



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: KeeTown Loop Plat 6 – Preliminary Plat & Final Plat

PREPARED BY: Melissa DeBoer, AICP – Planning Coordinator

REPORT DATE: November 8, 2024

MEETING DATE: November 12, 2024

GENERAL INFORMATION

Owner/Applicant:

The Quarter at Waukee, LLC

Owner’s Representative:

Keven Crawford, P.E. with Cooper Crawford & Associates

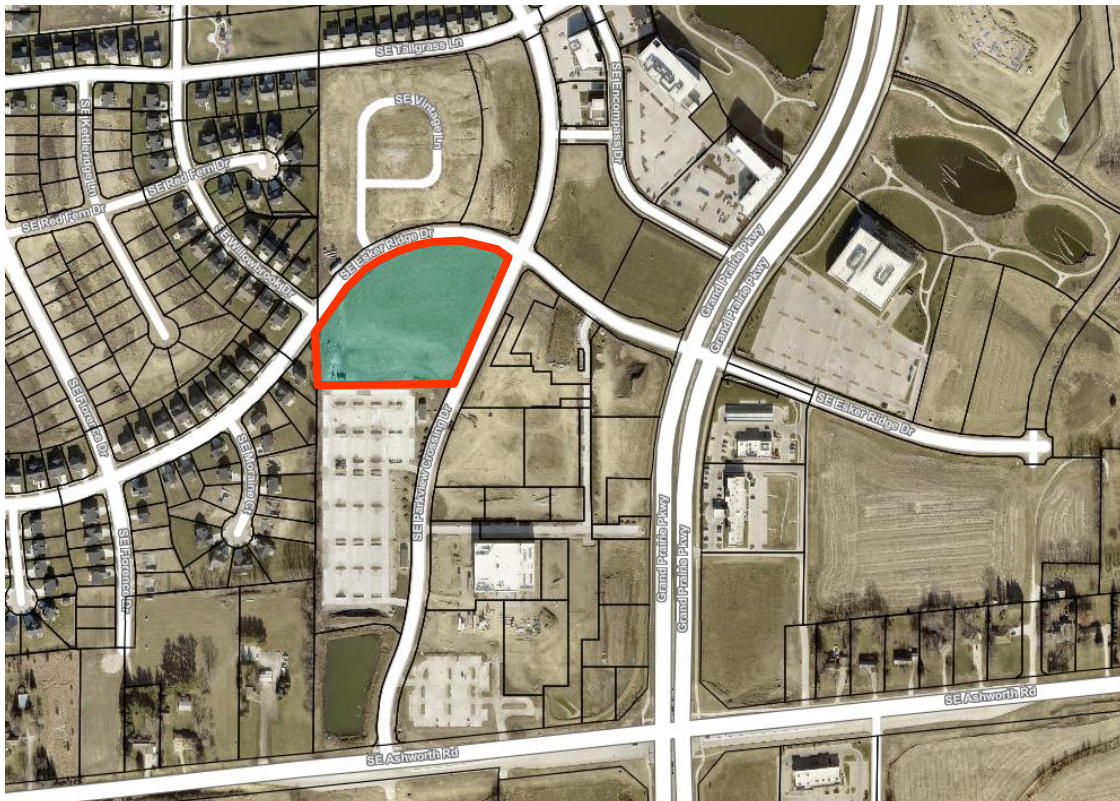
Request:

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

Location and Size:

Property is generally located north of Ashworth Road and west of Grand Prairie Parkway, containing approximately 5.28-acres.

AREA MAP



ABOVE: Aerial of Property identifying the proposed plat (outlined in **RED**).

LAND USES AND ZONING

Location	Existing Land Use	Kettlestone Master Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Retail Community	K-RC (Kettlestone Retail Community District) / PD-1 (Planned Development Overlay)
North	The Estates of Waukee – Villa Residential and Vacant – Undeveloped	Retail Community	R-4 (Row Dwelling & Townhome Dwelling District) / PD-1 (Planned Development Overlay) and K-OF (Kettlestone Office District)
South	KeeTown Loop Parking Lot	Retail Community	K-RC (Kettlestone Retail Community District)
East	KeeTown Loop Development	Retail Community	K-RR (Kettlestone Retail Regional District) / PD-1 (Planned Development Overlay)
West	Single-Family Residential	Single-Family Residential	R-2 (One and Two Family Residential Development)

HISTORY

The subject property was recently rezoned to be included within the planned development overlay district for the KeeTown Loop Development. The Planned Development includes specifics to this site related to building height, building area, and floor-area-ratio (FAR). A hotel is planned for this site with a maximum height of 5 stories.

PROJECT DESCRIPTION

LOTS

The plat identifies two (2) lots to be platted. Lot 1 is 3-acres in area and Lot 2 is 2.28-acres in area. Both lots meet the minimum requirements of the K-RC zoning district and the approved Planned Development.

STREETS, UTILITIES AND TRAILS

There are no public improvements associated with the plat. Public utilities are available in the area for future connections at time of site development. Stormwater detention will be provided within an existing pond located to the south.

EASEMENTS

All proposed easements have been indicated on the preliminary plat and final plat. A landscape buffer easement has been indicated along the west side of the property, adjacent to the single-family lots to the west.

STAFF RECOMMENDATION

Staff recommends approval of the preliminary plat and final plat for KeeTown Loop Plat 6 subject to remaining staff comments and review of the legal documents.