

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Kettlestone Peak Apartments Plat 1 – Final Plat

PREPARED BY: Melissa DeBoer, AICP – Planning Coordinator

REPORT DATE: January 6, 2023

MEETING DATE: January 10, 2023

GENERAL INFORMATION

Owner:

Kettlestone Apts, LLC

Applicant:

J Larson Homes

Owner's Representative:

Bishop Engineering

Request:

The applicant is requesting approval of a final plat for 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	K-RR (Kettlestone Retail Regional 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

This property has received approval for a site plan for the construction of three apartment buildings. The request for a final plat will split the one lot into three separate lots and the three approved apartment buildings will be located within Lot 1. Proposed lots 2 and 3 will be utilized for future phases of development.

PROJECT DESCRIPTION

The final plat identifies the creation of three (3) lots. Lot 1 is 5.35 acres in area, Lot 2 is 5.57 acres in area, and Lot 3 is 4.30 acres in area. Lot 1 will include phase I of development which includes three apartment buildings. Lots 2 and 3 will be utilized for future phases of development that will require separate site plan approvals.

STREETS AND SIDEWALKS

Five-foot wide sidewalks will be installed along both SE Pleasant View Drive and SE Glacier Trail adjacent to this development.

EASEMENTS

No new easements are proposed. Several easements exist within the plat based upon the location of proposed utilities.

UTILITIES

The site will be serviced with all public utilities. These connections were approved as part of the site plan approval and will go in with the first phase of development.

STAFF RECOMMENDATION

Staff recommends approval of the final plat for Kettlestone Peak Apartments subject to remaining staff comments and review of the legal documents.