

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Kettlestone Central DWR Plat 1 – Final Plat / Kettlestone Central - DWR – Site Plan

PREPARED BY: Melissa DeBoer, AICP – Planning Coordinator

REPORT DATE: August 8, 2024

MEETING DATE: August 13, 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 dance studio.

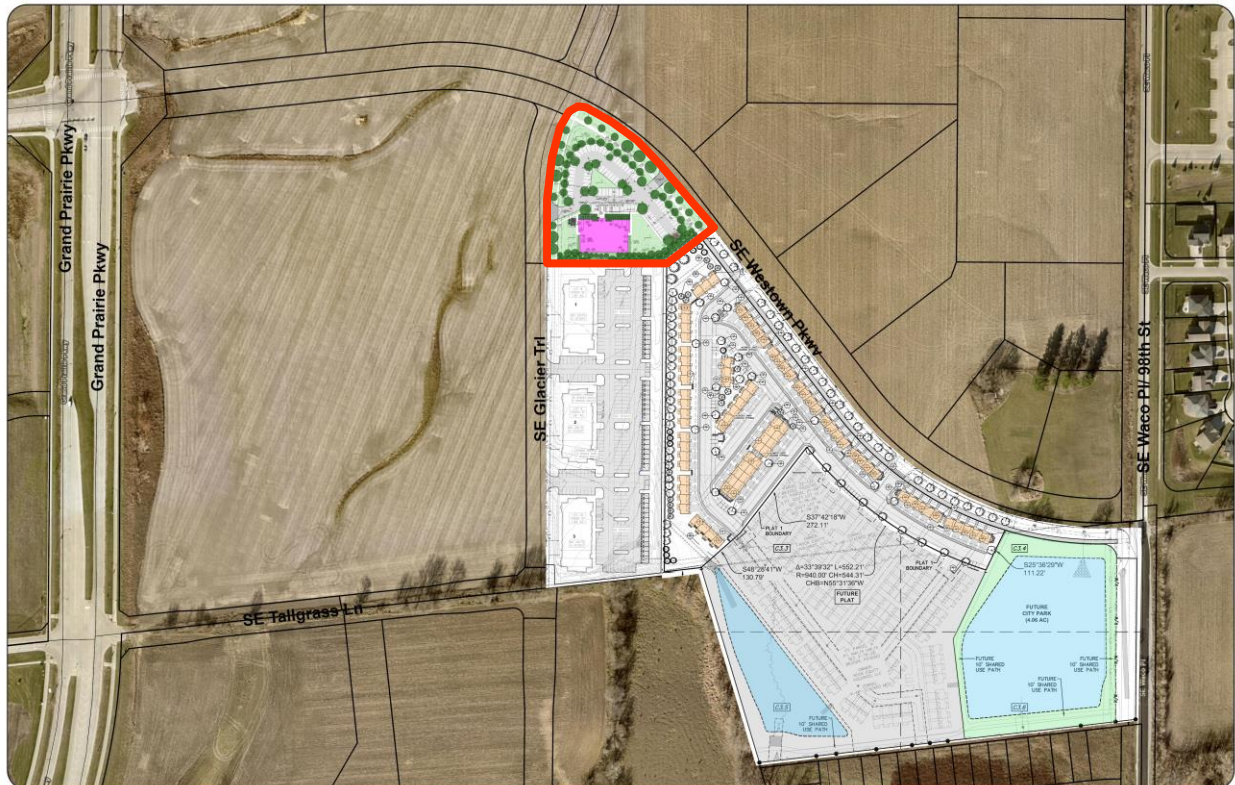
Location and Size:

Property is generally located east of SE Glacier Trail and south of SE Westtown Parkway containing approximately 1.92-acres.

Property Address:

1340 SE Westtown Parkway

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-RC (Kettlestone Retail Community District)
North	Vacant - Undeveloped	Rowhouse	K-RR (Kettlestone Retail Regional District)
South	Vacant – Undeveloped – Future Kettlestone Central Lofts Multi-Family Development	Office	K-MU (Kettlestone Mixed Use District) / PD-1 (Planned Development Overlay District)
East	Vacant – Undeveloped – Future Kettlestone Central Townhomes	Multi-Family Rowhouse	K-MF-MED (Kettlestone Multi-Family Stacked Medium District)
West	Vacant - Undeveloped	Office	K-MU (Kettlestone Mixed Use District) & K-RC (Kettlestone Retail Community District)

BACKGROUND

The subject property is located within the Kettlestone Corridor and includes 1.92-acres. The property is not currently platted as a lot. The property is located east of SE Glacier Trail and south of SE Westtown Parkway.

PROJECT DESCRIPTION

The project includes the construction of a single-story building for a dance studio. The building is 12,305 square feet in area and 23 feet in height. A trash enclosure is provided at the east side of the site.

The final plat includes one lot. The final plat includes landscape buffer easements along the south and southeast property lines and public utility easements along the property lines adjacent to the public streets.

ACCESS AND PARKING

Two accesses are proposed into the site, one off of SE Glacier Trail and one off of SE Westtown Parkway.

A 5-foot wide sidewalk will be provided adjacent to the property along SE Glacier Trail and a 10-foot wide trail will be provided adjacent to the property along SE Westtown Parkway. A pedestrian connection is provided into the site from the sidewalk along SE Glacier Trail.

A total of 62 parking spaces are required for the proposed site plan and they are providing 79 spaces, including 4 accessible spaces. A total of 2 bicycle parking spaces are being provided to comply with the requirements of the Kettlestone Design Guidelines.

UTILITIES

All public utilities are provided to the site. Stormwater will be collected in area intakes.

EASEMENTS

All proposed easements have been indicated on the final plat.

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 approximately 40%. Street trees will be installed along both SE Glacier Trail and SE Westtown Parkway. The required amount of plantings are being provided per the Landscape and Open Space Ordinance and the Kettlestone Design Guidelines.

ELEVATIONS

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

The trash enclosure will be constructed of brick to match the building.

PHOTOMETRIC PLAN

A photometric plan for the site lighting has been submitted and complies with the requirements of the Site Plan Ordinance.

STAFF RECOMMENDATION

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