



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Brad Deets

RE: The Shops at Kettlestone North Plat 2

DATE: December 27, 2016

GENERAL INFORMATION:

Applicant: ARAC, LLC (applicant) & Sharron Johnson (owner)

Requested Action Rezoning

Location and Size: Property is generally located north of Ashworth Road and east of Grand Prairie Parkway, containing approximately 0.666 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Kettlestone Master Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Community Retail	A-1
North	Vacant	Med. Density Multi-Family Office / Community Retail	K-OF / K-RC / K-MF-SM
South	Vacant	Regional Retail	K-RR
East	Vacant	Community Retail	A-1
West	Vacant	Retail Community	K-RC

BACKGROUND:

The subject property is located within the Kettlestone Corridor and includes approximately 0.666 acres located east of Grand Prairie Parkway and north of Ashworth Road.

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 0.666 acres of property proposed to be rezoned to the Kettlestone Retail Community District. The proposed rezoning request is consistent with the Kettlestone Master Plan.

Notice regarding the rezoning request was mailed to the surrounding property owners on December 20, 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—Shops at Kettlestone North Plat 2



Shops at Kettlestone North



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

ABOVE RIGHT: Kettlestone Master Plan with identifying the subject property.

PROJECT DESCRIPTION:

The proposed rezoning request includes the rezoning of approximately 0.666 acres from A-1 (Agricultural District) to K-RC (Kettlestone Retail Community District). 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. Building setbacks are reduced to allow for greater flexibility in design and configuration with the adjacent street network and greenbelt system. The proposed rezoning generally follows the Kettlestone Master Plan.

STAFF RECOMMENDATION

The proposed rezoning request is 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