



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** The Shops at Kettlestone North Plat 4 – Final Plat      **PREPARED BY:** Andy Kass AICP, Senior Planner

**REPORT DATE:** July 6, 2018

**MEETING DATE:** July 10, 2018

### GENERAL INFORMATION

**Applicant:** ARAC, LLC

**Owner:** ARAC, LLC

**Owner's Representative:** Brad Cooper, PE, Cooper Crawford & Associates, LLC

**Request:** The applicant is requesting approval of a final plat for an office and retail development.

**Location and Size:** Property is generally located north of Ashworth Road and west of Grand Prairie Parkway, containing approximately 69.52 acres.

### AREA MAP



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

**LAND USES AND ZONING**

| Location             | Existing Land Use                        | Comprehensive Plan                  | Current Zoning  |
|----------------------|--|-------------------------------------|---|
| Property in Question | Vacant – Undeveloped                     | Community Retail / Office           | K-RC (Kettlestone Retail Community District) & K-OF (Kettlestone Office District)                                       |
| North                | Undeveloped & Kettlestone Heights Plat 1 | Medium Density Residential & Office | A-1 (Agricultural District) & R-2 (One & Two Family Residential District) / PD-1 (Planned Development Overlay District) |
| South                | Vacant – Undeveloped                     | Regional Retail                     | A-1 (Agricultural District)   |
| East                 | Vacant – Undeveloped                     | Community Retail & Office           | A-1 (Agricultural District)   |
| West                 | Kettlestone Ridge Neighborhood           | Single Family Residential           | R-2 (One & Two Family Residential)  |

**HISTORY**

The subject property is located within the Kettlestone Corridor and includes approximately 70 acres located on the west side of Grand Prairie Parkway and north of Ashworth Road. The subject property was previously platted as one outlot in The Shops at Kettlestone North Plat 1. The property owner requests final plat approval to create separate outlots in order to sell portions of the property.

**PROJECT DESCRIPTION**

**LOTS**

The final plat identifies the creation of four outlots. Outlot X is zoned K-OF and is proposed to be 10.92 acres in area. Outlot W is zoned K-OF and is proposed to be 12.40 acres in area. Outlot V is zone K-RC and is proposed to be 14.63 acres in area. Outlot U is zoned K-RC and is proposed to be 24.50 acres in area. All outlots will need to be replatted in the future at the time development begins.

**Table 1: Standard K-RC requirements.**

| Category                  | Standard K-RC (minimum)                           |
|---------------------------|---|
| <b>Lot Area</b>           | No minimum  |
| <b>Lot Width</b>          | No minimum  |
| <b>Front Yard Setback</b> | No minimum  |
| <b>Rear Yard Setback</b>  | No minimum (50 feet if adjacent to single family) |
| <b>Side Yard Setback</b>  | No minimum (50 feet if adjacent to single family) |

**Table 2: Standard K-OF requirements.**

| <b>Category</b>           | <b>Standard K-OF (minimum)</b>                    |
|---------------------------|---|
| <b>Lot Area</b>           | No minimum  |
| <b>Lot Width</b>          | No minimum  |
| <b>Front Yard Setback</b> | No minimum  |
| <b>Rear Yard Setback</b>  | No minimum (50 feet if adjacent to single family) |
| <b>Side Yard Setback</b>  | No minimum (50 feet if adjacent to single family) |

**STREETS AND TRAIL**

Since 2016 the applicant has been constructing the public improvements for this development. As part of the improvements, SE Esker Ridge Drive, SE Tallgrass Lane, and SE Parkview Crossing will be constructed. In addition, a 10-foot trail on the east side of SE Parkview Crossing Drive will be installed.

**UTILITIES**

The applicant is in the process of extending sanitary sewer and water main throughout the development and to the plat boundaries.

Storm water for the site will be detained in the regional retention pond at the southwest corner of the property. In addition, the City owned regional retention pond northeast of the property will provide storm water detention.

**STAFF RECOMMENDATION**

Staff recommends approval of the final plat for The Shops at Kettlestone North Plat 4 subject to remaining staff comments, and review of the legal documents.