

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Fleet Farm – Site Plan

PREPARED BY: Andy Kass, AICP – Senior Planner

REPORT DATE: March 21, 2019

MEETING DATE: March 26, 2019

GENERAL INFORMATION

Applicant / Owner:

Hurd Kettlestone (owner) & Fleet Farm (applicant)

Engineer:

Jeremy Foss, P.E., with ISG

Request:

The applicant is requesting approval of a site plan for a commercial/retail building.

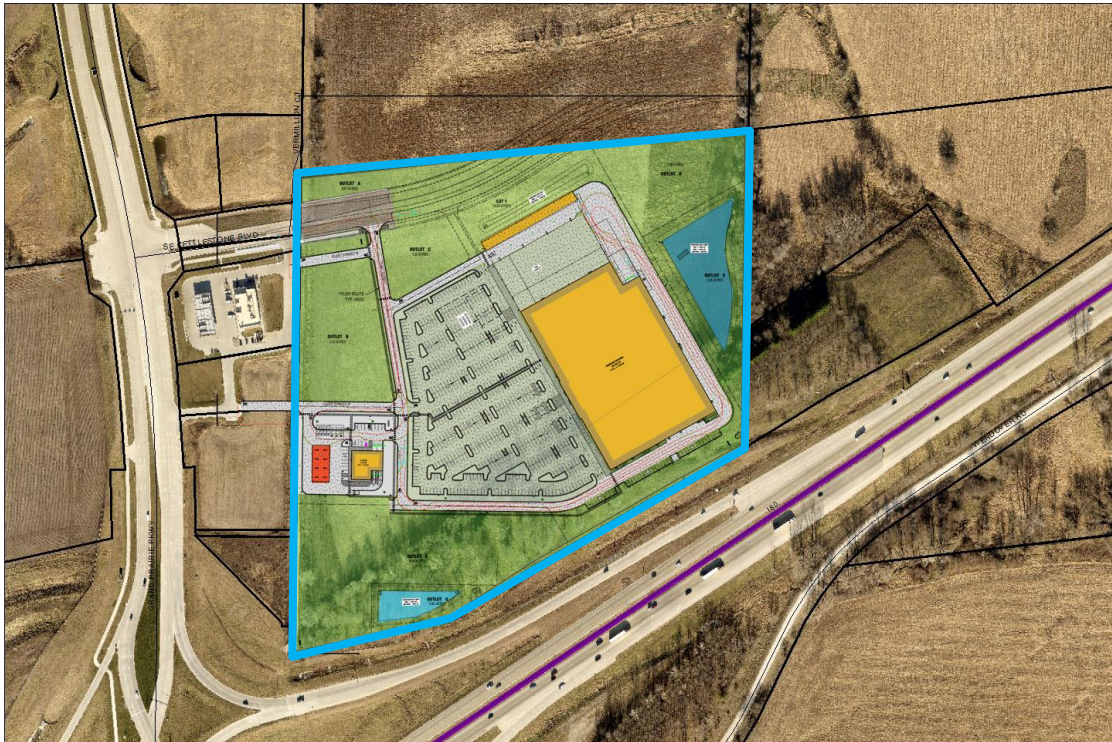
Location and Size:

Property is located north of Interstate 80 and east of Grand Prairie Parkway, containing approximately 19.8 acres.

Property Address:

1300 SE Kettlestone Boulevard

AREA MAP



ABOVE: Aerial of subject property (outlined in **BLUE**) in relation to the surrounding area.

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Kettlestone – Regional Retail	K-RR (Kettlestone Retail Regional District)
North	Vacant – Undeveloped	Kettlestone – Regional Retail	K-RR (Kettlestone Retail Regional District)
South	Interstate 80 Right of Way	Not applicable	Not applicable
East	Vacant –Undeveloped	Kettlestone – Regional Retail	A-1 (Agricultural District)
West	Kum & Go/Vacant	Kettlestone – Regional Retail	K-RR (Kettlestone Retail Regional District)

HISTORY

The proposed project is located within Hurd Kettlestone development that was rezoned in 2018. The proposed development of Lot I for a Fleet Farm store is the first phase of the overall project.

PROJECT DESCRIPTION

The site plan identifies the construction of an 187,834 square foot retail building. The building has an overall height of 32-feet. The site plan identifies an outdoor storage area on the north side of the building with a covered accessory structure on the north side of the outdoor storage area. Fencing will be provided on the west and east sides of the outdoor storage area to provide screening. A seasonal garden center area is identified on the plan within the parking lot northwest of the building. The loading dock and trash compactor are shown on the northeast side of the building screened from public view. Additional enclosures are indicated on the south side of the building for tire and mechanical equipment storage.

In addition to the main Fleet Farm retail store, the site plan identifies the construction of a proposed 7,159 square foot convenience store with a car wash and eight (8) fueling pumps. The overall height of the convenience store is 18-feet. The trash enclosure for the convenience store is shown on the south side of the building.

ACCESS AND PARKING

Access to the site will be provided on the north side of the property from a new extension of SE Kettlestone Boulevard. The north access will be the main full access to the site, however, in the future, when additional improvements to SE Kettlestone Boulevard are constructed, this access will become a right-in/right-out access point and the full access will move further to the east. Appropriate measures have been taken in the design of this site to accommodate the future access point. Additional access will be provided via ingress/egress easement across the adjacent properties to the west of the site. The easements will provide access to Grand Prairie Parkway. The streets internal to the development will be owned and maintained by an owners association for the overall Hurd Kettlestone development.

The proposed retail building and convenience store/gas station require a total of 671 parking spaces. The site plan identifies 684 parking spaces are provided across the site.

SIDEWALKS/TRAILS

A 10-foot-wide trail will be constructed on the south side of SE Kettlestone Boulevard. A 5-foot-wide sidewalk will be provided along one side of the internal streets of the development and within the center parking lot island.

UTILITIES

Sanitary sewer and water main will be stubbed to the property as part of the City's street extension of SE Kettlestone Boulevard. All utilities interior to the site will be owned and maintained by the owners association of the Hurd Kettlestone development.

Storm water detention for the project is planned to occur within Outlot E which is west of the site and Outlot G which is south of the site. The detention areas on Outlots E and G will be owned and maintained by the owners association for the overall Hurd Kettlestone development. A small bio-cell area on the north side of the site will provide some detention for the development as well.

LANDSCAPING & OPEN SPACE

A minimum of 20% of the project area is required to be open space. The total amount of open space proposed is 26%. The plantings shown on the landscape plan meet the minimum requirements of the Landscape & Open Space Ordinance and the Kettlestone Design Guidelines.

ELEVATIONS

The retail building and convenience store are proposed to be comprised primarily of precast concrete panels. In addition, to the precast panels, the buildings include glazing, phenolic architectural paneling, and perforated metal paneling. All rooftop mechanical units will be screened by parapet walls. The accessory structure is proposed to be comprised of hardie board panels and architectural metal paneling. All proposed materials are allowed by the Kettlestone Design Guidelines and Staff believes they meet the intent of the Kettlestone Design Guidelines.

PHOTOMETRIC PLAN

The site plan includes a photometric plan for the proposed site lighting. Site lighting includes canopy lighting, building mounted lighting, and parking lot lighting. All proposed fixtures meet the requirements of the Kettlestone Design Guidelines and the Site Plan Ordinance.

STAFF RECOMMENDATION

Staff recommends approval of the site plan for Fleet Farm subject to remaining staff comments.