



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Koethe Addition Plat 2 – Preliminary and Final Plats **PREPARED BY:** Bill Mettee, Planner

REPORT DATE: March 25, 2022

MEETING DATE: March 29, 2022

GENERAL INFORMATION

Applicant: ET Real Estate Holdings

Owner: ET Real Estate Holdings

Owner's Representative: Jeff Nesvik, P.E. with Civil Design Advantage

Request: The applicant is requesting approval of a preliminary and final plat to split the existing lot into two parcels.

Location and Size: Property is located at 95 Laurel Street – abutting both E Hickman Road and Laurel Street, generally west of S Warrior Lane. Collectively, the parcel is 85,378 square feet (1.96 acres). The final plat will split the lot into two parcels – Lot 1 (North) is 39,331 square feet (0.90 acres) and Lot 2 (South) is 47,957 square feet (1.10 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	First Steps Child Care Center	Mixed Use	C-1 (Community and Highway Service Commercial District)
North	Vacant – Undeveloped	Mixed Use	C-1 (Community and Highway Service Commercial District)
South	Vacant - Undeveloped	Single-Family Residential	R-2 (One and Two-Family Residential District)
East	O'Reilly Auto Parts	Mixed Use	C-1 (Community and Highway Service Commercial District)
West	Waukee Power Equipment	Mixed Use	C-1 (Community and Highway Service Commercial District)

HISTORY

The subject property was platted and recorded in 1996 as Koethe Addition Lot 1. The existing childcare facility structure was constructed in 1996 and continues to operate today.

PROJECT DESCRIPTION

LOTS

The final plat identifies a total of 2 lots that are intended for commercial use. The owner intends to sell the north lot and maintain ownership of the south lot. Any proposed uses are unknown at this time. Table 1 below summarizes the requirements of the M-1 Light Industrial zoning district.

Table 1: C-1 Zoning District Bulk Regulations

Category	Standard C-1 (minimum)
Lot Area	N/A
Lot Width	N/A
Front Yard Setback	30 feet
Rear Yard Setback	30 feet
Side Yard Setback	0 feet unless adjacent to R, where 30 feet is required

STREETS AND TRAIL

There are no further plat improvements proposed for this parcel.

No trails are planned as part of this portion of the development. A five-foot-wide sidewalk was previously installed along the south property line.

UTILITIES

Public utilities have previously been extended to this parcel.

EASEMENTS

All existing easements have been indicated on the final plat, including a 5.00-foot PUE and a 75.00-foot Sanitary, Storm and Overland Flowage Easement. On this plat, one 10.00-foot private utility easement is proposed.

STAFF RECOMMENDATION

All proposed lots meet the minimum requirements of the Zoning Ordinance, the final plat is 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 for Koethe Addition Plat 2 subject to review of legal documents.