



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Ashworth South Plat 3 – Preliminary Plat & Final Plat

**PREPARED BY:** Bill Mettee – Planner

**REPORT DATE:** October 7, 2022

**MEETING DATE:** October 11, 2022

### GENERAL INFORMATION

**Owner/Applicant:**

AP GPP, LC

**Owner's Representative:**

Paul Clausen, Civil Engineering Consultants

**Request:**

The applicant is requesting approval of a preliminary plat and final plat for a commercial subdivision.

**Location and Size:**

Property is generally located south of Ashworth Road and east of Grand Prairie Parkway, containing approximately 11.36-acres.

### 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	Community Commercial	K-RC (Kettlestone Retail Community District)
South	KinderCare	Regional Commercial	K-RR (Kettlestone Retail Regional District)
East	Retail Commercial Lot / Vacant - Undeveloped	Regional Commercial	K-RR (Kettlestone Retail Regional District)
West	Agricultural	Regional Commercial	K-RR (Kettlestone Retail Regional District)

**PROJECT DESCRIPTION**

**LOTS**

The plat identifies a total of two (2) lots and one outlot (Outlot Z) for commercial development. The subject property is currently one outlot within Ashworth South Plat 2. The proposed lots ranges in size from 1.36-acres to 2.19 acres. Outlot Z is 7.81-acres in area and is subject to further subdivision. The uses for the two lots are unknown at this time.

**STREETS AND TRAILS**

Access to the lots will be provided off of Grand Prairie Parkway. A private road will be constructed as part of the plat improvements. A trail will be installed south of the private road that will connect with the existing trail along Grand Prairie Parkway. Five-foot sidewalks will be installed along the north side and west side of the private street with individual lot development.

**UTILITIES**

All public utilities exist in the immediate vicinity and will serve the proposed plat. Extensions will be made from the existing area mains. Storm water detention will be provided in a pond owned by the developer on the west side of Grand Prairie Parkway.

**EASEMENTS**

All proposed easements have been indicated on the plat. A Public Trail Easement has been proposed for the pedestrian underpass near the sound plat boundary.

**STAFF RECOMMENDATION**

The proposed preliminary and final plats are in general conformance with the Subdivision Ordinance and the proposed land use of the property is consistent with the Comprehensive Plan. Staff recommends approval of the preliminary plat and final plat for Ashworth South Plat 3 subject to remaining staff comments and review of the legal documents.