

## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Lot 2, The Shops at Kettlestone North  
Plat 6 – Site Plan

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

**REPORT DATE:** March 8, 2019

**MEETING DATE:** March 12, 2019

### GENERAL INFORMATION

**Applicant / Owner:**

Kettleview, LLC (owner) & Vertical Group (applicant)

**Engineer:**

Derek Johnson, P.E., with ISG

**Request:**

The applicant is requesting approval of a site plan for an office building.

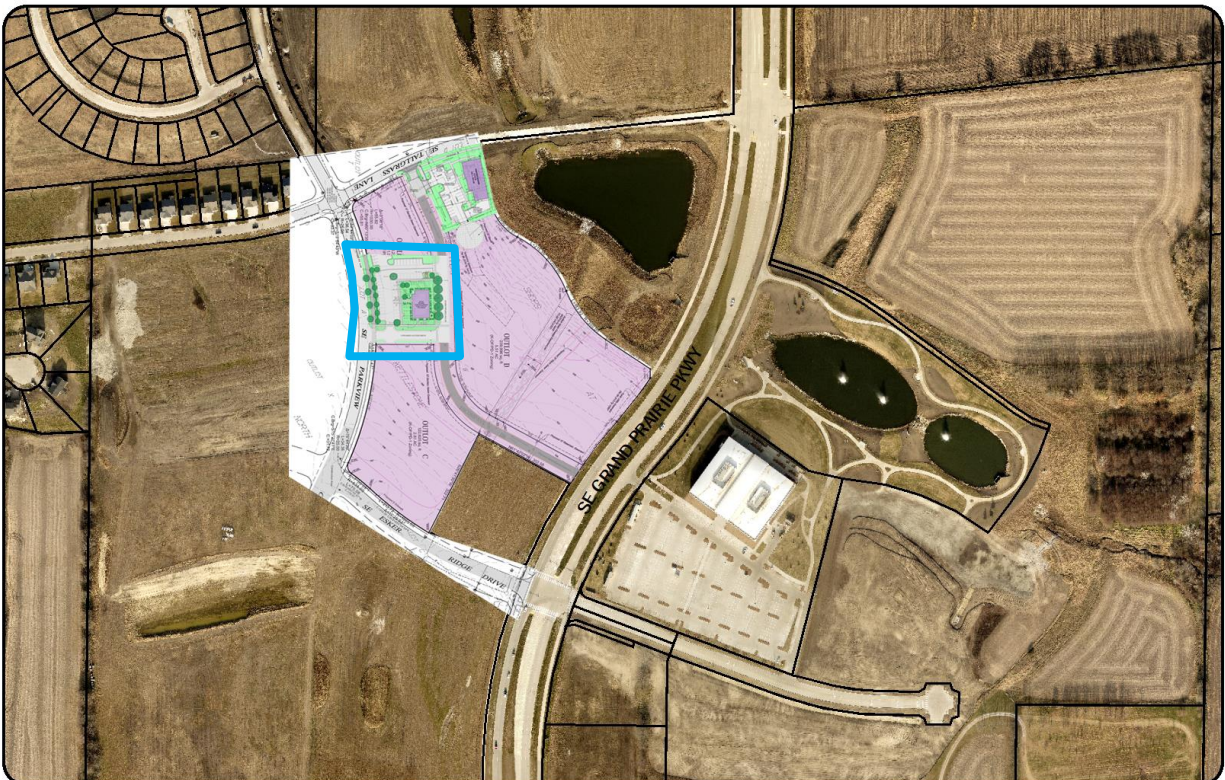
**Location and Size:**

Property is located east of SE Parkview Crossing Drive and south of SE Tallgrass Lane, containing approximately 0.60 acres.

**Property Address:**

2540 SE Encompass Drive

### AREA MAP



**ABOVE:** Aerial of subject property (outlined in **BLUE**) in relation to the surrounding area.

**LAND USES AND ZONING**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Office	K-OF (Kettlestone Office) / PD-1 (Planned Development Overlay)
North	Vacant – Undeveloped	Multi-Family Stacked Medium and Office	A-1 (Agricultural District)
South	Vacant – Undeveloped	Community Commercial	K-RC (Kettlestone Retail Community District)
East	Holmes Murphy	Office	K-OF (Kettlestone Office District)
West	Vacant – Undeveloped	Office	K-OF (Kettlestone Office District)

**HISTORY**

The proposed project is located within Kettleview Development that was rezoned in 2018. The overall development is intended to be a professional office park. The proposed office building is the second building proposed within the development. In 2018, a site plan for a dental office building was approved which is currently under construction.

**PROJECT DESCRIPTION**

The site plan identifies the construction of a 6,642 square foot office building. The proposed building is two stories with an overall maximum height of 34-feet. Both floors of the building include office space for the proposed tenant. In addition to office space and conference rooms, the proposed building will feature a rooftop patio on the south side of the building. The site plan also identifies an area to the north of the building that identifies an area for future expansion. Future expansion of the building will require site plan review and approval. The trash enclosure is proposed to be located on the north side of the building.

**ACCESS AND PARKING**

Access to the property will be provided on the east side of the site off of SE Encompass Drive, a private street. SE Encompass Drive which will be constructed at the same time the improvements to the site are being made. Additional access to the site is provided on the south side off of a private drive that will be constructed at the same time as SE Encompass Drive.

A total of 27 parking spaces are required for the site and the site plan identifies a total of 32 parking spaces. The site plan identifies three (3) bike racks to accommodate bike parking on the southwest side of the building.

**SIDEWALKS/TRAILS**

A 10-foot-wide trail will be constructed along the west side of SE Parkview Crossing Drive. 5-foot-wide sidewalks will be constructed along the private internal streets to allow for pedestrian accessibility throughout the Kettleview development.

**UTILITIES**

Sanitary sewer service will be provided from a manhole at the southeast corner of the intersection of SE Tallgrass Lane and SE Parkview Crossing Drive. A public water main that will provide domestic and fire service to the site will be constructed along with the associated street improvements for the overall development.

Storm water detention will be provided in the regional detention basin located to the northeast of the subject property. The regional detention basin is owned and maintained by the City.

### **LANDSCAPING & OPEN SPACE**

A minimum of 25% of the project area is required to be open space. The total amount of open space proposed is 28%. The plantings shown on the landscape plan meet the minimum requirements of the Landscape & Open Space Ordinance and the Kettlestone Design Guidelines.

### **ELEVATIONS**

The proposed building includes glazing, architectural metal paneling, three different varieties of fiber cement paneling, and a steel awning. The trash enclosure will incorporate the same siding that will be used on the building. Proposed elevations are attached for your review. The proposed materials and elevations meet the requirements of the Kettlestone Design Guidelines.

### **PHOTOMETRIC PLAN**

The site plan includes a photometric plan for the proposed site lighting. A total of three (3) pole mounted lights are proposed for parking lot lighting. These proposed fixtures comply with the lighting requirements within the Kettlestone Design Guidelines. In addition to the parking lot lighting the photometric plans identifies two (2) wall pack light fixtures on the building. These fixtures comply with the requirements of the Kettlestone Design Guidelines.

### **STAFF RECOMMENDATION**

Staff recommends approval of the site plan for Lot 2, The Shops at Kettlestone North Plat 6 subject to remaining staff comments.