



## LAND USES AND ZONING

Location	Existing Land Use	Kettlestone Master Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Office	K-MU (Kettlestone Mixed Use District) / PD-1 (Planned Development Overlay District)
North	Office Commercial	Office	K-OF (Kettlestone Office District) and K-OF (Kettlestone Office District) / PD-1 (Planned Development Overlay District)
South	Vacant – Undeveloped	Retail Community	K-RR (Kettlestone Retail Regional District) / PD-1 (Planned Development Overlay District)
East	Vacant – Undeveloped (Future Community Choice Credit Union) / Office / Multi-Family Residential	Office	K-RC (Kettlestone Retail Community District), K-OF (Kettlestone Office District) / PD-1 (Planned Development Overlay District), and K-MF-HIGH (Kettlestone Multi-Family Stacked High District) / PD-1 (Planned Development Overlay District)
West	Vacant – Undeveloped	Office & Retail Community	K-OF (Kettlestone Office District) and K-RC (Kettlestone Retail Community District) / PD-1 (Planned Development Overlay District)

## BACKGROUND

The subject property is located within the Kettlestone Corridor and includes 2.81-acres. The property was rezoned in Fall 2020 and previously platted as an outlot as part of the final plat with The Shops at Kettlestone North Plat 5 in 2018.

## PROJECT DESCRIPTION

The project includes the construction of two apartment buildings. One building includes 42 units and is just under 34,000 square feet in area and one building includes 66 units and is just under 54,000 square feet in area. Both buildings are three stories and around 40-ft in height. The total proposed density is approximately 38 dwelling units per acre. Per the planned development, the maximum density allowed is 42 dwelling units per acre. The proposed number of dwelling units meets the requirements of the planned development.

The site plan also includes a trash enclosure located along the north side of the site, between the two buildings.

The final plat includes two lots. Lot 1 is 1.14 acres in area and Lot 2 is 1.68 acres in area. Each lot contains one apartment building. The final plat includes several easements for utilities where necessary and ingress/egress easements to provide access across the lots.

## **ACCESS AND PARKING**

Three accesses will be provided into the development. One will be provided from the private drive along the north, one will be provided from SE Encompass Drive, and one access will be provided from SE Esker Ridge Drive along the south.

A 10-foot-wide trail will be provided along the south side of the site, adjacent to SE Esker Ridge Drive. A 10-foot-wide trail exists along the west side of the site, adjacent to SE Parkview Crossing Drive. Existing sidewalks have been provided along the other sides of the property adjacent to the surrounding streets. Several pedestrian connections are provided into the site from the adjacent public trails and sidewalks. Several sidewalks are provided throughout the property to provide access around the buildings and parking areas.

A total of 158 parking spaces are required for this project and a total of 160 spaces are provided, including 6 accessible parking stalls.

## **UTILITIES**

Public utilities are provided to the site. Storm water detention will be provided with an underground detention facility, located at the north end of the site, on Lot 2.

## **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 20.7%. Plantings are being provided throughout the site in compliance with the Landscape & Open Space Ordinance and the Kettlestone Design Guidelines.

## **ELEVATIONS**

The elevations of the buildings are proposed to be constructed of brick, fiber cement lap siding, and glazing. The trash enclosure is proposed to be constructed of brick to match the building with metal gates. Elevations of the proposed buildings and trash enclosure have been provided for review.

## **LIGHTING PLAN**

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

## **EASEMENTS**

All proposed easements have been indicated on the final plat. Private utility easements are provided across the site. Public ingress/egress easements are provided for access across the site.

## **PARKLAND DEDICATION**

Due to its residential nature, parkland dedication is required to be provided. Based on the total number of units proposed, the required amount of parkland dedication is 1.23-acres. The applicant intends to satisfy parkland dedication requirements with a fee in lieu of land dedication.

## **COMPREHENSIVE PLAN**

The subject property is located within the Kettlestone Corridor. The land use shown within the Kettlestone Master Plan for the subject property is office. The Kettlestone Master Plan is intended to act as a guide for land use while at the same time allowing for flexibility of land uses. The intent is that the land use designations can move based upon market demands. The property was rezoned in 2020 to allow for mixed use development, including multi-family residential.

**STAFF RECOMMENDATION**

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