



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: AP GPP, LLC – Rezoning

PREPARED BY: Brad Deets, Dev. Services Director

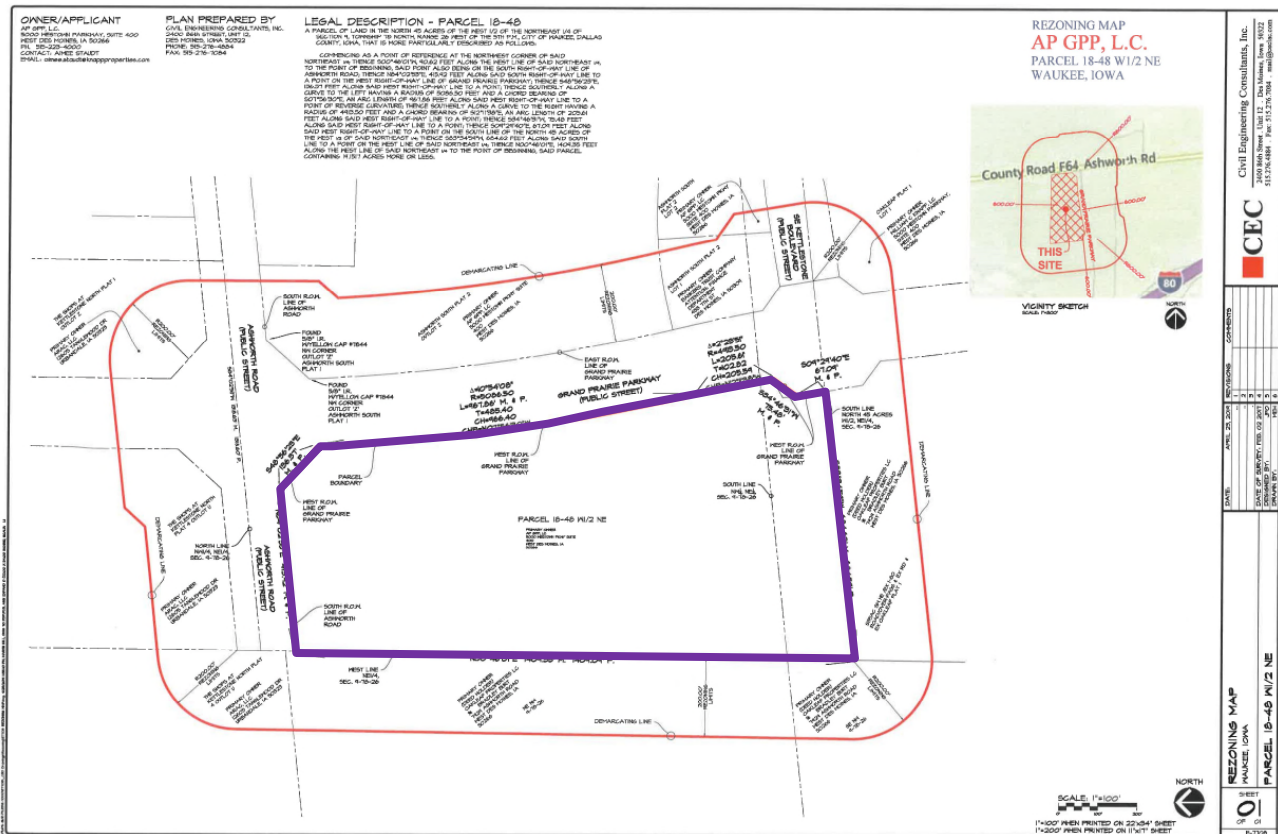
REPORT DATE: May 24, 2019

MEETING DATE: May 28, 2019

GENERAL INFORMATION

- Applicant:** AP GPP, LC
- Owner:** AP GPP, LC
- Owner's Representative:** Paul Clausen, Civil Engineering Consultants
- Request:** The applicant is requesting approval of a rezoning for regional retail development within Kettlestone.
- Location and Size:** Property is generally located south of Ashworth Road and east of Grand Prairie Parkway, containing approximately 19-acres.

AREA MAP



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

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Commercial Retail	A-1 (Agricultural 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)

BACKGROUND

The subject property is located within the Kettlestone Corridor and includes approximately 19 acres located on the west side of Grand Prairie Parkway and south of Ashworth Road. The property is a part of the Kettlestone Development Corridor. To date, the City has made the investment in the development of the Alice’s Road Corridor Plan, which was followed up by the Kettlestone Master Plan and Kettlestone Design Guidelines.

The purpose of the Kettlestone Master Plan and Guidelines was to define the overall land use plan for the Corridor along with the associated and intended types of development. Although all property within the Kettlestone Corridor is still required to go through the formal rezoning process, the intent was to streamline the process as it pertains to the requirements for specific development plans if the requested rezoning generally met the intent as established within the Kettlestone Master Plan.

The applicant has submitted a rezoning request that includes approximately 19 acres of property proposed to be rezoned to the Kettlestone Regional Retail District. The proposed rezoning request coincides with the Kettlestone Master Plan.

Notice regarding the rezoning request was mailed to the surrounding property owners on May 21, 2019. Additionally, signs regarding the rezoning date and time for Planning and Zoning Commission and City Council have been placed on the property.

PROJECT DESCRIPTION

The proposed rezoning request includes the rezoning of approximately 19 acres. The boundaries of the district include frontage along Grand Prairie Parkway as well as frontage along Ashworth Road. Kettlestone Boulevard is proposed to extend along the south boundary of the property. Development within this district is intended to be large scale including large box retailers to provide retail services for the entire community and regional area. The district regulations and guidelines allow for buildings to be pushed up closer to the

public streets and adjacent to the public ponds to take advantage of the proposed greenbelt system. The proposed Kettlestone Regional Retail district is generally in conformance with the approved Master Plan.

Table 1: Standard K-RR requirements.

Category	Standard R-2 (minimum)
Lot Area	0 square feet
Lot Width	0 feet
Front Yard Setback	0 feet
Rear Yard Setback	0 feet
Side Yard Setback	0 feet total

STAFF RECOMMENDATION

The proposed rezoning request is generally consistent with the approved Kettlestone Master Plan and Kettlestone Design Guidelines and staff would recommend approval. The property included within the rezoning will be required to go through platting and site plan approval process prior to any individual development within the property.