



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Cove at Kettlestone Plat 3 – Final Plat

PREPARED BY: Andy Kass, AICP, Senior Planner

REPORT DATE: July 10, 2020

MEETING DATE: July 14, 2020

GENERAL INFORMATION

Owner/Applicant:

Hawthorne Pointe, LLC

Owner's Representative:

Korey Marsh, P.E., with Snyder & Associates

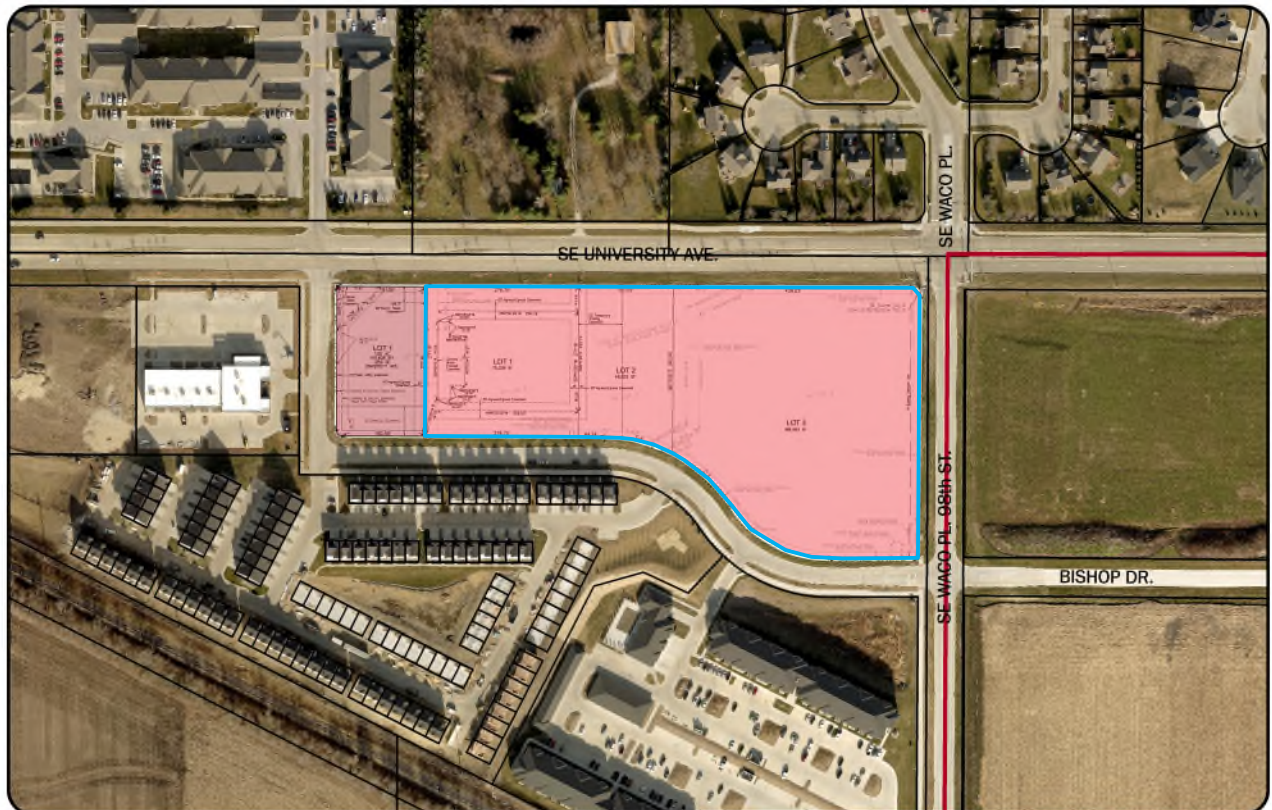
Request:

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

Location and Size:

Property is generally located south of SE University Avenue and west of SE Waco Place, containing approximately 7.38 acres.

AREA MAP



ABOVE LEFT: 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	Community Commercial	C-1 / PD-1 (Community and Highway Service Commercial District / Planned Development District)
North	Vacant Property / Single Family	High Density Residential / Single Family Residential	C-4 / PD-1 (Office Park Commercial District / Planned Development District); R-2 / PD-1 (One and Two Family Residential District / Planned Development District)
South	Apartments / Townhomes	Medium Density Residential	C-1 / PD-1 (Community and Highway Service Commercial District / Planned Development District)
East	Vacant – Undeveloped	City of West Des Moines	City of West Des Moines
West	Commercial	Community Commercial	C-1 / PD-1 (Community and Highway Service Commercial District / Planned Development District)

PROJECT DESCRIPTION

LOTS

The final plat indicates a total of three (3) lots for commercial/retail development. The subject property is currently one (1) lot and the applicant request approval to further divide the existing lot. Lot 1 is 1.72-acres in area. Lot 2 is 1.10-acres. Lot 3 is 4.55 acres in area.

STREETS AND TRAIL

Access to the lots will be provided via SE Bishop Drive, SE University Avenue, or SE Waco Place.

A 10-foot wide trail will be installed on the east side of Lot 3 when it develops. Five-foot-wide sidewalks will be installed as each lot is developed along other street frontages.

UTILITIES

Utilities were previously extended to serve the development as part of Cove at Kettlestone Plat 1. Storm water detention will be accommodated as each lot develops.

STAFF RECOMMENDATION

Staff recommends approval of the final plat for Cove a Kettlestone Plat 3 subject to remaining staff comments and review of the legal documents.