



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Kettlestone Heights Plat 3 – Final Plat

PREPARED BY: Melissa DeBoer, AICP – Planner II

REPORT DATE: October 25, 2019

MEETING DATE: October 29, 2019

GENERAL INFORMATION

Owner: Kettlestone Heights Townhomes Owners Association, Inc.

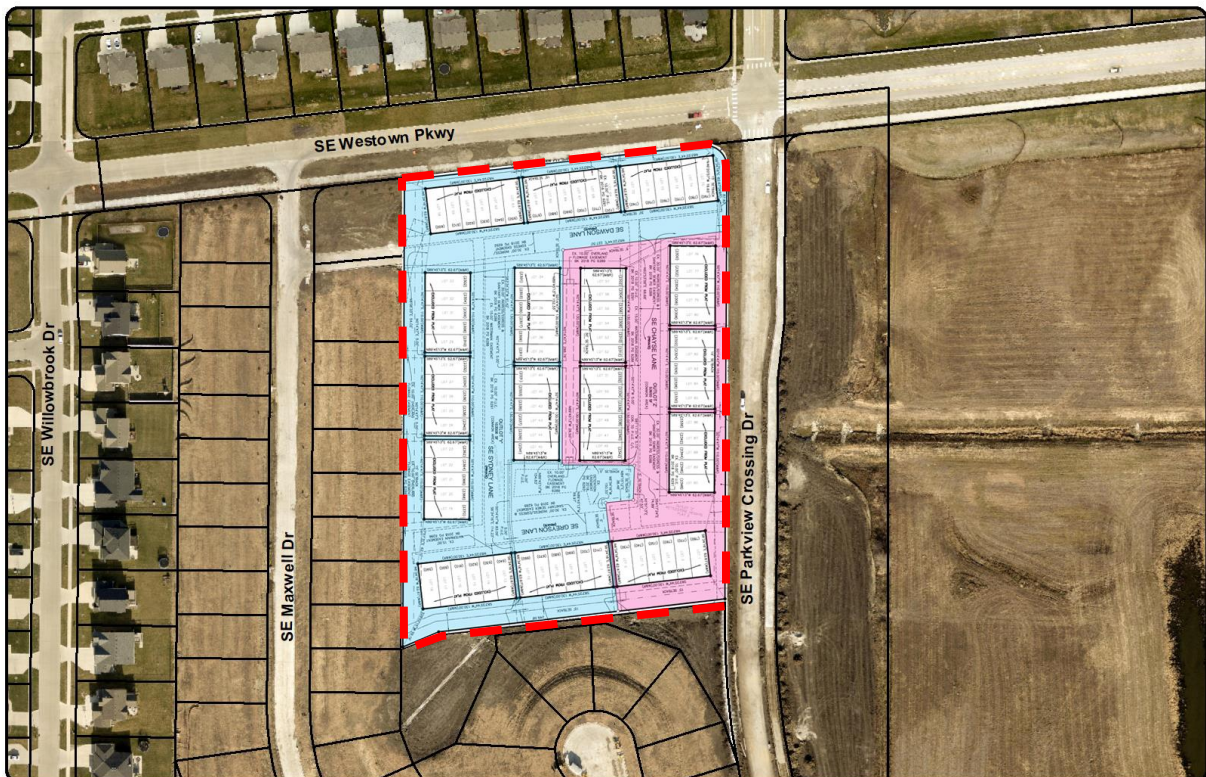
Applicant: Element 119

Owner's Representative: Erin Ollendike, P.E., Civil Design Advantage

Request: The applicant is requesting approval of a final plat for a townhome residential development.

Location and Size: Property is generally located south of SE Westown Parkway and west of SE Parkview Crossing Drive, containing approximately 3.61 acres.

AREA MAP



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

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Townhome Residential	Medium Density Residential	PD-1 / K-MF-ROW (Kettlestone Multi-Family Row House District with a Planned Development Overlay)
North	Single Family Residential	Single Family Residential	R-2 (One and Two Family Residential District)
South	Single Family Residential	Single Family Residential	PD-1 / R-2 (One and Two Family Residential District with a Planned Development Overlay)
East	Vacant – Undeveloped	Medium Density Residential	A-1 (Agricultural District)
West	Single Family Residential	Single Family Residential	PD-1 / R-2 (One and Two Family Residential District with a Planned Development Overlay)

HISTORY

The subject plat currently exists as 90 townhome lots and one outlot for all of the common areas (known as Kettlestone Heights Plat 2). The request is to split the one outlot for the common areas into two outlots and leave the 90 townhome lots as is.

PROJECT DESCRIPTION

The proposed request involves the replatting of Outlot Z within Kettlestone Heights Plat 2. The reason for splitting the outlot into two outlots is because there will be two different homeowner’s associations for the townhomes. One homeowner’s association will be responsible for the maintenance of one outlot and the other homeowner’s association will be responsible for the maintenance of the other outlot.

ACCESS AND PARKING

There are no changes proposed to the access or parking, except the private streets throughout the development will now have two different homeowner’s associations responsible for the maintenance of them.

EASEMENTS

Several easements exist within the plat based on the locations of the utilities. These have already been recorded with previous projects. There is one public utility easement proposed with this plat at the request of MidAmerican Energy.

UTILITIES

There are no changes proposed to the utilities. All utilities within this plat will be privately owned and maintained.

STAFF RECOMMENDATION

Staff recommends approval of the final plat for Kettlestone Heights Plat 3 subject to remaining staff comments and review of the legal documents.