



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Kettlestone Lakes – Rezoning

PREPARED BY: Melissa DeBoer, AICP – Planning Coordinator

REPORT DATE: November 22, 2024

MEETING DATE: November 26, 2024

GENERAL INFORMATION

Owner:

Kettlestone Lakes, LLC & City of Waukeee

Applicant:

Kettlestone Lakes, LLC

Project Representative:

Erin Ollendike, P.E. with Civil Design Advantage

Request:

The applicant is requesting approval of a rezoning for a commercial development.

Location and Size:

Property is generally located south of Ashworth Road and west of Grand Prairie Parkway, containing approximately 141.95-acres.

AREA MAP



ABOVE: The area outlined in **BLUE** is the area proposed to be rezoned.

LAND USES AND ZONING

Location	Existing Land Use	Kettlestone Master Plan / Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Retail Regional / Mixed Use / Office / Stacked Medium	A-1 (Agricultural District)
North	Single-Family Residential / Commercial	Retail Community	K-RR (Kettlestone Retail Regional District) / K-RR/PD-1 (Kettlestone Retail Regional District with a Planned Development Overlay) / K-RC (Kettlestone Retail Community District) / A-1 (Agricultural District)
South	Interstate 80 / Vacant Undeveloped within West Des Moines	N/A – West Des Moines	N/A – West Des Moines
East	Vacant – Undeveloped / Commercial	Retail Regional	K-RR (Kettlestone Retail Regional District)
West	Rural Residential within both Dallas County and Waukee	Rural Residential / Single-Family Residential / Medium Density Residential / Neighborhood Commercial	N/A Dallas County & A-1 (Agricultural District)

BACKGROUND

The subject property is located within the Kettlestone Corridor—south of SE Ashworth Road, west of Grand Prairie Parkway, and north of Interstate 80. The applicant requests to rezone the property from A-1 (Agricultural District) to K-RR (Kettlestone Retail Regional District) for commercial development.

Notification to adjacent property owners was mailed on November 14, 2024. The rezoning signs were placed on the property by the November 19, 2024, deadline. Staff has not received any correspondence for or against this request.

PROJECT DESCRIPTION

The City of Waukee owns 10.22-acres of the property at the southeast corner of the site. The remaining 131.73-acres is owned by Kettlestone Lakes, LLC. The entire site is proposed to be rezoned to K-RR. The K-RR district permits typical commercial, retail, and office uses.

The concept plan provided identifies several commercial lots across the property. The uses are unknown at this time and are merely conceptual at this point. As part of the improvements to the property, the applicant would be responsible for paving portions of SE Kettlestone Boulevard, SE Parkview Crossing Drive, and SE Florence Drive. A new street would also provide access into the development off of Grand Prairie Parkway to the south of SE Kettlestone Boulevard.

COMPREHENSIVE PLAN

The subject property is located within the Kettlestone Corridor and was included with the 2015 master plan for the corridor. The land uses shown within the Kettlestone Master Plan for the subject property are Retail Regional, Mixed Use, Office, and Multi-Family Stacked Medium. 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 K-RR zoning district will provide flexibility for different types of commercial development including retail, commercial, and office (both medical offices and business professional offices).

STAFF RECOMMENDATION

The proposed rezoning is generally consistent with the land uses identified in the Kettlestone Master Plan and the Comprehensive Plan. Staff recommends approval of the rezoning for Kettlestone Lakes.