



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Ashworth North Plat 3 – Preliminary Plat

PREPARED BY: Melissa DeBoer, AICP – Senior Planner

REPORT DATE: November 4, 2022

MEETING DATE: November 8, 2022

GENERAL INFORMATION

Owner/Applicant:

AP North, LC

Owner's Representative:

Paul Clausen, PE with Civil Engineering Consultants

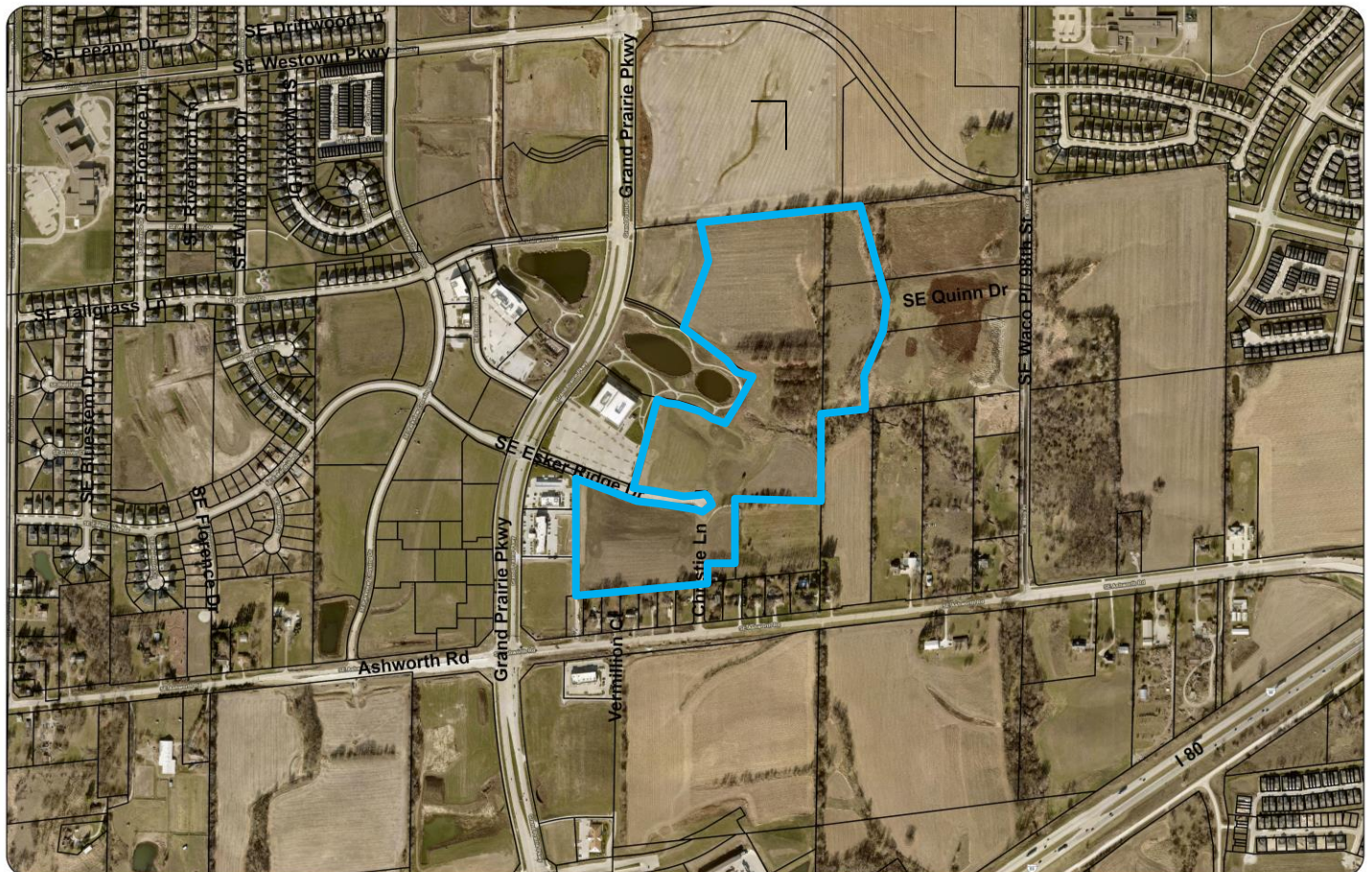
Request:

The applicant is requesting approval of a preliminary plat for a commercial and residential subdivision.

Location and Size:

Property is generally located north of Ashworth Road and east of Grand Prairie Parkway, containing approximately 57.41-acres.

AREA MAP



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

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Business Park / Community Commercial	K-OF (Kettlestone Office District), K-RC (Kettlestone Retail Community District) and K-MF-MED (Kettlestone Multi-Family Stacked Medium District)
North	Vacant - Undeveloped	Business Park	C-4 (Office Park Commercial District)
South	Single Family Residential	Community Commercial	A-1 (Agricultural District)
East	Single Family Residential / Townhome Residential / Vacant - Undeveloped	Business Park / Medium Density Residential	A-1 (Agricultural District) and K-MF-ROW (Kettlestone Multi-Family Rowhouse District)
West	Office (Holmes Murphy) / Retail / Vacant - Undeveloped	Business Park / Community Commercial	K-OF (Kettlestone Office District) and K-RC (Kettlestone Retail Community District)

PROJECT DESCRIPTION

LOTS

The preliminary plat identifies a total of five outlots for future development. Outlots X and Y are zoned K-OF, Outlots V and Z are zoned K-MF-MED, and Outlot W is zoned K-RC. The preliminary plat also identifies Lot A and Lot B to be dedicated to the City of Waukee for storm water management purposes. Lot A will contain a large regional pond and trail. The preliminary plat identifies Lot C and Lot D to be dedicated to the City of Waukee for public streets.

STREETS AND TRAILS

Portions of two public streets will be constructed as part of this development, this includes SE Glacier Trail between SE Tallgrass Lane and SE Esker Ridge Drive and a small portion of SE Tallgrass Lane.

A 20-ft wide trail will be provided within Lot A to be dedicated to the City. Five-foot wide sidewalks will be provided along all public streets within the proposed plat.

UTILITIES

All public utilities exist in the immediate vicinity and will serve the proposed plat. Extensions will be made from the existing area mains. Sanitary sewer will be extended to serve this plat from the main to the east. Storm water detention will be provided with a large pond on the east side of SE Glacier Trail, to be owned and maintained by the City of Waukee.

EASEMENTS

All proposed easements have been indicated on the preliminary plat. A Public Trail Easement will be provided to the north of Lot A for the trail encompassing the pond.

STAFF RECOMMENDATION

Staff recommends approval of the preliminary plat for Ashworth North Plat 3 subject to remaining staff comments.