



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Cove at Kettlestone Plat 2 – Preliminary Plat & Final Plat

**PREPARED BY:** Melissa DeBoer, AICP – Planner II

**REPORT DATE:** September 20, 2019

**MEETING DATE:** September 24, 2019

### GENERAL INFORMATION

**Owner:** Hawthorne Pointe, LLC

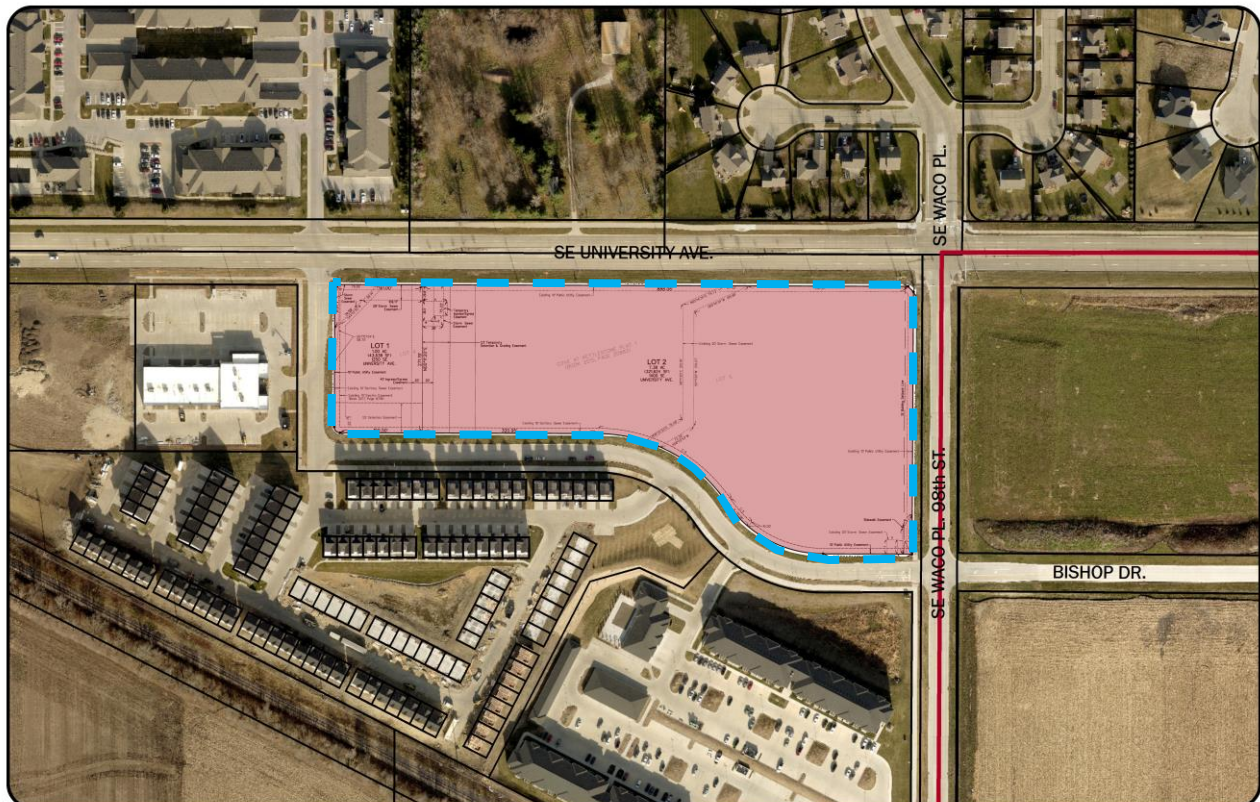
**Applicant:** Primus Companies

**Owner's Representative:** Olsson / Snyder & Associates, Inc.

**Request:** The applicant is requesting approval of a preliminary plat and final plat for a commercial development.

**Location and Size:** Property is generally located south of SE University Avenue and west of SE Waco Place, containing approximately 8.39 acres.

### AREA MAP



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

## LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Community Commercial	C-1 / PD-1 (Community and Highway Service Commercial District / Planned Development District)
North	Multi-Family Residential / Single Family Residential	High Density Residential / Single Family Residential	R-3 / PD-1 (Multi-Family Residential District / Planned Development District); C-4 / PD-1 (Office Park Commercial District / Planned Development District); R-2 / PD-1 (One and Two Family Residential District / Planned Development District)
South	Apartments / Townhomes	Medium Density Residential	C-1 / PD-1 (Community and Highway Service Commercial District / Planned Development District)
East	Vacant – Undeveloped	N/A (West Des Moines)	N/A (West Des Moines)
West	Commercial	Community Commercial	C-1 / PD-1 (Community and Highway Service Commercial District / Planned Development District)

## HISTORY

The subject property currently exists as two separate lots (known as Lots 4 and 5 of Cove at Kettlestone Plat 1). The applicant is requesting to replat the existing lots in order to make adjustments to the size of the lots for development of a dentist office on the lot at the west end of the property.

## PROJECT DESCRIPTION

The proposed request involves the replatting of Cove at Kettlestone Plat 1 in order to adjust the size of the lots. Lot 1 is proposed to be about 1 acre and Lot 2 is proposed to be 7.38 acres. Lot 1 will be used for the development of a dentist office. Lot 2 will remain undeveloped at this time.

## STREETS & ACCESS

No public streets will be extended as part of this project. SE Bishop Drive is a public street that is located both to the west and to the south of the proposed plat. SE Bishop Drive can be accessed off of SE University Avenue and SE Waco Place.

## EASEMENTS

Several easements exist within the plat based on the location of utilities. Several easements are proposed based on locations of utilities in conjunction with the development on proposed Lot 1. There will be an ingress/egress easement to allow a shared drive for access across Lot 1 and future development on Lot 2. A detention easement is provided for the detention basin proposed on Lot 1 and there is a temporary detention and grading easement shown for the temporary basin and grading activities to take place on Lot 2, just to the east of Lot 1.

**UTILITIES**

All utilities have been extended to service the proposed plat. There is an existing 8” sanitary sewer and an 8” water main. Storm water in this plat is collected in various detention basins and through area intakes that are collected in the the storm sewer along SE University Avenue and SE Waco Place.

**STAFF RECOMMENDATION**

Staff recommends approval of the preliminary plat and final plat for Cove at Kettlestone Plat 2 subject to remaining staff comments and review of the legal documents.