

LAND USES AND ZONING

Location	Existing Land Use	Kettlestone Master Plan	Current Zoning
Property in Question	Under Construction/Existing Phase 1 & Vacant Land	Multi-Family Residential	K-MF-High (Kettlestone Multi-Family Stacked High District) / PD-1 (Planned Development Overlay District)
North	Multi-family Apartment Development (Cove at Kettlestone)	Multi-Family Residential	C-1 (Community and Highway Service Commercial District) / PD-1 (Planned Development Overlay)
South	Vacant – Undeveloped	Multi-Family Residential	K-RR (Kettlestone Retail Regional District)
East	Single-Family Residential and Vacant – Undeveloped	Multi-Family 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

The subject property was originally rezoned in 2020 to allow for multi-family development and a planned development overlay was recently approved by City Council to allow for higher density than what is typically allowed within the standard K-MF-HIGH zoning district. The property was master planned in 2015 as part of the Kettlestone Master Plan. The proposed multi-family project is consistent with the Kettlestone Master Plan.

Phase I of the project was approved in October 2022, is currently under construction and is almost completed. Phase I includes three apartment buildings, two 30-unit buildings and one 24-unit building for a total of 84 units. Phase I also includes four detached garaged buildings. At this time, the applicant wishes to begin construction on Phase 2.

PROJECT DESCRIPTION

Phase 2 includes three apartment buildings and one townhome building. A large 4-story apartment building is proposed that contains 192 units. This building is called out as the “Allure Building” on the site plan. This building includes an interior courtyard with amenities including a pickleball court and a pool.

The other buildings proposed with this site plan include a 30-unit apartment building, a 60-unit apartment building, and an 11-unit townhome building. The 30-unit and 60-unit apartment buildings are proposed to be three stories tall. There are also several garage buildings proposed across the site. The site plan also includes a fenced-in dog park area located to the north of the proposed 30-unit apartment building.

The second phase of the project includes a total of 293 dwelling units. Between the first phase and second phase, a total of 377 units are proposed for a total density of 24.77 dwelling units per acre. The maximum density allowed per the planned development overlay is 26 dwelling units per acre.

ACCESS AND PARKING

Two existing accesses are provided into the site, one off of SE Pleasant View Drive and one off of SE Glacier Trail. No changes are proposed to these accesses.

A total of 510 parking spaces are required for the entire site, including both phases of the project, and the applicant is providing the required 510 parking spaces, including 20 accessible spaces. The parking totals include the garage parking.

SIDEWALKS/TRAILS

Five-foot-wide sidewalks will be installed along both SE Pleasant View Drive and SE Glacier Trail. Pedestrian connections will be provided into the site from the public sidewalks along both access drives. Several sidewalks are proposed interior to the site to allow pedestrian access throughout the multi-family development.

UTILITIES

This site will be serviced with all public utilities. A sanitary sewer connection is provided off of the sanitary main along SE Glacier Trail. A water service has been provided off of the main along SE Pleasant View Drive. All utilities within the site will be privately owned and maintained.

Storm water detention for this property is provided with an existing detention pond located at the southwest corner of the site. This pond is privately owned and maintained.

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 43%.

Plantings are being provided throughout the site in compliance with the Landscape & Open Space Ordinance.

ELEVATIONS

The elevations of the buildings will be constructed of mostly brick, stone, fiber cement siding, fiber cement panels, and glazing. The roofing material is proposed to be asphalt shingles. Elevations of the proposed buildings have been provided for review.

PHOTOMETRIC PLAN

The applicant has provided a lighting plan which meets the requirements of the Site and Building Development Standards.

COMPREHENSIVE PLAN

The subject property is within the Kettlestone Corridor. Per the Kettlestone Design Guidelines, K-MF-Stacked High zoning allows for densities ranging from 15-24 dwelling units per acre and buildings that are 3 to 5 stories tall. The approved planned development overlay for this site allows up to 26 dwelling units per acre. The proposed project is meeting the intent of the Kettlestone Master Plan and the requirements of the planned development.

STAFF RECOMMENDATION

The site plan is in general conformance with the Zoning Ordinance, Site Plan Ordinance, Planned Development, Kettlestone Design Guidelines, and Comprehensive Plan. Staff recommends approval of the site plan for The Peak at Kettlestone Apartments Phase 2 subject to any remaining staff comments.