

LAND USES AND ZONING

Location	Existing Land Use	Kettlestone Master Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Retail Neighborhood / Office	K-RR (Kettlestone Retail Regional District)
North	Vacant – Undeveloped (Commercial Building – Under Construction)	Retail Community / High Density Residential	K-OF (Kettlestone Office District) / K-RC (Kettlestone Retail Community District)
South	Vacant – Undeveloped / (Commercial – Under Construction)	Office	K-RC (Kettlestone Retail Community District)
East	Kettlestone Central Gymnasiums	Medium Density Residential	K-RR (Kettlestone Retail Regional District)
West	Vacant – Undeveloped	Retail Neighborhood / 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. A preliminary plat was approved for the site by City Council in October 2023. Since that time, the developer has decided to revise the original preliminary plat. The changes include removing the regional detention and requiring the individual lots to provide their own stormwater management. The street layouts are the same. The total number of lots (outlots) is the same and the layout is mostly the same with the exception of the outlots for stormwater detention being removed.

PROJECT DESCRIPTION

LOTS

The revised preliminary plat identifies a total of 13 outlots for future commercial development. The outlots range anywhere in size from 1.55-acres to 3.61-acres in area. All outlots 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 will need to be provided on the individual lots as the lots are developed.

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

Public utilities will be extended throughout the plat with plat improvements.

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