



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Giles Property – Rezoning

PREPARED BY: Andy Kass AICP, Senior Planner

REPORT DATE: March 20, 2020

MEETING DATE: March 24, 2020

GENERAL INFORMATION

Applicant: Timbercrest Homes, LLC

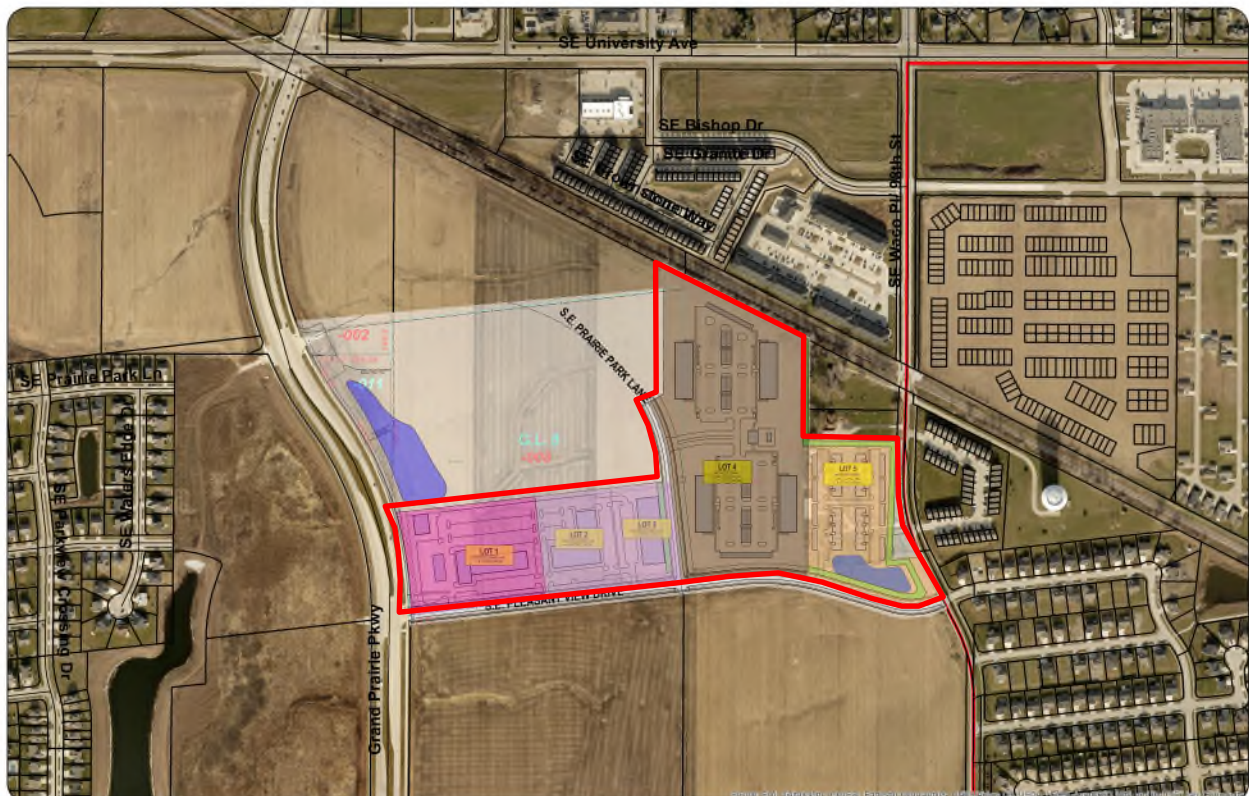
Owner: Timbercrest Homes, LLC; Beasley Farms, Inc.; Richard Giles Trust

Owner’s Representative: Michael Gaunt, PLA, Bishop Engineering

Request: The applicant is requesting approval of a rezoning for a commercial, office, and residential development.

Location and Size: Property is generally located south of SE University Avenue and east of Grand Prairie Parkway, containing approximately 37.9-acres.

AREA MAP



ABOVE: Aerial identifying the proposed area to be rezoned (outlined in **RED**).

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Agricultural	Retail Community, Multi-Family High, Multi-Family Medium, Office	C-4 (Office Park Commercial District), C-1 (Community & Highway Service Commercial District), & R-3 (Multi-Family Residential District)
North	Agricultural	Retail Community, Multi-Family High, Multi-Family Medium, Office	C-1 (Community & Highway Service Commercial District)
South	Agricultural	Office	C-4 (Office Park Commercial District) & R-3 (Multi-Family Residential District)
East	Residential	City of West Des Moines	City of West Des Moines
West	Agricultural	Retail Community, Retail Neighborhood, Office	C-1 (Community & Highway Service Commercial District)

BACKGROUND

The subject property is located south of SE University Avenue and east of Grand Prairie Parkway encompassing a total of 37.9 acres. The applicant has submitted a rezoning request to rezoning the property from C-4 (Office Park Commercial District), C-1 (Community & Highway Service Commercial District), & R-3 (Multi-Family Residential District) to K-RC (Kettlestone Retail Community), K-OF (Kettlestone Office), K-MF Stacked High (Kettlestone Multi-Family Stacked High), and K-MF Stacked Med (Kettlestone Multi-Family Stacked Medium). Notification to adjacent property owners was mailed on March 16, 2020. To date, staff has not received any correspondence either for or against the proposed rezoning.

PROJECT DESCRIPTION

The property was master planned in 2015 as part of the Kettlestone Master Plan. The intent of the Master Plan is to create vibrant areas along the Grand Prairie Parkway corridor that provide opportunities for retail, office, mixed use, and varying types of residential development that are well connected by streets and pedestrian facilities. The applicant has provided a development plan for the property, however, the site layouts are only concepts at this point and there are no known users. As part of the development, two public streets will be constructed, SE Pleasantview Drive and SE Prairie Park Lane will be extended with the plat improvements. A trail will be provided along one side of each street. The area proposed to be zoned K-RC is identified as Lot 1 and is 6.5 acres in area. Lots 2 and 3 are proposed to be zoned K-OF are 6.6-acres in area. Lot 4 is proposed to be zoned K-MF Stacked High is 17.1-acres in area. Lot 5 is propose to be zoned K-MF Stacked Med is 6.9-acres in area.

COMPREHENSIVE PLAN / KETTLESTONE MASTER PLAN

The Comprehensive Plan and Kettlestone Master Plan identify the proposed property for medium and high density residential, office space, and retail. The proposed rezoning is generally consistent with the future land uses identified in the Comprehensive Plan and the Kettlestone Master Plan.

STAFF ANALYSIS & RECOMMENDATION

Staff recommends approval of the rezoning for the Giles Property based on its consistency with the Kettlestone Master Plan and the Comprehensive Plan.