

City of Stoughton Application for Planned Development (PD) Review and Approval (Requirements per Section 78-914)

Applicant Name: _____

Applicant Address: _____

Applicant Phone and Email: _____

Property Owner Name (if different than applicant): _____

Property Owner Phone: _____

Subject Property Address: _____

This form is designed to be used by the Applicant as a guide to submitting a complete application for a planned development *and* by the City to process said application. Parts II is to be used by the Applicant to submit a complete application; Parts I - III are to be used by the City as a guide when processing said application.

I. Recordation of Administrative Procedures for City Use

Application form filed with Zoning Administrator Date: _____

Application fee of \$_____ received by Zoning Administrator Date: _____

II. Application Submittal Packet Requirements for Applicant Use

PD Process Step 1: Pre-application

Step 1 does not require the submittal of an application packet; however, Steps 2-4 do require submittal of all application materials to the Zoning Administrator prior to Plan Commission review. This step is not mandatory but optional at the discretion of the applicant or Zoning Administrator.

- A.** Contact the Zoning Administrator to place an informal discussion item for the PD on the Plan Commission agenda (if deemed necessary by the applicant or Zoning Administrator). No details beyond the name of the Applicant and the identification of the discussion item as a PD is required to be given in the agenda.
- B.** Engage in an informal discussion with the Plan Commission regarding the potential PD. Appropriate topics may include: location, project themes and images, general mix of dwelling unit types and/or land uses being considered, approximate residential densities, and non-residential intensities, general treatment of natural features, general relationship to nearby properties and public streets, and relationship to the Comprehensive Plan.

NOTE: Points of discussion and conclusions reached in this stage of the process shall in no way be binding upon the Applicant or the City, but should be considered as the informal, non-binding basis for proceeding to the next step.

PD Process Step 2: Concept Plan

The Applicant shall provide a draft application for staff and Planning Commission review as follows:

- A.** Provide Zoning Administrator with draft PD Concept Plan Submittal Packet for determination of completeness prior to placing the proposed PD on the Plan Commission agenda for Concept Plan review. The submittal packet shall contain all of the following items:
 - (1)** A *general written description* of proposed PD including the following:
 - General project themes and images.

- The general mix of dwelling unit types and/or land uses.
- Approximate residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio.
- The general treatment of natural features.
- The general relationship to nearby properties and public streets.
- The general relationship of the project to the Comprehensive Plan.
- An initial draft list of zoning standards which will not be met by the proposed PD and the location(s) in which they apply and, a complete list of zoning standards which will be more than met by the proposed PD and the location(s) in which they apply. Essentially, the purpose of this listing shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility.
- (3) A *written description* of potentially requested exemption(s) from the requirements of the underlying zoning district, in the following order:
 1. Land Use Exemptions
 2. Density and Intensity Exemptions
 3. Bulk Exemptions
 4. Landscaping Exceptions
 5. Parking and Loading Requirements Exceptions
- (4) A *conceptual plan drawing* (at 11" x 17") of the general land use layout and the general location of major public streets and/or private drives. The Applicant may submit copies of a larger version of the plan in addition to the 11" x 17" reduction.

PD Process Step 3: General Development Plan (GDP)

The Applicant shall submit an application for staff and Planning Commission review as follows:

- A. Provide Zoning Administrator with a draft GDP Submittal Packet for determination of completeness prior to placing the proposed PD on the Plan Commission agenda for GDP review. The submittal packet shall contain all of the following items:
 - (2) A *map of the subject property* for which the PD is proposed:
 - Clearly indicating the current zoning of the subject property and its surroundings, and the jurisdiction(s) which maintains that control.
 - Map and all its parts clearly reproducible with a photocopier.
 - Map size of 11" x 17" and map scale not less than one inch equals 800 feet.
 - All lot dimensions of the subject property provided.
 - Graphic scale and north arrow provided.
 - (3) A *general written description* of proposed PD including:
 - General project themes and images.
 - The general mix of dwelling unit types and/or land uses.
 - Approximate residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio.
 - The general treatment of natural features.

