

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Kettlestone Central Townhomes Plat 1 – Preliminary Plat / Site Plan and Final Plat

PREPARED BY: Melissa DeBoer, AICP – Planning Coordinator

REPORT DATE: April 19, 2024

MEETING DATE: April 23, 2024

GENERAL INFORMATION

Owner/Applicant:

Rock Equity Holdings, LLC

Owner's Representative:

Dean Roghair, P.E. with Civil Design Advantage

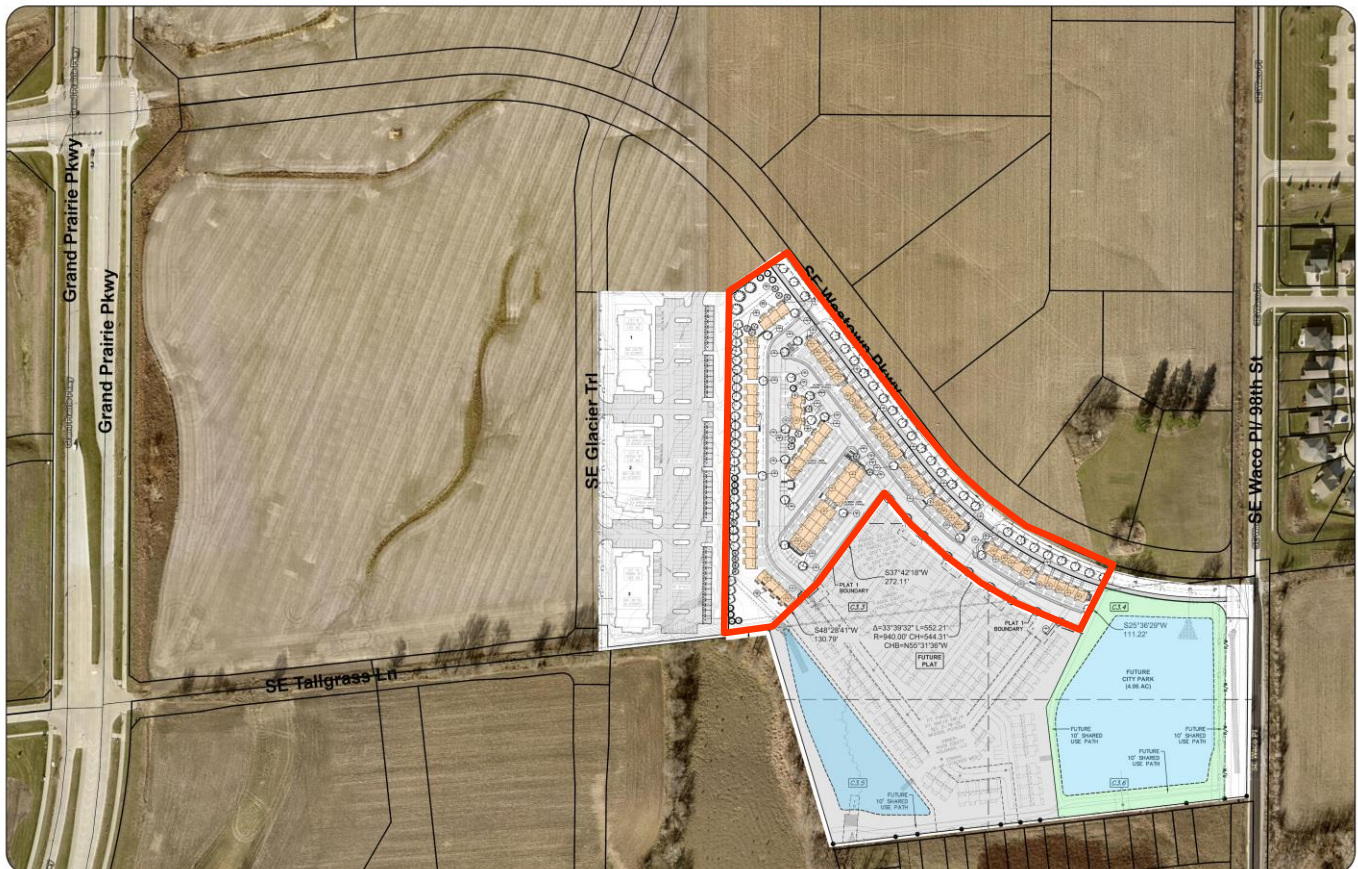
Request:

