



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: KeeTown Loop Plat 3 – Final Plat

PREPARED BY: Bill Mettee – Planner

REPORT DATE: March 24, 2023

MEETING DATE: March 28, 2023

GENERAL INFORMATION

Applicant:

The Quarter at Waukee, LLC

Owner:

The Quarter at Waukee, LLC

Owner's Representative:

Keven Crawford, PE, Cooper-Crawford & Associates

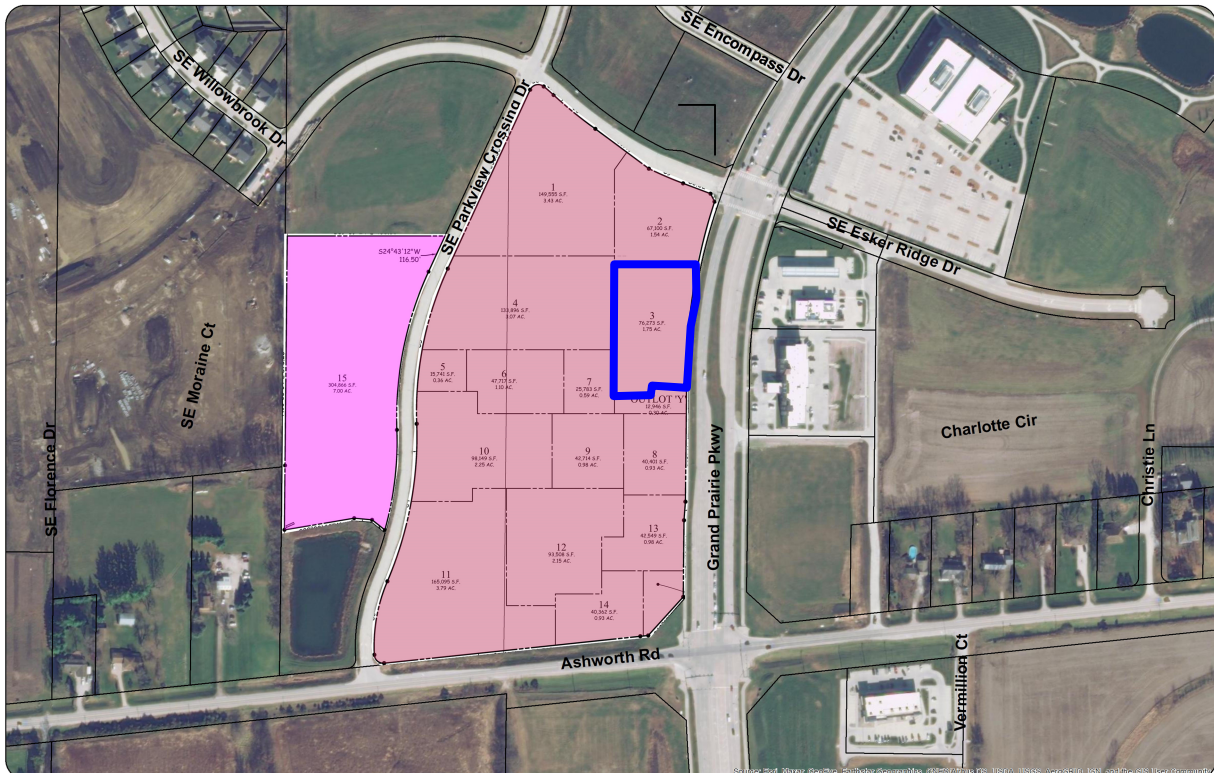
Request:

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 1.75-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 Commercial	K-RR / PD-1
North	Vacant - Undeveloped	Community Commercial	K-RR / PD-1
South	Vacant - Undeveloped	Community Commercial	K-RR / PD-1
East	Hy-Vee Fast & Fresh / MainStay Suites Hotel	Community Commercial	K-RC
West	Vacant - Undeveloped	Community Commercial	K-RR / PD-1

HISTORY

The subject property was originally platted as Lot 3 of KeeTown Loop Plat 1.

PROJECT DESCRIPTION

LOTS

The final plat identifies one (1) lot to be split into two (2) lots for the purpose of commercial development. The proposed lots range in size from 0.49-acres to 1.26-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

No new easements are proposed with this final 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 3 subject to any remaining staff comments and review of the legal documents.