- ❑ The general relationship to nearby properties and public streets.
- ❑ The general relationship of the project to the Comprehensive Plan.
- ❑ A statement of Rationale as to why PD zoning is proposed. This shall identify barriers that the Applicant perceives in the form of requirements of standard zoning districts and opportunities for community betterment the Applicant suggests are available through the proposed PD zoning.
- ❑ A complete list of zoning standards which will not be met by the proposed PD and the location(s) in which they apply and a complete list of zoning standards which will be more than met by the proposed PD and the location(s) in which they apply shall be identified. Essentially, the purpose of this listing shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility.
- ❑ A written description of potentially requested exemptions from the requirements of the underlying zoning district, in the following order:
 1. Land Use Exemptions.
 2. Density and Intensity Exemptions.
 3. Bulk Exemptions.
 4. Landscaping Exceptions.
 5. Parking and Loading Requirements Exceptions.
- ❑ (4) A *General Development Plan Drawing* at a minimum scale of 1"=100' (11" x 17" electronic copy shall also be provided) of the proposed project showing at least the following information in sufficient detail to make an evaluation against criteria for approval:
 - ❑ A conceptual plan drawing (at 11" x 17") of the general land use layout and the general location of major public streets and/or private drives.
 - ❑ Location of recreational and open space areas and facilities and specifically describing those that are to be reserved or dedicated for public acquisition and use.
 - ❑ Statistical data on minimum lot sizes in the development, the approximate areas of large development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio and landscape surface area ratio of various land uses, expected staging, and any other plans required by the Plan Commission or Common Council.
 - ❑ Notations relating the written information provided in (3), above to specific areas on the GDP Drawing.
- ❑ (5) *General conceptual landscaping plan* for subject property, noting approximate locations of foundation, street, yard and paving, landscaping, and the compliance of development with all landscaping requirements of this Ordinance (except as noted in the listing of exceptions) and the use of bufferyards.
- ❑ (6) A *general signage plan* for the project, including all
 - ❑ Project identification signs.
 - ❑ Concepts for public fixtures and signs (street light fixtures and/or poles or street sign faces and/or poles) which are proposed to vary from City standards or common practices.

- ❑ (7) *Written justification* for the proposed Planned Development. (See Section 78-905 for requirements of the conditional use procedure.)

PD Step 4: Specific Implementation Plan (SIP)

The Applicant shall submit an application for staff and Planning Commission review as follows:

- ❑ **A.** After the effective date of the rezoning to PD/GDP, the Applicant may file an application for the proposed SIP with the Plan Commission. This submittal packet shall contain the following items, prior to its acceptance by the Zoning Administrator and placing the item on the Plan Commission agenda for SIP review.
 - ❑ (2) A *map of the subject property* for which the PD is proposed:
 - ❑ Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control.
 - ❑ Map and all its parts clearly reproducible with a photocopier.
 - ❑ Map size of 11" by 17" and map scale not less than one inch equals 800 feet.
 - ❑ All lot dimensions of the subject property provided.
 - ❑ Graphic scale and north arrow provided.
 - ❑ (3) A *general written description* of proposed SIP, including:
 - ❑ Specific project themes and images.
 - ❑ The specific mix of dwelling unit types and/or land uses.
 - ❑ Specific residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio.
 - ❑ The specific treatment of natural features.
 - ❑ The specific relationship to nearby properties and public streets.
 - ❑ A Statement of Rationale as to why PD zoning is proposed identifying perceived barriers in the form of requirements of standard zoning districts and opportunities for community betterment through the proposed PD zoning.
 - ❑ A complete list of zoning standards which will not be met by the proposed SIP and the location(s) in which they apply and a complete list of zoning standards which will be more than met by the proposed SIP and the location(s) in which they apply shall be identified. Essentially, the purpose of this listing shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility.
 - ❑ (4) A *Specific Implementation Plan drawing* at a minimum scale of 1"=100' (and electronic copy at 11" x 17") of the proposed project showing at least the following information in sufficient detail:
 - ❑ An SIP conforming to all requirements of Section 78-908(3). If the proposed PD is a large or group development (per Section 78-205 (11) or (12)) also provide a proposed preliminary plat or conceptual plat.
 - ❑ Location of recreational and open space areas and facilities specifically describing those that are to be reserved or dedicated for public acquisition and use.
 - ❑ Statistical data on minimum lot sizes in the development, the precise areas of all development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio and landscape surface

area ratio of various land uses, expected staging, and any other plans required by the Plan Commission or Common Council.

