

**To:** Planning and Zoning Commissioners

**From:** Jennifer Brown –Director of Economic Development

**Date:** October 24, 2025

**Re:** Kettlestone Lakes District One Urban Renewal Plan

**Attach:** Proposed Kettlestone Lakes District One Urban Renewal Plan

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## **Background**

Under Iowa Code Chapter 403, the City is required to submit an Urban Renewal Plan to the Planning and Zoning Commission prior to its consideration by the City Council. The purpose of this review is to determine whether the proposed Urban Renewal Plan is in conformance with the City’s adopted Comprehensive Plan.

## **Statutory Requirement**

Iowa Code Section 403.5(2) provides that, before an Urban Renewal Plan is approved by the City Council, “the proposed plan shall be submitted to the planning commission for review and recommendations as to its conformity with the general plan for the development of the municipality as a whole.” The Commission’s finding ensures that the Urban Renewal Plan aligns with the City’s long-term planning goals and land use policies.

## **Summary of the Urban Renewal Plan**

The Kettlestone Lakes District One Urban Renewal Plan outlines the City’s strategy to promote and support commercial and industrial development within the designated area. The Plan’s primary objectives include diversifying the local economy, expanding job opportunities, and strengthening the City’s tax base. It emphasizes efficient land use, the installation of necessary public infrastructure, and the creation of an attractive environment for private investment.

To accomplish these goals, the City may utilize a range of tools authorized under Iowa Code Chapters 403 and 15A, including tax increment financing (TIF), development agreements, and other forms of economic development incentives such as grants, loans, or tax rebates. The Plan also allows for public improvements—such as roads, utilities, and site preparation—that support new and expanded commercial activity.

Under this plan, the City anticipates entering into a development agreement with Kettlestone Lakes, LLC and AP GPP, L.C. to promote commercial construction and facilitate public improvements within the area. Grant payments to the developers would be based on 50% of the

tax increment generated by the new development, for up to 12 fiscal years, not to exceed \$10 million in total.

Additional eligible projects include planning, engineering, and legal costs to support implementation of the Plan, estimated at up to \$50,000.

Financing for eligible projects will primarily rely on tax increment revenues, though the City may also consider issuing general obligation or tax increment revenue bonds as needed. The Plan does not require relocation of residents or businesses and complies with all applicable state and local laws.

Overall, the Plan provides a framework to stimulate private investment, enhance the City's economic base, and guide growth in a manner consistent with the Imagine Waukee 2040 Comprehensive Plan.

### **Recommendation**

Staff recommends that the Planning and Zoning Commission find the Kettlestone Lakes District One Urban Renewal Plan to be in conformance with the Imagine Waukee 2040 Comprehensive Plan, and forward that finding to the City Council for consideration.