



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Brad Deets

RE: Ashworth Properties, LLC

DATE: April 12, 2016

GENERAL INFORMATION:

Applicant: Ashworth Properties, LLC

Requested Action: Rezoning

Location and Size: Property is generally located south of Ashworth Road and east of Grand Prairie Parkway and contains approximately 17 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Kettlestone Master Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Regional Retail	A-1
North	Vacant	Community Retail	A-1
South	Kum & Go	Regional Retail	K-RR
East	Vacant	Regional Retail	A-1
West	Vacant	Regional Retail	A-1

BACKGROUND:

The subject property is located within the Kettlestone Corridor and includes approximately 17 acres located on the east side of Grand Prairie Parkway and south of Ashworth Road. The property is a part of the Kettlestone Development Corridor. To date, 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.

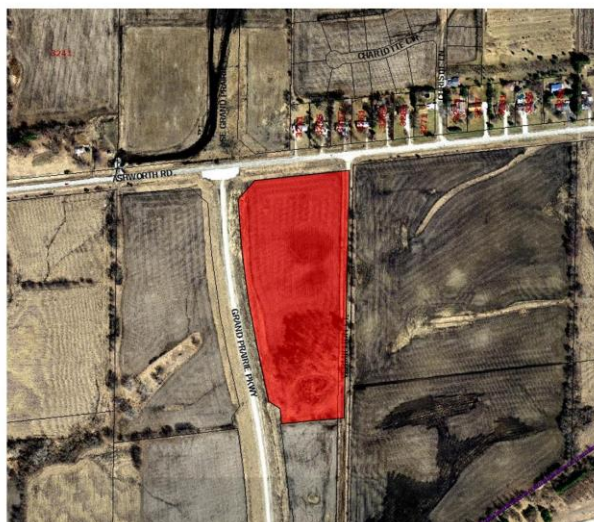
The purpose of the Kettlestone Master Plan and Guidelines was to define the overall land use plan for the Corridor along with the associated and intended types of development. Although all property within the Kettlestone Corridor is still required to go through the formal rezoning process, the intent 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 17 acres of property proposed to be rezoned to the Kettlestone Regional Retail District. The proposed rezoning request coincides with the Kettlestone Master Plan.

Notice regarding the rezoning request was mailed to the surrounding property owners on April 5, 2016. Additionally, signs regarding the rezoning date and time for Planning and Zoning Commission and City Council have been placed on the property.

Kettlestone Rezoning—Ashworth Properties LLC

Vicinity Map



Kettlestone Rezoning—Knapp Properties



ABOVE LEFT: Aerial of Property under consideration for Rezoning to Community Retail , Office and Multi-Family.

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

PROJECT DESCRIPTION:

The proposed rezoning request includes the rezoning of approximately 17 acres. The boundaries of the district include frontage along Grand Prairie Parkway as well as frontage along Ashworth Road. Kettlestone Boulevard is proposed to extend along the south boundary of the property. Development within this district is intended to be large scale including large box retailers to provide retail services for the entire community and regional area. 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 Regional Retail district is generally in conformance with the approved Master Plan.

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 process prior to any individual development within the property.

CITY OF WAUKEE

Brad Deets, AICP

Development Services Director