



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** The Landing at Kettlestone – Preliminary Plat

**PREPARED BY:** Andy Kass AICP, Senior Planner

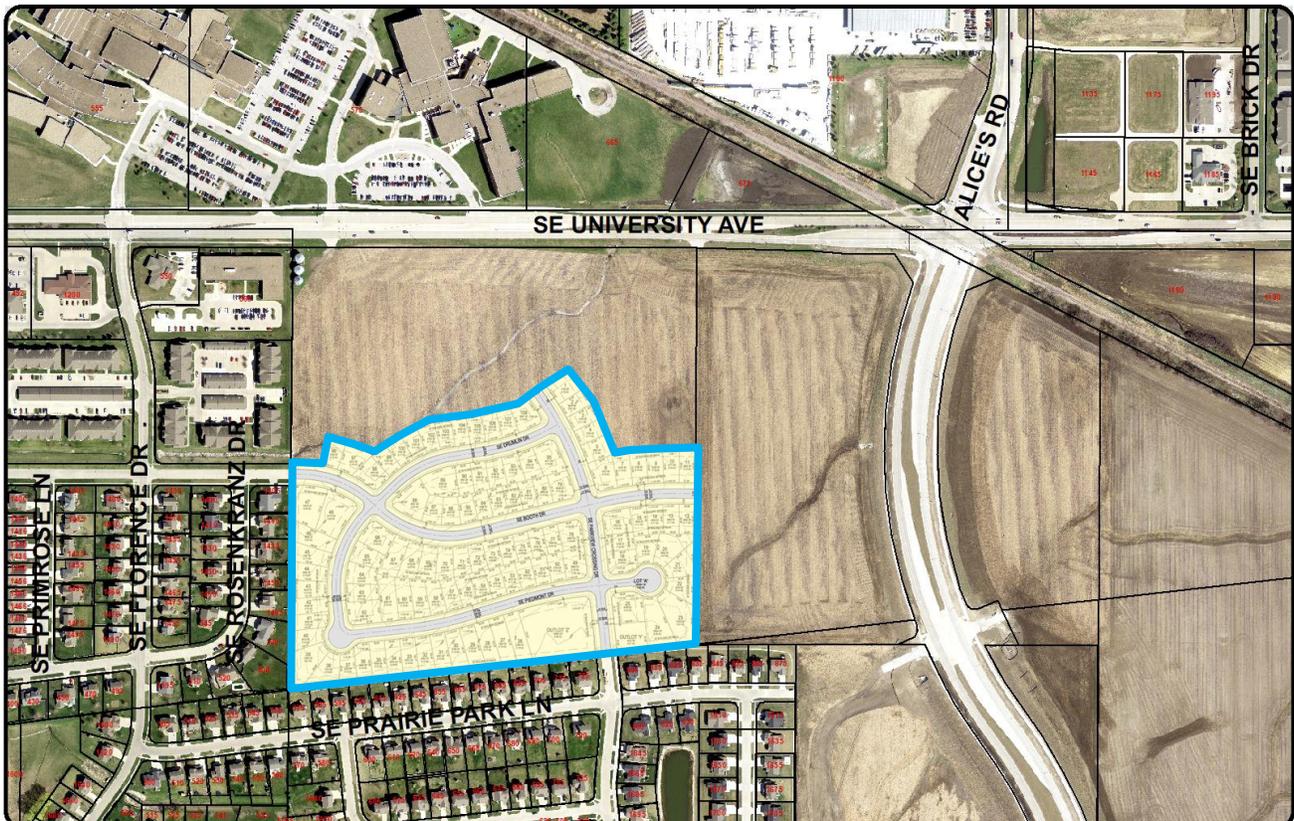
**REPORT DATE:** March 8, 2019

**MEETING DATE:** March 12, 2019

### GENERAL INFORMATION

<b>Applicant:</b>	Kenyon Hills Ridge, LLC
<b>Owner:</b>	Kenyon Hills Ridge, LLC
<b>Owner's Representative:</b>	Ben Antons, P.E. with Bishop Engineering
<b>Request:</b>	The applicant is requesting approval of a preliminary plat for a single family residential subdivision.
<b>Location and Size:</b>	Property is generally located south of SE University Avenue and north of SE Prairie Park Lane containing approximately 23.17 acres more or less.

