



**LAND USES AND ZONING**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Community Retail/Office	K-RR / PD-1 (Kettlestone Retail Regional District with a Planned Development Overlay)
North	Kettleview Office	Office	K-MU / PD-1 (Kettlestone Mixed Use District with a Planned Development Overlay)
South	Aloft Hotel	Community Commercial	K-RR / PD-1 (Kettlestone Retail Regional District with a Planned Development Overlay)
East	McDonald's Restaurant	Community Commercial	K-RR / PD-1 (Kettlestone Retail Regional District with a Planned Development Overlay)
West	Vacant – Undeveloped	Open Space/Community Commercial	K-RC (Kettlestone Retail Community District)

**HISTORY**

The subject property was platted and a site plan for the music venue and hotel located adjacent to the subject property was approved in 2022. A site plan for the subject property was approved in 2023 in order to provide additional parking for the KeeTown Loop Development along the north side of the site. The applicant has requested to replat this area to create three separate lots.

**PROJECT DESCRIPTION**

**LOTS**

The final plat identifies three (3) lots to be platted. All proposed lots meet the minimum requirements of the K-RR district.

**STREETS, UTILITIES & TRAILS**

There are no public improvements associated with the plat.

**EASEMENTS**

All proposed easements have been indicated on the plat.

**STAFF RECOMMENDATION**

The proposed plat is in general conformance with the Subdivision Ordinance and the proposed land use of the property is consistent with the Comprehensive Plan. Staff recommends approval of the final plat for KeeTown Loop Plat 5 subject to remaining staff comments and review of the legal documents.