



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Lot 2, Ashworth South Plat 2 (Kindercare) – Site Plan      **PREPARED BY:** Melissa DeBoer, AICP – Senior Planner

**REPORT DATE:** March 16, 2020

**MEETING DATE:** March 24, 2020

### GENERAL INFORMATION

**Owner:** AP GPP, L.C.

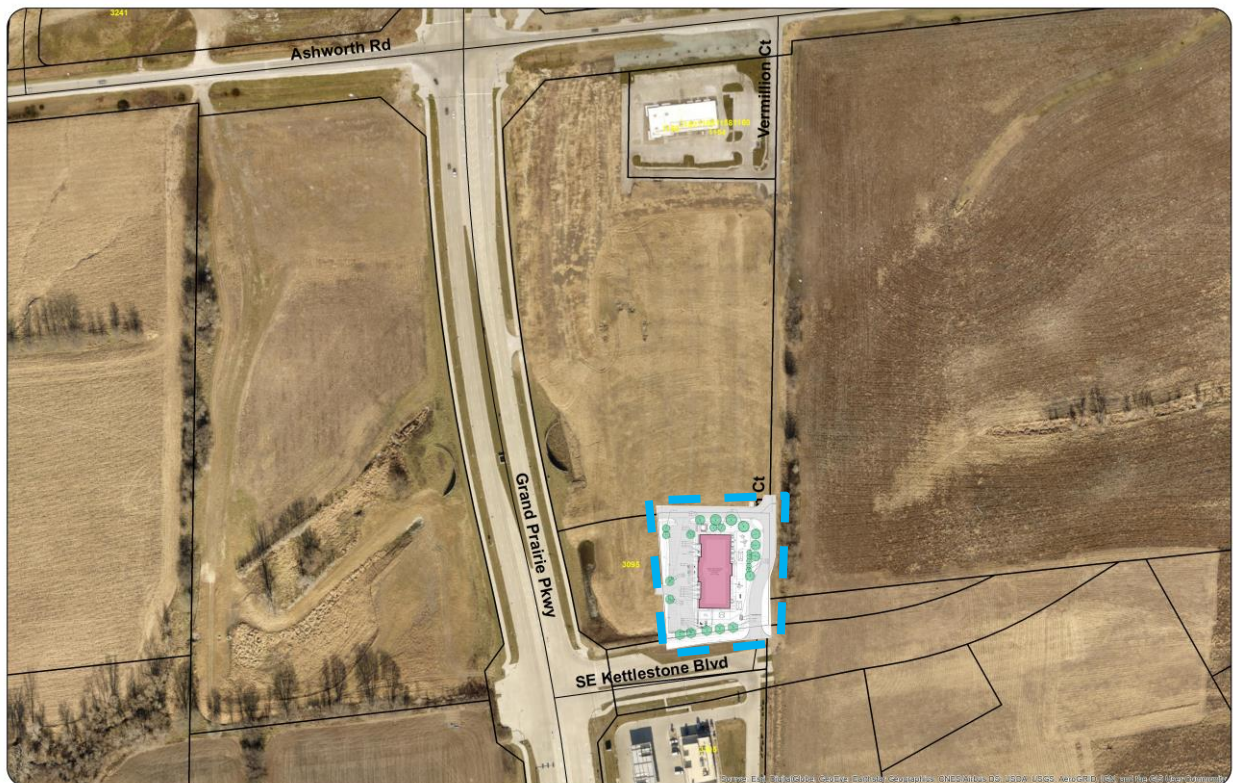
**Applicant:** Samantha Coponen, EIG14T

**Request:** The applicant is requesting approval of a site plan for a daycare.

**Location and Size:** Property is generally located north of SE Kettlestone Blvd and east of Grand Prairie Parkway, containing approximately 1.49 acres.

**Property Address:** 1155 SE Kettlestone Blvd

### 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	Regional Commercial	K-RR (Kettlestone Retail Regional District)
North	Vacant – Undeveloped	Regional Commercial	K-RR (Kettlestone Retail Regional District)
South	Gas Station	Regional Commercial	K-RR (Kettlestone Retail Regional District)
East	Vacant – Undeveloped	Regional Commercial	K-RR (Kettlestone Retail Regional District)
West	Vacant – Undeveloped	Regional Commercial	K-RR (Kettlestone Retail Regional District)

**PROJECT DESCRIPTION**

The project includes the construction of a single-story, daycare building for a Kindercare. The building is proposed to be approximately 11,990 square feet in area. The main entrance to the building is located on the west side. The site plan identifies outdoor play areas located on both the east and south sides of the building. The play areas are enclosed with a 5-foot tall, black, chain link fence.

A trash enclosure is proposed at the northwest corner of the proposed building and a monument sign is shown at the southeast corner of the site.

**ACCESS AND PARKING**

There will be one access into the site from the private street to the north. There will be several access points from the surrounding public streets into the private development with future construction. The main access at this time will be from the south off of SE Kettlestone Blvd.

A total of 44 parking spaces are required for this facility. The total amount of parking proposed is 44 spaces including 2 accessible stalls. The site plan also identifies 3 bicycle parking spaces. The proposed site plan meets the parking requirements of the ordinance.

**SIDEWALKS/TRAILS**

Five foot wide sidewalks will be installed along all of the surrounding private and public streets. Sidewalks are proposed interior to the site, surrounding all sides of the building.

**UTILITIES**

This site will be serviced with all public utilities. Storm water detention will be collected in area intakes throughout the site and collected in a regional storm water retention basin on the west side of Grand Prairie Parkway.

**LANDSCAPING & OPEN SPACE**

A minimum of 15% of the project area is required to be open space. The total amount of open space proposed is 37%. The landscape plan meets the requirements of the Landscape and Open Space Ordinance and the Kettlestone Design Guidelines.

**ELEVATIONS**

The elevations of the building are proposed to be constructed of brick, stone, cement board siding, and a metal roof.

**MISCELLANEOUS:**

The applicant has submitted a photometric plan and associated light fixture cut sheets. The lighting plan meets the lighting requirements of the Site Plan Ordinance and the Kettlestone Design Guidelines.

**COMPREHENSIVE PLAN**

The comprehensive plan classifies the subject property as Regional Commercial. The Regional Commercial classification provides a variety of uses that would serve the broader regional market.

**STAFF RECOMMENDATION**

The site plan is in general conformance with the Site Plan Ordinance and Comprehensive Plan. Staff recommends approval of the site plan for Lot 2, Ashworth South Plat 2 – Kindercare subject to remaining staff comments.