

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Kettlestone Central Retail – Lots 2 & 4
– Site Plan

PREPARED BY: Melissa DeBoer, AICP – Planning
Coordinator

REPORT DATE: September 4, 2025

MEETING DATE: September 9, 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 site plan for a commercial development.

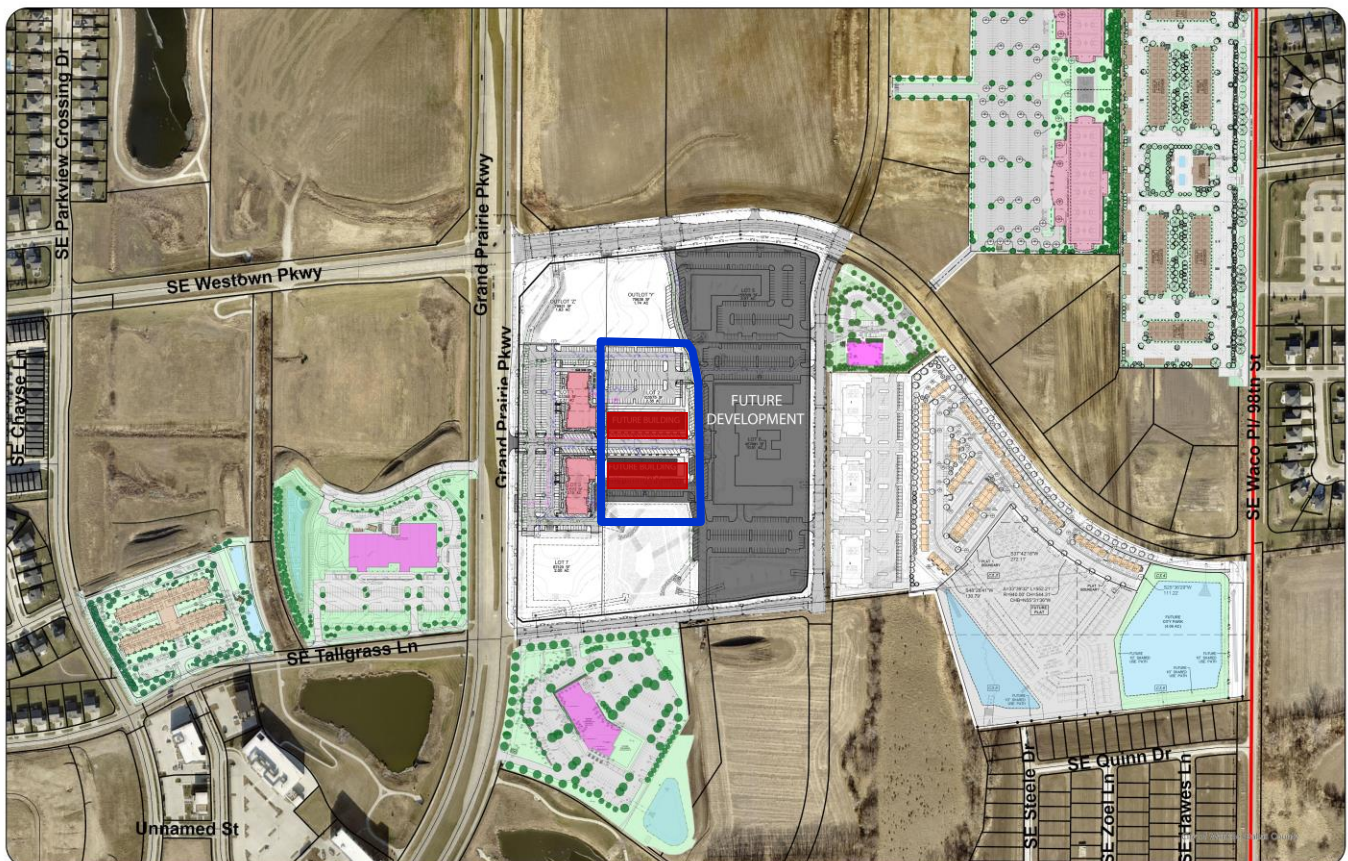
Location and Size:

Property is located south of SE Westtown Parkway and east of Grand Prairie Parkway, containing approximately 3.81 acres.

Property Address:

1165 & 1160 SE Main Street

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)
North	Vacant – Undeveloped	Office / Business Park	K-RC (Kettlestone Retail Community District)
South	Detention Pond	Office / Business Park	K-MU (Kettlestone Mixed Use District)
East	Vacant – Undeveloped	Office / Business Park	K-MU (Kettlestone Mixed Use District)
West	Under Construction – Kettlestone Central Retail Phase 1	Office / Business Pak	K-RC (Kettlestone Retail Community District)

BACKGROUND

The subject property is located within the Kettlestone Corridor and includes 3.81-acres. The property was rezoned in Fall 2022. The subject property was platted as part of Kettlestone Central South Plat 2. Phase 1 of Kettlestone Central Retail includes Lots 1 & 3 to the west of the subject property, each lot containing one retail building for a total of two buildings.

PROJECT DESCRIPTION

The project includes the second phase of development for Kettlestone Central Retail. A total of two retail buildings are proposed. Each building is proposed to be around 14,000 square feet in area and 27-feet in height (one-story). The subject site plan will continue the 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. The north building will include outdoor patio space along the east side of the building and a drive through at the north side of the building.

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.

ACCESS AND PARKING

Several accesses will be provided into the site from the adjacent private drives. Ingress/egress easements will provide access across the private drives throughout the development.

A total of 117 parking spaces are required for this phase of the project and a total of 189 spaces are provided, including 8 accessible parking stalls. The site plan also shows bicycle parking being provided in accordance with the Kettlestone Design Guidelines.

SIDEWALKS/TRAILS

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.

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 within the existing pond located offsite, just to the south 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 is 20%. 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, stone, and fiber cement siding and panel in different color variations as well as storefront glazing. Both buildings are single-story and approximately 27-feet in height. The building elevations proposed are compatible to the building elevations approved with the first phase of development for Kettlestone Central Retail. Elevations of the proposed buildings have been provided for review.

PHOTOMETRIC 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.

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 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.