



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Kettlestone Peak – Preliminary Plat

PREPARED BY: Andy Kass AICP, Senior Planner

REPORT DATE: July 10, 2020

MEETING DATE: July 14, 2020

GENERAL INFORMATION

Applicant: Timbercrest Homes, LLC

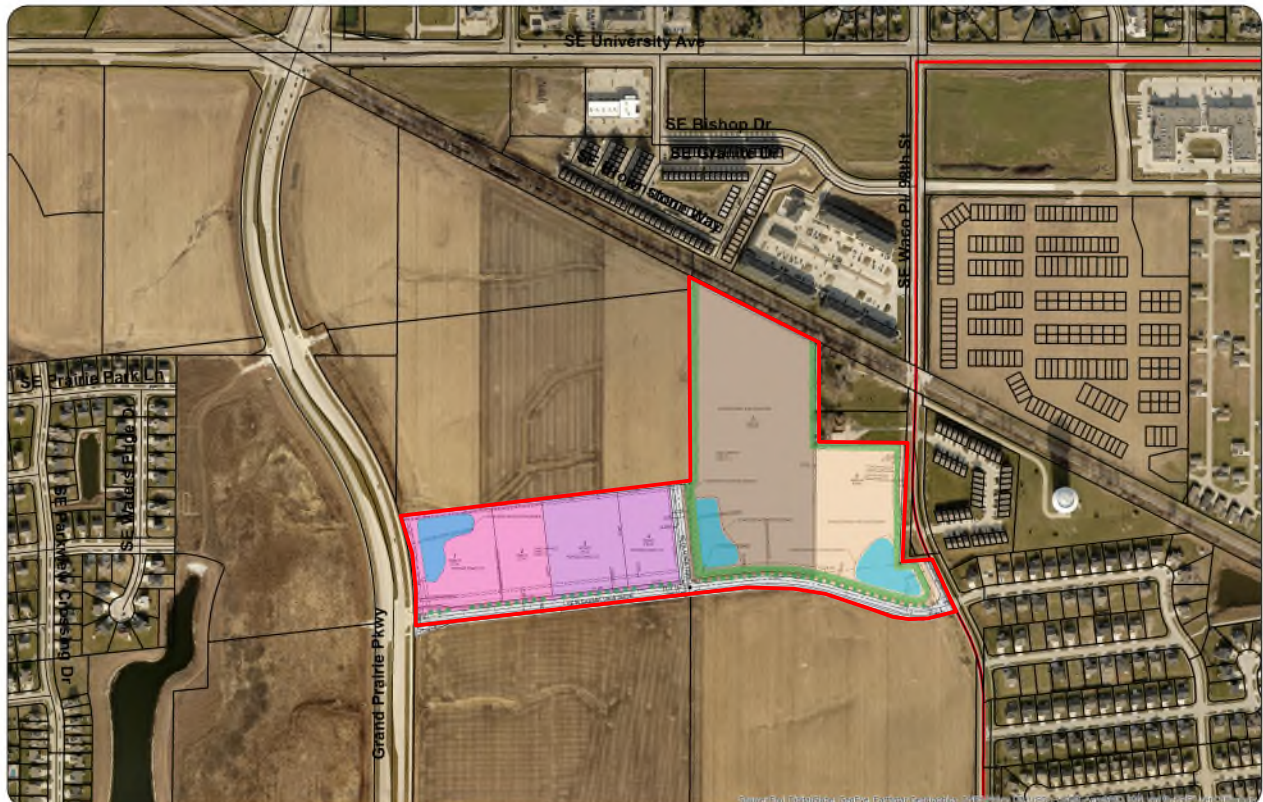
Owner: Timbercrest Homes, LLC

Owner's Representative: Ben Antons, P.E. with Bishop Engineering

Request: The applicant is requesting approval of a preliminary plat for a commercial, office, and medium/high density residential development.

Location and Size: Property is generally located south of SE University Avenue and east of Grand Prairie Parkway containing approximately 37.78 acres more or less.

AREA MAP



ABOVE: Aerial of Property identifying the proposed plat (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	K-OF (Kettlestone Office), K-RC (Kettlestone Retail Community), K-MF Medium (Kettlestone Medium Density), M-MF Stacked High (Kettlestone High Density)
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)

HISTORY

The subject property was rezoned earlier in 2020 to allow for retail/commercial, office, and medium and high-density residential development.

PROJECT DESCRIPTION

LOTS

The preliminary plat identifies a total of six (6) lots. Lots 1 and 2 are zoned K-RC and range in size from 2.21-acres to 3.73-acres. Lots 3 and 4 are zoned K-OF and range in size from 2.30-acres to 3.35-acres. Lot 5 is zoned K-MF Stacked High and is 15.23-acres in area. Lot 6 is zoned K-MF Stacked Medium and is 6.04-acres in area. There are currently no users known for the development. Tables 1 – 4 below summarize the setback requirements for the zoning districts.

Table 1: K-RC Zoning District Bulk Regulations

Category	K-RC (minimum)
Lot Area	No minimum
Lot Width	No minimum
Front Yard Setback	No minimum
Rear Yard Setback	No minimum
Side Yard Setback	No minimum

Table 2: K-OF Zoning District Bulk Regulations

Category	K-OF (minimum)
Lot Area	No minimum
Lot Width	No minimum
Front Yard Setback	No minimum
Rear Yard Setback	No minimum
Side Yard Setback	No minimum

Table 3: K-MF Stacked High Zoning District Bulk Regulations

Category	K-OF (minimum)
Lot Area	No minimum
Lot Width	No minimum
Front Yard Setback	No minimum
Rear Yard Setback	No minimum (unless adjacent to single family then 50 feet)
Side Yard Setback	No minimum (unless adjacent to single family then 50 feet)

Table 2: K-MF Stacked Medium Zoning District Bulk Regulations

Category	K-OF (minimum)
Lot Area	No minimum
Lot Width	No minimum
Front Yard Setback	No minimum
Rear Yard Setback	No minimum (unless adjacent to single family then 30 feet)
Side Yard Setback	No minimum (unless adjacent to single family then 30 feet)

STREETS AND TRAIL

The preliminary plat identifies extensions of SE Pleasant View Drive and SE Glacier Trail. Minor improvements to SE Waco Place will also be part of the plat improvements.

A 10-foot wide trail will be installed along the south side of SE Pleasant View Drive and the west side of SE Glacier Trail.

UTILITIES

Utilities will be extended to service the proposed plat as part of future public improvements. Sanitary sewer will be extended from the south to serve the proposed development. Public Water main will be extended from Grand Prairie Parkway. Storm water detention will be provided within three (3) separate detention areas throughout the development. The preliminary plat indicates that the ponds will be owned and maintained by the owners of the respective lots they are located upon.

EASEMENTS

All proposed easements have been indicated on the preliminary plat. Landscape buffer easements have been indicated along the perimeter of Lots 5 and 6 to provide screening from adjoining land uses.

STAFF RECOMMENDATION

All proposed lots meet the minimum requirements of the Zoning Ordinance, the preliminary plat is in general conformance with the Subdivision Ordinance and the Kettlestone Design Guidelines. Staff recommends approval of the preliminary plat for Kettlestone Peak subject to remaining staff comments.