

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Kettlestone Central Townhomes Plat 2 – Preliminary Plat / Site Plan and Final Plat

PREPARED BY: Melissa DeBoer, AICP – Planning Coordinator

REPORT DATE: July 18, 2025

MEETING DATE: July 22, 2025

GENERAL INFORMATION

Owner/Applicant:

Rock Equity Holdings, LLC

Owner's Representative:

Nikki Neal, ASLA with Civil Design Advantage

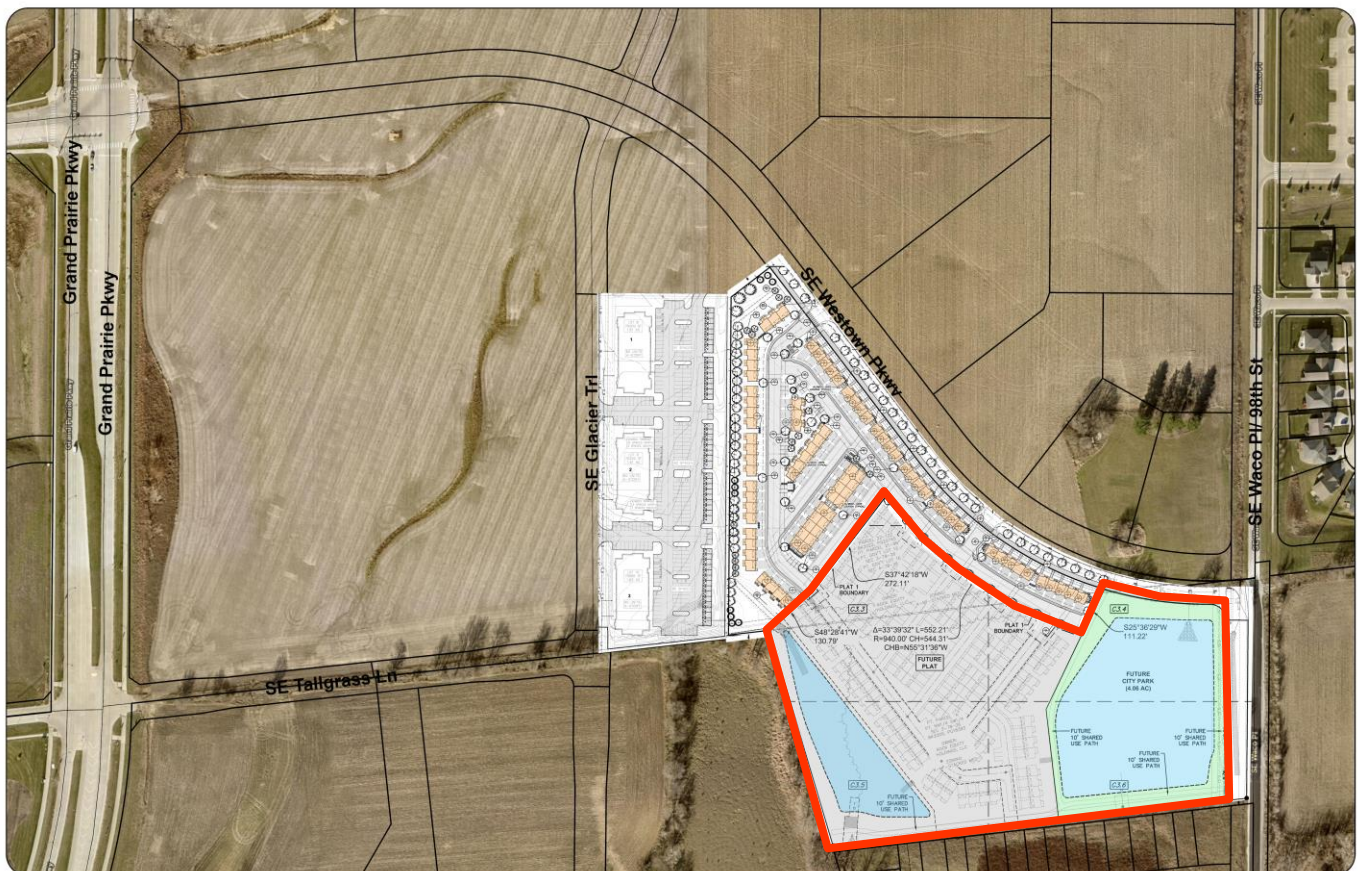
Request:

