



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Coffee Bean Addition Plat 1 – Preliminary Plat & Final Plat      **PREPARED BY:** Bill Mettee, Planner

**REPORT DATE:** January 21, 2022

**MEETING DATE:** January 25, 2022

### GENERAL INFORMATION

**Applicant:** Brandon Haverty

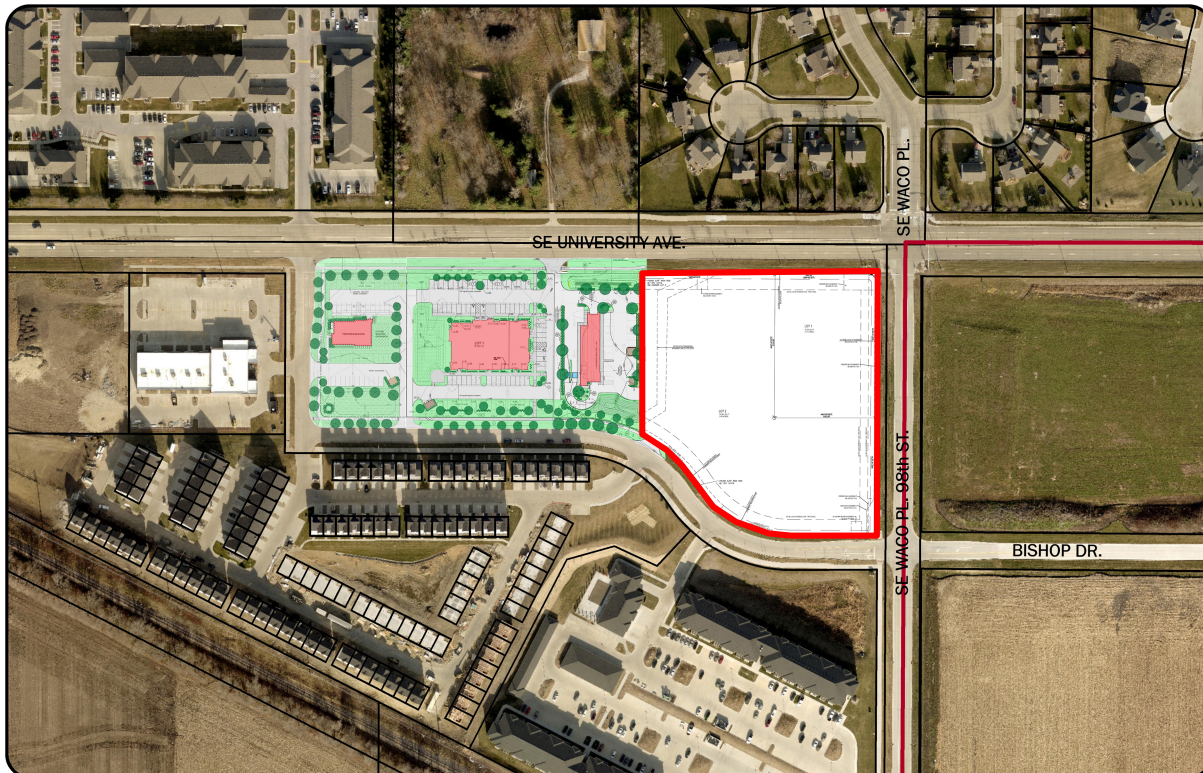
**Owner:** Hawthorne Pointe, LLC

**Owner's Representative:** Brandon Haverty with ReCor Properties

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

**Location and Size:** Property is located south of SE University Avenue, north of SE Bishop Drive and west of SE Waco Place, containing 4.56-acres.

### AREA MAP



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

## LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Community Commercial	C-1 (Community and Highway Service Commercial District) / PD-1 (Planned Development Overlay)
North	Williams Pointe Plat 1- Single-Family Residential	Single Family Residential	R-2 (One and Two-Family Residential District) / PD-1 (Planned Development Overlay)
South	Bricktowne Waukee Condos	Medium Density Residential	C-1 (Community and Highway Service Commercial District) / PD-1 (Planned Development Overlay)
East	Commercial	City of West Des Moines	City of West Des Moines
West	Splash Express Car Wash	Community Commercial	C-1 (Community and Highway Service Commercial District) / PD-1 (Planned Development Overlay)

## HISTORY

The subject property was part of a larger rezoning in 2015 of approximately 41-acres for the Cove at Kettlestone project. The rezoning request was to rezone the property to C-1 Community and Highway Service Commercial District to C-1 / PD-1 Planned Development Overlay. Since the initial rezoning, there have been multiple replats of the property. This request is similar to previous replats.

## PROJECT DESCRIPTION

### LOTS

The preliminary plat and final plat identify a total of 2 lots that are intended for commercial development. All lots meet or exceed the minimum requirements of the C-1 / PD-1 zoning district. Table 1 below identifies the minimum requirements of the C-1 District with the Planned Development Overlay.

**Table 1: C-1 / PD-1 Zoning District Bulk Regulations**

Category	C-1 / PD-1 (minimum)
<b>Lot Area</b>	No Minimum
<b>Lot Width</b>	No Minimum
<b>Front Yard Setback</b>	0 feet
<b>Rear Yard Setback</b>	0 feet, except when adjacent to an R-district, then 25-feet
<b>Side Yard Setback</b>	No Minimum, except when adjacent to an R-district, then 10-feet

**STREETS AND TRAIL**

There will be no construction of new or extensions of existing streets. A 5-foot sidewalk will be installed along SE University Avenue, SE Waco Place and SE Bishop Drive as part of the improvements.

**UTILITIES**

All appropriate utilities exist in the immediate areas surrounding the proposed plat. Sanitary Sewer, Storm Sewer and PUEs exist on all sides of the subject property and will be extended into the plat to service the structure(s).

**EASEMENTS**

All proposed and existing easements have been indicated on the preliminary plat.

**STAFF RECOMMENDATION**

All proposed lots meet the minimum requirements of the Zoning Ordinance, the preliminary and final plats are in general conformance with the Subdivision Ordinance, and the proposed land use of the property is consistent with the Comprehensive Plan. Staff recommends approval of the preliminary plat and final plat subject to any remaining staff comments and review of the legal documents.