

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Kettlestone Lakes Commercial – Preliminary Plat, Final Plat and Site Plan

PREPARED BY: Melissa DeBoer, AICP – Planning Coordinator

REPORT DATE: February 7, 2025

MEETING DATE: February 11, 2025

GENERAL INFORMATION

Owner:

Kettlestone Lakes, LLC

Applicant:

Accurate Land Development

Owner's Representative:

Jared Murray, PE with Civil Design Advantage

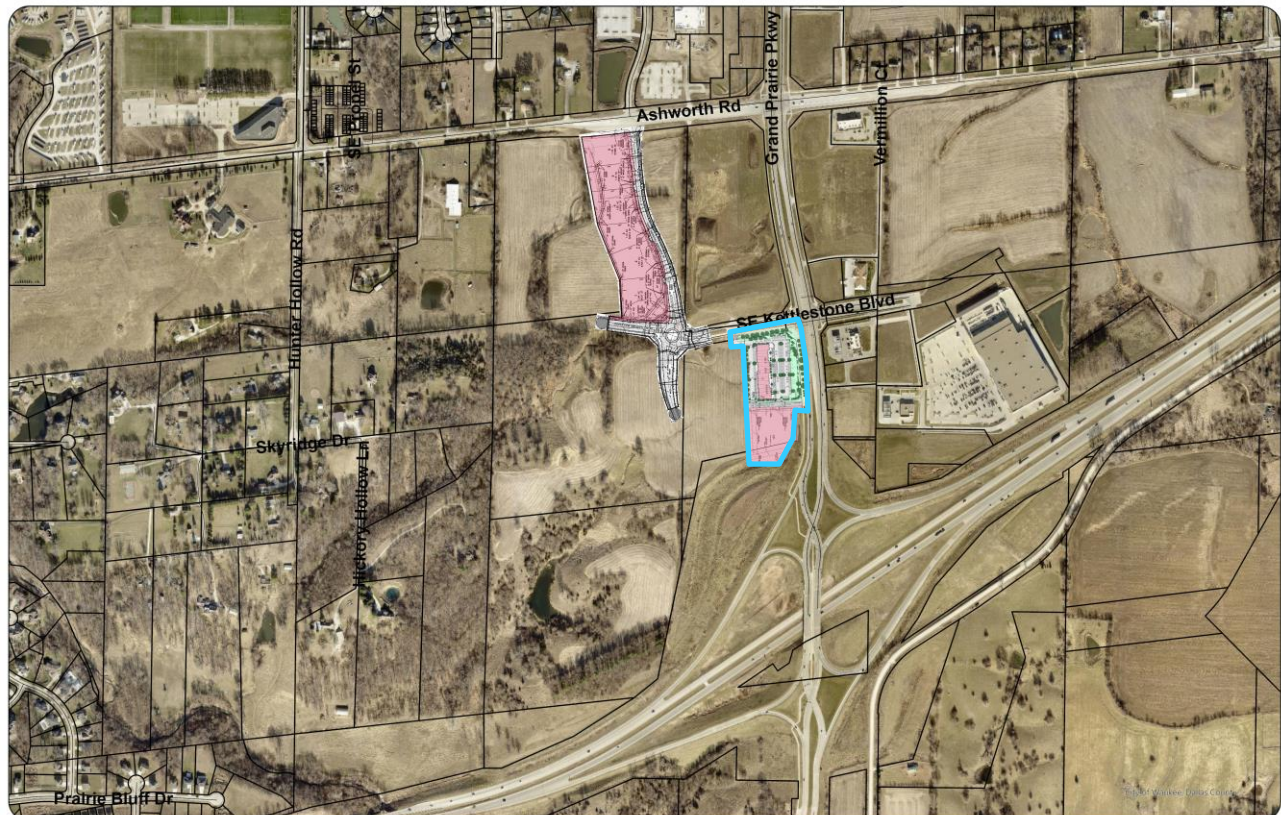
Request:

The applicant is requesting approval of a preliminary plat, final plat and site plan for a commercial development.

Location and Size:

Property is located north of Interstate 80 and west of Grand Prairie Parkway, containing approximately 6.69-acres.

AREA MAP



ABOVE: Aerial of subject property (outlined in **BLUE**) in relation to the surrounding area.

