



**STAFF REPORT**

TO: Planning and Zoning Commission

PREPARED BY: Brad Deets

RE: The Shops at Kettlestone North

DATE: March 8, 2016

**GENERAL INFORMATION:**

Applicant: ARAC, LLC

Requested Action: Rezoning

Location and Size: Property is generally located north of Ashworth Road and on either side of Grand Prairie Parkway and contains approximately 80.73 acres.

**LAND USES AND ZONING:**

| Location             | Existing Land Use    | Kettlestone Master Plan             | Current Zoning |
|----------------------|----------------------|-------------------------------------|----------------|
| Property in Question | Vacant - Undeveloped | Community Retail/Office             | A-1/C-4(PD-1)  |
| North                | Vacant               | Med. Density Multi-Family<br>Office | A-1            |
| South                | Vacant               | Regional Retail                     | A-1            |
| East                 | Vacant               | Community Retail<br>Office          | A-1            |
| West                 | Vacant               | Single Family Residential           | R-2            |

**BACKGROUND:**

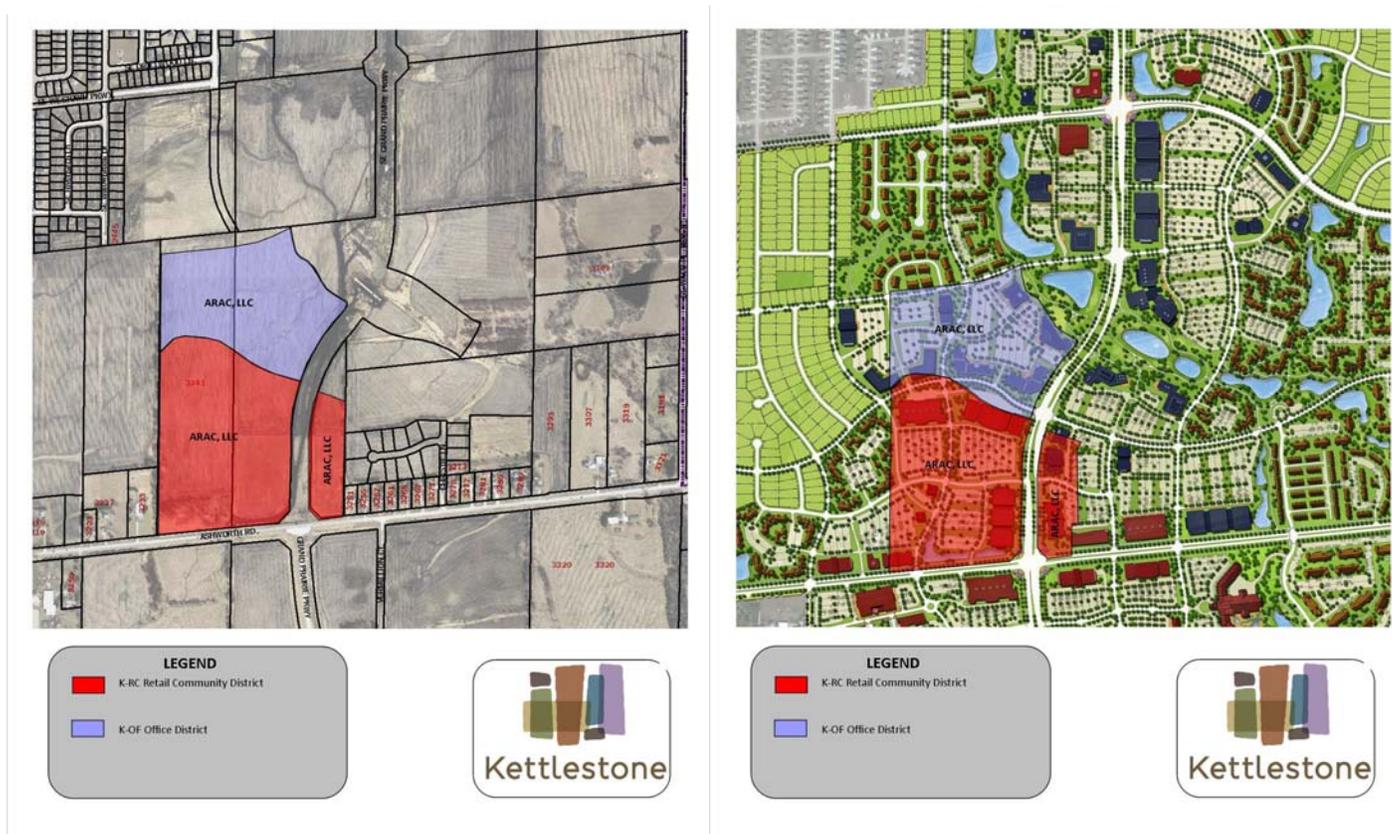
The subject property is located within the Kettlestone Corridor and includes approximately 72 acres located on the west side of Grand Prairie Parkway and approximately 9 acres located on the east side of Grand Prairie Parkway. All property is located north of Ashworth Road. The applicant had previously received zoning for approximately 40 acres of the property for a planned office park in 2011 at the northwest corner of Ashworth Road and Grand Prairie Parkway. Since that time, the City has made the investment in the development of the Alice’s Road Corridor Plan which was followed up by the Kettlestone Master Plan and Kettlestone Design Guidelines.

