



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Ashworth South Plat 2 – Preliminary Plat

DATE: May 9, 2017

GENERAL INFORMATION:

Applicant: AP GPP, LLC

Requested Action: Preliminary Plat Approval

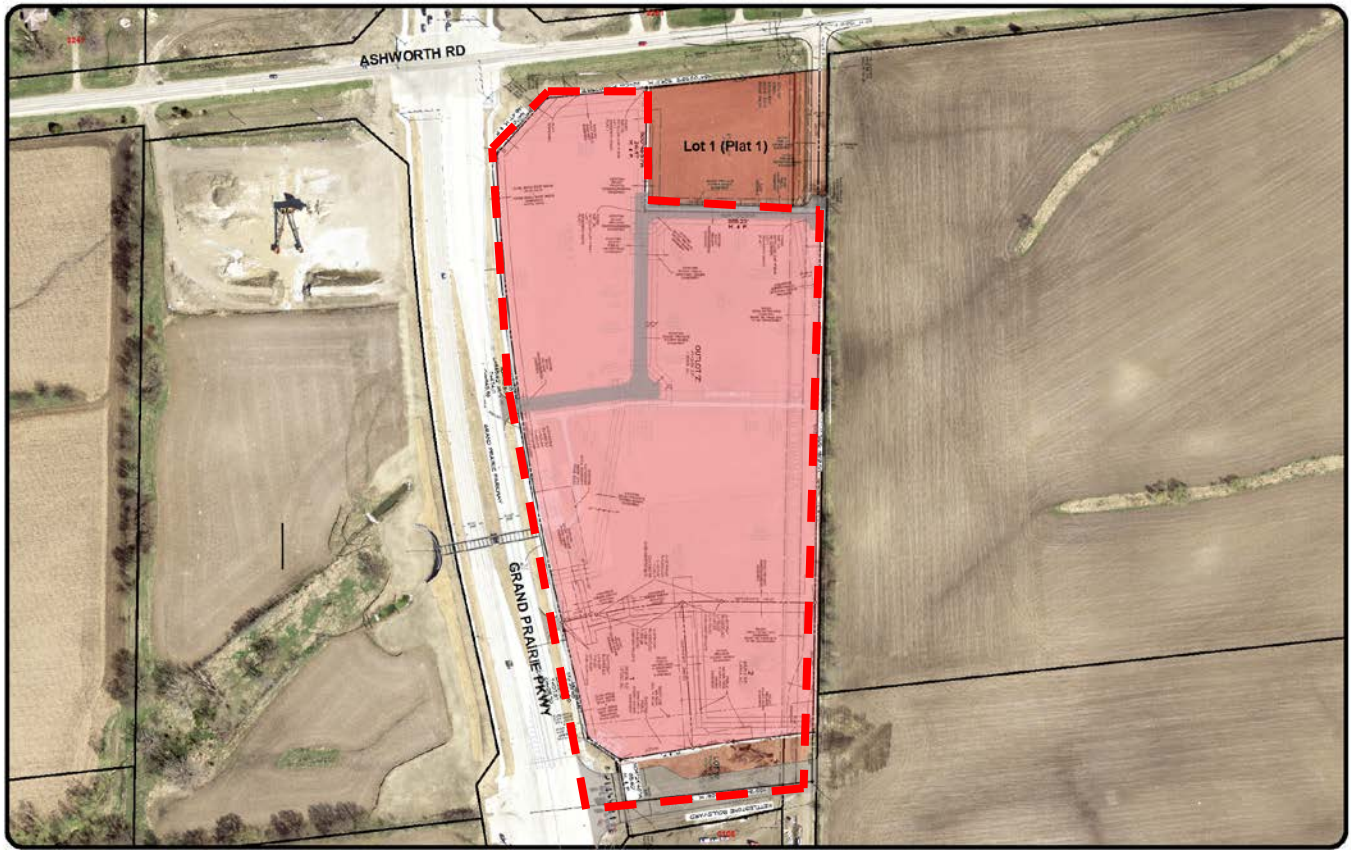
Location and Size: Property is generally located north of SE Kettlestone Boulevard and east of Grand Prairie Parkway and contains approximately 14.22 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Undeveloped	Regional Retail	K-RR
North	Ashworth South Plat 1	Regional Retail	K-RR
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 14 acres located on the east side of Grand Prairie Parkway and north of SE Kettlestone Boulevard. In 2016 the subject property was rezoned to K-RR (Kettlestone Retail Regional) to allow for commercial and retail development.



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

Project Description:

Lots:

The preliminary plat includes 2 lots and 1 outlot. Lot 1 is 1.37 acres and Lot 2 is 1.29 acres. All lots are intended for commercial/retail development. Outlot Z is 11.25 acres in area. Outlot Z is intended for future commercial development which will be platted as development occurs.

Streets:

No public street improvements are required for this development. Access to the development will be from a right-in right-out access point from Grand Prairie Parkway. Additional right-in right-out access to SE Kettlestone Boulevard will be provided through Lot 2 within the former public right-of-way for Vermillion Court. As Outlot Z develops this private road will be extended to the north to the portions of the private road being constructed with Ashworth South Plat 1 and access to Ashworth Road will become available.

A five foot wide sidewalk will be constructed along the north side of SE Kettlestone Boulevard as each lot develops. A five foot sidewalk will be provided on one side of the interior private streets.

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 and water main will be extended from SE Kettlestone Boulevard to the south.

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 Preliminary Plat for Ashworth South Plat 2 subject to remaining staff comments.

CITY OF WAUKEE

Andy Kass, AICP
Senior Planner