



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Melissa DeBoer

RE: The Shops at Kettlestone North Plat 3 – Final Plat

DATE: December 28, 2017

GENERAL INFORMATION:

Applicant: ARAC, LLC

Requested Action Final Plat Approval

Location and Size: Property is generally located south of SE Esker Ridge Drive and east of Grand Prairie Parkway and contains approximately 4.50 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Undeveloped	Community Retail Community	K-RC
North	Office (Holmes Murphy)	Kettlestone Office	K-OF
South	Undeveloped	Kettlestone Retail Community	K-RC
East	Undeveloped	Kettlestone Retail Community	K-RC
West	Undeveloped	Kettlestone Retail Community	K-RC

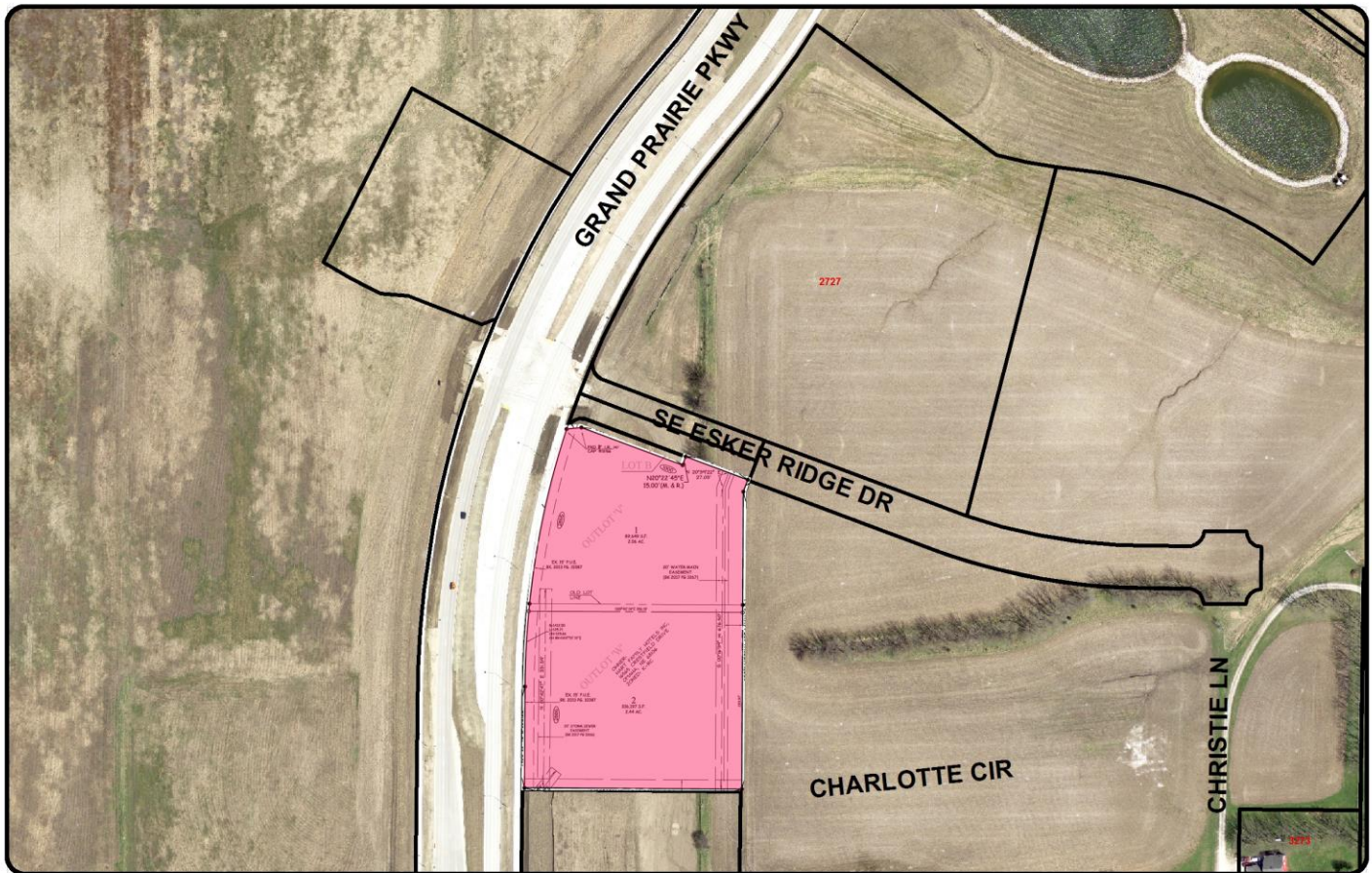
BACKGROUND:

The subject property is located within the Kettlestone Corridor and includes approximately 4.50 acres between two lots located on the east side of Grand Prairie Parkway, just south of SE Esker Ridge Drive.

PROJECT DESCRIPTION:

Lots:

The final plat includes 2 lots for commercial development. Lot 1 is on the north and contains a total of 2.06 acres. Lot 2 is on the south and contains a total of 2.44 acres.



ABOVE: Proposed Final Plat (shown in PINK)

Streets:

This plat will be accessed from the north off of SE Esker Ridge Drive. A private street is included on the east side of this plat that provides shared access throughout this development, and will continue to the south.

A five foot wide sidewalk will be constructed along the south side of SE Esker Ridge Drive with the development of Lot 1. A ten foot wide trail exists along the west side of these lots along Grand Prairie Parkway. Private sidewalks will be constructed to allow pedestrian access throughout this plat with individual lot development.

Easements:

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

Utilities:

Sanitary sewer will be provided from the main along Grand Prairie Parkway. Water will be provided from the water main along the east of these lots. Storm water will be detained within a regional detention basin located within Lot 2. The size of this detention basin and easement will be determined with the planning of Lot 2 at a future date.

STAFF RECOMMENDATION

At this time Staff feels comfortable with the proposal and would recommend approval of the Final Plat for The Shops at Kettlestone North Plat 3 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