



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Kettleview Office Development – **PREPARED BY:** Andy Kass AICP, Senior Planner  
Rezoning

**REPORT DATE:** May 8, 2020

**MEETING DATE:** May 12, 2020

### GENERAL INFORMATION

**Applicant:** 2565 SE Encompass Investment Group, LLC

**Owner:** 2565 SE Encompass Investment Group, LLC

**Owner's Representative:** Ryan Anderson, P.E., ISG

**Request:** The applicant is requesting approval of an amendment to an existing planned development.

**Location and Size:** Property generally located south of SE Tallgrass Lane and west of Grand Prairie Parkway containing 12.4 acres,

### AREA MAP



**ABOVE LEFT:** Aerial of Property identifying the overall development (outlined in **BLUE**). The area outlined in **RED** is the area subject to the requested amendment.

**LAND USES AND ZONING**

Location	Existing Land Use	Kettlestone Master 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)

**BACKGROUND**

The Kettleview Office Development was originally platted and rezoned in 2018 with a Planned Development that outlines specific uses that are allowed and prohibited within the 12.4-acre development located west of Grand Prairie Parkway and south of SE Tallgrass Lane. Since approval of the original Planned Development, three (3) office buildings have been constructed. As the developer has revised the development plan since 2018, the desire to provide a coffee shop drive-thru within the development to serve existing/future tenants and passing traffic has been expressed to City staff. The K-OF District allows restaurants and coffee shops associated with office development projects, however, drive-thru windows are not allowed. Staff advised the applicant that an amendment to the Planned Development would be required to allow a drive-thru.

The applicant, 2565 SE Encompass Investment Group, LLC, has submitted an application for rezoning to amend the existing Planned Development to allow for drive-thru windows on property legally described as Lot 1, The Shops at Kettlestone North Plat 7. The applicant submitted consent to the amendment from 57% of surrounding property owners within 250-feet of the property. Notice was mailed to surrounding property owners on May 4, 2020. To-date no correspondence has been received regarding the request.

The concept plan identifies as 4,000 square foot office/retail building to be constructed on the property in conjunction with a larger office building. The small office/retail building is where the coffee shop is proposed and where the drive-thru window is desired, the window would be located on the north side of the building.

**PLANNED DEVELOPMENT**

The existing Planned Development is largely unchanged. The only changes made were additions of updated imagery and the provisions to permit drive-thru windows on Lots 2 & 3 of the Restricted Use Map in Exhibit H of the document.

**PARKLAND**

No parkland dedication is required as part of this development.

**KETTLESTONE MASTER PLAN**

The Kettlestone Master Plan approved in 2014 identifies the property for Office Development. The existing underlying zoning of K-OF (Kettlestone Office District) is consistent with the identified land use of the Master Plan. Limited retail uses

are allowed by right in the K-OF district. The request to amend the Planned Development to allow drive-thru window in a limited area within the development is consistent with the Master Plan.

**STAFF RECOMMENDATION**

The proposed use and zoning of the property is consistent with the identified future land use of Office in the Kettlestone Master Plan. The proposed rezoning is also consistent with surround zoning and future land uses identified in the area. Staff recommends approval of the amendment to the existing Planned Development for the Kettleview Office Development.