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

Location and Size:

Property is located south of SE Westtown Parkway and west of SE Waco Place, containing approximately 6.27 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	Medium Density Residential	K-MF-MED (Kettlestone Multi-Family Stacked Medium District)
North	Vacant – Undeveloped	Single Family Residential / Medium Density Residential	K-RR (Kettlestone Retail Regional District)
South	Vacant – Kettlestone Central Townhomes Future Phase 2 / Maple Grove Place	Medium Density Residential	K-MF-MED (Kettlestone Multi-Family Stacked Medium District) and K-MF-ROW (Kettlestone Multi-Family Rowhouse District)
East	Vacant – Undeveloped / City of West Des Moines	Single Family Residential / NA – City of West Des Moines	K-RR (Kettlestone Retail Regional District) / NA – City of West Des Moines
West	Vacant – Undeveloped (Future Kettlestone Central Lofts Development)	Business Park	K-MU (Kettlestone Mixed Use District) / PD-1 (Planned Development Overlay District)

PROJECT DESCRIPTION

The project includes the first phase of development for Kettlestone Central Townhomes. Phase I includes a total of 18 townhome buildings with a total of 85 townhome units for the entire site. Each unit accounts for one lot for a total of 85 corresponding lots. The buildings range between three to ten units per building. The lots range in size from 1,350 square feet to 2,260 square feet in area. All units have two bedrooms and range in size from 1,165 square feet to 1,239 square feet.

The final plat identifies the 85 townhome lots as well as Outlot ‘Z’ for all of the common areas, including the private streets. The outlot will be owned and maintained by the homeowner’s association.

ACCESS AND PARKING

Two accesses are provided to this site off of SE Westown Parkway. All streets interior to the site will be privately owned and maintained by the association.

A total of 187 parking spaces are required for this project (1 space per 5 units for visitor parking, plus 2 spaces per unit) and a total of 365 spaces are provided, including 2 accessible parking stalls. This includes 2 attached garage spaces per unit.

SIDEWALKS/TRAILS

A ten-foot wide trail will be included to the north of the site, along the south side of SE Westown Parkway. Five-foot wide, private sidewalks are shown throughout the development in order to provide internal pedestrian access as well as provide access to and from the trail located along the public street.

UTILITIES

This site will be serviced with all public utilities. Sanitary sewer will be brought into the site from the property to the south and water services will be brought into the site from SE Westown Parkway. All utilities within the site will be privately owned and maintained.

Storm water detention will be provided in a pond located to the south of this site. The pond will be privately owned and maintained.

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 and the Kettlestone Design Guidelines.

ELEVATIONS

The elevations of the buildings are proposed to be constructed of brick and fiber cement siding and panel in different color variations. All buildings are three-story and each unit includes a two-car attached garage. Elevations of the proposed buildings have been provided for review along with the proposed color schemes.

LIGHTING PLAN

No exterior lighting for the internal streets has been proposed at this time. General exterior residential house lighting will be provided on the exterior of each unit.

EASEMENTS

All proposed easements have been indicated on the final plat. An offsite detention easement will be provided for the pond located to the south of this site.

PARKLAND DEDICATION

Parkland dedication requirements will be met with the dedication of 4.06-acres of land located just to the east of the subject site. This will also include future trails to provide connections to other area trails.

COMPREHENSIVE PLAN

The Comprehensive Plan classifies the subject property as Medium Density Residential. The Medium Density Residential classification provides for a variety of attached side-by-side townhome and row home products. The Plan states that neighborhoods should include a variety of housing options that accommodate a range of needs, price points and life stages of residents.

STAFF RECOMMENDATION

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