



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Kettlestone Heights Plat 1– Final Plat

DATE: August 22, 2017

GENERAL INFORMATION:

Applicant: Triple T Development, LLC

Requested Action Approval of a Final Plat for a single family residential development

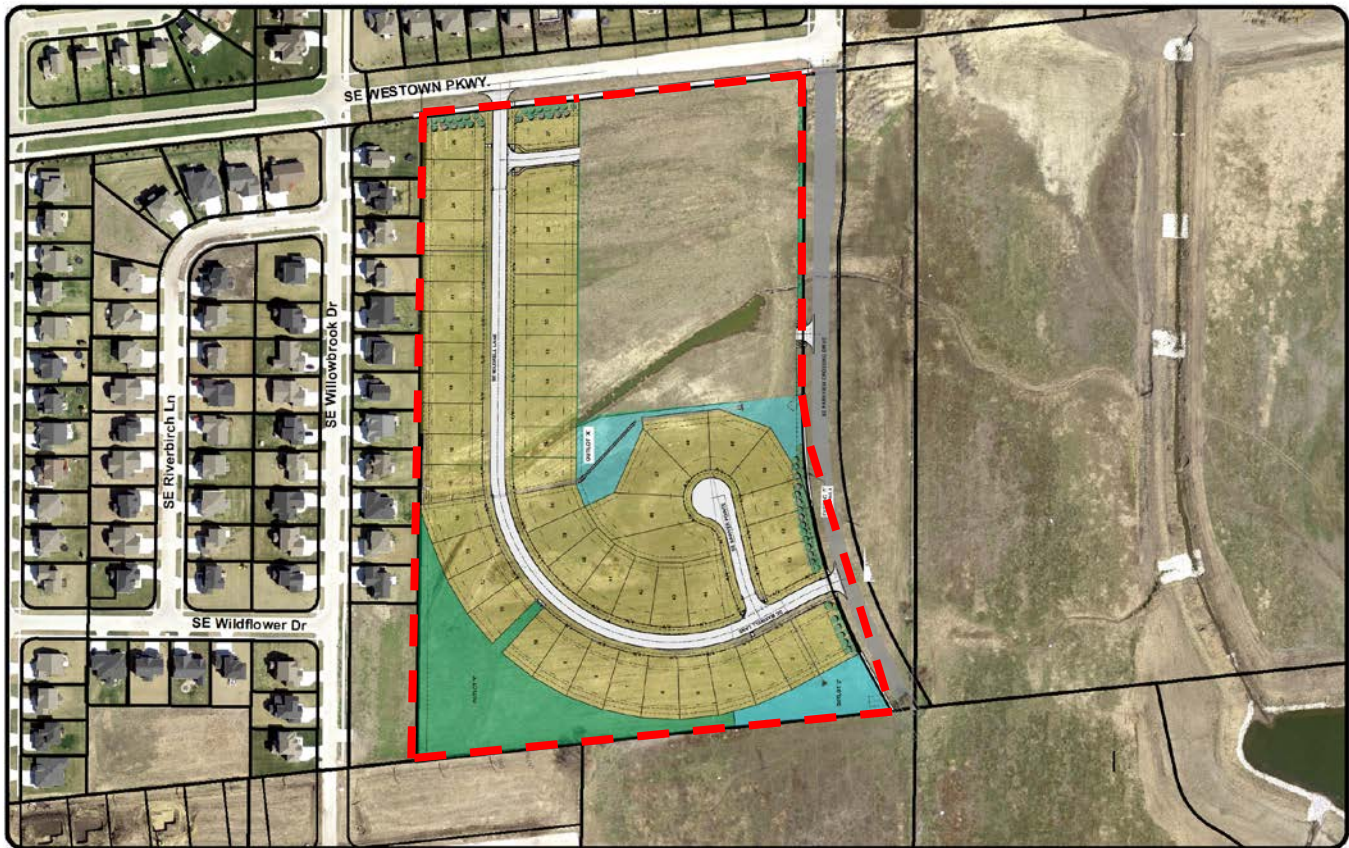
Location and Size: Property is generally located south of SE Westown Parkway and west of SE Parkview Crossing Drive, containing approximately 22.8 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Rowhomes	PD/R-2 & K-MF Rowhouse
North	Grant Park	Neighborhood Residential	R-2
South	Kettlestone Ridge	Neighborhood Residential	R-2
East	Vacant – Undeveloped	Multi-Family Stacked Medium	A-1
West	Westown Meadows	Neighborhood Residential	R-2

BACKGROUND:

The subject property lies south of SE Westown Parkway and west of SE Parkview Crossing Drive. This property was rezoned in 2016, from R-3 to PD/R-2 and K-MF-Rowhouse to allow for a smaller lot single family development and for rowhomes. The applicant requests final plat approval for the single family lots.



ABOVE LEFT: Aerial of Property (Red Dashed Line) identifying the proposed plat.

PROJECT DESCRIPTION:

LOTS

The final plat identifies a total of 53 single family lots that are in compliance with the approved Planned Development for the property all lots will have a minimum width of 60 feet and a minimum square footage of 7,500 square feet. The lots will range in size from 7,500 square feet 13,320 square feet. In comparison the minimum lot size in the R-2 district is 8,000 square feet and the minimum lot width is 65 feet. Outlot X and Outlot Z are for storm water detention and will be owned and maintained by a homeowners association. Outlot W in the northeast corner is intended for future townhome development and will be platted once development occurs. Outlot Y is intended to be dedicated to the City for parkland.

STREETS AND TRAIL

SE Maxwell Drive and SE Sawyer Pointe will provide access to the lots within the development. Both streets are 29 feet wide streets. SE Parkview Crossing Drive will also be extended along the east plat boundary from SE Tallgrass Lane to SE Westtown Parkway to the north. SE Parkview Crossing Drive will be a 31 feet wide street. Currently, the street improvements are under construction.

No public trails are proposed to be constructed as part of these plat improvements. Five foot sidewalks will be constructed on both sides of the streets as the individual lots develop.

UTILITIES

All public utility services have been extended throughout the plat to provide access to the 53 single family lots.

Storm water detention is being accommodated for in detention basins located within Outlot X and Outlot Z. These ponds will be owned and maintained by the homeowners association. Storm water will be discharged from these basins to pipes to the east that are located under SE Parkview Crossing.

PARKLAND:

The required amount of parkland dedication for this development is 0.954 acres. Outlot Y has been identified as the parkland to be dedicated to the City. Outlot Y is 2.07 acres in area. Outlot Y the remaining balance of parkland dedication will go to help satisfy the requirements when Outlot W develops.

STAFF RECOMMENDATION

At this time staff feels comfortable with the proposal and would recommend approval of the Final Plat for Kettlestone Heights Plat I subject to remaining staff comments, completion of the public improvements, and review of the legal documents by the City Attorney.

CITY OF WAUKEE

Andy Kass, AICP
Senior Planner