

## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Lot 1, The Shops at Kettlestone North  
Plat 6 – Site Plan

**PREPARED BY:** Andy Kass, AICP – Senior Planner

**REPORT DATE:** September 6, 2019

**MEETING DATE:** September 10, 2019

### GENERAL INFORMATION

**Applicant / Owner:**

Kettleview, LLC (owner)/Vertical Group (applicant)

**Engineer:**

Ryan Anderson, P.E., with ISG

**Request:**

The applicant is requesting approval of a site plan for an office building.

**Location and Size:**

Property is located south of SE Tallgrass Lane and east of SE Parkview Crossing Drive, containing approximately 0.97 acres.

**Property Address:**

2520 SE Encompass Drive

### 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	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	Lush Dental	Office	K-OF (Kettlestone Office District)
West	Vacant – Undeveloped	Office	K-OF (Kettlestone Office District)

## HISTORY

The proposed project is located within Kettleview Development that was rezoned in 2018. The overall development is intended to be a professional office park. The proposed office building is the third building proposed within the development. In 2018, a site plan for a dental office building was approved which is complete. Recently, a site plan for a 6,700 square foot office building was approved and is now under construction.

## PROJECT DESCRIPTION

The site plan identifies the construction of a 18,750 square foot office building. The proposed building is two stories with an overall maximum height of 32-feet. In addition to the proposed building the site plan identifies the proposed trash enclosure in the southeast corner of the parking lot.

## ACCESS AND PARKING

Access to the property will be provided on the west side of the site off of SE Encompass Drive, a private street. SE Encompass Drive is under construction and will provide access to Grand Prairie Parkway and SE Tallgrass Lane.

A total of 75 parking spaces are required for the site. The applicant will provide 61 parking spaces on the site and the remaining 14 parking spaces will be provided via on-street parking along SE Encompass Drive.

## SIDEWALKS/TRAILS

A 5-foot-wide sidewalk will be constructed along the south side of SE Tallgrass Lane as part of the improvements to the site.

## UTILITIES

Sanitary sewer to the site will be extended from sanitary sewer that is located along SE Tallgrass Lane. Water main will be provided from a water main along SE Encompass Drive. Storm water detention will be provided in the regional detention basin located to the north of the subject property. The regional detention basin is owned and maintained by the City.

## **LANDSCAPING & OPEN SPACE**

A minimum of 25% of the project area is required to be open space. The total amount of open space proposed is 27%. The plantings shown on the landscape plan meet the minimum requirements of the Landscape & Open Space Ordinance and the Kettlestone Design Guidelines.

## **ELEVATIONS**

The building is proposed to include glazing, cultured stone, three different varieties of fiber cement paneling, and wood siding. The trash enclosure will incorporate the same stone that is proposed on the building. Proposed elevations are attached for your review. The proposed materials and elevations meet the requirements of the Kettlestone Design Guidelines.

## **PHOTOMETRIC PLAN**

The site plan includes a photometric plan for the proposed site lighting. A total of three pole mounted lights are proposed for parking lot lighting. These proposed fixtures comply with the lighting requirements within the Kettlestone Design Guidelines. In addition to the parking lot lighting the photometric plans identifies 2 pedestrian level bollards with lighting surround the building. These fixtures comply with the requirements of the Kettlestone Design Guidelines.

## **STAFF RECOMMENDATION**

Staff recommends approval of the site plan for Lot 1, The Shops at Kettlestone North Plat 6 subject to remaining staff comments.