LAND USES AND ZONING

Location	Existing Land Use	Kettlestone Master Plan / Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Retail Regional	K-RR (Kettlestone Retail Regional District)
North	Vacant – Undeveloped	Retail Regional	K-RR (Kettlestone Retail Regional District)
South	Vacant – Undeveloped	Conservation and Open Space	A-1 (Agricultural District)
East	Commercial (Fleet Farm, Fleet Farm Gas Mart & Kum & Go)	Retail Regional	K-RR (Kettlestone Retail Regional District)
West	Vacant – Undeveloped	Retail Regional	K-RR (Kettlestone Retail Regional District)

BACKGROUND

The subject property is located within the Kettlestone Corridor and includes 6.69-acres. The property was recently rezoned from A-1 (Agricultural District) to K-RR (Kettlestone Retail Regional District). The property is vacant, undeveloped land.

PROJECT DESCRIPTION

The project includes the construction of a single-story, multi-tenant commercial building. The site plan shows 15 tenant spaces within the building. The building is proposed to be 29,049 square feet in area and 28-feet in height. Small outdoor patios are proposed at both the northeast and the southeast corners of the building. Both patios are shown to be enclosed with a 3-ft tall black aluminum fence. Tenants are unknown at this time, but the applicant is planning for a mix of retail and restaurant uses.

The site plan includes a trash enclosure located at the west side of the site and a bicycle rack located just to the east of the building. The site plan also shows a potential future parking lot addition which includes 31 additional parking spaces. A future parking lot addition will require separate site plan approval.

The preliminary plat identifies two lots for commercial development. The preliminary plat also shows a new public street and utility extensions.

The final plat identifies one lot and a street lot for the new public street, SE Amelia Drive. The proposed multi-tenant commercial building will be located on Lot 1. Lot 1 is 3.62-acres in area. The street lot (Street Lot A) is 0.52-acres in area. The final plat also includes ingress/egress easements to provide access throughout the development.

ACCESS AND PARKING

Multiple accesses will be provided into the commercial site. One access will be provided off of SE Kettlestone Boulevard at the north and two accesses will be provided into the site from the new street at the south. SE Amelia Drive will be a right-in/right-out at Grand Prairie Parkway. Ingress/egress easements will provide access across the private drives throughout the development.

A total of 232 parking spaces are required for the proposed project and a total of 232 spaces are provided, including 7 accessible parking stalls. The site plan also shows bicycle parking being provided in accordance with the Kettlestone Design Guidelines.

SIDEWALKS/TRAILS

A ten-foot-wide trail exists along Grand Prairie Parkway at the east side of the site. A ten-foot-wide trail will be constructed along SE Kettlestone Boulevard at the north side of the site. A five-foot-wide sidewalk will be constructed along SE Amelia Drive at the south side of the site. Pedestrian access will be provided into the site from the sidewalk along SE Amelia Drive. Private sidewalks are shown interior to the site in order to provide pedestrian access around the building.

UTILITIES

Public utilities are provided to the site. The sanitary sewer will be extended from the south through the property, the sanitary sewer extension will be privately owned and maintained.

Storm water detention will be provided with the pond located within the Kettlestone Lakes Plat I development, located to the west of the subject property. The pond will be privately owned and maintained.

LANDSCAPING & OPEN SPACE

A minimum of 20% of the project area is required to be open space. The total amount of open space proposed with the site plan is 28.96%. Plantings are being provided throughout the site in compliance with the Landscape & Open Space Ordinance and the Kettlestone Design Guidelines.

ELEVATIONS

The elevations of the building are proposed to be constructed of brick, stucco, and storefront system. The trash enclosure is proposed to be constructed of brick to match the building. Elevations of the proposed building and trash enclosure have been provided for review.

LIGHTING PLAN

A photometric plan for the site lighting has been submitted and complies with the requirements of the Site Plan Ordinance and the Kettlestone Design Guidelines. Several parking lot light fixtures are proposed as well as recessed, downlighting on the exterior of the building.

EASEMENTS

All proposed easements have been indicated on the final plat. A private sanitary sewer easement is provided. Public ingress/egress easements are provided for access across the site.

PARKLAND DEDICATION

There are no parkland dedication requirements for commercial development.

COMPREHENSIVE PLAN

The subject property is within the Kettlestone Corridor and was included within the 2015 master plan for the corridor. The land uses shown within the Kettlestone Master Plan for the subject property are Retail Regional. The proposed project is consistent with the Kettlestone Master Plan.

STAFF RECOMMENDATION

The proposed preliminary plat, final plat and site plan are in general conformance with the Zoning Ordinance, Subdivision Ordinance, Site Plan Ordinance, Kettlestone Master Plan, and Kettlestone Design Guidelines. Staff recommends approval subject to any remaining staff comments and review of the legal documents.