

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Business Park / Community Commercial	K-OF (Kettlestone Office District), K-RC (Kettlestone Retail Community District) and K-MF-MED (Kettlestone Multi-Family Stacked Medium District)
North	Vacant - Undeveloped	Business Park	C-4 (Office Park Commercial District)
South	Single Family Residential	Community Commercial	A-1 (Agricultural District)
East	Single Family Residential / Townhome Residential / Vacant - Undeveloped	Business Park / Medium Density Residential	A-1 (Agricultural District) and K-MF-ROW (Kettlestone Multi-Family Rowhouse District)
West	Office (Holmes Murphy) / Retail / Vacant - Undeveloped	Business Park / Community Commercial	K-OF (Kettlestone Office District) and K-RC (Kettlestone Retail Community District)

PROJECT DESCRIPTION

LOTS

The final plat identifies a total of five outlots for future development. Outlots U and W are zoned K-OF, Outlots X and Y are zoned K-MF-MED, and Outlot Z is zoned K-RC. The final plat also identifies Lot B to be dedicated to the City of Waukee for storm water management purposes. Lot B will contain a large regional pond and trail. The final plat identifies Lot A and Outlot V to be dedicated to the City of Waukee for public streets.

STREETS AND TRAILS

A portion of SE Tallgrass Lane will be provided as part of this development. The section of SE Glacier Trail between SE Tallgrass Lane and SE Esker Ridge Drive will be constructed as part of future improvements and platting.

A 20-ft wide trail will be provided within Lot B to be dedicated to the City. This will extend around the regional pond to be constructed within Lot B.

UTILITIES

All public utilities exist in the immediate vicinity and will serve the proposed plat. Extensions will be made from the existing area mains. Sanitary sewer will be extended to serve this plat from the main to the east. Storm water detention will be provided with a large regional pond located within Lot B, to be owned and maintained by the City of Waukee.

EASEMENTS

All proposed easements have been indicated on the final plat. A Public Trail Easement will be provided to the north of Lot B for the trail encompassing the pond.

STAFF RECOMMENDATION

Staff recommends approval of the final plat for Ashworth North Plat 3 subject to remaining staff comments and review of the legal documents.