



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Kettlestone Ridge Plat 2 – Final Plat

DATE: May 24, 2016

GENERAL INFORMATION:

Applicant: Jerry’s Homes, Inc.

Requested Action Final Plat Approval

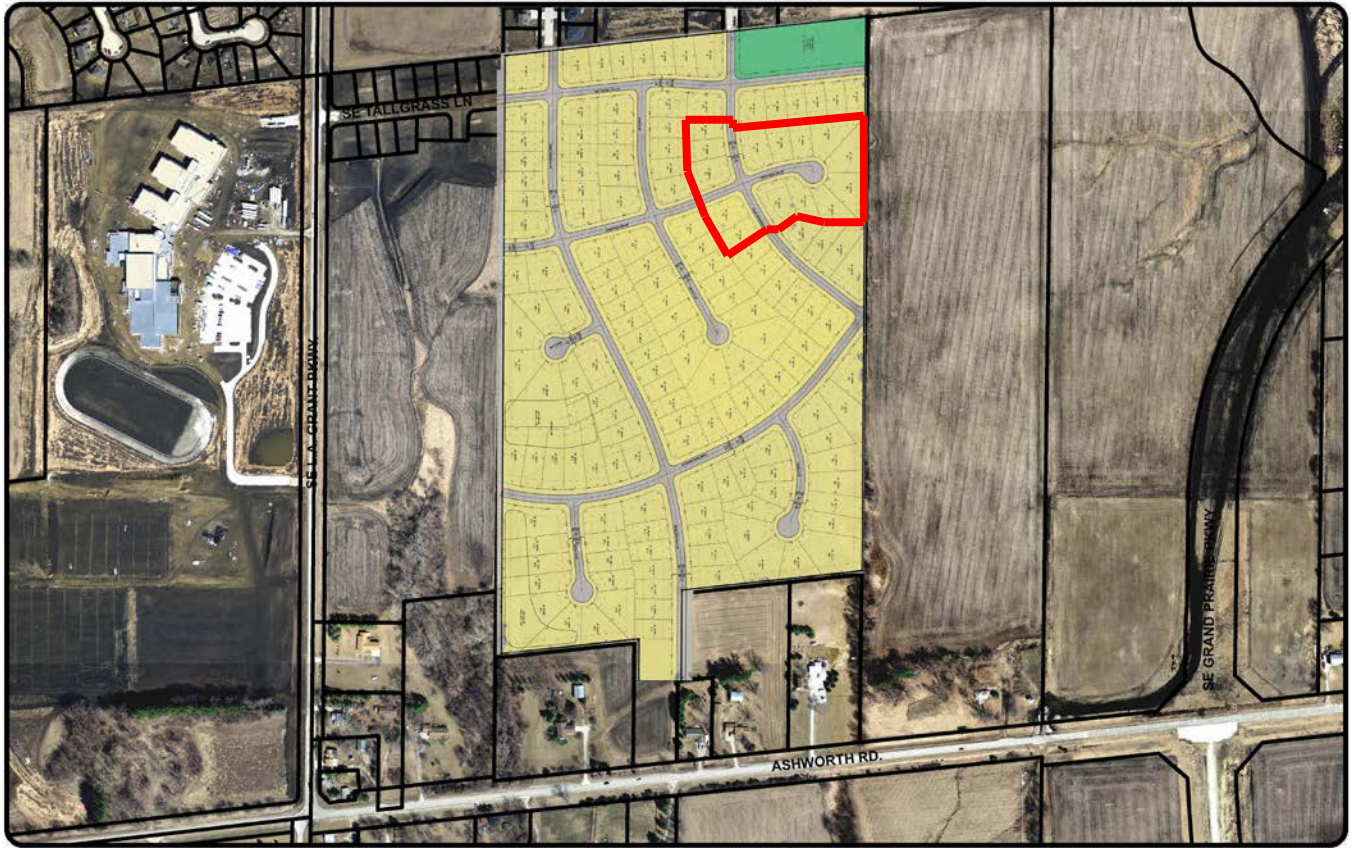
Location and Size: Property is generally located east of SE L.A. Grant Parkway and north of SE Ashworth Road containing 5.52 acres more or less.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Neighborhood Residential / Waukee Futures Corridor	R-2
North	Kettlestone Ridge Plat 1	Neighborhood Residential	R-2
South	Vacant - Undeveloped	Waukee Futures Corridor	R-2
East	Vacant – Undeveloped	Waukee Futures Corridor	A-1 & PD/C-4
West	Vacant – Future Kettlestone Ridge Phases	Neighborhood Residential	R-2

BACKGROUND:

The proposed final plat is located south of SE Tallgrass Lane and on the east and west sides of SE Willowbrook Drive. The applicant, Jerry’s Homes, is currently developing a single family development over several phases with this plat being the second phase. The final plat includes a total of 14 single family lots. The first phase of this development included a total of 19 single family lots. The subject property is located within the Kettlestone development.



ABOVE: Aerial Photo of proposed plat outlined in **RED** in relation to the surrounding properties and future phases of Kettlestone Ridge.

Project Description:

Lots:

The final plat includes 14 single family residential lots. The lots range in size from 9,405 square feet to 18,191 square feet. The lot frontages range in width from 65 feet to 80 feet. All lots will have the standard 30 foot front and rear setback along with the standard 15 foot (total) side setback.

Streets:

SE Willowbrook Drive has been extended a short distance to the south from Kettlestone Ridge Plat I. A new street, SE Red Fern Drive has been constructed as well. Both streets are local streets with 29 foot wide pavement.

Five foot wide sidewalks will be installed throughout the plat as each lot develops.

Easements:

Several easements are proposed within the plat based upon the location of proposed utilities.

Utilities:

All lots will be served with public utility services. Sanitary sewer for this plat will be extended from Bluestem Plat I.

Storm water detention will be provided in the southwest corner of the overall Kettlestone Ridge development. The outlet for this water is also in the southwest corner.

Parkland Dedication:

Parkland dedication was satisfied with Kettlestone Ridge Plat 1. Parkland was dedicated and the developer will be installing a trail within the rear yards of lots within Kettlestone Ridge Plat 1. This trail will connect with a City trail that will be extended to SE L.A. Grant Parkway.

STAFF RECOMMENDATION

At this time Staff feels comfortable with the proposal and would recommend approval of the Final Plat for Kettlestone Ridge Plat 2 subject to remaining staff comments, review of the legal documents by the City Attorney, and completion of public improvements.

CITY OF WAUKEE

Andy Kass, AICP
Senior Planner