



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: The Shops at Kettlestone North Plat 2 – Preliminary Plat

DATE: March 14, 2017

GENERAL INFORMATION:

Applicant: ARAC, LLC & Sharron Johnson

Requested Action Preliminary Plat Approval

Location and Size: Property is generally located north of Ashworth Road and east of Grand Prairie Parkway and contains approximately 4.56 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Community Retail	K-RC
North	Vacant - Undeveloped	Community Retail	K-RC
South	Vacant - Undeveloped	Regional Retail	K-RR
East	Residential	Community Retail	A-1
West	Vacant – Undeveloped	Community Retail	K-RC

BACKGROUND:

The subject property is located within the Kettlestone Corridor and includes approximately 4.5 acres located on the east side of Grand Prairie Parkway and north of Ashworth Road. A portion of the property was recently rezoned from A-1 to K-RC.

Project Description:

Lots:

The preliminary plat identifies two lots to be platted for commercial development. Lot 1 is 2.06 acres in area and Lot 2 is 2.5 acres in area.



ABOVE: Proposed Plat in RED.

Streets:

No street improvements are required for this plat. Access to the property will be provided via access on the east side of Lot 2 and on the north side of Lot 1. The access on Lot 1 will be a permanent right-in/right-out. The access on the east side of Lot 2 will be a temporary full access point, but will become a permanent right-in/right-out once future improvements to the east are made.

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.

A 25 foot landscape buffer easement will be required along the east plat boundary to provide screening from the adjacent residential development.

Utilities:

Utilities will be extended to all lots. Sanitary sewer will be provided off of Grand Prairie Parkway and an 8-inch water main will be extended on the backside of the lots. Storm water detention will need to be provided on each individual lot and the preliminary plat identifies possible detention pond locations.

STAFF RECOMMENDATION

At this time Staff feels comfortable with the proposal and would recommend approval of the Preliminary Plat for The Shops at Kettlestone North Plat 2 subject to remaining staff comments.

CITY OF WAUKEE

Andy Kass, AICP
Senior Planner