



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Kettlestone Ridge Plat 4 – Final Plat

PREPARED BY: Andy Kass AICP, Senior Planner

REPORT DATE: July 19, 2019

MEETING DATE: July 23, 2019

GENERAL INFORMATION

Applicant:

Jerry's Homes, Inc.

Owner:

Jerry's Homes, Inc.

Owner's Representative:

Jake Becker, PE, McClure Engineering

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 8.89-acres.

AREA MAP



ABOVE LEFT: 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	Single Family Residential	R-2 (One & Two Family Residential)
North	Single Family Residential	Single Family Residential	R-2 (One & Two Family Residential)
South	Single Family Residential	Medium Density Residential	A-1 (Agricultural District)
East	Single Family Residential	Medium Density Residential	R-2 (One & Two Family Residential)
West	Timberline School, Soccer Complex, WILC Building	Institutional	A-1 (Agricultural District)

HISTORY

The subject property was preliminary platted under the name of Bluestem Plat 2, however, the property since then has been sold to and purchased by Jerry’s Homes who is the developer of the Kettlestone Ridge development to the east. Jerry’s Homes has chosen to incorporate this development into the Kettlestone Ridge neighborhood. This is the fourth phase of the Kettlestone Ridge development that began in 2015. A total of 43 lots in the previous three phases of the development have been platted.

PROJECT DESCRIPTION

LOTS

The final plat identifies a total of 21 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 8,040 square feet to 17,541 square feet. All lots meet the minimum lot width of 65-feet. Table 1 lists the minimum requirements for the R-2 zoning district. Outlot Z will be owned and maintained for the homeowners association and is intended for storm water detention.

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 will install extensions of SE Esker Ridge Drive and SE Bluestem Drive. Sidewalks will be extended along each lot as they are developed.

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 on Outlot Z.

PARKLAND

Parkland dedication was satisfied with previous phases of development.

STAFF RECOMMENDATION

Staff recommends approval of the final plat for Kettlestone Ridge Plat 4 subject to remaining staff comments, review of the legal documents, and completion of public improvements.