

## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Launch Townhomes at Kettlestone – Preliminary Plat, Final Plat and Site Plan

**PREPARED BY:** Bill Mettee – Planner

**REPORT DATE:** November 4, 2022

**MEETING DATE:** November 8, 2022

### GENERAL INFORMATION

**Applicant:**

NJREC, Inc.

**Owner:**

31495 Ashworth Road, LLC

**Project Manager:**

Doug Mandernach, Civil Design Advantage

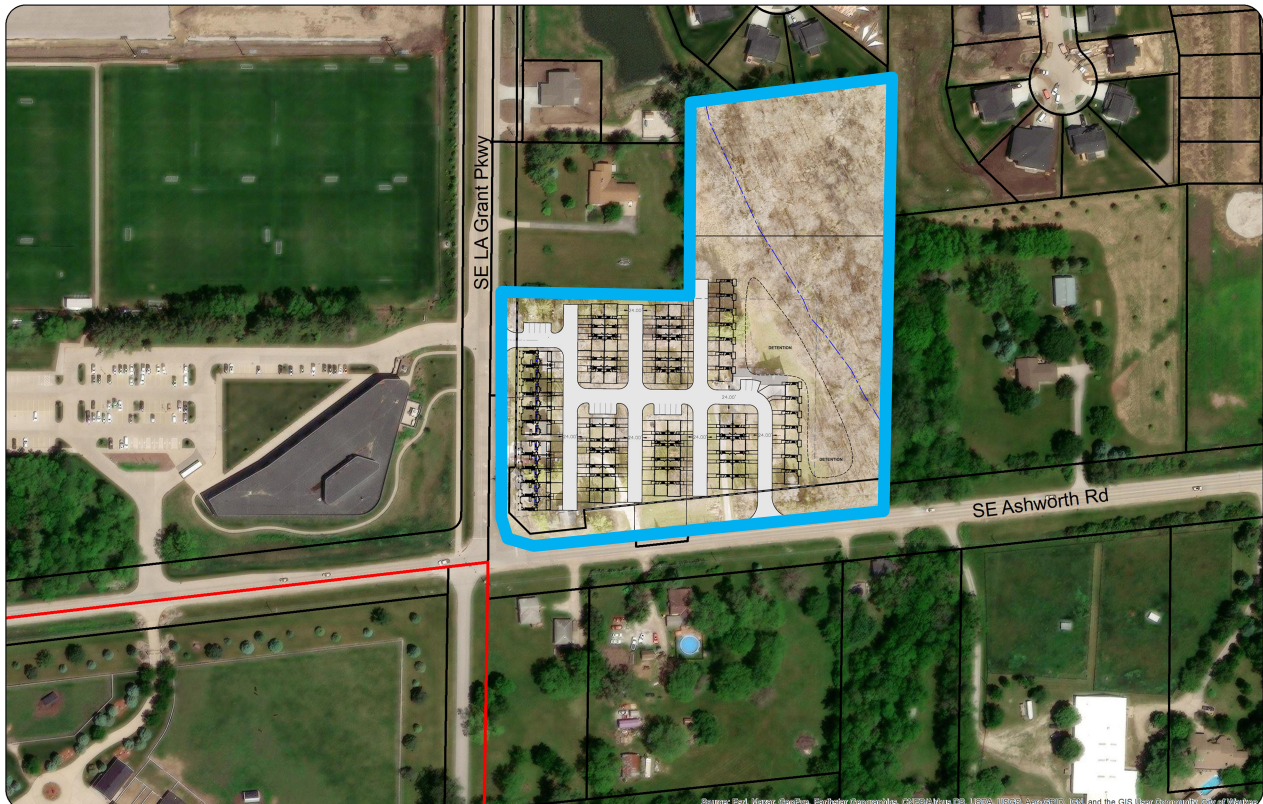
**Request:**

The applicant is requesting approval of a preliminary plat, final plat and Site Plan for a multi-family townhome development.

**Location and Size:**

Property is generally located north of Ashworth Road and east of SE LA Grant Parkway, containing approximately 7.38 acres.

### AREA MAP



**ABOVE:** Aerial of subject property (outlined in **BLUE**) 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 Stacked Medium (Kettlestone Multi-Family Stacked Medium District)
North	Single-Family Residential	Single-Family Residential	A-1 (Agricultural District) and R-2 (One- and Two-Family Residential District)
South	Vacant - Undeveloped	Medium Density Residential	A-1 (Agricultural District)
East	Vacant - Undeveloped (Prairie Village Plat 3)	Medium Density Residential	A-1 (Agricultural District) and R-2 (One- and Two-Family Residential District)
West	WILC Building	Institutional	A-1 (Agricultural District)

## BACKGROUND

The subject property was rezoned in the Summer of 2022 from A-1 Agricultural to K-MF Stacked Medium to allow for townhome development.

## PROJECT DESCRIPTION

The project includes a total of nine (9) townhome buildings with a total of 92 townhome units. Each unit will be its own lot.

The buildings range between four to sixteen units per building. Each unit varies between approximately 700-square feet and 1,160-square feet in size. Each building footprint varies between 2,335 square feet to 6,144 square feet.

The final plat identifies the single townhome lot as well as an outlot for all of the common areas, including the private streets, open space, and detention basins. The outlot will be owned and maintained by the homeowner's association.

One monument sign is proposed at the west entrance to the site.

**Table 1: Standard K-MF-Stacked Med requirements.**

Category	Standard K-MF-Stacked Med (minimum)
<b>Lot Area</b>	No minimum
<b>Lot Width</b>	No minimum
<b>Front Yard Setback</b>	No minimum
<b>Rear Yard Setback</b>	No minimum
<b>Side Yard Setback</b>	No minimum

## ACCESS AND PARKING

Two accesses are provided to this – one from SE LA Grant Parkway and one from SE Ashworth Road. All streets interior to the site will be privately owned and maintained by the association.

A total of 203 parking spaces are required for this project (1 space per 5 units for visitor parking, plus 2 spaces per unit) and a total of 264 spaces are provided.

### **SIDEWALKS/TRAILS**

A five-foot-wide side will be installed along the east side of SE L.A. Grant Parkway. In the future a ten-foot-wide trail will be installed along the north side of SE Ashworth Road. Five-foot wide, private sidewalks are shown throughout the development in order to provide internal pedestrian access.

### **UTILITIES**

This site will be serviced with all public utilities. Sanitary sewer and water services will be brought into the site from 10<sup>th</sup> Street. All utilities within the site will be privately owned and maintained.

Storm water will be accommodated with a detention basin located on the northwest side of the site. This will be owned and maintained by the association.

### **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 60.5%. 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 Lap Siding, Fiber Cement Smooth Panel and Cultured Stone. All buildings are two or three-story and each unit includes either a one-car or two-car garage. There are several color palettes proposed in different shades of white, gray and black. Elevations of the proposed buildings have been provided for review along with the proposed color schemes.

### **LIGHTING PLAN**

A photometric plan was provided, and staff is working with the applicant to address the remaining minor comments.

### **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, final plat and site plan are in general conformance with the Zoning Ordinance, Subdivision Ordinance, Site Plan Ordinance and Comprehensive Plan. Staff recommends approval subject to remaining staff comments and review of the legal documents.