



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Ashworth West Plat 1 – Preliminary Plat

**PREPARED BY:** Brad Deets, Development Services Director

**REPORT DATE:** July 24, 2020

**MEETING DATE:** July 28, 2020

### GENERAL INFORMATION

**Applicant:**

AP GPP, LC & HDANK Investment, LLC

**Owner:**

AP GPP, LC

**Owner's Representative:**

Paul Clausen, P.E. with CEC

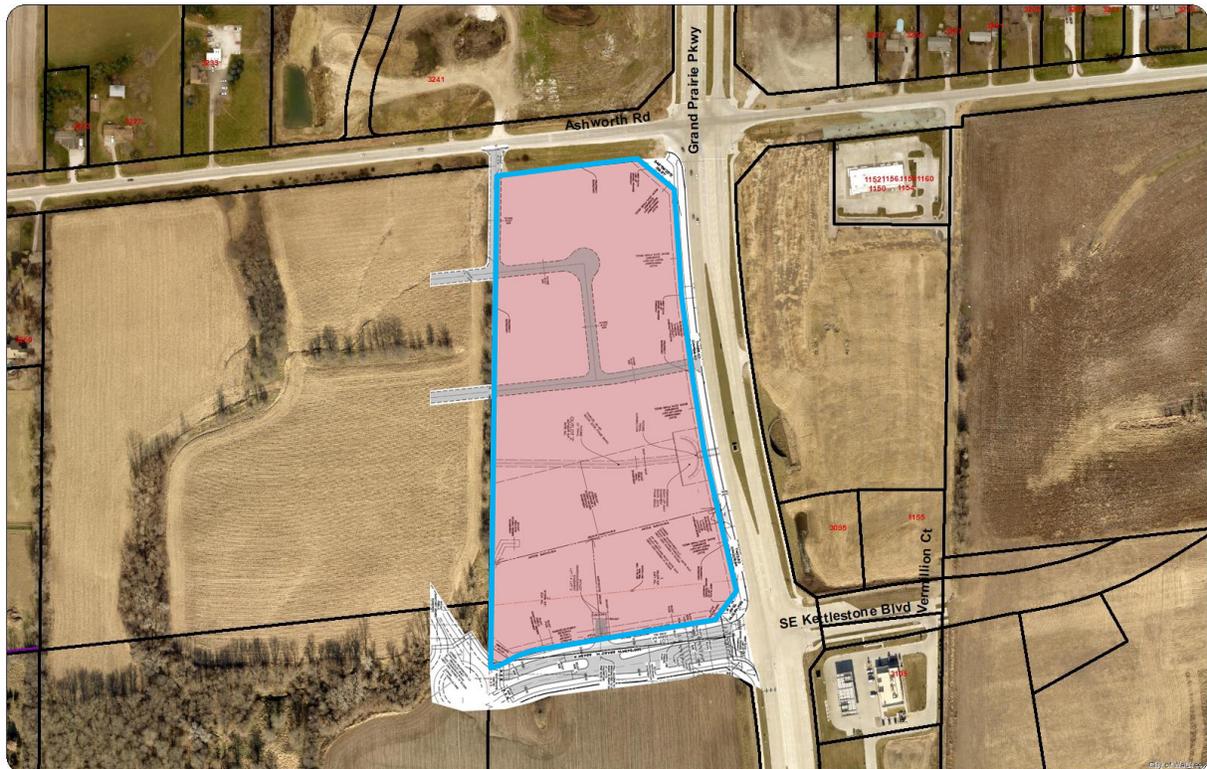
**Request:**

The applicant is requesting approval of a preliminary plat for a commercial development.

**Location and Size:**

Property is generally located south of Ashworth Road and west of Grand Prairie Parkway containing approximately 19.15 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	Commercial Retail	K – RR (Kettlestone Retail Regional 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)

## HISTORY

The subject property is located south of Ashworth Road and west of Grand Prairie Parkway. The property is located within the master planned Kettlestone district. The property was rezoned to K-RR (Kettlestone Retail Regional) in 2019. The Planning and Zoning Commission has previously reviewed and recommended approval of a preliminary plat for the proposed project, however, the overall alignment for the proposed extension of Kettlestone Boulevard to the south of the proposed project has changed slightly that has resulted in minor changes to the overall preliminary plat.

## PROJECT DESCRIPTION

### LOTS

The preliminary plat identifies two (2) lots. The lots range in size from 2.01 acres to 2.67 acres (previously shown as 1.66-acres to 2.66-acres). The lots are intended for future commercial development. Outlot Z shown on the preliminary plat is 13.95-acres in area and will be platted in the future as development occurs. Table I below summarizes the bulk regulations for the K-RR District.

Table I:

Category	K-RR (minimum)
<b>Lot Area</b>	No minimum
<b>Lot Width</b>	No minimum
<b>Front Yard Setback</b>	No minimum
<b>Rear Yard Setback</b>	No minimum
<b>Side Yard Setback</b>	No minimum

## STREETS AND TRAIL

As part of the improvements for the development, the applicant will construct an extension of SE Kettlestone Boulevard along the south side of the property. SE Kettlestone Boulevard will be a full access signalized intersection at Grand Prairie Parkway. A roundabout has been identified at the west end of the proposed plat which will be constructed as a part of a future improvement when development to the west occurs. Access to the two lots will be provided off of SE

Kettlestone Boulevard by a shared access located between the two lots. This access will initially function as a full access point. At some point in the future when development occurs further to the west, this access may be restricted to a right in/right out if the existing full access becomes unsafe due to traffic volumes, stacking at Grand Prairie Parkway and/or accident volume. The addition of the roundabout in the future will allow customers to Lots 1 and 2 the ability to exit those two lots and turn around to get back to Grand Prairie Parkway if in the future the full access needs to be removed. One additional access from Grand Prairie Parkway is proposed in the northeast corner of Lot 1, which will be a right-in/right-out.

A 10-foot-wide trail will be installed on the south side of SE Kettlestone Boulevard. Sidewalks will be provided along the internal private streets.

### **UTILITIES**

Water main will be extended along SE Kettlestone Boulevard and into the development. A sanitary trunk sewer has been constructed from the south with access to the property being provided at the southwest corner of Lot 2.

Storm water detention for the development will be provided within a regional storm water pond north of Lots 1 and 2. The storm water ponds will be the maintenance responsibility of the owners association of the development.

### **STAFF RECOMMENDATION**

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