



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Ashworth West Plat 1 – Final Plat

PREPARED BY: Andy Kass, AICP

REPORT DATE: April 23, 2021

MEETING DATE: April 27, 2021

GENERAL INFORMATION

Applicant:

AP GPP, LC

Owner:

AP GPP, LC

Owner's Representative:

Paul Clausen, P.E. with CEC

Request:

The applicant is requesting approval of a final plat for a commercial development.

Location and Size:

Property is generally located south of Ashworth Road and west of Grand Prairie Parkway containing approximately 19.15 acres more or less.

AREA MAP



ABOVE: 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	Commercial Retail	K – RR (Kettlestone Retail Regional District)
North	Vacant – Undeveloped	Commercial Retail	K – RC (Kettlestone Retail Commercial District)
South	Vacant – Undeveloped	Commercial Retail	A-1 (Agricultural District)
East	Ashworth South Plats 1 and 2	Commercial Retail	K – RR (Kettlestone Retail Regional District)
West	Vacant - Undeveloped	Commercial Retail	A-1 (Agricultural District)

HISTORY

The subject property is located south of Ashworth Road and west of Grand Prairie Parkway. The property is located within the master planned Kettlestone district. The property was rezoned to K-RR (Kettlestone Retail Regional) in 2019. The Planning and Zoning Commission reviewed and approved the preliminary plat for the development in July 2020.

PROJECT DESCRIPTION

LOTS

The final plat identifies two (2) lots. The lots range in size from 2.01 acres to 2.67 acres. The lots are intended for future commercial development. Outlot Z shown on the final plat is 13.95-acres in area and will be platted in the future as development occurs. Table I below summarizes the bulk regulations for the K-RR District.

Table I:

Category	K-RR (minimum)
Lot Area	No minimum
Lot Width	No minimum
Front Yard Setback	No minimum
Rear Yard Setback	No minimum
Side Yard Setback	No minimum

STREETS AND TRAIL

As part of the improvements for the development, the applicant is in the process of constructing an extension of SE Kettlestone Boulevard along the south side of the property. SE Kettlestone Boulevard will be a full access signalized intersection at Grand Prairie Parkway. A roundabout has been identified at the west end of the proposed plat which will be constructed as a part of a future improvement when development to the west occurs. Access to the two lots will be provided off SE Kettlestone Boulevard by a shared access located between the two lots. This access will initially function as a full access point. At some point in the future when development occurs further to the west, this access may be restricted to a right in/right out if the existing full access becomes unsafe due to traffic volumes, stacking at Grand

Prairie Parkway and/or accident volume. The addition of the roundabout in the future will allow customers to Lots 1 and 2 the ability to exit those two lots and turn around to get back to Grand Prairie Parkway if in the future the full access needs to be removed. One additional access from Grand Prairie Parkway is proposed in the northeast corner of Lot 1, which will be a right-in/right-out.

A 10-foot-wide trail will be installed on the south side of SE Kettlestone Boulevard. Sidewalks will be provided along the internal private streets.

UTILITIES

Water main has been extended along SE Kettlestone Boulevard and into the development. A sanitary trunk sewer has been constructed from the south with access to the property being provided at the southwest corner of Lot 2.

Storm water detention for the development will be provided within a regional storm water pond north of Lots 1 and 2. The storm water ponds will be the maintenance responsibility of the owners association of the development.

STAFF RECOMMENDATION

The proposed lots meet the minimum requirements of the Zoning Ordinance. The final plat is in general conformance with the Subdivision Ordinance. Staff recommends approval of the final plat for Ashworth West Plat I subject to remaining staff comments.