



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Kettlestone Central North Phase 2 – Preliminary Plat

PREPARED BY: Melissa DeBoer, AICP – Planning Coordinator

REPORT DATE: September 22, 2023

MEETING DATE: September 26, 2023

GENERAL INFORMATION

Owner:

Dickson D. & Luann C. Jensen

Applicant:

Jensen Group

Owner's Representative:

Erin Ollendike, P.E. with Civil Design Advantage

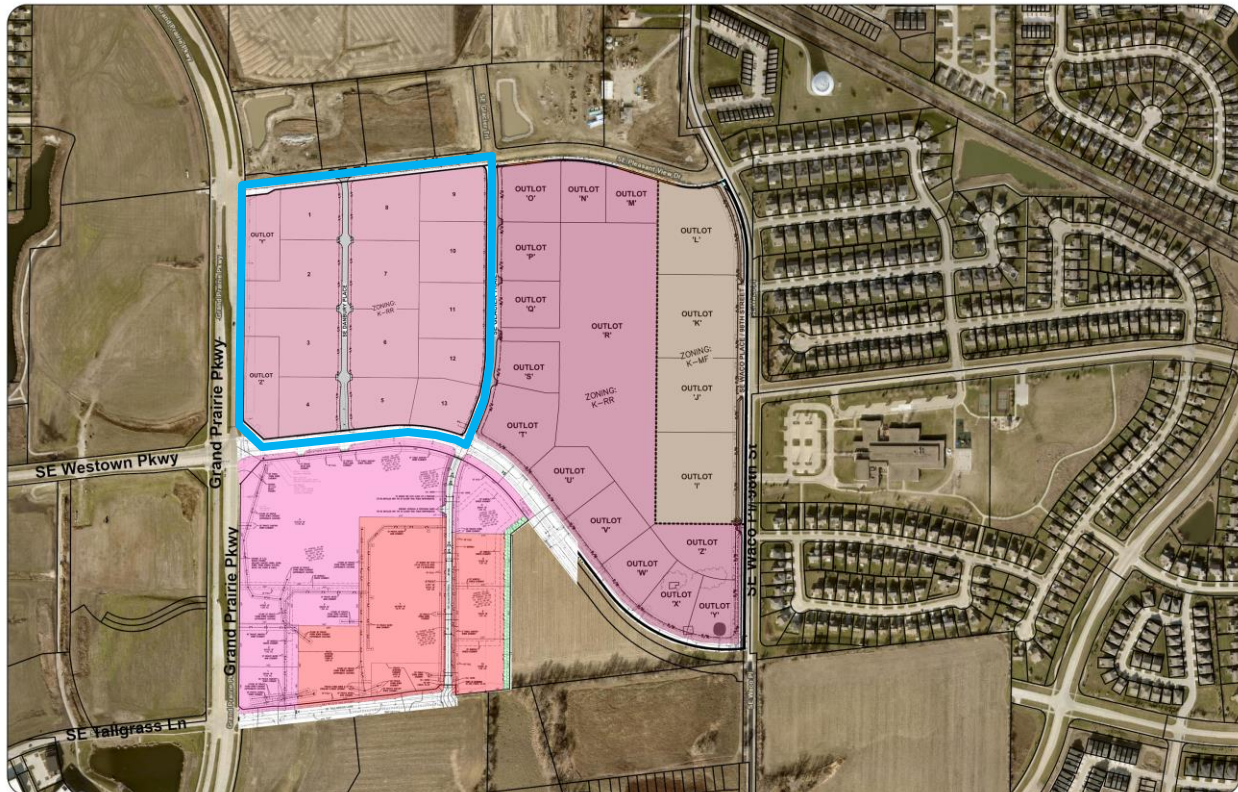
Request:

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

Location and Size:

Property is generally located south of SE Pleasantview Drive and east of Grand Prairie Parkway, containing approximately 33.47-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	Neighborhood Commercial / Office	K-RR (Kettlestone Retail Regional District)
North	Vacant – Undeveloped	Community Commercial / High Density Residential	K-OF (Kettlestone Office District) / K-RC (Kettlestone Retail Community District)
South	Vacant – Undeveloped	Office	K-RC (Kettlestone Retail Community District)
East	Vacant – Undeveloped	Medium Density Residential	K-RR (Kettlestone Retail Regional District)
West	Vacant – Undeveloped	Neighborhood Commercial / Office	K-RC (Kettlestone Retail Community District)

HISTORY

The property is part of the Kettlestone Central North development. The property was rezoned in Fall 2022.

PROJECT DESCRIPTION

LOTS

The preliminary plat identifies a total of 13 lots for commercial development and 2 outlots for stormwater detention. The lots range anywhere in size from 1.55-acres to 2.82-acres in area. All lots meet or exceed the minimum requirements of the zoning district. The table below summarizes the bulk regulations for the K-RR zoning district.

Stormwater detention is shown within the northwest and southwest corners of the plat, within the two outlots. Outlot Y is 1.73-acres in area and Outlot Z is 1.92-acres in area. These outlots will be owned and maintained by an association.

Standard K-RR requirements.

Category	K-RR (minimum)
Lot Area	No Minimum
Lot Width	No Minimum
Front Yard Setback	No Minimum
Rear Yard Setback	No Minimum
Side Yard Setback	No Minimum

STREETS AND TRAILS

As part of the improvements associated with this plat, the applicant will be required to construct a new public street, SE Danbury Place. A 10-ft wide trail exists along the east side of Grand Prairie Parkway and the south side of SE Pleasant View Drive, adjacent to the proposed plat. A 10-ft wide trail will be installed along the west side of SE Glacier Trail, adjacent to the proposed plat, with the SE Glacier Trail public improvements.

UTILITIES

Utilities will be extended throughout the plat. Stormwater detention areas will be owned and maintained by an association.

EASEMENTS

All proposed easements have been indicated on the preliminary plat.

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 Neighborhood Commercial and Office. The Kettlestone Master Plan is intended to act as a guide for land use while at the same time allowing for flexibility of land uses. The intent is that the land use designations can move based upon market demands and the type of development. The zoning designation of K-RR still permits office type uses, but also provides additional flexibility for further commercial and retail uses.

STAFF RECOMMENDATION

All proposed lots meet the minimum requirements of the Zoning Ordinance and the preliminary plat is in general conformance with the Subdivision Ordinance. Staff recommends approval of the preliminary plat for Kettlestone Central North Phase 2 subject to remaining staff comments.