



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Kettleview Office Development–Rezoning      **PREPARED BY:** Brad Deets, Development Services Director

**REPORT DATE:** July 6, 2018

**MEETING DATE:** July 10, 2018

### GENERAL INFORMATION

**Applicant:** Vertical Group LLC

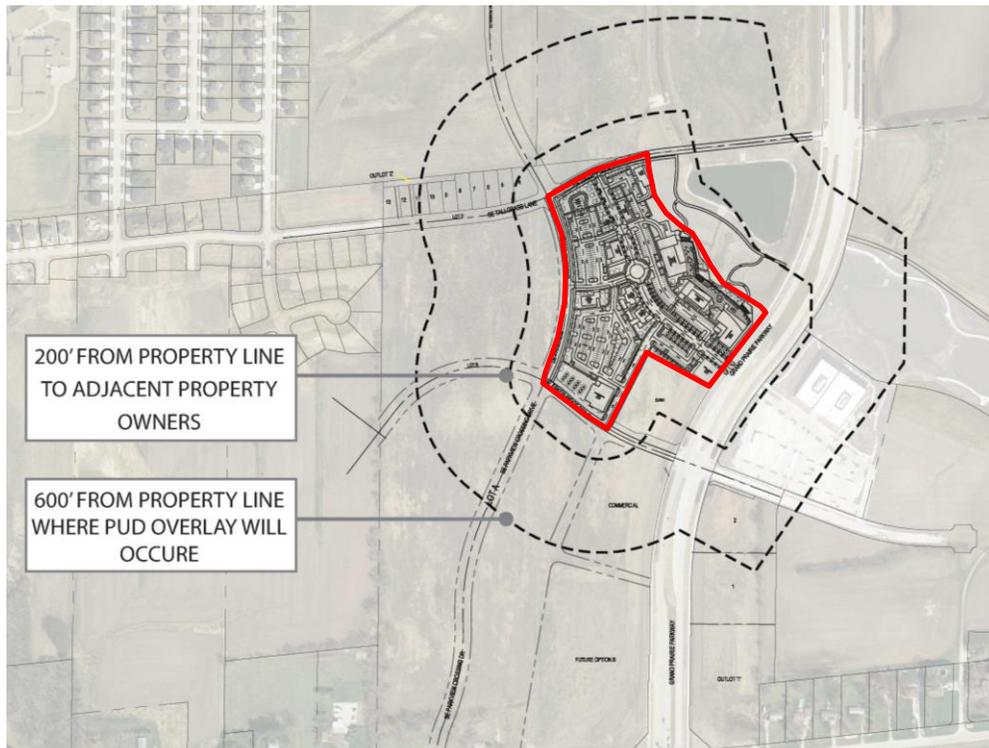
**Owner:** ARAC, LLC

**Applicant’s Representative:** Derek Johnson – ISG Group

**Request:** The applicant is requesting approval of a planned development overlay related to uses within a specific planned office development.

**Location and Size:** Property is generally located north of Ashworth Road and west of Grand Prairie Parkway, containing approximately 12.3 acres.

### AREA MAP



**ABOVE LEFT:** Aerial of Property identifying the proposed plat (outlined in **RED**).

**LAND USES AND ZONING**

Location	Existing Land Use	Kettlestone Master Plan Land Use	Current Zoning
Property in Question	Vacant – Undeveloped	Office	K-OF (Kettlestone Office District)
North	Vacant – Undeveloped	Multi-Family Stacked Medium and Office	A-1 (Agricultural District)
South	Vacant - Undeveloped	Community Commercial	K-RC (Kettlestone Retail Community District)
East	Holmes Murphy	Office	K-OF (Kettlestone Office District)
West	Parkview Crossing Neighborhood	Office	K-OF (Kettlestone Office District)

