



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Ashworth South Plat 1 – Revised Preliminary Plat

DATE: December 13, 2016

GENERAL INFORMATION:

Applicant: Ashworth Properties, Inc.

Requested Action Preliminary Plat Approval

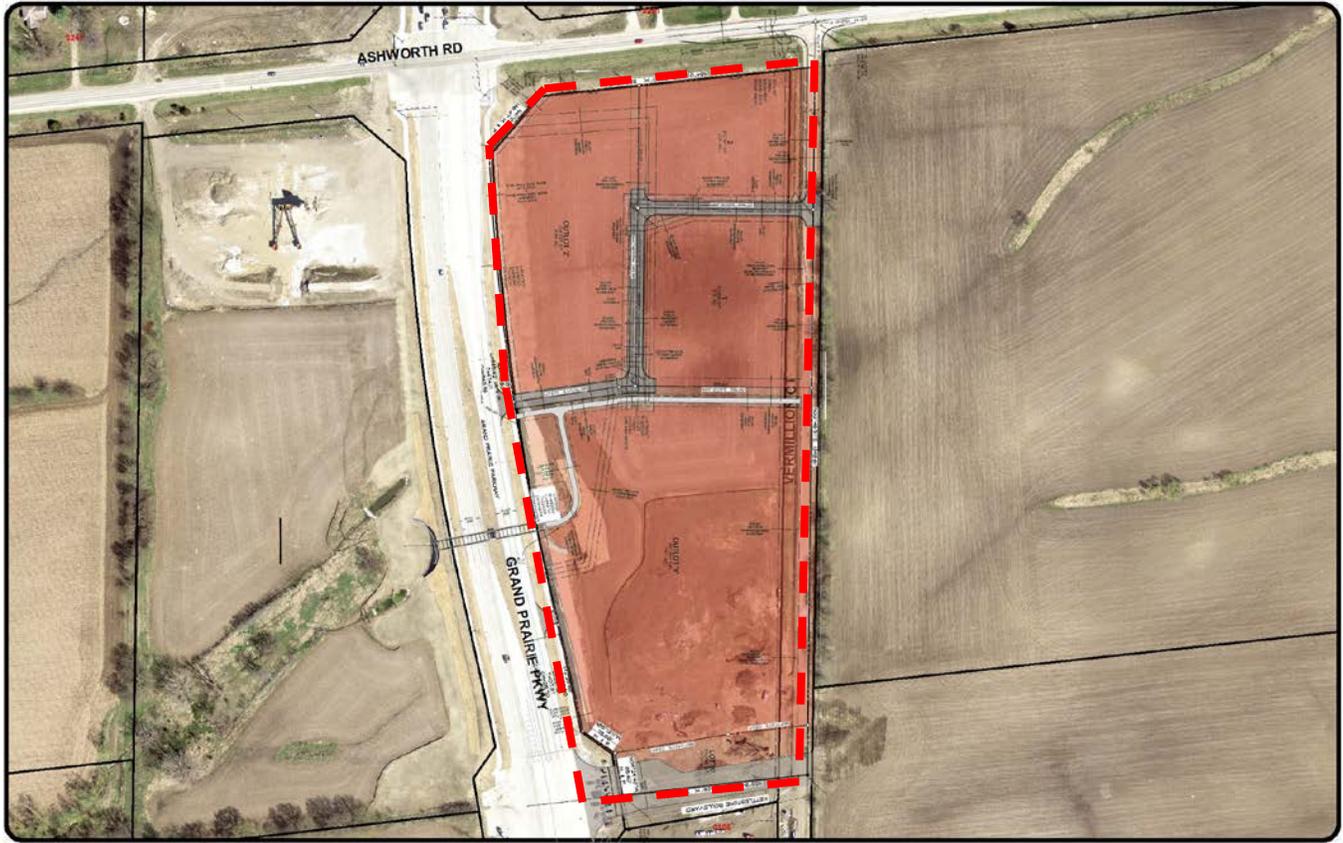
Location and Size: Property is generally located south of Ashworth Road and east of Grand Prairie Parkway and contains approximately 17.02 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Undeveloped	Regional Retail	K-RR
North	Vacant	Community Retail	K-RC
South	Convenience Store - 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. Earlier this year the subject property was rezoned to K-RR (Kettlestone Retail Regional) and a preliminary plat was approved by the Commission. The applicant has since revised the layout of the lots and added an access off of Grand Prairie Parkway.



ABOVE: Aerial photo of proposed plat outlined in **RED** in relation to the surrounding properties

Project Description:

Lots:

The revised preliminary plat includes 2 lots and 2 outlots. The lots range in size from 2.01 acres to 2.71 acres. All lots are intended for commercial development. Outlot Z is 3.54 acres in area and Outlot Y is 7.97 acres in area, both are intended for future commercial development. The previous preliminary plat included 4 lots and 1 outlot.

Streets:

Minimal street improvements are required for this development. At this time the only street improvement necessary is a turn lane off of Ashworth Road. Access to the development would be from two right-in right-out access points from Grand Prairie Parkway and a full access from Ashworth Road on the north side of the site. The access drive off of Ashworth Road will eventually extend down to SE Kettlestone Boulevard to the south. The previous plat only identified one right-in right-out access off of Grand Prairie Parkway. The preliminary plat does identify the construction of a 26 foot wide private access road through the development.

A five foot sidewalk is identified on the west and north sides of the access drive. In addition, a 10 foot wide trail will be installed across the property. This trail is part of the Kettlestone greenbelt trail system.

Easements:

Several easements are proposed within the plat based upon the location of proposed utilities. In addition, to easements for utilities the preliminary plat identifies proposed ingress/egress easements to provide access to the proposed lots.

Utilities:

Utilities will be provided to Lots 1 and 2 as part of the plat improvements. Sanitary sewer will be extended from Grand Prairie Parkway. Water service will be extended from Ashworth Road.

Storm water in this plat will be detained in a temporary detention basin on the west side of the road on property that is also owned by the applicant. This water will eventually be detained in a future regional storm water retention basin.

STAFF RECOMMENDATION

At this time Staff feels comfortable with the proposal and would recommend approval of the revised Preliminary Plat for Ashworth South Plat I subject to remaining staff comments.

CITY OF WAUKEE

Andy Kass, AICP
Senior Planner