



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Kettlestone Heights Plat 1- Preliminary Plat

DATE: October 25, 2016

GENERAL INFORMATION:

Applicant: Triple T Development, LLC

Requested Action Approval of a Preliminary Plat for a single family residential & rowhome development

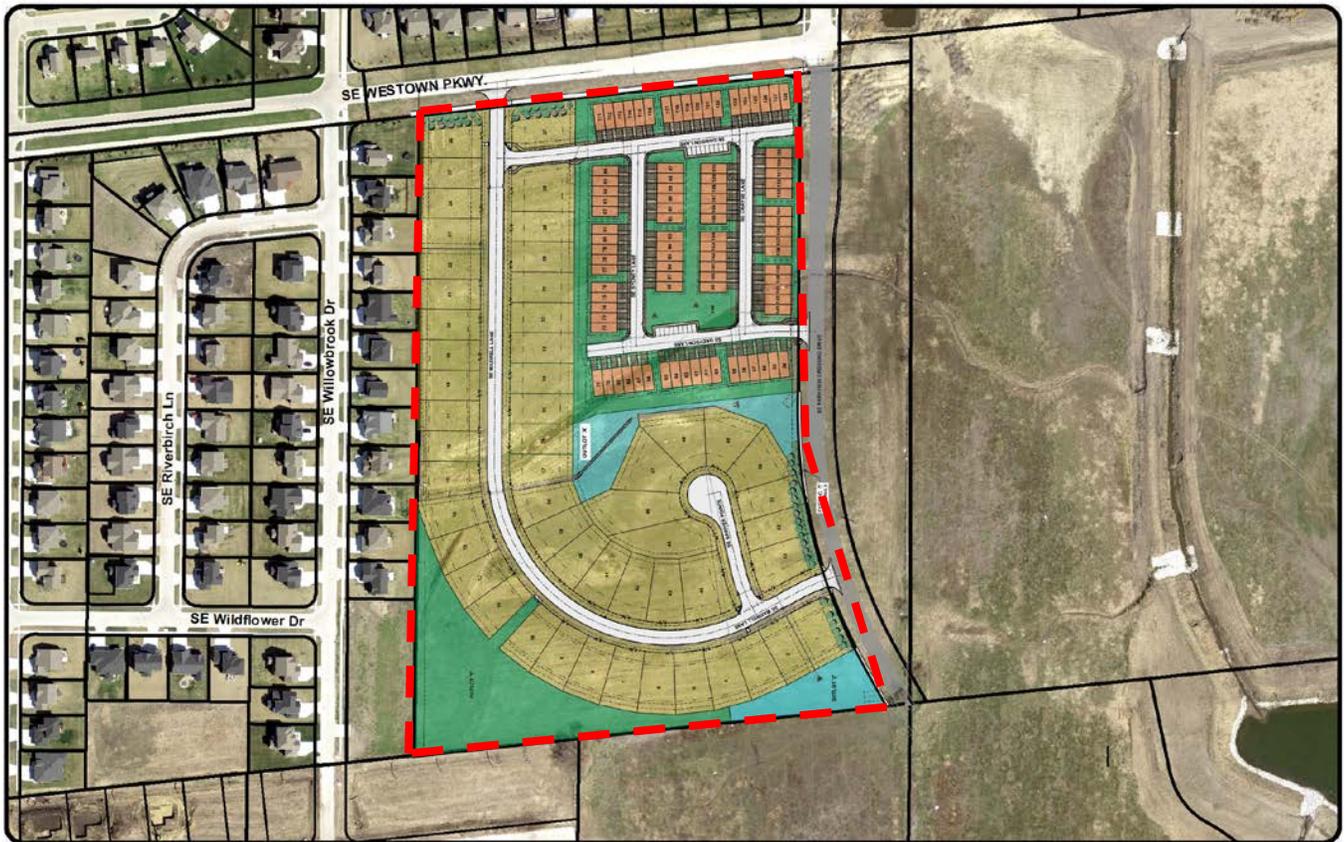
Location and Size: Property is generally located south of SE Westown Parkway and west of SE Parkview Crossing Drive, containing approximately 22.8 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Rowhomes	PD/R-2 & K-MF Rowhouse
North	Grant Park	Neighborhood Residential	R-2
South	Kettlestone Ridge	Neighborhood Residential	R-2
East	Vacant - Undeveloped	Multi-Family Stacked Medium	A-1
West	Westown Meadows	Neighborhood Residential	R-2

BACKGROUND:

The subject property lies south of SE Westown Parkway and west of SE Parkview Crossing Drive. This property was recently rezoned from R-2 to PD/R-2 and K-MF-Rowhouse to allow for a smaller lot single family development and for rowhomes.



ABOVE LEFT: Aerial of Property (Red Dashed Line) identifying the proposed plat.

PROJECT DESCRIPTION:

LOTS

The preliminary plat identifies a total of 53 single family lots that are in compliance with the approved Planned Development for the property all lots will have a minimum width of 60 feet and a minimum square footage of 7,500 square feet. The lots will range in size from 7,500 square feet 12,097 square feet. In comparison the minimum lot size in the R-2 district is 8,000 square feet and the minimum lot width is 65 feet. A total of 90 lots are identified for rowhome development in the northeast corner of the site. The lots are proposed to be 1,254 square feet for interior lots and 1,567 square feet for end lots.

STREETS AND TRAIL

The preliminary plat identifies two public streets that will be extended as part of the plat improvements. SE Maxwell Lane and SE Sawyer Pointe will both be local streets that are 29 feet wide with a 60 foot right-of-way. The remaining streets within the development will be privately owned and maintained by the townhome homeowners association. Appropriate ingress/egress easements have been provided to allow access to the townhomes.

No public trails are proposed to be constructed as part of these plat improvements. Five foot sidewalks will be constructed on both sides of the streets as the individual lots develop. Sidewalks are also planned on both sides of the private streets.

UTILITIES

All public utility services will be extended throughout the plat to provide access to the proposed 53 single family lots and 90 townhome lots. Sanitary sewer will be extended from an existing manhole along SE Westown Parkway. Water main will be extended throughout the plat from an existing water main that is located on the north side of SE Westown Parkway. Utilities within the townhome development will be privately owned and maintained.

Storm water detention is being accommodated for in detention basins located within Outlot Z and Outlot X. These ponds will be owned and maintained by the homeowners association. Storm water will be discharged from these basins to pipes to the east that are located under SE Parkview Crossing.

PARKLAND:

The required amount of parkland dedication for this development is 2.17 acres. Outlot Y has been identified as the parkland to be dedicated to the City. Outlot Y is 2.07 acres in area. The City will continue to work with the developer to determine how the remaining portion of parkland dedication will be satisfied.

STAFF RECOMMENDATION

At this time staff feels comfortable with the proposal and would recommend approval of the Preliminary Plat for Kettlestone Heights Plat I subject to remaining staff comments.

CITY OF WAUKEE

Andy Kass, AICP
Senior Planner