

STAFF REPORT

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

PREPARED BY: Melissa DeBoer, AICP – Senior Planner

REPORT DATE: March 17, 2020

MEETING DATE: March 24, 2020

GENERAL INFORMATION:

Owner / Developer:

Hy-Vee, Inc. / Telby, LLC

Owner's Representative:

Jeff Stein, Hy-Vee, Inc.

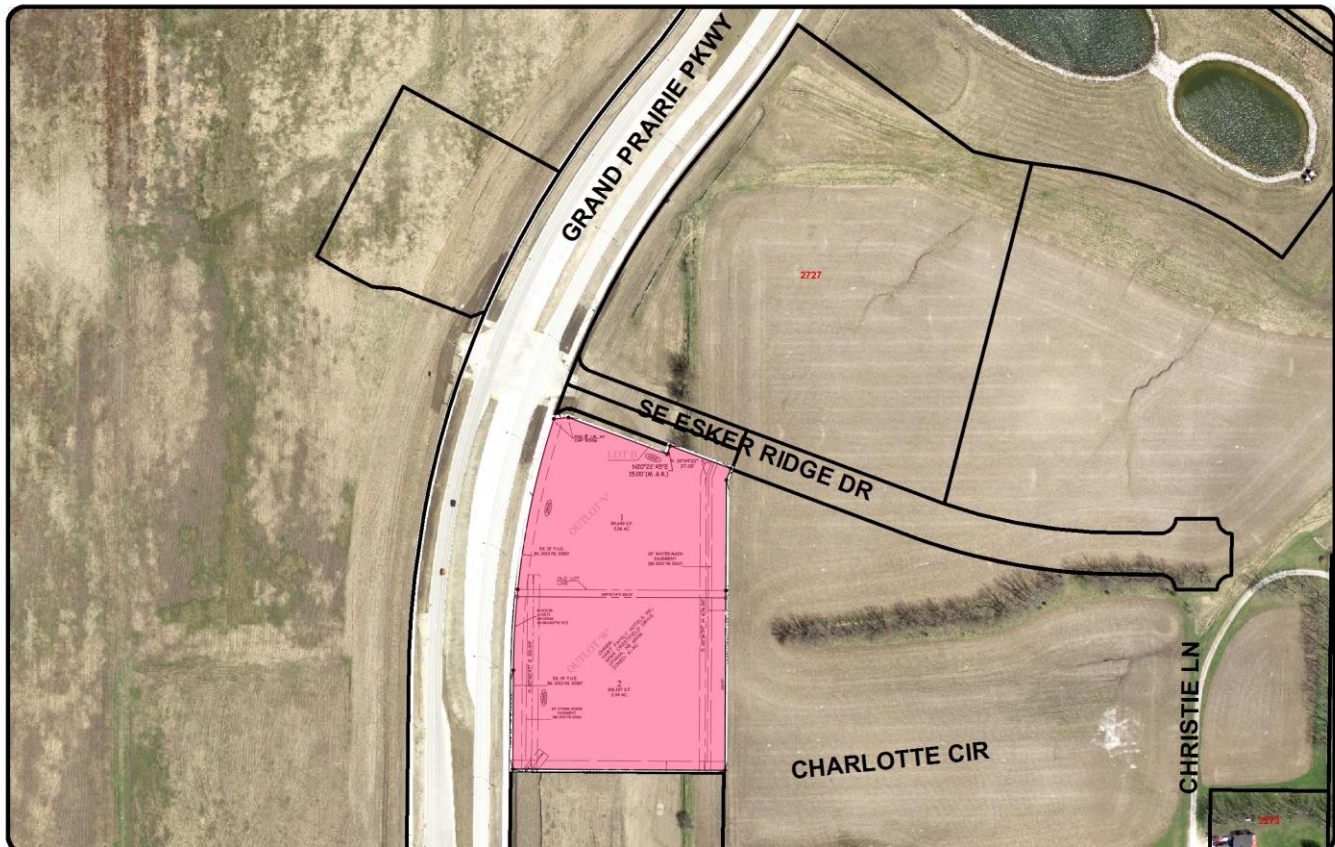
Request:

The applicant is requesting approval of a final plat for a commercial development.

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.

AREA MAP



ABOVE: Proposed Final Plat (shown in **PINK**)

LAND USES AND ZONING:

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

HISTORY

The Planning and Zoning Commission approved this final plat back in December 2017; this is coming back through the approval process due to changes in ownership and access easements.

PROJECT DESCRIPTION

LOTS

The final plat includes 2 lots for commercial development. Lot 1 is on the north and contains a total of 1.96 acres. Lot 2 is on the south and contains a total of 2.54 acres.

STREETS AND TRAILS

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.

STAFF RECOMMENDATION

Staff recommends approval of the Final Plat for The Shops at Kettlestone North Plat 3 subject to remaining staff comments and review of the legal documents by the City Attorney.