PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Kettlestone Ridge Plat 8 – Final Plat

PREPARED BY: Bill Mettee Planner

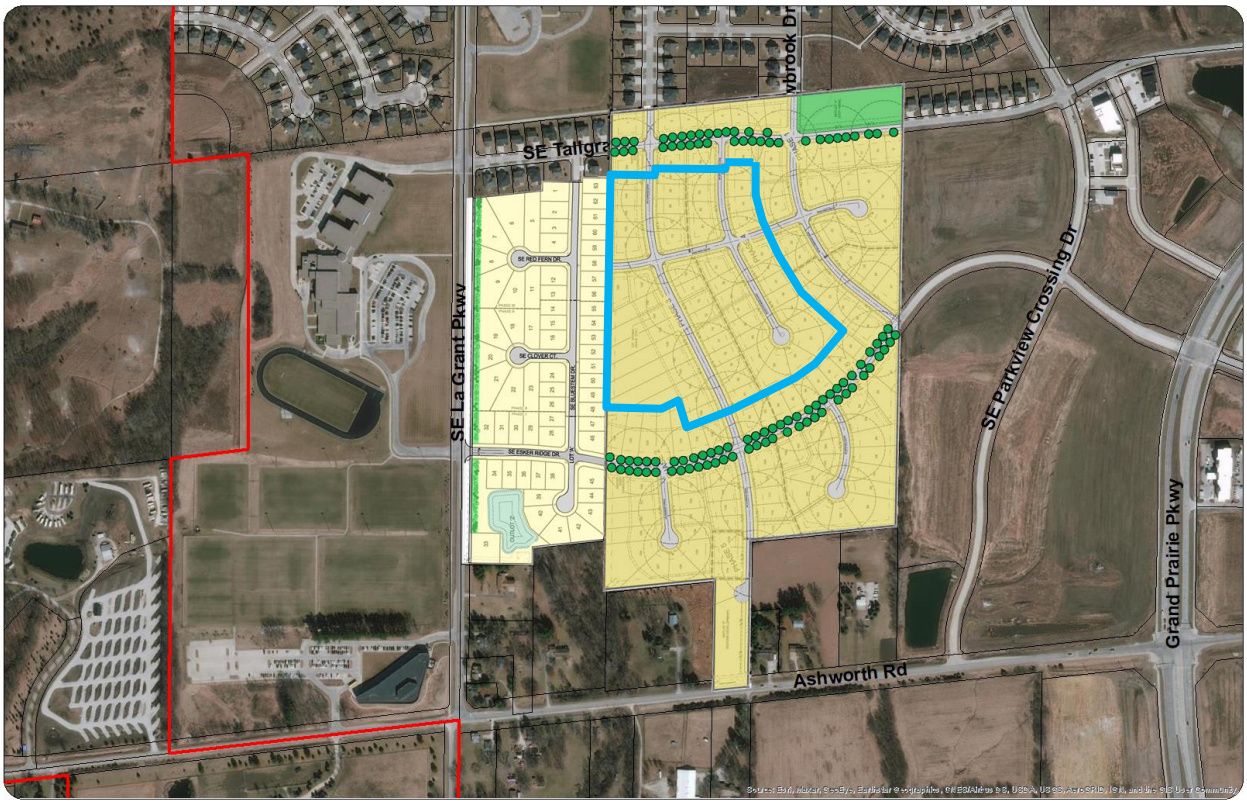
REPORT DATE: May 5, 2023

MEETING DATE: May 9, 2023

GENERAL INFORMATION

Applicant:	Jerry's Homes, Inc.
Owner:	Jerry's Homes, Inc.
Owner's Representative:	Erin Ollendike, PE, Civil Design Advantage
Request:	The applicant is requesting approval of a final plat for a single-family residential subdivision.
Location and Size:	Property is generally located east of SE L.A. Grant Parkway and south of SE Tallgrass Lane, containing approximately 20.22-acres.

AREA MAP



ABOVE LEFT: Aerial of Property identifying the proposed plat (outlined in **BLUE**).

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Single Family Residential	R-2 (One & Two Family Residential)
North	Single Family Residential	Single Family Residential	R-2 (One & Two Family Residential)
South	Single Family Residential	Medium Density Residential	R-2 (One & Two Family Residential)
East	Single Family Residential	Medium Density Residential	R-2 (One & Two Family Residential)
West	Single-Family Residential	Institutional	R-2 (One & Two Family Residential)

HISTORY

The Kettlestone Ridge neighborhood began developing is 2015. Since 2015 the developer, Jerry's Homes, Inc., has completed seven phases of the single-family residential neighborhood for a total of 163 lots. Public improvements for the eighth phase are currently under construction.

PROJECT DESCRIPTION

LOTS

The final plat identifies a total of 56 lots. All planned lots are intended for single family residential development and meet the minimum requirements of the R-2 zoning district. The lots range in size from 8,633 square feet to 21,458 square feet. All lots meet the minimum lot width of 65-feet. Table 1 lists the minimum requirements for the R-2 zoning district.

Table 1: Standard R-2 requirements.

Category	Standard R-2 (minimum)
Lot Area	8,000 square feet
Lot Width	65 feet
Front Yard Setback	30 feet
Rear Yard Setback	30 feet
Side Yard Setback	15 feet total (7 feet minimum)

STREETS AND TRAIL

As part of the public improvements, the developer will install extensions of SE Florence Drive, SE Red Fern Drive and SE Kettleridge Lane Sidewalks will be extended along each lot as they are developed.

UTILITIES

Utilities have been extended throughout the plat. Each lot will be served by public water, sanitary sewer, and storm sewer. Storm water detention is provided for in an existing basin to the south.

PARKLAND

Parkland dedication was satisfied with previous phases of development.

STAFF RECOMMENDATION

Staff recommends approval of the final plat for Kettlestone Ridge Plat 8 subject to remaining staff comments, review of the legal documents, and completion of public improvements.