

## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Kettlestone Central Apartments – Preliminary Plat, Final Plat and Site Plan

**PREPARED BY:** Melissa DeBoer, AICP – Planning Coordinator

**REPORT DATE:** November 22, 2023

**MEETING DATE:** November 28, 2023

### GENERAL INFORMATION

**Owner:**

Kettlestone Central, LC

**Applicant:**

Jensen Group

**Owner's Representative:**

Erin Ollendike, P.E., Civil Design Advantage

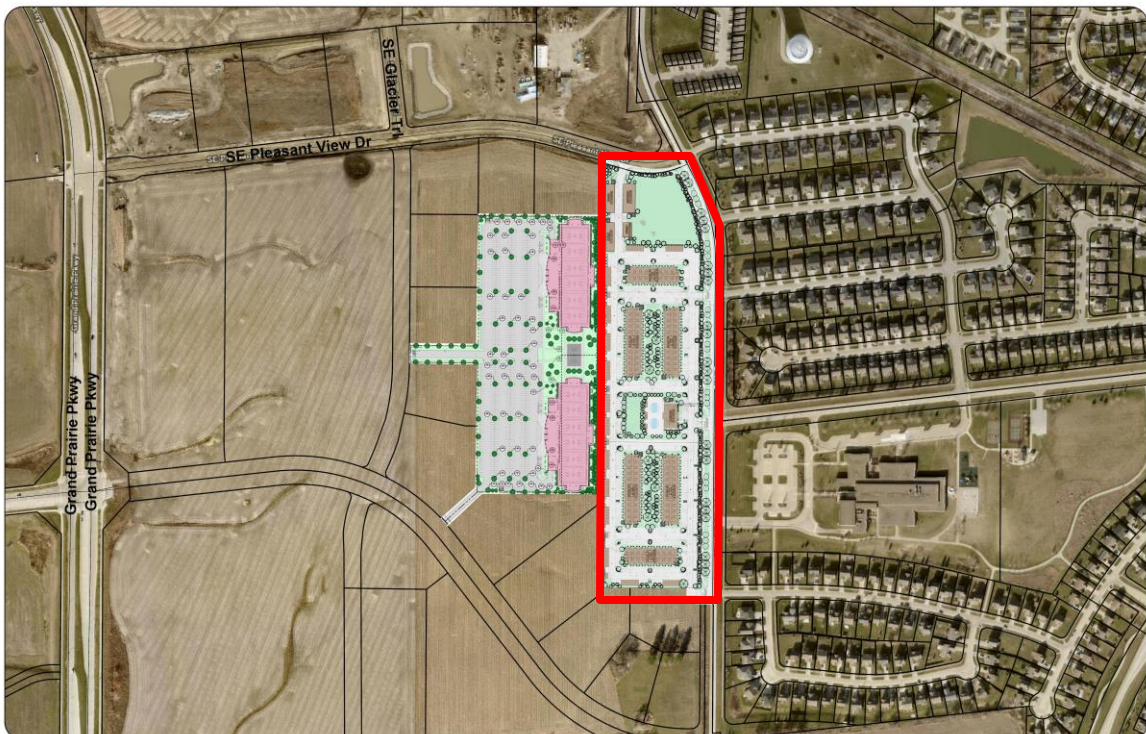
**Request:**

The applicant is requesting approval of a preliminary plat, final plat, and site plan for a multi-family residential development.

**Location and Size:**

Property is generally located south of SE Pleasant View Drive and west of SE Waco Place containing approximately 17.82-acres.

### AREA MAP



**ABOVE:** Aerial of subject property (outlined in **RED**) in relation to the surrounding area.

## LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Single-Family Residential	K-MF-Stacked High (Kettlestone Multi-Family Stacked High District) / PD-1 (Planned Development Overlay)
North	Future Kettlestone Peak Townhomes	Medium Density Residential	K-MF-Stacked Med (Kettlestone Multi-Family Stacked Med District)
South	Vacant – Undeveloped	Medium Density Residential	K-RR (Kettlestone Retail Regional District) / PD-1 (Planned Development Overlay)
East	Single-Family Residential / Maple Grove Elementary	City of West Des Moines	City of West Des Moines
West	Future Kettlestone Central Gymnasium	Medium Density Residential / Single Family Residential	K-RR (Kettlestone Retail Regional District) / PD-1 (Planned Development Overlay)

## PROJECT DESCRIPTION

The project includes the construction of a total of six apartment buildings and 360 total units. All apartment buildings are three-stories. Four of the apartment buildings contain 66-units and two of the apartment buildings contain 48-units. The total proposed density is 22.41 dwelling units per acre.

The project also includes a clubhouse with two outdoor pools, several garage buildings around the perimeter of the parking lot, three storage buildings at the northwest corner of the site, and one maintenance building along the north side of the site.

Several trash enclosures are provided along the rear of the property, or the west side of the site.

The final plat includes a total of two lots. Lot 1 is 5.71 acres in area and Lot 2 is 10.36 acres in area. Lot 1 includes three of the apartment buildings and is located along the south side of the site. Lot 2 includes the other three apartment buildings, the clubhouse, and the storage and maintenance buildings. The final plat also includes street lots for the adjacent public streets – SE Westown Parkway and SE Waco Place.

## ACCESS AND PARKING

Four (4) accesses are proposed into the site from the surrounding public streets. Three accesses will be provided off of SE Waco Place and one access will be provided off of SE Pleasant View Drive.

A 10-foot wide trail will be provided adjacent to the property, along SE Waco Place. A 10-foot wide trail exists adjacent to the property, along SE Pleasant View Drive. Several pedestrian connections are provided into the site from the adjacent public trails.

A total of 462 parking spaces are required for the proposed site plan and they are providing 655 spaces, including 18 accessible spaces.

## UTILITIES

All units will be serviced with private utilities extended through the development. Stormwater detention will be provided in a pond at the north side of the site. The owner will be responsible for the maintenance of the pond and private utilities.

## **EASEMENTS**

All proposed easements have been indicated on the final plat. A landscape buffer will be installed along the east side of the site, adjacent to SE Waco Place.

## **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 38%.

Plantings are being provided throughout the site in compliance with the Landscape & Open Space Ordinance.

## **PARKLAND DEDICATION**

Parkland dedication will be satisfied with a fee in lieu of land dedication.

## **ELEVATIONS**

The elevations of the buildings will be constructed of mostly brick in different color variations. The roofing material is proposed to be asphalt shingles. Elevations of the proposed buildings have been provided for review.

## **PHOTOMETRIC PLAN**

The applicant has provided a lighting plan which meets the requirements of the Site and Building Development Standards.

## **STAFF RECOMMENDATION**

The preliminary plat, final plat, and site plan are in general conformance with the Zoning Ordinance, Subdivision Ordinance, Site Plan Ordinance, Planned Development and Comprehensive Plan. Staff recommends approval of the preliminary plat, final plat, and site plan for Kettlestone Central Apartments subject to any remaining staff comments and review of the legal documents.