



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: KeeTown Loop Plat 7

PREPARED BY: Hunter Gearhart – City Planner

REPORT DATE: January 21, 2026

MEETING DATE: January 27, 2026

GENERAL INFORMATION

Owner/Applicant:

The Quarter at Waukeee, LLC
KTL Venue, LLC

Project Representative:

Keven Crawford – Cooper Crawford and Associates

Request:

The applicant is requesting approval of a final plat for a commercial development.

Location and Size:

Property is generally located south of SE Esker Ridge Drive and east of SE Parkview Crossing Drive, containing approximately 3.28 -acres.

AREA MAP



ABOVE: The area outlined in **RED** is KeeTown Loop Plat 7.

LAND USES AND ZONING

Location	Existing Land Use	Kettlestone Master Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Kettlestone Retail Regional	K-RR (Kettlestone Retail Regional District)
North	Vacant – Undeveloped	Kettlestone Office	K-MU (Kettlestone Mixed Us District)
South	Commercial	Kettlestone Retail Regional	K-RR (Kettlestone Retail Regional District)
East	Commercial	Kettlestone Retail Regional	K-RR (Kettlestone Retail Regional District)
West	Vacant – Undeveloped	Kettlestone Retail Regional	K-RC (Kettlestone Retail Community District)

BACKGROUND

The property is located within the Kettlestone Corridor and includes 3.281-acres. The property is located east of SE Parkview Crossing Drive and south of SE Esker Ridge Drive. The subject property is currently platted as Lots 1 and 2 of KeeTown Loop Plat 5. The applicant is proposing to replat the property to include an outlot along the west side of the property.

PROJECT DESCRIPTION

LOTS

The subject property consists of two lots in addition to an outlot along the west side of the property. The northern lot is 1.28 acres. The southern lot is 1.24 acres. The outlot is 0.76 acres.

The K-RR district permits typical commercial, retail, and office uses.

STREETS, UTILITIES & TRAILS

There are no public improvements associated with the plat.

EASEMENTS

There are no new easements proposed with this final plat.

COMPREHENSIVE PLAN

The subject property is located within the Kettlestone Corridor and was included within the 2015 master plan for the corridor. The land uses shown with the Kettlestone Master Plan for the subject property are Retail Regional.

STAFF RECOMMENDATION

The proposed plat is consistent with the land uses identified in the Kettlestone Master Plan. Staff recommends approval of the final plat for KeeTown Loop Plat 7 subject to remaining staff comments and review of the legal documents.