- Notations relating the written information (3), above to specific areas on the GDP Drawing.
- (5) A *landscaping plan* for subject property, specifying the location, species, and installed size of all trees and shrubs. Include a chart which provides a cumulative total for each species, type and required location (foundation, yard, street, paved area or bufferyard) of all trees and shrubs.
- (6) A series of *building elevations* for the entire exterior of all buildings in the PD, including detailed notes as to the materials and colors proposed.
- (7) A *general signage plan* including all project identification signs, concepts for public fixtures and signs (such as street light fixtures and/or poles or street sign faces and/or poles), and large or group development signage themes which are proposed to vary from City standards or common practices.
- (8) A *general outline of the intended organizational structure* for a property owners association, if any; deed restrictions and provisions for private provision of common services, if any.
- (9) A *written description* which demonstrates the full consistency of the proposed SIP with the approved GDP.
- (10) A *written description* of any and all variations between the requirements of the applicable PD/GDP zoning district and the proposed SIP development.

III. Final Application Packet Information for City Use

PD Step 3: General Development Plan (GDP)

The process for review and approval of the PD shall be identical to that for conditional use permits per Section 78-905 of the Zoning Ordinance and (if land is to be divided) to that for preliminary and final plats of subdivision per the Municipal Code. All portions of an approved PD/GDP not fully developed within five years of final Common Council approval shall expire, and no additional PD-based development shall be permitted. The Common Council may extend this five years period by up to five additional years via a majority vote following a public hearing.

Notified Neighboring Property Owners (within 300 feet) Date: _____

Notified Neighboring Township Clerks (within 1,000 feet) Date: _____

Class 2 legal notice sent to official newspaper by City Clerk Date: _____

Class 2 legal notice published on _____ and _____ ~~Date: _____~~

KETTLE PARK WEST MULTI-FAMILY

Kettle Park West Commercial Center General Development Plan Amendment No. 2

Prepared for:



161 Horizon Drive, Suite 101A
Verona, WI 53593

Prepared by:

JSD *Professional Services, Inc.*
• Engineers • Surveyors • Planners

161 Horizon Drive, Suite 101
Verona, WI 53593

October 11, 2021

Introduction – Project Team and Entitlement Process

On behalf of Forward Development Group, LLC (FDG), JSD Professional Services, Inc. (JSD) is requesting to present an amendment to the Kettle Park West Commercial Center General Development Plan (KPW CC GDP) for the construction of a multi-family residential development generally located west of the intersection of Jackson Street and US HWY 51 to the Plan Commission at its November 8, 2021, regular meeting.



Lots 2 and 3, KPW Commercial Center Project Site Location Map

Following the KPW CC GDP amendment, it is our understanding that the next steps in the entitlement process would include:

- A Specific Implementation Plan (SIP) rezoning request that establishes the specific site plan and design details for the proposed multi-family development, including construction level details for architecture, landscaping, and open space amenities; and
- A Certified Survey Map (CSM) to create the project site for the proposed multi-family development. The proposed CSM will adjust the westernmost lot line to reallocate lands between the existing lots 2 and 3, including relocating the wetland amenity onto the subject project site. As a result of the CSM the resulting two lots will include the subject project site, Lot 1, roughly 3.1 acres, and the adjacent Lot 2 (currently Lot 3), which is estimated to be 1.2 acres. Please note that only Lot 1 of the proposed CSM will be subject to this KPW CC GDP amendment and a subsequent SIP and that throughout this document, the subject project site will be referred to as Lot 1. Refer to Table 1 below.

Project Site Location

The project site is generally located at the northwest corner of the Kettle Park West Commercial Center, north of Wal-Mart and is addressed at 2525 Jackson Street. Today, the project site is vacant.

