



**STAFF REPORT**

TO: Planning and Zoning Commission

PREPARED BY: Brad Deets

RE: Ashworth Properties, LLC

DATE: March 8, 2016

**GENERAL INFORMATION:**

Applicant: Ashworth Properties, LLC

Requested Action: Rezoning

Location and Size: Property is generally located north of Ashworth Road and east of Grand Prairie Parkway and contains approximately 74 acres.

**LAND USES AND ZONING:**

Location	Existing Land Use	Kettlestone Master Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Community Retail/Office/Multi-Family	A-1
North	Vacant	Med. Density Multi-Family Office	A-1
South	Existing Single Family Homes	Community Retail	A-1
East	Vacant	Multi-Family Rowhouses	A-1
West	Vacant	Community Retail Office	A-1/C-4/PD-1

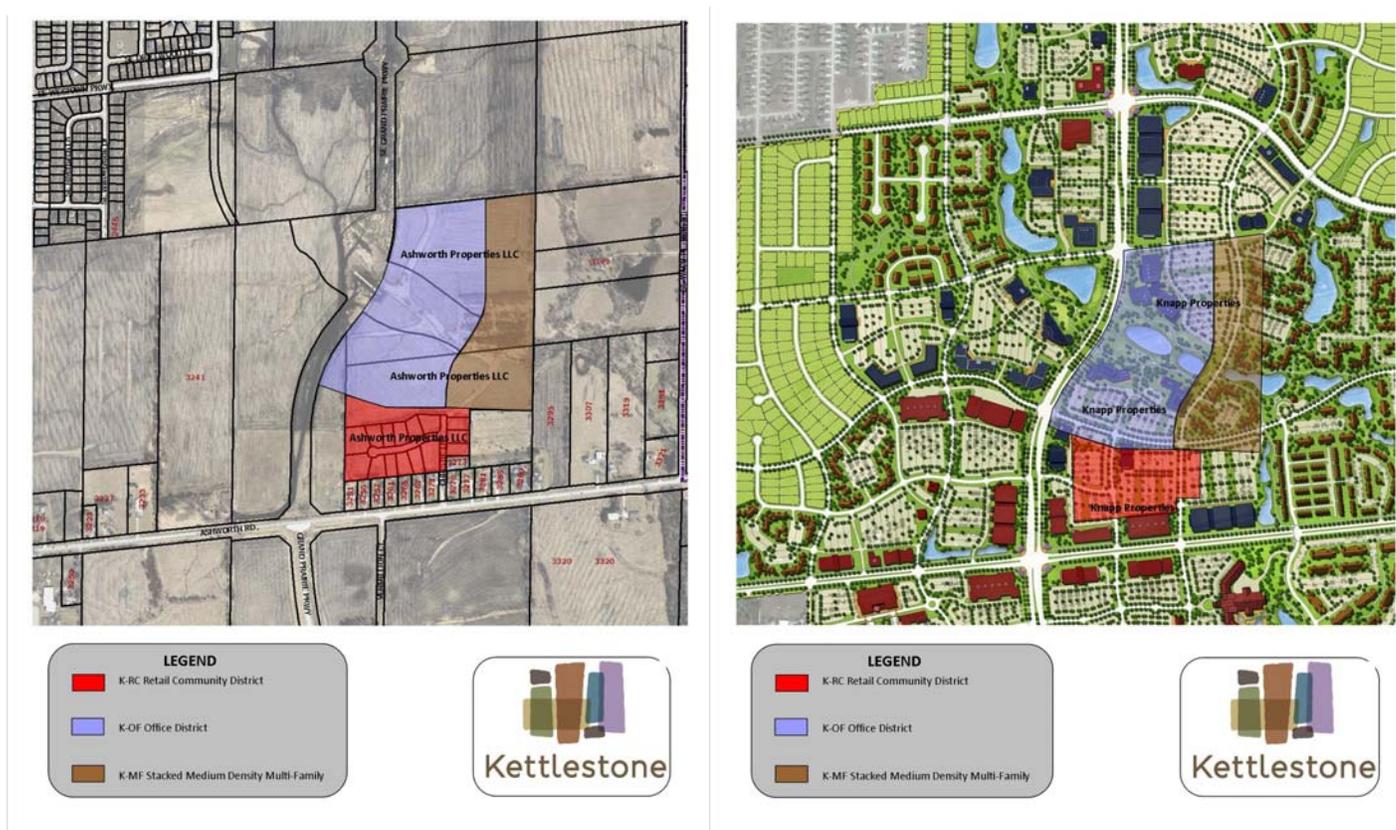
**BACKGROUND:**

The subject property is located within the Kettlestone Corridor and includes approximately 74 acres located on the east side of Grand Prairie Parkway and north of Ashworth Road. The property is a part of the Kettlestone Development Corridor. To date, the City has made the investment in the development of the Alice’s Road Corridor Plan which was followed up by the Kettlestone Master Plan and Kettlestone Design Guidelines.

The purpose of the Kettlestone Master Plan and Guidelines was to define the overall land use plan for the Corridor along with the associated and intended types of development. Although all property within the Kettlestone Corridor is still required to go through the formal rezoning process, the intent was to stream line the process as it pertains to the requirements for specific development plans if the requested rezoning generally met the intent as established within the Kettlestone Master Plan.

The applicant has submitted a rezoning request that includes approximately 37 acres of property proposed to be rezoned to the Kettlestone Office Zoning District, approximately 14 acres proposed to be rezoned to the Kettlestone Community Retail District and approximately 23 acres proposed to be rezoned to Kettlestone Multi-Family Stacked Medium District. Generally speaking the proposed rezoning request coincides with the Kettlestone Master Plan.

Notice regarding the rezoning request was mailed to the surrounding property owners on March 1, 2016. Additionally, signs regarding the rezoning date and time for Planning and Zoning Commission and City Council have been placed on the property.



