



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Kettlestone Central North – **PREPARED BY:** Andy Kass, AICP – Community Preliminary Plat Development Director

REPORT DATE: June 9, 2023

MEETING DATE: June 13, 2023

GENERAL INFORMATION

Owner: Dickson D. & Luann C. Jensen

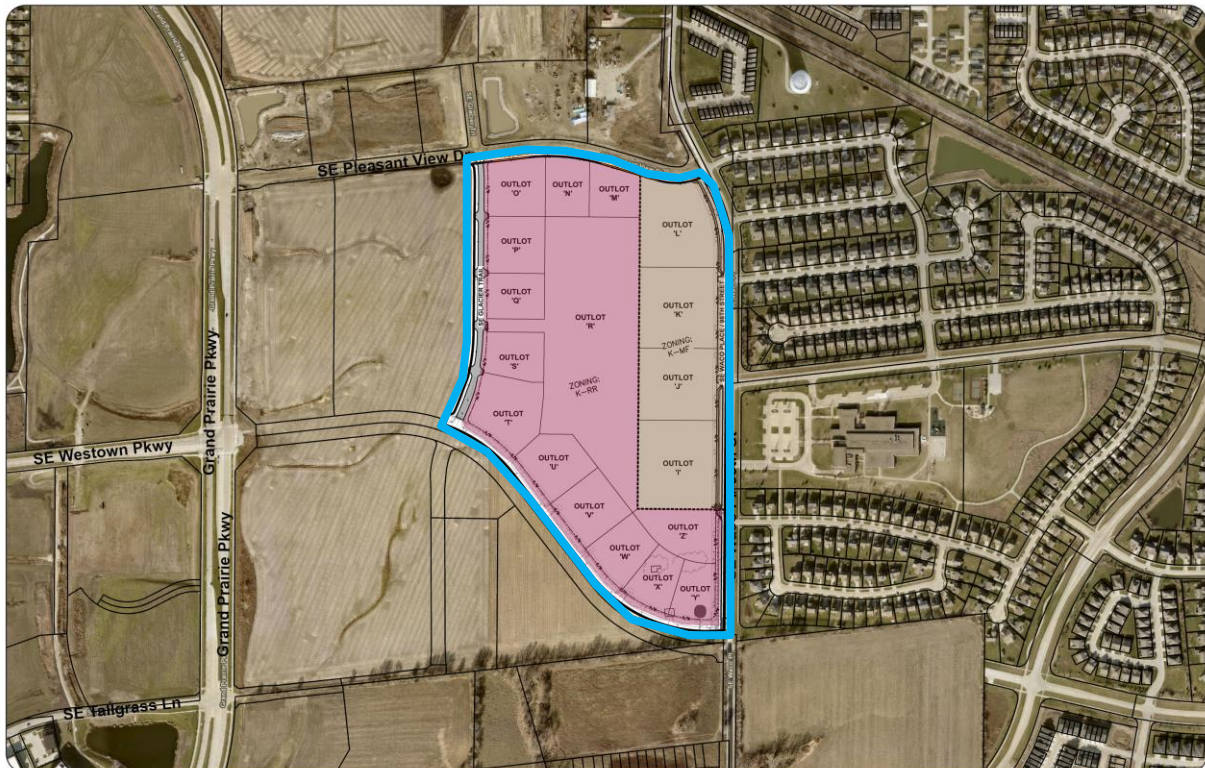
Applicant: Jensen Group

Owner’s Representative: Erin Ollendike, P.E. with Civil Design Advantage

Request: The applicant is requesting approval of a preliminary plat for a multi-family residential and commercial development.

Location and Size: Property is generally located south SE Pleasantview Drive and west of SE Waco Place, containing approximately 64-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	Neighborhood Commercial / Office / Medium Density Residential / Single-Family Residential	K-RR (Kettlestone Retail Regional) & K-MF-Stacked High (Kettlestone Multi-Family Stacked High) / PD-1 (Planned Development Overlay)
North	Vacant – Undeveloped	Community Commercial/ Medium Density Residential / High Density Residential	K-OF (Kettlestone Office District) / K-RC (Kettlestone Retail Community) / K-MF-Stacked High (Kettlestone Multi-Family Stacked High District) / K-MF-Stacked Med (Kettlestone Multi-Family Stacked Med District)
South	Vacant – Undeveloped	Office / Medium Density Residential	K-RC (Kettlestone Retail Community) / K-MU (Kettlestone Mixed Use) / K-MF-Stacked Med (Kettlestone Multi-Family Stacked Med District)
East	Single-Family Residential / Maple Grove Elementary	City of West Des Moines	City of West Des Moines
West	Vacant – Undeveloped	Office / Neighborhood Commercial	K-OF (Kettlestone Office District) / K-RC (Kettlestone Retail Community District)

HISTORY

The property is part of the Kettlestone Central North development. The property was rezoned in Fall 2022.

PROJECT DESCRIPTION

LOTS

The preliminary plat identifies a total of 14 outlots for future commercial development and four (4) lots for multi-family residential development. The lots range anywhere in size from 1.41-acres to 15.42-acres in area. All lots meet or exceed the minimum requirements of the respective zoning districts. Tables 1 and 2 below summarize the bulk regulations for the K-RR and K-MF-Stacked High Districts.

Stormwater detention is shown within the northeast corner and southeast corner of the plat.

A landscape buffer is shown along the east plat boundary along SE Waco Place. In addition, a 25-foot buffer will be required along the east side of Outlot R.

Table 1: Standard K-RR requirements.

Category	K-RR (minimum)
Lot Area	No Minimum
Lot Width	No Minimum
Front Yard Setback	No Minimum
Rear Yard Setback	No Minimum
Side Yard Setback	No Minimum

Table 2: K-MF-Stacked High requirements.

Category	K-MF-Stacked High (minimum)
Lot Area	No Minimum
Lot Width	No Minimum
Front Yard Setback	No Minimum
Rear Yard Setback	No Minimum
Side Yard Setback	No Minimum

STREETS AND TRAILS

As part of the improvements associated with this plat, the applicant will be required to make improvements to SE Waco Place and construct an extension of SE Glacier Trail. The applicant, along with the developer to the south, are in the process of constructing SE Westtown Parkway. Trail will be required to be installed along both SE Waco Place and SE Glacier Trail.

UTILITIES

Utilities will be extended throughout the plat. Stormwater management areas will be owned and maintained by each lot owner.

EASEMENTS

All proposed easements have been indicated on the preliminary plat. Landscape buffer easements have been indicated between the different zoning districts and along SE Waco Place.

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 Neighborhood Commercial, Office, Single-Family Residential, 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 designation of K-RR would still permit office type uses, but also provide additional flexibility for further commercial and retail uses. The proposed zoning of K-MF-Stacked High / PD-I while more intense than single-family and medium density residential, the Kettlestone Corridor was intended to have higher density residential uses located within in it. In addition, the existing zoning already permits high density uses. 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

All proposed lots meet the minimum requirements of the Zoning Ordinance and Planned Development, the preliminary 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 preliminary plat for Kettlestone Central North subject to remaining staff comments.