At present, the project site is roughly 1.8 acres and is zoned Planned Development, currently subject to the KPW CC GDP. However, upon completion of the proposed land division, the project site will increase in size to approximately 3.1 acres, as noted in Table 1 below.

Table 1: Proposed CSM Tax Parcel Summary				
Proposed CSM Lot Number	Existing Legal Description	Parcel ID No.	Current Parcel Size (per DCI Map)	Estimated Parcel Size (after proposed CSM)
1 (subject project site)	Lot 2 CSM 15767	051001497102	1.8 acres	3.1 acres
2	Lot 3 CSM 14057	051001496602	2.5 acres	1.2 acres

Project Site Background and Context

At the time of its original approval in 2014, land uses within the KPW Commercial Center were anticipated to host a diverse combination of neighborhood scale commercial uses, including retail and office. However, the KPW CC

GDP recognized the importance of allowing for flexibility in the KPW CC GDP land uses not only to provide the highest and best use of the commercial center lands, but also to respond to market-driven demand for various types of land uses, including business supporting land uses. This was evidenced in the 2017 KPW CC GDP Amendment for the remaining undeveloped parcels in the commercial center, including the project site (aka Lot 1).

The City’s Comprehensive Plan (the Plan) recommends Planned Business development for the project site. The Plan identifies the appropriate zoning districts to implement areas with such land use recommendations to include the Planned Development zoning district. While the Plan recognizes generally commercial oriented land uses in the Planned Business land use category, it also allows for flexibility in the interpretation of district boundaries, as noted on page 160:

“...the Plan allows for the timing of zoning actions and the refinement of the precise recommended land use boundaries through the zoning, conditional use, planned development and land division processes as deemed appropriate by the Plan Commission and Common Council on a case-by-case basis.”

Given the intended mixed-use nature of the KPW CC GDP, the adjacent land uses, and Planned Mixed Use land use recommendations as noted in the City’s Comprehensive Plan, a determination that the proposed multi-family development is consistent with the Plan can be made as part of the planned development process.

The project site would be the latest development in the emerging Kettle Park West Commercial Center. In addition to Wal-Mart to the south, neighboring land uses include a recently approved in-line retail use located adjacent and east of the project site. Along Jackson Street, there is a four-story hotel north of the site, a senior living facility to the northwest, and a national grocer to the northeast. As previously stated, the lot directly to the west of the project site is vacant, but could be developed with commercial or a service-oriented business. Overall, the general character of the area surrounding the project site is mixed use in nature.

The Kettle Park West Commercial Center is becoming the neighborhood first envisioned by the KPW CC GDP in 2014. Currently, the mix of uses provides a diverse mix of “community-scale” retail opportunities. Current land uses prioritized in the KPW CC GDP area include office, personal or professional services, indoor sales or services, in-vehicle sales or services, indoor commercial entertainment, and a group day care facility for children.

KPW Multi-Family General Development Plan Amendment Overview

The proposed KPW CC GDP Amendment document provides the development standards for a high-density residential use known as the KPW Multi-Family. The standards noted herein aim to successfully integrate the proposed residential use alongside commercial uses by featuring interconnected multi-use paths and enhanced landscaping. The addition of a residential component to the KPW Commercial Center will add to the center’s viability as a mixed-use, lifestyle center where residents can live, work, and play.

- Proposed Land Use. As part of the proposed KPW CC GDP Amendment high-density residential land uses are proposed as a permitted use within the KPW CC GDP. Lot 1 is anticipated to include 88 multi-family residential, market rate apartment-style units. The unit composition is anticipated to include studios, one-bedroom, one-bedroom with den, and two-bedroom units. Refer to Table 2 below for a detailed land use summary.

