



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Kettlestone Ridge Plat 3 – Final Plat

PREPARED BY: Andy Kass AICP, Senior Planner

REPORT DATE: November 9, 2018

MEETING DATE: November 13, 2018

GENERAL INFORMATION

Applicant:

Jerry's Homes, Inc.

Owner:

Jerry's Homes, Inc.

Owner's Representative:

Erin Ollendike, P.E. with Civil Design Advantage, LLC

Request:

The applicant is requesting approval of a final plat for a single family residential subdivision.

Location and Size:

Property is generally located east of SE L.A. Grant Parkway and south of SE Tallgrass Lane, containing approximately 3.71 acres.

AREA MAP



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

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Neighborhood Residential	R-2 (One & Two Family Residential)
North	Single Family Residential	Neighborhood Residential	R-2 (One & Two Family Residential)
South	Vacant – Undeveloped	Neighborhood Residential	R-2 (One & Two Family Residential)
East	Vacant – Undeveloped	Kettlestone Office	K-OF (Kettlestone Office District)
West	Vacant – Undeveloped	Neighborhood Residential	R-2 (One & Two Family Residential)

HISTORY

This is the third phase of the Kettlestone Ridge development that began in 2015. The developer, Jerry's Homes, Inc., has platted a total of 33 lots in the previous two phases of the development. The preliminary plat indicated a total of 156 lots to be developed over the course of five phases.

PROJECT DESCRIPTION

LOTS

The final plat identifies a total of 10 lots. All planned lots are intended for single family residential development and meet the minimum requirements of the R-2 zoning district. The lots range in size from 10,841 square feet to 16,364 square feet. The lots widths range from 65 feet to 120 feet. Table 1 lists the minimum requirements for the R-2 zoning district.

Table 1: Standard R-2 requirements.

Category	Standard R-2 (minimum)
Lot Area	8,000 square feet
Lot Width	65 feet
Front Yard Setback	30 feet
Rear Yard Setback	30 feet
Side Yard Setback	15 feet total (7 feet minimum)

STREETS AND TRAIL

As part of the public improvements the developer has installed extensions of SE Willowbrook Drive and SE Esker Ridge Drive. No trails are planned within the plat. Five-foot-wide sidewalks will be installed as each lot develops.

UTILITIES

Utilities have been extended throughout the plat. Each lot will be served by public water, sanitary sewer, and storm sewer. Storm water detention is provided for in detention basins to the north or future basins to the west.

PARKLAND

Parkland dedication was satisfied in Kettlestone Ridge Plat 1 with the dedication of a 1.67-acre parcel for future park development and the construction of a trail in the rear yard of lots north of SE Tallgrass Lane within Plat 1.

STAFF RECOMMENDATION

Staff recommends approval of the final plat for Kettlestone Ridge Plat 3 subject to remaining staff comments, review of the legal documents, and completion of public improvements.