



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Kettlestone Central North – Rezoning

PREPARED BY: Andy Kass AICP, Community Development Director

REPORT DATE: September 9, 2022

MEETING DATE: September 13, 2022

GENERAL INFORMATION

Applicant: Jensen Group

Owner: Dickson & Luann Jensen

Owner’s Representative: Erin Ollendike, P.E. – Civil Design Advantage

Request: The applicant is requesting approval of a rezoning for a multi-family residential and commercial development

Location and Size: Property is generally located north of SE Ashworth Road and east of Grand Prairie Parkway, containing approximately 99-acres.

AREA MAP



LEFT: Concept plan of the development identifying the area proposed to be rezoned. The area outlined in **BLUE** is the area proposed to be rezoned.

LAND USES AND ZONING

| Location | Existing Land Use | Comprehensive Plan | Current Zoning |
|----------------------|--|---|--|
| Property in Question | Vacant - Undeveloped | Neighborhood Commercial / Office / Medium Density Residential / Single-Family Residential | C-4 (Office Park Commercial District) / R-3 (Multi-Family Residential Development) / R-4 (Row Dwelling & Townhome District) |
| North | Vacant – Undeveloped | Community Commercial/ Medium Density Residential / High Density Residential | K-OF (Kettlestone Office District) / K-RC (Kettlestone Retail Community) / K-MF-Stacked High (Kettlestone Multi-Family Stacked High District) / K-MF-Stacked Med (Kettlestone Multi-Family Stacked Med District) |
| South | Vacant – Undeveloped | Office / Medium Density Residential | C-4 (Office Park Commercial District) / A-1 (Agricultural District) / R-4 (Row Dwelling & Townhome District) |
| East | Single-Family Residential / Maple Grove Elementary | City of West Des Moines | City of West Des Moines |
| West | Vacant – Undeveloped | Office / Neighborhood Commercial | K-OF (Kettlestone Office District) / K-RC (Kettlestone Retail Community District) |

BACKGROUND

The subject property is located within the Kettlestone Corridor and includes approximately 99-acres. The property is generally located north of SE Ashworth Road and east of Grand Prairie Parkway. The applicant requests to rezone 80.79-acres of the property to K-RR (Kettlestone Retail Regional) and K-MF-Stacked High (Kettlestone Multi-Family Stacked High District) / PD-I (Planned Development Overlay). The applicant proposes to develop a commercial and multi-family residential development.

The applicant has submitted consent from greater than 50% of the surrounding property within a 250-foot radius of the area proposed to be rezoned. Notification to surrounding property owners was mailed on September 2, 2022. Rezoning signs have also been placed on the property. At this time, staff has not received any correspondence either for or against the proposed rezoning request.

PROJECT DESCRIPTION

The concept plan for the property identifies several commercial lots across the property. Many of the uses are unknown at this time and are merely conceptual at this point, however, the development of three buildings on the east side of the commercial area proposed to be zoned K-RR would include 12 indoor sport courts. The area proposed to be zoned K-MF-Stacked High / PD-I identifies six (6) apartment buildings that would have a total of 408 apartment units. As part of the improvements to the property, the applicant would be responsible for paving SE Westown Parkway between Grand Prairie Parkway and SE Waco Place.

The K-RR district permits typical commercial, retail, and office uses. The K-MF-Stacked High district allows for either vertically or horizontally attached multi-family dwelling units including apartment buildings. The K-MF-Stacked High

District permits a density up to 24 units per acre. The proposed apartment development is slightly above the allowed 24 units per acre allowed by the district. The applicant proposes a density of 26.04 units per acre which is why the planned development overlay has been requested.

COMPREHENSIVE PLAN

The subject property is within the Kettlestone Corridor and was included within the 2015 master plan for the corridor. The land uses shown within the Kettlestone Master Plan for the subject property are Neighborhood Commercial, Office, Single-Family Residential, and Medium Density Residential. The Kettlestone Master Plan is intended to act as a guide for land use while at the same time allowing for flexibility of land uses. The intent is that the land use designations can move based upon market demands and the type of development. The proposed zoning designation of K-RR would still permit office type uses, but also provide additional flexibility for further commercial and retail uses. The proposed zoning of K-MF-Stacked High / PD-I while more intense than single-family and medium density residential, the Kettlestone Corridor was intended to have higher density residential uses located within in it. In addition, the existing zoning already permits high density uses. In general, the proposed districts are placing the more intense uses closer to the Grand Prairie Parkway corridor and transitioning to the less intense use along the eastern boundary which abuts an existing single-family neighborhood located within the City of West Des Moines.

STAFF RECOMMENDATION

The proposed zoning district is generally consistent with the land uses identified in the Comprehensive Plan/Kettlestone Master Plan. Based on the conformance with the Comprehensive Plan staff recommends approval of the rezoning for Kettlestone Central North.