



## LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Undeveloped	Medium-Density Residential	K-MF-Medium (Kettlestone Multi-Family Stacked Medium District)
North	Single-Family Residential	Medium-Density Residential	C-1 (Community and Highway Service Commercial District)
South	Undeveloped	Single-Density Residential	K-MF-High (Kettlestone Multi-Family Stacked High District) and K-RR (Kettlestone Retail Regional District)
East	Maple Grove West Townhomes	N/A	City of West Des Moines
West	Undeveloped	Medium-Density Residential	K-MF-High (Kettlestone Multi-Family Stacked High District)

## BACKGROUND

The subject property was included in the 2015 Kettlestone Master Plan and rezoned in 2020 to Kettlestone Multi-Family Stacked Medium. The property was then platted in 2021 as Lot 6 of Kettlestone Peak.

## PROJECT DESCRIPTION

The project includes a total of 11 townhome buildings with a total of 51 units for the entire site. All units and buildings will be on one lot. The buildings range from 3-units to 6-units. There is one 3-plex building, four 4-plex buildings, four 5-plex buildings, and two 6-plexes. The units are intended to be renter occupied.

One monument sign has been proposed near the entrance on SE Waco Place / 98<sup>th</sup> Street.

## ACCESS AND PARKING

Two accesses are provided to this site. One access is provided off of SE Pleasant View Drive and one access is provided off of SE Waco Place / 98<sup>th</sup> Street. All streets interior to the site will be privately owned and maintained by the townhome homeowner's association.

A total of 113 parking spaces are required for this development (2 spaces per unit plus 1 visitor space per 5 units) and 113 spaces are provided, including 2 accessible spaces. This includes 2 attached garage spaces per unit.

## SIDEWALKS/TRAILS

A five foot wide sidewalk will be constructed along SE Pleasant View Drive and a 10-foot trail will be installed along SE Waco Place / 98<sup>th</sup> Street. Five foot wide sidewalks are shown throughout the development in order to provide internal pedestrian access as well as provide access to and from the sidewalks located along the public streets.

## UTILITIES

This site will be serviced with all public utilities that exist in the immediate vicinity. All utilities within the site will be privately owned and maintained.

Storm water will be accommodated with the retention basin located on the southeast corner of the site. This pond will be owned and maintained by the townhome homeowner's association.

### **LANDSCAPING & OPEN SPACE**

A minimum of 20% of the project area is required to be open space. The total amount of open space proposed is 53.8%.

This project includes three 25-foot landscape buffers along the east side, north side and south side of the site. Plantings are being provided throughout the site in compliance with the Landscape & Open Space Ordinance.

### **ELEVATIONS**

The elevations of the buildings are proposed to be constructed of Hardie cement board lap siding in a variety of whites, tans and blues. Accompanying materials include stone, vertical battens and windows. The shingles will be asphalt. The buildings are two and three stories tall and include a garage located interior to the site. There are several color palettes proposed. Elevations of the proposed buildings have been provided for review along with examples of the proposed color schemes.

### **LIGHTING PLAN**

A photometric plan and associated lighting spec sheets were submitted for review and meet the lighting ordinance.

### **COMPREHENSIVE PLAN**

The Imagine Waukee 2040 Comprehensive Plan classifies the subject property as Medium-Density Residential. The Medium-Density classification is intended to capture a variety of attached side by side townhomes and row home products with densities ranging from 4-12 units per acre.

### **STAFF RECOMMENDATION**

The proposed site plan is in general conformance with the Zoning Ordinance, Site Plan Ordinance and Comprehensive Plan. Staff recommends approval of the site plan for Kettlestone Peak Townhomes subject to remaining staff comments.