



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Maple Grove Place – Preliminary Plat

PREPARED BY: Andy Kass AICP, Planning Coordinator

REPORT DATE: November 19, 2021

MEETING DATE: November 23, 2021

GENERAL INFORMATION

Applicant: Maple Grove Place, LLC

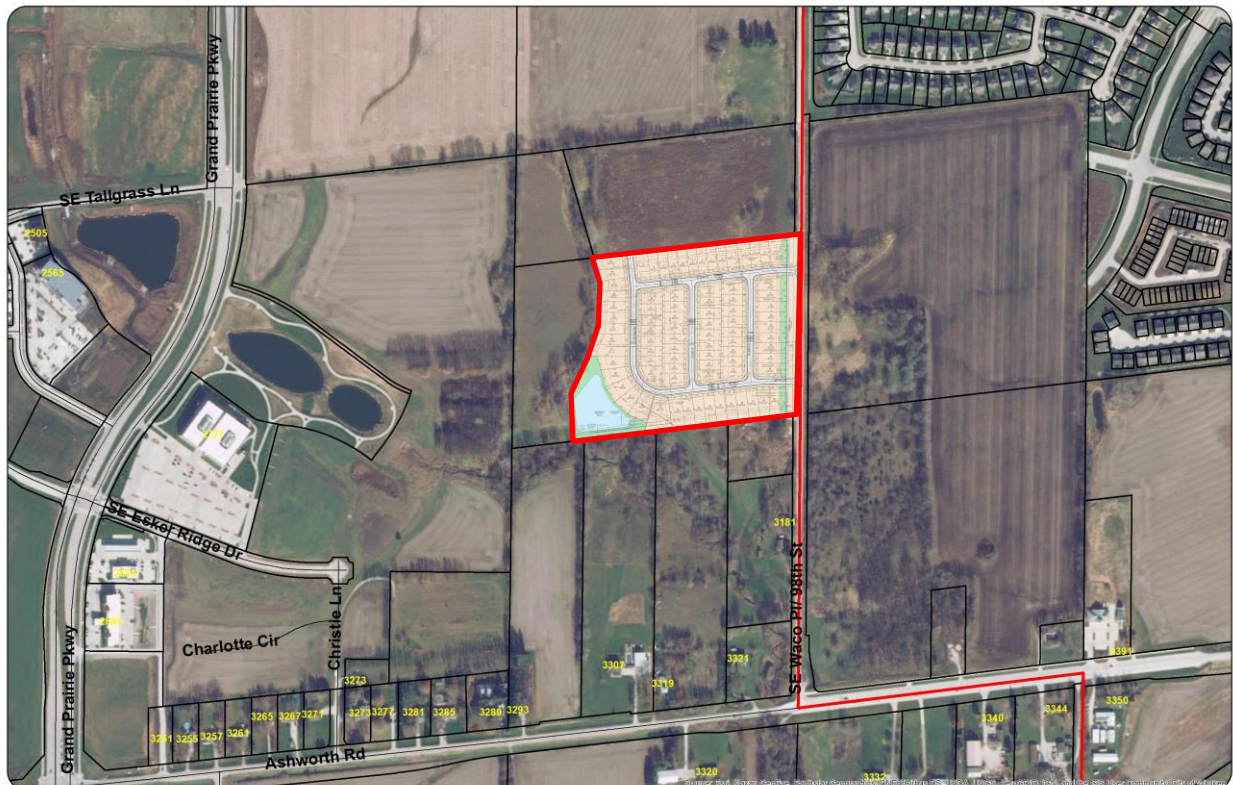
Owner: Maple Grove Place, LLC

Owner’s Representative: Eric Cannon, P.E. with Snyder & Associates, Inc.

Request: The applicant is requesting approval of a preliminary plat for a detached townhome subdivision.

Location and Size: Property is generally located north of Ashworth Road and west of SE Waco Place, containing approximately 17.25-acres.

AREA MAP



ABOVE: Aerial of Property identifying the proposed plat (outlined in **RED**).

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Rowhouse	K-MF-Rowhouse (Kettlestone Multi-family Rowhouse)
North	Vacant – Undeveloped	Rowhouse	A-1 (Agricultural)
South	Vacant – Undeveloped	Multi-Family Stacked Medium	A-1 (Agricultural)
East	Vacant - Undeveloped	City of West Des Moines	N/A
West	Vacant – Undeveloped	Multi-Family Stacked Medium	K-MF-Med (Kettlestone Multi-family stacked medium)

HISTORY

The subject property is located within the Kettlestone corridor and was included within the master plan that was completed in 2014. In 2016, the property was rezoned to the K-MF Row House district for a townhome development. In 2018, the property was rezoned again to place a planned development overlay on the property to add flexibility to the property. The purpose of the planned development overlay was to allow for the development of detached townhomes on the subject property that would otherwise not be allowed by the standard zoning district.

PROJECT DESCRIPTION

LOTS

The preliminary plat identifies a total of 83 lots that are intended for detached townhome development. The lots will be developed in one phase. The lots range in size from 4,950 square feet to 9,920 square feet. All proposed lots meet or exceed the minimum lot width of 43-feet. Outlot X is 1.58-acres in area and will be utilized for stormwater detention and owned by the homeowners association.

The bulk regulations for the K-MF Row House/PD-I zoning district are included below in Table I.

Table I: K-MF Rowhouse/PD-I requirements.

Category	K-MF Rowhouse/PD-I
Lot Area	3,225 square feet
Lot Width	43 feet
Front Yard Setback	20 feet (internal) 30-feet (perimeter)
Rear Yard Setback	35 feet
Side Yard Setback	10 feet (total)
Dwelling Units (DU) per Acre (maximum)	8 DU / acre

There are specific provisions included within the Planned Development that will apply once the property is developed. Those provisions are as follows:

- Each villa shall have a two-car attached garage.
- 25% stone, stucco, or brick on front facades.
- Adjoining lots cannot share the same elevation.
- Vinyl siding shall not be permitted.

STREETS AND TRAIL

All lots within the development will be accessed via private streets that will be owned and maintained by the homeowners association. Sidewalks will be provided on both sides of the internal streets. A potential trail connection from the neighborhood to the west has been shown to provide access to future City greenbelt trails to the west. In the future, a 10-foot wide trail will be installed along the west side of SE Waco Place as part of a City of Waukee project.

UTILITIES

Private utilities will service each lot. As part of the improvements, the applicant will relocate an existing public sewer and extend a water main along SE Waco Place. Stormwater detention will be provided within Outlot X.

EASEMENTS

All proposed easements have been indicated on the preliminary plat. Landscape buffer easements have been indicated along all lots abutting SE Waco Place.

PARKLAND DEDICATION

Parkland dedication requirements will apply to the project because of its residential nature. The required amount of parkland is 1.21-acres. The applicant has proposed to satisfy parkland with a fee in lieu of land dedication.

STAFF RECOMMENDATION

All proposed lots meet the minimum requirements of the Zoning Ordinance and Planned Development, the preliminary plat is in general conformance with the Subdivision Ordinance, and the proposed land use of the property is consistent with the Comprehensive Plan. Staff recommends approval of the preliminary plat for Maple Grove Place subject to remaining staff comments.