



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Kettlestone Central Plat 1 – Final Plat

PREPARED BY: Andy Kass, AICP – Community Development Director

REPORT DATE: September 8, 2023

MEETING DATE: September 12, 2023

GENERAL INFORMATION

Owner:

Kettlestone Central, LC

Applicant:

Jensen Group

Owner’s Representative:

Erin Ollendike, P.E. with Civil Design Advantage

Request:

The applicant is requesting approval of a final plat for a commercial development.

Location and Size:

Property is generally located south SE Pleasantview Drive and west of SE Waco Place, containing approximately 42.42-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)
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. A preliminary plat was approved in spring 2023.

PROJECT DESCRIPTION

LOTS

The preliminary plat identifies a total of 14 lots for future commercial development. The lots range anywhere in size from 1.34-acres to 14.16-acres in area. All lots meet or exceed the minimum requirements of the respective zoning districts. Table 1 below summarizes the bulk regulations for the K-RR and K-MF-Stacked High Districts.

A landscape buffer is shown along the east plat boundary.

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

STREETS AND TRAILS

As part of the improvements associated with this plat, the applicant will be required to make improvements to SE Glacier Trail. Trail will be required to be installed along SE Glacier Trail.

UTILITIES

Utilities will be extended throughout the plat.

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.

STAFF RECOMMENDATION

All proposed lots meet the minimum requirements of the Zoning Ordinance and Planned Development, the final 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 Plat I subject to remaining staff comments and review of the legal documents.