**ABOVE LEFT:** Aerial of Property under consideration for Rezoning to Community Retail , Office and Multi-Family.  
**ABOVE RIGHT:** Kettlestone Master Plan with overlay of proposed Zoning.

**PROJECT DESCRIPTION:**

The proposed rezoning request includes the rezoning of approximately 37 acres at the north end of the site for office development. The boundaries of the district include frontage along Grand Prairie Parkway as well as frontage along Tallgrass Lane which will eventually border the north end of the property. The southern boundary of the district is what is proposed as Esker Ridge Drive which will be a major east-west collector and will separate the office development from the anticipated retail development to the south. The proposed district generally allows for any type of office use as well as some ancillary uses typically considered to align with office buildings. The district regulations and guidelines allow for buildings to be pushed up closer to the

public streets and adjacent to the public ponds to take advantage of the proposed greenbelt system. The proposed Kettlestone Office district is generally in conformance with the approved Master Plan.

Approximately 14 acres of the property is proposed to be rezoned for Community Commercial Development (K – RC). This district is characterized by the buildings that are generally larger than a neighborhood retail establishment but not as large as a big box store. Developments within this district will be restricted to individual buildings that are less than 50,000 square feet. Similar to the office district, setbacks are reduced to allow for greater flexibility in design and configuration with the adjacent street network and greenbelt system. The proposed rezoning generally follows the Kettlestone Master Plan.

The remainder of the property contains approximately 23 acres along the eastern edge of the property that is proposed to be rezoned as Multi-Family Stacked Medium (K-MF-Stacked Med). This district is characterized by developments that generally have density ranges between 8 and 14 units per acre and are more multi-family in nature. This area is intended to act as a transition between the more commercial uses planned to the west and the more residential uses planned to the east.

### **STAFF RECOMMENDATION**

The proposed rezoning request is generally consistent with the approved Kettlestone Master Plan and Kettlestone Design Guidelines and staff would recommend approval. The property included within the rezoning will be required to go through platting and site plan approval prior to any individual development within the property.

### **CITY OF WAUKEE**

Brad Deets, AICP  
Development Services Director