

**To:** Planning and Zoning Commissioners

**From:** Melissa DeBoer, AICP – Planning Coordinator

**Date:** March 21, 2025

**Re:** Kettlestone Central - Gymnasium – Revised Site Plan

**Attach:** Proposed Revised Site Plan and Proposed Restroom Building Elevations

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## **BACKGROUND**

Jensen Group submitted for site plan approval for Kettlestone Central - Gymnasium and was granted approval by City Council on September 18, 2023, for the two buildings that are currently being constructed on site. Each building is 55,380 square feet in area and each building will include six basketball courts. The original site plan also included one outdoor basketball court. The developer has since reached out to City staff about revising the outdoor area between the two buildings.

## **PROPOSED PLAN**

The proposed revised site plan includes revising the outdoor court area to include two basketball courts instead of the original one planned. The revised site plan also includes the addition of an outdoor restroom building that is approximately 605 square feet in area and just under 13 feet in height. The restroom building is proposed along the east side of the site, just to the east of the proposed outdoor courts.

The building elevations of the proposed outdoor restroom building will be constructed mostly of brick to match the two large buildings that are currently being constructed on site.

Other minor changes are proposed to the site including adding a decorative retaining wall for an entrance feature to the outdoor courts and adjusting sidewalk alignment to accommodate the revised changes to the outdoor courts area.

## **STAFF RECOMMENDATION**

At this time, staff would recommend approval of the revised site plan for Kettlestone Central - Gymnasium.