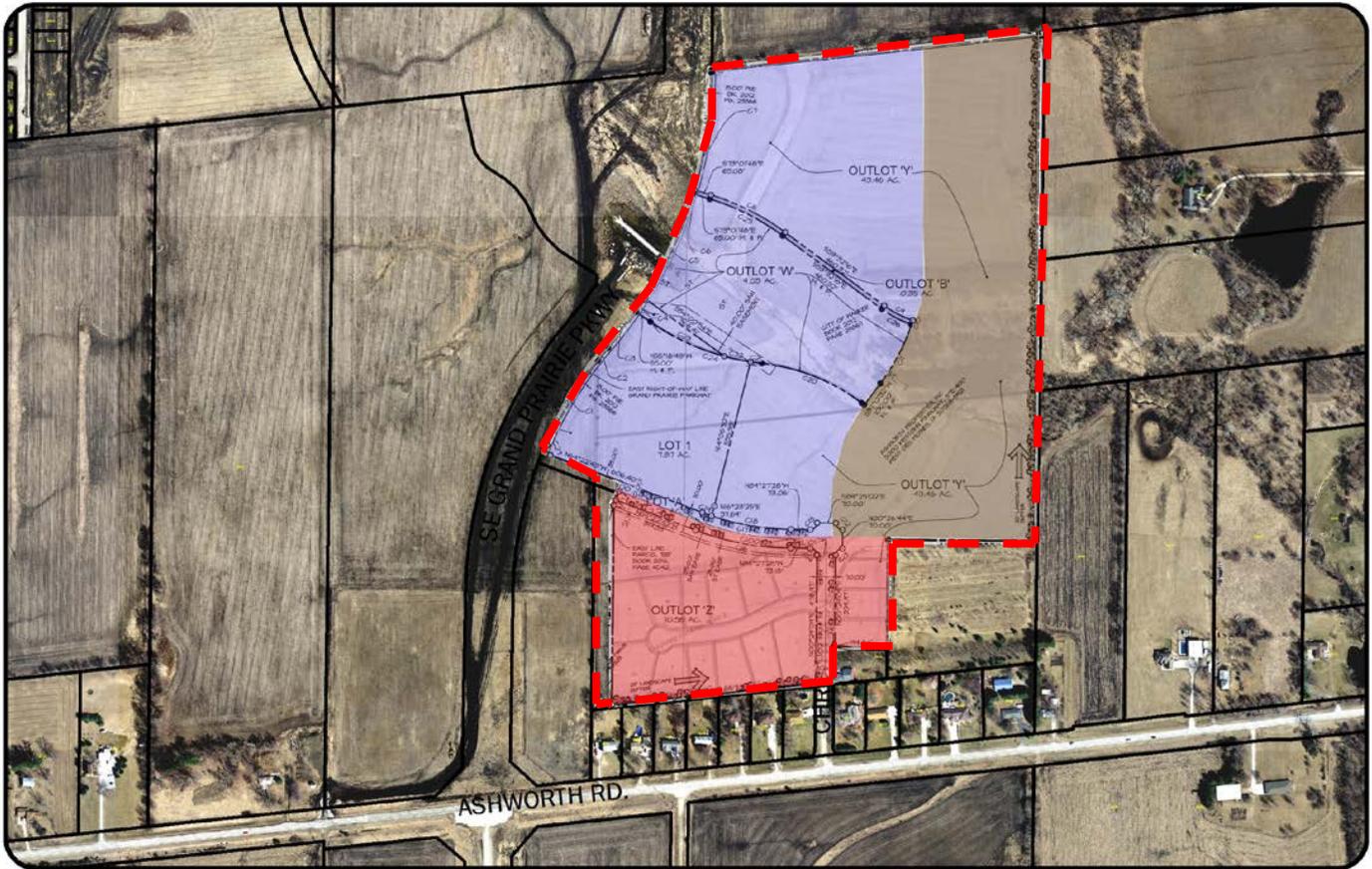
Location and Size: Property is generally located north of Ashworth Road and east of Grand Prairie Parkway and contains approximately 64 acres.

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 64 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 final plat includes 1 lot and 1 outlot. Lot 1 is 8.22 acres in area and is intended for office development. Outlot Z is 54.7660 acres in area and is intended for future office, commercial, and multi-family residential development.

Streets:

SE Esker Ridge Drive has been identified on the final plat at Lot A. 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. The City of Waukee will install this street because the City has received a grant from the Iowa Department of Transportation for the construction of the street.

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.

Utilities:

Utilities will be provided to Lot 1 as part of the site plan improvements. Sanitary sewer will be extended from Grand Prairie Parkway along SE Esker Ridge Drive. Water will also be extended along SE Esker Ridge Drive.

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 Final Plat for Ashworth Properties North Plat 1 subject to remaining staff comments and review of the legal documents by the City Attorney.

CITY OF WAUKEE

Andy Kass, AICP
Senior Planner