### AREA MAP



**ABOVE:** Aerial of Property identifying the proposed plat (outlined in **BLUE**).

## LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Medium Density Residential	R-2/PD-1 (One & Two Family Residential / Planned Development Overlay)
North	Vacant – Undeveloped	Light Industrial Office	C-1A (Neighborhood Residential)
South	Parkview Crossing Neighborhood	Single Family Residential	R-2 (one & Two Family Residential)
East	Vacant – Undeveloped	Community Commercial / Light Industrial Office	C-1 (Community & Highway Service Commercial District)
West	Parkview Crossing Neighborhood / Emerald Point Condos	Single Family Residential/High Density Residential	R-2 (One & Two Family Residential District) / R-4 (Row Dwelling & Townhome District)

## HISTORY

The subject property is located south of SE University Avenue and north of SE Prairie Park Lane. The property is 23.17-acres in area. The subject property was rezoned in 2018 to allow for single-family residential subdivision with reduced setbacks, lot areas, lot widths, and lot depths.

## PROJECT DESCRIPTION

### LOTS

The preliminary plat identifies a total of 107 lots for single-family residential development. The lots range in size from 4,754 square feet to 13,569 square feet. All lots meet or exceed all requirements established with the planned development that was approved with the rezoning. The requirements are summarized in Table I below and compared to the typical standards of the R-2 District.

**Table I: Standard R-2 requirements in comparison to the Planned Development.**

Category	Standard R-2 (minimum)	R-2/PD-1 (minimum)
<b>Lot Area</b>	8,000 square feet	4,500 square feet
<b>Lot Width</b>	65 feet	50 feet
<b>Front Yard Setback</b>	30 feet	25 feet
<b>Side Yard Setback</b>	15 feet total (7 feet minimum)	10 feet total (5 feet on each side)
<b>Rear Yard Setback</b>	30 feet	25 feet
<b>Lot Depth</b>	110 feet	90 feet

In addition to the relaxed bulk regulations the Planned Development Agreement requires the following provisions for these lots when developed:

- Minimum two car garage;

- Minimum of 1,300 square feet for a single story home and 1,400 square feet for a two-story home;
- Prohibition of vinyl siding on single family homes;
- Adjacent lots cannot share the same building elevation;
- 25% stone on the front of the home facing the public street; and
- Three (3) trees and three (3) shrubs planted on each lot.

## **STREETS AND TRAIL**

The preliminary plat identifies the construction of four public streets, including, SE Mesa Drive, SE Booth Avenue, SE Drumlins Drive, and SE Parkview Crossing Drive. SE Booth Avenue and SE Parkview Crossing Drive are collector streets and will be 70-foot right-of-way with 31-foot wide pavement. The remaining streets will be local streets with a 60-foot right-of-way and 29-foot wide pavement.

A ten-foot-wide trail will be required along the east side of SE Parkview Crossing Drive. Five-foot wide sidewalks will be required along all other streets as each lot develops.

## **UTILITIES**

Utilities will be extended to service the proposed plat as part of the public improvements. Sanitary sewer will be extended from the west and throughout the plat. Public water main will be extended from the west and south throughout the plat. A regional storm water pond will be constructed on the property to the north of Lots 95 and 96. The owner of that property will be responsible for the maintenance of the pond. The regional pond will serve as detention for future development to the north as well. Outlots Y and Z will also provide detention for the plat. These outlots will be owned and maintained by the homeowners association for the development.

At the rezoning hearing, members of the public expressed concerns regarding drainage within this area. Staff has worked with the applicant and their design engineer to address those concerns with the intent to meet the City requirements for detention and improve drainage in the area. The storm water management plan complies with City requirements and the existing issues that residents to the south and west are experiencing should improve as a result of the detention being provided with this development. Over time, as additional property to the north and east develops, additional undetained flows will be detained and existing conditions should continue to improve.

## **EASEMENTS**

All proposed easements have been indicated on the preliminary plat.

## **STAFF RECOMMENDATION**

All proposed lots meet the minimum requirements of the Zoning Ordinance, the preliminary 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 preliminary plat subject to remaining staff comments.