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 12.74 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	Townhome Residential / Vacant – Undeveloped	Single Family Residential / Medium Density Residential	K-MF-MED (Kettlestone Multi-Family Stacked Medium District) and K-RR (Kettlestone Retail Regional District)
South	Townhome Residential (Maple Grove Place)	Medium Density Residential	K-MF-ROW (Kettlestone Multi-Family Rowhouse District) with a Planned Development Overlay
East	Vacant – Undeveloped / City of West Des Moines	NA – City of West Des Moines	NA – City of West Des Moines
West	Vacant – Undeveloped / Townhome Residential	Business Park / Open Space	K-MU (Kettlestone Mixed Use District) / PD-1 (Planned Development Overlay District) and A-1 (Agricultural District)

BACKGROUND

The first phase of the Kettlestone Central Townhomes development was approved by City Council in May 2024. The first phase is currently under construction and includes a total of 18 townhome buildings with a total of 85 townhome units.

PROJECT DESCRIPTION

The project includes the second phase of development for Kettlestone Central Townhomes. Phase 2 includes a total of 9 townhome buildings with a total of 50 townhome units. Each unit accounts for one lot for a total of 50 corresponding lots. The buildings range between four to six units per building. The lots range in size from 1,350 square feet to 1,508 square feet in area. All units have three bedrooms and range in size from 1,988 square feet to 2,045 square feet.

The site plan also shows amenities for the development. These include a fenced-in pickleball court, a fenced-in dog park, and a fire pit area with seating. These are shown to be located within the southeast corner of the development.

The site plan also shows six townhome buildings with a total of 44 units for future development. The future phase will require separate site plan approval prior to development.

The final plat identifies the 50 townhome lots as well as Outlot ‘X’ (2.92-acres) for all of the common areas, including the private streets. The final plat also includes Outlot ‘Z’ (1.84-acres) for stormwater detention, Outlot ‘Y’ (1.86-acres) for future townhome development, and Outlot ‘P’ (4.06-acres) for City Park. All outlots except for the park outlot will be owned and maintained by the homeowner’s association. The park outlot, Outlot ‘P’, will be owned and maintained by the City of Waukee.

ACCESS AND PARKING

Two accesses are provided to the overall townhome development off of SE Westtown Parkway. All streets interior to the site will be privately owned and maintained by the homeowner’s association.

A total of 110 parking spaces are required for this project (1 space per 5 units for visitor parking, plus 2 spaces per unit) and a total of 204 spaces are proposed, including 1 accessible parking stall. This includes 2 attached garage spaces per unit.

SIDEWALKS/TRAILS

A ten-foot-wide public trail will be provided along the south side of the site and surrounding the city-owned pond along the east side of the development. Several private sidewalks will be provided throughout the development in order to provide internal pedestrian access throughout.

UTILITIES

Public utilities have been provided to the overall site. All utilities within the site will be privately owned and maintained.

Storm water detention will be provided in existing ponds, one is located at the southwest corner of this site and one is located along the east side of the plat within the City's parkland outlot. The pond within Outlot 'Z' will be privately owned and maintained. The pond within Outlot 'P' will be owned and maintained by the City of Waukee.

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 76%. 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 fiber cement siding and panel in different color variations. All buildings are two-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 street 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. A public trail easement will be provided along the south side of the development. The proposed trail will connect to future area trails within the Kettlestone Corridor.

PARKLAND DEDICATION

Parkland dedication requirements will be met with the dedication of 4.06-acres of land located along the east side 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.