Table 2: Land Use and Building Summary	
Site Area	3.1 acres
Lot Coverage (building and impervious)	52,418 SF
Open Space	85,618 SF
Stormwater Management	3,200 SF
Building Coverage	20,736 SF
FAR	0.61

Building Summary	
Maximum Height	50 feet
Number of Stories	4
Unit Mix	19 - studio units 42 - 1-bedroom units 11 - 1-bedroom plus den units 16 - 2-bedroom units 88 Total Units
Unit Density	28.1 dwelling units/acre

- Site Access and Internal Circulation.** The project site is situated in the middle of two sites, which creates the opportunity for shared access on both the east and west sides of the project site. One point of access, along Jackson Street, will serve as the primary, shared access for the project site and the lot to its west. In addition, although not a true access point, there is also a shared drive located on the east side of the project site that provides unit access and parking for the proposed development. Recognizing that this access drive provides an important east-west mid-block pedestrian and vehicular connection, as well as active unit entries, the access drive is intended to be designed as a “complete street” with parking, street trees, and sidewalk.

The building-forward site design lends itself to locating parking behind the building. Additional parking for the site will be provided below grade. The anticipated parking ratio is 1.39 stalls per unit. Refer to Table 3 below for development specific information regarding automobile. Detailed bicycle parking requirements will be provided in the Specific Implementation Plan, and will meet City zoning code standards for secure bicycle parking. Residents will have the opportunity to park their bicycles in designated exterior bike parking stalls focused near the entrances to the buildings. Additional wall or ceiling-hung bicycle parking will be available in unit utility rooms and garages.

Table 3: Parking Summary	
Automobile Parking	
Surface Parking	59
Underground Garage	60
Total	119
Parking Ratios	
Stalls per Unit	1.35
Stalls per Bedroom	1.14

- Architecture.** The overall design intent of the project site is rooted in traditional neighborhood design principles, including those related to orienting buildings towards active public spaces, creating an active pedestrian atmosphere and adding to the vibrancy of the KPW Commercial Center. The building has been oriented towards the street and shared driveways with active unit patios being located at grade. Recognizing that this site is highly visible not only from Jackson Street, but also from the shared driveways to the east and south, four-sided architecture will be utilized.

General building design and massing will be four-stories with pedestrian scale materials along the ground floor to add interest and enhance the pedestrian environment. Refer to the architectural precedent images provided below for additional information.



While a building material palette has not been fully determined at this time, exterior building materials are anticipated to include traditional residential building materials, i.e., masonry, composite siding, etc. A complete list of exterior building materials will be provided as part of the Specific Implementation Plan application materials.

- Landscape. With the intent of maintaining a consistent streetscape and landscaped environment within the KPW Commercial Center, the overall intent of the landscape design for the project site will utilize native and adaptable plant species that highlight regional and climatic themes. The incorporation of the filled wetland on the site will provide a habitat that mimics the natural design of the nearby kettle, a geologic reminder of the region's glaciated past.
- Wetland Preservation. Included in the project site boundary is a small degraded wetland located in the southwest corner of the site. The location of the wetland, as well as maintaining an adequate buffer played a significant role in the siting of the proposed development. With the goal of protecting the wetland as a natural feature, the proposed development on both lots was located outside of the delineated wetland. This allowed for a more building forward site design.
- Signage. The location of a proposed monument sign is provided on the site plan. While additional signage is anticipated, no exceptions the City Zoning Code is anticipated.
- Lighting Plan. A detailed lighting plan will be provided with the Specific Implementation Plan for the project site.
- Amenities. Within the development multiple recreation amenities are anticipated, including, but not limited to, a community room, fitness center, bike repair station, grilling station, outdoor seating area, private patios and balconies.

Rational for Rezoning and City Zoning Code Modifications

The project site has long been part of the Kettle Park West Commercial Center General Development Plan Planning Area. An amendment to the KPW CC GDP standards is sought due to the specialized nature of high-density residential housing and location of the project site at the edge of the KPW Commercial Center. As the residential and commercial components of Kettle Park West have evolved, so have the best uses for the remaining undeveloped sites.

