



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Cove at Kettlestone Plat 4 – Final Plat

PREPARED BY: Melissa DeBoer, AICP – Senior Planner

REPORT DATE: July 8, 2022

MEETING DATE: July 12, 2022

GENERAL INFORMATION

Owner/Applicant:

Hawthorne Pointe, LLC

Owner's Representative:

Korey Marsh, P.E., with Snyder & Associates

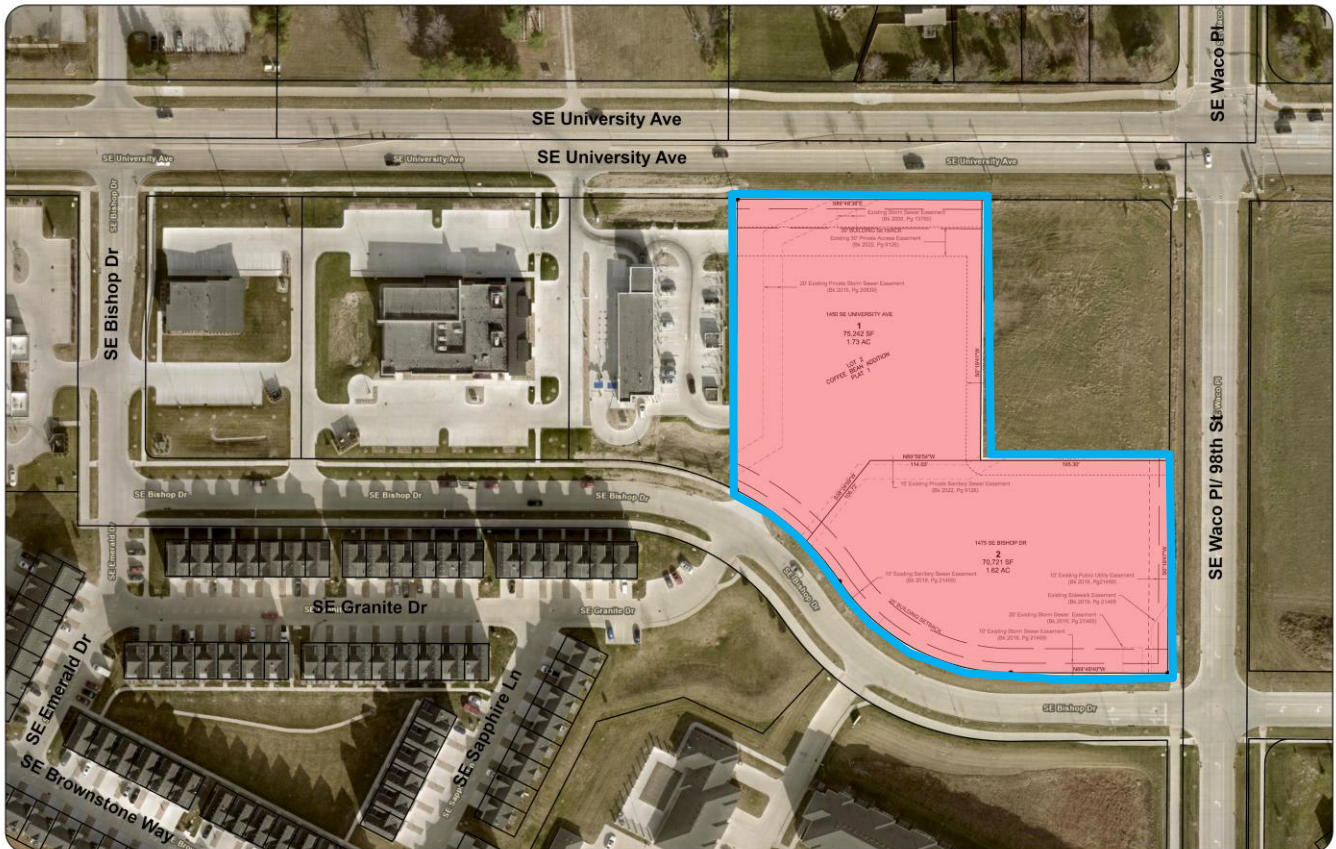
Request:

The applicant is requesting approval of a final plat for a commercial subdivision.

Location and Size:

Property is generally located south of SE University Avenue and west of SE Waco Place, containing approximately 3.35 acres.

AREA MAP



ABOVE LEFT: 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	Single Family Residential	High Density Residential / Single Family Residential	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	City of West Des Moines	City of West Des Moines
West	Commercial	Community Commercial	C-1 / PD-1 (Community and Highway Service Commercial District / Planned Development District)

PROJECT DESCRIPTION

LOTS

The final plat indicates a total of two (2) lots for commercial/retail development. The subject property is currently one (1) lot and the applicant requests approval to further divide the existing lot. Lot 1 is 1.73-acres in area and lot 2 is 1.62-acres in area.

STREETS AND TRAIL

Access to the lots will be provided via SE Bishop Drive or SE Waco Place. An existing private access easement will also provide access to the lots through the private development.

A 10-foot wide trail will be installed on the east side of Lot 2 when it develops. Five-foot-wide sidewalks will be installed as each lot is developed along other street frontages.

UTILITIES

Utilities were previously extended to serve the development as part of Cove at Kettlestone Plat 1. Storm water detention will be accommodated as each lot develops.

STAFF RECOMMENDATION

Staff recommends approval of the final plat for Cove a Kettlestone Plat 4 subject to remaining staff comments and review of the legal documents.