



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Maple Grove Place Rezoning

PREPARED BY: Brad Deets, Development Services Director

REPORT DATE: August 24, 2018

MEETING DATE: August 27, 2018

GENERAL INFORMATION

Applicant: Maple Grove Place, LLC

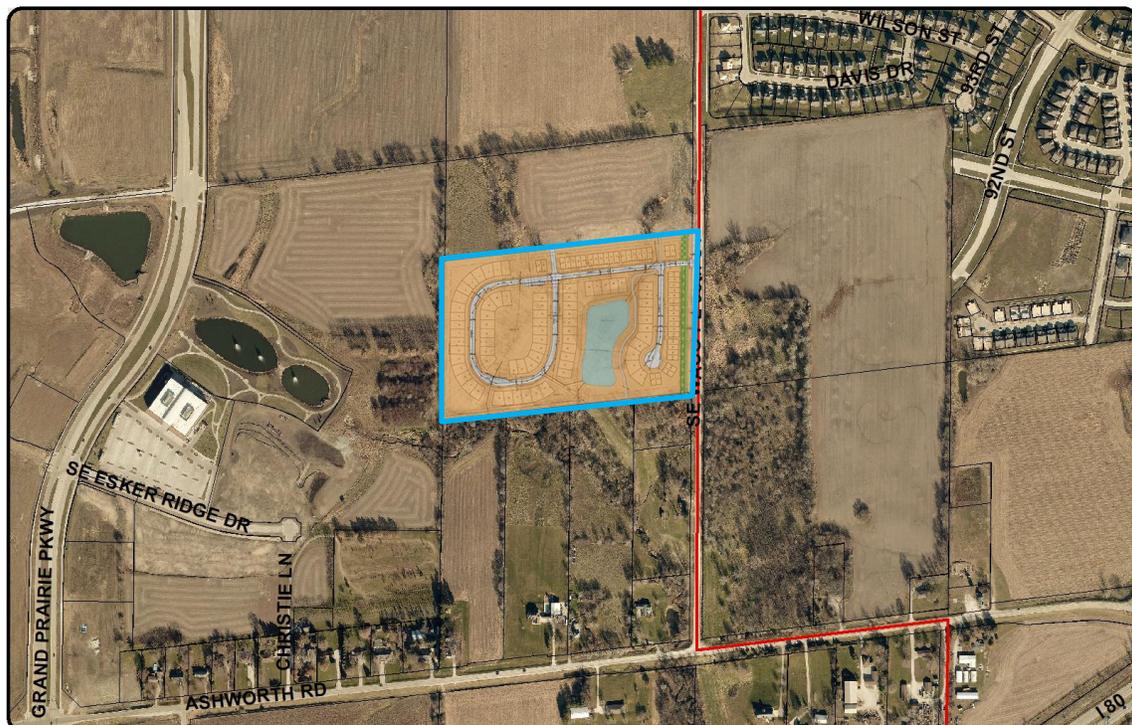
Owner: Maple Grove Place, LLC

Owner's Representative: Eric Cannon, P.E. with Snyder and Associates

Request: The applicant is requesting approval of a rezoning of the property to allow for detached townhomes in addition to the attached townhomes already allowed.

Location and Size: Property is generally located north of Ashworth Road and west of SE Waco Place and contains approximately 24.51 acres.

AREA MAP



ABOVE: Aerial of Property identifying the proposed plat (outlined in **BLUE**).

LAND USES AND ZONING

Location	Existing Land Use	Kettlestone Master Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Rowhouse	K-MF-Rowhouse (Kettlestone Multi-family Rowhouse)
North	Vacant – Undeveloped	Rowhouse	A-1 (Agricultural)
South	Vacant – Undeveloped	Multi-Family Stacked Medium	A-1 (Agricultural)
East	Vacant - Undeveloped	City of West Des Moines	
West	Vacant – Undeveloped	Multi-Family Stacked Medium	K-MF-Med (Kettlestone Multi-fmaily stacked medium)

BACKGROUND:

The subject property is located within the Kettlestone Corridor and includes approximately 24.5 acres located on the west side of SE Waco Place and approximately one quarter mile north of Ashworth Road. The property is a part of the Kettlestone Development Corridor. To date, the City has made the investment in the development of the Alice's Road Corridor Plan which was followed up by the Kettlestone Master Plan and Kettlestone Design Guidelines.