Overall, the KPW CC GDP was envisioned as commercial center that promoted an integrated network of streets, bike and pedestrian paths, and other public spaces in order to create true, complete neighborhood, transitioning from commercial and retail opportunities in the southeast to a variety of residential uses to the northwest. Changes in the real estate market and an unprecedented demand for new dwelling units throughout Dane County have compelled the developer to reconsider the land uses proposed for this site in the 2017 Amendment to the KPW CC GDP. The City’s Comprehensive Plan states that “the Planned Land Use Maps (6a and 6b) should be used to *guide* the application of the general pattern of permanent zoning. However, the precise location and timing of zoning district boundaries may vary, as judged appropriate by the Plan Commission and Common Council. Departures from the exact land use boundaries depicted on the Planned Land Use *Maps may be particularly appropriate for Planned Unit Development projects, projects involving a mix of land uses and/or residential development types, properties split by zoning districts and/or properties located at the edges of planned land use areas.* This parcel, at the edge of the KPW CC GDP area, provides a logical buffer between the existing commercial and future low density residential uses to the north.

Currently the project site is zoned Planned Development with the City’s Planned Business (PB) as the base zoning district. The proposed general development plan amendment proposes to rezone the base zoning district from Planned Business to Multi-family Residential-24 (MR-24), using that district’s standards for evaluating the zoning code modifications within the Planned Development originally established through the KPW CC GDP.

FDG aims to ensure that the development of the KPW Commercial Center and all land uses within the KPW CC GDP planning area will be orderly and compatible. As such, FDG is seeking approval from the City for certain modifications to the city’s MR-24 zoning district for the proposed development. These modifications allow for greater flexibility to achieve unit and site efficiencies and to address unique site features and development opportunities, including shared access and open space amenities. Specifically, the anticipated municipal code exceptions are outline in Table 4 below.

Table 4: Zoning Code Modifications		
Standards	Requirements	Exception Sought
Density and Intensity Exemptions		
Sec. 78-105(h)(2)(a) Maximum Units Per Building	Up to 12 dwelling units per building	88 dwelling units in building
Sec. 78-105(h)(7)(a) Maximum gross density	24 dwelling units/acre	28.1 dwelling units/acre
Bulk Exemptions		
Sec. 78-105((h)(7)(b)(A) Lot Area	1,815 SF per dwelling unit	1,535 SF per dwelling unit
Sec. 78-105((h)(7)(b)(H) Rear lot line to house	50 feet	20 feet
Sec. 78-105((h)(7)(b)(N) Maximum height of dwelling unit	40 feet	50 feet

As noted in the table above, the zoning code modifications requested are primarily related to an increase in density. In exchange for the increased density, enhanced landscaping is proposed to adequate transition and buffers to and from adjoining commercial uses. The required minimum landscape surface ration as noted in the City’s MR-24 zoning ordinance is 50 percent. The proposed development proposed a minimum landscape surface ration in excess

of 50 percent at 60 percent. In addition, utilizing underground parking allows for the project site to be used more efficiently, and maximizing onsite outdoor amenity spaces. A proposed bike path and sidewalk layout increases connectivity between the sites and provides a truly walkable residential community.

Consistency with the City of Stoughton Comprehensive Plan

Overall, the proposed KPW CC GDP amendment is in general compliance with City's development goals policies as noted in both the KPW CC GDP and Comprehensive Plan, including those related to:

- Preserve and establish a visually attractive development.
- Create an efficient and sustainable development pattern.
- Ensure that a desirable balance and distribution of land uses is achieved.
- Planned Mixed Use areas are intended to be vibrant urban places containing a quality mix of commercial uses...higher density residential development...including walking relationship between uses, regular street activity, multi-story buildings, minimal front setbacks, parking located on streets and to the rear of building, building entrances oriented to the street, etc.

