

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Kettlestone Lakes Commercial Plat 2
– Final Plat / Kettlestone Lakes
Commercial Phase 2 – Site Plan

PREPARED BY: Melissa DeBoer, AICP – Planning
Coordinator

REPORT DATE: March 6, 2026

MEETING DATE: March 10, 2026

GENERAL INFORMATION

Owner: Kettlestone Lakes Retail LLC and City of Waukee

Applicant: Accurate Land Development

Owner's Representative: Jared Murray, PE with Civil Design Advantage

Request: The applicant is requesting approval of a final plat and site plan for a commercial development.

Location and Size: Property is located north of Interstate 80 and west of Grand Prairie Parkway, containing approximately 2.55-acres.

AREA MAP



ABOVE: Aerial of subject property (outlined in **BLUE**) in relation to the surrounding area.

LAND USES AND ZONING

Location	Existing Land Use	Kettlestone Master Plan / Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Retail Regional	K-RR (Kettlestone Retail Regional District)
North	Commercial (Kettlestone Lakes Commercial Plat 1)	Retail Regional	K-RR (Kettlestone Retail Regional District)
South	Vacant – Undeveloped / Interstate 80	Conservation and Open Space	A-1 (Agricultural District)
East	Commercial (Fleet Farm & Fleet Farm Gas Mart)	Retail Regional	K-RR (Kettlestone Retail Regional District)
West	Vacant – Undeveloped	Retail Regional	K-RR (Kettlestone Retail Regional District)

BACKGROUND

The subject property is located within the Kettlestone Corridor and includes 2.25-acres. The property is vacant, undeveloped land. The first phase of Kettlestone Lakes Commercial just to the north of the subject property is underway and almost complete. This project includes the second phase of the Kettlestone Lakes Commercial development.

PROJECT DESCRIPTION

The project includes the construction of a single-story, multi-tenant commercial building. The site plan shows 11 tenant spaces within the building. The building is proposed to be 20,672 square feet in area and 28-feet in height. An outdoor patio space is proposed at the northeast corner of the building and a drive-through is proposed at the south side of the building. Tenants are unknown at this time, but the applicant is planning for a mix of retail and restaurant uses.

The site plan includes a trash enclosure located at the west side of the site and a bicycle rack located just to the east of the building.

The final plat identifies one lot. Lot 1 is 2.55-acres in area. The final plat also includes ingress/egress easements to provide access throughout the development.

ACCESS AND PARKING

Two accesses will be provided into the site from the north, off of the public street adjacent to the property (SE Obsidian Drive). SE Obsidian Drive is a right-in/right-out at Grand Prairie Parkway. The first phase of the development, located to the north, includes ingress/egress easements in order to provide access through the site out to SE Kettlestone Boulevard, which includes a full, signaled access at Grand Prairie Parkway.

A total of 164 parking spaces are required for the proposed project and a total of 164 spaces are provided, including 6 accessible parking stalls. The site plan also shows bicycle parking being provided in accordance with the Kettlestone Design Guidelines.

SIDEWALKS/TRAILS

A ten-foot-wide trail exists along Grand Prairie Parkway at the east side of the site. A five-foot-wide sidewalk will be constructed along SE Obsidian Drive at the north side of the site. Pedestrian access will be provided

into the site from the sidewalk along SE Obsidian Drive. Private sidewalks are shown interior to the site in order to provide pedestrian access around the building.

UTILITIES

Public utilities are provided to the site. Storm water detention will be provided with the pond located within the Kettlestone Lakes Plat I development, located to the west of the subject property. The pond will be privately owned and maintained.

LANDSCAPING & OPEN SPACE

A minimum of 20% of the project area is required to be open space. The total amount of open space proposed with the site plan is 25%. Plantings are being provided throughout the site in compliance with the Landscape & Open Space Ordinance and the Kettlestone Design Guidelines.

ELEVATIONS

The elevations of the building are proposed to be constructed of brick, stucco, and storefront system. The trash enclosure is proposed to be constructed of brick to match the building. Elevations of the proposed building and trash enclosure have been provided for review.

LIGHTING PLAN

A photometric plan for the site lighting has been submitted and complies with the requirements of the Site Plan Ordinance and the Kettlestone Design Guidelines. Several parking lot light fixtures are proposed as well as recessed, downlighting on the exterior of the building.

EASEMENTS

All proposed easements have been indicated on the final plat. A private sanitary sewer easement is provided. Public ingress/egress easements are provided for access across the site.

PARKLAND DEDICATION

There are no parkland dedication requirements for commercial development.

COMPREHENSIVE PLAN

The subject property is within the Kettlestone Corridor and was included within the 2015 master plan for the corridor. The land uses shown within the Kettlestone Master Plan for the subject property are Retail Regional. The proposed project is consistent with the Kettlestone Master Plan.

STAFF RECOMMENDATION

The proposed final plat and site plan are in general conformance with the Zoning Ordinance, Subdivision Ordinance, Site Plan Ordinance, Kettlestone Master Plan, and Kettlestone Design Guidelines. Staff recommends approval subject to any remaining staff comments and review of the legal documents.