



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Brad Deets

RE: Maple Grove Place

DATE: May 10, 2016

GENERAL INFORMATION:

Applicant:

Maple Grove Place, LLC

Requested Action

Rezoning

Location and Size:

Property is generally located north of Ashworth Road and west of SE Waco Place and contains approximately 24.51 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Kettlestone Master Plan	Current Zoning
Property in Question	Vacant – Single Family House	Rowhouse	A-1
North	Vacant	Rowhouse	A-1
South	Vacant	Multi-Family Stacked Medium	A-1
East	Vacant	City of West Des Moines	
West	Vacant	Multi-Family Stacked Medium	K-MF-Med

BACKGROUND:

The subject property is located within the Kettlestone Corridor and includes approximately 24.5 acres located on the west side of SE Waco Place and approximately one quarter mile north 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 24.5 acres of property proposed to be rezoned to the Kettlestone Multi-Family Rowhouse zoning district. The proposed rezoning request coincides with the Kettlestone Master Plan.

Notice regarding the rezoning request was mailed to the surrounding property owners on May 2, 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 Kettlestone Rowhouse.

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

PROJECT DESCRIPTION:

The proposed rezoning request includes the rezoning of approximately 24.5 acres. The boundaries of the district include frontage along SE Waco Place. SE Esker Ridge Drive is proposed to run along a portion of the south boundary of the property. Two additional access points would be permitted off of SE Waco Place to serve the property. Sanitary sewer for this property will be provided by the Fox Creek Sewer Extension which is expected to be completed in 2017. Development within this district is intended to be three or more dwelling units attached side by side with densities ranging from 6 to 12 units per acre. The rowhouses should be two to three stories in height, placed close to the street and include front porches. Garages are encouraged within the district to be rear loaded. The proposed rezoning 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