



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: The Shops at Kettlestone North Plat 1 – Revised Preliminary Plat

DATE: September 23, 2016

GENERAL INFORMATION:

Applicant: ARAC, LLC

Requested Action: Preliminary Plat Approval

Location and Size: Property is generally located north of Ashworth Road and on either side of Grand Prairie Parkway and contains approximately 83 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Community Retail/Office	K-RC/K-OF/PD-R-2
North	Vacant	Med. Density Multi-Family Office	A-1
South	Vacant	Regional Retail	A-1
East	Vacant	Community Retail Office	A-1
West	Vacant	Single Family Residential	R-2

BACKGROUND:

The subject property is located within the Kettlestone Corridor and includes approximately 75 acres located on the west side of Grand Prairie Parkway and approximately 8 acres located on the east side of Grand Prairie Parkway. All property is located north of Ashworth Road. The Commission and Council previously approved a preliminary plat for the property that included 16 lots for commercial development. The applicant has chosen to revise the lot layout and has requested approval of a revised preliminary plat.

Project Description:

Lots:

The revised preliminary plat includes 13 lots and 5 outlots. Lots 1, 2, and 3 are intended for commercial/retail/office development and Lots 4 – 13 are intended for single family residential development. The commercial/retail lots range in size from 2.03 acres to 2.54 acres. The lots intended for single-family

A 25 foot landscape buffer easement will be required along the west plat boundary to provide screening from the adjacent residential development. In addition, a 25 foot landscape buffer will be required along the north side of Outlot X to provide screening between office users and the single-family residential.

Utilities:

Utilities will be extended to all lots. All utilities within the plat are proposed to be public. Lots off of Grand Prairie Parkway will be served by the existing 24-inch main. Lots 4 – 13 will be provided sanitary and water from SE Tallgrass Lane. The remaining outlots will provided with sanitary sewer and water in the future.

Storm water in this plat will be detained in the existing regional detention pond that was constructed by the City of Waukee located on the northeast side of the site. Additional detention will be constructed as part of the plat improvements in the southwest corner of the site. This pond will not be owned and maintained by the City, but rather by an association for the development.

STAFF RECOMMENDATION

At this time Staff feels comfortable with the proposal and would recommend approval of the Revised Preliminary Plat for The Shops at Kettlestone North Plat I subject to remaining staff comments.

CITY OF WAUKEE

Andy Kass, AICP
Senior Planner