

## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** The Peak at Kettlestone Apartments  
Phase 1 – Site Plan

**PREPARED BY:** Melissa DeBoer, AICP – Senior Planner

**REPORT DATE:** September 23, 2022

**MEETING DATE:** September 27, 2022

### GENERAL INFORMATION

**Owner/Applicant:**

Kettlestone Apartments LLC

**Project Manager:**

Eric Miller, P.E. – Bishop Engineering

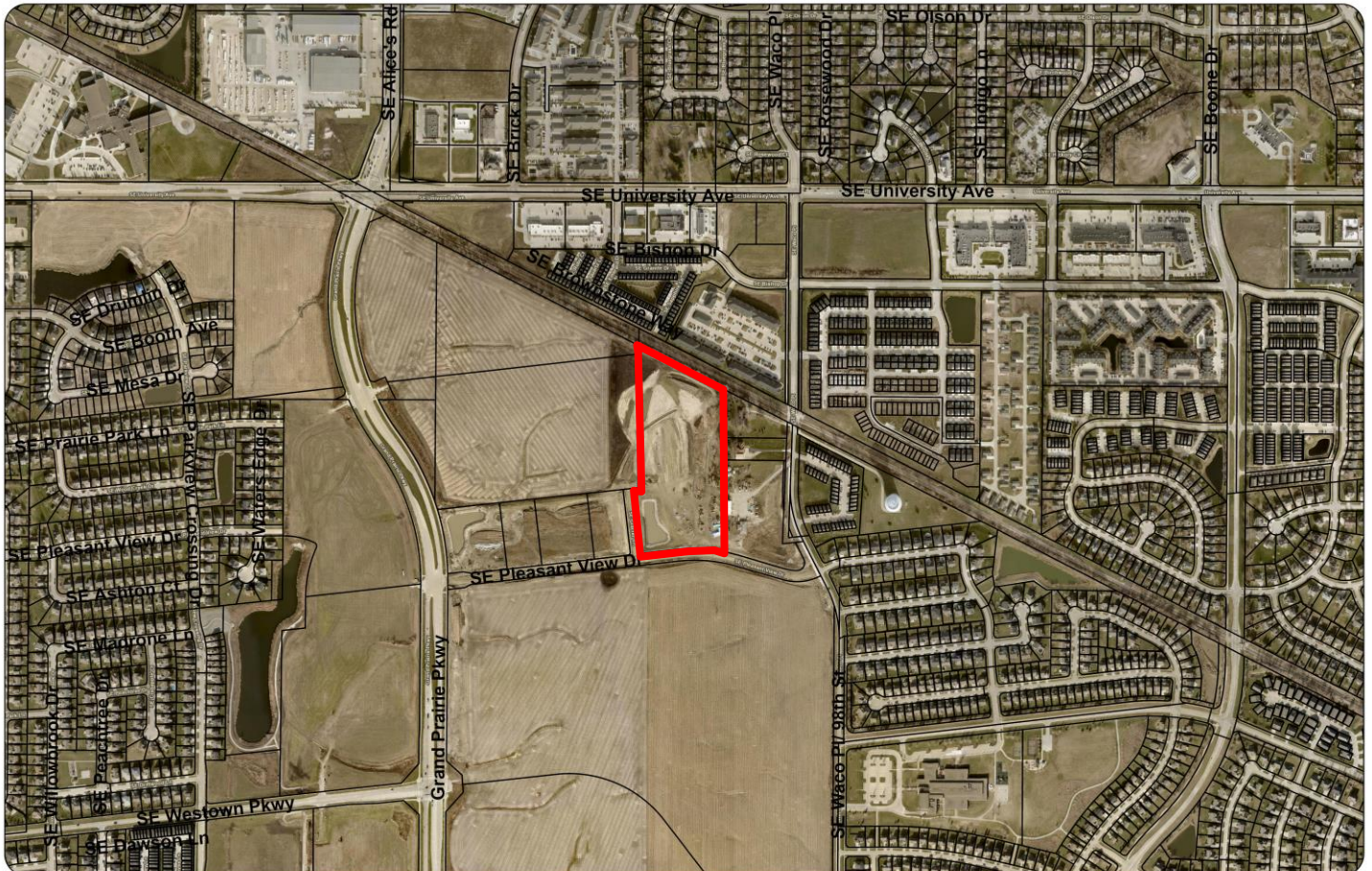
**Request:**

The applicant is requesting approval of a site plan for the first phase of a multi-family apartment development.

