



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Melissa DeBoer

RE: Ashworth South Plat 1 – Final Plat

DATE: February 14, 2017

GENERAL INFORMATION:

Applicant: AP GPP, L.C.

Requested Action Final Plat Approval

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	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

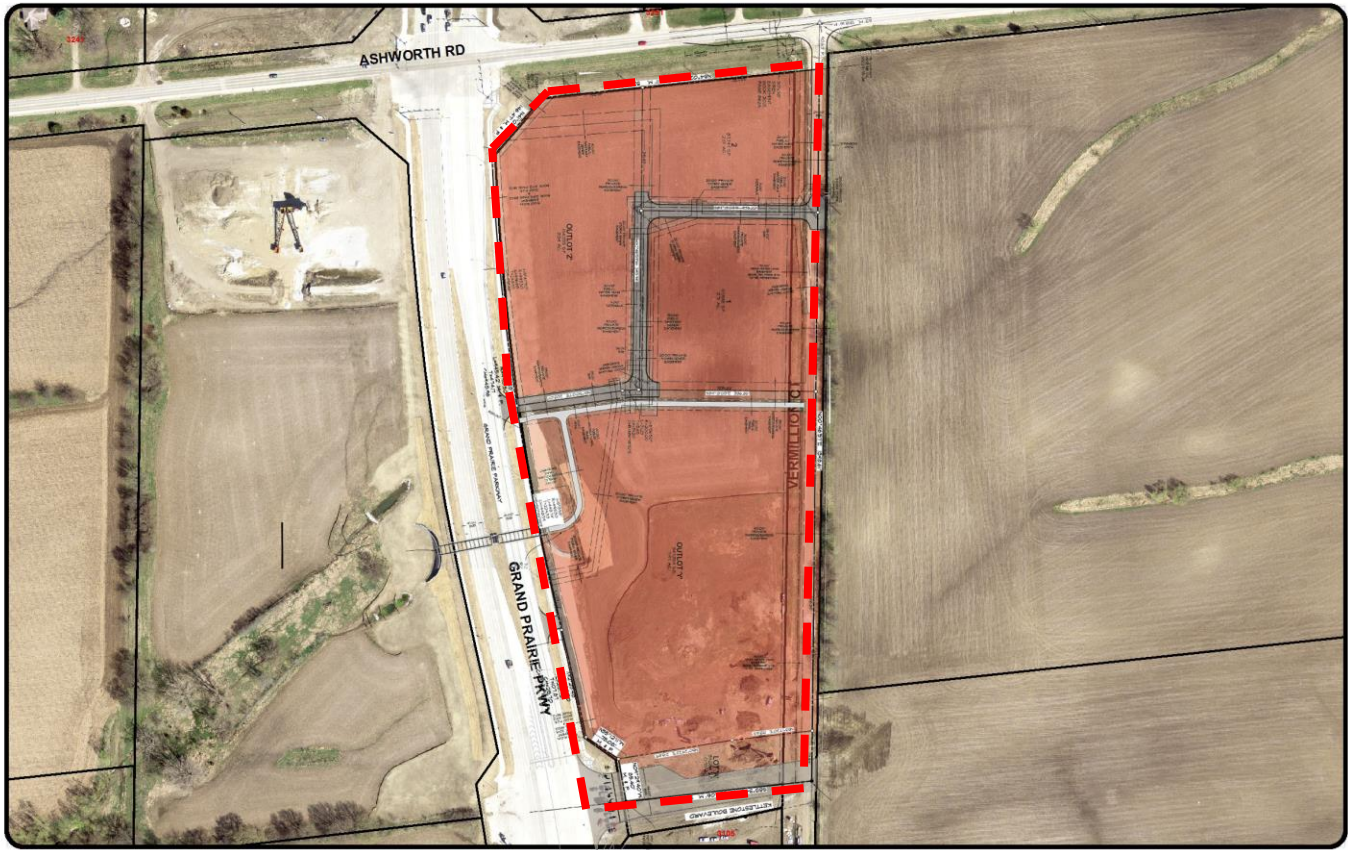
BACKGROUND:

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.

PROJECT DESCRIPTION:

Lots:

The final 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.



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

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 final plat shows 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 outlots.

Utilities:

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

Storm water from this plat will be detained in a temporary detention basin on the west side of Grand Prairie Parkway 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 Final Plat for Ashworth South Plat I subject to remaining staff comments, completion of public improvements, and review of the legal documents by the City Attorney.

CITY OF WAUKEE

Melissa DeBoer, AICP
Planner II