



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Kettlestone Prairie – Rezoning

PREPARED BY: Brad Deets, Development Services Director

REPORT DATE: July 24, 2020

MEETING DATE: July 28, 2020

GENERAL INFORMATION

Applicant:

Waukee Prairie Apartments, LLC

Owner:

Waukee Land Holdings, LLC

Owner's Representative:

Keven Crawford, Cooper Crawford & Associates, LLC

Request:

The applicant is requesting approval of a rezoning for a mixed use development.

Location and Size:

Property is generally located north of SE Esker Ridge Drive and west of Grand Prairie Parkway, containing approximately 2.81-acres.

AREA MAP



ABOVE LEFT: Aerial of Property identifying the area proposed to be rezoned in **BLUE**.

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Business Park / Community Commercial	K-OF (Kettlestone Office) / PD-1 (Planned Development Overlay)
North	Commercial – Office	Business Park	K-OF (Kettlestone Office) / PD-1 (Planned Development Overlay)
South	Vacant – Undeveloped	Community Commercial	K-RC (Kettlestone Retail Community) / PD-1 (Planned Development Overlay)
East	Vacant – Undeveloped	Business Park / Community Commercial	K-OF (Kettlestone Office) / PD-1 (Planned Development Overlay)
West	Vacant - Undeveloped	Business Park / Community Commercial	K-OF (Kettlestone Office) / PD-1 (Planned Development Overlay) & K-RC (Kettlestone Retail Community) / PD-1 (Planned Development Overlay)

BACKGROUND

The applicant has submitted the necessary consent to the rezoning with consent from 79.22% from neighboring property owners for the area proposed to be rezoned. The rezoning sign was placed on the property on July 20, 2020. Notification to adjacent property owners was mailed on July 20, 2020. To date, staff has not received any correspondence either for or against the proposed rezoning.

PROJECT DESCRIPTION

The subject property is currently a part of the Kettleview Development which primarily consists of professional office buildings as well as a future site for a hotel. To date three two-story office buildings have been constructed. A fourth building is currently under construction.

The City Council has approved a Development Agreement for the property located to the south of the subject property (between SE Esker Ridge Drive and SE Ashworth Road). The Development Agreement identifies plans for a multi-building entertainment complex with a large entertainment venue as well as areas for restaurants and other retail type uses. The City Council will consider an amendment to that Development Agreement on August 3, 2020 which further expands the size and scope of the project and includes the residential project being considered as a part of this rezoning request.

The applicant is requesting approval to rezone the property from Kettlestone Office to Kettlestone Mixed-Use. A Planned Development Overlay is also being requested specifically as it relates to density requirements, minimum square footage requirements and other minor modifications to the underlying Kettlestone Mixed Use District.

This request is the first such request for rezoning to the Kettlestone Mixed Use District, which is intended to allow for the construction of multi-story buildings, which include both commercial and residential uses. The proposed project includes the construction of 118 residential units located on four floors. The project would include a covered parking

garage area as well as surface parking. The proposed units include smaller efficiency units, lofts, one bedroom units, two bedroom units and three bedroom units. In addition to the residential units, approximately 3,500 square feet of space is proposed to be reserved for commercial uses on the first floor.

The applicant has indicated that there is a need in the western suburbs for additional housing to support the general work force. The proposed project includes a mix of units that could accommodate young professionals, some families and in general residents that work in the immediate area.

The intent is to create highly efficient but smaller units with some general common areas and added features like office space for the residents outside of their personal dwelling. In addition, the intent for the commercial space is for amenities that residents and the surrounding areas could find beneficial such as a small café, convenience store or fitness studio.

The applicant is requesting a maximum density of 42 units per acre. The maximum permitted within the K-MU Kettlestone Mixed Use District is 30 units per acre. As mentioned, the applicant has proposed a mixture of unit types including small efficiency units which would not otherwise be allowed under the standard K-MU zoning. This in turn creates the need for the added density.

As a part of the rezoning request, the applicant has provided a conceptual development plan along with conceptual building elevations for review. The proposed conceptual plans are consistent with the overall Kettlestone Design Guidelines and intent of the Kettlestone Development.

Table 1: Standard K-MU requirements in comparison to the Planned Development.

Category	Standard K-MU (minimum)	Proposed PD-I/K-MU (minimum)
Lot Area	No minimum	Same
Lot Width	No minimum	Same
Front Yard Setback	No minimum. Max of 20 ft	No minimum. Max of 20 ft (Parkview Crossing Drive Only)
Rear Yard Setback	No minimum	Same
Side Yard Setback	No minimum	Same
Floor Area Ratio	0.80	0.85
Maximum Density	30 units per acre	42 units per acre
Minimum Floor Area	600 square feet	See Planned Development Document

KETTLESTONE MASTER PLAN

The Kettlestone Master Plan identifies the subject property for office development. While the Master Plan does not specifically identify this property for mixed use, the intent behind the mixed use category was to allow for flexibility in its placement throughout the Kettlestone area based upon adjoining property dynamics and development patterns. As shown within the Kettlestone Master Plan, the mixed use category is typically identified adjacent to commercial retail type uses and places where people gather.

STAFF RECOMMENDATION

Based upon the proposed plans and intended development of a commercial entertainment venue and complex to the south, staff is supportive of the proposed rezoning request. Staff believes the overall style and look of the building will complement the planned commercial office buildings to the north and provide a transition to the more commercial areas planned to the south. While this high of density would generally not be supported in other parts of the City, the proposed density seems appropriate based upon the location of the project and the overall mixture of housing units. Staff would recommend approval of the proposed rezoning request.