Schedule of Completion

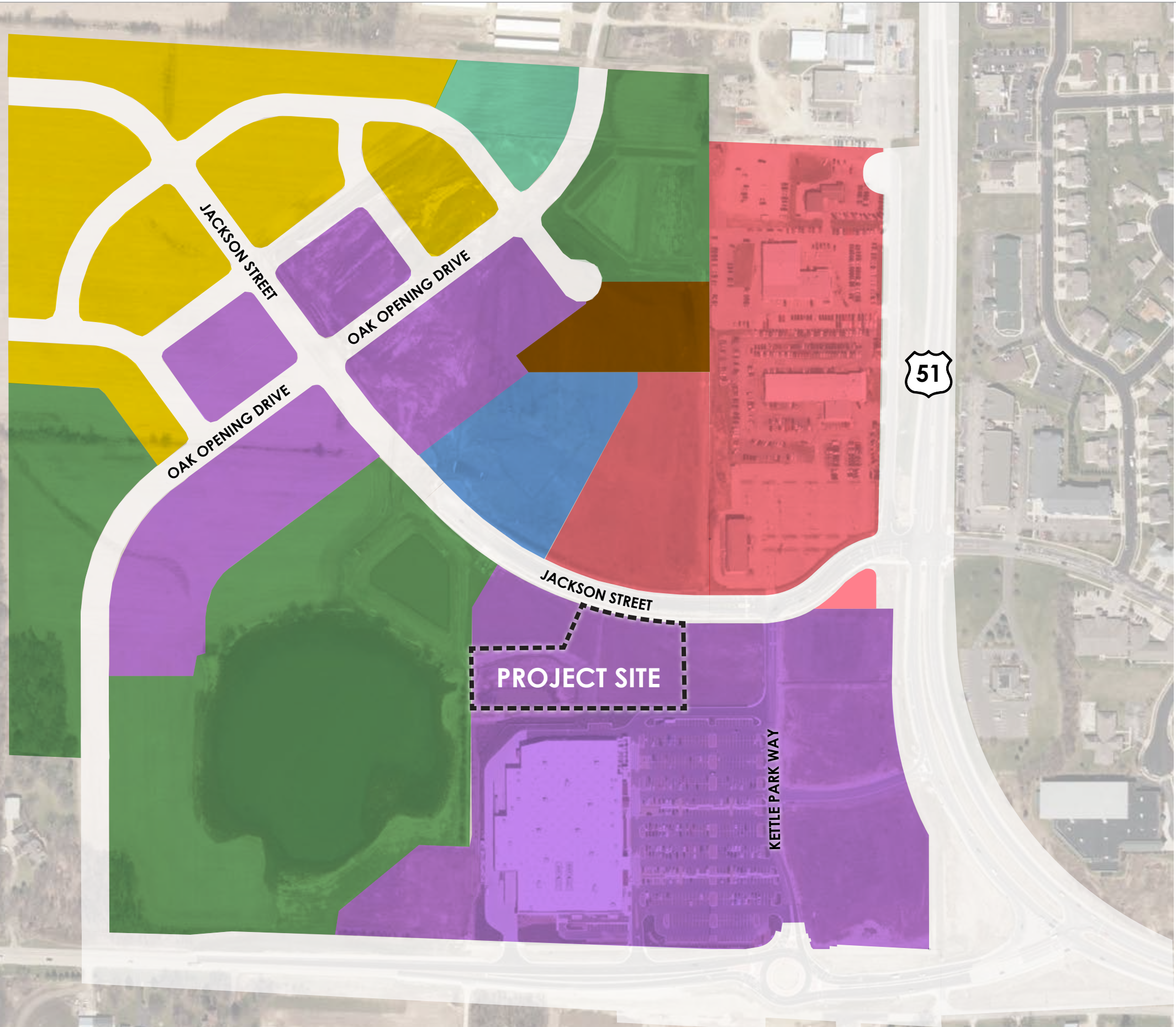
Construction is anticipated to commence in spring 2022 and be completed by spring 2023.

Attachments:

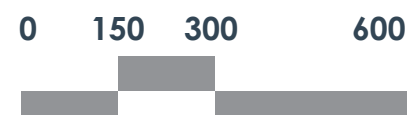
- Attachment A: Vicinity and Zoning Map
- Attachment B: KPW Multi-Family Site Plan
- Attachment C: Conceptual Landscape Plan
- Attachment D: Conceptual Grading and Utility Plan

ZONING

-  Right of Way
-  ER-1
-  SR-3
-  SR-4
-  SR-5
-  SR-6
-  TR-6
-  MR-10
-  MR-24
-  Planned Development
-  Neighborhood Business
-  Planned Business
-  Central Business
-  Neighborhood Office
-  Planned Office
-  Rural Holding
-  Institutional
-  Parks and Open Space
-  Planned Industrial
-  General Industrial
-  Heavy Industrial



