



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** KeeTown Loop Plat 1 – Preliminary Plat & Final Plat

**PREPARED BY:** Andy Kass, AICP – Community Development Director

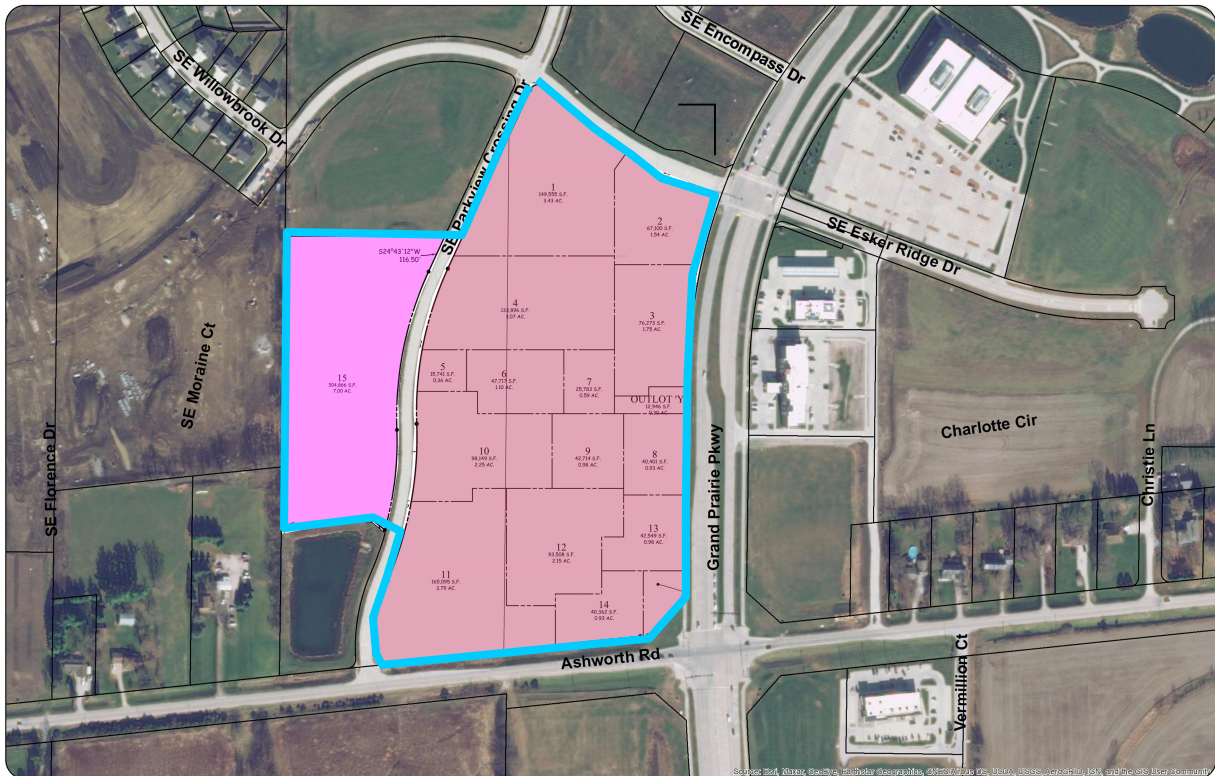
**REPORT DATE:** March 25, 2022

**MEETING DATE:** March 29, 2022

### GENERAL INFORMATION

- Applicant:** The Quarter at Waukee, LLC
- Owner:** The Quarter at Waukee, LLC
- Owner’s Representative:** Keven Crawford, PE, Cooper-Crawford & Associates
- Request:** The applicant is requesting approval of a preliminary plat and final plat for a commercial subdivision.
- Location and Size:** Property is generally located north of Ashworth Road and west of Grand Prairie Parkway, containing approximately 31.5-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 Retail/Office	K-RR / PD-1 & K-RC
North	Kettleview Office	Office	K-OF / PD-1
South	Vacant - Undeveloped	Regional Retail	K-RR & A-1
East	Hy-Vee Fast & Fresh	Community Retail/Office	K-RC
West	Kettlestone Ridge Neighborhood	Single-Family Residential	R-2 & K-RC

**HISTORY**

The subject property was rezoned in 2021 as the first step in the development process for the planned KeeTown Loop development that will feature an entertainment venue, commercial / retail, and hotels. The applicant now requests approval of a preliminary plat and final plat to divide the property into various lots for future development.

**PROJECT DESCRIPTION**

**LOTS**

The preliminary plat and final plat identify 15 lots to be platted and developed as part of the project. The lots range in size from 0.36-acre to 7-acres in area. Two (2) outlots are shown on the plats. All proposed lots meet the requirement of the K-RR/PD-1 or K-RC zoning districts. Outlot Y is intended to be utilized for access purposes and Outlot Z will be open space and a potential location for a development sign.

**STREETS, UTILITIES & TRAILS**

There are no public improvements associated with the plat. Previous improvements were made to extend streets and utilities for the proposed lots to access. Internal private access drives will provide access through the site. The applicant will be required to extend utilities and services to each lot. All drives and utilities within the plat will be privately owned and maintained. A 10-foot trail already exists along SE Parkview Crossing Drive and Gran Prairie Parkway. As part of the improvements, the applicant will install a 10-foot trail along the north side of SE Ashworth Road.

**EASEMENTS**

All proposed easements have been indicated on the plat. A landscape buffer will be required along the west side of Lot 15.

**STAFF RECOMMENDATION**

The proposed 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 KeeTown Loop Plat I subject to remaining staff comments.