**BACKGROUND**

The subject property is located on the west side of Grand Prairie Parkway and generally north of Ashworth Road. The site is bordered by SE Tallgrass Lane to the north, SE Parkview Crossing Drive to the west and SE Esker Ridge Drive to the south and includes approximately 12.3 acres. The property is included within the Kettlestone Master Plan and is subject to the Kettlestone Design Guidelines for development. The property was rezoned to K-OF (Kettlestone Office District) in 2016 and is consistent with the land use plan as identified within the Kettlestone Master Plan. The applicant has submitted a request for rezoning to incorporate a Planned Development Overlay (PD-1) over the property. The purpose for the Planned Development Overlay is only to further define the uses permitted as well as a certain number of restrictions on the property that would otherwise be allowed under the K-OF Zoning District. The applicant has submitted the necessary consent to the rezoning with consent from 53.5% from neighboring property owners for the area proposed to be rezoned. The rezoning sign was placed on the property on June 29, 2018. Notification to adjacent property owners was mailed on July 2, 2018. To date, staff has not received any correspondence either for or against the proposed rezoning.

**PROJECT DESCRIPTION**

The concept plan identifies a total of up to 150,000 square feet of office space and limited commercial uses as are permitted within the Kettlestone Office Zoning District. In addition to office uses, the district allows for low intensity commercial uses such as office supply stores, drug stores, gift shops, restaurants and coffee shops (excluding drive thru restaurants). The concept shows the development of an interior private roadway system that will service the development. Public streets extend along the perimeter of the development. The private street is proposed to be designed with more of a downtown feel utilizing a roundabout for traffic circulation and on-street parking. Buildings within the development and within the district are allowed to be constructed up to the property line allowing for parking lots to be tucked back in behind and to the side of the buildings.

Storm water detention for this property will be handled with the existing public detention pond that is located just to the north of the site which sits on the corner of Grand Prairie Parkway and SE Tallgrass Lane. Similar to what was done with the Holmes Murphy site to the east, the development concept proposes to take full advantage of the pond by incorporating terrace and patio areas that stretch along the length of the pond and in between buildings. It is anticipated that the City will begin planning for improvements to the adjoining pond and trail system in the near future as a portion of the taxes generated from the proposed development would pay for the pond/trail improvements within the City

property. An internal trail system would be developed within the project which would connect to the proposed public trail system to the north.

Parking is proposed to be integral to the overall development providing shared parking for the various buildings within the development.

## **PROPOSED PLANNED DEVELOPMENT OVERLAY PROVISIONS**

With the exception of use, all other provisions of the K-OF (Kettlestone Office District) and the Kettlestone Design Guidelines are required to be met with the proposed development. The additions and restrictions to land use are proposed as follows:

Additional Uses that would not otherwise be permitted within the K-OF (Kettlestone Office District):

- Fitness Center
- Bar or Drinking Establishment: as defined within the Kettlestone Design Guidelines approved and adopted by the City of Waukee.
- Boutique Hotel –Defined as a smaller, high end hotel that caters to persons working in the area for a short or extended period of time.
- Executive Housing: Executive Housing shall be defined as housing located on an upper floor of a professional office building intended for the exclusive use of the owner or tenants within the office building.

Proposed Restrictions on Uses within the Development:

- The primary use of Lot 7 which is located on the corner of SE Esker Ridge Drive and SE Parkview Crossing Drive shall be restricted to professional office, however, support commercial uses as permitted within the K-OF Zoning District or as referenced above may be permitted as long as they are integrated into the building that is primarily used for professional office.
- Bar or Drinking Establishments shall not be permitted on Lots 4 and 13 which are the lots closest to residential development.
- Executive Housing shall not be permitted on Lots 1 – 3 which are the first three lots adjacent to the detention pond and Grand Prairie Parkway. The Developer's intent for this area is that it includes restaurants and other more active uses which can take full advantage of the detention pond and greenbelt and which may not be conducive to living units on an upper floor of a building.

**STAFF RECOMMENDATION**

The proposed planned development overlay and supporting materials are very much consistent with the Kettlestone Master Plan and Kettlestone Design Guidelines which call for integrated design, shared facilities such as parking and through design and building placement creating an active and energetic adjacent greenway. Staff believes the additional uses and restrictions as defined within the Planned Development Overlay are appropriate and are aimed at meeting the overall intent and vision of Kettlestone. Staff would recommend approval of the proposed Planned Development Overlay.