

Narrative Statement

Landscape Systems Garden Center Expansion

Future Land Use Plan (FLUP) Amendment

Current zoning: SF-36 – Single Family Residential – Low Density

Proposed zoning: Retail

Background

Landscape Systems Garden Center has been a thriving business in the City of Keller since 2008. The existing business is located at 1823 Keller Parkway and is situated on an approximately 5.3-acre lot. They have the largest inventory of plants in the mid-cities area and offer services including construction and design, patios and decks, masonry and stonework, outdoor kitchens, arbors, trellises and structures, drainage and irrigation, water features, plant installation, outdoor furniture and decor, and much more.

Statement of Need

Landscape Systems has outgrown their existing footprint, and desperately needs to expand. By way of this request, Landscape Systems seeks to expand by obtaining properties adjacent to their existing location. This expansion will add approximately 11.5 acres of land to accommodate additional customer parking, employee and equipment parking, expanded outdoor displays and greenhouses, increase material storage capacity, provide room for the construction of an equipment maintenance facility, outdoor help desk and more.

Compatibility with adjacent developments

This request includes two tracts. Tract 1 is 0.67-acres, a portion of 1908 Pearson Crossing, an existing residential lot. The existing residential lot is transected by a large creek. The applicant has agreed with the existing residential lot owner to purchase land on the west side of the creek to be incorporated into the Landscape Systems site.

Tract 2 is approximately 7.8-acres located immediately to the north of Landscape Systems. This tract is bounded by Landscape Systems and the Bowden Event Center to the south, the Pearson Crossing residential subdivision to the east, Tract 4 of Bone Addition to the west (undeveloped) and a FEMA designated floodplain to the north. The vast majority of the tract is designated as RTC (Retail/Commercial) on the FLUP. This request includes only 2.847 acres of tract 2 which is currently designated as LD residential on the FLUP to align with the property boundary currently owned by the applicant.

This request is a moderate expansion of the retail use currently designated as retail on the FLUP. All the affected, adjacent property owners are adjacent to land designated as retail on the existing FLUP, so this is not a material change to the overall intent of the plan.

The property included in the proposed FLUP amendment has city services readily available and this change to the plan will have any significant impact on city services.