The purpose of the Kettlestone Master Plan and Guidelines was to define the overall land use plan for the Corridor along with the associated and intended types of development. Although all property within the Kettlestone Corridor is still required to go through the formal rezoning process, the intent was to stream line

the process as it pertains to the requirements for specific development plans if the requested rezoning generally met the intent as established within the Kettlestone Master Plan.

The applicant has submitted a rezoning request that includes approximately 29 acres of property proposed to be rezoned to the Kettlestone Office Zoning District and approximately 52 acres proposed to be rezoned to the Kettlestone Community Retail District. Generally speaking the proposed rezoning request coincides with the Kettlestone Master Plan.

Notice regarding the rezoning request was mailed to the surrounding property owners on March 1, 2016. Additionally, signs regarding the rezoning date and time for Planning and Zoning Commission and City Council have been placed on the property.



**ABOVE LEFT:** Aerial of Property under consideration for Rezoning to Community Retail and Office.

**ABOVE RIGHT:** Kettlestone Master Plan with overlay of proposed Zoning.

**PROJECT DESCRIPTION:**

The proposed rezoning request includes the rezoning of approximately 29 acres at the north end of the site for office development. The boundaries of the district include frontage along Grand Prairie Parkway as well as frontage along Tallgrass Lane which will eventually border the north end of the property. The district is also bordered by the existing storm water retention pond that has previously been constructed by the City of Waukee. The southern boundary of the district is what is proposed as Esker Ridge Drive which will be a major east-west collector and will separate the office development from the anticipated retail development to

the south. The proposed district generally allows for any type of office use as well as some ancillary uses typically considered to align with office buildings. The district regulations and guidelines allow for buildings to be pushed up closer to the public streets and adjacent to the public ponds to take advantage of the proposed greenbelt system. The proposed Kettlestone Office district is generally in conformance with the approved Master Plan.

The remainder of the property is proposed to be rezoned for Community Commercial Development (K – RC. This district is characterized by the buildings that are generally larger than a neighborhood retail establishment but not as large as a big box store. Developments within this district will be restricted to individual buildings that are less than 50,000 square feet. Similar to the office district, setbacks are reduced to allow for greater flexibility in design and configuration with the adjacent street network and greenbelt system. This rezoning request includes approximately 43 acres of property on the northwest corner of Grand Prairie Parkway and Ashworth Road as well as approximately 9 acres on the northeast corner of Grand Prairie Parkway and Ashworth Road. The proposed rezoning generally follows the Kettlestone Master Plan. The exception to that would be a small area of property located on the east side of Grand Prairie Parkway. The Master Plan depicts this area as additional office. The proposed rezoning would consist of the community retail zoning all the way to the extension of Esker Ridge Drive. Staff believes this request seems reasonable to utilize the extension of Esker Ridge Drive as the division between commercial retail and office use.

#### **STAFF RECOMMENDATION**

The proposed rezoning request is generally consistent with the approved Kettlestone Master Plan and Kettlestone Design Guidelines and staff would recommend approval. The property included within the rezoning will be required to go through platting and site plan approval prior to any individual development within the property.

#### **CITY OF WAUKEE**

Brad Deets, AICP  
Development Services Director