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 subject property was rezoned in 2016 to the Kettlestone Multi-family Rowhouse Zoning District which was consistent with the Kettlestone Master Plan for the designated property. The applicant is requesting that an overlay district be established on the property to allow for the addition of single family detached townhomes in addition to the rowhouses that the property is currently zoned for. The intent of the request is create variety within the housing types being offered, create multiple price points and to take better advantage of the natural terrain and drainage ways that run through the property.

Notice regarding the rezoning request was mailed to the surrounding property owners on August 21, 2018. Additionally, signs regarding the rezoning date and time for Planning and Zoning Commission and City Council have been placed on the property. To date, no correspondence has been received for or against the proposed rezoning.

PROJECT DESCRIPTION

Concept Plan

The proposed concept plan that has been submitted as a part of the rezoning request shows a total of 71 detached townhome lots and 41 attached townhome lots. It is the intent that the attached lots will meet the intent and requirements of the underlying K-MF-Rowhouse zoning district as well as the design guidelines that have been established for Kettlestone. The Planned Development modifications to the underlying zoning apply to the proposed detached townhome lots.

The site includes an existing pond that will be modified and expanded to serve as an amenity to the development as well as to handle storm water detention requirements. This area has been identified to be a part of the proposed greenbelt system associated with the Kettlestone Master Plan. As such a public trail has been identified in the development adjacent to the pond which would eventually connect to other trail extensions further to the north and to the south.

The site also includes a natural drainage area and wetlands on the west half of the property. The concept plan has been designed to limit the disturbance of this area by placing the detached townhome lots around the existing wetland and drainage area. The overall layout allows for less grading activities and the ability to maintain more existing mature trees.

The proposed minimum lot widths for the detached townhomes are 43 feet while the rowhouse lot width are proposed to be a minimum of 27 feet. The other bulk regulations are as follows:

Table 1: PD-1 Overlay: Zoning District Bulk Regulations

Category	Rowhouse Lots	Proposed PD-1/R-2 (minimum)
Lot Area	1,620 square feet	3,225 square feet
Lot Width	27 feet	43 feet
Front Yard Setback	20 feet from private road/sidewalk	20 feet from private road/sidewalk
Rear Yard Setback	35 feet from development perimeter	35 feet from development perimeter
Sideyard Setback	10 feet total (5 feet minimum)	10 feet total (5 feet minimum)

Access to the development is proposed to be provided off of SE Waco Place and the street system within the development is proposed to be developed as private to be owned and maintained by an association. A secondary access is proposed with a future extension of a street to the property to the north.

The Planned Development document defines the minimum requirements of the development that are modified from the existing zoning. All proposed lots within the Planned Development Overlay area meet or exceed the minimums proposed for lot width and area. In addition, the Planned Development Agreement requires the following provisions for these lots when developed:

- Minimum two car garage;
- Minimum of 1,400 square feet finished in a single story home (can include finish in a lower level);
- Minimum of 1,400 square feet finished in a two-story home (finish in lower level not included);
- Prohibition of vinyl siding;
- Adjacent lots cannot share the same building elevation;
- 25% stone, brick or stucco on the front of the home facing the private street.

Kettlestone Master Plan

The Kettlestone Master Plan did not include provisions for either single story townhomes or detached townhomes. However, staff recognizes that both housing interests and the housing market changes on a regular basis. There continues to be a desire for smaller detached housing options within an association that includes maintenance of the grounds. With that being said, the important aspect is to maintain the overall intent of the Kettlestone development plan and design standards.

The proposed development generally is consistent with overall master plan in terms of use and layout. The proposed Planned Development Overlay includes the necessary provisions for the proposed villa lots (detached townhomes) in order to maintain the expectations intended and desired for development within the Kettlestone Development area.

STAFF RECOMMENDATION

Staff believes the proposed rezoning request is generally consistent with the overall intent of the Kettlestone Master Plan and introduces another housing type in this area that would not otherwise be permitted within the standard zoning district. Staff would recommend approval of the proposed rezoning request.