

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Kettlestone Central South Plat 1 – Final Plat / Kettlestone Central Lofts – Site Plan

PREPARED BY: Melissa DeBoer, AICP – Planning Coordinator

REPORT DATE: April 19, 2024

MEETING DATE: April 23, 2024

GENERAL INFORMATION

Owner/Applicant:

Caliber Land Company, LLC

Owner's Representative:

Nikki Neal, ASLA, Civil Design Advantage

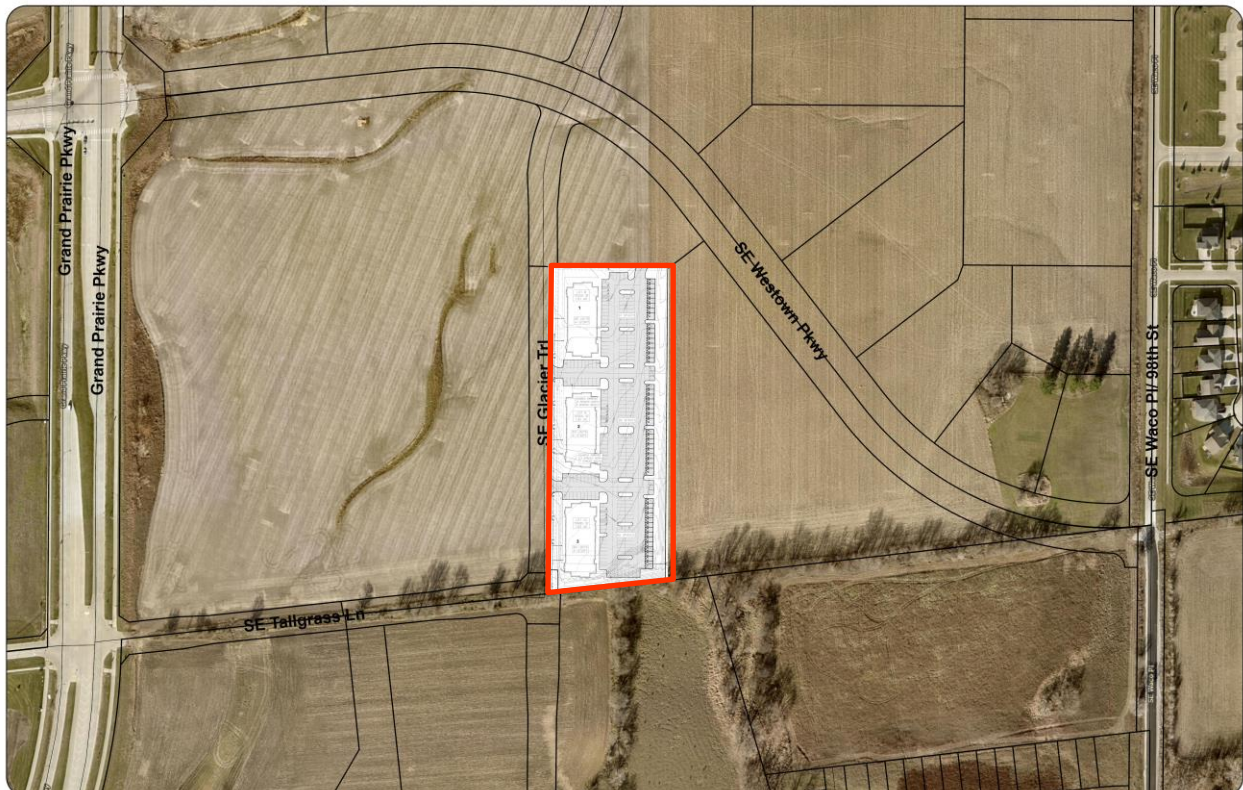
Request:

The applicant is requesting approval of a final plat and site plan for a multi-family residential development.

Location and Size:

Property is generally located east of SE Glacier Trail and south of SE Westtown Parkway containing approximately 4.85-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	Kettlestone Master Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Office	K-MU (Kettlestone Mixed Use District) / PD-1 (Planned Development Overlay District)
North	Vacant - Undeveloped	Office	K-RC (Kettlestone Retail Community District)
South	Vacant - Undeveloped	Multi-Family Stacked Medium	K-MF-MED (Kettlestone Multi-Family Stacked Medium District) and A-1 (Agricultural District)
East	Vacant - Undeveloped	Multi-Family Rowhouse	K-MF-MED (Kettlestone Multi-Family Stacked Medium District)
West	Vacant - Undeveloped	Office	K-MU (Kettlestone Mixed Use District)

BACKGROUND

The subject property is located within the Kettlestone Corridor and includes 4.85-acres. The property is located east of SE Glacier Trail and south of SE Westtown Parkway. The property was recently rezoned to include a Planned Development Overlay to accommodate for higher density residential than what is allowed in the K-MU zoning district, for up to 38 dwelling units per acre.

PROJECT DESCRIPTION

The project includes the construction of a total of three apartment buildings. Each building contains 60 units, for a total of 180 units for the overall site. All apartment buildings are four-stories. The total proposed density is 37 units per acre.

The project also includes three garage buildings and several trash/recycling enclosures located along the east side of the site.

The final plat includes a total of three lots. All lots are approximately 1.6 acres in area. Each lot contains one apartment building, one garage building, and one trash enclosure. The final plat includes several easements for utilities where necessary and ingress/egress easements to provide access across the lots and for the parking areas.

ACCESS AND PARKING

Two accesses are proposed into the site from SE Glacier Trail. A potential future access will be provided to the north through the property to the north and out to SE Westtown Parkway. That future access will be provided with the development of the property to the north.

A 5-foot wide sidewalk will be provided adjacent to the property, along SE Glacier Trail. Several pedestrian connections are provided into the site from the adjacent public trails. Several sidewalks are provided throughout the property.

A total of 264 parking spaces are required for the proposed site plan and they are providing 272 spaces, including 12 accessible spaces.

UTILITIES

All public utilities are provided to the site. Stormwater detention will be provided in a pond, located offsite on the property to the southeast of the subject site. The pond will be privately owned and maintained.

EASEMENTS

All proposed easements have been indicated on the final plat.

LANDSCAPING & OPEN SPACE

A minimum of 15% of the project area is required to be open space. The total amount of open space proposed is approximately 30%. The required amount of plantings are being provided per the Landscape and Open Space Ordinance and the Kettlestone Design Guidelines.

PARKLAND DEDICATION

A total of 2.05-acres is required to be dedicated to the City for parkland dedication. The applicant intends to provide trails and/or fee in lieu of land dedication to satisfy the parkland dedication requirement.

ELEVATIONS

The elevations of the buildings will be constructed of mostly brick and fiber cement siding in different color variations. Elevations of the proposed buildings have been provided for review.

The trash enclosures will be constructed of brick with metal gates.

STAFF RECOMMENDATION

The final plat and site plan are in general conformance with the Zoning Ordinance, Subdivision Ordinance, Site Plan Ordinance, Planned Development, Kettlestone Design Guidelines, and Comprehensive Plan. Staff recommends approval of the final plat for Kettlestone Central South Plat I and the site plan for Kettlestone Central Lofts subject to any remaining staff comments and review of the legal documents.