



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Telby LLC Property - Rezoning

PREPARED BY: Brad Deets,
Development Services Director

REPORT DATE: November 9, 2018

MEETING DATE: November 13, 2018

GENERAL INFORMATION

Applicant: Telby, LLC

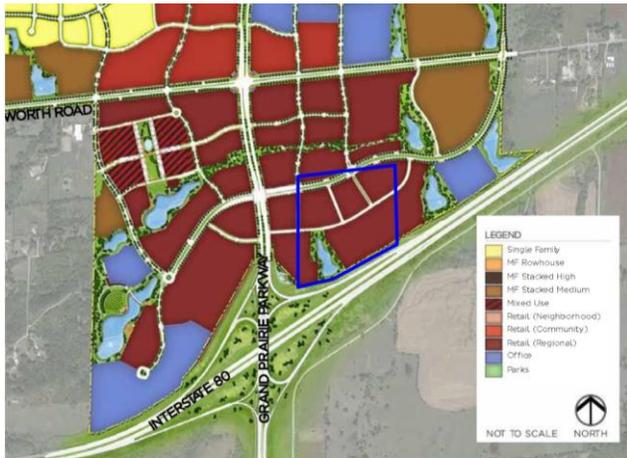
Owner: Telby, LLC

Owner's Representative: Brad Cooper, Cooper Crawford and Associates

Request: The applicant is requesting approval of a rezoning for a regional retail development

Location and Size: Property is generally located north of Interstate 80 and east of Grand Prairie Parkway, containing approximately 37 acres.

AREA MAP



ABOVE LEFT: Kettlestone Land Use Plan with outline of Telby, LLC Property
ABOVE RIGHT: Kettlestone Master Plan with overlay of Telby, LLC Property

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Kettlestone – Regional Retail	A-1 (Agricultural District)
North	Vacant – Undeveloped	Kettlestone – Regional Retail	K-RR (Kettlestone Retail Regional District)
South	Interstate 80 Right of Way	Not applicable	Not applicable
East	Vacant – Undeveloped	Kettlestone – Regional Retail	A-1 (Agricultural District)
West	Kum & Go/Vacant	Kettlestone – Regional Retail	K-RR (Kettlestone Retail Regional District)

BACKGROUND

The subject property is located within the Kettlestone Corridor and includes approximately 37 acres located on the east side of Grand Prairie Parkway. It should be noted that the very southern 8.2 acres of the subject property was previously a part of the DOT rest area that was removed during the construction of Grand Prairie Parkway. The approximately 8.2 acre parcel just recently received approval of annexation into the City of Waukee. The annexation petition is scheduled for the City Development Board in December with the completion of the annexation in early January. This requested rezoning is subject to completion of the annexation of the southern 8.2 acres.

In 2014, the City of Waukee completed a master plan for Kettlestone which includes the subject property. The master plan was followed by the completion of the Kettlestone Design Guidelines and Kettlestone zoning districts.

The purpose of the Kettlestone Master Plan and Guidelines was to define the overall land use plan for the Grand Prairie Parkway 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 37 acres of property proposed to be rezoned to the Kettlestone Retail Regional Zoning District (K-RR). The proposed rezoning request coincides with the Kettlestone Master Plan.

Notice regarding the rezoning request was mailed to the surrounding property owners on November 6, 2018. Additionally, signs regarding the rezoning date and time for Planning and Zoning Commission and City Council have been placed on the property. To date, staff has not received any correspondence either for or against the proposed rezoning.

PROJECT DESCRIPTION:

The proposed site is located within the Retail Regional Land Use District as defined within the Kettlestone Master Plan and Kettlestone Design Guidelines. This land use is intended to be large scale, including large box retailers, and located in high traffic, high visibility areas to provide retail services for the entire community and regional area. Districts are generally 20+ acres with a building floor area ratio of 0.35 although individual building sites within the development may be smaller. Sites should be designed to accommodate pedestrians and significant vehicular traffic.

The subject site will have visibility to Interstate 80. Access to the site will primarily be provided from the extension of Kettlestone Boulevard which was initially constructed as a part of the adjacent Kum & Go development. It is anticipated that at such time as the property develops and Kettlestone Boulevard is extended, that the traffic signals at the intersection of Kettlestone Boulevard and Grand Prairie Parkway will be installed. Secondary access to the site will also be provided via an ingress/egress easement through the Kum & Go site from the right in/right out access point located just to the south of Kum & Go.

Allowable uses within the property include retail stores, hotels and motels, personal service businesses, restaurants and coffee shops and office uses among others. For a complete listing of allowable uses as well as minimum bulk regulation requirements, please refer to the following link: [Kettlestone K-RR Zoning District Requirements](#).

Utilities to serve the property including water and sanitary sewer are located along Kettlestone Boulevard at the west property line to the site and will be further extended as a part of development of the property.

FINDINGS OF FACT

- The subject property has submitted the required application materials to request rezoning of the property.
- The required notices of rezoning were mailed within the timeframe required as well as the placement of a notification sign on the property.
- The subject property rezoning request is consistent with the adopted Kettlestone Master Plan and Kettlestone Design Guidelines.

STAFF RECOMMENDATION

Based upon the findings of fact as listed above, staff would recommend approval of the proposed rezoning request subject to finalization of annexation of the approximately 8.2 acres of the property that is being considered for annexation.