



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: The Shops at Kettlestone North – Preliminary Plat

DATE: April 12, 2016

GENERAL INFORMATION:

Applicant: ARAC, LLC

Requested Action: Preliminary Plat Approval

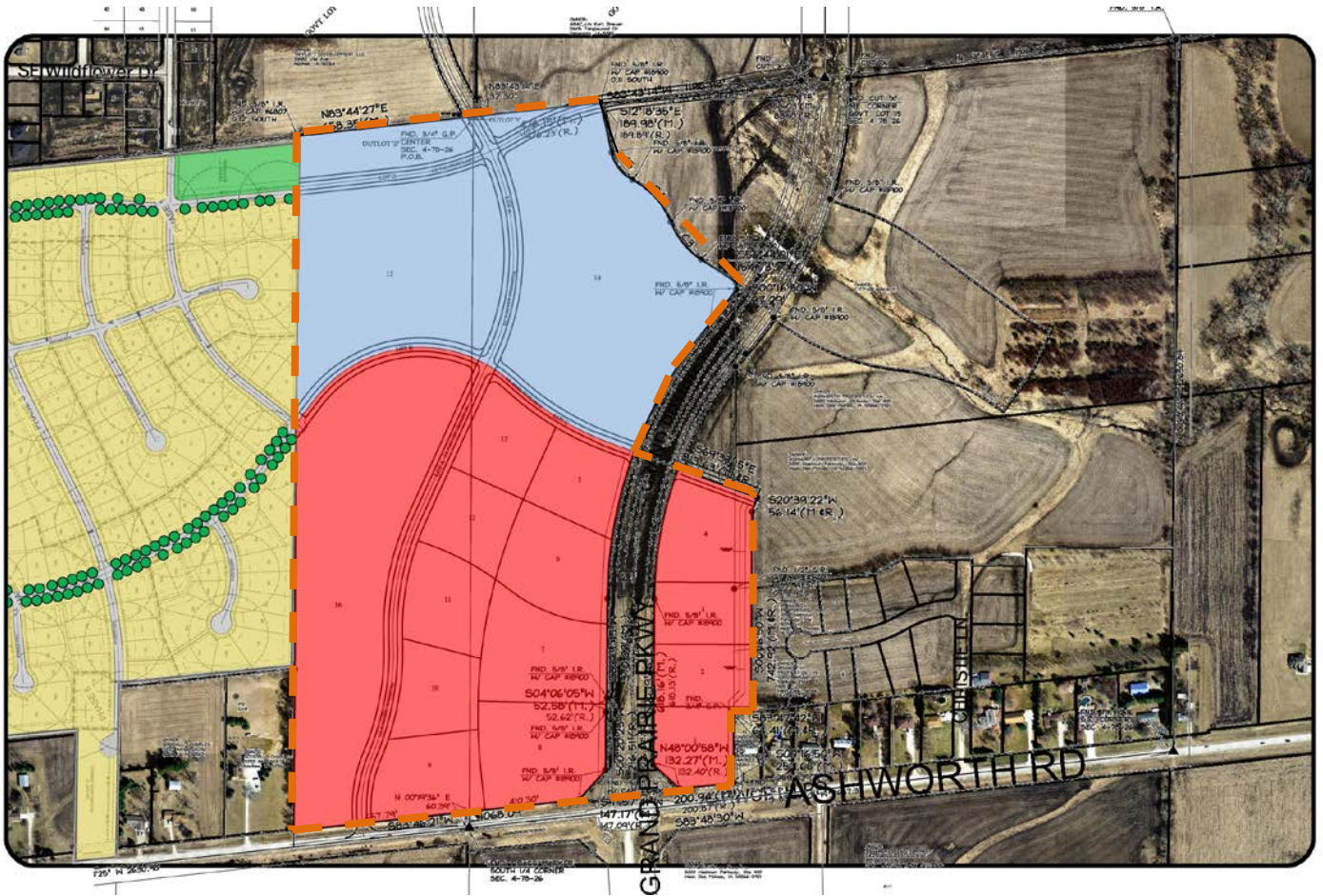
Location and Size: Property is generally located north of Ashworth Road and on either side of Grand Prairie Parkway and contains approximately 83 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Community Retail/Office	A-1/C-4(PD-1)
North	Vacant	Med. Density Multi-Family Office	A-1
South	Vacant	Regional Retail	A-1
East	Vacant	Community Retail Office	A-1
West	Vacant	Single Family Residential	R-2

BACKGROUND:

The subject property is located within the Kettlestone Corridor and includes approximately 75 acres located on the west side of Grand Prairie Parkway and approximately 8 acres located on the east side of Grand Prairie Parkway. All property is located north of Ashworth Road. The subject property is currently under consideration for rezoning by the City Council from A-1 and PD/C-4 to K-RC (Kettlestone Retail Community District) and K-OF (Kettlestone Office District). The Council has approved the first and second readings of the request. The third and final reading will be at the next regularly scheduled Council meeting.



ABOVE: Aerial photo of proposed plat outlined in **ORANGE** in relation to the surrounding properties

Project Description:

Lots:

The preliminary plat includes 16 lots and 2 outlots. Lots 1-13 and 16 are intended for commercial/retail development and Lots 14 and 16 are intended for office development. The commercial/retail lots range in size from 1.92 acres to 14.63 acres. The lots intended for commercial development are 10.92 acres and 14.55 acres in area. All proposed lots are in conformance with the Kettlestone specific zoning districts.

Streets:

A number of streets will be extended throughout the plat from adjacent subdivisions. SE Esker Ridge Drive will be extended from the west plat boundary to Grand Prairie Parkway and across to the east plat boundary. SE Parkview Crossing Drive will be extended from the north down to Ashworth Road. SE Tallgrass Lane will be extended from the west plat boundary to Grand Prairie Parkway. All streets are collector streets with pavement widths of 29 feet and 31 feet. Street trees will be provided along all streets.

Five foot wide sidewalks will be constructed on both sides of all streets. An existing 10 foot wide trail is located on the east and west sides of Grand Prairie Parkway.

Easements:

Several easements are proposed within the plat based upon the location of proposed utilities. In addition, to easements for utilities the preliminary plat identifies proposed ingress/egress easements to provide access to the proposed lots.

A 25 foot landscape buffer easement will be required along the west plat boundary to provide screening from the adjacent residential development.

Utilities:

Utilities will be extended to all lots. All utilities within the plat are proposed to be public. Lots on the east side of Grand Prairie Parkway will utilize the existing 24-inch sanitary sewer. The remaining lots will provided with sanitary sewer that will be extended by the applicant.

Storm water in this plat will be detained in the existing regional detention pond that was constructed by the City of Waukee located on the northeast side of the site. Additional detention will be constructed as part of the plat improvements in the southwest corner of the site. This pond will not be owned and maintained by the City, but rather by an association for the development.

STAFF RECOMMENDATION

At this time Staff feels comfortable with the proposal and would recommend approval of the Preliminary Plat for The Shops at Kettlestone North subject to remaining staff comments.

CITY OF WAUKEE

Andy Kass, AICP
Senior Planner