



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: The Shops at Kettlestone North Plat 1 – Final Plat

DATE: November 8, 2016

GENERAL INFORMATION:

Applicant: ARAC, LLC

Requested Action: Final 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:

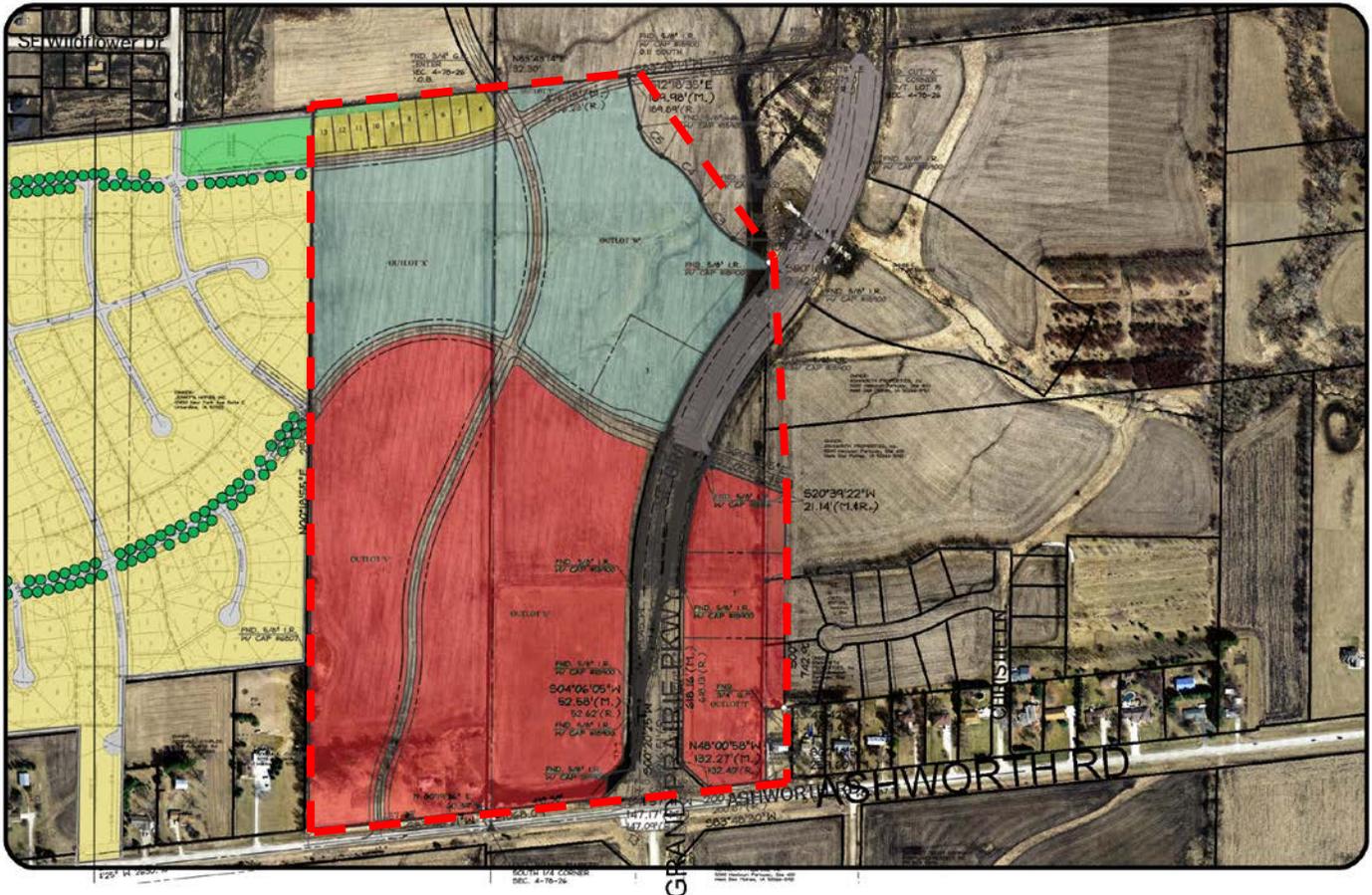
The subject property is located within the Kettlestone Corridor and includes approximately 75 acres located on the west side of Grand Prairie Parkway and approximately 8 acres located on the east side of Grand Prairie Parkway. All property is located north of Ashworth Road.

Project Description:

Lots:

The final plat includes 10 lots for single family residential development and 6 outlots. The lots intended for single-family residential range in size from 8,129 square feet to 12,044 square feet. All proposed lots are in conformance with the Kettlestone specific zoning districts other than lot width for the single-family lots. A planned development was adopted to allow the single-family lots to be 60 feet wide in lieu of the minimum lot width of 65 feet in the R-2 district. Outlot x is 0.18 acres in area and will be dedicated to the City of Waukee

to satisfy parkland dedication requirements. The remaining outlots are all intended for future development that will be commercial or office development.



ABOVE: Proposed Plat (outlined in red)

Streets:

As part of the initial phase of development SE Tallgrass Lane will be extended from the west to provide access to the single-family lots. This extension will stop at the intersection with SE Parkview Crossing Drive. SE Tallgrass Lane is a 29 foot wide street with a 60 foot right-of-way. It is anticipated that SE Parkview Crossing Drive to SE Westtown Parkway will be constructed in Spring 2017 as part of the Kettlestone Heights project to the north.

Five foot wide sidewalks will be constructed along SE Tallgrass Lane as each lot develops.

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 outlots.

A 25 foot landscape buffer easement will be required along the east side of Lot I as it will be a double frontage lot.

Utilities:

The applicant is in the process of extending sanitary sewer and water main to the proposed single family lots along SE Tallgrass Lane.

Storm water in this plat will be detained in the existing regional detention pond that was constructed by the City of Waukeee located on the northeast side of the site.

STAFF RECOMMENDATION

At this time Staff feels comfortable with the proposal and would recommend approval of the Final Plat for The Shops at Kettlestone North Plat I subject to remaining staff comments, completion of public improvements, and review of the legal documents by the City Attorney.

CITY OF WAUKEE

Andy Kass, AICP
Senior Planner