



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: KeeTown Loop Plat 4 – Final Plat

PREPARED BY: Andy Kass, AICP – Community Development Director

REPORT DATE: May 19, 2023

MEETING DATE: May 23, 2023

GENERAL INFORMATION

Applicant:

The Quarter at Waukee, LLC

Owner:

The Quarter at Waukee, LLC

Owner's Representative:

Keven Crawford, PE, Cooper-Crawford & Associates

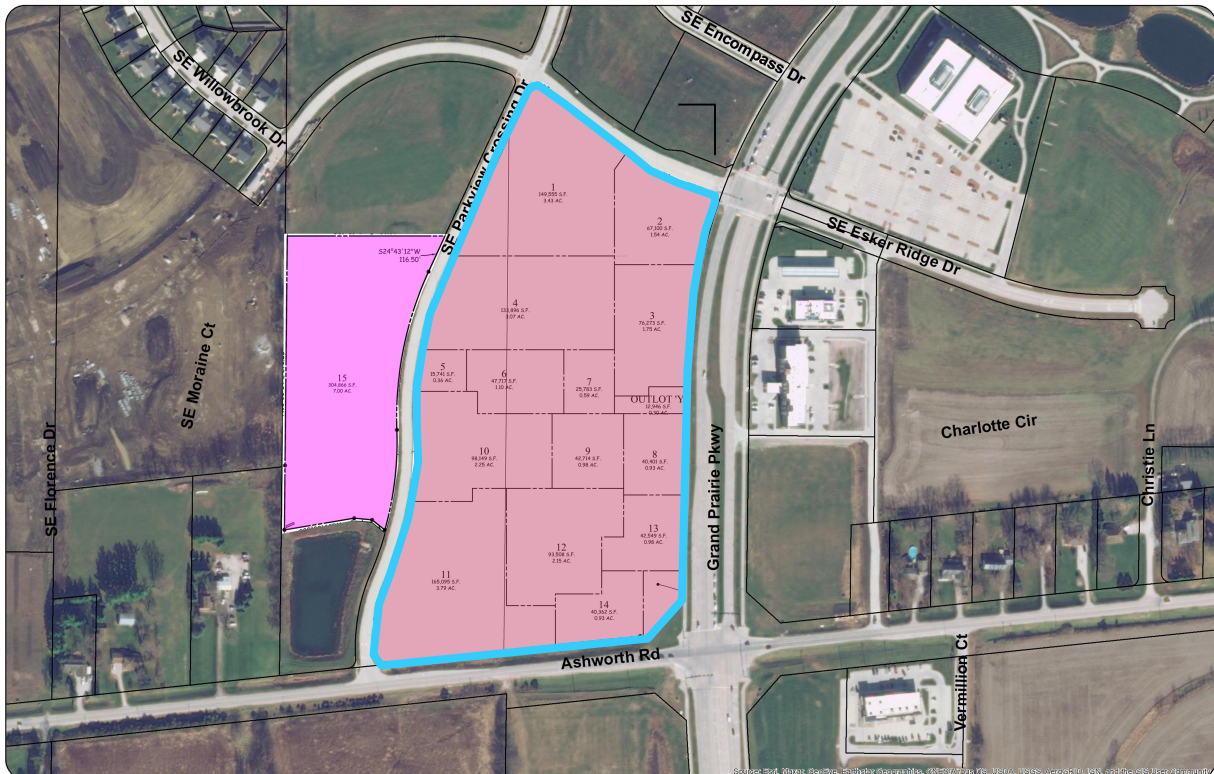
Request:

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 13.25-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 several of the existing lots from Plat 1 and Plat 2 in order to create separate outlots for drive aisles and parking areas.

PROJECT DESCRIPTION

LOTS

The final plat identifies nine (9) lots and four (4) outlots to be platted. All proposed lots meet the 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 4 subject to remaining staff comments and review of the legal documents.