PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: KeeTown Loop Plat 2 – Final Plat

PREPARED BY: Andy Kass, AICP – Community Development Director

REPORT DATE: September 23, 2022

MEETING DATE: September 27, 2022

GENERAL INFORMATION

Applicant: The Quarter at Waukee, LLC

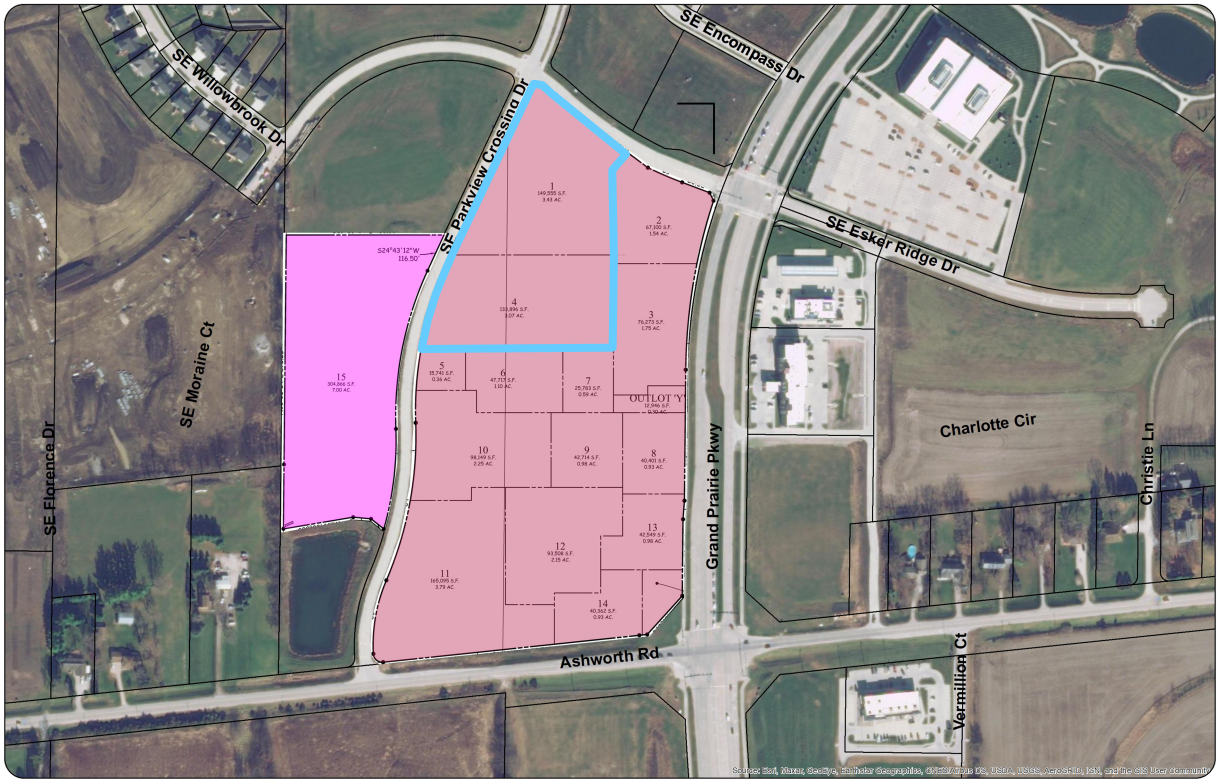
Owner: The Quarter at Waukee, LLC

Owner's Representative: Keven Crawford, PE, Cooper-Crawford & Associates

Request: The applicant is requesting approval of a 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 6.5-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
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 platted and a site plan for the music venue located within the development was approved in early 2022. The applicant has requested to replat two of the existing lots within KeeTown Lop Plat 1 to better facilitate future development.

PROJECT DESCRIPTION

LOTS

The final plat identifies three (3) lots to be platted. Currently, the lots are configured as two (2) lots within Plat 1 (Lots 1 and 4). The proposed lots range in size from 1.46-acres to 3.36-acres in area. All proposed lots meet with minimum requirements of the K-RR district.

STREETS, UTILITIES & TRAILS

There are no public improvements associated with the plat.

EASEMENTS

All proposed easements have been indicated on the plat.

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 final plat for KeeTown Loop Plat 2 subject to remaining staff comments and review of the legal documents.