

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Kettlestone Peak Commercial Site
Plan and Final Plat

PREPARED BY: Elizabeth Cramblet – City Planner

REPORT DATE: November 7, 2024

MEETING DATE: November 12, 2024

GENERAL INFORMATION

Owner/Applicant:

Timbercrest Homes, LLC

Owner's Representative:

Jared Murray, P.E., Civil Design Advantage

Request:

The applicant is requesting approval of a final plat and site plan for a multitenant commercial building including restaurants and retail spaces.

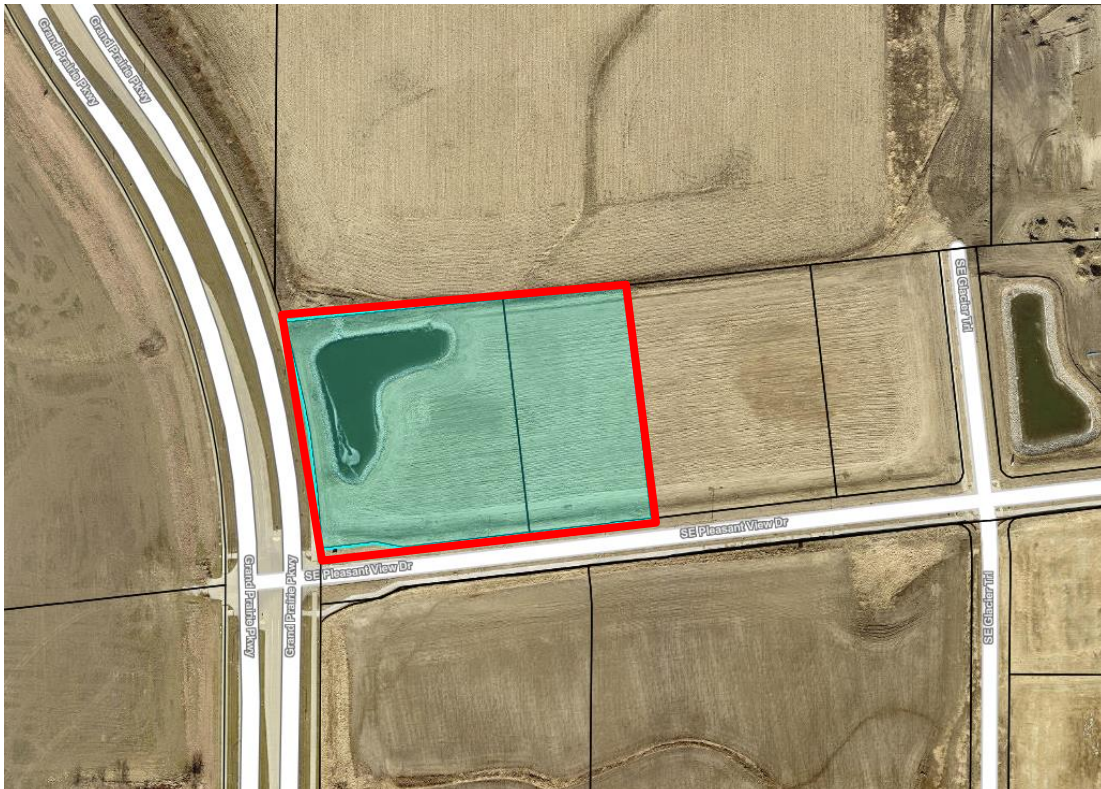
Location and Size:

Property is generally located east of Grand Prairie Parkway and north of SE Pleasant View Drive containing approximately 5.95-acres.

Property Address:

1105 SE Pleasant View Drive

AREA MAP



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

LAND USES AND ZONING

Location	Existing Land Use	Kettlestone Master Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Retail Community	K-RC (Kettlestone Retail Community District)
North	Vacant - Undeveloped	Retail Community & Multi Family Stacked High	C-4 (Office Park Commercial District) & K-RC (Kettlestone Retail Community District)
South	Vacant - Undeveloped	Office	K-RR (Kettlestone Retail Regional District)
East	Vacant - Undeveloped	Multi Family Stacked High	K-OF (Kettlestone Office District)
West	Vacant - Undeveloped	Office	K-OF (Kettlestone Office District)

BACKGROUND

The subject property is located within the Kettlestone Corridor and includes 5.95-acres. The property is currently platted as two lots, Lots 1 and 2 of Kettlestone Peak. The property is located east of Grand Prairie Parkway and north of SE Pleasant View Drive.

PROJECT DESCRIPTION

The project includes the construction of a single-story building that will include 9 suites/tenant spaces for restaurant and retail uses. The building is 20,177 square feet in area and 24 feet in height. A trash enclosure is provided at the north side of the site. Both ends of the building include a drive-thru lane and window for potential tenants. A monument sign is shown at the southwest corner of the site adjacent to Grand Prairie Parkway.

The final plat includes combining the two lots into one lot. The final plat includes existing and proposed detention easements for the existing detention pond, and public utility easements along the property lines adjacent to the public streets.

ACCESS AND PARKING

Two accesses are proposed into the site off SE Pleasant View Drive.

A 5-foot wide sidewalk will be provided adjacent to the property along SE Pleasant View Drive. An existing 10-foot wide trail is provided adjacent to the site along Grand Prairie Parkway. A pedestrian connection is provided into the site from the sidewalk along SE Pleasant View Drive that runs north behind the proposed building and an additional 6-foot wide path will be located along the front of the building.

A total of 225 parking spaces are required for the proposed site plan and they are providing 226 spaces, including 7 accessible spaces. A total of 22 bicycle parking spaces are being provided to comply with the requirements of the Kettlestone Design Guidelines.

UTILITIES

All public utilities are provided to the site. Stormwater detention will be provided with the detention pond located at the northwest corner of the site.

EASEMENTS

All proposed easements have been indicated on the final plat.

LANDSCAPING & OPEN SPACE

A minimum of 20% of the project area is required to be open space. The total amount of open space proposed is approximately 50%. Street trees will be installed along SE Pleasant View Drive with additional trees along the eastern and northern side of the property. The required amount of plantings are being provided per the Landscape and Open Space Ordinance and the Kettlestone Design Guidelines.

ELEVATIONS

The elevations of the building will be constructed of mostly brick and fiber cement panel in different color variations. Elevations of the proposed building have been provided for review.

The trash enclosure will be constructed of brick to match the building.

PHOTOMETRIC PLAN

A photometric plan for the site lighting has been submitted and complies with the requirements of the Site Plan Ordinance.

STAFF RECOMMENDATION

The final plat and site plan are in general conformance with the Zoning Ordinance, Subdivision Ordinance, Site Plan Ordinance, Kettlestone Design Guidelines, and Comprehensive Plan. Staff recommends approval of the final plat for Kettlestone Peak Commercial Plat I and the site plan for Kettlestone Peak Commercial subject to any remaining staff comments and review of the legal documents.