



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: The Shops at Kettlestone North Plat 7 – **PREPARED BY:** Andy Kass AICP, Senior Planner
Preliminary Plat & Final Plat

REPORT DATE: June 6, 2019

MEETING DATE: June 11, 2019

GENERAL INFORMATION

Applicant:	Vertical Group
Owner:	Kettleview, LLC
Owner's Representative:	Derek Johnson, P.E. with ISG
Request:	The applicant is requesting approval of a preliminary plat & final plat for an office development.
Location and Size:	Property is generally located south SE Tallgrass Lane and west of Grand Prairie Parkway containing approximately 7.18 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	Office	K-OF (Kettlestone Office) / PD-1 (Planned Development Overlay)
North	Vacant – Undeveloped	Multi-Family Stacked Medium and Office	A-1 (Agricultural District)
South	Vacant – Undeveloped	Community Commercial	K-RC (Kettlestone Retail Community District)
East	Holmes Murphy	Office	K-OF (Kettlestone Office District)
West	Kettlestone Ridge Neighborhood	Single Family Residential	R-2 (One & Two Family Residential District)

HISTORY

The subject property is located south of SE Tallgrass Lane and west of Grand Prairie Parkway and within the Kettlestone Development. The property was the subject of the recent rezoning for the Kettleview Development approved by the City. The rezoning added a planned development overlay to the property to allow additional uses within the development that would otherwise not be allowed in the K-OF (Kettlestone Office District) and to restrict certain uses within the development.

PROJECT DESCRIPTION

LOTS

The final plat identifies two (2) lots to be platted at this time. Lot 1 is proposed to be 3.23-acre in area and Lot 2 is proposed to be 2.28-acres in area. Outlot A is 1.67-acres in area and will be utilized for the access streets that are currently under construction.

Table 1: K-OF / PD-1 Zoning District Bulk Regulations

Category	K-OF / PD-1 (minimum)
Lot Area	No minimum
Lot Width	No minimum
Front Yard Setback	No minimum
Rear Yard Setback	No minimum
Side Yard Setback	No minimum

In addition to the uses allowed within the K-OF District, the Planned Development that was approved with the rezoning allows the following uses within the development:

- Fitness center;
- Bar or drinking establishment;
- Boutique hotel; and
- Executive housing (located on upper floor of a professional office building).

The Planned Development also restricts the areas where the above referenced uses are allowed to be located within the overall development.

STREETS AND TRAIL

As part of the improvements for the development the applicant will construct an internal private street, SE Encompass Drive, will connect to SE Tallgrass Lane and Grand Prairie Parkway. The access off Grand Prairie Parkway will be restricted to a right-in/right-out access point. An additional access point to SE Parkview Crossing Drive is also planned.

A 10-foot wide trail will be provided along SE Parkview Crossing Drive. Five-foot-wide sidewalks will be constructed also SE Tallgrass Lane and SE Esker Ridge Drive. Sidewalks are also planned along SE Encompass Drive.

UTILITIES

Sanitary sewer and water main through the development will be public utilities. The storm sewer will be privately owned and maintained along with the street.

Storm water detention for the development will be provided within the regional storm water pond that the City constructed as part of the initial public improvements to the Kettlestone District. As development occurs the City will invest in additional improvements around the pond and the greenway trail network similar to what was completed around the ponds behind the Holmes Murphy office building.

STAFF RECOMMENDATION

The proposed lots meet the minimum requirements of the Zoning Ordinance and the Planned Development. The preliminary plat and final plat are in general conformance with the Subdivision Ordinance. Staff recommends approval subject to remaining staff comments.