PROJECT NUMBER • 157018



LAND USE SUMMARY

KETTLE PARK WEST MULTI FAMILY

LOT AREA	• 135,036 SF (3.1 ACRES)
IMPERVIOUS SURFACE AREA	• 52,418 SF (37%)
OPEN SPACE	• 85,618 SF (63%)
BUILDING COVERAGE	• 20,736 SF
GFA	• 83,052 SF
FAR	• 0.61
UNITS	• 88 UNITS
DENSITY	• 28.1 UNITS/ACRE
PARKING RATIO	• 1.35 STALLS PER UNIT
TOTAL PARKING	• 119 STALLS
UNDERGROUND SURFACE	• 60 STALLS
	• 59 STALLS

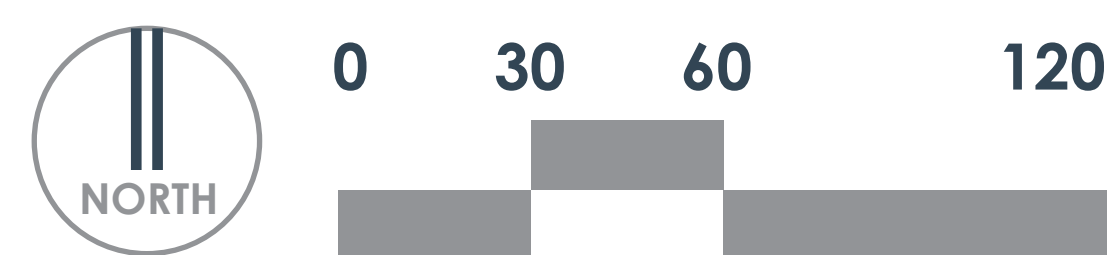


EXISTING LOT 3
1.2 ACRES
FUTURE COMMERCIAL

EXISTING LOT 2
3.1 ACRES
MULTI-FAMILY

EXISTING LOT 1
1.2 ACRES

NOTE:
EXISTING LOT 2 TO BECOME LOT 1
EXISTING LOT 3 TO BECOME LOT 2
(FOLLOWING CSM)





EXISTING LOT 3
1.2 ACRES
FUTURE COMMERCIAL

EXISTING LOT 2
3.1 ACRES
MULTI-FAMILY

EXISTING LOT 1
1.2 ACRES

WETLAND

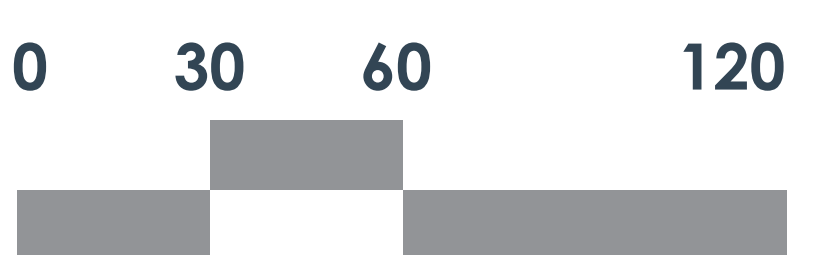
WALMART

JACKSON STREET




KETTLE PARK WAY

PRIVATE DRIVE

NOTE:
EXISTING LOT 2 TO BECOME LOT 1
EXISTING LOT 3 TO BECOME LOT 2
(FOLLOWING CSM)



UTILITIES

- STORMWATER 
- WATER MAIN 
- SANITARY 



EXISTING LOT 3
1.2 ACRES
FUTURE COMMERCIAL

EXISTING LOT 2
3.1 ACRES
MULTI-FAMILY

EXISTING LOT 1
1.2 ACRES

WETLAND

TRAIL MAP & AMENITY SPACE

STORMWATER INFILTRATION

AMENITY SPACE

PRIVATE DRIVE

KETTLE PARK WAY

JACKSON STREET

WALMART

NOTE:
EXISTING LOT 2 TO BECOME LOT 1
EXISTING LOT 3 TO BECOME LOT 2
(FOLLOWING CSM)

