



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Kettlestone Central South – Rezoning

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

**REPORT DATE:** September 9, 2022

**MEETING DATE:** September 13, 2022

### GENERAL INFORMATION

**Applicant:** Caliber Land Company, LLC & NJREC, Inc.

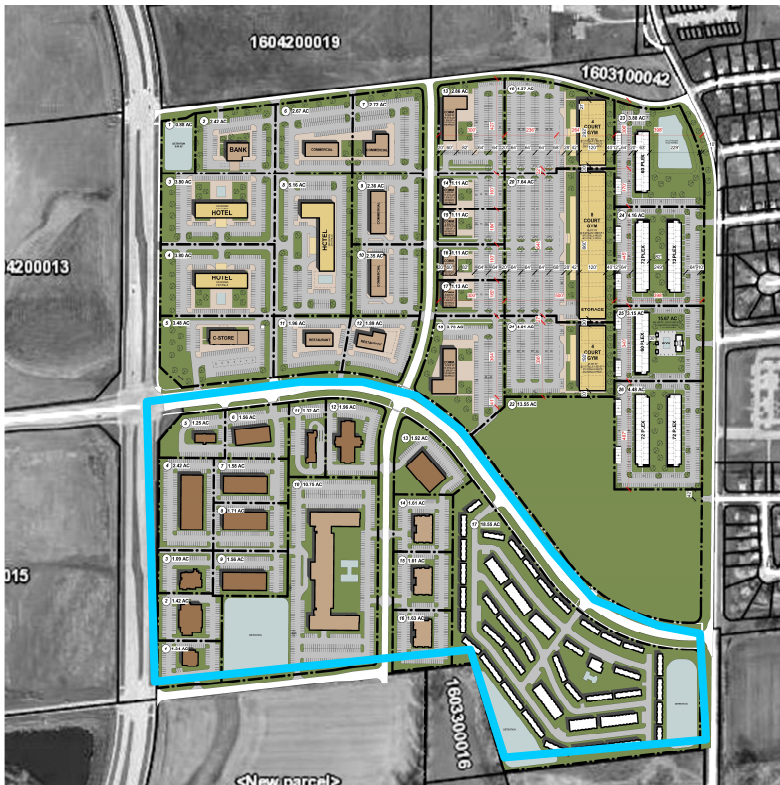
**Owner:** Caliber Land Company, LLC & NJREC, Inc.

**Owner’s Representative:** Dean Roghair, P.E. – Civil Design Advantage

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

**Location and Size:** Property is generally located north of SE Ashworth Road and east of Grand Prairie Parkway, containing approximately 60.54-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	Office / Medium Density Residential	A-1 (Agricultural District) / C-4 (Office Park Commercial District) / R-4 (Row Dwelling & Townhome District)
North	Vacant – Undeveloped	Office / Medium Density Residential / Single Family Residential	C-4 (Office Park Commercial District) / R-3 (Multi-Family Residential District) / R-4 (Row Dwelling & Townhome District)
South	Maple Grove Place / Undeveloped	Office / Medium Density Residential	K-OF (Kettlestone Office District) / K-MF-Stacked Med (Kettlestone Multi-Family Stacked Medium District) / K-MF-Rowhouse (Kettlestone Multi-Family Rowhouse District)
East	Single-Family Residential / Undeveloped	City of West Des Moines	City of West Des Moines
West	Vacant – Undeveloped	Office / 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 60.5 acres. The property is generally located north of SE Ashworth Road and east of Grand Prairie Parkway. The applicants request to rezone 22.02-acres of the property to K-RC (Kettlestone Retail Community), 17.55-acres to K-MU (Kettlestone Mixed Use), and 20.97-acres to K-MF-Stacked Med (Kettlestone Multi-Family Stacked Medium District). The applicant proposes to develop a commercial, mixed-use, and medium density residential development on the property.

The applicant has submitted consent from 65.61% 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 12 commercial lots located on the west side of the property along Grand Prairie Parkway, four mixed-use lots in the central portion of the property, and one large lot for a townhome/rowhome development on the east side of the property adjacent to SE Waco Place. The concept plan shows three apartment buildings within the K-MU district area and one large mixed-use building. A total of 259 townhomes are shown on the concept plan within the area proposed to be zoned K-MF-Stacked Med. As part of the improvements to the property, the applicant would be responsible for paving SE Westtown Parkway between Grand Prairie Parkway and SE Waco Place.

The K-RC district permits typical commercial, retail, and office uses. Commercial and retail buildings are limited to no more than 50,000 square feet in area. The K-MU district permits buildings to have commercial/retail and residential uses within the same building. In addition, the K-MU district permits stand alone multi-family buildings. A density of 30 units per acre is allowed within the K-MU district. The K-MF-Stacked Med district allows for either vertically or horizontally

attached multi-family dwelling units including townhomes or rowhomes. The K-MF-Stacked Med District permits a density up to 14 units per acre.

### **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 Office 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 designations of K-RC and K-MU would still permit office type uses, but also provide additional flexibility for further commercial, retail, and residential uses. The area proposed to be zoned K-MF-Stacked Med is consistent with the Kettlestone Master Plan. 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 South.