



**STAFF REPORT**

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Ashworth East

DATE: May 19, 2017

**GENERAL INFORMATION:**

Applicant: Deseret Trust Company & AP-GPP, L.C.

Requested Action: Rezoning

Location and Size: Property is generally located south of Ashworth Road and east of Grand Prairie Parkway and contains approximately 40 acres.

**LAND USES AND ZONING:**

Location	Existing Land Use	Kettlestone Master Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Regional Retail	A-1
North	Rural Residential	Community Retail	A-1
South	Vacant - Undeveloped	Regional Retail	K-RR
East	Vacant - Undeveloped	Regional Retail	A-1
West	Ashworth South Plat 1	Regional Retail	K-RR

**BACKGROUND:**

The subject property is located within the Kettlestone Corridor and includes approximately 40 acres located east of Grand Prairie Parkway and south of Ashworth Road. The property is a part of the Kettlestone Development Corridor and is subject to conformance with the Kettlestone Master Plan and the 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 40 acres of property proposed to be rezoned to the Kettlestone Retail Regional District. The proposed rezoning request coincides with the Kettlestone Master Plan.

Notice regarding the rezoning request was mailed to the surrounding property owners on May 15, 2017. 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 Retail Regional.

**ABOVE RIGHT:** Kettlestone Master Plan with overlay of proposed Zoning.

### PROJECT DESCRIPTION:

The proposed rezoning request includes the rezoning of approximately 40 acres. The property is bounded by Ashworth Road on the north side and the former public right-of-way for Vermillion Court of the west side. Development within this district is intended to be large scale including large box retailers to provide retail services for the entire community and regional area. 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 Retail Regional District is in conformance with the approved Master Plan and Kettlestone Design Guidelines.

### STAFF RECOMMENDATION

The proposed rezoning request is 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 process prior to any individual development within the property.

### CITY OF WAUKEE

Andy Kass, AICP  
Senior Planner