**Location and Size:**

Property is located north of SE Pleasant View Drive and east of Grand Prairie Parkway, containing approximately 15.23 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	Undeveloped	Medium Density Residential	K-MF-High (Kettlestone Multi-Family Stacked High District)
North	Multi-family Apartment Development (Cove at Kettlestone)	Medium Density Residential	C-1 (Community and Highway Service Commercial District) / PD-1 (Planned Development Overlay)
South	Vacant – Undeveloped	Medium Density Residential	C-4 (Office Park Commercial District)
East	Vacant – Undeveloped	Medium Density Residential	K-MF-MED (Kettlestone Multi-Family Stacked Medium District) & C-1 (Community and Highway Service Commercial District)
West	Vacant – Undeveloped	High Density Residential	C-1 (Community and Highway Service Commercial District), C-4 (Office Park Commercial District) & K-OF (Kettlestone Office District)

## HISTORY

The subject property was rezoned in 2020 to allow for multi-family development. The property was master planned in 2015 as part of the Kettlestone Master Plan. The proposed multi-family project is consistent with the Kettlestone Master Plan.

## PROJECT DESCRIPTION

The project includes a total of three apartment buildings. All apartment buildings are three-stories. Two of the apartment buildings are 30-unit buildings and one of the buildings is a 24-unit building, for a total of 84 units for the first phase. The first phase also includes four detached garage buildings and a fenced-in dog area. The site plan indicates trash and recycling to be stored in one of the garage spaces.

The site plan submitted also indicates a possible future area for development to the north of the proposed first phase. The future phase includes a larger, four-story apartment building that includes a total of 186 units and three smaller apartment buildings similar in size to the buildings proposed in the first phase, for a total of 264 units proposed for the future phase of the development. The future phase will also include detached garages similar to what is proposed with the first phase of the project. Between the first phase and future phase, a total of 348 units are proposed for a total density of 22.85 dwelling units per acre. The maximum density allowed per the K-MF-High district is 24 dwelling units per acre.

One monument sign is proposed to be placed at the entrance to the development off of SE Pleasant View Drive.

## ACCESS AND PARKING

Two accesses will be provided into the site, one off of SE Pleasant View Drive and one off of SE Glacier Trail.

A total of 129 parking spaces are required for the first phase proposed and 148 parking spaces are provided, including 6 accessible spaces. The parking totals include the garage parking.

## **SIDEWALKS/TRAILS**

Five-foot-wide sidewalks will be installed along both SE Pleasant View Drive and SE Glacier Trail. Pedestrian connection will be provided into the site from the public sidewalks along both access drives. Several sidewalks are proposed interior to the site to allow pedestrian access throughout the multi-family development.

## **UTILITIES**

This site will be serviced with all public utilities. A sanitary sewer connection will be provided off of the sanitary main along SE Glacier Trail. A water service will be provided off of the main along SE Pleasant View Drive. All utilities within the site will be privately owned and maintained.

Storm water detention for this property is provided with an existing detention pond located at the southwest corner of the site. This pond is 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 46%.

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

## **ELEVATIONS**

The elevations of the apartment buildings will be constructed of mostly brick, stone, fiber cement siding, and glazing. 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.

## **COMPREHENSIVE PLAN**

The subject property is within the Kettlestone Corridor. Per the Kettlestone Design Guidelines, K-MF-Stacked High zoning allows for densities ranging from 15-24 dwelling units per acre and buildings that are 3 to 5 stories tall. The proposed project is meeting the intent of the Kettlestone Master Plan.

## **STAFF RECOMMENDATION**

Staff recommends approval of the site plan for The Peak at Kettlestone Apartments Phase I subject to any remaining staff comments.