



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Hurd Kettlestone – Preliminary Plat & Final Plat

PREPARED BY: Andy Kass AICP, Senior Planner

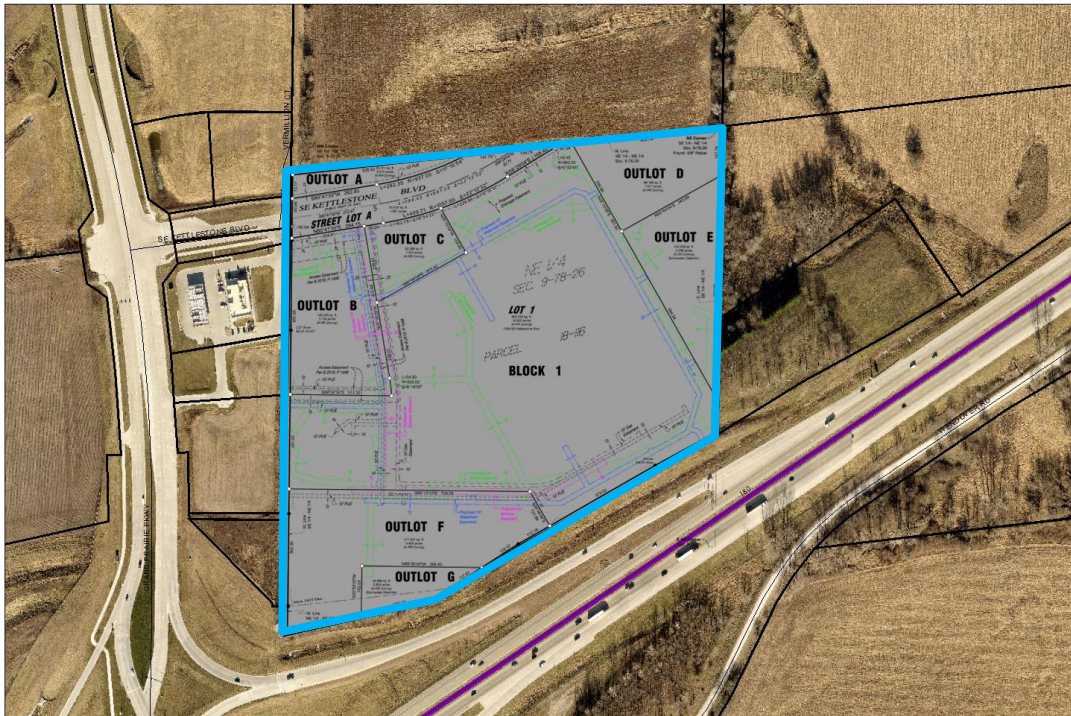
REPORT DATE: March 21, 2019

MEETING DATE: March 26, 2019

GENERAL INFORMATION

Applicant:	Hurd Kettlestone
Owner:	Hurd Kettlestone
Owner's Representative:	Jeremy Foss, P.E. with ISG
Request:	The applicant is requesting approval of a preliminary plat and final plat for a commercial development.
Location and Size:	Property is generally located north of Interstate 80 and east of Grand Prairie Parkway containing approximately 36.67 acres more or less.

AREA MAP



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

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Kettlestone – Regional Retail	K-RR (Kettlestone Retail Regional District)
North	Vacant – Undeveloped	Kettlestone – Regional Retail	K-RR (Kettlestone Retail Regional District)
South	Interstate 80 Right of Way	Not applicable	Not applicable
East	Vacant – Undeveloped	Kettlestone – Regional Retail	A-1 (Agricultural District)
West	Kum & Go/Vacant	Kettlestone – Regional Retail	K-RR (Kettlestone Retail Regional District)

HISTORY

The subject property is located within the Kettlestone Corridor and includes approximately 37 acres located on the east side of Grand Prairie Parkway. In 2014, the City of Waukee completed a master plan for Kettlestone which includes the subject property. The master plan was followed by the completion of the Kettlestone Design Guidelines and Kettlestone zoning districts. The subject property was recently rezoned to K-RR (Kettlestone Retail Regional District). It should also be noted that the very southern 8.2 acres of the subject property was previously a part of the DOT rest area that was removed during the construction of Grand Prairie Parkway. The approximately 8.2 acre parcel just recently received approval of annexation into the City of Waukee.

PROJECT DESCRIPTION

LOTS

The preliminary plat and final plat identify one (1) lot to be platted at this time. Lot 1 is proposed to be 19.8-acres in area for commercial/retail development. Seven (7) outlots make up the rest of the property and are intended for future commercial/retail development. The outlots will be platted when future development occurs.

Table 1: K-RR Zoning District Bulk Regulations

Category	K-RR (minimum)
Lot Area	No minimum
Lot Width	No minimum
Front Yard Setback	No minimum (20 feet for accessory structures)
Rear Yard Setback	No minimum (5 feet for accessory structures)
Side Yard Setback	No minimum (5 feet for accessory structures)

STREETS AND TRAIL

A short segment of SE Kettlestone Boulevard will be extended as part of a City project. SE Kettlestone Boulevard will be extended from the west. A boulevard section will be constructed with each side of the boulevard having 26-foot wide pavement. The pavement will only extend to east of the access into the development at this time. In the future, as

development continues, further paving will occur. A ten-foot-wide trail will be constructed along the south side of SE Kettlestone Boulevard.

UTILITIES

Utilities exist to serve the property. As part of the City street paving project, sanitary sewer and water main will be stubbed into the property. All utilities interior to the development will be privately owned and maintained.

Storm water detention for the development will be provided within Outlots E and G. These outlots will be owned and maintained by an association.

STAFF RECOMMENDATION

The proposed lot meets the minimum requirements of the Zoning Ordinance. The preliminary plat and final plat are in general conformance with the Subdivision Ordinance. Staff recommends approval subject to remaining staff comments.