



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Kettlestone Central South – Preliminary Plat **PREPARED BY:** Bill Mettee – Planner

REPORT DATE: August 4, 2023

MEETING DATE: August 8, 2023

GENERAL INFORMATION

Owner: Caliber Land Company, LLC

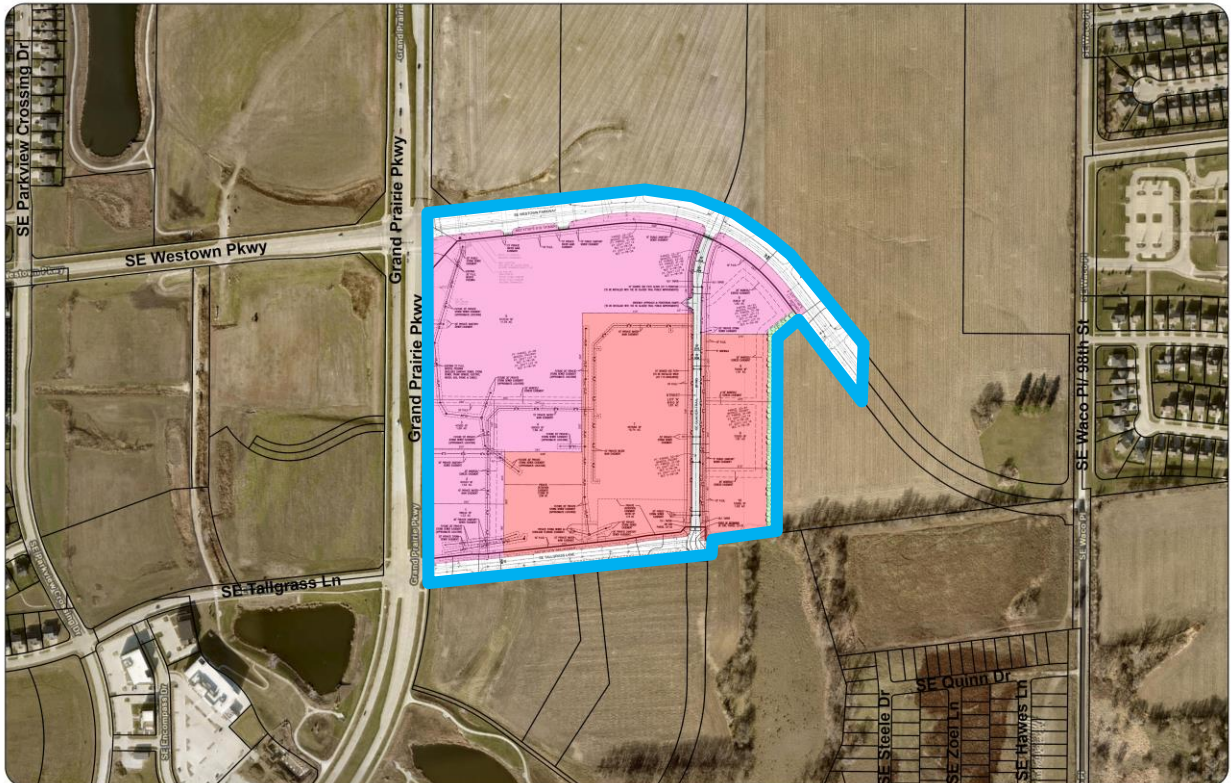
Applicant: Caliber Land Company, LLC

Owner’s Representative: Dean Roghair, P.E. with Civil Design Advantage

Request: The applicant is requesting approval of a preliminary plat for a mixed-use and retail commercial development.

Location and Size: Property is generally located south SE Westown Parkway and east of Grand Prairie Parkway, containing approximately 36.58-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	Business Park	K-RC (Kettlestone Retail Community District) & K-MU (Kettlestone Mixed Use District) / PD-1 (Planned Development Overlay)
North	Vacant – Undeveloped	Business Park / Neighborhood Commercial	K-RR (Kettlestone Retail Regional District)
South	Vacant – Undeveloped	Business Park	K-OF (Kettlestone Office District) & K-MF-SM (Kettlestone Multi-Family Stacked Medium District)
East	The Iowa Clinic & Vacant / Undeveloped	Business Park	K-RR (Kettlestone Retail Regional District) & K-MF-MED (Kettlestone Multi-Family Stacked Medium District)
West	Vacant – Undeveloped	Business Park / Neighborhood Commercial	K-RC (Kettlestone Retail Community District)

HISTORY

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

PROJECT DESCRIPTION

LOTS

The preliminary plat identifies a total of 10 lots for retail / commercial development. The lots range anywhere in size from 1.09-acres to 11.79-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-RC and K-MU Districts.

Two private stormwater detention ponds and easements are shown within Lot 7 along the south plat boundary.

A landscape buffer is shown along the east plat boundary between the K-RC and K-MU districts and the adjacent K-MF-MED district.

Table 1: Standard K-RC 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-MU 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 construct an extension of SE Glacier Trail. The applicant, along with the developer to the north, are in the process of constructing SE Westtown Parkway. Trail will be required to be installed along the west side of SE Glacier Trail. Five-foot sidewalks will be installed with individual lot development.

UTILITIES

Utilities will be extended throughout the plat. Stormwater detention ponds will be owned by the owner of Lot 7 and maintenance will be through a master association and agreement between Lots 1-7.

EASEMENTS

All proposed easements have been indicated on the preliminary plat. A landscape buffer easement has been shown along the east plat boundary along Lots 6, 8, 9 and 10.

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 Business Park and Neighborhood Commercial. 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-RC would permit retail areas that are larger scale than retail neighborhood and are located within closer proximity to employment centers to provide a greater range of retail services for a wider population area. The zoning of K-MU is intended and designed to provide certain areas of Kettlestone with buildings that include a combination of residential, retail and office uses. Retail or service businesses are typically located on the first floor with office and residential dwelling units located on the upper floors. All buildings should include a residential component.

The Comprehensive Plan classifies Business Park as including office or related uses, either arranged in formal “Business Park” settings or developments, or in smaller concentrations located throughout Waukee. The typical project size will be 15,000 square feet to over 100,000 square feet and range from 1-6 stories in height. The Neighborhood Commercial is classified as consisting of retail, office or personal services with a gross leasable area ranging from 20,000 square feet to 125,000 square feet. Centers may or may not have an anchor tenant and will usually consist of more than one tenant on 3-5 acres of land.

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, 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 South subject to remaining staff comments.