

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Kettlestone Central – Retail Phase 1 – Preliminary Plat / Site Plan and Kettlestone Central South Plat 2 Final Plat

PREPARED BY: Melissa DeBoer, AICP – Planning Coordinator

REPORT DATE: January 10, 2025

MEETING DATE: January 14, 2025

GENERAL INFORMATION

Owner/Applicant:

Caliber Land Company, LLC

Owner's Representative:

Nikki Neal, ASLA with Civil Design Advantage

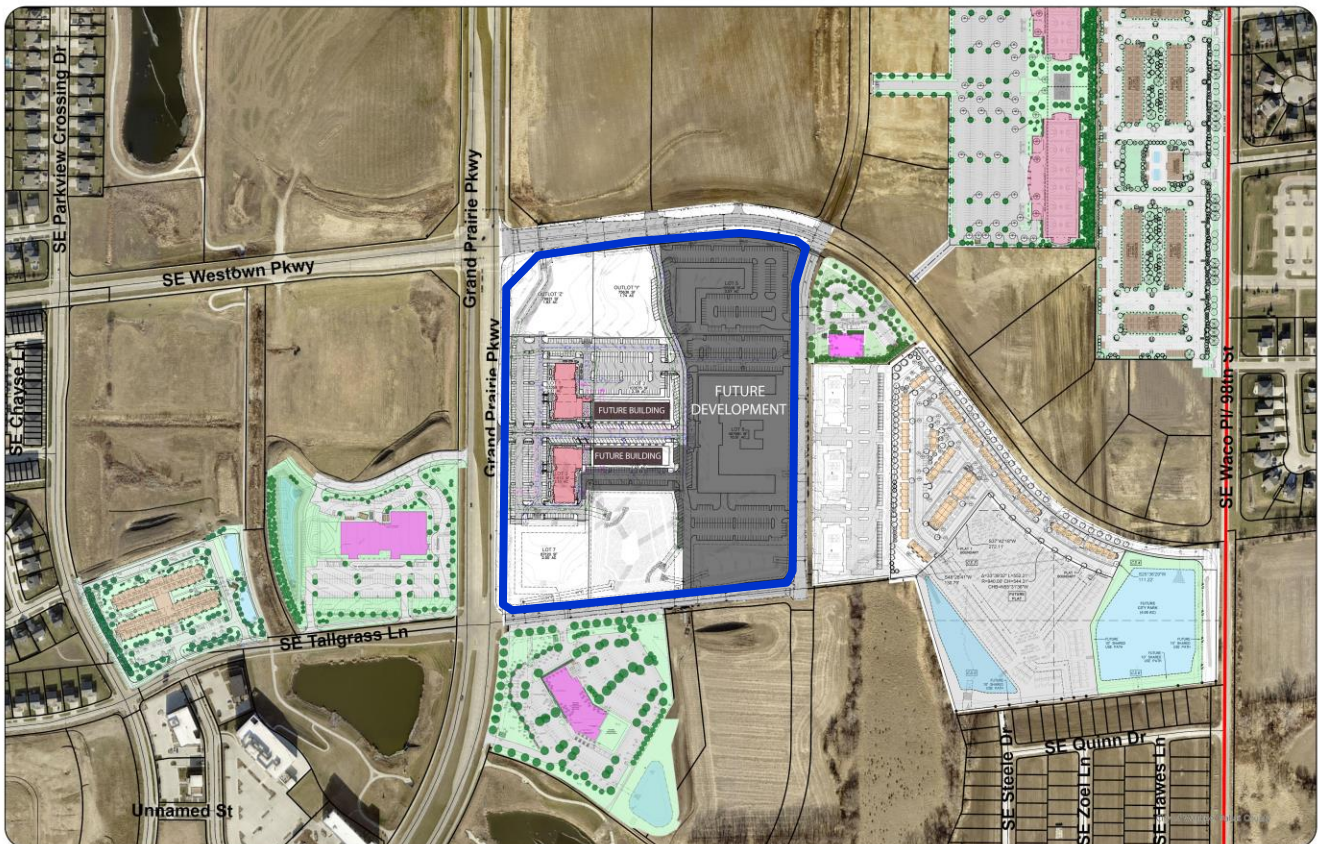
Request:

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

Location and Size:

Property is located south of SE Westtown Parkway and east of Grand Prairie Parkway, containing approximately 25.94 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	Office / Business Park	K-RC (Kettlestone Retail Community District) and K-MU (Kettlestone Mixed Use District)
North	Vacant – Undeveloped	Office & Retail / Business Park & Neighborhood Commercial	K-RR (Kettlestone Retail Regional District)
South	UnityPoint Clinic / Undeveloped	Office / Business Park	K-OF (Kettlestone Office District)
East	Under Construction – DWR Dance Studio and Kettlestone Central Lofts (Apartments)	Office / Business Park	K-RC (Kettlestone Retail Community District)
West	Vacant – Undeveloped	Office & Retail / Business Park & Neighborhood Commercial	K-RC (Kettlestone Retail Community District) and K-OF (Kettlestone Office District)

BACKGROUND

The subject property is located within the Kettlestone Corridor and includes 25.94-acres. The property was rezoned in Fall 2022.

PROJECT DESCRIPTION

The project includes the first phase of development for Kettlestone Central Retail. Phase I includes a total of two retail buildings. Each building is proposed to be 15,200 square feet in area and 28-feet in height. The site plan shows a private drive located between the two buildings that will provide a main street feel for the overall development. Parking areas are located around the entire site, including parking on the main drive between the two buildings. Each building will include outdoor patio space along the east.

The site plan shows two trash enclosures, one along the north side of the proposed parking lot and one along the south side of the proposed parking lot. A monument sign is proposed at the entrance off of Grand Prairie Parkway, along the west side of the site.

The final plat identifies six lots and two outlots. Lots 1-5 and both outlots are zoned K-RC, Kettlestone Retail Community District. Lot 6 is zoned K-MU, Kettlestone Mixed Use District. The two proposed buildings are proposed on Lots 1 and 3. Each building is on its own lot. The final plat includes ingress/egress easements to provide access throughout the development.

ACCESS AND PARKING

Two accesses will be provided into the site at this time. One off of Grand Prairie Parkway and one off of SE Westown Parkway. Several future accesses are planned off of the surrounding public streets at time of future development. Ingress/egress easements will provide access across the private drives throughout the development.

A total of 146 parking spaces are required for this first phase of the project and a total of 392 spaces are provided, including 16 accessible parking stalls. The parking provided with this phase of development will also serve the future phases of development. The site plan also shows future parking to be constructed with future development. 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 west side of the site. Pedestrian accesses will be provided into the overall site from this existing trail. Private sidewalks are shown throughout the development in order to provide internal pedestrian access across the site as well as provide access to adjacent lots. Future trails and sidewalks will be provided along adjacent public streets with future development.

UTILITIES

Public utilities are provided to the site, but all utilities internal to the site will be private utilities to be privately owned and maintained.

Storm water detention will be provided in a pond located at the south side of the site, within Lot 6. 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 is 79%. 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 buildings are proposed to be constructed of brick and fiber cement siding and panel in different color variations as well as storefront glazing. Both buildings are single-story and 28-feet in height at the maximum height. Elevations of the proposed buildings 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 wall-mounted light fixtures.

EASEMENTS

All proposed easements have been indicated on the final plat. Private utility easements are provided across the site. Public ingress/egress easements are provided for access across the site. A private storm water detention easement is provided for the private pond within Lot 6.

PARKLAND DEDICATION

There are no parkland dedication requirements associated with this phase of the development as there is no residential proposed at this time. Parkland dedication will be required with the future residential phases of the mixed-use portion of the development, to the east of this phase.

COMPREHENSIVE PLAN

The subject property is within the Kettlestone Corridor. The land use shown within the Kettlestone Master Plan for the subject property is 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. The property was rezoned in 2022 to allow for retail and mixed-use development.

STAFF RECOMMENDATION

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